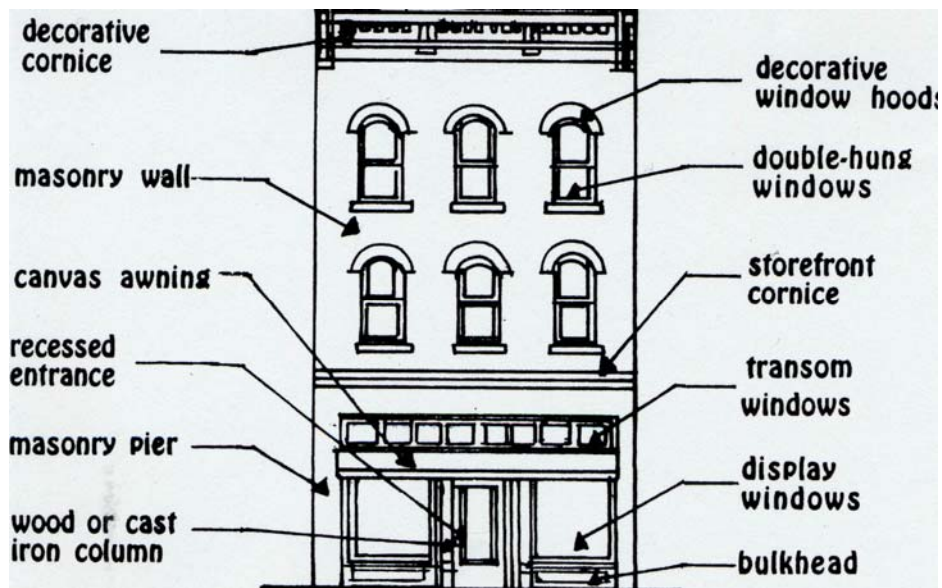




uptownlexington

Meet us on Main Street.

FACADE GRANT PROGRAM



FOR MORE INFORMATION CONTACT:

Uptown Lexington, Inc.

220 North Main Street

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FACADE GRANT PROGRAM

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 as well as repair and restore properties through our matching Façade Grant 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 to Uptown Lexington, Inc. from the City of Lexington and is contingent upon renewal of the funding each fiscal year. The City of Lexington has provided \$15,000 for this program for July 2010-June 2011. Grants are awarded based on a July to June fiscal year. Grants are awarded to eligible applicants until all funds for that fiscal year are expended.

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.
2. Owners **or** tenants may request grant funds; 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 be considered on a case by case basis by the Design Committee. A final determination may require a vote of the Uptown Lexington Board of Directors. Such circumstances could include a change in property ownership or if maximum grant funds were not previously allocated to the building.
 - the existing business / property undergoes significant expansion which requires improvement to the property, (i.e. window repair in upper stories, parking lot reconfiguration, etc.)



WHAT IS ELIGIBLE FOR THE PROGRAM?

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

Buildings

Interior Buildings: Those buildings fronting on a public street that share side walls or have setbacks against other privately owned property, where the rear of the building fronts a privately owned property or a public or private alley. For example: 15 North Main Street (The Candy Factory) or 208 South Main Street (Main Street Antiques).

Interior Buildings with Front and Rear frontage on a public street: Those buildings fronting on a public street that share side walls or have setbacks against other privately owned property, where the rear of the building also fronts on a public street. An example of such a building is 16 East Center Street. (The Lexington Chamber of Commerce and Lexington Housing CDC – Front is East Center Street and back is East First Avenue).

Corner Buildings with Front and Side frontage on a public street: Those buildings fronting on a public street that share one side wall or have setbacks against other privately owned property on one side and front a public street with the other side. The rear of the building fronts a public or private alley or a privately owned property. An example of such a building is 2 North Main Street (Sheets Dance Academy - front is North Main and Side is West Center Street).

Funding: Up to \$2,400 for the first fifty linear feet of building width fronting a public street, plus \$25 per additional linear foot fronting the public street with a maximum of \$4,200 per building. The total allocation for building facades meeting the above descriptions may be combined for front, rear or side façade improvements when made to more than one side. Grants are awarded for the building; not per tenant.

3. **Any parking lot or improvement** other than a building may 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. Back lit signage is not eligible for Uptown Lexington Façade Grant funding. Logos or business names on awnings are not eligible for façade grant funding; street numbers are appropriate.



TYPES OF PROJECTS ELIGIBLE FOR FAÇADE IMPROVEMENT GRANTS

- Removal and installation of 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
- 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 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



Before and After



6. All projects must be completed within the agreed time. A one time extension beyond the completion date may be requested by the applicant in writing prior to the deadline. This extension may be granted or denied by the Design Committee.

7. Facade grants may only be used to finance exterior improvements.

8. 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.

9. Any nonprofit agency (501c3 or 501c6 or any other IRS Charitable designation) that owns or rents 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.

10. The grant program provides funds for facade improvements. It is not just an awning or signage grant. Funds will not be provided to one component of the facade renovation project if another component is architecturally inappropriate.

11. 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.

12. 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.

13. For buildings with multiple tenants, projects and/or grants are considered for the entire building. Maximum funding is awarded based on the building, not individual applications. One application should be submitted for the building.

14. The Design Committee may recommend that a grant be reviewed by the Uptown Lexington, Inc. Board of Directors for final approval.

15. Graffiti removal through a method which is sensitive to the age of Uptown buildings may be approved by the Design Committee. The three year restriction would not apply.



APPLYING FOR AND RECEIVING A GRANT

Grant applications may be submitted to Uptown Lexington, Inc. at any time.

STEP 1. CONTACT

Contact Uptown Lexington, Inc. for an 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. It is recommended that construction not begin until the project has been approved.

STEP 3. COMMITTEE PRESENTATION

THE PROPERTY OWNER OR BUSINESS OWNER MAY BE ASKED TO PRESENT 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.

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:

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220 North Main Street, Lexington, NC 27292
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FAX: 336-224-1198
uptownlex@lexcominc.net
www.uptownlexington.com

Updated August 2010

UPTOWN LEXINGTON FACADE GRANT PROGRAM 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 and/or lettering colors and awning fabric color and design 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: _____