

## FAÇADE VS. SIGN GRANTS

### Façade grants

- \$10,000.00 maximum. 50/50 match
- Competitive scoring process
- Applicable uses: paint, masonry cleaning/paint Removal, awning, window repairs, roof work, foundation work, fire sprinkler/suppression systems, removal of barriers to public accessibility

### Sign grants

- \$500 maximum. 50/50 match
- Non-competitive
- \$3000.00 annually available, first come-first served





## ***GRAND SALINE MAIN STREET SIGN & FAÇADE REIMBURSEMENT GRANT PROGRAM***

*Grand Saline Main Street seeks to improve the image of downtown through the historic restoration and rehabilitation of commercial building facades located in the designated Historic Downtown Area. As an economic incentive, Grand Saline Main Street has designed the following sign & façade reimbursement grant program.*

### **SIGN & FAÇADE REIMBURSEMENT GRANT DETAILS (PLEASE READ CAREFULLY):**

The Grand Saline Main Street Façade Reimbursement Grant Program – Is set up as a single payment reimbursement to property owners per building/business, and in some situations, tenants. Grants are available for up to \$10,000.00 maximum reimbursement on a 50/50 matching basis.

Façade Grant funds focus on exterior work on storefronts, rear and side facades (visible to the public), including paint, awnings, canopies, as well as roof and foundation work on commercial buildings located in the Designated Main Street District. Grants are available on a first come/first serve basis until total funds allotted for façade grants have been awarded.

Sign Grant funds focus on window signs, hanging signs, pedestrian signs, and signboards. Grants are available for up to \$500.00 maximum reimbursement on a 50/50 matching basis.

No grants will be awarded for work that has already been done.

All submitted work will be reviewed based on the Secretary of the Interior's *Standards for Rehabilitation* (see page 5) and approved by the Grand Saline Main Street Advisory Board before any eligible work may begin. If awarded a sign or façade reimbursement grant, any deviation from the approved grant project may result in the total or partial withdrawal of the grant. *If you have any questions, please contact the Grand Saline Main Street Manager at 903-962-3122 x7. Thank you!*

### **Please follow these steps:**

1. ***Determine eligibility:*** Discuss project plans with Grand Saline Main Street Manager and set up an initial meeting with the Grand Saline Main Street Design Committee. An appointment can be made for free assistance in selecting paint, fabrics and color schemes for building façade and awnings through the Texas Main Street Center's Architectural Assistance Program.

2. ***Fill out Sign / Façade Reimbursement Grant Application Form (page 6) and sign the Agreement Form (page 7).*** If possible include a scale drawing of the proposed work to be done, as well as specifications for installation. Color samples of all final paint selections, final fabric and/or material selections must be included with the application to be reviewed by the Grand Saline Main Street Design Committee and approved by the Grand Saline Main Street Advisory Board.

Obtain written proposals on all project work from contractors. Self-contracted work will be reimbursed for actual legitimate expenses, excluding labor.

3. *Return the completed Application Form (page 6) and Agreement Form (page 7) with all original contract proposals and color samples for the proposed work to the Grand Saline Main Street office at 103 N. Main Street.*

4. *The approval process will include without limitation the following:*

(a) All Sign & Façade Grant projects must meet current building standards (International Building Codes).

(b) All applications are reviewed by the Grand Saline Main Street Design Committee and presented to the Main Street Advisory Board. The Design Committee meets as needed to accommodate applications.

(c) Notwithstanding anything stated in this Application to the contrary, final approval for any grant shall be vested in the Main Street Advisory Board.

(d) The Main Street Advisory Board may receive recommendations from committees, such as the Design Committee, which review all or a part of the Application. Committee recommendations shall be advisory only and no recommendation shall be binding on the Main Street Advisory Board.

(e) The Main Street Advisory Board shall consider only Applications which have been properly and fully completed and which contain all information required in the Application or requested by any committee or the Main Street Advisory Board.

(f) All construction bids submitted by an Applicant must be current and must be dated no earlier than thirty (30) days prior to the Application request. Bids shall be submitted on the contractor's letterhead and shall contain the contractor's name, address, telephone number and shall itemize the bid in a manner that allows the Main Street Advisory Board to determine the bid components and authenticity of the bid.

