



Downtown Sykesville Façade Improvement Program

Program Overview

The Downtown Sykesville Façade Improvement Program (DSFIP) is funded by the [Maryland Façade Improvement Program \(MFIP\)](#), which provides funding to improve the exteriors of businesses located in Maryland Sustainable Communities.

DSFIP helps property owners and businesses enhance storefronts, preserve historic character, and strengthen Sykesville's economic vitality in alignment with the **Town's [Sustainable Communities Action Plan](#)** and the **Downtown Sykesville Connection's [Strategic Plan](#)**.

The DSFIP is administered by the [Town of Sykesville](#) and the [Downtown Sykesville Connection \(DSC\)](#). The program adheres strictly to the new MFIP guidelines to **assist qualified businesses with improving the outside of the businesses' buildings and facilities**.

The Town and DSC are seeking applications to help with the historically significant renovation of commercial buildings that contribute to creating a sense of place within Sykesville's Sustainable Community limits.

Grant Amounts

- **Minimum project size:** \$2,500 (total project cost)
- **Maximum grant award:** \$25,000 (for total project cost of \$50,000 or more)
- **Matching requirement:** 100% applicant match required
- **Work completed before approval is NOT eligible for reimbursement**





Who Can Apply

Commercial property owners or tenants (with owner permission) located within **Sykesville's Sustainable Community boundaries**, with priority given to **Main Street and the Historic District**.

Funds can be used for capital costs related to the improvement of exterior facades for business buildings and facilities to maintain and enhance consistent, attractive designs for Sykesville commercial corridors in order to bolster economic vitality and stimulate new private investments. Enhancements can range from minor renovations to architectural restorations, all contributing to preserving and enhancing Sykesville's historic heritage and small-town charm.

Note: MFIP exclusively funds exterior projects.

Eligible projects include: Painting, Awnings, Lighting, Signage, Masonry & cornice repair, Doors & windows, Removal of inappropriate exterior finishes, ADA exterior improvements, Murals, Roofs, Other improvements that enhance building appearance

Ineligible project include: Interior work, Residential buildings, Functional infrastructure (solar panels, EV chargers, etc.), Projects under \$2,500, Work prohibited by local codes

Compliance

Adherence to the Sykesville Historic District Commission (HDC) is a must, ensuring renovations preserve our Town's heritage. Refer to the HDC guidelines ([HDC guidelines](#)) for specifics like authorized materials, storefront design, etc., and attach your draft HDC application to your DSFIP application.

For more information regarding the HDC guidelines and restrictions, please see the [Town of Sykesville](#) website or call the Town Planner, Kevin Rubenstien, @ 410-795-8959.

Please note that the painting of a building does not require HDC approval.

Regardless of HDC consideration, all DSFIP projects are reviewed and approved by the **Town of Sykesville** and the **DSC**. Due to State funding requirements, DSFIP projects must also be reviewed by the **Maryland Historical Trust**.

Applicants must have a track record of providing their private investment contribution (not limited to grant matching funds) – when applicable - as requested for the DSC's quarterly Department of Housing and Community Development Main Street reports.





What to Submit

A complete application must include:

- The DSFIP application below
- Two color photos of the existing façade
- Sketches or drawings of proposed work
- Two contractor bids on letterhead
- Project narrative (purpose, scope, timeline)
- A complete HDC application.
- Proof of business good standing:
<https://egov.maryland.gov/BusinessExpress/EntitySearch>

Incomplete applications will not be reviewed.

DSFIP Application deadline: March 24, 2026

Applicants will receive timely updates regarding their application status and **must await formal authorization before commencing their project.**

DSFIP Post-Approval Steps:

Awards will be announced on April 5, 2026

Projects will be reviewed by the Maryland Historical Trust for approval and submitted to the Sykesville Historic District Commission.

Once all necessary permits and approvals are secured, the project needs to be completed within a year. Compliance with safety and insurance standards is non-negotiable. The applicant is responsible for obtaining County approval if applicable and conforming to all applicable safety standards and guidelines.

Reimbursement

After project completion, submit:

- Invoices & proof of payment
- Photos of completed work

Reimbursement is issued within **30 days** if work matches the approved scope. Expenses incurred before approval are not eligible.





Downtown Façade Improvement Program Project Application

CONTACT NAME: _____
COMPANY/BUSINESS NAME: _____
MAILING ADDRESS: _____
CITY, STATE, ZIP: _____
HOME PHONE: _____ CELL PHONE: _____
E-MAIL ADDRESS: _____

If different from the above, please provide the following additional information:

PROPERTY OWNER NAME: _____
PROPERTY OWNER ADDRESS: _____
PROPERTY OWNER PHONE NUMBER: _____
PROPERTY OWNER E-MAIL: _____

Note: If you are not the property owner, you must have the property owner or an authorized representative co-sign this application in order to be considered.

PROPOSED FAÇADE IMPROVEMENTS

Please briefly describe your proposed improvements (attach a separate page if necessary):
See attachments.





Please include the following supplementary documentation with your application:

- Two color photos showing the existing façade,
- Detailed sketches or drawings of the proposed improvements,
- Two bids on contractor letterhead,
- A complete narrative of the project describing its purpose, sequence, goal, and projected timeline,
- A complete [HDC application](#).
- A screenshot from the Maryland Department of Assessments and Taxation website showing that your business is in good standing with the State as of the date of your application (<https://egov.maryland.gov/BusinessExpress/EntitySearch>).

Total project budget: \$ _____

Total funds requested: \$ _____

Proposed start date: _____

Estimated completion: _____

Downtown Sykesville Façade Improvement Program General Conditions

1. The applicant is not and does not anticipate becoming an agent, employee, or contractor of the Town of Sykesville.
2. The applicant shall be solely responsible for all safety conditions and compliance with safety regulations, building codes, building permits, Historic District Commission requirements, ordinances, and other applicable regulations and requirements.
3. Work completed prior to the receipt of a letter of commitment is ineligible for funding.
4. The applicant will not seek to hold the Town of Sykesville and/or its agents, employees, or officers liable for any property damage, personal injury or other loss relating in any way to the Façade Improvement Program.
5. The applicant will not seek to hold the Downtown Sykesville Connection and/or its agents, employees, or officers liable for any property damage, personal injury, or other loss relating in any way to the Façade Improvement Program.
6. The applicant shall be responsible for maintaining valid and sufficient insurance coverage for property damage and personal injury for any and all projects relating to the Façade Improvement Program.

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7. The applicant agrees to maintain the property and improvements including, but not limited to, promptly removing graffiti, sweeping, and shoveling in front of the property.
8. The applicant agrees to return a pro-rated amount of the grant money received if the improvement is removed within two years.
9. The applicant authorizes the Town of Sykesville and the Downtown Sykesville Connection to promote an approved project, including, but not limited to, displaying signage at the site during and after construction and using photographs and descriptions of the project in promotional materials and press releases.

By signing below, the applicant understands and agrees to the above conditions:

Signature of applicant: _____ Date: _____

Print name of applicant: _____

If the applicant is not the property owner, please have the property owner or an authorized representative review and co-sign below.

As owner or authorized representative of the property at _____ (address), I have reviewed the above application and authorize _____ (applicant name) to apply for and complete the described project as part of the Downtown Sykesville Façade Improvement Program.

By signing below, the property owner understands and agrees to the above conditions:

Signature of property owner or agent _____ Date: _____

Print name of property owner or agent: _____

Should you have any questions or need further assistance, reach out to us via [email](#) or phone at 410-216-4543.

