MAIN STREET FAIRMOUNT

Façade Grant Program

Program Guide

Historic Charm. Modern Momentum.

A Town Worth Fighting For

Walk down the 100 block of South Main Street on a quiet Tuesday morning. Notice the brick — some of it laid more than a hundred years ago, during Indiana's Gas Boom, when Fairmount believed its future was limitless. Those buildings were built to last. And they have.

But buildings need champions. People willing to invest — time, craftsmanship, and dollars — so that another generation can walk that same block and feel the same sense of place. That is what this program is about.

Main Street Fairmount (MSF) and the Façade Grant Program Team (FGP) are here to walk alongside you — step by step, project by project — as together we restore one of Grant County's most authentic and irreplaceable downtowns.

> **Funded by our community, for our community.**
> Every dollar in this grant pool was contributed by neighbors, local businesses, and community members who believe in Fairmount's future. We are actively pursuing TIF district funding and state and federal grants to grow future cycles. For now, this is people investing in people — and that is worth celebrating.

What This Program Is For

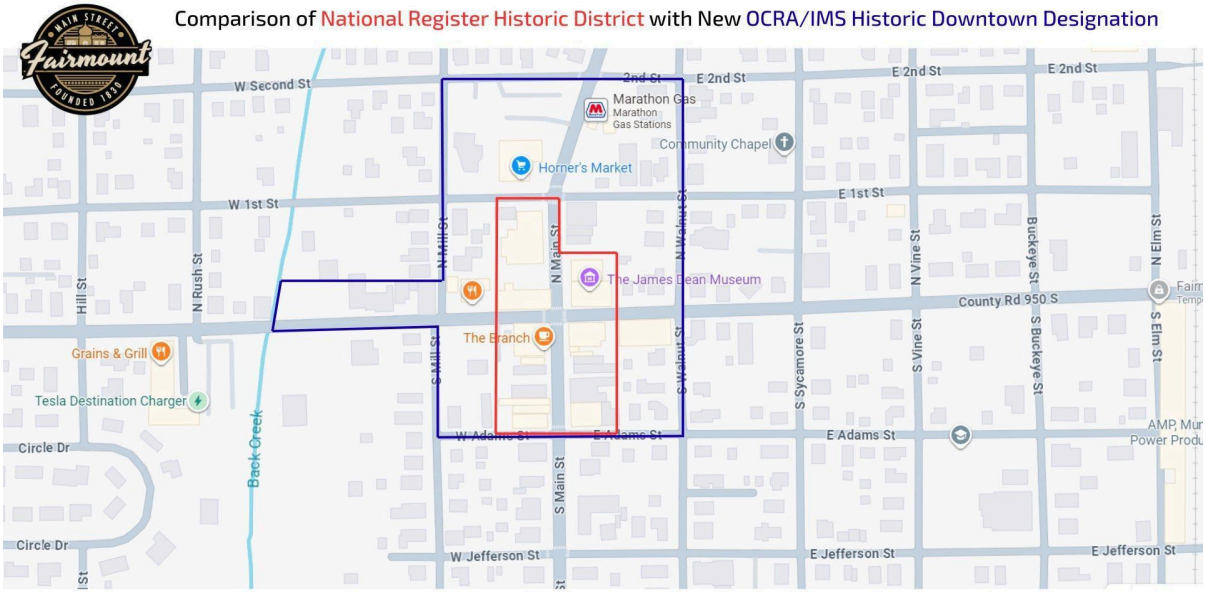
The Façade Grant Program exists to preserve Fairmount's historic downtown buildings — the Gas Boom-era brick structures that give this community its identity. Grant selection prioritizes properties that retain original historic fabric: masonry, storefront proportions, transom windows, cornices, and other character-defining features.

This program is not designed to fund a complete renovation. It is designed to help you make meaningful progress one or two improvements at a time — sustainably, thoughtfully, and with lasting results. A building owner might use the program three or four times over several years, each grant cycle bringing the building closer to what it once was.

> **Not sure if your building qualifies?**
> Contact the FGP Team before applying. We will help you understand your building's history and connect you with Indiana Landmarks — our primary partner for historic preservation guidance, structural stabilization resources, and contractor referrals. You are not on your own.
> *Want to see the official record for your building? Fairmount's downtown is documented in two National Register of Historic Places nominations: the Fairmount Commercial Historic District and the Baldwin Addition Fairmount Commercial District. These documents describe which buildings contribute to the historic district and why. Ask the FGP Team for the links, or find them through the National Archives catalog.*

Where We Work

Eligible properties are located within the Main Street Fairmount service boundary in downtown Fairmount. The program is open to commercial businesses, nonprofit organizations (501(c)(3), 501(c)(4), and 501(c)(10)), and private residences within the historic downtown district boundary — any property whose publicly visible façade contributes to the historic streetscape. The purpose of this grant is exterior façade improvement, not interior renovation. The map below shows both the National Register Historic District boundary (red) and the OCRA/IMS Historic Downtown Designation boundary (blue). Properties within either boundary are eligible.



