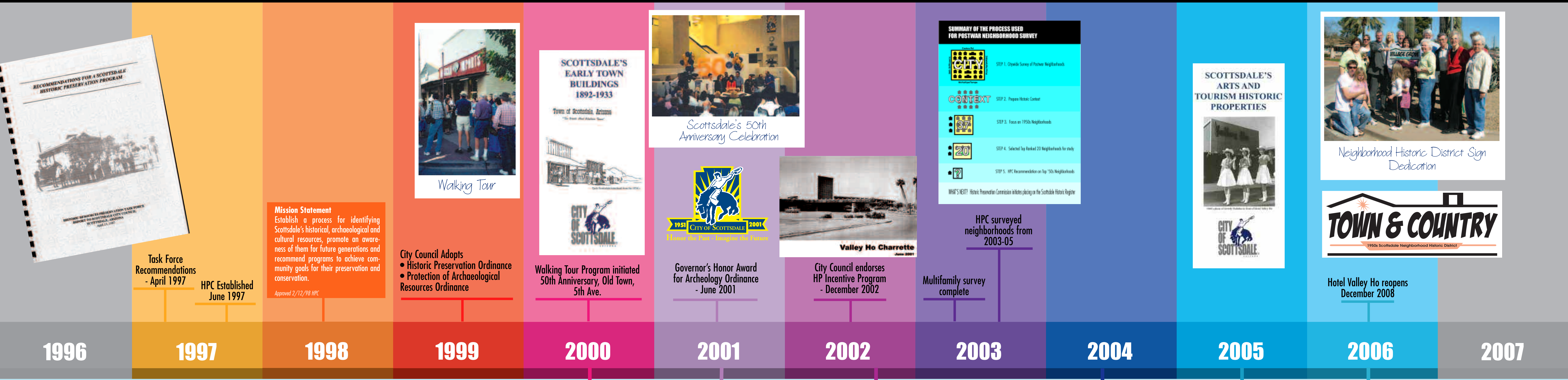


Preserving our Past



SCOTTSDALE GRAMMAR SCHOOL



CAVALIERE'S BLACKSMITH SHOP



TITUS HOUSE



SABA'S DEPARTMENT STORE



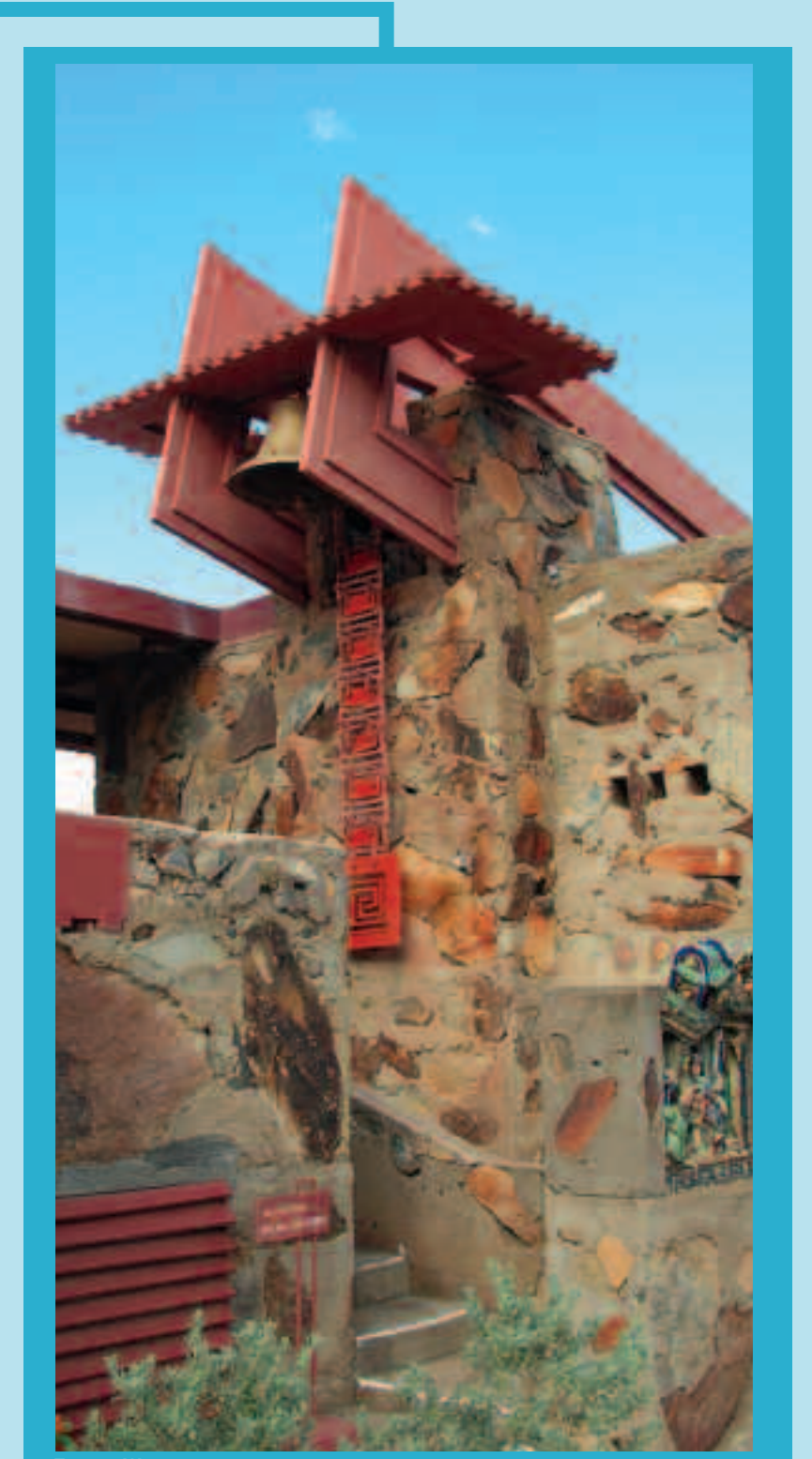
HOTEL VALLEY HO



PINK PONY RESTAURANT



