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# Facade Rehabilitation and Renovation Grant Program

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## Purpose of Grant Program

The purpose of the Façade Rehabilitation and Renovation Grant program is to assist commercial property owners with the rejuvenation of their building façade. It functions to conserve the built heritage and to enhance the city's public profile and urban design.

For the property owner, investing in historic preservation and façade improvements can provide real and significant economic benefits including: enhanced economic value of the property, increased marketing potential, positive public recognition and pride of ownership. Furthermore, these improvements can contribute to neighbourhood development and identity, and local tourism opportunities.

## Grants Available

Façade Renovation Grant: \$10,000

Maximum grant per property: \$15,000

### HISTORIC REHABILITATION

Restoration or rehabilitation of original elements, or the high quality reconstruction of similar elements using modern material. **Projects including heritage rehabilitation qualify for an additional \$5,000.**

### CONTEXTUAL RENOVATION

Renovation projects where materials must be of high quality, complement the existing architecture, relate to the neighbourhood context and maintain or improve the overall street character. Replacement of original materials is preferred.

## Grant Process

1. **CANCELLED GRANTS:** The grant award will be cancelled if the applicant does not meet the conditions of approval as stated in the letter of agreement or if the project has not been completed before the end of the year of application.
2. The Urban Design Manager or Heritage Coordinator must approve any project changes that are inconsistent with the letter of agreement before the construction begins.

## Timing of Construction Projects

Projects must be completed by December 15, the year of the application. No construction must start before the work included in the grant application is approved. The applicant must obtain all required permits from the appropriate jurisdiction before construction commences (e.g. Building Permit, Sign Permit).

Should grant funds remain after the March 15<sup>th</sup> deadline, then new applications will be reviewed on a first-come, first-served basis until all funding has been awarded. Applicants need to allow sufficient time for civic staff to review the design and discuss project details with the property owner.

## Project Eligibility

1. Grant is intended for commercial property located in the Downtown, Broadway or Riversdale Business Improvement Districts.
2. Buildings with commercial occupancy on the ground floor, and residential or offices above the main floor are eligible.
3. Historic rehabilitation only: Building must be 40 years of age or older.
4. Contextual renovation: Building must be 25 years of age or older.
5. Projects with an overall construction budget greater than \$300,000 must have the façade component designed by a member of the Saskatchewan Association of Architects.
6. Projects with an overall construction budget less than \$300,000 must show that the project is designed and/or built by a qualified professional, or an experienced tradesman.

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## Criteria for Selection

Factors considered in the selection of projects include the quality of the proposed project, the visual impact of the project on the street, and the ratio of private investment to public investment. Projects will be considered in the following descending order:

1. **Complete rehabilitation** to restore historic architectural features and details. Rehabilitation grant up to \$15,000.
2. **Partial rehabilitation** to restore historic architectural features and details, with the balance of renovation work sympathetic to the original building character and neighbourhood/ streetscape character. Combined rehabilitation and renovation grant up to \$15,000.
3. **Full façade renovation** complementary to building character and streetscape/ neighbourhood context. Renovation grant up to \$10,000.
4. **Partial façade renovation** of building elements complementary to building character and streetscape/ neighbourhood context. Renovation grant up to \$10,000.

## Grant Process

DEADLINE: Grant applications will be accepted up to **March 15**.

1. A Façade Grant Review Committee will review and assess the applications.
2. Successful applicants will be required to enter into a letter of agreement between the property owner (or authorized agent of the owner) and the City of Saskatoon. The letter will outline the specific conditions of the grant and the applicant's commitments.
3. The City of Saskatoon, Heritage Coordinator will authorize the grant payment upon completion of final inspection of the project. The applicant must submit a letter of claim with a summary of the costs as well as photocopies of all receipts or invoices documenting the expenses incurred. Payment will be limited to 50% of the receipts to a maximum of the awarded grant.

## Grant Applications

Grant applications are to include façade drawings, a historic photograph of the original façade, and a photo of the current façade including adjacent buildings. Include colour or material samples for clarity of intent. The grant review committee requires that either the Project Architect (or the qualified professional and the client) review the work upon completion, and write a letter of assurance to the City of Saskatoon that the work has been completed as per the application.

## Applicable Building Components

Historic Rehabilitation	Contextual Rehabilitation
<b>Exterior of Building</b>	
<p>Restoration or rehabilitation of original building elements.</p> <p>High quality reconstruction of similar elements using modern materials.</p> <p>Repair and re-pointing brick walls or replacement of bricks with matching bricks.</p> <p>Stucco application to brick work will not be allowed.</p> <p>Sand blasting of brickwork will not be allowed.</p> <p>Painting of brickwork will not be allowed.</p> <p>EIFS, stucco, vinyl siding and aluminum siding and other residential treatments at ground level are not allowed.</p>	<p>Original material repair or replacement.</p> <p>Renovation with high quality, complementary materials.</p> <p>Replacement of original bricks with complementary bricks.</p> <p>Stucco application to brick work will not be allowed.</p> <p>Sand blasting of brickwork will not be allowed.</p> <p>Painting of brickwork will not be allowed.</p> <p>EIFS, stucco, vinyl siding and aluminum siding and other residential treatments at ground level are not encouraged.</p>
<b>Doors and Windows</b>	
<p>Restoration or the reconstruction of similar doors and windows using modern materials.</p> <p>Does not include the replacement of existing doors and windows with modern doors and windows.</p> <p>If the building façade contains transom windows they are to be restored. If this</p>	<p>Repair or replacement of doors and windows complementary to the building design. Maintain or improve the street character of the building.</p> <p>Includes the replacement of existing doors and windows with modern doors and windows appropriate to architecture and site.</p> <p>Transom window repair/reintroduction is</p>

