

Central City Mainstreet Grant Application

Façade Grant 2011-2012

Introduction

The Central City Main Street Commercial District has several historic and architecturally significant structures. It is the intent of the 2011-2012 Central City Mainstreet Façade Grant Program to provide financial incentives to the commercial property owners or tenants in the TIF (Tax Increment Financing) district so they may preserve the historic and structural integrity of the buildings while using them for contemporary purposes. This includes restoring and rehabilitating storefronts and facades.

Central City Mainstreet Vision Statement

In the future, one's first impression of Central City will be of an attractive small town at the river's edge, filled with great people, businesses, recreation, activities, and historical buildings that will both keep people in the community and draw people to the community. Downtown will be a source of pride and identity with a historic appearance featuring vintage lights and restored storefronts. Buildings will be fully utilized, and filled with profitable existing and new businesses that meet the needs of consumers. The community's central location will bring people to shop and support local businesses with some choosing to become permanent residents. The stronger economy will increase the tax base, raise property values, and increase school enrollment, promoting community pride and greater involvement by all ages. Central City's friendly, small town atmosphere will blend our historical past with the lifestyle of the 21st century.

Objectives

The primary objective of the 2011-2012 Central City Mainstreet Façade Grant is to revitalize the Mainstreet Historic Commercial District by preserving the integrity of the buildings and restoring existing storefronts. It is hoped that, in addition to preserving the appearance of the buildings, the program will provide examples for the rehabilitation of other properties throughout the Main Street district. A secondary goal of the program is to provide support for local business owners to improve the image of their businesses through improved appeal of business storefronts.

Goals

1. Eliminate further deterioration of commercial properties in the Central City Mainstreet Commercial District.
2. Restore and preserve properties of special value for historical, architectural or aesthetic reasons.
3. Provide a pleasing and aesthetically acceptable place to shop, to work, or to be entertained.
4. Help in the economic recovery of downtown through increased sales in retail and commercial businesses, and increased valuation of property.
5. Provide a catalyst toward significant building improvements throughout the community.
"Rehabilitation means the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

Taken from *Standards for Rehabilitation*, Secretary of the Interior.

General

There is \$25,000 total in the 2011-2012 façade grant program. The grants will range in size from \$500 to \$5,000. Each grant is to be matched 20% by the applicant (i.e. each approved grant applicant will pay at least 20% of the total rehabilitation/improvement cost). A map of the Central City TIF district is available in the City Clerk's office. Funds will be awarded based on a first come, first served basis until exhausted with preference given to first-time applicants. Prior awardees may apply for this grant after July 1, 2011. The date the application is received at Central City Mainstreet is the date the application is considered received for eligibility to the program pending all requirements of the program are met.

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Examples of eligible improvements will include such things as:

1. Exterior painting, repainting, and cleaning of building exterior façade (front, rear, and side facades are eligible).
2. Replacement of original architectural details
3. Addition or replacement of awnings
4. Removal of existing sign and sign supports.
5. Installation of new signage
6. Replacement of windows and window framing of facade/storefront
7. Selective removal of incompatible elements
8. Replacement of transom glass
9. Masonry and stone repairs
10. Exterior entrances
11. Repair or replacement of exterior wooden features

Examples of ineligible improvements include:

1. Interior improvements
2. Electrical work, except related to signage and display windows
3. Merchandising signs
4. Installation of aluminum / vinyl siding
5. Sandblasting

Guidelines

The Central City Mainstreet Program will provide guidance and resources, along with the matching grants, to owners or tenants of commercial buildings in the Mainstreet District who meet the following guidelines:

1. Approval of all design plans by Mainstreet Grant Review Committee.
2. Consistency of the application with the goals of Central City Mainstreet Program and the applicant's commitment to proceed with the building improvements.
3. Meeting the building code requirements of the City of Central City.
4. Satisfy any outstanding taxes or liens (except mortgage and equipment loans) prior to filing an application.
5. Complete work within 12 months following the approval of the application. Extensions may be approved at the discretion of the Business Improvement Committee
6. Complete work with quality in mind.
7. Complete work exactly as submitted to and approved by the committee. Detailed specifications will be required for all applications and all work will be inspected to ensure EXACT compliance with approved grant requests and modifications.
8. **The project must be approved prior to any of the work taking place.**

In addition, the Grant Review Committee shall consider:

1. The Mainstreet boundaries include a number of buildings and it is recognized that improvements to one structure may not have as great an impact in the downtown as improvements to another.
2. It is the intent of Central City Mainstreet to provide the historic downtown with the greatest impact possible as grants are awarded. Each grant application will be judged on its own merit.

