

LOCAL HISTORIC DISTRICT

QUICK FACTS

- The Easton City Council passed the Local Historic District Ordinance in August 2005 to protect and preserve Easton's historic buildings and streetscapes.
- The Historic District is roughly bounded by the Delaware River, Bushkill Street, Sixth Street, and Ferry Street. Both sides of Sixth Street are included within the District. See the Historic District Map for more information.
- The Historic District Commission (HDC) is the oversight body that recommends to City Council the approval of Certificates of Appropriateness for façade work within the Historic District.
- A COA, or Certificate of Appropriateness, is required for any erection, alteration, reconstruction, restoration, repair, or demolition of all or part of any building façade in the District.
- The Ordinance does not address issues such as paint color, window treatments, or door/window hardware. Also,

any interior renovations or renovations to facades not visible from a street or public way are not affected by the Ordinance.

- Building owners are encouraged to work with the HDC during the design phase of their project. The HDC provides education and guidance to building owners on appropriate materials and design.

HOW DO I KNOW IF MY BUILDING IS IN THE HISTORIC DISTRICT?

Maps of the Easton Historic District are available from the Bureau of Codes and Inspections, One South 3rd Street, Third Floor, Easton, PA 18042.

WHAT DOES OWNING A BUILDING IN THE EASTON HISTORIC DISTRICT MEAN?

Owning a building in a Historic District may increase your property value because the city has enacted guidelines that set higher standards for renovations.

Any exterior renovations or alterations that are visible from a

street or public way require a Certificate of Appropriateness.

WHEN *DO* I NEED A CERTIFICATE OF APPROPRIATENESS (COA)?

If your building is located within the Historic District, and you are planning the erection, alteration, reconstruction, restoration, repair, or demolition of all or part of the façade, you will need a COA.



WHEN *DON'T* I NEED A CERTIFICATE OF APPROPRIATENESS?

A COA is NOT required for any of the following work:

- Interior work of any kind, and work on facades not visible from a street or public way.
- Maintenance work that does not change: the exterior features or materials of a building. The

historic, architectural, or cultural significance of the building remains unchanged. Examples include cleaning masonry, gutters, and downspouts.

- Repair or any additional work beyond maintenance. When a repair is completed, there is no visual change to the building or feature. Examples include patching, piecing in, splicing, or otherwise reinforcing materials.
- Construction or demolition of a building's rear elements, such as porches, decks, patio roofs, balconies, sunrooms.
- Construction or demolition of some side or rear yard accessory structures, such as sheds, garages, animal shelters, hot tub enclosures.
- Installation of accessory elements such as downspouts and gutters, flower boxes, flags, mailboxes, heating or cooling units.

HOW DO I GET A COA?

COA applications and design guidelines can be obtained from the Bureau of Codes and Inspections,

One South 3rd Street, Third Floor, Easton, PA 18042. If you have questions or need guidance, call (610) 250-6724.

NOTE: Failure to obtain the necessary COA may result in fines and/or the denial of building permits.

WHAT GUIDELINES ARE USED TO DETERMINE WHAT I CAN AND CANNOT DO TO MY BUILDING?

The guidelines used are based on The Secretary of the Interior's *Guidelines for Rehabilitating Historic Buildings*. Guidelines are available from the Bureau of Codes and Inspections, 1 South 3rd Street, Third Floor, Easton, PA 18042.

WHO CAN HELP ME?

Contact the HDC at the earliest stage of your project. To discuss your project informally with the HDC to uncover any potential concerns prior to finalizing your design, please contact the Bureau of Codes and Inspections at City Hall at (610) 250-6724.

Easton's Historic District



A Quick Guide to Better Understanding the Local Historic District Regulations