

# DOWNTOWN OXFORD

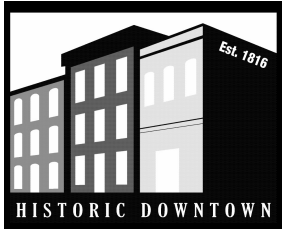
## FAÇADE INCENTIVE GRANT PROGRAM



Oxford Watercolor by Leslie H. Johnson of Oxford, NC.

A program designed to assist downtown merchants in the renovation and preservation of the unique historical character of Downtown Oxford, North Carolina

Administered by the Downtown Oxford Economic Development Corporation



**O X F O R D**

## FAÇADE INCENTIVE GRANT PROGRAM

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### PURPOSE

THIS GRANT PROVIDES AN ECONOMIC INCENTIVE TO:

- ✦ RENOVATE STOREFRONTS IN DOWNTOWN OXFORD;
- ✦ ENCOURAGE QUALITY DESIGN PROJECTS FOR BUILDING REHABILITATION AND FOR COMPATIBLE NEW DESIGN; AND TO
- ✦ PRESERVE THE UNIQUE HISTORICAL CHARACTER OF DOWNTOWN OXFORD.

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### ELIGIBILITY REQUIREMENTS

- (1) OWNERS OR TENANTS LOCATED WITHIN THE THREE BUSINESS DISTRICTS DEFINED IN THE 1995 HYETTPALMA STUDY AND INDICATED ON THE ATTACHED MAP ARE ELIGIBLE. PRIORITY WILL BE GIVEN TO BUILDINGS IN DISTRICT 1 (THE CENTRAL BUSINESS DISTRICT), BUILDINGS 50 YEARS OLD OR OLDER, AND BUILDINGS AFFORDING MAJOR VEHICULAR AND PEDESTRIAN EXPOSURE.
- (2) OWNERS OR TENANTS MAY REQUEST INCENTIVE GRANTS; HOWEVER, ANY TENANT MUST HAVE THE OWNER'S WRITTEN PERMISSION ATTACHED TO THE APPLICATION.
- (3) THE DESIGN COMMITTEE OF THE DOWNTOWN OXFORD ECONOMIC DEVELOPMENT CORPORATION (DOEDC) MAY JUDGE A PROPERTY ELIGIBLE FOR AN ADDITIONAL FAÇADE INCENTIVE GRANT IF:
  - (A) AT LEAST FIVE YEARS HAVE ELAPSED SINCE THE LAST GRANT WAS AWARDED AND THE FAÇADE IS IN NEED OF FURTHER IMPROVEMENT (E.G., REPAINTING, NEW AWNINGS). UNDER EXTENUATING CIRCUMSTANCES, AN ADDITIONAL FAÇADE INCENTIVE GRANT MAY BE AWARDED PRIOR TO FIVE YEARS FROM THE LAST GRANT IF DEEMED NECESSARY AND APPROVED BY THE DESIGN COMMITTEE;

- (B) THE EXISTING BUSINESS UNDERGOES SIGNIFICANT EXPANSION WHICH REQUIRES IMPROVEMENT TO THE FAÇADE (E.G., WINDOW REPLACEMENT ON UPPER STORIES); OR
- (C) A NEW BUSINESS MOVES IN AND REQUIRES CHANGES IN THE BUILDING'S FAÇADE (E.G., NEW SIGNAGE, NEW AWNINGS).

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## GUIDELINES

- (1) THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION WILL BE USED AS GUIDELINES IN MAKING IMPROVEMENTS TO THE FAÇADE OF THE STRUCTURE.
- (2) REHABILITATION OF STRUCTURES IN THE CENTRAL BUSINESS DISTRICT SHOULD BE CONSIDERED A CONTEMPORARY SOLUTION THAT RESPECTS THE ARCHITECTURAL INTEGRITY OF THE ENTIRE BUILDING FRONT, RETAINING THOSE ELEMENTS THAT ENHANCE THE BUILDING'S HISTORIC CHARACTER.
- (3) ALL REHABILITATION DESIGN PROPOSALS WILL MEET WITH THE CODE REQUIREMENTS OF THE CITY OF OXFORD, GRANVILLE COUNTY, AND NORTH CAROLINA
- (4) ANY EXTERIOR RENOVATION PROPOSAL FROM ENTIRE FAÇADE REHABILITATION TO THE REPLACEMENT OF AN INAPPROPRIATE SIGN MAY BE FUNDED, BUT TOP PRIORITY WILL BE GIVEN TO PROJECTS THAT WILL MAKE A HIGHLY VISIBLE CONTRIBUTION TO THE COMMERCIAL DISTRICT.
- (5) ANY IMPROVEMENTS TO A DOWNTOWN BUILDING'S EXTERIOR THAT HAVE BEEN MADE THROUGH THE FAÇADE INCENTIVE GRANT PROGRAM AND WHICH BECOME A PART OF THE BUILDING'S EXTERIOR WILL BE CONSIDERED PART OF THE BUILDING. THEREFORE, THEY MAY NOT BE REMOVED FROM THE BUILDING UNLESS THEY CAN BE USED (WITHOUT SIGNIFICANT ALTERATIONS) ON ANOTHER BUILDING WITHIN THE CENTRAL BUSINESS DISTRICT (E.G., AWNINGS).
- (6) ALL FAÇADE GRANT PROJECTS SHOULD BE COMPLETED BY THE END OF THE FISCAL YEAR (JUNE 30<sup>TH</sup>); HOWEVER, THE DESIGN COMMITTEE CAN APPROVE EXTENSIONS FOR PROJECTS AWARDED LATE IN THE FISCAL YEAR.