TOWN AND COUNTRY SCOTTSDALE



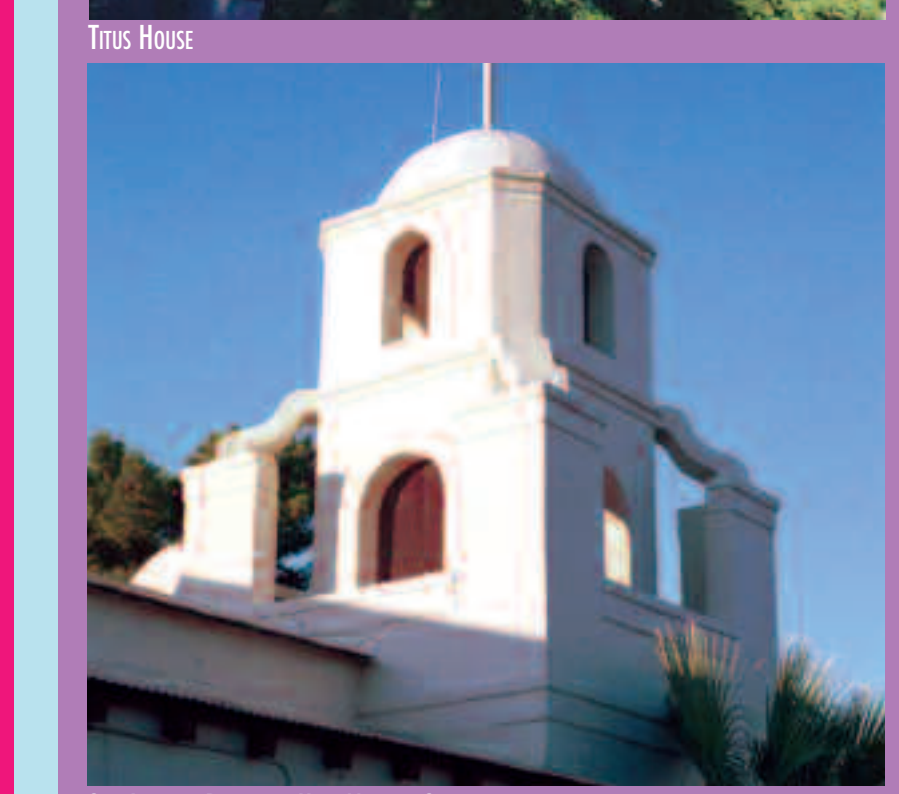
TALIESIN WEST



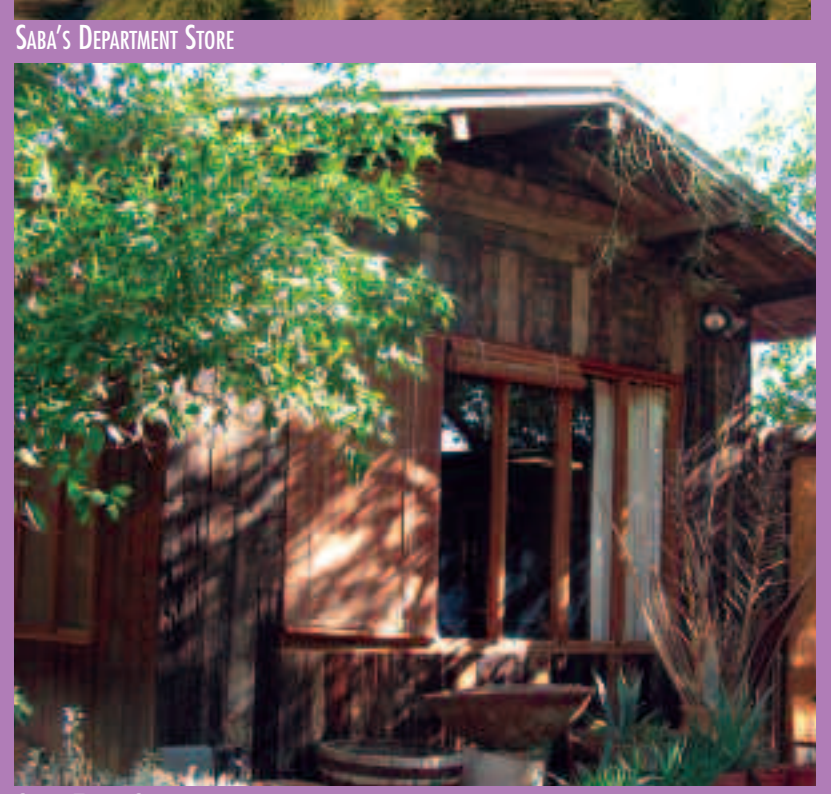
FARMER'S STATE BANK



JOHNNY ROSE'S POOL HALL



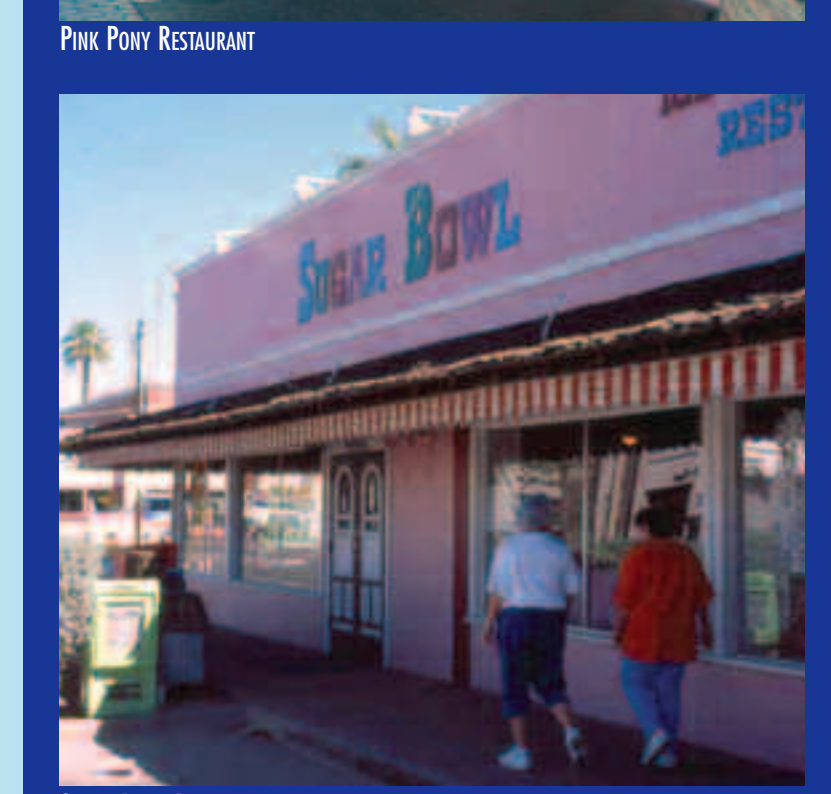
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