



**City of Boulder City Redevelopment Agency
HISTORIC PRESERVATION GRANT
PROGRAM GUIDELINES
FISCAL YEAR 2019-2020**

I. PURPOSE

The City of Boulder City takes great pride in its historic past and recognizes the economic benefits from preserving its historical assets. The Boulder City Redevelopment Agency (RDA) Historic Preservation Grant (HPG) Program provides assistance for redevelopment activities that advance efforts to preserve historically significant properties in the City's RDA area.

The HPG Program provides property owners and tenants (with owners consent) financial assistance through a grant to restore eligible buildings located within the RDA area. The grant has been created with the following purpose:

- To encourage preserving, rehabilitating, and restoring historically significant properties in Boulder City
- To protect and enhance Boulder City's attractiveness to visitors and residents
- To protect and enhance the historic landmarks which represent elements of Boulder City's historic roots

The HPG Program, funded annually through the City's budget process, provides equal opportunity for all interested participants, and a reporting process that demonstrates transparency and accountability for public funds

The Program is on a "first come, first serve" basis and is subject to funding availability. Funds will be allocated on a case-by-case basis and awarded to the projects that provide a community benefit of preserving and enhancing the historic architecture of Boulder City.

Funding will be provided on a reimbursement basis only, and, will not exceed 50%, or \$99,900 (whichever is less), of the total cost of the approved project.

II. ELIGIBILITY CRITERIA (must comply with the following)

- Building or property is located in the RDA district (see *Attachment #1*), and,
- Building or property is listed on the National Register of Historic Places, and/or is located in a Boulder City historic district (see *Attachment #2*), and,
- The property owner or tenant (with owners consent) is the grant applicant, and,
- If the tenant is the grant applicant, both parties (tenant and owner) are required to adhere to the conditions of the grant, and,
- All grant assisted construction work must comply with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, (see *Attachment #3*), and,

- Those selected to receive a grant must sign an Owner Participation Agreement with the City under which the property owner agrees to assume the cost of continued maintenance and repair of the property for ten years so as to preserve the architectural and historical integrity of the property and its materials. By signing the Agreement, the property owner agrees to do nothing to compromise the architectural and historical integrity of the property and its materials without prior written permission from the City. This Agreement must be executed prior to payment of any grant funds. Following completion of the project, there is a biennial compliance program under which the owner certifies compliance with the Agreement and submits photographs showing that the property is being maintained.

III. ELIGIBLE ACTIVITIES

- All eligible work must comply with the *Secretary of Interior's Standards for the Treatment of Historic Properties* for **Preservation, Rehabilitation, and Restoration**, as shown in *Attachment #3*.
- Funding will be awarded for either interior work, exterior work, or a combination. Specific examples of fundable project work include the following:

Accessibility	Improvements that are necessary to comply with the <i>Americans with Disabilities Act (ADA)</i>
Archeological Excavation	When undertaken as part of a rehabilitation project to mitigate ground disturbance activities such as site work or foundation repair
Asbestos	Removal
Concrete	Preserve, rehabilitate, or restore poured-in-place concrete, precast concrete, etc.
Construction Plans	Includes preparation of documents, (e.g. historic structure reports, engineering and/or architectural drawings/plans)
Doors and Windows	Preserve, rehabilitate, or restore including frames and hardware; may include replacement with original or energy efficient replications of original doors and windows. Window material and how the window operates (e.g. double hung, casement, awning, or hopper) are significant, as are its components (including sash, muntins, ogee lugs, glazing, pane configuration, sills, mullions, casings, or brick molds) and related features, such as shutters.
Electrical	Service, distribution and permanent lighting fixtures
Elevators	Repair, replacement, or installation

