

Kingsland DDA District

The DDA District encompasses the Historic District of Kingsland, and areas outside of the historic district, which also contribute to the character of downtown. In general, this area is from Powell on South Lee Street to as far north as MLK Blvd. on North Lee Street. Running East/West the boundary ends at 'five-points' on East King Avenue, and Arizona Street on West King Avenue. For a map depicting the district to see if your property falls within the boundaries of the KDDA, please see the DDA Manager.

Eligible Actions

1. **ALL** improvements are subject to design criteria and require approval by the Design Committee.
2. Painting, cleaning, masonry repair, repair and/or replacement of architectural details, and repair and/or replacement of windows and doors including storefront on all exterior facades.
3. A plaque sign, giving the street address of the business (**I.E. 107 S. Lee Street**) may be included in your application. It will be permanently attached to the building. No other signage will be funded by the Downtown Façade Grant.
4. Purchase, installation, or restoration of exterior lighting fixtures for design enhancement or security.
5. The purchase and installation of new awning with frames and the replacement of worn awnings canvases older than 5 years.
6. All improvements funded by this grant will remain with the building.
7. Landscaping.

Ineligible Actions

1. Demolition of historically or architecturally significant buildings or features.
2. Sandblasting of brick or masonry surfaces.
3. General periodic maintenance.

Design Assistance

The DDA office can provide design assistance and consultation through affiliation with the Georgia Trust for Historic Preservation when available. The consultant will meet with a business or property owner to discuss color selections, improvements, building upkeep and repair, and make recommendations.

The DDA office also maintains a resource library concerning repairs and rehabilitation of historic properties, and recommended historic preservation design guidelines.

Federal and State Incentives

A portion of Downtown Kingsland lies within a designated National Register Historic District. Certain properties within this district are eligible for a 20% federal tax credit and a state property tax abatement for qualified rehabilitation projects. In order to receive these tax credits and incentives, approval of the design work is required before work begins. The DDA office has information for the federal and state programs.

Low Interest Loan Pool

Low interest loans for interior and exterior rehabilitation and property acquisition are projects the DDA hopes to have available through the Downtown Development Authority, the City of Kingsland, Coastal Area District Development Authority and participating banks.

These funds are offered at a blended rate at or slightly below the Prime Rate. For more information, contact the DDA

TO APPLY:

Applications are available Monday-Friday

Downtown Development Authority

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Kingsland, GA 31548

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Kingsland Georgia



Kingsland
Downtown Development
Authority

*Façade
Improvement
Grant*

Guidelines & Information

Updated February 2011

Façade Grant Program

The Kingsland Downtown Development Authority (KDDA) established a grant program to encourage meaningful exterior improvements to properties and promote economic development in the KDDA district. This reimbursement grant is intended to preserve and restore historic properties and details and encourage projects which are compatible with Downtown's historic character.

Criteria for Façade Grant Approval

Requests for grants will be reviewed, and approved or denied, based on the funds available and in the order in which they are received. Applications will be reviewed with the following considerations:

- Historic or architectural significance of the building.
- Potential impact of the project on the Downtown streetscape in general and on the building in particular.
- Location of the building-visually prominent areas and economically blighted areas will be stressed.
- Overall cost of the project
- Quality of the proposal and adherence to procedure.
- Need of applicant and willingness to implement entire rehabilitation design.
- Availability of funds.

UPDATED: February 2011

Downtown Development Authority Façade Grants

Completed grant applications must be received by 5:00 pm the first day of the month. Applications received after the deadline will be delayed until the following month's session. Grants will be evaluated, then accepted or denied on the third Friday of the month.

**NO WORK MAY BEGIN PRIOR TO FINAL
DDA APPROVAL.**

Program Requirements

1. Property must be commercial and income producing.
2. Grant money will be awarded on a matching 1:1 basis for eligible expenses up to \$1,000.00 from the KDDA.
3. Applicants must be the building owner or tenant (*with written permission from owner*).
4. Self contracted projects require itemized list of materials with a labor cap of \$20.00 per hour. Contractors must supply a detailed written estimate.
5. Grants are limited to one (1) per business or one (1) per store front mailing address during any twelve (12) month period.
6. Re-application for the same item or project within a 36 month period on the same property is not permitted.
7. Work must begin within 45 days of approval and be completed within 180 days of commencement. Grants will be paid following completion of the project and presentation of paid invoices to DDA.
8. Façade Grants will not be awarded in lieu of routine maintenance, an insurance claim or for what may be viewed as an insurance claim.

9. Incomplete applications may incur approval delays.

Frequently Asked Questions

What is a façade? The visible surface in architecture; the face of a building, especially the principal or front face showing its most prominent architectural features.

***What is a large development project?** Any façade project with two or more adjoining addresses.

Why are there caps? There are limited KDDA funds allotted to Façade Grants. Caps are set to allow access to funding for all eligible applicants throughout KDDA's fiscal year.

What colors can I use? Color choice is not within the purview of the grant.

Can I use the grant on my residence? No, only commercial, non-residential, income producing property within the KDDA district is eligible.

Is there a sign and parking ordinance for downtown? Yes, contact DDA office for more information.