

University Heights Neighborhood Association Meeting
Wednesday, March 24, 2010 7:00 p.m.
Knights of Pythias Lodge, 1606 E. Apache Blvd.

UPDATE ON HISTORIC DESIGNATION

SPEAKER'S NOTES: A brief 5 min. presentation of what has been done on historic preservation so far and what we want to accomplish next, i.e. preparing a study to present to the State.

Why are we here?

The University Heights Neighborhood Association includes Tempe's first designated historic district – the Borden Homes Historic District. Listed on the Tempe Historic Property Register on June 2, 2005, Borden Homes contains numerous transitional early ranch style homes including approximately forty constructed in row-lock brick masonry. Brick masonry and especially row-lock brick masonry houses are rare to Tempe, and very rare throughout the Valley. Taken together, the houses in this subdivision provide an interesting reflection of the evolution of residential construction technology at the time that modern building codes began to have influence in the Valley Metro Area.

What have you done for me lately?

Shortly after the Borden Homes Historic District was listed in the Tempe Historic Property Register, the Kirkland-McKinney Ditch and the Tomlinson Estates Historic District were designated and listed and then preservation activities seemed to end. Districts listed in the Tempe Register are entitled to create design guidelines to manage change and conserve and enhance their historic character. Locally designated districts may also be eligible for listing in the National Register of Historic Places. Because the Borden Homes Historic District was our first locally designated district much of the detailed neighborhood history was not captured by the process used for local listing. Historic Preservation Office staff wanted to develop this history in greater detail in order to prepare meaningful design guidelines. HPO has just completed Tempe's first historic preservation design guidelines for the Roosevelt Addition Historic District and is preparing work on the Borden Homes Historic District.

Before we go on, let's pause for a moment and reflect on the past three or four years. What changes have occurred in University Heights since the Borden Homes Historic District was listed on the Tempe Historic Property Register on June 2, 2005? After all, we should be listening to you, district property owners and stakeholders.

What is the next step?

Historic Preservation Office staff is urging University Heights Neighbors to pursue listing the Borden Homes Historic District in the National Register of Historic Places. HPO realizes that many quality of life programs are disappearing in Arizona. State Parks are closing and Heritage Fund HP Grants recently stopped being available. In addition, the City of Tempe has been forced to curtail many programs due to lack of funding. None the less, our website is full of studies from around the county and across Arizona that demonstrates the positive effects of historic designation on property values and neighborhood stability. HPO urges property owners to take advantage of the opportunity to list the district at the national level while funding is still available.

What is the National Register of Historic Places?

The National Register is the country's official list of districts, sites, buildings, structures, and objects significant in American history, architecture, archeology, engineering, and culture. The National Park Service administers the National Register of Historic Places. The more than 80,000 properties listed in the National Register represent 1.4 million individual resources – buildings, sites, districts, structures, and objects that have significance to the history of their community state, or the nation.

How does NR listing increase property values?

The National Register listing results in many benefits for historic properties in addition to honorific recognition. NR properties get special consideration in planning for Federal, federally licensed, and federally assisted projects in accordance with Section 106 of the National Historic Preservation Act of 1966. NR properties may be eligible for a 20% investment tax credit for the certified rehabilitation of income-producing certified historic structure. NR owner-occupied residential properties may be eligible to participate in the State Property Tax Reclassification Program administered by the Arizona SHPO. NR properties may qualify for Federal grants for historic preservation.

How does NR restrict my property rights?

The National Register does not restrict private property rights at all. Owners of private property listed in the National Register are free to maintain, manage, or dispose of their property as they choose provided that no Federal monies are involved.

How do we go about listing on the NR?

HPO is recommending that the Neighborhood Association apply for the 2010 neighborhood grant to hire a historic consultant to prepare and submit a National Register nomination to the Arizona State Historic Preservation Office. HPO pledges its support for the grant application and its assistance with all aspects of the nomination process.

SPEAKER'S NOTES: A brief 5 min. presentation by the volunteers and staff of the Tempe Historic Preservation Office 480-350-8870 www.tempe.gov/historicpres