

TOWN OF PARADISE VALLEY

HISTORIC PROPERTY RECOGNITION PROGRAM



The Hermosa Inn circa 1941.

OVERVIEW AND APPLICATION

TOWN OF PARADISE VALLEY HISTORIC PROPERTY RECOGNITION PROGRAM OVERVIEW

INTRODUCTION

The Town was incorporated on May 24, 1961, but long before incorporation the area surrounding Mummy Mountain north of Camelback Mountain became the home to many who sought the beauty and tranquility of its desert landscape. The purpose of the Town's Historic Property Recognition Program is to recognize historic properties within the Town of Paradise Valley. With the consent of the property's owner, an eligible historic property will be added to the Program after the property's application receives the recommendation of the Town's Historical Advisory Committee and the approval of the Town Council. The property's owner will then receive a certificate recognizing the importance of the property to the Town and the Town will add the property to a list of recognized historic properties kept at the Town Hall. The Program is voluntary and does not impose any new regulations on the recognized properties.

ELIGIBILITY CRITERIA

What types of properties are eligible for the Historic Property Recognition Program?

Buildings, structures, objects, and designed landscape features (e.g., gardens) are all eligible.

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

1. A property must 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.
4. 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.

APPLICATION

Who can apply to have a property be recognized as a historic property?

A Town Council member, Committee member, Town citizen, or property owner can submit an application. If the applicant is not the property owner, the property owner’s consent must be obtained before the application is reviewed.

PROCEDURE

What is the process for adding a property to the Historic Property Recognition Program?

An application is first submitted on the attached form. The Committee will review each application to determine if the property meets the criteria to qualify as a historic property; the Committee may request additional information before making a decision. If the Committee finds that the criteria to qualify as a historic property has been met, the Committee will make a recommendation to the Town Council to add the property to the Program. The Town Council will then make a final decision. If the Committee declines to make a recommendation to the Town Council or if the Town Council declines to add the property to the Program, another application for the same property will not be considered for at least one year.

What is the process for removing a property from the Historic Property Recognition Program?

An owner may remove its property from the Program at any time by submitting a written request to the Committee, which shall remove the property and report such removal to the Town Council. A Town Council member, Committee member, or Town citizen may submit a written request for removal to the Committee if a property is remodeled in a way that damages its historic integrity. The Committee will provide a copy of such request to the property owner and ask the property owner to respond. After reviewing the request and response, if the Committee finds that the property no longer meets the criteria for the Program, then the Committee will make a recommendation to the Town Council, which will make a final decision. A property will be automatically removed from the Program if its historic buildings, structures, objects, and/or designed landscape features are demolished. The Town will keep a list of the properties that have been removed from the Program.

BENEFITS

What are the benefits of the Historic Property Recognition Program?

The importance of the property to the Town will be formally recognized, along with the property owner's efforts to preserve the property, by a Town Council Resolution. The property's owner will receive a certificate of inclusion in the Program and the Town will add the property to a list of recognized historic properties kept at the Town Hall. With the owner's permission, the property will be included in a list of recognized historic properties published on the Town's website. The property's owner will also have the option to purchase a commemorative plaque.

**TOWN OF PARADISE VALLEY
HISTORIC PROPERTY RECOGNITION PROGRAM
APPLICATION FORM**

Provide as much information as is known about the property. Use continuation sheets where necessary. Send completed forms to: Town of Paradise Valley, Historical Advisory Committee, 6401 East Lincoln Drive, Paradise Valley, AZ 85253-4399.

PROPERTY IDENTIFICATION

Historic Name (enter the name, if applicable, that best reflects the property's historic importance):

Address: _____, Paradise Valley, AZ 85253

Architect: _____

☐ Source of information: _____

Builder: _____

☐ Source of information: _____

Construction Date: _____

☐ Source of information: _____

Current Owner: _____

Address (if different from above): _____

SIGNIFICANCE

Describe the historic significance of the property below. To be eligible, the property must represent an important part of the history or architecture of the Town under one of the following areas.

A. **Events/Trends.** Describe how the property is associated either 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.** Describe how the property is associated with the life of a person who was significant in the history of the nation, the state, or the Town.

C. **Architecture.** Describe how the property embodies the distinctive characteristics of a type, period, or method of construction; represents the work of a master (architect, designer, engineer, or builder); possesses high artistic values; or is a source of civic pride or identity.

INTEGRITY

Provide detailed information below about the property's integrity. To be eligible, the property must have historic integrity, which means that it has retained enough original materials, features, or characteristics necessary to convey its significance visually.

1. **Location:** ☐ Original site

☐ Date moved from original site: _____

Location of original site: _____

2. **Design** (describe alterations from the original design, including dates – known or estimated – when alterations were made):

3. **Setting** (describe the natural and/or built environment around the property):

4. **Materials** (describe the materials used in the following elements of the property):

Walls (structure): _____

Foundation: _____

Roof: _____

If the roof has been altered, what was it originally? _____

Windows: _____

If the windows have been altered, what were they originally? _____

Wall Sheathing: _____

If the sheathing has been altered, what was it originally? _____

5. **Workmanship** (describe any major architectural features, uncommon or unique design features, or distinctive elements of craftsmanship or method of construction):

PHOTOGRAPHS

Attach current and historical (if available) photographs of the property.

AWARDS

Describe any awards given to the property below.

FORM COMPLETED BY

Name: _____ Date: _____

Mailing Address: _____ Phone: _____

Email: _____

OWNER APPROVAL

Name: _____ Date: _____

Signature: _____