

Historic Preservation Plan Update

April 26th, 2021



Introduction

- John Southard

City of Tempe Historic Preservation Officer



Tempe.

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- Secretary of the Interior's Professional Qualifications Standards – 36 CFR 61
 - History
 - Architectural History



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 - Architectural History
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- Former Chair, City of Scottsdale Historic Preservation Commission

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- Archaeological Consulting Services
 - Lead Consultant



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 - Lead Consultant
- VINSONSTUDIO PLLC
 - Architectural Subconsultant



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Andrea Gregory, M.A.

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Tom Jones

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J. Andrew Darling, Ph.D.

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Mark Vinson, FAIA, AICP, NCARB



Program Overview



Program Overview

- November 9th, 1995
 - Historic Preservation Ordinance Approved

Tempe City Council approves preservation ordinance

By Bob Petrie
Staff writer

TEMPE — It took a very short time to settle a long battle over how to preserve the city's oldest buildings.

A unanimous City Council approved a historic preservation ordinance, ending months of animosity in the Maple-Ash neighborhood, one of Tempe's oldest, pitting backers of property rights against those who want to save houses.

In May, the council heard from neighbors for more than three hours before declaring an impasse

and giving staff members six months to rework the ordinance.

"It's been a long road, but it's good we're all on the right road," Councilman Joseph Lewis said.

The ordinance creates a historic preservation citizens panel to review neighborhoods wanting to create a district.

It also allows any resident to petition the city to become a historic district, if the majority of homes are 50 years or older.

If 20 percent or more of the neighborhood protests, it would require a three-fourths majority of the City Council to approve the

district.

Also, if a neighborhood gets a historic designation, a property owner wanting to demolish his or her property would have to wait 240 days to find a buyer willing to purchase and renovate the structure. The city would help find a buyer.

Most of the people who spoke before the council voted Thursday sounded glad to get the feud behind them.

"There's been enough questions answered and we're going to sign on with this," said Bill Bunger, who had wanted stronger language

supporting property rights written into the ordinance.

"I can live with this thing,"

Shereen Lerner, a neighbor who had helped draw up more stringent drafts of the law, said she knew there were flaws in it.

"The revisions are a good compromise," she said.

The first draft, released in April, called for 60 percent of a neighborhood to sign petitions to designate it historic.

In August, Phoenix preservation officials suggested Tempe follow their law in wiping out the percentage requirement and in-

creasing the moratorium against demolition to a full year.

At a planning and zoning hearing Oct. 24, commissioners opted for a 180-day demolition moratorium and no percentage requirement, though some members hinted the council should consider adding some sort of percentage.

The 20 percent protest figure to trigger a supermajority on the council to approve a neighborhood designation was added since then.

In Phoenix, there are 27 historic neighborhoods and 5,000 designated properties. Cities such as Mesa, Tucson, Prescott and Yuma

have historic ordinances. Scottsdale does not. Proponents of historic preservation say effective ordinances help improve property values.

Richard Nearing, a longtime Tempean, said that out of 158 historic properties identified in the city in the early 1980s, 63 of them have been since torn down.

He said as Tempe neighborhoods age, historic preservation will become a citywide issue.

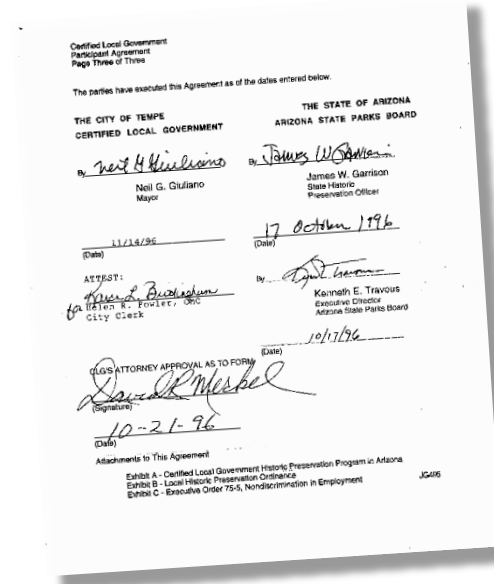
"We've got to look to the future," Nearing said. "It's not just for a small group (of homes). It's for the whole city of Tempe."



