



## Historic Preservation Exterior Stabilization Assistance Program

The goal of the Exterior Rehabilitation Program is to promote the preservation of historic buildings through proper rehabilitation. A successful rehabilitation is one that retains, preserves and protects as much of the original historic fabric as possible. It also preserves the original character-defining architectural elements of a particular building.

The city of Gainesville provides exterior rehabilitation assistance to help residents sensitively rehabilitate historic homes while promoting reinvestment in Gainesville's historic neighborhoods. The program makes monies available to private property owners to complete exterior stabilization and repair work on historic homes continuing to serve a residential purpose. Owners of historic homes that are either in city-designated historic districts or are individually listed on the city's historic property register are eligible to apply.

The program reimburses owners on a 50/50 matching basis for pre-approved work with grant funding between \$5,000 and \$10,000 per project and 100% of the pre-approved work if qualify for assistance.

### Eligible Improvements

All work performed must be exterior work, which results in the repair, improvement, reconstruction, maintenance or enhancement of the facades or exterior faces of the subject property. Eligible **exterior work** may include:

- Exterior wall repairs
- Roof repairs/replacement
- Foundation repairs
- Masonry/stucco repairs
- Porch and step rehabilitation
- Cornices and parapet repairs
- Exterior window and door repairs and weatherization improvements
- Exterior woodwork/trim
- Re-painting
- Structural rehabilitation/reinforcement

Interior work may be eligible **only if** necessary to stabilize or structurally support the building's historic exteriors.

**Engineering costs** (soft costs) may qualify if they are related directly to eligible work and if costs are incurred within two (2) years prior to and/or one(1) year after application date and

amount to no more than 20 percent of the total funding request. This can include historic structure reports, and construction drawings and specifications.

The program does not fund new construction, additions, work on additions that are not historic, acquisitions, landscaping, fencing, site improvements or interior work (unless related to structural stabilization).

### **Application Basics**

Funding is available through a competitive application process. Applications are available online, at the city Historic Preservation Office or by mail. Additionally, historic preservation staff can provide assistance in developing an appropriate scope of work and completing the application form. Please contact the Office at 352-334-5022 to request an appointment call.

### **Meeting Historic Design Guidelines**

Priority is given to projects that perform exterior rehabilitation, repair or restoration work in close accordance with the city's [Historic Preservation Rehabilitation & Design Guidelines](#) (PDF).

These guidelines encourage improvements that retain the original character of a residence and that extend the life of historic building materials, features and finishes. Where preservation of historic building materials is not reasonable or cost effective, in-kind replacement may be acceptable.

### **Project Selection**

When reviewing applications, the city considers the merits of the proposed project, the quality of the application and the support the project provides to the advancement of the city's Historic Preservation goals. Priority will be given to applications that:

- Clearly demonstrate adherence to the city's and [Historic Preservation Rehabilitation & Design Guidelines](#) (PDF).
- Clearly address the most critical physical exterior needs of the building.
- Substantially improve the visual appearance of an historic neighborhood, district streetscape or an individually significant property.
- Contribute to neighborhood revitalization impacts with funded work.
- Demonstrate proper rehabilitation techniques based on historic preservation principles (such as following the National Park Service technical bulletins on masonry repointing, paint removal, steel or wood window repairs, and wood shingle roof replacements).
- Completely address each question on the application and include two detailed bids for all proposed work items.
- Encourage the investment of private funds to rehabilitate, improve, maintain, preserve, protect and enhance deteriorated historic properties.

### **Application Information**

For more information on the application deadline or to schedule an appointment with the, call 352-334-5022.