City of Lincolnton
Facade Rehabilitation Grant Program

What is the Facade Program?

An incentive to taxpayers who improve the appearance of their commercial property by retaining and preserving the historic character of the property:

This program provides grants covering 50% of the total cost for approved projects, with a maximum grant amount of $2,500. Side facades on corner buildings are eligible for funding, as are rear facades, provided they are visible to the general public. Each eligible facade is considered separately if a building has more than one.

Encourages additional private reinvestment in existing infrastructure and supports attractive design projects that maintain the architectural character of older buildings.

Who may apply for the grant?

Building owners or tenants with the building owner's consent.

What buildings are eligible?

Any commercial building in Downtown Lincolnton that is over 50 years old, with a focus on improvements that significantly enhance 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
- Properties with a zoning or code enforcement violation

What storefront rehabilitation expenditures qualify?

Eligible expenditures include: exterior painting of previously painted surfaces and/or paint removal; appropriate exterior cleaning; masonry repair and tuckpointing; repair of architectural details or materials; repair of windows or window framing; removal of siding, false facades, and in-fill brick; removal of inappropriate or out-of-date signs; rehabilitation or compatible reconstruction of storefront; electrical work; removal or installation of awnings; and replacement of

transom glass.

Ineligible expenditures include: general maintenance; painting previously unpainted surfaces; interior rehabilitation; roof and chimney repairs; installation of aluminum, vinyl, stone, stucco, brick veneer, or other inappropriate building materials; sandblasting; improvements made before grant approval; and signs.

Rehabilitations must meet the Secretary of the Interior's "Standards for Rehabilitation" program standards, as attached, unless otherwise authorized by staff.
Colors used on exterior surfaces, signage, awnings, and related items must relate to the natural material colors of neighboring historic and nearby buildings. A palette of suggested colors is available from the Planning and Development Department.

Who decides 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 the 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. Applicants are notified by email of acceptance, acceptance with conditions, or rejection of the 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, the applicant sends copies of paid statements to the 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 before commencement of work.
3. Each building facade is considered separately to meet the 50% matching rule.
4. Submission of a project does not ensure the project will be approved to receive funds. Grant awards are determined by the city committee's recommendations and the 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 facade grant for an improvement to a commercial building storefront. The planned storefront improvement costs $1,200. The applicant receives a 50% matching grant, 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 awnings, removal of stucco over the original brick, and removal of brick-infilled windows. Because the building is on a corner with a side street, the front, rear, and one side are visible to the general public. Therefore, there are three eligible applications: the front, side, and rear facades.
4. A property owner renovated 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 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.

The Secretary of the Interior Standards

The Secretary of the Interior's Standards for Rehabilitation are 10 basic principles intended to help preserve the distinctive character of a historic building and its site while allowing reasonable changes to meet new needs. All facade changes must meet these 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 different than applicant) Date

City of Lincolnton
Façade Rehabilitation Grant Program

Location of Property:_____

Name of Property Owner/Tenant: _____

Mailing Address:_____

Telephone:_____ E-Mail: _____

Are you applying as the ☐ Property Owner or ☐Tenant?

Building facade planned for renovation/rehabilitation:
☐Front ☐ Side ☐Rear

Please provide a detailed description of your plans for improving the building. Include a drawing or sketch that clearly shows the proposed renovations, specifying changes for each building in detail. For example, outline new paint schemes, awning sizes, placements, and colors, **along with two estimates from a licensed contractor** for the work.

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Please Check:

☐I have attached project plans, specifications, and other relevant information, including at least **two cost estimates** for the work to be done. This includes details about materials, color choices, and methodology.

☐I have also attached a signed copy of the guidelines for the Lincolnton Façade Rehabilitation Grant Program, confirming that I have read and understood the program's requirements and intend to adhere to the guidelines.

☐I understand that grant funds may be used only for the project described in this application. The work must be completed within twelve (12) months of the date of City staff approval, unless otherwise specified. All work must comply with state and local building codes and ordinances and, when necessary, be approved by the appropriate authorities. (Please note that all façade changes downtown require a zoning permit.)

☐Additionally, I understand that this application must be reviewed before any

work begins on the project, and that no projects will be funded if any work is done before the application is approved. I also agree to allow inspection of my business records to verify all work completed on this project.

Signature of Applicant	Date
Signature of Property Owner (if other than Applicant)	Date

Updated 12.23.2025

Facade Rehabilitation Grant Program Area Map