Historic Exterior Features	Preserve, rehabilitate, or restore columns, porches, chimneys, siding, facades, storefronts, exterior architectural ornamentation or details, etc.
Historic Interior Features	Preserve, rehabilitate, or restore finishes to lath and plaster repair, gypsum wallboard, ceramic tile, wood paneling, floors and painting, interior architectural ornamentation or details, etc.
Lead Paint	Removal
Masonry	Preserve, rehabilitate, or restore brick or stone; repointing mortar joints and cleaning; may include boundary walls (the new work should match the old in material, design, scale, color and finish)
Mechanical	Includes plumbing, fire detection and suppression systems, heating, cooling and air distribution
Metals	Structural metal framing and metal restoration or replacement (metals such as wrought and cast iron, steel, pressed metal, tern plate, copper, aluminum, and zinc)
Murals	Preserve, rehabilitate, or restore
Non-Historic Features	Removal of historically incorrect or inappropriate exterior or interior additions or modifications to the original structure (e.g. porches, room additions, ornamentation, roofing materials) and replacement of same with historically correct materials
Public Safety Hazards	Making improvements that address hazards to building occupancy or to the structure as determined by City Fire Chief and/or the City Building Official
Roofing	Repair or replacement of failed roofs with appropriate design and/or historically correct materials (e.g. slate, wood, clay, tile, metal, roll roofing, or asphalt shingles)
Seismic Reinforcement	Repair, replacement, or installation
Signs	Preserve, rehabilitate, or restore
Site Work	Eligible items are subsurface investigation, selective demolition, drainage improvements
Structural Deficiencies	Subject to review by City Building official
Thermal and Moisture Protection	Includes roofing, flashing, waterproofing, damp proofing and insulation

Wood and Plastics	Includes rough and finish carpentry, architectural woodwork and millwork (If using wood is not feasible, then a compatible substitute material may be considered that conveys the same appearance of the surviving components of the wood feature)
--------------------------	--

IV. INELEGIBLE ACTIVITIES

- Applicants may not apply for both the RDA regular grant program and the RDA historic preservation grant program for the same project or same element(s).
- Grant support may not be used to fund the following:

Acquisitions	Of historic properties and/or land
Costs of Operations	Such as utilities, security system maintenance fees, grounds, keeping, hosting services for website, digital image storage, etc.
Direct lobbying or fundraising	
Historical Markers	
Insurance Costs	
Interest and Debt Payments	
Landscaping	As part of non-historic site improvements including parking lots, sidewalks, boundary walls, etc.
Maintenance	Projects whose entire scope of work consists solely of routine or cyclical maintenance/redecorating
Mitigation	Activities performed as a condition or precondition for obtaining a state or federal permit or license or under Section 106 of the National Historic Preservation Act
New Construction	New construction of stand-alone buildings or structures
Non-permanent Fixtures and Equipment	Installation or replacement of non-permanent interior fixtures/equipment – lighting, kitchens. Purchase of equipment not related to accomplishing a specific project goal
Reconstruction	Such as recreating a building or landscape
Restroom Facilities	Installation or replacement of restroom facilities except as required to comply with the ADA

V. EVALUATION CRITERIA

After qualification, applications will be reviewed and evaluated based on the following criteria which is a non-exclusive list:

- Is the application 100% complete?
- Does the project have a reasonable budget that meets the goals of the grant program?
- Does the project address any building safety issues?
- Is the building or property historically significant?
- Does the project comply with the Secretary of the Interior's Standards? (i.e. **Preservation, Rehabilitation, and Restoration**, as shown in *Attachment #3*)
- Does the project promote the long-term preservation of the building or property?
- Does the project promote the long-term preservation of an historic neighborhood or business district?
- Will the project eliminate blighted conditions?
- Will the project promote economic revitalization?
- Will the project stimulate private development?
- Does the project meet the City's plans and goals for historic preservation?
- Does the project meet historic development guidelines for that area?