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<p>requires changes to façade signage the signage must be included as part of the project proposal.</p> <p>If windows are too deteriorated to repair, then replacements are accepted if using the same sash and pane configuration/design. Compatible substitute material required.</p>	<p>encouraged.</p> <p>If windows are too deteriorated to repair, then replacements are accepted if using the same sash and pane configuration/design. Compatible substitute material required.</p>
<p><b>Signage and Lighting</b></p>	
<p>Backed lighted signs (sign cans) and fixed frame awnings or canopies will not be allowed.</p> <p>Retractable awning may be allowed if the building originally had them.</p> <p>Signage must be similar to the original signage used on the building when it was constructed or similar to the signage in popular use at this time.</p> <p>Signage is to be appropriate to the architecture of the building (i.e. scale, colour, shape, lettering style, lighting, etc.).</p> <p>The applicant must account for tenant signage requirements and agree to control signage based on the intent of this program.</p> <p>Lighting may be included as part of the signage design.</p>	<p>Backed lighted signs (sign cans) and fixed frame awnings or canopies are not accepted.</p> <p>Retractable awnings allowed if suited to building, building use, and street context.</p> <p>Signage must be sympathetic to the original signage used on the building when it was constructed or refer to the signage in popular use at that time. New signage that significantly and positively contributes to the building façade and neighbourhood will be considered.</p> <p>Signage is to be appropriate to the architecture of the building (i.e. scale, colour, shape, lettering style, lighting, etc.). The applicant must account for tenant signage requirements and must agree to the control signage based on the intent of this program.</p> <p>Lighting may be included as part of the signage design.</p>
<p><b>Repainting</b></p>	
<p>Original façade colours, or colours appropriate to the age of the building.</p> <p>Historic signage and graphic elements.</p>	<p>Treatment to relate to the building architecture and street context.</p> <p>New graphic elements, murals, will be considered – Visual Arts Placement Jury review may be required.</p>

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<b>Stairs and Ramps</b>	
Stair rebuilt as per original design.	Renovations required to increase building accessibility and code compliance. Stair treatments repair, lighting.
<b>Building Elements</b>	
Repair and restoration. Cornices, pilasters, windowsills, window hoods, keystones, storefront cornices, sign bands and signs, transom windows, storefront doors, base panels, etc.	Repair and replacement of the building elements using high quality material and construction. Sympathetic to architectural design and street context.

222 3rd Avenue North  
Saskatoon, Saskatchewan S7K 0J5  
PH: (306) 975-2645  
FAX: (306) 975-7712  
Email: [heritage.conservation@saskatoon.ca](mailto:heritage.conservation@saskatoon.ca)  
[www.saskatoon.ca](http://www.saskatoon.ca)  
(look under "H" for Heritage)

### Applicant Information

<b>Please circle one:</b>	<b>OWNER</b>	<b>APPLICANT</b>	<b>TENNANT</b>
<b>COMPANY NAME</b>			
<b>CONTACT PERSON</b>			
<b>MAILING ADDRESS</b>			
<b>PHONE</b>			<b>POSTAL CODE</b>
<b>FAX</b>		<b>EMAIL</b>	

### Registered Owner of the Property

<b>NAME OF COMPANY</b>			
<b>CONTACT PERSON</b>			
<b>MAILING ADDRESS</b>			
<b>PHONE</b>			<b>POSTAL CODE</b>
<b>FAX</b>		<b>EMAIL</b>	

### Property Information

<b>LEGAL DESCRIPTON (civic address)</b>	
<b>YEAR BUILDING WAS CONSTRUCTED</b>	

### Project Information

<b>Proposed Construction Period</b>	
<b>Estimated total Cost of project</b>	
<b>Name of Project Manager or Project Architect*</b>	
<b>Contact Information (address, phone and email) of project manager or project architect</b>	
<b>Project Manager/Architect's qualifications / experience:</b>	

\*An architect is required for projects over \$300,000

## Proposed Façade Work

**Requested façade grant  
(50% to a maximum of \$10,000)**

**Requested heritage rehabilitation grant  
(maximum of \$5,000)**

**1.** Describe the proposed façade work. Examples: restoration of cornices, friezes, parapets, windows, doors, proposed signage and lighting, samples of paint colours (attach additional information sheets if necessary).

**2.** List the historical architectural elements on the façade and describe how the project will rehabilitate these features (attach additional information sheets if necessary).

**3.** Please include the following:

- Photograph of current building façade including adjacent buildings
- Photograph of original façade (the Local History Room at the Public Library is a good source)
- Scaled drawing of façade
- Colour samples (optional)
- Material samples (optional)
- Application form

### **RETURN APPLICATION TO:**

Heritage & Design Coordinator  
City of Saskatoon  
Community Services Department  
222 3rd Avenue North  
Saskatoon, SK S7K 0J5  
or fax 975-7712  
email: [heritage.conservation@saskatoon.ca](mailto:heritage.conservation@saskatoon.ca)

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Signature of Applicant

***THIS SIGNATURE DENOTES THAT THE OWNER IS AWARE OF AND APPROVES THIS APPLICATION***