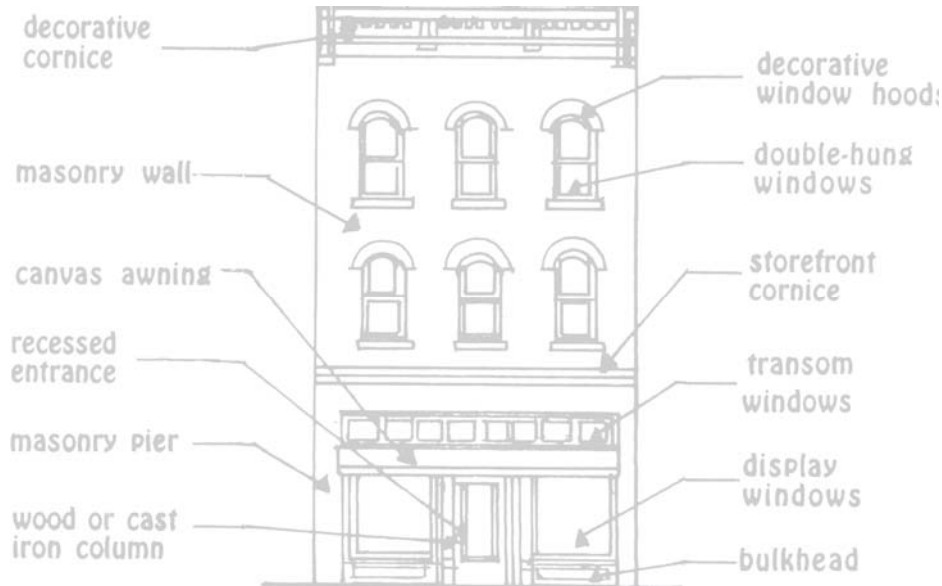




Uptown  
Lexington  
*A Downhome Original.*

# FACADE GRANT PROGRAMS



## FOR MORE INFORMATION CONTACT:

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220 North Main Street

Lexington, NC 27292

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# UPTOWN LEXINGTON, INC.

## UPTOWN LEXINGTON FAÇADE GRANT PROGRAMS

### PURPOSE OF THE FAÇADE PROGRAM

The grant program was created to encourage private investment through the renovation of facades in uptown Lexington; to encourage good design that will serve as quality examples; and to preserve the architectural character that is unique to Lexington.

The Design Committee of Uptown Lexington, Inc. encourages business and property owners to update and maintain their awnings, painting and basic signs through our matching Façade Grant program. They also encourage property owners to repair and restore properties through the Façade Redevelopment Program.



### WHAT IS A FAÇADE?

A façade is the exterior of a building and may include the front, side, or rear portions of the building.

### HOW IS THE PROGRAM FUNDED?

This program is made possible through a grant from the City of Lexington. Funding is contingent upon renewal of the funding each fiscal year. The City of Lexington has provided \$15,000 for this program for 2009-2010.

### WHO IS ELIGIBLE FOR THE PROGRAM?

1. Any property owner or tenant of a building located within the Uptown Lexington Municipal Service District is eligible to apply for funding. **All applications must be received and reviewed by the Uptown Lexington Design Committee PRIOR TO BEGINNING CONSTRUCTION.** Effective June 10, 2009, any application received after construction is in progress or has been completed, will not be eligible to receive grant funds.
2. Owners and tenants may request grant funds separately; however, tenants must submit the owner's written permission.
3. The Uptown Lexington Design Committee may deem a building eligible if:
  - at least three years have elapsed since the last grant was awarded to the property and the property is in need of further improvement. Extenuating circumstances may include a change in property ownership or if maximum grant funds were not previously allocated.
  - the existing business / property undergoes significant expansion which requires improvement to the property, (i.e. window repair in upper stories, parking lot reconfiguration, etc.)

### FAÇADE IMPROVEMENT GRANT PROGRAM

Grants are awarded on a 50 - 50 matching basis in the following categories.

1. **50 Lineal Feet or Less** is eligible for a maximum grant of \$2,400 per façade that faces a city street.
2. **50 Lineal Feet or More:** Any building with a façade exceeding 50 lineal feet may request an additional \$25 per lineal foot as determined by Uptown Lexington, Inc. The maximum grant available is \$4,200.

3. **Any parking lot or improvement** other than a building shall receive a maximum grant of up to 50% of the total cost or \$4,000, whichever is less.

4. **Signs** are eligible for facade grants of 50% of the project cost up to \$500. Signs that change the name of an existing business are not eligible.

#### **TYPES OF PROJECTS ELIGIBLE FOR FAÇADE IMPROVEMENT GRANTS**

- Removal and installation of canvas style awnings
- Repairing cornices, painting trim..
- Door replacement
- Tuck-pointing of brick
- New business signs either hanging from overhead or window signs which are painted or applied with a decal.
- Guttering replacement
- In fill design and construction.
- Removing false facades and other inappropriate additions.
- Paint removal from brick surfaces by chemical and water wash methods only.
- Repair / replacement of windows and doors with compatible materials and design.
- Reconfiguration and landscaping of parking lots.



#### **TYPES OF PROJECTS ELIGIBLE FOR FAÇADE REDEVELOPMENT GRANTS**

- replacement or restored windows with historically accurate forms and materials,
- re-pointing or rebuilding of brickwork,
- removal of inappropriate features that detract from the original period appearance,
- Complete rebuilding of store front windows and doors,
- Awnings and signs when part of a larger project.