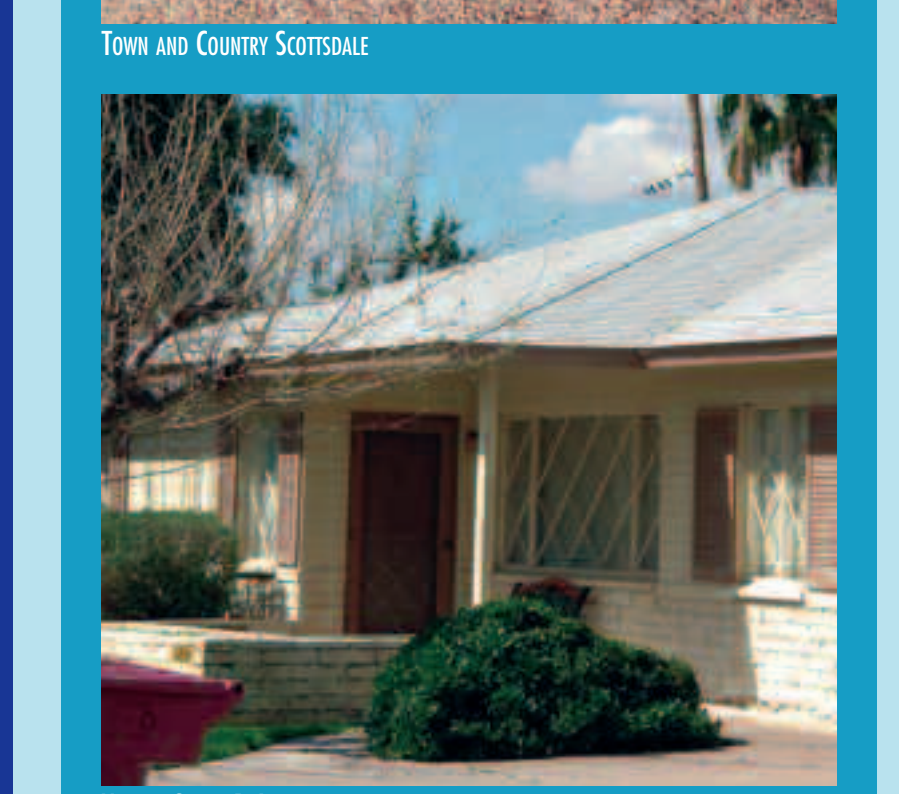
CATTLE TRACK COMPLEX



CRAFTSMAN COURT



SUGAR BOWL RESTAURANT



VILLAGE GROVE 1-6



ADOBE APARTMENTS



FIRST U.S. POST OFFICE



Message from the 2007 Historic Preservation Commission

It is with great pride that we report to the Scottsdale City Council and our fellow

citizens on the first ten years of Scottsdale's Historic Preservation Commission. In the last 10 years, the historic preservation program has completed surveys in the following areas or categories of use:

