



## **Wheeling Historic Revitalization Subgrant Program**

Wheeling Heritage is the operating organization for the Wheeling National Heritage Area. Wheeling Heritage's mission is to be a catalyst for revitalization. The Wheeling Historic Revitalization Subgrant Program seeks to fund downtown commercial redevelopment, and catalytic urban neighborhood redevelopment projects. In 2021, Wheeling Heritage received a Paul Bruhn Historic Revitalization Grant from the National Park Service, Department of the Interior to create this program. Wheeling Heritage was awarded \$750,000 to subgrant to qualified projects over a period of three years.

The objective of the Paul Bruhn Historic Revitalization grant program is to support the rehabilitation of historic properties at the National, State, and local level of significance in order to rehabilitate, protect, and foster economic development in rural communities (less than 50,000 population) through subgrants which come from States, Tribes, Certified Local Governments, and non-profits able to support a competitive subgrant program. This program will fund preservation projects for historic sites to include architectural/engineering services (not to exceed 20% of the grant award) and physical preservation.

The purpose of the Wheeling Historic Revitalization Subgrant Program is to support the revitalization of Wheeling through the redevelopment of commercial downtown properties, and catalytic redevelopments in our urban neighborhoods. To qualify for this grant, buildings must either be individually listed on the National Register of Historic Places, or listed as a contributing building in a historic district on the National Register of Historic Places. Funding will be provided for physical preservation activities (and accompanying professional services not to exceed 20%). Each project may only receive funding from this grant once. However, if you apply and do not receive funding, you may apply again during the next round of applications. The same developer may apply for more than one building.

The Wheeling Historic Revitalization Subgrant Program is a competitive program whereby applicants will be required to submit a detailed plan and project narrative via an online application. Applications will be evaluated against a set of criteria determined by a subcommittee of the Wheeling Heritage Board and industry professionals.

The Wheeling Historic Revitalization Subgrant Program seeks to fund projects that fit into one of two categories:

### **Downtown Commercial Redevelopment**

Downtown commercial redevelopment projects are projects where a significant rehabilitation is planned for a historic building in the Wheeling Historic District (Downtown Wheeling). Priority will be given to projects that

- Foster economic development
- Create job opportunities
- Attract new tourism
- Strengthen service and retail markets
- Protect investment in existing downtown infrastructure
- Reflect a positive image of Wheeling to the community

### **Catalytic Neighborhood Projects**

Catalytic Neighborhood projects are projects where a small, medium, or large investment is being made in one of Wheeling's historic urban neighborhoods. Priority will be given to projects that

- Take place in historic districts in North Wheeling, South Wheeling, East Wheeling, Center Wheeling, and Wheeling Island.
- Preserve significant historic resources
- Address "eyesore" or blighted properties
- Are situated in such a way where significant improvement could spur additional neighborhood investment
- Reflect a positive image of Wheeling to the community

### **Eligible Costs:**

Applicants may apply for funding for predevelopment and construction purposes. Projects must focus on physical preservation costs. Any predevelopment or professional services must contribute to the cost of physical construction. Predevelopment/professional services cannot exceed 20% of the total project cost.

Plans for all physical preservation work must comply with the *Secretary of the Interior's Standards for Historic Preservation* and all projects must adhere to any additional applicable federal, state, and local laws, regulations, codes and ordinances such as Section 106 at the Federal level and Design Review at the local level.

The objective of this project is to provide catalytic funding to projects. This grant cannot be used retroactively for costs already incurred, and all awarded project plans must be approved by the NPS before work can begin.

This grant can be used for a broad range of physical preservation activities to support the rehabilitation of qualifying buildings. Project applications should be based upon building need, and community impact. Eligible costs include, but are not limited to:

- Roof repair or replacement
- Window restoration
- Foundation or structural repairs
- Interior restoration/rehabilitation
- Life safety/code compliance measures

**Eligible Applicants:**

- Private property owners
- Businesses
- For profit developers
- Tax exempt entities
- Governmental entities
- Public institutions

**Grant Awards:**

Downtown Commercial Redevelopment Awards can range \$25,000-\$100,000

Catalytic Neighborhood Redevelopment awards can range \$15,000-\$75,000

This grant program is designed as a reimbursable opportunity, but projects seeking more immediate disbursement will be evaluated on a case-by-case basis. If you believe your project proposal will require up front funding, include that in your application, along with justification.

Applicants must demonstrate a 25% matching share. The (subgrantee) applicant can provide its matching share either in dollars or in-kind services. As such, funding at all levels will carefully consider the ability of the proposed project to leverage additional funding and ensure that site owners and community members are given the support they need to complete rehabilitation and restoration activities. The intent of this subgrant program is to leverage private investment with a stream of capital that will make it financially viable to make historic preservation investments in Wheeling's downtown and neighborhoods that are shovel-ready in the near term.

### **Additional Program Specific Requirements:**

1. All grant projects must follow OMB regulations 2 CFR 200 and the Historic Preservation Fund Manual.
2. All projects will be reviewed and approved for compliance with Sections 106 (54 USC 306108) and 110f (54 USC 306107) of the National Historic Preservation Act in coordination with the West Virginia State Historic Preservation Office.
3. All projects will be reviewed and approved for compliance with the National Environmental Policy Act (NEPA).
4. All projects must post project signage, provided by Wheeling Heritage, to notify the public of Wheeling Heritage and National Park Service support.
5. In the event that you receive a Wheeling Historic Revitalization Subgrant, you consent to Wheeling Heritage Media documenting your project as it relates to this grant.
6. All projects receiving repair assistance must enter into a preservation agreement where a preservation covenant will be recorded with the deed for the property. The preservation agreement, as outlined in the covenant, must be executed for a five-year period for grant awards \$50,000 and under. For grant awards over \$50,001, the preservation agreement will be for a 10-year agreement period.
7. All projects involving publicly-owned buildings must be in compliance with the 1990 Americans with Disabilities Act (ADA), Section 504 of the Rehabilitation Act of 1973.

### **Grant Submission and Due Date Requirements**

The Wheeling Historic Revitalization Subgrant Program will accept applications twice annually until all funds are disbursed. Wheeling Heritage has \$750,000 to award from 2022-2024 or until all funds are exhausted.

Wheeling Heritage will review and distribute awards after each round of applications. The first round of applications closes on **Oct. 1, 2022**.

Grant applications are available on [wheelingheritage.org/historic-revitalization-subgrant](https://wheelingheritage.org/historic-revitalization-subgrant)

A complete application must include:

- A completed application form

- Completed and signed project narrative (see relevant continuation sheets)
- A minimum of 3 letters of support for the project
- 5-10 photos illustrating need
- Architectural drawings, engineering specifications, master plans or relevant renderings for the project.
- Financial assurances showing the applicant has adequate resources to execute the project
- Estimates provided within the last 60 days for proposed work. Estimates must be provided for the entirety of funded expenses. Estimates must be on company letterhead, signed, and demonstrate the entity's experience and ability to comply with the *Secretary of the Interiors Standards*

For questions about the program, or if you need assistance completing this application, contact [info@wheelingheritage.org](mailto:info@wheelingheritage.org) or call 304-232-3087.