



Residential Historic Façade Program Guidelines

Purpose and Scope

This program is being funded by the Pennsylvania Housing Finance Agency through the Northampton County Department of Community and Economic Development.

The **Residential Historic Façade Program** was created to provide a financial incentive to home owners to restore the primary elevation of their home to its original historic state. Historic architecture is part of a community's character, heritage and legacy. It establishes regional identity and adds a glimpse into life from a bygone era. As stewards of older buildings it is our responsibility to preserve their integrity for the future. This responsibility, however, does not come without a financial burden. Older homes were often built with high quality materials and utilized finely skilled craftsmen that in today's market make restoration cost prohibitive for the average home owner. These funds are intended to bring historic quality facade renovations into the realm of attainability for Bethlehem's residential home owners.

Funds may be used for a variety of restoration/ preservation projects. Examples of projects may include installing historically appropriate doors and windows, front porch railings and posts, painting, and masonry repointing, to name a few. The project may include an entire façade overhaul or a few key architectural components that help make the building unique.

Below are two examples of what can be accomplished through this program. The example on the left shows original door/ window openings being re-opened and appropriate siding and trim installed. The example on the right shows original details that were revealed under aluminum siding along with paint and the addition of missing trim.



Available Funds for Façade Improvements

This grant program will fund up to \$20,000 for façade improvement projects. There is no match required by the property owner.

Eligibility Requirements

Although properties Citywide are eligible, priority will be given to projects located in the “Northside 2027 Neighborhood” area and the Southside Historic District (See Map on page 8).

Only owner-occupied properties are eligible with household incomes at or below 200% the area median income (AMI) (see chart on page 9 for income thresholds). Priority will be given to households that are 80% AMI or below.

For the purposes of this program, “historic” is defined as a building 50 years or older and/or located in a historic district. The property does not necessarily need to be designated a “historic property”. The intent of this program is to restore *original* character to the properties as they were at the time of their construction.

Eligible activities include exterior improvements made to the property’s façade (the side of the building most visible from a public street or the primary elevation of the building) that are permanently attached or adhered to the property such as paint, masonry, shutters, windows, siding, doors, and lighting. The improvements may be a repair to existing/ original components or installment of new components. Landscape projects are not eligible for this program unless they involve a historic restoration element and will be limited to hardscaping.

Work must be performed by a licensed contractor/ tradesman that is in good standing with the City of Bethlehem. Payment will be made directly to the contractor.

The property must be in generally fair condition with no major health or safety issues present. If the building is in substandard condition the home owner may pursue additional funding through other City programs to address the issues if desired. The City reserves the right to deny projects based on major code violations that exist or situations that present substandard or unsafe work environments for contractors.

At the date of application, the applicant(s) must be current on the payment of their Northampton County taxes as well as City of Bethlehem accounts (including property taxes) in order to be considered eligible to participate in the program.

Evaluation Criteria and Approvals

Applications will be received on a rolling basis and evaluated on a monthly basis. Applications will be scored on the following criteria:

- Location
- Aesthetic impact
- Historic impact
- Overall impact to the block
- Project Amount



Projects may require a City-issued building permit. Permit approvals must be received prior to construction. If the property is located in a designated Historic District, the project may require a *Certificate of Appropriateness* via the South Bethlehem Historic Conservation Commission (HCC) and resolution by City Council.

Finish and paint swatches must be submitted for the proposed project with a color/ finish schemata diagram indicating where each color/finish will be used on the building. The color schemata must be a minimum submission of the manufacturers' color swatches and a print-out photograph of the entire façade clearly indicating where each color is to be used. A professional color rendering of the façade may be submitted but is not required. Although not regulated by historic standards, color combination and placement on the building must be approved by the City of Bethlehem DCED as part of the application approval process. If the approved colors are not implemented in the project, funds may be withheld.

Application/ Program Process

1. Contact Housing Rehab Specialist at the City of Bethlehem, Department of Community and Economic Development (DCED) office at (610) 997 7095 to answer any questions and have a preliminary discussion about the project.
2. Submit a completed application via mail or email with required supporting information to the City of Bethlehem, DCED, ATTN: Housing Rehab Specialist, RE: Residential Historic Façade Program. The completed application will be reviewed and either approved, denied or approved with modifications.
3. If approved, a DCED Housing Rehab Specialist will schedule a visit the property to evaluate the project and discuss the work scope.
4. The DCED Housing Rehab Specialist and the home owner will develop the final project scope. If a design professional was hired, the DCED representative will review the design on site with the professional prior to finalizing the project scope.
5. The work scope will be finalized and home owner will sign off on all required program documents. The project will be put to bid and the DCED will contract the services.
6. Once the contractor is selected, all permits will be pulled and historic review will be performed by HCC, if required.

The City will schedule the work and perform interim inspections of the project. All parties will approve any funds released for interim and final payments after successful inspections are performed.

In response to the COVID-19 infectious disease pandemic, City employees and any contractors will abide by state, local and departmental guidelines for social distancing and requirements while performing construction related activities. Home owners will be required to answer a brief questionnaire prior to City employees performing onsite visits.

APPLICATION FOR RESIDENTIAL HISTORIC FAÇADE PROGRAM 2020

Date: _____

Applicant(s) name:

Property Address:

Phone: _____ Email: _____

PROJECT INFORMATION

Age/ date of construction of the building: _____

How long have you lived in the house? _____

Household size: _____

Household income: _____

Give a brief description of the desired work:

(Work description Continued)



Was a design professional consulted on this project? yes ___ no ___

If yes, please provide contact information:

Are other improvements planned in addition to those that will be covered by this program?

If yes, please explain:

Please include with your application:

1. Completed application
2. Self certification form
3. Copy of most recent year's tax return.
4. Proof of current homeowners insurance(declaration page)
5. Proof of current compliance with all local taxing authorities. Include copies of most recent property tax bills and copies of proof of payment.
6. Current photograph(s) of the building.
7. Applicable diagrams, sketches, photos, color swatches, product information, etc.
8. Any additional information you may feel would be helpful in the evaluation process

I acknowledge that I have read the complete Program Guidelines and Application Process and have retained a copy for my records.



Signature

Date

Signature

Date



Map of the Program's Focus Area

The highlighted sections on the map below show the focus areas for the Residential Historic Facade Program which include the Northside 2027 Neighborhood Area and the Southside Historic District.



City of Bethlehem- Income Limits for F.Y. 2020

<u>FAMILY SIZE</u>	<u>INCOME</u> (80% AMI)	<u>INCOME</u> (200% AMI)
1 Person	Up to \$43,800	Up to \$109,500
2 Person	Up to \$50,050	Up to \$125,125
3 Person	Up to \$56,300	Up to \$140,750
4 Person	Up to \$62,550	Up to \$156,375
5 Person	Up to \$67,600	Up to \$169,000
6 Person	Up to \$72,600	Up to \$181,500
7 Person	Up to \$77,600	Up to \$194,000
8 Person	Up to \$82,600	Up to \$206,500