- A one-square mile area of the downtown including over 1000 non-residential buildings
- Postwar neighborhoods from 1946 to 1973, including 103 subdivisions and nearly 15,000 single family homes
- A city-wide survey of 101 multi-family housing projects built from 1948 to 1964, (38 apartment complexes determined eligible for designation, 4 being potential historic districts)

The information collected is reviewed by the Historic Register Committee of the Historic Preservation Commission. The Register Committee compares resources related to similar themes of significance to determine how well a building or area represents the community's history and development. This information is then presented to the Historic Preservation Commission to determine what properties best meet the designation criteria and merit listing on the Scottsdale Historic Register. The Commission initiates HP overlay zoning cases to start a formal public review process which culminates in a vote by City Council.

Scottsdale may be a young city, settled barely 120 years old and only incorporated in 1951. But it is a city rich in history and archeology, and rich in places and neighborhoods that allow us to remember and celebrate that history. The community's rich history and archeology, and rich in places and neighborhoods that allow us to remember and celebrate that history. The community's rich history and archeology, and rich in places and neighborhoods that allow us to remember and celebrate that history.

Over the past ten years the Historic Preservation Commission has worked closely with property owners to assure that these preservation efforts have been a true partnership. We are proud of the relationships and friendships that have been formed, and this cooperative philosophy will remain a cornerstone of our efforts in the future. We are proud of the relationships and friendships that have been formed, and this cooperative philosophy will remain a cornerstone of our efforts in the future.



