DATE PALM MANOR NEIGHBORHOOD MEETING 08/02/2008 O & A

1) Can I get a grant to make a non-contributing property contributing?

Perhaps – Depending on what needs to be changed to make the property contributing the work may be eligible for a preservation grant.

2) Can I cut down a palm tree if my property is designated?

Yes – Property rights and privileges are not diminished by historic designation and listing in either the local or national registers.

3) What are the strongest benefits to local historic designation?

Although different people value different benefits, one of the most far-reaching benefits is the community awareness and recognition of the neighborhood that accompanies historic designation.

4) What are the tax benefits for historic designation?

Several tax benefits exist – In Arizona, most tax benefits are available to properties that are listed in the National Register of Historic Places. Local designation provides other financial and technical assistance including assistance with national listing.

5) Do the benefits of historic designation apply to rental properties?

Yes – The benefits of historic designation affect the neighborhood as a whole. Both contributing and noncontributing, both owner-occupied and income-producing properties, enjoy benefits of designation.

6) What negatives have other designated districts experienced?

None reported – Despite some initial concerns; there has not been any negative feedback since Tempe designated its first historic district in 2005.

7) What are the arguments for not including multi-family properties in districts?

Several arguments should be considered but in general the higher the number of contributing versus non-contributing properties in a proposed district the more likely designation will be approved.

8) What if zoning changes along Broadway or Mill?

Development standards change over time – Although the Date Palm Manor subdivision is already protected as a Cultural Resource Area identified in Tempe General Plan 2030, historic designation provides additional neighborhood conservation.

9) Could eminent domain be used on Broadway Road?

Yes – Although city code, state statutes, and federal regulations all require government activities to consider designated historic districts and avoid their disturbance to the greatest possible extent, designation can not prevent use of eminent domain.

10) Who must sign a zoning waiver if a property is held in trust?

Trust Officers – When the owner of record for a property is a trust, authorized trust officers must execute the zoning waiver of rights and remedies.

These are summary answers to questions asked at the neighborhood meeting. The questions are considered in greater detail online at http://www.tempe.gov/HISTORICPRES/DPM080208Q&A.pdf

On August 2, 2008, the Date Palm Manor Neighborhood Association invited the Tempe historic preservation commission and city staff to make a presentation about the benefits of historic designation and listing the subdivision as the Date Palm Manor Historic District in the Tempe Historic Property Register. A summary of questions and answers from the meeting has been distributed to the neighbors. More detailed information is provided here for persons interested in exploring these subjects in greater depth. MORE \Rightarrow

1) Can I get a grant to make a non-contributing property contributing?

SUMMARY ANSWER: Perhaps – Depending on what needs to be changed to make the property contributing the work may be eligible for a preservation grant.

MORE INFORMATION: The summary answer is based on the assumption that the property once was a contributing property. If a property is a noncontributing property because of when it was built, it can not be made contributing by modification. In some cases grant money may be available to recover contributing status.

Generally, grant monies are available for properties in historic districts that are contributing properties. Contributing properties in the Date Palm Manor subdivision were built between 1953 and 1959, the period when the subdivision was originally built out. This ten-year period represents the district's period of significance, and properties dating to this period be able to convey their historic significance to remain contributing properties. Noncontributing properties may have been constructed before or after the period of significance or they may have been modified to such extent or in such manner as to have lost historic integrity. As proposed, the Date Palm Manor Historic District includes both contributing and noncontributing properties.

The question asks if grant monies can be used to recover the contributing status of a property. The determining factor is whether the property retains its integrity or have character defining features been removed or lost permanently. Although it may be possible to recreate the original look of the property, authentic materials and features that have been lost to changes made over time can only be recreated. In other cases changes may have been made to a property in ways that can be reversed. An example is the property whose landscaping has grown to obscure public view of the house. If the original façade exists hidden from view, simply trimming the landscape can restore the property to contributing status. How changes are made to a property can have a significant impact on historic integrity. The Secretary of the Interior's Standards for Rehabilitation provide recommendations for additions and new construction to preserve the essential form and integrity of the historic property and its environment unimpaired.

