

City of Lincolnton

Façade Rehabilitation Grant Program

Fact Sheet

What is the Façade Program?

An incentive to taxpayers who improve the appearance of their property by retaining and preserving the historic character of the property:

Provides 50% of the total cost of approved projects up to \$2,500 maximum grant amount. Side facades are eligible on corner buildings. Rear facades may also be eligible providing it is, or creates a customer access in close proximity to parking. (If a building has more than one eligible façade, each façade is considered separately. No more than two façade grant applications can be applied for at any given time.)

Encourages further private reinvestment in existing infrastructure and promotes appropriate and attractive design projects that preserve the architectural character found only in older buildings.

Who may apply for the grant?

Building owners or tenants with building owner's consent.

What buildings are eligible?

Any building greater than 50 years old located in Lincolnton with priority given to improvements that will make the greatest impact on the surrounding built environment

Buildings used in a trade or business or held for the production of income from either residential or nonresidential purposes

What storefront rehabilitation expenditures qualify?

Eligible expenditures include: exterior painting of previously painted surfaces and/or paint removal; appropriate exterior cleaning; masonry repair and tuck-pointing; repair of architectural details or materials; repair of windows or window framing; removal of siding, false facades and in-fill brick; removal of inappropriate/out of date signs; rehabilitation or compatible reconstruction of storefront; new canvas awnings/frame; replacement of transom glass and business signage with full compliance of the design standards

Signs and Awnings may be included as eligible expenses providing they represent good design, meet the design ordinance and standards as specified in the Lincolnton Unified Development Ordinance, sections §153.170 and §153.074. Signs and awnings will not be funded more than once every fiscal year per property.

Ineligible expenditures include: general maintenance, painting of previously unpainted surfaces, interior rehabilitation, electrical work, roof and chimney repairs, installation of aluminum, vinyl, stone, stucco, brick veneer or other inappropriate building materials, sandblasting, improvements made prior to grant approval

Rehabilitations must meet the Secretary of the Interior's "Standards for Rehabilitation" program standards that are attached.

Who makes the decision to approve or reject a request?

Design review comprised of City Staff members and other strategic members approved by the City Manager.

What is the process for applying for a grant?

- 1) Meet with City of Lincolnton Staff
- 2) Complete application including required support materials
- 3) A review will be completed by City staff and strategic members
- 4) Applicant is notified by mail of acceptance, acceptance with conditions or rejection of application
- 5) Any changes to approved work during construction must be approved by the Planning, Zoning and Development (PZD) office in writing
- 6) Upon completion, applicant sends copies of paid statements to PZD office
- 7) PZD office inspects completed work and disburses grant funds provided work was completed in accordance with the application

What other conditions apply?

Grants are based on the entire scope of the project. All work must be eligible and approved expenditures or the total grant award is void.

All applications must be approved prior to commencement of work

Each building façade is considered separately to meet the 50% matching rule

Submission of a project does not assure the project will be approved to receive funds. Grant awards are determined by recommendation of the city committee and availability of funds.

Grant approval or changes to the scope of work in an approved project will be conveyed in writing

Examples

- 1) A property owner applies for façade grant for an improvement to a commercial building storefront. The planned storefront improvement costs \$1,200. The applicant receives a matching grant of 50%, which equals \$600 in this situation.
- 2) A property owner applies for a façade grant for planned storefront improvements totaling \$6,000. The applicant is awarded a matching grant of \$2,500.
- 3) A property owner is doing a total rehabilitation of a property's exterior, including awnings, removal of stucco over the original brick, and removal of brick in-filled windows. Because the building is on a corner with a side street and they plan to provide a customer entry in the rear of the building with access to parking, there are three eligible applications: the front façade, side façade, and rear façade. Since only two facade applications are allowed at a time, the property owner selects the two with the greatest cost since the matching funds will be readily available. The third façade can be applied for in the next funding year.

Program Standards

The Secretary of Interior's Standards for Rehabilitation

The Secretary of Interior's Standards for Rehabilitation are ten basic principles created to help preserve the distinctive character of a historic building and its site, while allowing for reasonable changes to meet new needs. All façade changes must meet these standards. An illustrated guide is available for use from the City of Planning and Development Department to help property owners meet the standards.

- 1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- 2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 3) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- 4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- 5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- 6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- 7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- 8) Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- 9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

I have read and understand these guidelines.

Signature of Applicant

Date

City of Lincolnton
Façade Rehabilitation Grant Program

Application

Location of Property: _____

Name of Property Owner/Leasee: _____

Mailing Address: _____

Telephone: _____

Are you applying as the property owner _____ or Leasee _____?

Please describe in detail what your plans are for improving the building. Include a drawing/sketch of proposed renovations specifically identifying changes for each detail of the building. For example, new paint schemes, awning size, placement and color and legitimate estimates of the work to be done.

Please Check:

- I have attached project plans, specifications or other appropriate information including estimates of the work to be done, including materials, color choices and methodology.
- I have attached a signed copy of the guidelines for the Lincolnton Façade Rehabilitation Grant Program indicating that I have read and understand the program's requirements and intend to follow the program guidelines.
- I understand the grant funds can be used only for the project described in the application. The work must be completed within four (4) months of the date of review by City staff (unless otherwise specified). All work must be completed according to state and local building codes and ordinances approved, when necessary, by the proper authorities. (ALL FAÇADE CHANGES DOWNTOWN REQUIRE A ZONING PERMIT.)
- I also understand that this application **must** be reviewed **before** any work is done on the project and that no projects will be funded if work was done before the application was approved. I also agree to inspection of my business records to document all work done on this project.

Signature of Applicant

Date