## **OVERALL GUIDELINES**

1. The Secretary of the Interior's Standards for Rehabilitation and the Uptown Lexington Design and Sign Guidelines will be used as guidelines for awarding grants.
2. Rehabilitation of a structure in the Municipal Service District should be considered a contemporary solution which respects the architectural and historical integrity of the entire building while retaining those elements that enhance the building.
3. All rehabilitation design proposals must meet with the code requirements of the City of Lexington, including the landscaping ordinance for parking lot development.
4. Any improvements that have been made through the Facade Incentive Grant Program may not be removed for a period of five years.
5. All projects must be completed within one year of the date that the grant is awarded. Any extension beyond one year must be requested by the owner and approved by the Design Committee or the funds may be rescinded.
6. Facade grants may only be used to finance exterior improvements.
7. Upon completion, the improvements will be inspected by Uptown Lexington, Inc. for determination of compliance as submitted in the application and approved by the Design Committee.
8. Any nonprofit agency that owns property in the district but does not pay MSD taxes will be eligible to apply for facade grants of 50% of the project cost up to \$1,000.
9. The grant program provides funds for facade improvements. It is not just an awning grant, etc. Funds will not be provided to one component of the facade renovation project if another component is architecturally inappropriate.
10. For replacement awnings and signs, we require property or business owners to submit a claim for insurance payment when damaged by weather or vandalism. If the insurance coverage is denied or there is a shortfall, ULI will work with the owner to meet the difference where possible.
11. Proposals for architectural improvements, signs, landscaping, and parking enhancements will be evaluated in terms of compliance with existing ordinances, innovation, context with the surrounding environment, scale, size, horticultural value, technical merit, and any other criteria that relates to the project and the impact on the visual and functional improvement of the district.

## **APPLYING FOR AND RECEIVING A GRANT**

Grant applications may be submitted to Uptown Lexington, Inc. at any time. Due to funding cycles, the award of grants begins with the fiscal year beginning July 1 of each year. Grants are awarded to eligible applicants until all funds are expended.

### **STEP 1. CONTACT**

Contact Uptown Lexington, Inc. for application and design guidance prior to beginning work. Many properties have had architectural designs completed. Uptown Lexington and the Design Committee can also assist with locating qualified contractors and professionals who are familiar with the special needs of older structures.

### **STEP 2. APPLY**

THE PROPERTY OWNER OR BUSINESS OWNER(S) submits a completed grant application, photographs, drawings, plans & specifications, and contractors cost proposals to Uptown Lexington, Inc. The package must be complete in order to qualify for funding.

### **STEP 3. PRESENTATION**

THE PROPERTY OWNER OR BUSINESS OWNER PRESENTS HIS/HER PROJECT TO THE UPTOWN LEXINGTON, INC. DESIGN COMMITTEE at a day and time determined by the committee. The applicant shall have the opportunity to discuss the project and answer any questions at that time. Once the design committee has reviewed the project, the applicant will be notified of the status of the application.

### **STEP 4. GRANT AGREEMENT**

If approved, a grant agreement will be executed between Uptown Lexington, Inc. and the applicant. It is recommended that construction not begin until the project has been approved.

### **STEP 5. PAYMENT**

This is a reimbursable grant program. Grant funds will be disbursed once the Uptown Lexington, Inc. Executive Director receives copies of all invoices plus copies of checks or paid invoices showing proof of payment, and after the project has been inspected by the Design Committee. It takes approximately two weeks to then receive the reimbursement.

#### **FOR MORE INFORMATION CONTACT:**

Jo Ellen Edwards, Executive Director  
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220 North Main Street, Lexington, NC 27292  
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FAX: 336-224-1198  
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www.uptownlexington.com

*Updated June 10, 2009*

# UPTOWN LEXINGTON FACADE GRANT PROGRAMS APPLICATION

Return to: Uptown Lexington, Inc., 220 North Main Street, Lexington 336-249-0383

Applicant's Name & Mailing Address \_\_\_\_\_

\_\_\_\_\_

Project Business Name \_\_\_\_\_

Project Property Address \_\_\_\_\_

Applicant's Phone Number (\_\_\_\_\_) \_\_\_\_\_

Applicant's email address \_\_\_\_\_ @ \_\_\_\_\_ . \_\_\_\_\_

Property Owner's Name: \_\_\_\_\_

Property Owner's Contact Information: (\_\_\_\_\_) \_\_\_\_\_

## Attach the following to the application. Incomplete applications shall be returned.

1. Color photographs clearly showing the existing conditions of the proposed area of improvement.
2. Written specifications outlining the scope of the work or signage and the timeline for the project. **(REQUIRED)**
3. Sketch or scaled drawings showing proposed renovations or signage. **(REQUIRED)** Completed sign permits from the City of Lexington are helpful.
4. Written plans for future improvements to the building and proposed timeframe for such work. **(REQUIRED if applicable)**
5. Samples of all paint or lettering colors and awning fabrics to be used **(REQUIRED if applicable)**.
6. Proposed project budget and written licensed contractors cost estimates. **(REQUIRED)**
7. Information on your contractors (such as their references, licenses or bonds, and business contact information). **(REQUIRED)**

Total cost of improvements \$ \_\_\_\_\_ Amount Requested \$ \_\_\_\_\_

Signature of Applicant \_\_\_\_\_

*By signing, you also acknowledge that you have read the guidelines of the program and accept the conditions and requirements to receive funding.*

Signature of Property Owner \_\_\_\_\_

(or signed letter of support for the application and project)

For use by UPTOWN LEXINGTON:

Date received: \_\_\_\_\_

Design Committee Presentation: Date \_\_\_\_\_ Time \_\_\_\_\_

Decision of Design Committee: Approved \_\_\_\_\_ Denied \_\_\_\_\_

Recommendations:

Date applicant notified of decision: \_\_\_\_\_

Contract Letter: \_\_\_\_\_ Amount of eligible expenses: \_\_\_\_\_ Grant award: \_\_\_\_\_