Program Administration

Central City Mainstreet will administer the Façade Grant Program. Applications for the grant program will be available through and accepted by the Mainstreet office. The Mainstreet Business Improvement Committee will meet as needed to review applications. If an application is rejected, the Committee will explain by letter to the applicant the reasons for rejection and what, if any, steps can be taken to receive approval. A representative of the Central City Mainstreet Business Improvement Committee will monitor the progress of the project to verify that work done is consistent with the application approved. Any changes in work must be submitted in writing by the owner to the Mainstreet office and must have written approval by the Committee. **Funds will be disbursed once the work has been completed** to EXACT specifications as approved and a final inspection has been completed by a representative of the Central City Mainstreet Business Improvement Committee with a final report of such presented to the full committee for approval. Appropriate invoices must be submitted for payment.

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Application Date _____

Name of Applicant _____

Contact Person _____

Mailing Address _____

Phone Number _____ Cell Phone _____ Fax _____

Email _____

Project Address _____

Project Property Owner _____

Estimated project cost _____ Amount of grant requested _____

Required Attachments:

1. Project Development Cost Planning Form
2. Project estimates - final estimates for project from licensed contractors in Linn County
3. Current photo(s) of property
4. Project plan or drawing(s) of work to be done
5. Paint color(s) or material sample(s), if applicable

Attach additional pages as necessary:

1. Describe the project.

2. Describe the intended outcomes and property uses(s) for the project including how the completed project will impact and encourage future investment in the Central City Mainstreet Program.

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3. Explain the impact on the property/project if this application is not funded.

4. Provide cost breakdowns by categories such as signs, awnings, painting, repair, etc. Please use Project Development Cost planning form (attached).

The undersigned applicant affirms that

- The information submitted herein is true and accurate to the best of my (our) knowledge.
- I (we) have read and understand the conditions of the Central City Mainstreet Facade Grant Program and agree to abide by its conditions and rules.
- I hereby authorize the Central City Mainstreet Business Improvement Committee permission to share all application materials with the local municipalities, committees and members who will be reviewing my application. I acknowledge that information provided to Central City Mainstreet may be released as part of the program requirements and in the reporting and promotion of the program.

Name _____ Date _____

Name _____ Date _____

Return to Central City Mainstreet office, 13 4th Street South, Central City, IA 52214.

Central City Mainstreet Design Standards

Vision

Individual buildings in Central City Mainstreet will be restored to appropriate historic look. The Historic Mainstreet District should show buildings in good repair that reflect the original architectural style.

Goals

1. Ensure the physical preservation of the downtown buildings
2. Promote historically appropriate design practices.
3. View each building as an individual project reflecting its particular history and style.

Guidelines

Using the following design standards when implementing exterior renovations will result in an attractive downtown that speaks of the uniqueness of our community. These standards will serve as a guide to the Central City Mainstreet Design Review Committee in determining project eligibility for grants.

1. Retain building integrity, making minimal changes to defining characteristics. Alterations, which have no historic basis, will be discouraged.
2. Avoid removal of historic materials and alternations. Retention of existing historic architectural elements is encouraged.
3. Respect the period and style of the original structure; avoid false additions..
4. Retain major alterations that have acquired their own historic significance.
5. Preserve distinctive features, finishes, and construction techniques.
6. Repair deteriorated materials, as often as possible, rather than replace them.
7. Use the gentlest means possible to clean surfaces. Do not sandblast.
8. Protect, preserve, and document significant archeological features.
9. Construct new additions that are compatible, but differentiated from, the old.

Resources

Literature at J.C. Clegg Library and through inter-library loan
Central City Mainstreet Resources (files, books, video tapes)
Main Street Iowa Lending Library
National Historic Preservation Materials and Procedures.
Other Resources

Adopted July, 2002, Revised March, 2011
By the Central City Business Improvement Committee

