

K 
*EXPERIENCE THE
HEART OF KENDALLVILLE*


**MAIN STREET
AMERICA®**
2021 Affiliate


OCRA **Office of
COMMUNITY &
RURAL AFFAIRS**


INDIANA LANDMARKS


indiana
humanities



PreservING Main Street

Pilot Community

Kendallville, Indiana

Grant Highlights

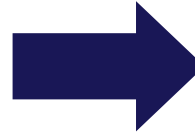
\$2M

In downtown development and historic preservation efforts



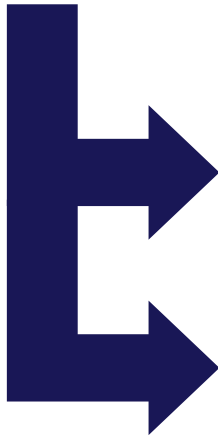
10%

(\$200,000)
Match required



\$50,000

Committed from
Kendallville RDC



\$100,000 placed into an endowment/revolving fund at the Community Foundation for future projects.

\$100,000 used for Main Street capacity building, such as hiring a Main Street Manager, securing consultants, or leveraging new downtown investment opportunities.



\$20K

From Indiana Humanities to implement 2 humanities-based projects within the community.

Grant Details

Objectives:

- ⇒ Create a foundation and framework for a sustainable historic preservation ethic
- ⇒ Rehabilitate and preserve historic buildings
- ⇒ Build capacity to support local Indiana Main Street organization and small businesses
- ⇒ Ensure a comprehensive downtown revitalization model is developed and able to be replicated
- ⇒ Supply programmatic model and purpose for local collaboration

Program Overview:

\$2M in CDBG Funds will be granted to Kendallville to be used for transformational façade and building improvements over the course of two years.

- Building owners will work with an architect to submit renderings following an OCRA determined application process. OCRA and Indiana Landmarks will partner to score and award applications.

The Kendallville Main Street organization and the LUG will be responsible for raising a 10% (\$200,000) match for the project, which could include a mix of private and local funds. The total match must be raised before the end of the 2-year pilot. Of that 10%:

- 50% will be put in a permanent endowment/revolving loan fund for downtown projects
- 50% will be supplied to the Main Street organization for long-term sustainability.

Indiana Landmarks will work with the Kendallville Main Street organization and the building/ business owners to provide training and conditions assessments for preservation projects in downtown.

Local units of government, along with Indiana Landmarks and OCRA, will assist in using the Indiana state enabling law and model ordinance to develop and adopt a local preservation ordinance, formation of a preservation commission, and designation of a downtown local historic district within the first 18 months. New commission members will be required to attend CAMP training.

The Kendallville Main Street organization will also implement two humanities-based programs and activities using a \$20,000 Indiana Humanities Grant distributed in two tranches.

- An “immediate impact” project before March 2022
- Full activation of projects and activities focused on humanities and historic preservation and rooted in their plan

The Kendallville Main Street organization will also attend trainings provided by Indiana Humanities throughout the project.

Anticipated Outcomes:

Preservation: Multiple transformational preservation projects in the historic commercial district. Large-scale investment in the historic buildings primes the community for new private investment.

Community Preservation Ethic: Community has a greater understanding and appreciation of the economic benefits of investing in historic preservation.

Increased Main Street Capacity: Increased capacity of local Main Street organization through National Main Street training, broad-based community collaboration, strengthened relationship with building/business owners, large-scale fundraising campaign.

Telling the Whole Story: A partnership with Indiana Humanities is essential to stretching historic preservation to become more interpretive, interdisciplinary, and participatory. By building historic preservation and the public humanities the results will be more holistic and a downtown that the whole community can take pride in.

Sustainability: Local unit of government establishes a historic preservation commission and designates downtown as a local historic district with community-guided design guidelines to protect program investments in preservation projects and ensure future capital projects support and align with the community’s preservation ethic. Community-funded endowment/revolving loan fund established to add long-term sustainability for investments and improvements in downtown.