The Date Palm Manor subdivision is eligible for historic designation and owners are encouraged to consult the Tempe Historic Preservation Office to determine how changes can be made to their properties without compromising eligibility for future historic benefits. In the case where a property dates from the period of significance, grant money may be available recover contributing status depending on the scope of work involved and the likelihood that the conditions that are now making the property non-contributing can be successfully reversed. Different grant sources have different requirements with regard to what they can be used for and where they can be applied. Tempe Preservation staff provide owners with technical assistance and help in identifying preservation options and best-practices for preservation projects, as well as providing assistance in obtaining financial assistance from a range of funding sources. REFERENCES

2) Can I cut down a palm tree if my property is designated?

SUMMARY ANSWER: Yes – Property rights and privileges are not diminished by historic designation and listing in either the local or national registers.

MORE INFORMATION: It is a common misunderstanding that historic designation limits the owner's ability to make changes to their property. Historic designation honors a property by recognizing its importance to the community, however, land use restrictions are neither increased nor decreased by historic designation and listing.

Owners of private property listed in the National Register of Historic Places are free to maintain, manage, or dispose of their property as they choose provided that there is no Federal involvement. Owners have no obligation to open their properties to the public, to restore them, or even to maintain them, if they choose not to do so.

Owners of private property listed in the Tempe Historic Property Register are similarly unrestricted in the use and disposition of their property. Designation and listing brings prestige which can enhance the value of the property and raise community awareness and pride it does not prevent the owner from remodeling, repairing, altering, selling, or even demolishing a building. Listing also does not obligate an owner to make improvements to the property. Owners of designated historic properties may be required to delay demolition but demolition can still occur. Finally, owners are obligated to provide ordinary maintenance and repair of historic property but the maintenance standards for historic properties are no different than those required for all properties in Tempe under the Tempe Nuisance Ordinance. Of course changes to a property can result in loss or integrity and therefore delisting, but the owner is not prevented from making changes by designating and listing a property.

Designated historic districts are provided with historic district design guidelines which are developed to preserve and enhance the unique character of the neighborhood. The guidelines are prepared in cooperation with property owners in the district to provide protection for significant properties and to assist in their preservation and restoration. Historic district design guidelines do not change zoning development standards or uses permitted by zoning. Historic district design guidelines are advisory – not regulatory.

Historic preservation grants and property tax reduction programs often contain terms and conditions for protecting value to the public when public monies are invested in preservation of private property. Public assistance for historic preservation begins with the premise that historic properties represent community cultural resources and that their preservation provides a public benefit to the overall community. Costs of maintaining these properties to conserve historic integrity may use public assistance when the public interest can be protected. Contractual relationships created by public grants for private properties typically have specific requirements to maintain the actions accomplished for a specified period of time. Contractual relationships do not result from designating and listing a property. REFERENCES

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3) What are the strongest benefits to local historic designation?

SUMMARY ANSWER: Although different people value different benefits, one of the most far-reaching benefits is the community awareness and recognition of the neighborhood that accompanies historic designation.

MORE INFORMATION: When historically significant properties are recognized by the community - everyone benefits. Historic designation reinforces neighborhood sense of place. The historic designation and listing process calls the attention of the community to the special character of the areas. Increased pride of ownership often results from honorific designation, which may in turn lead to increased care and attention to property maintenance.

Individual property owners benefit from historic designation and listing in other ways as well. Market demand for historic properties exceeds the available supply. Particularly in the East Valley, properties in designated historic districts command higher selling prices than comparable properties not in districts. Many homebuyers seek out historic properties for their charm and character. Others are concerned that the fast pace of redevelopment may adversely affect a property that is not in a designated historic district.

Local historic property designation is one of the strongest forms of protection for historic properties. Local designation applies overlay zoning to the historic property and thereby makes benefits and protections provided by the Tempe Historic Preservation Ordinance available for property conservation. Across the country, sales data show that designated historic properties consistently command premium prices. East Valley Realtors indicate between a 15% and 30% increase in sales prices for properties located in designated historic districts.

