

RENOVATING YOUR STOREFRONT: GUIDELINES

- Original lines, proportions, features and materials should be retained.
- Repair rather than replace distinctive architectural features. New materials should match the original in composition, design and texture.
- Replace items that hide or detract from the historic character of the building with ones that enhance it.
- Some alterations over time are part of a building's history and should be maintained.
- Clean brick, wood and all surfaces using the gentlest means.
- Retain existing windows, doors, trim, decoration, and other details.
- Integrate upper floor façade in the design.
- The original roof shape should be kept.
- Canvas awnings are appropriate.
- Historic paint colors should be used to show the distinct character of the building.
- Construction materials should be appropriate to the historic storefront.
- Signs should be easy to read. A storefront should not have more than two signs. Plastic, back-lit signs can not be used. Single-lettering signs are appropriate.
- Consult the [Design Guidelines for Commercial Building Facades](#) in the pre-application packet for more information.
- Consult the [Secretary of the Interior's Standards for Rehabilitation](#) for more information.

To find out if your storefront is eligible for a façade renovation grant contact:

**The Community Development
Program of Beaver County**
1013 Eighth Avenue
Beaver Falls, PA 15010
(724) 770-2040

**Other Downtown Revitalization
Programs:**

Main Street Architect Program -

Renderings and/or drawings for rehabilitations of main street buildings.

Main Street Network -
Information and staff support for local downtown revitalization organizations.

Streetscape Program - Improving the look of downtown commercial districts.

**The Board of Beaver County
Commissioners**

**Daniel C. Camp III, Chairman
Sandie Egley
Tony Amadio**



FAÇADE IMPROVEMENT PROGRAM

While recognizing that our downtown commercial buildings are worth saving, we also recognize that the process of careful rehabilitation can be costly. The Community Development Program of Beaver County provides grant funds through the *Façade Improvement Program* to downtown commercial building and/or business owners to renovate their storefronts and receive reimbursement up to \$20,000 per commercial occupied/available storefront address.

Renovating a storefront takes time, focus and money, but the final product of a good renovation will be well worth it.

The project must be located within the designated downtown area and approved by the Local Revitalization Organization of the town in which the building is located.

Participating downtowns:

- Aliquippa
- Ambridge
- Beaver
- Beaver Falls
- Bridgewater
- Freedom
- Midland
- Monaca
- New Brighton
- Rochester

HIGHLIGHTS

- The program will offer up to \$20,000 per commercial occupied/available storefront address for an approximate expenditure of \$32,000.
- The program will fund up to a maximum of \$6,500 for architect services.
- The applicant must first pay for the work and provide proof of payment before the reimbursement is given.
- The building must be located in the area designated for the FIP.
- The whole process could take from six (6) months to one (1) year to complete.
- All approved reimbursement grants are subject to availability of funds.
- All projects must adhere to the FIP and design guidelines in addition to the Secretary of the Interior Standards.
- Local and UCC code regulations are not superseded by the FIP Program guidelines.
- All projects must conform to HUD requirements including prevailing wage, equal employment opportunity and other regulations.
- Vacant storefronts must be occupied within 60 days of completion of the renovation.
- A five-year mortgage at 0% interest, reduced by 20% each year, is placed on the building for the amount of the grant.

THE FAÇADE IMPROVEMENT PROCESS

FOLLOW THESE STEPS FOR A SUCCESSFUL FAÇADE IMPROVEMENT PROJECT:

STEP 1: PRE-APPLICATION

⇒ Contact The Community Development Program at (724) 770-2040 for a pre-application packet which contains the program and design guidelines as well as other helpful information.

⇒ Submit your pre-application to your Local Revitalization Organization for approval. The contact person is listed on the cover letter that comes with your pre-application packet. If you do not own the building, the building owner must agree to the work and a five-year 0% interest mortgage on the building.

⇒ Do not do any work on your facade prior to receiving notice to proceed in writing from the Community Development Program.

STEP 2: FINAL DESIGN AND HISTORIC REVIEW

⇒ The final design and color selections must be approved by the Local Revitalization Organization. All projects must adhere to the FIP Design Guidelines provided with your pre-application packet.

⇒ Because the rebate grant is HUD funded, State Historic Review will be conducted if the building is over 50 years old. This process may take 2 months or more.

STEP 3: BIDS

⇒ Pre-bid meeting. The project manager will review the program requirements and bidding process with you. Bid packets will be made available which include the scope of work and drawings, prevailing wage rate, instructions and guidelines.

STEP 4: PRE-CONSTRUCTION

⇒ Once your contractor is chosen, a pre-construction conference is held. Your contractor must agree to abide by the federal prevailing wage rate, Equal Employment Opportunity, and other regulations which will be reviewed at the meeting.

⇒ The agreement is signed by you and the County Commissioners and is passed by resolution at their regular public meeting. You will need to enter into a contract with the contractor.

STEP 5: CONSTRUCTION AND DOCUMENTATION

⇒ After the contract is signed, you will receive written notice to proceed. Work can be started at this time. Most projects must be completed within 90 days. If the work completed does not comply with the scope of work in the agreement, the rebate will not be granted. The applicant must insure that all necessary documentation is submitted to the Community Development Program.

⇒ Periodic and final inspection of the work is done.

STEP 6: REIMBURSEMENT AND MORTGAGE

⇒ The reimbursement is processed. All necessary documentation must be submitted before the reimbursement is processed.

⇒ A mortgage in the amount of the reimbursement is filed against the property. This mortgage is 0% interest rate and is reduced 20% each year for five years until reduced to 0.

⇒ After five years, the mortgage may be satisfied. Call the Community Development Program for details.