Members of the 2007 Scottsdale Historic Preservation Commission

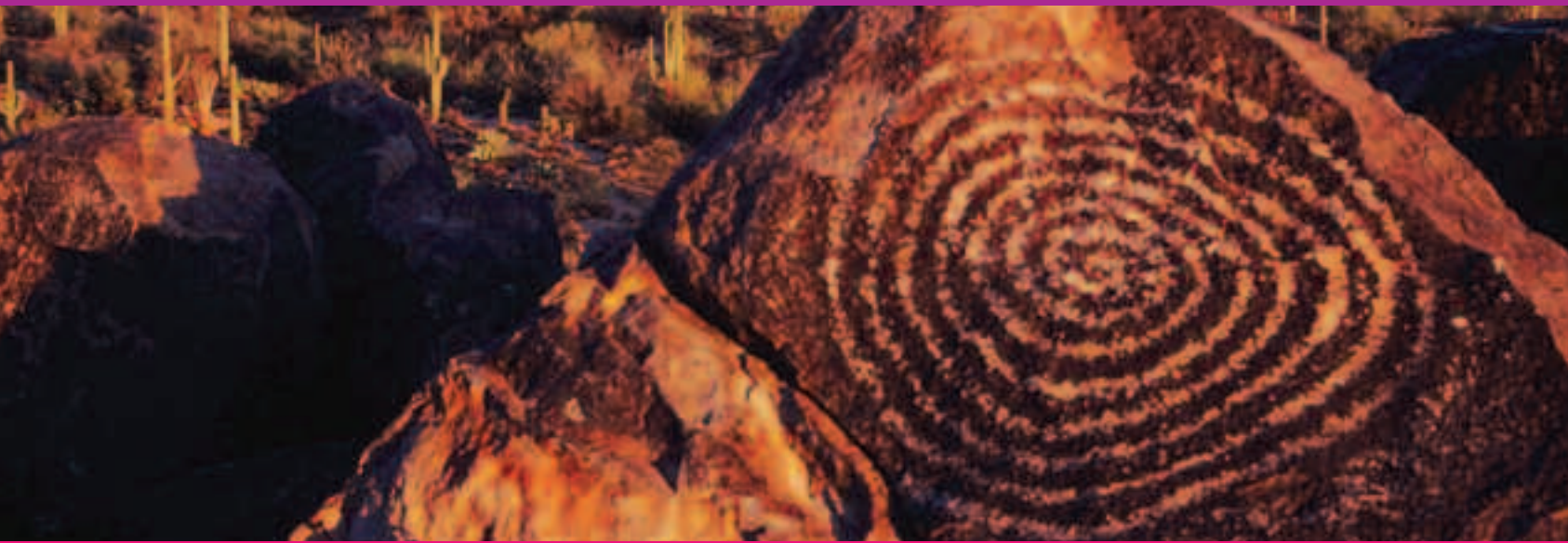
SUMMARY OF ORDINANCES FOR IMPLEMENTING SCOTTSDALE’S PROGRAM

After the Scottsdale City Council established the commission, the first priority for the Historic Preservation Commission was to develop local ordinances. This helped to implement an effective historic preservation program that was based on state-of-the-art standards and practices. Roughly two years were spent preparing the ordinances and conducting public meetings on the proposed standards.

In July 1999, the Historic Preservation Ordinance was adopted by the City Council to designate and preserve significant historic buildings and areas, The Protection of Archaeological Resources Ordinance was also adopted to identify and protect significant archaeological resources.

Historic Preservation Ordinance -

- The Historic Preservation Ordinance establishes the framework for local historic preservation efforts. Specifically the HP ordinance:
- Formalizes Scottsdale’s commitment to historic preservation
- Establishes the powers and duties of the HPC
- Replaces the 1981 HP standards with updated standards and practices
- Officially recognizes significant historic, archaeological and cultural resources and places those HP designated resources/buildings on the Scottsdale Historic Register
- Establishes the roles of Historic Preservation Officer (HPO) and City Archaeologist
- Requires the preparation of an Historic Preservation (HP) Plan for designated properties
- Establishes procedures to review and approve exterior changes to HP-designated properties



Designations

The Scottsdale City Council established the Scottsdale Historic Register in July 1999 when it approved the Historic Preservation Ordinance. The Historic Register is the city’s official list of the significant historic buildings, areas and sites within Scottsdale. The ordinance is on our website at <http://www.scottsdaleaz.gov/codes/historiczoning.asp>.

- For an individual property or district to be eligible for listing, the resource must have special historical significance to Scottsdale, Arizona or the United States. A resource is eligible for listing on the local register if:
- The building is associated with a significant historical event; or
 - The building is associated with significant people in our past; or
 - he building is the work of a master, possesses high artistic value or contains a special type of construction; or
 - The property yields, or is likely to yield, important information in prehistory (usually applies to archaeological sites); and
 - The building retains its integrity and has the physical features to convey its historical and/or architectural significance.

The HPC makes recommendations to the City Council that properties, selected through the survey process described below, be placed on the Scottsdale Historic Register. Properties are recognized as historically significant because their physical characteristics are intact and convey their association with the past. To date, City Council has approved all of the designations recommended by the HPC.

The Scottsdale Historic Register currently recognizes eight buildings associated with the early history of the town of Scottsdale, eight buildings or complexes related to the development of the arts and tourism industry in Scottsdale, and two postwar residential neighborhoods representing Scottsdale's rapid growth and distinctive development in the 1950s.

Certificates

Protection for historic properties is provided through the city’s Historic Preservation Ordinance which requires the Commission to review and approve exterior alterations and demolition requests for buildings listed on the Scottsdale Historic Register. The HP program includes procedures for the review of proposed exterior changes to designated properties and the associated applications for Certificates of No Effect and Certificates of Appropriateness.

Archaeological resources are also identified and protected through the city’s application and certificate procedures that require applicants to have archaeologists complete a field survey of the site and prepare a report identifying any resources observed on the land. In accordance with the city’s Archeology Ordinance, Certificates of No Effect and Appropriateness are issued for public and private projects to mitigate negative impacts upon the community’s significant archaeological resources.