It is the intent of the city to make historic property ownership as beneficial as possible. In addition to the intangible benefits of owning a property recognized as an important community resource, Tempe Preservation provides owners with assistance in locating potential sources of financial assistance and tax credits; assistance in preparing grant applications, third party grant sponsorship; technical information and referrals; and assistance in obtaining other benefits available through City, State, and Federal historic preservation programs.

The community benefits from maintaining tangible links to past places, events, and people that have molded the character of Tempe. Local listing reinforces these links by calling attention to historically significant properties. Listing properties has financial benefits for the community through revitalization of neighborhoods and business districts and by promoting tourism.

State and Federal programs are in place to provide other benefits to owners of historic properties in addition to the benefits conferred by local designation and listing. REFERENCES ⇒

4) What are the tax benefits for historic designation?

SUMMARY ANSWER: Several tax benefits exist – In Arizona, most tax benefits are available for properties that are listed in the National Register of Historic Places. Local designation provides other financial and technical assistance including assistance with national listing.

MORE INFORMATION: In Arizona, the State Historic Property Tax (SPT) program offers a substantial reduction in the state property tax assessment for eligible owners. This fifteen-year agreement requires maintenance of the property according to federal and Arizona State Parks Board standards and is limited to property used for non-income producing activities. In order to qualify for the SPT program, the property must be listed on the National Register of Historic Places either individually or as a contributor to a historic district. The program is managed by the Arizona State Historic Preservation Office (Arizona SHPO) in conjunction with the Arizona's county assessor's offices. The SHPO determines program eligibility and monitors property maintenance, and the county assessor enacts tax classification changes, manages issues of property value, and tax calculation. Properties must meet the minimum maintenance standards established by the Arizona State Parks Board.

In Arizona, the State Historic Property Tax program also has a SPT commercial component which aids owners who rehabilitate underutilized historic commercial or industrial properties. This program also offers participants a substantial reduction in their annual state property taxes, but in a manner different from the residential component. The intent of this program is to provide an owner the opportunity to make a building presentable to tenants and allow such tenants a period to establish business without the burden of increased rent due to property tax increases.

In addition, owners of National Register income-producing properties may be eligible for special historic preservation tax incentives. The Federal Investment Tax Credit Program authorizes a 20% investment tax credit coupled with accelerated depreciation for income-producing properties. The State Historic Preservation Office is responsible for reviewing the eligibility of properties as well as rehabilitation plans to ensure their compliance with the Secretary of the Interior's Standards for Rehabilitation.

The municipal component of the Arizona State property tax is small and currently not subject to abatement for historic designation. Most tax benefits are available to properties that are listed in the National Register

of Historic Places. In an effort to advocate for the conservation and enhancement of community cultural resources listed in the Tempe Historic Property Register, Tempe Preservation assists owners of locally listed properties in preparing a National Register nomination. This assistance may include financial assistance to obtain professional services for preparing a nomination. REFERENCES

5) Do the benefits of historic designation apply to rental properties?

SUMMARY ANSWER: Yes – The benefits of historic designation affect the neighborhood as a whole. Both contributing and noncontributing, both owner-occupied and income-producing properties, enjoy benefits of designation.

MORE INFORMATION: Benefits of local designation and listing affect the neighborhood and in fact the community as a whole. Some specific State and Federal programs are available only for income-producing (rental) properties just as some programs only apply to owner-occupied properties, however, most of the benefits of historic district designation and listing happen at the neighborhood. Contributing and noncontributing, owner-occupied and income-producing properties enjoy benefits from local designation and listing.

In Arizona, the State Historic Property Tax program does not currently apply to income-producing residential property, however, owners of National Register income-producing properties may be eligible for special federal historic preservation tax incentives. The Federal Investment Tax Credit Program authorizes a 20% investment tax credit coupled with accelerated depreciation for income-producing properties. The Arizona State Historic Preservation Office (Arizona SHPO) is responsible for reviewing the eligibility of properties as well as rehabilitation plans to ensure the proposed scope of work is in compliance with the Secretary of the Interior's Standards for Rehabilitation.

