

TOWN
Of
PARADISE VALLEY



STAFF REPORT

TO: Mayor Bien-Willner and Town Council Members

FROM: Jill Keimach, Town Manager

DATE: March 11, 2021

DEPARTMENT: Town Manager
Jill Keimach, 480-348-3533

AGENDA TITLE:

Adoption of Revised Historic Property Recognition Program Recommended by Historical Committee

RECOMMENDATION:

Approve amendments related to the Town's Historic Recognition Program.

SUMMARY STATEMENT:

In October 2020, the Historical Committee discussed a revision to its Historic Property Recognition Program. The revisions were intended to ensure all homeowners that submitted applications be recognized in their effort to preserve the historic integrity and character of their residence.

At the October meeting the Historical Committee discussed several options, including keeping the process and criteria as currently written which would continue to strictly evaluate applications. The other option thoroughly discussed at the meeting was to recognize and award all submitted applications and to consider a higher recognition for exemplary preservation, restoration, and historic integrity. Neither option was recommended by the Historical Committee in October. Instead, a subcommittee was created to further discuss other options and propose new language.

After considerable review and discussion, the committee recommended to Town Council a process that has two levels for review of an application: 1) those that were in existence prior to Town Incorporation (1961); and 2) those that are at least 50 years old. Those properties that were in existence at the time of incorporation are recognized without further evaluation. Those that are at least 50 years old, but not constructed prior to incorporation, would have the current additional level of evaluation to ensure the property retained enough original materials, features, and/or characteristics necessary to convey its significance visually and represent an important part of the history or architecture of the Town.

The proposed changes in the existing criteria of the Historic Recognition Program are as follows:

What criteria will be used when considering whether a property is a historic property?

1. A Property must have been in existence in 1961, the year of the Town's incorporation, or
2. A Property must be at least 50 years old, have retained enough original materials, features, or characteristics necessary to convey its significance visually and represent an important part of the history or architecture of the Town under at least one of the following areas:
 - A. **Events/Trends.** The property must be associated with an event or pattern of events that made a significant contribution to the history of the nation, the state, or the Town.
 - B. **Persons.** The property must be associated with the life of a person who was significant in the history of the nation, the state, or the Town.
 - C. **Architecture.** The property must embody the distinctive characteristics of a type, period, or method of construction; represent the work of a master (architect, designer, engineer, or builder); possess high artistic values; or be a source of civic pride or identity for the Town.

~~2. As a guideline, a property must be at least 50 years old. A property built within the last 50 years will not be considered unless it has exceptional historical or architectural importance.~~

~~3. A property must have historic integrity, which means that it has retained enough original materials, features, or characteristics necessary to convey its significance visually.~~

~~3. Significance or importance shall be evaluated within the property's historical context to determine whether it illustrates a period of Town development:~~

~~A. **Early settlement – WWII (1947).** During this period, the area was mostly used for farms and ranches, but a few custom residences started to arrive, particularly in the eastern foothills of Camelback Mountain. Some of the Town's early resorts, such as Camelback Inn, Hermosa Inn, and El Chorro, date to this period. Many of the structures were built using adobe.~~

~~B. **WWII (1947) – Town incorporation in 1961.** After World War II, settlement began in earnest, mostly with the development of modest ranch-style homes located on one to five acres. The area incorporated in 1961 to preserve the rural lifestyle of its citizens.~~

~~C. **Post-incorporation.** In the 1970s, the Town adopted a hillside ordinance and outdoor lighting restrictions to protect the mountain profile and preserve the nighttime environment. Development continued with a diversity of architectural styles.~~

There shall be no active violation codes on the property when submitting the application.

On February 25, 2021, the Town Council considered the above amendment to the Historic Property Recognition Program as recommended by the Historical Committee. The Council accepted the amendment without change and directed staff to return with a revised Historic Property Recognition Program and Application to reflect these changes. Both a clean and redlined copy of the amended Program are attached.

BUDGETARY IMPACT:

This item has no financial impact to the Town.

ATTACHMENT(S):

1. Historic Property Recognition Program: clean copy, revised 031121
2. Historic Property Recognition Program, redlined