IMS Director, Tereasa Camin, visited Fairmount to walk the boundary for adjustment consideration and named a new Historic Downtown area as recognized by IMS and OCRA.

Red = National Register Historic District. Blue = OCRA/IMS Historic Downtown Designation.

If you are uncertain whether your property falls within the eligible area, contact the FGP Team before applying.

Curious whether your building is a "contributing structure" to the historic district? The National Register nominations for the Fairmount Commercial District and the Baldwin Addition Fairmount Commercial District list contributing properties and the history behind them. The full Policy & Application document includes direct links to both.

The Grant at a Glance

Grant Match	50% of approved project costs
Maximum Award	$10,000 per project. Example: a $25,000 project qualifies for up to $10,000 (50% of the first $20,000 of approved costs).
Annual Fund	$10,000 total — shared across all façade and sign applications. Rolling basis until exhausted.
Minimum Project	$2,500 in eligible improvements
Sign Grants	100% reimbursement up to $800. Separate application. Draws from the same annual fund.
Disbursement	Reimbursement to you after work is complete and inspected — not an advance payment.

Completion Window	9 months from grant agreement date
Budget Tip	Build a 10–20% contingency into your budget. Grant amounts are fixed at approval.

What's Eligible

Eligible Work

- Restoration of original façade or storefront elements
- Masonry repair and mortar repointing
- Cornices, entrances, doors, transoms, decorative details
- Awnings, exterior lighting, alleyway enhancements
- Window repair and replacement (as part of a larger façade project)
- Exterior painting and surface preparation
- Architectural fees associated with eligible façade work
- Hardscaping and selective demolition as part of a façade project
- Signage consistent with design guidelines

Not Eligible

- Interior work of any kind
- Roof repairs or replacement
- Sidewalk or pavement replacement
- Permit fees
- Aluminum or vinyl cladding over historic masonry or wood
- Work by the applicant or their own employees
- Work inconsistent with MSF Design Guidelines or Secretary of the Interior's Standards

All funded work must meet the MSF Design Guidelines and the Secretary of the Interior's Standards for Rehabilitation. Design Guidelines are available at https://www.mainstreetfairmount.org/facade-grant-program.

Before You Apply

Before investing in façade work, make sure your building is structurally sound. A beautiful new storefront on an unstable building is not an investment — it is a delay. The FGP Team will connect you with Indiana Landmarks for structural guidance, contractor referrals, and financing options. Reach out before you apply — this conversation is free and could save your building.

> **Structural issues don't automatically disqualify you.**
> Whether an issue affects your application depends on its relationship to the proposed work. A failing foundation and a window replacement grant are in direct conflict. Unrelated issues are less likely to affect eligibility. Disclose openly — we are here to help, not penalize.

How to Apply

1. Contact the FGP Team first. A brief conversation before you apply ensures your project is well-positioned, your scope is eligible, and your budget is realistic. Do not skip this step.
2. Prepare your application. Gather photos of existing conditions, contractor proposals, material samples, and any drawings. The full Application Checklist is in the Policy & Application document.
3. Submit. Email, mail, or deliver in person to David Crouse at Fairmount State Bank.
4. Review. The FGP Team reviews for completeness, then the Grant Committee makes the award decision.
5. Agreement & work begins. Sign the grant agreement, then start construction. No work before the agreement is signed.
6. Complete & submit for reimbursement. Finish the work, submit invoices and proof of full contractor payment, and receive your reimbursement.

2027 Annual Timeline

- January: Program opens, pre-application conversations begin
- January 1 – February 15: Application window
- March 1–15: Award decisions communicated
- April 1: Agreements signed, construction begins
- 9 months from April 1: All work complete
- *Note: Construction must pause during James Dean Festival weekend (last full weekend of September)*

Ready to Get Started?

The best first step is a conversation. Reach the FGP Team through any of the following:

- Website: https://www.mainstreetfairmount.org/facade-grant-program
- Email: contact@mainstreetfairmount.org
- Mail: PO Box 257, Fairmount, IN 46928
- In person: David Crouse at Fairmount State Bank

The full Policy & Application document is available at https://www.mainstreetfairmount.org/facade-grant-program

It contains the complete program policy, scoring rubric, application checklist, and application form. Download it when you are ready to apply. This Program Guide is your starting point — the Policy & Application document is your next step.

These buildings have stood for over a hundred years. With your investment and ours, they will stand for a hundred more.