Over time designated historic districts trend toward increased owner-occupancy as market demand drives up the sales price of property. Supply and demand works to increase market value for designated historic properties more quickly than for comparable properties located elsewhere. Investors in income-producing properties often choose to cash in windfall profit by transferring investment to less expensive properties outside the district. As neighbors organize through the process of historic designation they often become better able to effectively advocate for things like increased property maintenance and nuisance abatement enforcement. Pride of ownership also tends to increase in historic districts, often adding to the contrast between owner-occupied and income-producing properties. Over time, these cultural changes coupled with increased property values often results in a trend toward greater owner-occupancy in designated historic districts. REFERENCES

6) What negatives have other designated districts experienced?

SUMMARY ANSWER: None reported – Despite some initial concerns; there has not been any negative feedback since Tempe designated its first historic district in 2005.

MORE INFORMATION: Tempe designated its first historic district on June 2, 2005. In the years following that initial designation two other local districts and one National district have been created in Tempe. Today, more than 250 properties are located within the boundaries of these four historic districts. Various local, state, and federal grants have been obtained for projects underway in each of these neighborhoods as Tempe Preservation continues to advocate for the conservation and enhancement of the unique character in each of the districts.

Neighbors initially expressed concerns that historic district designation might result in increased government regulation or interference with their properties. As the designation process moved forward however, people became more familiar with preservation practices, questions were answered, and

uncertainty gave way to widespread willingness to participate in preservation. Once designated, focus on preservation advocacy coupled with an array of benefits and services available for neighborhood preservation has yet to provoke negative feedback.

The Tempe Preservation program operates by authority of Tempe City Code to provide protection for significant properties to enhance the character of the community and to assist owners in the preservation and restoration of their properties. In Arizona, historic property designation occurs by applying overlay zoning to parcels of property which have been officially designated as Historic. Designation may apply to individual parcels or to districts. Overlay zoning does not change the underlying zoning, and the designation of any property or district can not inhibit uses and entitlements provided by the Tempe Zoning and Development Code. Through designation, reasonable and fair regulations provide a means of balancing the rights of property owners and the value to the community of conserving historically significant properties.

Historic designation requires that applications for building permits or other city permits for new construction, alterations or demolition of properties be approved by the Tempe Historic Preservation Commission or the Tempe Historic Preservation Office, prior to routine permit processing. This enhanced permitting process brings specialized expertise to these projects as preservation professionals review applications for potential adverse impacts to historic integrity. Standard permit processing begins when a finding of no adverse impact is made. If a determination of potential adverse impact is made, further processing may be delayed up to 30 days while alternatives are researched and recommendations considered. Owners of designated historic properties are eligible for city assistance in obtaining grants, tax credits and other incentives in addition to valuable technical advice provided through the review process. Finally, designated historic properties and districts receive special recognition and consideration in Tempe neighborhood and redevelopment plans. REFERENCES □

7) What are the arguments for not including multi-family properties in districts?

SUMMARY ANSWER: Several arguments should be considered but in general, the higher the number of contributing properties versus non-contributing properties in a proposed district the more likely designation will be approved.

MORE INFORMATION: Establishing historic district boundaries doesn't end with identifying subdivision boundaries on the original plat map. To be successful, a candidate district must include a significant percentage of contributing properties and include a majority of property owners in support of designation. Like many historic subdivisions, the 1953 plat map for Date Palm Manor included properties along arterial boundary streets. It is interesting to note that the property located at the southwest corner of Broadway and Mill was shown as an exception on the plat map and not included in the recorded subdivision.

Carefully defined district boundaries are important for several reasons. Of course boundaries should include resources that contribute to district significance. But boundaries also have legal implications. For example, only the area within designated historic district boundaries may be considered part of the property for the purposes of Federal or State preservation tax incentives and grant assistance. State and local laws that require consideration of historic resources refer to boundaries in the application of implementing regulations or design guidelines.