(g) An Applicant who submits an Application that was denied a grant by the Main Street Advisory Board shall not be eligible to re-submit a grant Application for six (6) months from the date the prior Application was declined by the Main Street Advisory Board.

(h) Applicants receiving approval by the Main Street Advisory Board shall commence construction described within the Application within sixty (60) days from the date the grant is awarded by the Main Street Advisory Board. All Applicants must complete the construction described in the Application within one (1) year from the date the grant is approved by the Main Street Advisory Board. If the Applicant is unable to commence construction within sixty (60) days from the date the grant is approved or complete construction within one (1) year from the date the grant is approved, the Applicant can submit a written request for an extension for the commencement date or completion date provided the extension request is made prior to the sixty (60) day or one (1) year time limit. The Main Street Advisory Board shall not be obligated to allow extensions but may do so

for good cause determined solely by the Main Street Advisory Board. The extensions, if granted, shall be for the term and for the conditions determined exclusively by the Main Street Advisory Board. An extension denial cannot be appealed and shall be final with the Main Street Advisory Board.

- (i) As a condition of this grant Application and in consideration of the opportunity to apply for a grant, the Applicant consents to allow the Main Street Advisory Board to request City inspections to determine the grant.  
If awarded, grant shall not be used for construction to any building that is not in compliance with the City Municipal Codes and Ordinances which are applicable to the construction contemplated in the application.
- (j) The Applicant, by submission of this Application, represents the construction described within the Application shall be used in a building which is in compliance with all codes and ordinances.
- (k) The Main Street Advisory Board shall have sole discretion in awarding grants. The Main Street Advisory Board shall award grants considering the grant amount requested, grant funds available, the grant program, condition of the building in which the grant funds will be used, effectiveness of the construction, other grant requests, the type and nature of the construction.
- (l) No Applicant has a proprietary right to receive grant funds. The Main Street Advisory Board shall consider any Application within its discretionary authority to determine what grant amount would be in the best interest of the Grant program. The review criteria may include, but shall not be limited to, compatible, architectural design, streetscape objectives, overall redevelopment of the downtown area and historical property.
- (m) The Applicant shall be required to furnish pictures of the building's exterior, roof, and foundation as part of the Application request and also after the construction is completed as a condition of final reimbursement.
- (n) The Applicant is required to obtain all applicable City permits and City approvals required for the construction.
- (o) An Applicant must attend Main Street Advisory Board meetings which consider the Application or when requested to do so by the Main Street Advisory Board. Failure to attend a Main Street Advisory Board meeting when required shall be cause for rejection or tabling of the Application.

**5. Reimbursement:** When the entire grant project has been satisfactorily completed and reviewed, the applicant shall present the Grand Saline Main Street office with copies of all paid invoices for a single payment reimbursement of the approved funding.

### **REHABILITATION TIPS:**

- Roof, foundation and structural items should be given priority over cosmetic improvements.
- Carefully examine old buildings for termites, wood rot and general deterioration.
- When repairing a building do not cut expenses on the roof or the foundation.
- Be aware of areas on the roof and at connecting walls where water does not readily drain. Flashing should be installed at intersections to prevent leakage.
- Carefully locate air-conditioning units to avoid water condensations on the sides of buildings. Condensing units should be supported from the masonry walls and not placed directly on the roof.
- The top brick cornices that project above the roof deteriorate rapidly unless they are capped with metal, terra cotta, stone or concrete.
- When mortar is missing or in poor repair, moisture will enter the walls and eventually may cause structural damage. Deteriorated mortar should be removed to a depth of at least three-fourths of an inch and replaced with new mortar that matches the old in color, texture and striking of the joint.
- Do not sandblast. Chemicals and/or water can remove dirt and paint without damaging the surface of the building.
- Do not paint too often; many times a building only needs mild washing.
- If the building has stone or brick that has never been painted do not create a maintenance problem by painting it.
- Existing architectural details, including old wood doors, windows, ceilings, and trim work add to the character of a building and its resale value. Repair these features rather than remove them.
- Wood windows are reasonable to repair, if a specialist in window repair can be found. If the windows are missing, custom-made windows can be ordered for replacement in old buildings.
- Pressed metal ceiling panels are still being manufactured today with some of the same patterns installed originally. Deteriorated panels, therefore, can be replaced exactly.
- Do not use aluminum siding. It can hide water penetration into the walls and accelerate deterioration.
- Before rehabilitating a building façade, take a careful look at the structural aspects of the building. Develop a design that is compatible with neighboring buildings.
- Retain a sense of continuity by carrying exterior building design inside the structure.
- Demand quality.

**SECRETARY OF INTERIOR'S**  
**STANDARDS FOR REHABILITATION**

All Grand Saline Main Street Sign & Façade Reimbursement Grant applications will be reviewed by the Grand Saline Main Street Design Committee for design appropriateness and approved by the Grand Saline Main Street Advisory Board. The Design Committee and Advisory Board will maintain an awareness of the *Standards of Rehabilitation* as follows:

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure or site and its environment, or to use a property for its original intended purpose.
2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features will disqualify any building from this program.
3. All building, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged and may disqualify any building from this program.
4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance may be recognized and respected.
5. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities.
6. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will change or damage the historic building materials shall not be undertaken.
7. Contemporary design for alteration and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural materials, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
8. Whenever possible, new additions or alterations to structures shall be done in such a manner that if such addition or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. New additions should be compatible to the present structure.



**GRAND SALINE MAIN STREET  
SIGN OR FAÇADE REIMBURSEMENT GRANT PROGRAM  
APPLICATION**

*PLEASE RETURN signed and completed with necessary attachments to Grand Saline Main Street office, 103 N. Main St.*

♦ Applicant Name \_\_\_\_\_ Date \_\_\_\_\_

♦ Business Name \_\_\_\_\_

♦ Type of business \_\_\_\_\_

♦ Mailing Address \_\_\_\_\_

♦ Contact Phone \_\_\_\_\_ Email Address \_\_\_\_\_

♦ Building Owner (if different from applicant) \_\_\_\_\_

♦ Building Name \_\_\_\_\_

♦ Building Address \_\_\_\_\_

♦ Type of Work: (check all that apply) ☐ Paint ☐ Masonry ☐ Cleaning/paint removal  
☐ Awning/Canopy ☐ Uncovering/replacing windows ☐ Signage Other: \_\_\_\_\_

♦ Details of Planned Improvements for Sign Grant or Façade Reimbursement Grant:  
(Use additional paper if necessary)

♦ List Contractor Proposals and Total Amounts (please attach original proposals):

1. \_\_\_\_\_

2. \_\_\_\_\_

3. \_\_\_\_\_

♦ TOTAL COST OF PROPOSED SIGN OR FAÇADE PROJECT:

♦ AMOUNT OF SIGN OR FAÇADE GRANT REQUESTED:

*Attach with completed application: 1) scale drawing/s or photographs of proposed work, 2) all final color samples and materials used and 3) original copies of all contractor proposals.*

Applicant's Signature \_\_\_\_\_ Date \_\_\_\_\_

Advisory Board Review: \_\_\_\_\_ Approved \_\_\_\_\_ Rejected \_\_\_\_\_ Date \_\_\_\_\_

GRAND SALINE MAIN STREET  
SIGN OR FAÇADE REIMBURSEMENT GRANT  
AGREEMENT FORM

*PLEASE RETURN completed and signed form with necessary attachments to Grand Saline Main Street office, 103 N. Main Street.*

I have met with the Grand Saline Main Street Manager and the Grand Saline Main Street Design Committee, and I fully understand the Sign and Façade Reimbursement Grant Procedures and Details established by the Grand Saline Main Street Advisory Board. I intend to use this grant for the aforementioned renovation projects to forward the efforts of the downtown revitalization and historic preservation program known as Grand Saline Main Street. I have read the Sign and Façade Reimbursement Grant Application Procedures including the Sign and Façade Reimbursement Grant Details.

I understand that if I am awarded a Sign or Façade Reimbursement Grant by the Grand Saline Main Street Advisory Board, any deviation from the approved project may result in the partial or total withdrawal of the Sign or Façade Reimbursement Grant. If the façade is altered for any reason within one (1) year from construction, I may be required to reimburse the City of Grand Saline immediately for the full amount of the Sign or Façade Reimbursement Grant.

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*Business Name*

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*Applicant's Signature*

*Date*

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*Building Owner's Signature*

*Date*

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*Grand Saline Main Street Manager's Signature*

*Date*

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*Grand Saline Main Street Advisory Board's Approval*

*Date*