

City of Lincolnton
Façade Rehabilitation Grant Program
Central Business District

Fact Sheet

What is the Façade Program?

An incentive to taxpayers who improve the appearance of their commercial 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 if visible to the general public. (If a building has more than one eligible facade, each facade is considered separately.)

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

Ineligible properties or businesses:

- Tax delinquent properties
- Properties not in good standing with City Utilities.
- National franchises
- Retail chain stores
- Properties used primarily for residential 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repair of windows or window framing; removal of siding, false facades and in-fill brick; removal of inappropriate/out of date signs; rehabilitation or compatible reconstruction of storefront; replacement of transom glass and business signage with full compliance of the design standards.

Signs 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.

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.

Colors used on exterior surfaces, signage and related items must relate to natural material colors found on neighboring historic buildings and nearby buildings. A pallet of suggested colors is available from the Planning and Development Department.

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 Planning and Development 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 and Development (P and D) office in writing.
- 6) Upon completion, applicant sends copies of paid statements to P and D office.
- 7) P and D office inspects completed work and disburses grant funds provided work was completed in accordance with the application.

What other conditions apply?

- 1) 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.
- 2) All applications must be approved prior to commencement of work.
- 3) Each building facade is considered separately to meet the 50% matching rule.
- 4) 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.
- 5) Grant approval or changes to the scope of work in an approved project will be conveyed in writing.
- 6) Only one facade grant will be awarded per building facade per calendar year.

Examples

- 1) A property owner applies for a 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 facade 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 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, the front, rear and one side of the building are visible to the general public. Therefore, there are three eligible applications: the front facade, side facade and rear facade.
- 4) A property owner renovates a commercial building storefront with assistance from a facade grant. The owner may apply for another facade grant for a different side of the same building (if that side of the building is visible to the general public) during the same calendar year. However, the owner will need to wait until the next calendar year to apply for another facade grant for the storefront.

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 facade 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

Signature of Property Owner (if other than Applicant)

Date

**City of Lincolnton
Facade Rehabilitation Grant Program**

Application

Location of Property: _____

Name of Property _____

Owner/Leasee: _____

Mailing Address: _____

Telephone: _____ E-Mail: _____

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

Check which building facade is to be renovated: Front _____ Side _____ Rear _____

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, 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 Facade 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 twelve (12) 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 FACADE 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

Signature of Property Owner (if other than Applicant)

Date

Lincolnton Central Business Program Area

