

## SECRETARY OF INTERIOR'S STANDARDS

When undertaking work on historic buildings, property owners are encouraged to review the Secretary of Interior's Standards for Rehabilitation.

[http://www.nps.gov/hps/tps/standguide/rehab\\_rehab\\_standards.htm](http://www.nps.gov/hps/tps/standguide/rehab_rehab_standards.htm)

Included among those standards are the following:

- The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationship that characterize a property will be avoided.
- Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.

## Downtown Lexington Façade Improvement Grant Program

The grant program, "The Robert S. Johnson Fund", is named after the late Washington & Lee Professor of Mathematics whose bequest to HLF is being used to fund the first year of the grant program.

### DEFINITIONS

**Preservation** is defined as "the act or process of applying measures necessary to sustain existing form, integrity and materials of an historic property."

**Façade** is defined as exterior wall surfaces.

**Historic Downtown Preservation District** is the City's overlay zoning district designation for properties making up what is commonly known as the historic Central Business District. Properties zoned C-1 (Central Business) are similarly designated to be in the Historic Downtown Preservation District. Please contact the City's Department of Planning and Development to confirm the zoning designation of a property.



## "The Robert S. Johnson Fund" Downtown Façade Improvement Grant Program Lexington, Virginia



Attractive building facades support and encourage local businesses. They can have a significant effect on the attractiveness and marketability of the surrounding area. With that in mind, the purpose of the **Robert S. Johnson Fund** is to preserve and maintain the façade of historic buildings in the locally recognized Lexington downtown historic commercial district.



# "The Robert S. Johnson Fund" Downtown Façade Improvement Grant Program

## ELIGIBILITY CRITERIA FOR GRANTS

**Project Applicant Eligibility:** Applicant must own the property; or Applicant must be leasing or renting the property and have written permission from the owner to conduct the work.

**Property Eligibility:** Buildings and structures which are 50 or more years old and located in the City's Historic Downtown Preservation District are eligible for grant consideration.

**Project Requirements:** A grant may be provided only in instances where **the proposed work has not yet begun.**

**Grants Amounts:** HLF façade grants are available in a **range of \$250 to \$1,000** to be matched by an equal amount from the City of Lexington. The total grant will constitute up to 25% of the project costs (projects at a \$8,000 or higher level are eligible for grants up to but not exceeding \$2,000).

**Work Eligibility:** Among the categories of **work eligible for grants** are mortar repointing, window repair, gutter replacement, repainting of exterior elements, chimney repair and flashing, and cornice repair. **Not eligible** are elements distinct from the façade, such as business signage and awnings. **Priority will be given** to projects emphasizing proper preservation techniques and materials, e.g., window repair rather than replacement, matching mortar type of building, etc.

## GRANT PROCEDURES

Applicant must **fill out and submit an HLF application** for grant review purposes. Included in the application will be the following:

- Scope of work to be performed
- Description of materials to be used
- Cost estimate or project bid
- Timeline for work completion
- Photograph(s) of property façade

Once an application is accepted by HLF, the **applicant or their representative will be invited to meet with an HLF façade grant panel.**

Following the meeting, the panel will approve or disapprove the grant application or request additional information. If an application is disapproved, the panel will give the applicant reason for the disapproval. Applicant may then resubmit an amended application responding to the panel's reasons for disapproval.

Projects subject to review by the Lexington Architectural Review Board must obtain a **Certificate of Appropriateness** prior to the finalization of a grant.

HLF reserves the right to monitor the work once in progress. Should applicant make any changes to scope of work, including materials, they must obtain written permission from HLF prior to implementation of any changes to the scope of work.

Failure to do so **MAY** constitute cause for HLF to reconsider grant.

Once work is complete, the applicant will provide HLF with a brief final report together with photograph(s) of completed work. Applicant will also provide HLF with copy of any and all paid invoices with clear indication of project cost.

Historic Lexington Foundation will then make one payment disbursing the grant award, generally within two weeks after the successful completion of project.

Historic Lexington Foundation and the City of Lexington have each committed \$10,000 for the first year of the façade program. Funds will be dispersed on a first come basis, for approved projects.

## APPLICATIONS ARE AVAILABLE

### Historic Lexington Foundation

15 South Main Street,  
Suite 213  
(540) 463-6832



### City of Lexington

Department of Planning and Development  
300 East Washington Street  
(540) 462-3704