- Over 500 certificates have been reviewed and approved by the HP program since the two ordinances were approved in 1999, including:
- 27 certificates for downtown and non-residential properties including repairs and improvements for the Hotel Valley Ho and Our Lady of Perpetual Health Mission Church
 - 36 certificates for exterior repairs and improvements by homeowners in the two neighborhood historic districts
 - 474 development projects on over 18 square miles have submitted archaeology reports for land proposed for development and had certificates approved (466 projects had no impact on any significant artifacts and 8 projects collected data on potential resources present to implement an approved mitigation plan)

Historic Preservation Plans

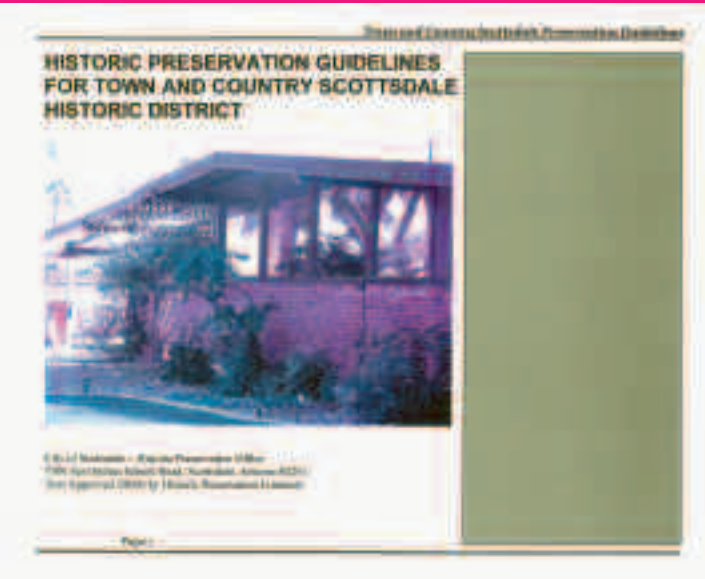
The Historic Preservation Commission (HPC) has prepared and approved 17 Historic Preservation Plans (HP Plans) for the buildings and neighborhoods listed on the Scottsdale Historic Register. A subcommittee of the HPC is currently preparing an HP Plan for Taliesin West with the property owner, the Frank Lloyd Wright Foundation.

Contents of the HP Plan -

The Historic Preservation Plan is a requirement of Scottsdale’s Historic Property ordinance that is prepared after the HP overlay zoning is in place. While many historic preservation programs utilize design guidelines and preservation plans that apply more generally to their designated population, the Scottsdale Historic Preservation program uses a customized approach that provides for property- or area-specific guidelines and individualized preservation plans for all buildings and districts on the Scottsdale Historic Register. The main elements of each HP Plan include:

A description of the historical and architectural characteristics of the buildings, (character-defining features) to preserve and maintain historical significance.

Design guidelines that outline appropriate maintenance and rehabilitation treatments and preservation of character-defining features for designated properties or districts. Maintenance focuses on the long-term retention of historic materials and design. Rehabilitation includes the necessary repair, replacement or alteration for continued or new uses.



A description of applicable incentives the city may be providing to assist owner(s) with the preservation and maintenance of the property’s exterior, historic character.

How the HP Plan is Used -

Owners use the guidelines to prepare plans for appropriate changes to the historic property’s exterior that help to preserve the character-defining features of the property. These guidelines are also utilized by Scottsdale’s Historic Preservation Commission and city staff to review and potentially approve applications for Certificates of No Effect or Appropriateness. (See section on “Certificates” for more about this review process).

Added Flexibility -

The Historic Preservation Plan also provides an opportunity for the city to establish development standards that can help to maintain a historic building’s or district’s character-defining features. Specifically, with the approval of the City Council, the HP Plan can include provisions that modify the zoning standards in the underlying district. For example, the HP Plan for the Hotel Valley Ho included modifications to the zoning standards, approved by the Scottsdale City Council, that allowed for the retention of the historic pattern of open space instead of following current regulations that would have required a different arrangement of open space on the site.



Technical Assistance

Building Condition Assessment reports have been prepared for a number of properties individually listed on the Scottsdale Historic Register. Architectural firms experienced in working with historic properties, prepare these reports which analyze the building’s physical condition and recommend maintenance, repair and improvements based on the relative significance of the building’s architectural features. These reports help the property owner plan for needed repairs and priorities for work.

