

# HISTORIC REGISTER



## **Your Historic Designation Questions have been Answered!**

### **What are the criteria used to consider listing a building on the Scottsdale Historic Register?**

A building must have special historical significance to Scottsdale, Arizona or the United States to be considered for the local register. It must satisfy one or more of the criteria in the City's Historic Property (HP) ordinance (Section 6.113). A building is eligible for the Scottsdale Historic Register if:

- The building is associated with a significant historical event, OR
- The building is associated with significant people in our past, OR
- The 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 historic significance

### **How will listing the building on the Scottsdale Historic Register affect the use of the building?**

Designation as a historic property has no effect on its use. A property owner is free to sell, lease, transfer interests and/or use the building without any needed approvals or involvement with the City's Historic Preservation Office.

### **Does designation bring special requirements for upkeep or maintenance?**

Being listed on the Scottsdale Historic Register does not require that the owner perform any special inspections, repairs or improvements to the property.

### **What if I want to change/alter the integrity of the building after it is designated a historic property by the City?**

For designated historic properties, physical alterations, that require a building permit, made to the exterior of a building must be approved by the Historic Preservation Commission (HPC), a seven member, appointed citizen body with expertise in historic preservation. Currently, the City staff or its Design Review Board must approve all development and changes made to existing buildings within the downtown. So historic designation does not add a new requirement, it simply changes who does the review.

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Additionally, all demolition requests for designated historic properties will be reviewed and approved by the HPC. Demolition is permitted if the owner can demonstrate an imminent hazard or that preserving the building imposes an economic hardship upon the owner. If approval is denied, plans for demolition may be delayed for up to one year to allow the Historic Preservation Officer an opportunity to find an alternative to demolition that is acceptable to the owner. If an alternative has not been found after one year and a Replacement/Reuse plan has been filed, a demolition permit will be issued.

**What are my options if the proposed physical changes to the building or demolition request are not approved by the HPC?**

A property owner can appeal the Historic Preservation Commission's decisions by requesting a hearing before the City Council.

**How will I know what kind of changes will be acceptable to the HPC?**

Once designated, the HP ordinance requires the development of a "Preservation Plan" for all properties listed on the Scottsdale Historic Register. The Preservation Plan will be prepared for each property by the City's HP staff; however, the owner can also prepare a proposed plan. Ideally, the City staff and the owner will work together to create a plan that will assist public and private efforts in order to preserve the property. As part of each plan, standards and design guidelines needed to preserve and maintain the historic character of the property will be identified. These standards and guidelines provide information to the property owner (in advance of planning changes to the building's exterior) and will be used by the HPC in making decisions for approval of applications for "Certificates of Appropriateness."

**How will my property benefit from being listed on the Scottsdale Historic Register?**

Properties designated as historic will be eligible to participate in special programs or use specialized procedures that are currently being formulated to support the City's historic preservation goals. While these programs have not yet been finalized or approved by the City Council, the following are types of assistance being considered:

**Technical Assistance to:**

- Identify a building's preservation or rehabilitation needs
- Plan exterior improvements
- Develop maintenance and/or preservation plans
- Plan conversions to new uses
- Help property owners participate in other City programs or State or Federal Historic Preservation programs

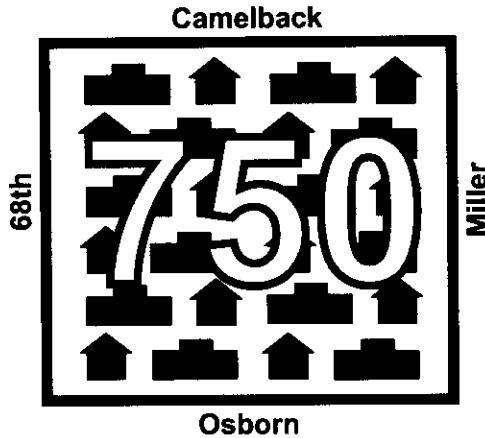
**Financial Programs to:**

- Insure structural stability and adequate weatherproofing or install fire sprinklers
- Address life safety and accessibility code issues
- Maintain and/or rehabilitate a building's exterior
- Restore a building's original design or lost architectural features

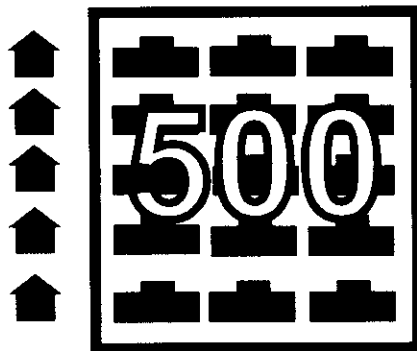
**Education and Promotion Programs including:**

- Plaques and/or markers to identify that a building is listed on the Scottsdale Historic Register
- Brochures, publications, videos, etc that explain the building's historic and/or architectural significance
- Special events that acknowledge and/or celebrate the properties' contribution to the community

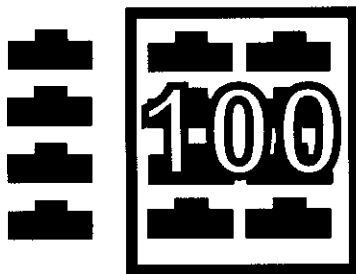
# SUMMARY OF THE SURVEY PROCESS USED FOR DOWNTOWN SURVEY



**STEP 1.** Study entire 1-square mile area of downtown; about 750 parcels. Identify dates of construction & use of buildings.



**STEP 2.** Eliminate residential uses to be studied along with the rest of community. Focus on commercial (approx. 500) properties.

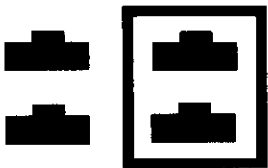


**STEP 3.** Divide commercial into four groups:

- 1) built after 1970
- 2) built prior to 1970 with substantial alterations
- 3) built prior to 1970; clearly related to Arts and Tourism
- 4) built prior to 1970; potentially associated with local theme



**STEP 4.** Look at location pattern of approx. 100 remaining postwar commercial buildings. Photograph, assign architectural style and conduct preliminary significance research. (Historic Register Committee refines standards for integrity, reducing to 75 potential properties)



**STEP 5.** Further evaluation of remaining properties and preliminary determination if integrity has been retained (location, design, setting, materials, workmanship, feeling & association). Determine levels of significance - individually or as part of collection. Eliminate properties with changes to exterior or lacking distinction compared to others.

**WHAT'S NEXT?** The approximately fifteen remaining individual properties and two collections of buildings on Main Street and Fifth Avenue will now be researched further before formal consideration for designation and placement on the Scottsdale Historic Register.

# Architectural Style Pedigree Chart of Downtown Scottsdale

