



*Step Out
of the Past &
Into Your Future*

With a Home or
Professional Office
in Utica's
Rutger-Steuben Park
Historic District

Announcing
the Opportunity
to Own One of Four
Exceptional
Properties,
in One
Extraordinary
Neighborhood.





The buildings are irreplaceable.

Their character, magnificent.

Their potential, unlimited.

They are the historic homes at 217, 219, 223 Rutger Street and 1001 Miller Street in Utica's storied Rutger-Steuben Park neighborhood.

They are living symbols of the city's proud past and are about to become catalysts in her exciting future.



217 RUTGER STREET
Italianate style, circa 1869



219 RUTGER STREET
Second Empire style, circa 1860



223 RUTGER STREET
Queen Anne style, circa 1880



1001 MILLER STREET
Shingle style, circa 1885

What makes these buildings and this neighborhood so special?

The elegant houses that still populate the Rutger-Steuben Park neighborhood trace their heritage to the era when Utica was one of the nation's most prosperous and progressive cities.

The men and women who planned, built and lived in these homes were social, economic and political giants — locally and on the national scene.

The grandeur of the structures reflected the finest architectural styles of the day. That luster has been undiminished by time.

The historic Rutger-Steuben Park neighborhood continues to be the site of numerous professional offices, exquisitely kept private residences and quality rental properties.

A vibrant and thriving downtown, together with superb nearby facilities like the restored Stanley Performing Arts Center, Munson-Williams-Proctor Arts Institute, renovated Hotel Utica and Utica Public Library add to the appealing lifestyle and quality of life this neighborhood offers.

Utica is not alone in realizing this New Urbanism. Communities across the Northeast are rediscovering the allure of historic inner-city neighborhoods, transforming them into vital residential and business centers. The rejuvenation of the Rutger and Miller street properties is our city's next step forward in this exciting movement.



Early images of Rutger-Steuben Park Historic District taken from *Picturesque Utica*, W.A. Semple; and *Souvenir of Utica*, L.H. Nelson Company.

Who is selling the Rutger and Miller street properties and why?

The properties are being offered through a partnership of the City of Utica and GroWest as integral parts of a forward-looking plan to revitalize and redevelop the Rutger-Steuben Park Historic District.

An important goal of the program is to increase the number of owner-occupants of the properties in this neighborhood and to stimulate similar redevelopment in this and adjoining neighborhoods. A related goal is to establish fair market values for these buildings, protecting the owner's investment and attracting more buyers.

Will their use be restricted?

Each building must be used as a residence and may also include a professional office. The owner must occupy the building as the resident and/or operator of the business. These conditions must be maintained for a period of at least 10 years.

What condition are the buildings in?

Despite their age, each of the four properties has retained its distinctive architectural features, spacious functionality and structural integrity. The passage of time has, of course, made some repairs and refurbishing necessary.



“

This project is about more than the sale of four houses. It's about the greatness of a neighborhood — and continuing the momentum that is making it even better.

”

TIMOTHY J. JULIAN
MAYOR, CITY OF UTICA



Are incentives available for the repair and refurbishing work?

The redevelopment initiative includes a number of very generous financial incentives that will substantially lower exterior and interior rehabilitation costs for a qualifying buyer. Details of these incentives are explained in the application materials.



Major exterior work, such as porch and roof repair or replacement, brick repointing and painting, will be completed prior to sale. The buyer will have the opportunity to choose colors, flooring, lighting, etc., and make other interior decorating decisions in conjunction with the interior rehab.

GroWest will also assist the owner in obtaining a mortgage.

Who will manage the rehabilitation process?

After purchasing the property, the buyer will be able to choose one of three options:

PLAN A

GroWest and its consulting engineer will manage all aspects of the project including obtaining the necessary permits and approvals for historical compliance. Contracts will be awarded based on the lowest bid for time and materials. Materials used will be subject to negotiated discounts. The work will have a one-year warranty.



PLAN B

GroWest will manage the rehabilitation and obtain the necessary permits and historical approvals, but the owner will select the contractors and be responsible for any warranty.



PLAN C

The owner will assume virtually all responsibility for the project, including obtaining approvals, securing contractors, acquiring or producing a DBA, and providing liability and workers compensation insurance. GroWest must approve the rehabilitation schedule, however.



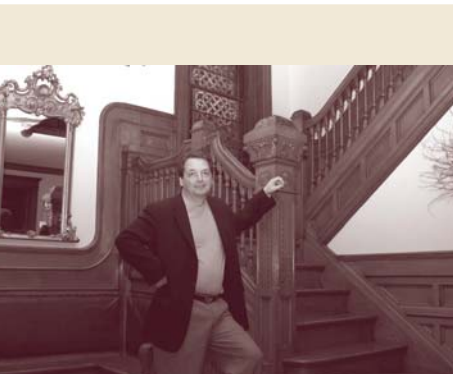
As the owner, what will my responsibilities be?

The responsibilities of ownership start with understanding that the spirit of this project is to entrust the properties to owners who will not only occupy, but act as conscientious stewards of them.

The owner must occupy and use the property in the manner intended for the aforementioned minimum of 10 years. Furthermore, the owner will be responsible for keeping the property in a condition that maintains its attractiveness, soundness, complies with all municipal codes and meets the standards of Utica's Scenic and Historic Preservation Commission.

Will there be other neighborhood improvements?

The City of Utica is committed to maintaining the rejuvenated



“*From the moment I first saw it 25 years ago, I knew this was the house I was looking for. For the price of a three-bedroom ranch in suburbia, I was able to own a magnificent 15-room Queen Anne with features that couldn't be reproduced today. I believe we have a responsibility to protect and preserve these great old homes, which provide great living.*”

NICHOLAS SBARRA,
IN HIS HOME AT
408 RUTGER STREET.

Rutger-Steuben Park Historic District as an attractive, safe neighborhood in which to live and work.

Related to this will be street and sidewalk repaving, along with new period-style street lighting to be installed along Rutger Street, to enhance the safety and attractiveness of the area.

Additional parking for the Rutger Street properties will be created by converting a small alleyway (Quinn Place) between 221 and 223 Rutger Street into an accessible parking area.

How can I qualify to purchase one of these properties — and how will the purchase process work?

The buyer for each property will be determined based on the purchase price offered and plan for the building's use. Final decisions will be made by representatives of the City of Utica/GroWest partnership team. The application, bidding and sales schedules will be subject to prescribed time periods, so prospective buyers should inquire about these when requesting application materials or additional information.

For an application and more information, contact:

GroWest, Inc.

**1124 State Street
Utica, NY 13502**

Phone: 315-724-8020

E-mail: growest@yahoo.com



“ *We chose this house because of its quality, character and individuality. We also feel a strong sense of history living here, knowing that those who built this neighborhood were the movers and shakers of their day. There's a practical side, too, being within walking distance of the increasing number of attractions downtown, which is also coming back.* ”

**THE RIZZO FAMILY,
RESIDENTS OF
RUTGER STREET.**





CITY OF UTICA
MAYOR TIMOTHY J. JULIAN

The descriptions of the Rutger-Steuben Park Historic District Redevelopment Initiative in this brochure are for general informational purposes only and do not constitute a legal contract or offer. For complete and actual terms and conditions of the program, consult the application materials.