To date, Scottsdale has two designated neighborhood historical districts. A variety of architectural services are provided to homeowners in these historic districts. For example, architects, retained through the Historic Preservation office to provide on-call services, assist the HP staff by attending periodic homeowner rehabilitation and improvement workshops. The architects also are available for one-on-one consultations with historic district residents to discuss planned, exterior improvements and applications for the city’s Historic Residential Exterior Rehabilitation matching grant program. This assistance is provided at no cost to the homeowner.

HP staff prepare nomination forms for listing a locally designated property or district on the State and/or National Register of Historic Places. Assistance is also provided in obtaining Federal Historic Preservation Tax Credits for rehabilitation projects. For example, with the city’s assistance, the Hotel Valley Ho was determined eligible for listing on the National Register as an exceptionally significant property less than 50 years old.

To help developers and builders comply with the city’s Archeological Ordinance, a variety of materials have been prepared including fact sheets, application instructions and an impact mitigation guide. In addition, on-call services from several local archaeological firms provide timely reviews and approvals of submittals for development projects.

To help residents in Scottsdale’s historic districts choose appropriate building products and supplies that will be in accord with the HP Preservation Guidelines, the Historic Preservation staff has prepared materials that describe appropriate product information and a list of local vendors who carry those products that can be used for the rehabilitation and maintenance of post World War II homes in Scottsdale.

In addition, extensive research has been conducted on window replacements options for Ranch and Contemporary Style homes. HP staff has identified window lines that match the appearance of the original windows found in the historic

district. The available products have been rated by their quality, durability, energy efficiency and warranties. This information has been summarized in a handout available to homeowners contemplating window replacement.

A library has also been created with a wide array of books, magazines, articles and technical briefs to assist property owners, builders and interested citizenry in understanding historic preservation principles and practices and historic building construction.

Finally, the Historic Preservation program has been placed on the city’s Website and includes information about and links to historic preservation advice and assistance. (See <http://www.ScottsdaleAZ.gov/historiczoning/historicregister.asp>)



Vieglitz

2007 — Ed Wimmer (Chair), Nancy Dallen, George Hartz, Debraje Lockwood, David Schmidt, Rob

2006 — Ed Wimmer (Chair), Nancy Dallen, George Hartz, Debraje Lockwood, David Schmidt, Rob Vieglitz, Paul Winslow

2005 — Ed Wimmer (Chair), Nancy Dallen, B. J. Gonzales, George Hartz, Debraje Lockwood, Lisa Loss, Paul Winslow

2004 — Cathy Johnson (Chair), Nancy Dallen, B. J. Gonzales, George Hartz, Cathy Howard, Cathy Winslow

2003 — Cathy Johnson (Chair), Nancy Dallen, B. J. Gonzales, George Hartz, Cathy Howard, Ed Wimmer, Paul Winslow

2002 — Janet Wilson (Chair), Wink Blair, B. J. Gonzales, George Hartz, Cathy Howard, Tom Lennon, Doug Sydnor, Janet Wilson, Ed Wimmer, Paul Winslow

2001 — Janet Wilson (Chair), Wink Blair, Michael Carman, Cathy Johnson, Patricia Myers, Darlene Petersen, Doug Sydnor, Tom Lennon

2000 — Janet Wilson (Chair), Wink Blair, Michael Carman, Cathy Johnson, Patricia Myers, Darlene Petersen, Doug Sydnor, Ed Wimmer

1999 — Doug Sydnor (Chair), Wink Blair, Michael Carman, Cathy Johnson, Lois McFarland, Patricia Myers, Roberto Richey, Arnold Roy, Janet Wilson

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1946 — Doug Sydnor (Chair), Michael Carman, Jamie Ellis, Lois McFarland, Roberto Richey, Arnold Roy, Janet Wilson



Historic Preservation Office

7506 E. Indian School Rd.
Scottsdale, AZ 85251



Historic Preservation Program