

TOWN OF AYDEN

◆ FAÇADE GRANT PROGRAM — GENERAL GUIDELINES ◆

■ WHAT IS A FAÇADE?

A facade is defined as one side of a building regardless of the number of stories. Each storefront of a building can be considered a façade. The rear or side of a building may also be considered for a façade grant, with priority given to the front of a building.

■ PURPOSE OF FAÇADE GRANT PROGRAM

Ayden's Façade Grant Program is an incentive-based measure intended to encourage and provide an economic incentive for the:

- ❖ Renovation of building facades in the downtown core area;
- ❖ Implementation of appropriate design standards for the rehabilitation of historic properties; and
- ❖ Preservation of the unique architectural and commercial character of downtown Ayden.

■ WHO IS ELIGIBLE?

- ❖ Any property owner or business tenant in the downtown core area. Private dwellings are not eligible unless they originally functioned as commercial buildings and were later converted.
- ❖ Only one application may be submitted for each façade. Either the property owner or the business tenant of a building may submit an application, or an owner and tenant may apply jointly.
- ❖ If a building has multiple units, each tenant with a separate entrance may apply. Where a single tenant occupies multiple units the tenant is eligible for one application per façade.
- ❖ A business tenant applicant must obtain the property owner's written consent for façade renovation and must submit that permission with the application.

■ EXAMPLES OF IMPROVEMENTS:

- ❖ Removal of false fronts and metal canopies
- ❖ Safe cleaning of brick storefronts – chemical stripping, scraping, and water wash. Power washing is not recommended.
- ❖ Painting/repainting
- ❖ Historic reconstruction
- ❖ Approved awning installation

- ❖ Structural repairs – except roof
- ❖ Approved sign installation
- ❖ Address information – numerals, building name
- ❖ Landscaping installation

■ **CRITERIA:**

- ❖ All façade design proposals must meet applicable zoning and code requirements of the Town of Ayden, comply with the Façade Grant Program guidelines. All buildings within the Ayden Historic Preservation District must adhere to the US Secretary of the Interior's Standards for Rehabilitation (see attached).
- ❖ Only exterior façade renovations are eligible
- ❖ A property does not have to be occupied at the time a Façade Grant Application is submitted.
- ❖ Priority consideration will be given to proposals that are highly visible and make significant design contributions, and which contribute to the program goal of preserving the architectural, historic, and commercial character of Ayden.
- ❖ Simple sign changes are eligible but by themselves will be given low priority.
- ❖ A building or rental unit may receive more than one grant award for the same façade. However no more than one grant award will be given to the same building or rental unit within one year.

■ **FUNDING:**

- ❖ Projects are eligible for a grant reimbursement of 50% of the project cost up to **\$2,000** per street-fronting facade and up to **\$1,000** for all other facades.
- ❖ Façade Grant funds are limited and are budgeted on a Fiscal Year basis (July 1 – June 30). Applications will not be accepted when the funding available has been exhausted for that that particular funding cycle.
- ❖ Façade Grants are paid only when approved project is completed in accordance with the approved plans and specifications submitted with the application. Town staff will inspect and approve completed work prior to issuance of grant award.
- ❖ The final award amount is based on documentation of actual costs.
- ❖ Completed work that differs from the approved application will be disqualified for payment.

■ APPROVAL:

- ❖ Applicant must attend the Façade Grant Workshop sponsored by the town Planning Department or schedule an individual consultation with the Planning Department.
- ❖ Applications, with accompanying proposed plans/sketches/specifications/color choices/property owner approval signature and copies of two cost estimates of labor and material, must be submitted to Town Hall. Town staff and the Small Town Main Street Design Subcommittee will review applications and make recommendations to the Town Manager for final approval.
- ❖ Each applicant is encouraged to seek the services of the State Historic Preservation Office (SHPO) (252-830-6580) or the Small Town Main Street Program Designer (919- 733-2853 x 229) before an application is completed and designs are formulated.
- ❖ Each applicant will receive a letter notifying him/her of approval (or denial) of application, and notified of any permit requirements. Applicants have 90 days to then apply for a building permit, if applicable, or begin work.

■ POST-APPROVAL:

- ❖ All approved work must be completed within nine (9) months of the date of notification of application approval.
- ❖ If more time is needed the applicant must provide written statement requesting extension for staff review and approval.
- ❖ Upon completion of work and approval by town staff, copies of paid statement, canceled checks, etc, must be submitted to town staff to claim reimbursement

■ THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION:

The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner on buildings over 30 years old.

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 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.