



PRESERVATION MARYLAND

Assistance on Main Street (AMS) Professional Services Assistance Program Guidelines

Introduction

The [Assistance on Main Street](#) (AMS) Professional Services Assistance Program provides funding awards of up to \$2,500 to support costs associated with professional services for necessary architecture, preservation, or other specialized professional services to support exterior improvements or other critical façade upgrades necessary to return currently vacant or underutilized historic commercial buildings to productive use. This program intends to encourage high-quality, lasting improvements that respect and highlight the unique historic character of the Main Street community, and for applicants to build capacity in achieving their community revitalization and economic development goals.

This program is only available to businesses and properties located within a [Main Street Maryland](#) community. The Main Street Maryland program serves as the state coordinating program for the National Main Street Center, a subsidiary of the National Trust for Historic Preservation. Main Street is a key program for community development and revitalization in Maryland's historic downtowns and commercial districts.

Supported by the Maryland Department of Housing and Community Development, AMS program has a total of \$35,000 in available funding to support business and property owners in completing needed improvement projects which will contribute to the continued vibrancy of Maryland's Main Streets and the stewardship of their historic buildings.

Eligibility Requirements

To be eligible, your project and property must meet all of the following AMS program requirements:

1. The property must be located within the formal boundaries of a [Main Street Maryland](#) community. Members of main street business development organizations will receive priority over non-members, but any business located within the boundaries of a Main Street Maryland community is eligible and encouraged to apply.
2. It must be a commercial property. For the purpose of this program, a commercial property is defined as an income-producing property that is not a single or multi-family home. Properties that have commercial spaces on the ground floor and residential or office spaces on the upper floor(s) are eligible. A façade is defined as the primary street-facing elevation of a building, or in the case of a building on an intersection, the street-facing elevations.

3. The applicant must be the property owner or business owner with a valid commercial lease. Tenant applicants must include a signed and dated letter of consent to apply from the property owner.
4. Complete the project and submit the final report within 60 days of completing the project. All final reports must be submitted by January 30, 2026.
5. All work produced as a result of the AMS program must meet the Secretary of the Interior's Standards for Rehabilitation. Where applicable, consultants should meet the appropriate Secretary of the Interior's Professional Qualifications Standards as outlined in 36 CFR 61.

Professional services supported through AMS include but are not limited to:

- Architectural
- Historic Preservation Consultants (e.g. historic tax credit projects, rehabilitation plans)
- Structural Engineering
- Technical specialists (e.g. Lead paint or other hazardous abatement testing, fire suppression systems, etc.)

For prospective applicants who have yet to select a consultant, you may consult with Preservation Maryland's [Preservation Pool](#). The *Pool* is a listing of state and regional preservation consultants who regularly complete preservation projects in Maryland. Please note that inclusion *in the Preservation Pool does not imply Preservation Maryland endorsement or approval and appropriate due diligence should always be conducted before hiring any consultant.*

The AMS does not support brick-and-mortar expenses or other hard costs. This program only provides funding to support fees for architectural, design, preservation, engineering, and other professional services.

Awards

Assistance on Main Street program has a total of \$35,000 in funding available. The max grant award is \$2,500. Payment of grant awards is on a reimbursement basis. Once the professional services are completed and paid, awardees can submit a [Reimbursement Request](#) and Final Report to process their award payment. Reimbursement may not exceed the award amount of \$2,500 and can only be made to the applicant and not to project consultant.

Applications

Preservation Maryland will [accept applications](#) through the online grant application platform, SmarterSelect, a link to which is also accessible through the Preservation Maryland website. This program is free but does require setting up an account.

Program Timeline	
Application opens	Tuesday, July 29, 2025
Virtual Info Session	Wednesday, August 13, 2025
Virtual Office Hours 1	Friday, August 22, 2025

Virtual Office Hours 2	Friday, August 29, 2025
Application deadline	Friday, September 5, 2025
Award public announcement (anticipated)	September 2025
Final Report Final Deadline	Friday, January 30, 2026

The application will be open to the public on July 28, 2025. A virtual info session will be held on Wednesday, August 13, 2025, at 10:00 AM. This webinar presentation will provide an overview of the program followed by a Q&A; it will be recorded and made available on Preservation Maryland's website. There will be two virtual office hours, one on August 22, 2025, at 10:00 AM and one on August 29, 2025, at 3:00 PM. These office hours will be unstructured, drop-in discussion and Q&A sessions where attendees can ask specific questions about program eligibility and submitting an [application](#). To sign up for the information session or one of the office hours, please visit [Preservation Maryland's calendar](#) for registration links.

As part of the application, you will be required to upload additional support documentation. Depending on the project plans, an applicant should expect to provide the following, or similar, items:

- Completed online application form
- Photographs of the building
- Project Budget
- Consultant estimates or quotes for the proposed professional services
- Current lease agreement (if applicable)
- Property owner letter of consent (if applicable)

Preservation Maryland will select funding recipients through a competitive application process that will assess the applicant's eligibility, experience, and capacity. Preservation Maryland will determine funding award selection and notify all applicants of their status via email on or before Tuesday, September 30, 2025.

In the event that the available \$35,000 of funding is not dispensed in the initial application round, the application may be reopened with subsequent applications considered on a first come first serve basis until all the funding is dispensed.

Final Report

All grant recipients must submit a final report once the project is completed to close out their project and process payment on the grant award. All final reports must be submitted to Preservation Maryland no later than January 30, 2026.

Preservation Maryland will accept Final Reports through SmarterSelect, a link to which is accessible through the Preservation Maryland website. Depending on the project plans, a grant recipient should expect to provide the following, or similar, items:

- Completed final report form,
- Brief description of the completed professional services and how they will support the needed exterior improvements or other critical upgrades,

- Copies of receipts, including canceled checks, credit card receipts, and/or paid invoices confirming the grant award amount was spent in full,
- Copies of the completed consultant work.

Questions

A Virtual Info Session will take place on Wednesday, August 13, 2025, at 10:00 AM. This webinar presentation will provide an overview of the program followed by a Q&A; it will be recorded and made available on Preservation Maryland's website.

There will be two virtual office hours, one on August 22, 2025, at 10:00 AM and one on August 29, 2025, at 3:00 PM. These office hours will be unstructured, drop-in discussion and Q&A sessions where attendees can ask specific questions about program eligibility and submitting an application.

To sign up for the information session or one of the office hours, please visit [Preservation Maryland's calendar](#) for registration links. For further questions, contact Christiana Limniatis, Program & Outreach Manager at climniatis@PresMD.org or 410-685-2886 x302.

About Preservation Maryland

[Preservation Maryland](#) is a non-profit harnessing the power of historic places by revitalizing and reinvesting in communities, advocating, and building the historic trades workforce for the benefit of all Marylanders.

