

City of Rapid City Façade Easement Program

The Façade Grant Program promotes Rapid City's goals of economic prosperity, downtown revitalization, and historic preservation in the core of the city. Our historic buildings are an important aspect to our city. Through this program, the owner of a participating building agrees to make approved improvements to the building façade(s) and transfer to the City an easement on the character-defining façade. The program is designed to provide maximum opportunities for development while enhancing the historic and aesthetic appeal of buildings in the core of the city by providing resources to assist in revitalizing the appearance of significant buildings.

Program Guidelines

The Façade Easement Program is a discretionary program administered by Rapid City Historic Preservation Commission (RCHPC). The decision to make any award of Façade Easement funds rests with the RCHPC at their discretion. Economic impact, historic preservation, neighborhood revitalization, proposed use, aesthetics, and strength of proposal are factors that may affect the selection of projects. Any invitation to participate in the program will follow the subsequent guidelines. The City may add additional provisions as part of any award offer.

Application and Award Process

1. Applications submitted by April 15th of the current year will receive priority consideration, although applications will be accepted throughout the year.
2. The current property owner or the owner's authorized agent must submit the application and necessary supporting documentation.
3. After receiving input from staff and relevant boards/committees including the Historic Preservation Commission will make any final decision to award a project.
4. Awards may be given throughout the program year and awardees of the Façade Program will be formally notified.
5. Projects not awarded will receive formal notification, and submitted applications will be considered for future funding as the program allows.

Historic Preservation Committee
City of Rapid City
300 6th Street, Rapid City, SD 57701

Rapid City

Historic Preservation Commission

Façade Grant Program

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Historic Properties are
Eligible to Apply

Applications available at the
Rapid City Community Planning
& Development Services Office

General Guidelines

Buildings participating in the program must be a commercial building listed on the National Historic Register. (NHR)

1. The actual costs of restoring the façade will be used in determining the purchase price of the easement. There is a maximum award allowed per building. The following factors apply in determining the maximum purchase price:
 - o The standard maximum award per building is 50 percent of the eligible project costs and capped at \$25,000.
 - o Any award cap may be increased by up to \$25,000 for buildings on corner lots and with two prominent facades for funding the restoration of both facades.
2. The purchase of the easement and transfer of funds occur after the project has been completed and verified by the City Building Inspector, Historic Preservation Commission and the façade easement has been properly conveyed.
3. Prior to final closeout and execution of the easement agreement and payment, at least 50 percent of the building's interior space must be certified for occupancy by the City's Building Permits Division.
4. Buildings on the National Register of Historic Places must meet the preservation standards established by the National Park Service.

5. A detailed scope of work defining all façade improvements shall be submitted to the HPC for review and approval prior to initiating façade rehabilitation. HPC shall review work and materials before, during and at completion of work.

6. Property owners must agree to convey an easement of their façade to the City of Rapid City for a period of 10 years. Property owner must agree to a regular maintenance of the façade.

7. Façade program funds may not be used towards deferred maintenance, architectural or design fees or estimated contingency costs. Owner shall provide documentation of all costs required to complete the façade improvement. Upon request by HPC, further detailed accounting may be required.

Eligible vs Non-Eligible Project Costs

In determining eligible project costs and a purchase price, the following columns signify eligibility of costs within the program:

Eligible Costs

- Repair, replacement, or preservation of historically significant façade details.
- Masonry cleaning and tuck pointing.
- Replication of historic awnings or canopies.

Non-Eligible Costs

- Demolition of existing façade.
- Fees and taxes - design, permits, and sales tax.
- Contingency costs.
- Electrical costs.
- Signage.
- Shelters, decking, and patios.
- Walkways, stairways, and ramps.

Note: Items not listed as not eligible may be eligible upon approval by the Historic Preservation Commission.