Tempe Preservation seeks to identify district boundaries for local designation that conform to National Register practices. The National Park Service recommends including all historic features of the property, but not including buffer zones. To date local districts have been created to include that portion of the original subdivision that is zoned for single-family residential use. Adjacent multi-family zoned parcels and commercial properties along arterial streets have not been included. One reason for this is the context applied to identify candidate districts. The Post World War II Subdivision study used to identify potential historic districts provided comprehensive evaluation for single-family zoned properties only.

Most importantly a high ratio of contributing to noncontributing properties in a proposed district is necessary for successful designation. Often properties on arterial streets loose aspects of their integrity more quickly. A quick look at data gathered for the Date Palm Manor subdivision indicates 38 of the 47 total parcels in the original subdivision currently have single family zoning. There are an estimated 38 contributing properties within the original plat; 34 zoned single-family and 4 zoned multi-family. Lets look at percentages; 34/38 = 89% of properties contribute to a district limited to single-family zoning. On the other hand, 38/47 = 80% of properties contribute to a district which includes all parcels within the original plat. Now 80% is still very good, but remember this is just a preliminary estimate and other factors come into play.

Although all properties within historic districts receive benefits from designation, owner-occupied properties often receive the most immediate and direct benefits. Although owners of properties at the perimeter have important business investments, owner occupants often have more intimate ties to the neighborhood. Data indicate 32/38 = 84% of properties are currently owner-occupied in a district limited to single-family zoning, while 32/47 = 68% of properties are currently owner-occupied in a boundary drawn to include all parcels in the original plat. While it is unknown what level of owner support will be required for successful designation, staff recommends beginning with the highest concentration of owner-occupancy.

8) What if zoning changes along Broadway or Mill?

SUMMARY ANSWER: Development standards change over time – Although the Date Palm Manor subdivision is already protected as a Cultural Resource Area identified in Tempe General Plan 2030, historic designation provides additional neighborhood conservation.

MORE INFORMATION: Neighborhood character is often impacted as a result of changes in development standards over time. Building height, setbacks, and lot coverage are examples of development standards specified for each zoning classification in the Tempe Zoning and Development Code. Although zoning classifications (single-family, multi-family, commercial etc.) may remain unchanged in any given neighborhood, development standards can continue to evolve. In Tempe, the goal to accomplish greater density is carried out by encouraging infill projects. One device for making infill economically attractive is to permit higher intensity land use. One mechanism for accommodating greater intensity is manipulation of zoning development standards. In potentially historic neighborhoods, this has had the unfortunate consequence of allowing properties to be redeveloped in ways that are often substantially out-of character with the historic setting.

The proposed Date Palm Manor Historic District is a Cultural Resource Area identified on the Tempe General Plan 2030 density map. These areas are considered culturally significant to the character of Tempe, based on the 2001 Post World War II Subdivision Study. General Plan 2030 states it is desirable to maintain the historic character of these areas, and specifies projected densities shall match the zoning in place at the time Tempe General Plan 2030 was adopted. Development review procedures and criteria conform to the Cultural Resource Area objectives established in Tempe General Plan 2030 and this affords some measure of protection to the neighborhood, especially with regard to zoning reclassifications. But development standards are the same everywhere throughout the city and they are constantly changing to accommodate higher intensity land use by allowing greater density in each zoning classification.

Historic (H) overlay zoning is applied to parcels of property which have been officially designated as Tempe Historic Properties and listed on the Tempe Historic Property Register. This designation may apply to individual parcels or to districts. The process for designation is prescribed by Tempe City Code in accordance with statutory enabling legislation. Basic or underlying zoning is not changed when a property is designated as historic; if it was zoned single-family it remains single-family. Zoning classifications are not changed by designation, properties classified R1-6 remain classified R1-6. Finally development standards for that classification are unchanged by designation.

Historic designation and listing properties in the Tempe Historic Property Register is intended to provide some checks and balances on infill and redevelopment. While zoning classifications and development standards remain consistent, historic designation provides design guidelines specifically tailored to the preservation and conservation of historic neighborhood character. By ordinance, these guidelines are not preordained but are produced uniquely for each district through a public participation process geared toward inclusivity. Property owners and stakeholders work with the commission and preservation professionals to identify the neighborhood vision for the future. Guidelines codify neighborhood consensus as policies and objectives in the form of appendices in the Tempe Zoning and Development Code. Finally, well designed guidelines add flexibility to zoning regulations through recognition that there is often more than one way to undertake development or redevelopment in an historic setting. Historic district design guidelines steer the permitting process toward discovery of the option that causes the least damage to historic significance and district integrity while meeting owners and users needs. REFERENCES ⇒

9) Could eminent domain be used on Broadway Road?

SUMMARY ANSWER: Yes – Although city code, state statutes, and federal regulations all require government planning and construction activities to take designated historic districts into consideration and avoid their disturbance or destruction to the greatest possible extent, designation can not prevent use of eminent domain.

MORE INFORMATION: Eminent domain is the power of the state or its municipal subdivisions to seize private property, or rights in property with due monetary compensation, but without the owner's consent. Case law establishes the purposes for which the state may use this power, the most common uses being for construction of public utilities, highways, and railroads. Tempe has used eminent domain for widening arterial streets and improving rights-of-way. Although historic designation could not absolutely prevent use of eminent domain on Broadway Road or any other place, city code, state statutes, and federal regulations all require government planning and construction activities to take designated historic properties and districts into consideration and to avoid their disturbance or destruction, to the greatest possible extent. Historic property designation is arguably the best protection available to ensure the perpetuation of neighborhood character and sense of place. REFERENCES

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10) Who must sign a zoning waiver if a property is held in trust?

SUMMARY ANSWER: Trust Officers – When the owner of record for a property is a trust, authorized trust officers must execute the zoning waiver of rights and remedies.

MORE INFORMATION: Arizona voters passed Proposition 207, a 2006 ballot initiative officially titled the "Private Property Rights Protection Act", therefore city requires owners to submit zoning waivers along with all requests for zoning actions. By Arizona statute, historic property designation is a zoning action. Designation overlays the Historic zoning classification on properties which continue to enjoy all the rights and privileges provided by the underlying basic zoning. Because Arizona uses a zoning process to designate historic properties, zoning waivers are required from property owners wishing to be included in any newly designated historic districts. Owners wishing to opt-out of the district can also be accommodated. Of course, at some point a meaningful district can no longer be created if property owner support is limited.

A new form, WAIVER OF RIGHTS AND REMEDIES UNDER A.R.S. §12-1134, is available for submittal on all historic property designation applications processed by the Tempe Historic Preservation Commission. This form is made available in response to recent voter adoption of Proposition 207, which recognizes that private property owners can enter into agreements with political subdivisions to waive any claim for

diminution in value of their property in connection with any action requested by the property owner. This form constitutes that agreement.

Where a family trust or qualified personal residence trust is the owner of record for a property, the officers of that trust, that is the persons with the management responsibility or authority to act on behalf of the trust, will be required to execute the waiver and document their authority to take the action. REFERENCES

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REFERENCES ⇒

INTRODUCTION:

DATE PALM MANOR Neighborhood http://www.tempe.gov/neighborhoods/photo14a.htm

DATE PALM MANOR SUBDIVISION Historic Preservation http://www.tempe.gov/HISTORICPRES/DatePalmManor.htm

DATE PALM MANOR HISTORIC DISTRICT Preservation Slide Show 08/02/08 http://www.tempe.gov/historicpres/FlashShows/DatePalmManorSubdivision02AUG08/

QUESTION 1 REFERENCES:

TEMPE PRESERVATION GLOSSARY – contributing property

TEMPE PRESERVATION GLOSSARY – noncontributing property http://www.tempe.gov/historicpres/noncontributingproperty.html

TEMPE PRESERVATION GLOSSARY – period of significance

TEMPE PRESERVATION GLOSSARY – integrity

TEMPE PRESERVATION GLOSSARY – character defining features

TEMPE PRESERVATION GLOSSARY – grant sources

TEMPE CITY CODE CHAPTER 14A – Historic Preservation Ordinance Sec 14A-2 Definitions http://www.tempe.gov/citycode/14aHistoricPreservation.htm

SECRETARY OF THE INTERIOR'S STANDARDS for rehabilitation http://www.nps.gov/hps/tps/standards_guidelines.htm

TEMPE HISTORIC PRESERVATION OFFICE – welcome home page http://www.tempe.gov/historicpres/

QUESTION 2 REFERENCES:

TEMPE PRESERVATION GLOSSARY – National Register of Historic Places

U.S. DEPARTMENT OF THE INTERIOR - NATIONAL PARK SERVICE BROCHURE – **My Property is Important to America's Heritage What Does that Mean? (5 MB)** http://www.nps.gov/history/nr/publications/bulletins/myproperty/

U.S. DEPARTMENT OF THE INTERIOR - NATIONAL PARK SERVICE ONLINE -

National Register of Historic Places Owner Information

http://www.nps.gov/history/nr/owners.htm

TEMPE PRESERVATION WEB – Tempe Historic Property Register http://www.tempe.gov/HISTORICPRES/register.html

TEMPE PRESERVATION WEB – What is the Tempe Historic Property Register? http://www.tempe.gov/HISTORICPRES/whatisHPR.html

TEMPE CITY CODE CHAPTER 21 – Nuisances and Property Enhancement Ordinance http://www.tempe.gov/citycode/21Nuisances.htm

SCOTTSDALE HPO – historic preservation guidelines www.scottsdaleaz.gov/Assets/documents/historiczoning/villagegrove.pdf

TEMPE ZONING AND DEVELOPMENT CODE – development standards http://www.tempe.gov/zoning/ZDCode/ZDCpart4.pdf

TEMPE PRESERVATION GLOSSARY – preservation grants

STATE HISTORIC PRESERVATION OFFICE – State Property Tax Reclassification (SPT) http://www.pr.state.az.us/partnerships/shpo/spt.html

QUESTION 3 REFERENCES:

TEMPE CITY CODE CHAPTER 14A – Historic Preservation Ordinance Sec 14A-2 Definitions http://www.tempe.gov/citycode/14aHistoricPreservation.htm

TEMPE CITY CODE CHAPTER 21 – Nuisances and Property Enhancement Ordinance http://www.tempe.gov/citycode/21Nuisances.htm

TEMPE PRESERVATION GLOSSARY – financial assistance

STATE HISTORIC PRESERVATION OFFICE – State Property Tax Reclassification (SPT) http://www.pr.state.az.us/partnerships/shpo/spt.html

NATIONAL PARK SERVICE - guide to Federal Historic Preservation Tax Incentives Program http://tps.cr.nps.gov/status/

QUESTION 4 REFERENCES:

STATE HISTORIC PRESERVATION OFFICE – State Property Tax Reclassification (SPT) http://www.pr.state.az.us/partnerships/shpo/spt.html

ARIZONA STATE PARKS BOARD – ASP home page http://azstateparks.com/index.html

ARIZONA STATE HISTORIC PRESERVATION OFFICE – SHPO home page http://www.pr.state.az.us/partnerships/shpo/shpo.html

ARIZONA STATE HISTORIC PRESERVATION OFFICE – SPT commercial component http://www.pr.state.az.us/partnerships/shpo/taxincen.html

NATIONAL PARK SERVICE - Federal Investment Tax Credit Program

http://www.nps.gov/hps/tps/tax/hpcappl.htm

SECRETARY OF THE INTERIOR'S STANDARDS for rehabilitation http://www.nps.gov/hps/tps/standards_guidelines.htm

QUESTION 5 REFERENCES:

NATIONAL PARK SERVICE – Federal Investment Tax Credit Program http://www.nps.gov/hps/tps/tax/hpcappl.htm

SECRETARY OF THE INTERIOR'S STANDARDS for rehabilitation http://www.nps.gov/hps/tps/standards_quidelines.htm

QUESTION 6 REFERENCES:

TEMPE CITY CODE CHAPTER 14A – Historic Preservation Ordinance Sec 14A-2 Definitions http://www.tempe.gov/citycode/14aHistoricPreservation.htm

TEMPE ZONING AND DEVELOPMENT CODE – overlay zoning http://www.tempe.gov/zoning/ZDCode/ZDCpart5.pdf

TEMPE ZONING AND DEVELOPMENT CODE – amended March 20, 2008 http://www.tempe.gov/zoning/

TEMPE BUILDING PERMIT CENTER – homeowner's guide to permits http://www.tempe.gov/bsafety/permitcenter/permits.htm

TEMPE URBAN OPEN SPACE PLAN – neighborhood and redevelopment plans http://www.tempe.gov/comdev/urbanopenspace.htm

QUESTION 7 REFERENCES:

TEMPE PRESERVATION GLOSSARY – contributing property

TEMPE PRESERVATION GLOSSARY – noncontributing property http://www.tempe.gov/historicpres/noncontributingproperty.html

TEMPE PRESERVATION GLOSSARY – historic district boundaries

1953 plat map for Date Palm Manor

STATE HISTORIC PRESERVATION OFFICE – State Property Tax Reclassification (SPT) http://www.pr.state.az.us/partnerships/shpo/spt.html

TEMPE PRESERVATION GLOSSARY – grant sources

NATIONAL REGISTER PRACTICES – national register bulletin 21: how to establish boundaries http://www.nps.gov/history/nr/publications/bulletins/boundaries/index.htm

DATE PALM MANOR HISTORIC DISTRICT Preservation Slide Show 08/02/08 http://www.tempe.gov/historicpres/FlashShows/DatePalmManorSubdivision02AUG08/

QUESTION 8 REFERENCES:

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TEMPE ZONING AND DEVELOPMENT CODE – amended March 20, 2008 http://www.tempe.gov/zoning/

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DATE PALM MANOR SUBDIVISION Historic Preservation http://www.tempe.gov/HISTORICPRES/DatePalmManor.htm

TEMPE GENERAL PLAN 2030 – cultural resource area http://www.tempe.gov/generalplan/FinalDocument/chapter3.pdf

TEMPE GENERAL PLAN 2030 – adopted: December 4, 2003 http://www.tempe.gov/generalplan/

TEMPE GENERAL PLAN 2030 – density map http://www.tempe.gov/generalplan/FinalDocument/GP2030ProjectedDensity.pdf

TEMPE PRESERVATION POST WORLD WAR II SUBDIVISION STUDY http://www.tempe.gov/historicpres/PostWWII/PostWWIISubdivisionsBrochure.pdf

TEMPE PRESERVATION WEB – Tempe Historic Property Register http://www.tempe.gov/HISTORICPRES/register.html

TEMPE PRESERVATION WEB – What is the Tempe Historic Property Register? http://www.tempe.gov/HISTORICPRES/whatisHPR.html

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SCOTTSDALE HPO – historic preservation guidelines www.scottsdaleaz.gov/Assets/documents/historiczoning/villagegrove.pdf

TEMPE BUILDING PERMIT CENTER – homeowner's guide to permits http://www.tempe.gov/bsafety/permitcenter/permits.htm

QUESTION 9 REFERENCES:

ARIZONA REVISED STATUTES – § 36-1407 eminent domain http://www.azleg.gov/ars/36/01407.htm

TEMPE CITY CODE CHAPTER 14A – Historic Preservation Ordinance http://www.tempe.gov/citycode/14aHistoricPreservation.htm

ARIZONA REVISED STATUTES – title 41 state government chapter 4.2 historic preservation http://www.azleg.state.az.us/ArizonaRevisedStatutes.asp?Title=41

NATIONAL HISTORIC PRESERVATION ACT OF 1966 – as amended http://www.ncptt.nps.gov/FHPL HistPrsrvt.pdf

QUESTION 10 REFERENCES:

PRIVATE PROPERTY RIGHTS PROTECTION ACT - proposition 207 http://www.azsos.gov/election/2006/General/BallotMeasureText/PROP%2020X%20(I-21-2006).htm

ARIZONA REVISED STATUTES – § 9-462.01 zoning regulations http://www.azleg.gov/ars/9/00462-01.htm

WAIVER OF RIGHTS AND REMEDIES UNDER A.R.S. §12-1134 http://www.tempe.gov/historicpres/docs/Prop207Waiver.pdf