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## CRITERIA

GRANTS ARE GIVEN ON A 50/50-MATCHING BASIS AS FOLLOWS:

- (1) A MAXIMUM DOEDC PARTICIPATION OF \$1,000 PER FAÇADE AND/OR STOREFRONT MEASURING 50 LINEAR FEET OR LESS (FAÇADE MAY INCLUDE FRONT OR SIDE AND REAR PORTIONS OF THE BUILDING IF THEY AFFORD MAJOR PEDESTRIAN AND VEHICULAR EXPOSURE);

- (2) ANY BUILDING WITH A FAÇADE AND/OR STOREFRONT EXCEEDING 50 LINEAR FEET MAY REQUEST AN ADDITIONAL \$20 PER LINEAR FOOT. ANY BUILDING RECEIVING GRANTS FOR MORE THAN ONE FAÇADE AND/OR STOREFRONT EXCEEDING A GRANT TOTAL OF \$3,000 SHALL REQUIRE APPROVAL OF THE DOEDC.

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## SOURCE OF FUNDS

THE FAÇADE INCENTIVE GRANT PROGRAM IS MADE POSSIBLE THROUGH APPROPRIATIONS BY THE APPROPRIATION OF FUNDS HELD BY THE DOWNTOWN OXFORD ECONOMIC DEVELOPMENT CORPORATION.

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## PROCESS FOR RECEIVING A GRANT

- (1) CONFERENCE WITH THE DIRECTOR OF ECONOMIC DEVELOPMENT FOR DOWNTOWN OXFORD TO DETERMINE WHETHER THE PROJECT IS WITHIN PROGRAM GUIDELINES.
- (2) OWNER/TENANT COMPLETED APPLICATION, INCLUDING DESIGN PLANS OR SKETCHES AND OWNER'S PERMISSION, IF NECESSARY, RETURNED TO THE DOWNTOWN DEVELOPMENT DIRECTOR FOR REVIEW BY THE DESIGN COMMITTEE. THE COST OF AN ARCHITECTURAL DESIGN CAN BE INCLUDED IN THE APPLICATION FOR MATCHING FUNDS. REVIEW BY THE STATE HISTORIC PRESERVATION OFFICE IS AVAILABLE.
- (3) A NOTIFICATION LETTER WILL BE SENT TO THE APPLICANT AS TO WHETHER THE PROJECT HAS BEEN ACCEPTED AS DESCRIBED IN THE APPLICATION, ACCEPTED WITH CONDITIONS, OR REJECTED.
- (4) AN AGREEMENT MUST BE SIGNED PRIOR TO WORK COMMENCING BETWEEN THE APPLICANT AND THE DOWNTOWN DEVELOPMENT DIRECTOR WHO IS AUTHORIZED TO SIGN ON BEHALF OF THE DOWNTOWN OXFORD ECONOMIC DEVELOPMENT CORPORATION.
- (5) UPON PROJECT COMPLETION, COPIES OF PAID STATEMENTS MUST BE SENT TO THE DOWNTOWN DEVELOPMENT DIRECTOR.
- (6) THE DIRECTOR OF ECONOMIC DEVELOPMENT, MEMBERS OF THE DESIGN COMMITTEE, AND APPROPRIATE CONSULTANTS WILL INSPECT WORK COMPLETED AND REQUEST THAT A CHECK BE ISSUED FOR THE GRANT AMOUNT, PROVIDED THE WORK IS ACCOMPLISHED IN ACCORDANCE WITH THE AGREEMENT. A CERTIFICATE OF ACCOMPLISHMENT WILL BE ISSUED IN RECOGNITION OF THE RENOVATION.

July 29, 1996

Revised October 2010