



# DOWNTOWN BUILDING RESTORATION PROGRAM OPTION 2: MICRO GRANT

## PROGRAM DESCRIPTION

- ❖ Program Area: Inclusive of buildings with entrances on Main Street, between Vine Street and Maple Street. One project per year may be accepted from a side street from Main Street to 2<sup>nd</sup> Street or Main Street to Park Street.
- ❖ FY2019/20 Program Funding: \$50,000.
- ❖ Program ends June 30, 2020.
- ❖ Micro Grant Applicants must be a property owner or lessee with property owner permission.
- ❖ Micro Grants provided for amounts of no more than \$5,000 to cover partial or up to 100 percent of the costs of a project.
- ❖ One Micro Grant per street address.
- ❖ Micro Grants to be awarded on a first-come, first-served basis. Preference will be given to projects representing the most visual enhancement to the Main Street area.
- ❖ The DBR Program Team may waive program parameters for projects representing an exceptional benefit to the goal of visual enhancement for the Main Street program area.

## LEBANON STYLE DESIGN STANDARDS

Downtown Lebanon contains an eclectic mix of buildings, incorporating styles from the late 19<sup>th</sup> to early 20<sup>th</sup> centuries. Regardless, common features often included flat roofs, upper story apartments, recessed entries, awnings, architectural ornamentation and large, street-level window displays.

Restoring these buildings to their original façades would be difficult and very expensive. However, when making façade improvements, applicant should consider the following:

- ❖ Follow as closely as possible to the original design, especially exterior material, architectural ornamentation and finish.
- ❖ While there are no color preferences, the color(s) selected should be similar to those used when the building was first constructed, or when a significant upgrade occurred.
- ❖ Windows should not be reduced in area from current dimensions and increased, where feasible, to the original size.
- ❖ Signage and exterior lighting should keep with the characteristic of the building.

## GRANT ELIGIBILITY

- ❖ Repair, restoration, or replacement of masonry, siding, awnings, windows and window frames, trim, doors, gutters and other architectural features.
- ❖ Façade design services, for help with the concept designs of the exterior of the building.
- ❖ The addition of period-correct architectural ornamentation.
- ❖ Exterior lighting consistent with the characteristic of the building design.
- ❖ Exterior decorative (holiday) lighting.
- ❖ Addition of, or repair to existing murals.
- ❖ Cleaning and painting exterior walls and trim.
- ❖ Removal of accessibility barriers.
- ❖ Removal, repair or replacement of signs conforming to Development Code requirements and characteristic of the building design.
- ❖ Other improvements as approved.

## APPLICATION PROCESS

- ❖ Property owner/authorized business representative schedules and meets with Downtown Building Renovation Program Team (City Manager, Community Development Director, Economic Development Catalyst, Finance Director, Building Official and architect) to discuss project concept.
- ❖ DBR Program Team assesses applicability of proposed project and approves/denies concepts for program.
- ❖ Property owner/authorized business representative submits project plans, pricing, and competitive bids from licensed and bonded trades/professionals.
- ❖ Project agreement executed between City and Property owner/authorized business representative.
- ❖ Project completed and verified by DBR Program Team.
- ❖ Invoice submitted to the Finance Director and grant amount paid to licensed and bonded contractor associated with said invoice or for the cost of supplies and materials to building/business owner. No payment can be made for cost of time or labor of individuals, building owners or business owners.

## EVALUATION CRITERIA

- ❖ The building's entrance is on South Main Street, between Vine and Maple Streets. One project per year may be accepted from a side street from Main Street to 2<sup>nd</sup> Street or Main Street to Park Street.
- ❖ The façade improvement is grant eligible.
- ❖ The building façade improvement is consistent with the "Lebanon Style" design standards.
- ❖ Necessary financing was approved (if applicable).
- ❖ Be a benefit to the goal of visual enhancement for the Main Street area.
- ❖ Contractor is available to begin project within 60-days of approval.

## GENERAL CONDITIONS

- ❖ Program Area: Inclusive of buildings with entrances on Main Street, between Vine Street and Maple Street. One project per year may be accepted from a side street from Main Street to 2<sup>nd</sup> Street or Main Street to Park Street.
- ❖ FY2019/20 Program Funding: \$50,000.
- ❖ Program ends June 30, 2020.
- ❖ Micro Grant Applicants must be a property owner or lessee with property owner permission.
- ❖ Based on DBR Program Team project approval and executed agreements.
- ❖ Micro Grants provided for amounts of no more than \$5,000 to cover partial or up to 100 percent of the costs of a project.
- ❖ One Micro Grant per street address.
- ❖ Micro Grants to be awarded on a first-come, first-served basis. Preference will be given to projects representing the most visual enhancement to the Main Street area
- ❖ The DBR Program Team may waive program parameters for projects representing an exceptional benefit to the goal of visual enhancement for the Main Street program area.

## Further Information Contact:

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