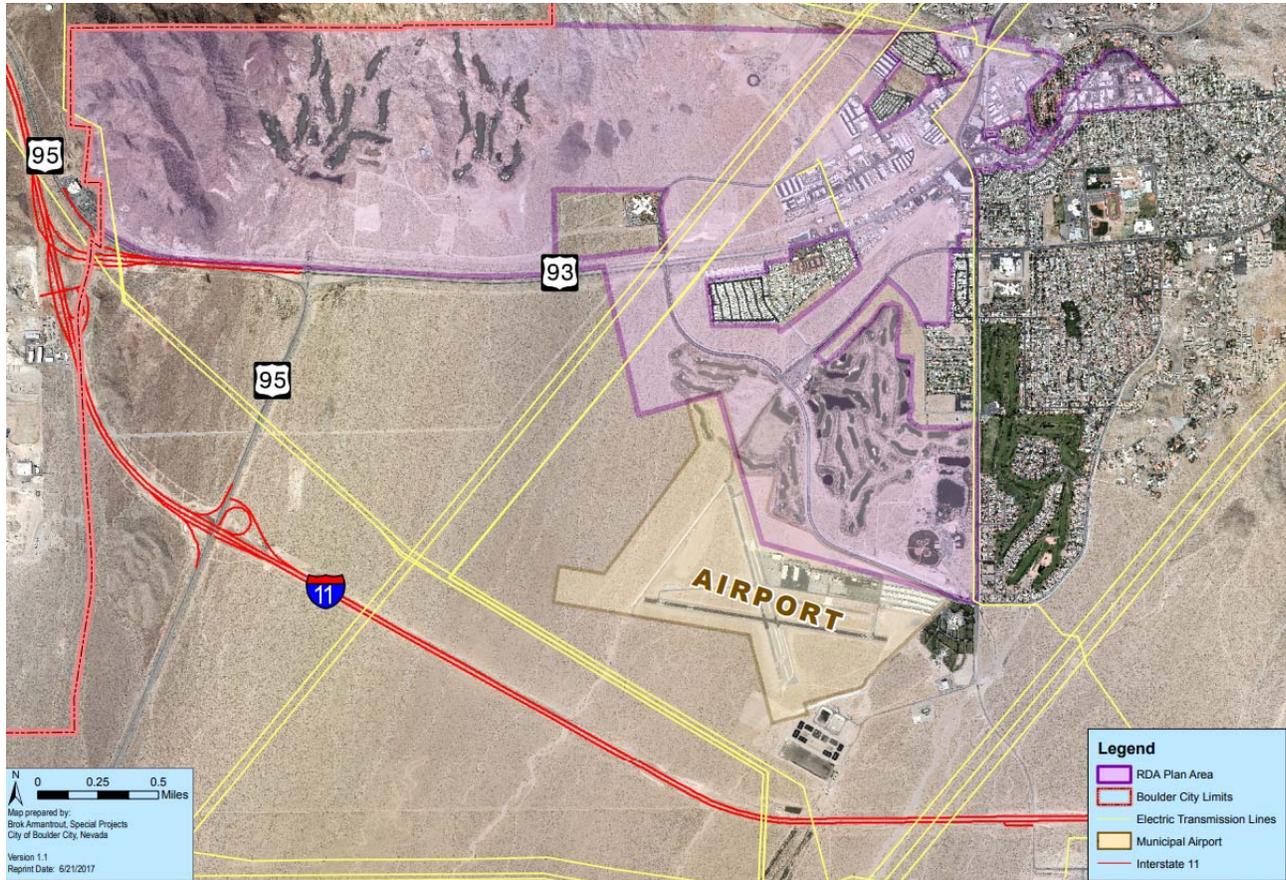
VI. REVIEW TIMELINE

- Prior to initiating the work, applications must be submitted/presented to:
 - Historic Preservation Committee (will provide input/recommendations)
 - Redevelopment Agency (consideration; must get approval in order to proceed to City Council)
 - City Council

