

LURAY DOWNTOWN INITIATIVE

FACADE RENOVATION GRANT

Description

The Luray Downtown Initiative (LDI) has established a Façade Renovation Grant program to provide financial assistance for physical improvements to street-front facades at businesses located within the boundaries of the Virginia Main Street (VMS) Downtown District as established on July 27, 2004.

A Façade Renovation Grant may be used for such activities as:

- Exterior renovations (paint, corrective maintenance, repointing masonry, etc.)
- Window, door, shutter repair/replacement
- Signage/lighting
- Awnings
- Landscaping

Or other exterior projects that the Design Committee Review Panel deems acceptable. Façade Renovation Grants may not be used for interior improvements except when such work is a necessary part of approved façade renovation.

Program Guidelines

1. Façade Renovation Grants for up to 50% of the total cost of the improvement project are available for qualified exterior rehabilitation projects.
2. No single Grant may exceed \$2,000 and no more than one (1) Grant will be awarded to any one project.
3. All work must be completed within six (6) months of authorization by LDI. Requests for time extensions due to unforeseen circumstances may be considered but must be authorized in writing by the Design committee.
4. Only those structures located within the Downtown perimeter as defined by VMS are eligible for Grants. (See attached map)
5. Any owner(s) of a structure(s) located within the Downtown perimeter is eligible to apply for a Grant. Tenants of buildings located in the Downtown area must have written permission from the property owners(s) to qualify for a Grant.
6. Approval of Grant applications will be determined exclusively by the LDI Design Committee's Review Panel. Physical improvements completed before application and approval will not be considered for Grants.

7. Successful applicants must agree to closely follow design recommendations provided by Frazier Associates – Architecture and Planning. Such designs will be provided free of charge to any applicant located within the Downtown area.
8. All work must comply with the requirements of the following documents:
 - a. Department of Interior Standard for Rehabilitation.
 - b. Applicable state, county and local codes.

Application Process

The Façade Renovation Grant program is a competitive process and is predicated on a “first come – first served” basis among eligible applicants. Because the Grants are funded largely through fund-raising efforts by LDI, funding may not be available at all times for all applications received. For this reason, successful applicants will be prioritized and will be awarded Grants as additional funds become available.

Interested property owners must complete a Grant application that can be obtained from the Luray Downtown Initiative office located at 47A West Main Street, Luray, Virginia, 22835. Telephone (540) 743-7700.

Tenants who wish to obtain a Grant must have written permission from the property owner prior to submitting an application form. Forms authorizing renovations by tenants are available at the Luray Downtown Initiative’s office.

All applicants will be notified in writing within thirty (30) days if an application has been approved or denied.

Successful applicants agree to hold harmless the Luray Downtown Initiative’s Board of Directors, Executive Director, Committee Members and the Town of Luray in the event of property damage, physical injury and/or death that might occur as a result of work performed on this project.

Procedures for Payment

Successful applications may be reimbursed for up to 50% of the actual cost of renovations, not to exceed \$2,000.00.

Upon completion of the renovation project, a final inspection will be conducted by LDI’s Design Committee Review Panel. Upon receiving a letter of acceptance from the Design Committee, the applicant must submit original copies of invoices and statements of work, along with any receipts or other proof of full payment, and a signature of approval by the applicant. The Executive Director will then authorize a check for the amount specified within the limits described above. In no case will payment exceed 50% of the cost of work performed or \$2,000.00.

Any changes or revisions to a façade that have not been approved by the Design Committee Review panel will not be considered for reimbursement.

Before final payment is made, the applicant must agree, in writing, to properly maintain the improvements and to make no substantial material alterations to the structure for a period of at least five (5) years from time of final acceptance without the express written approval of the Luray Downtown Initiative.

Once final payment is made, if the property owner or occupant fails to properly maintain the improvements or makes substantial material alterations to the structure within a period of five (5) years from the time of final acceptance without the express written approval of the Luray Downtown Initiative, they shall be liable for reimbursement of the final payment, and any other damages incurred by the Luray Downtown Initiative, including attorney's fees.

Payment will be made within 30 days of final inspection and acceptance by the Design Committee.