Tempe

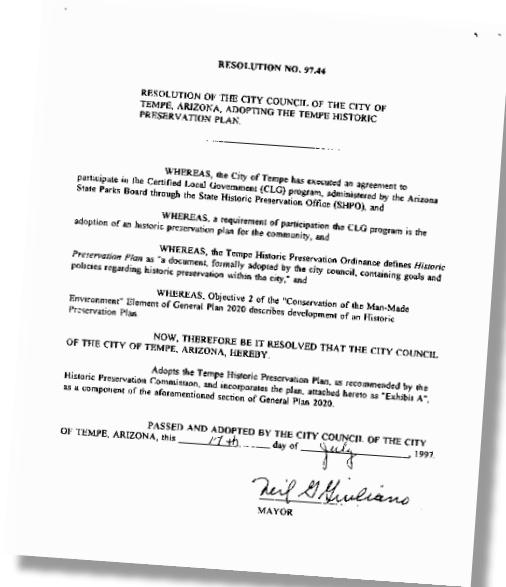
Program Overview

- November 14th, 1996
 - Certified Local Government Agreement Approved



Program Overview

- July 17th, 1997
 - Historic Preservation Plan Approved



Program Overview

- Purpose and Intent

- The intent of this [ordinance] is to provide protection for significant properties and archeological sites which represent important aspects of Tempe's heritage; to enhance the character of the community by taking such properties and sites into account during development, and to assist owners in the preservation and restoration of their properties.

- Excerpt from Tempe City Code § 14A-1, "Purpose and Intent"

Program Overview

- Goals

- To identify, preserve and protect significant historic properties and archaeological sites.
- To foster economic vitality through preservation of properties which contribute to the historic character of the community.
- To integrate historic preservation planning with that conducted by boards, commissions, neighborhood and redevelopment planning efforts as a means to protect and enhance community heritage and complement City redevelopment plans.

- Excerpt from City of Tempe City Historic Preservation Plan

Program Overview

- Operations
 - Staff Tempe Historic Preservation Commission



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- Maintain the Tempe Historic Property Register, Historic Eligible list, and Archaeologically Sensitive map



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- Consult with the Four Southern Tribes and other parties



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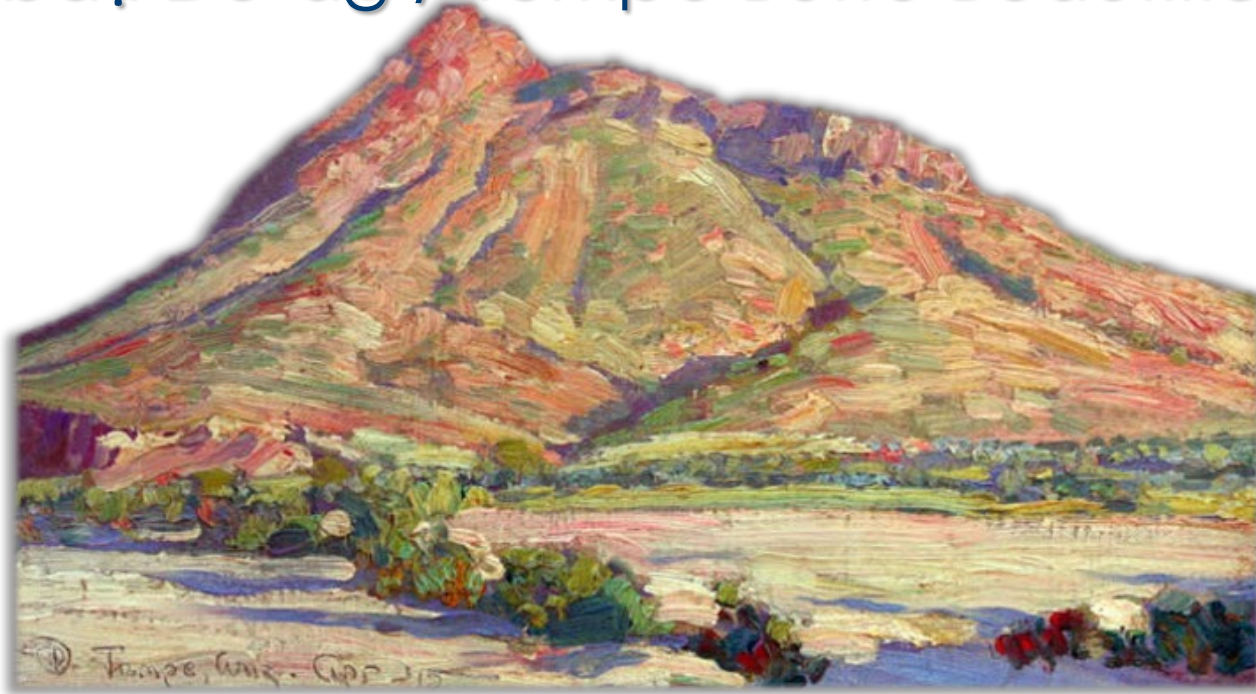
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- Process applications for alterations to historic properties
- Ensure municipal compliance with the Arizona Antiquities Act
- Participate in Section 106 reviews for projects with a Federal nexus
- Consult with the Four Southern Tribes and other parties
- Coordinate with the Arizona State Historic Preservation Office, Arizona State Museum, and other partner agencies



