



GENERAL ADMINISTRATIVE RULES

FAÇADE GRANT PROGRAM
ARCHITECTURAL REVIEW COMMITTEE
ZIONSVILLE, INDIANA

December 7, 2009

ZIONSVILLE ARCHITECTURAL REVIEW COMMITTEE Façade Grant Program

GENERAL ADMINISTRATIVE RULES

August 14, 2009 / December 7, 2009

TERMS AND DESCRIPTIONS

The following descriptions of key terms used in the Façade Grant Program are provided for the general orientation and use of applicants, reviewers and the Committee. They are for reference and convenience only, and are interpreted at the sole discretion of the committee.

- Eligible Project:** Meeting all of the following criteria:
- (1) The property must be a commercial use in or contiguous to the Zionsville Village Business District.
 - (2) The rehabilitation must be visible from a public way.
 - (3) The rehabilitation project must contribute to the enhancement and character of the building as well as the Town of Zionsville Business Districts.
- Qualified Expense:** Expenses legally eligible for the grant privilege for work items associated with rehabilitation in compliance with the Façade Guidelines.
- Façade Guidelines:** The guidelines published by the Town of Zionsville and periodically updated from time to time by the Town or its Architectural Review Committee, all of which are interpreted at the sole discretion of the committee.
- Character:** Qualities that make a building and place interesting, attractive or significant
- Committee:** The Zionsville Architectural Review Committee as appointed by the Zionsville Town Council and who, by such appointment maintains sole responsibility for implementing, interpreting, reviewing and approving all aspects of the Façade Grant Program.
- Maintenance:** Work that is completed primarily to keep a building in good condition and working order
- Enhancement:** Work that is completed to improve or add to the strength, worth, beauty, or other desirable quality of something

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PROGRAM RULES:

- 1 The Program is administered on a building by building basis. In the event a single building has multiple owners, the building is eligible for one (1) grant.
- 2 Eligibility is limited to one (1) grant per building per year calendar year. For the purposes of this determination, the calendar year is a 'rolling' clock that commences uniquely for each building, starting at the date of Application.
- 3 Eligibility of grants in excess of one for an individual building will be evaluated for their unique difference from prior grant(s), and the consideration of total grant funding available in the program.
- 4 Multiple multi-year grants will not be considered or awarded for Projects that are singular in nature and appear to be being completed in multiple phases for the purposes of obtaining more than one grant unless the sequential and overall project scope is identified and approved in a 'master plan' at the time of the initial application and it is determined, at the sole discretion of the committee, that multiple and sequential grants will provide for an overall project significantly enhances the character of the building and its contribution to the character of the town. Otherwise, eligible projects requiring multi-year construction due to project phasing or logistical factors require phasing and multi-year construction are eligible for one (1) grant.
- 5 The rules of the Program are at the sole discretion of the Zionsville Architectural Review Committee and the Zionsville Town Council.
- 6 Committee approval of the Project and its qualified expenses is required prior to the start of construction or demolition. Cost for any work completed prior to such approval is not eligible or qualified.
- 7 Work must be started within six (6) months of time of grant award, and completed within eighteen (18) months of grant award, unless otherwise approved by the committee.
- 8 The grant can be recaptured by the town if the property is transferred within two (2) years after completion of the approved rehabilitation or if additional modifications to the property that do not meet the "Guidelines" are undertaken less than two (2) years after completion of the approved rehabilitation.

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