



# DOWNTOWN BUILDING RESTORATION PROGRAM

## PROGRAM DESCRIPTION

- ❖ Program Area: Inclusive of buildings with entrances on Main Street, between Vine Street and Maple Street.
- ❖ FY2018/19 Program Funding: \$50,000.
- ❖ Program ends June 30, 2019.
- ❖ Loans must be made from a participating Lebanon bank or credit union.
- ❖ Interest Grant Applicants must be a property owner or lessee with property owner permission.
- ❖ Interest Grants provided for loans of not more than \$25,000 to cover 100 percent of interest not to exceed a maximum rate of 6%.
- ❖ One Interest Grant per street address.
- ❖ Interest Grants to be awarded on a first-come, first-served basis.
- ❖ Balance of unaccrued interest must be repaid to the City in the event of an early loan pay-off.
- ❖ 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 facades 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.

- ❖ Awnings are encouraged.
- ❖ 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.
- ❖ The addition of period-correct architectural ornamentation.
- ❖ Exterior lighting consistent with the characteristic of the building design
- ❖ Cleaning and painting exterior walls and trim.
- ❖ Removal of accessibility barriers.
- ❖ 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, 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 and pricing/bids.
- ❖ Project agreement executed between City and Property owner/authorized business representative.
- ❖ DBR Program Team provides approval letter for financial institutions and Unaccrued Interest Repayment Agreement for execution by pertinent financial institution.
- ❖ Project completed and verified by DBR Program Team.
- ❖ Interest payment executed to appropriate financial institution.

## EVALUATION CRITERIA

- ❖ The building's entrance is on South Main Street, between Vine and Maple Streets.
- ❖ The façade improvement is grant eligible.
- ❖ The building façade improvement is consistent with the "Lebanon Style" design standards.

- ❖ Necessary financing was approved.
- ❖ Contractor is available to begin project within 60-days of approval.

## GENERAL CONDITIONS

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- ❖ Program ends June 30, 2019.
- ❖ Loans must be made from a participating Lebanon bank or credit union.
- ❖ Interest Grant Applicants must be a property owner or lessee with property owner permission.
- ❖ Based on DBR Program Team project approval and executed agreements.
- ❖ Interest Grants provided for loans of not more than \$25,000 to cover 100 percent of interest not to exceed a maximum rate of 6%.
- ❖ One Interest Grant per street address.
- ❖ Interest Grants to be awarded on a first-come, first-served basis.
- ❖ Balance of unaccrued interest must be repaid to the City in the event of an early loan pay-off.
- ❖ 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 More Information Contact:

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