Examples

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- Oidbađ Do'ag / Tempe Butte Beautification



Examples

- Charles Hayden House Rehabilitation



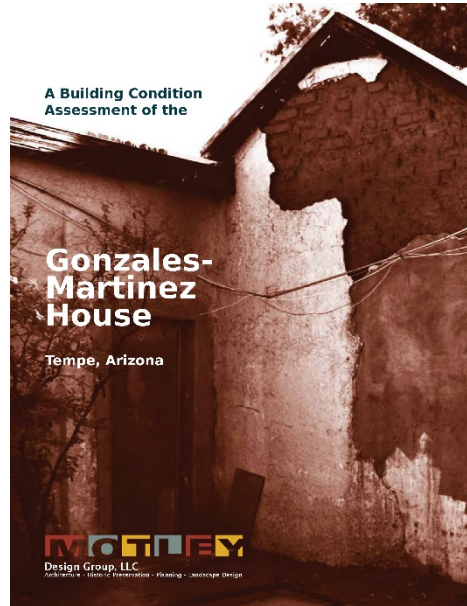
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- Hayden Flour Mill Designation



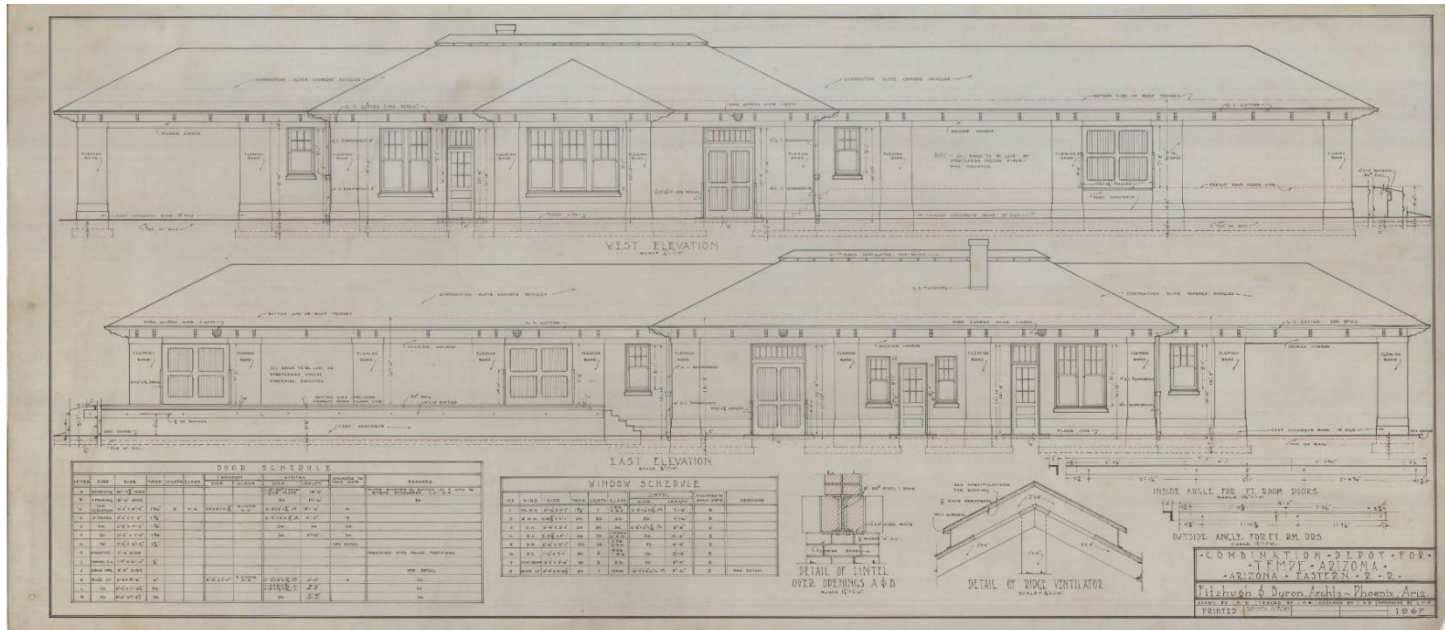
Examples

- Gonzales-Martinez House Emergency Stabilization



Examples

- Tempe Depot Rehabilitation / Redevelopment



Examples

- Land Acknowledgement / HPC Membership



Preservation Plan Update



Preservation Plan Update

- Rationale

Preservation Plan Update

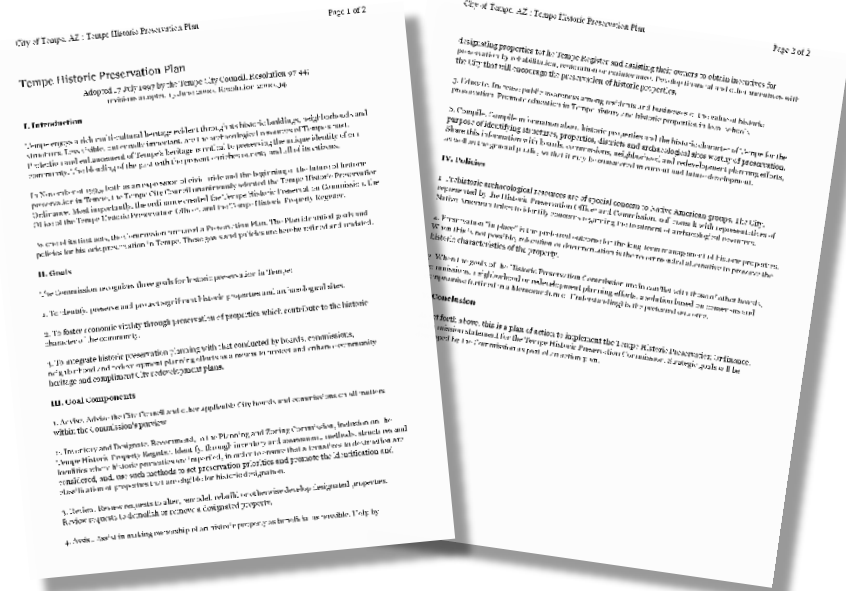
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Preservation Plan Update



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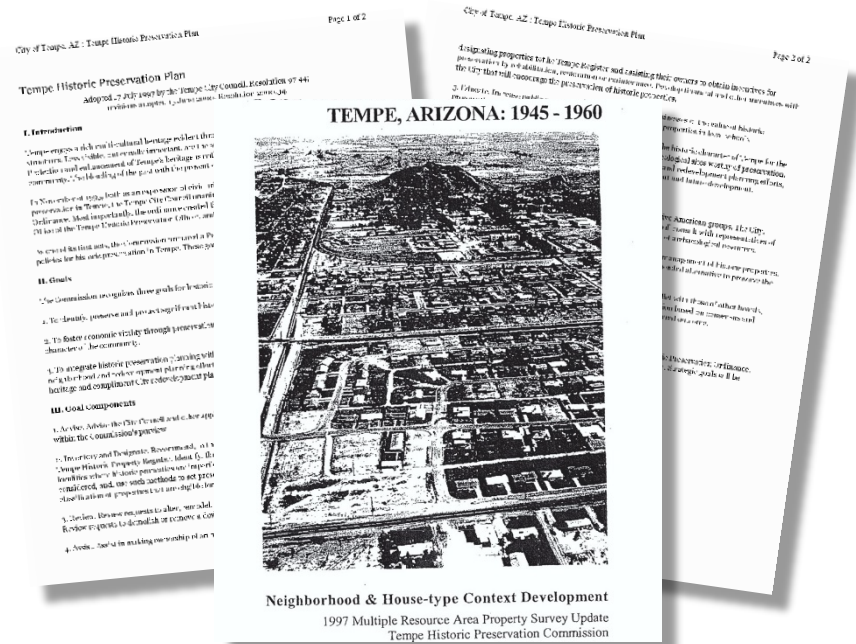
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Preservation Plan Update

- Rationale

- Current plan is inadequate
- Most recent City-commissioned survey and inventory completed in 2001



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- Draft clear plan updates that reflect, when feasible, the goals and priorities of the City, the public, and outside stakeholders groups / consulting parties (ASM, SHPO, the Four Southern Tribes, etc.)

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- Implement policies and practices consistent with the updated plan

Preservation Plan Update

- Issues for Consideration

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 - Designation processes

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 - Design guidelines

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THANK YOU