



• T • E • M • P • E •
PRESERVATION

**HISTORIC PRESERVATION
COMMISSION**

Mike Deskin
Elias Esquer
Bob Gasser, Chair
Dan Killoren
Ann Patterson
Stu Siefer
Liz Wilson, Vice-Chair



CITY ARCHITECT

Mark C. Vinson,
AIA/AICP



The City of Tempe is a
Certified Local Government,
in association with the United
States Department of the
Interior/National Park Service



Tempe Historic
Preservation Office
Community Development
Department
21 East 6th Street, Suite 208
P.O. Box 5002
Tempe, AZ 85280



480.350.8028
8579 FAX; 8913TDD



Effects of Designation

Attachment to Staff Summary Report

Thursday, October 12, 2006

EFFECTS OF HISTORIC PROPERTY DESIGNATION

On November 9, 1995, as an expression of civic pride, Tempe City Council unanimously adopted Ordinance 95.35 – the Tempe Historic Preservation Ordinance – creating the Tempe Historic Preservation Commission to act in an advisory capacity to the Council in all matters concerning historic preservation. The goal of the Historic Preservation Program is to enhance community character and heritage through the identification and preservation of significant sites, properties and districts. The effects of historic property designation are specified in the ordinance, which is codified as Chapter 14A of the Tempe City Code.

It takes about 120 days for historic property designation to occur. The process includes a series of public and neighborhood meetings:

Tempe's criterion for historic designation parallels that of the National Register. Roughly 2 percent of Tempe properties are eligible for historic designation. Seven subdivisions were identified as age-eligible historic neighborhoods in 2001 and 24 others were identified as Cultural Resource Areas. Neighborhoods eligible for designation are generally 50 years of age or older.

At this time, the Borden Homes, Tomlinson Estates, and Roosevelt Addition historic subdivisions have been designated as Tempe Historic Districts.

In Tempe, properties can be designated historic based on:

- Activities -- properties associated with historic community events or cultural development
- Biographical – properties associated with significant historic figures
- Construction – properties demonstrating historic architecture or construction styles
- Data – properties that can increase understanding of history or prehistory

Effects of Tempe Historic Property Designation include:

- Preservation of the distinct character of historically significant neighborhoods, such as landscaping and architecture;
- Demolition of significant structures in a designated district is subject to preservation review;
- A stay of demolition of up to 180 days may be imposed to pursue alternatives;
- Property owners cooperate with city staff and commissions to create design guidelines for their specific district;
- Design guidelines will not regulate maximum building height, maximum lot coverage, minimum setbacks, or other provisions of the Zoning and Development Code, and General Plan;
- Overlay zoning provides enhanced development review for historic properties;
- Overlay zoning provides the opportunity to create development standards specific to designated properties;
- A national trend toward higher property values is associated with historic properties, as cited by both the Arizona Republic and The Economic Power of Restoration, by Donovan Rypkema;
- A proven trend toward owner occupancy of historic properties in Mesa and Phoenix;
- Increased pride of ownership and maintenance;
- Assistance in locating and preparing tax credit and grant applications to help maintain the historic character of the property;
- Technical assistance and referrals by City staff and commissions to help maintain historic properties;

Note: Any decision of the Historic Preservation Commission may be appealed to the City Council.