Grant Q&A

What types of projects are eligible for grant funding?

- Façade projects, including brickwork/tuck pointing, windows, gutters, sealing and structural integrity.
- Projects that preserve the façade of a building, even if it means the interior structure is to be removed.
- Projects that maintain the historical integrity of the building.

What types of projects are NOT eligible for grant funding?

- Interior work, signage and awnings.
- Façade projects on the rear of buildings.
- Paving projects.

What is the grant timeline?

- Planning applications are due by February 2022.
- Fundable applications for construction projects are due by May 2022.
- All projects must be completed by October 1, 2023.

What is the expectation/responsibility of building owners?

- Building owners will need to sign a Memo of Understanding (MOU) to participate in the program.
- The Kendallville Main Street organization may ask the property owner to provide a match in order to be eligible for grant funding, but it is not required.

What is the role of the Preservation Commission?

- The Preservation Commission will be composed of members appointed by the mayor and the City Council.
- The Preservation Commission will act as a “stand alone” entity (vs a planning or zoning commission) and will make recommendations to the Redevelopment Commission on future façade grants requests based on their commitment to the historical integrity of a building.
- The Preservation Commission will also review zoning requests before being presented to the Zoning Commission,
- Members of the Preservation Commission will be appointed by the mayor and/or City Council.
- The Preservation Commission will determine the district boundaries, as well as all preservation guidelines to be enacted.



Humanities Project #1

Developing a Cultural Heritage Trail

This project will highlight both the architectural legacy of the community, as well as individuals from the Kendallville area who hold historic significance, such as:

- Author Gene Stratton-Porter, who once had a broom and brush shop in downtown Kendallville
- Arthur Mapes, Indiana Poet Laureate and Kendallville native
- Alvin Strauss, Kendallville native and nationally recognized architect
- Cora Anderson, Kendallville native and African American woman who bravely dressed as a man in the late 1800's to obtain gainful employment
- Larry Baker, a state legislator and flower farmer from Kendallville, who lobbied successfully to make the peony the Indiana state flower
- Harold Urey, a Kendallville native who went on to become a Chemist and won a Nobel Prize

As part of this project, Kendallville will incorporate the following new features:

- Historical markers placed at high traffic walking areas around Kendallville to educate the community on its rich history
- Large window clings placed on vacant downtown building windows to create excitement about the project, along with the opportunity for self-guided tours to learn about Kendallville's past, while also concealing areas of downtown blight.
- One or more scheduled walking tours (in conjunction with the placement of window clings and/or historical markers) that include educational "reenactments" that help the community understand and appreciate the unique history of Kendallville.



Cora Anderson



Arthur Mapes



Gene Stratton Porter

How to Donate

SELECT ONE:

Mail Your Donation to:

ATTN: Preserving Main Street Project
c/o City of Kendallville
234 S Main Street
Kendallville, IN 46755

Donate Online at:

<https://www.kendallvillemainstreet.com/donate>

Send Me an Invoice at:

Charge My Credit Card:

Card Name: _____

Card Number: _____

Exp. Date: _____

CCV: _____ **Billing Zip:** _____

Other Important Information

KENDALLVILLE MAIN STREET BOARD MEMBERS:

Mayor SuzAnne Handshoe mayor@kendallville-in.org
Kristen Johnson, President..... kjohnson@kendallvillechamber.com
Cheryl Barker – Vice President..... cheryl@reickinsurance.com
Brooke Bentley - Treasurerbrooke.bentley@lakecitybank.com
Tara Streb – Secretarytara@noblecountyedc.com
Joe Sells – Board Member jsells@hoslerrealty.com
Kathy Smith – Board Member..... 24tomkate@gmail.com
Jennifer Streich – Board Member..... jstreich@hoslerrealty.com
Dep Hornberger - Board Member depandra@hotmail.com
Stephane Langelier – Board Member pipeorgantech@hotmail.com

THANK YOU

For your kind consideration!

Please feel free to contact any member of the committee with questions.

Your donation is 100% Tax Deductible