VII. OTHER REQUIREMENTS

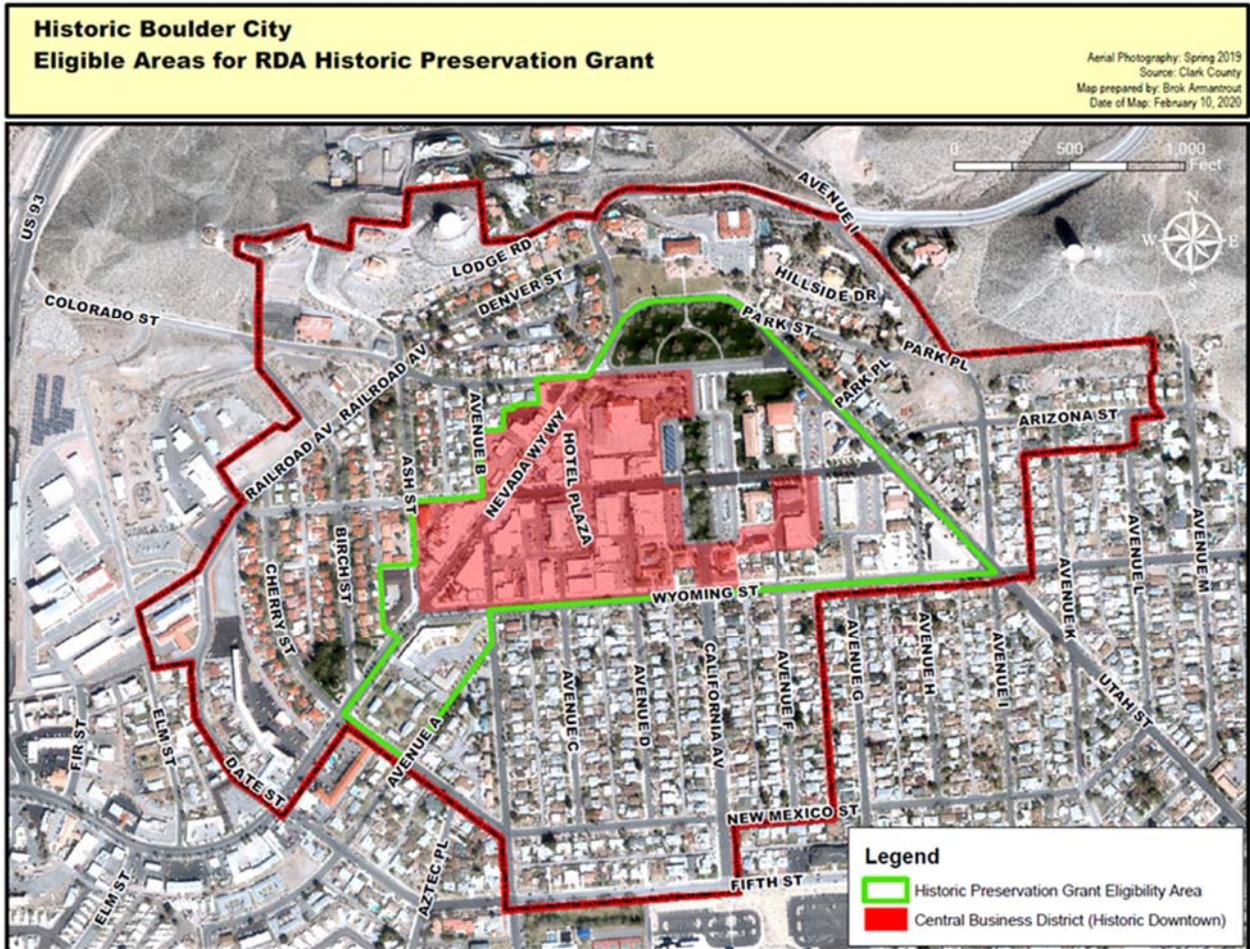
- The work proposed to be funded will be reviewed and approved in writing by the City prior to commencement of the work, and prior to any payment of grant funds (inclusive of Owner Participation Agreement).
- Changes to the grant scope or contractor identified in the grant application must be approved in writing by the City.
- Project should be scheduled for completion within one-year of receiving written notification to proceed, however, given the nature of historic buildings and the unpredictability of weather, work schedules, and other factors, the work schedule may be extended with the written approval of the City following a written request.
- Applicants who are funded will be required to submit a post-renovation summary report providing receipts and proof of payment for reimbursement
- Once the project is complete, photos of the completed renovation will need to be submitted for reimbursement.

ATTACHMENT #1
(RDA Plan Area Map)



ATTACHMENT #2

(Historic Preservation RDA Plan Area Map)



ATTACHMENT #3

Projects that follow three of the four treatment guidelines outlined in the *Secretary of the Interior's Standards for the Treatment of Historic Properties* are eligible for the Boulder City RDA Historic Preservation Grant (HPG) Program. The treatments are highlighted below:

Preservation

The act or process of applying measures necessary to sustain the existing form, integrity and materials of a historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. Work also includes the limited and sensitive upgrading of the mechanical, electrical and plumbing systems and other code required work to make properties functional is appropriate within a preservation project.

Rehabilitation

The act or process of making possible a compatible use for a property through repair, alterations and additions while preserving those portions or features which convey its historical, cultural and architectural values.

Restoration

The act or process of accurately depicting the form, features and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical and plumbing systems and other code related work to make properties functional is appropriate within a restoration project.

For additional information regarding the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, please visit the link below:

<https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf>