

Tombstone Restoration Commission **Preservation Partnership Program**

Established 2026 • Administered by the Tombstone Restoration Commission

I. Program Purpose

The Preservation Partnership Program exists to encourage responsible restoration, rehabilitation, and conservation of historic properties within the City of Tombstone.

Founded in 1949, the Tombstone Restoration Commission was established by private citizens committed to protecting Tombstone's historic character. This program advances that mission by partnering with private property owners who are willing to invest in the preservation of their historic homes and businesses.

This is a matching partnership program, not a full funding source. Property owners are expected to demonstrate financial participation and commitment to their projects.

II. Program Philosophy

The Commission believes:

- Historic preservation is a shared responsibility
- Public visibility strengthens community pride
- Investment creates ownership and accountability
- Financial partnership ensures long term stewardship

TRC funds are limited and are stewarded on behalf of donors, volunteers, and the preservation mission of the organization.

III. Eligible Properties

Projects must meet all of the following criteria:

- Located within the City of Tombstone
- Recognized as historic in character or contributing to the historic district
- Privately owned residential or commercial property
- Project must impact exterior features visible from public right of way

Public or government owned properties may be considered at board discretion but are not the primary focus of this program.

IV. Eligible Projects

Eligible improvements may include:

- Exterior structural stabilization
- Roof repair or replacement consistent with historic character
- Woodwork restoration
- Historically appropriate exterior paint restoration
- Window and door restoration, not vinyl replacement
- Porch reconstruction consistent with historic documentation
- Historically appropriate signage

Projects must preserve or restore historic character. Modern alterations inconsistent with preservation standards are not eligible.

V. Ineligible Projects

The following are not eligible:

- Interior remodeling not visible to the public
- Routine maintenance such as cleaning or landscaping
- Completed projects
- New additions inconsistent with historic character
- Decorative or cosmetic improvements unrelated to preservation
- Projects begun prior to written approval

VI. Matching Requirement

This is a reimbursement based matching grant.

- TRC will fund up to 50 percent of approved project costs
- Owner must contribute a minimum of 50 percent
- Owner contribution must be documented

The Commission may adjust match percentages based on project scope, urgency, and available funding.

VII. Funding Tiers

Tier I – Micro Preservation Grant

Up to \$2,500

Full board review

Intended for minor exterior improvements

Tier II – Major Preservation Partnership

\$2,501 to \$20,000

Full board review

Detailed project proposal required

Funding availability is subject to annual budget allocations.

VIII. Application Requirements

Applicants must submit:

- Completed application form
- Description of proposed work
- Project timeline
- Contractor estimates or material cost documentation
- Photographs of current condition
- Proof of ownership
- Evidence of matching funds availability

Incomplete applications will not be reviewed.

IX. Review and Selection

Applications will be evaluated using a scoring rubric including:

- Visibility and public impact
- Historic integrity of structure
- Urgency of preservation need
- Financial commitment of owner
- Community impact

Approval requires majority vote of the Commission. The Commission reserves the right to approve, deny, or modify funding requests.

X. Disbursement and Oversight

Funds will not be issued upfront. Reimbursement will occur only after:

- Work is completed according to approved scope
- Receipts are submitted
- Before and after photographs are provided
- Site verification is conducted by a TRC representative

Partial reimbursements may be issued at defined project milestones at board discretion.

XI. Project Timeline

Approved projects must begin within 90 days of approval and be completed within 12 months unless an extension is granted in writing. Failure to meet timeline requirements may result in forfeiture of funds.

XII. Accountability and Compliance

Applicants must sign a Preservation Partnership Agreement acknowledging:

- Funds will be used only for approved scope
- Misrepresentation may result in disqualification from future funding
- The Commission may request repayment in cases of misuse

The Commission seeks cooperative resolution in all matters and reserves legal remedies only as a last resort.

XIII. Public Recognition

To promote preservation awareness and community pride:

- Funded projects may be featured in TRC publications or social media
- Owners may be asked to allow photo documentation
- A small recognition plaque may be offered

XIV. Annual Funding Cap

The Commission will determine annual funding allocation based on available resources.

Approval of one project does not guarantee funding for subsequent applications.

XV. Amendments

The Tombstone Restoration Commission reserves the right to amend program guidelines at any time by majority vote.

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