

City of Peoria

Historic Preservation Master Plan



2012

CITY OF PEORIA

Historic Preservation Master Plan

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CHAPTER 1: INTRODUCTION

SUMMARY OF THIS PLAN

The Historic Preservation Master Plan is intended to serve as a guiding document for future historic preservation projects and programs in the City. It includes a description of Peoria's prehistoric inhabitation as well as its modern settlement. The plan also identifies the current regulatory context that will influence historic preservation projects and programs and clarifies the City's existing historic preservation regulatory processes. Most importantly, the plan details the City's historic preservation goals and recommends the implementation of specific policies and actions for achieving those goals.

HISTORIC PRESERVATION IN PEORIA

Beginnings

The Peoria Arizona Historical Society was formed in 1990 by a small group of residents seeking to preserve the buildings and artifacts that are reminders of Peoria's past. In the twenty years since its founding, the Historical Society has established a museum to house its growing collection of artifacts. The society also provided assistance for the City's first Historic Resource Survey in 1997, which covered the area of the original town plat.



PEORIA ARIZONA HISTORICAL SOCIETY MUSEUM

City Council Ordinances

In 2002, the Peoria City Council passed several ordinances (Ordinances 02-59, 02-72, and 02-97) that laid the foundation for the City to become more directly involved with the preservation of local heritage. Through these ordinances, the Historic Preservation Commission was established and the Zoning Ordinance was updated to authorize the designation and protection of local historic landmarks and districts. Since its inception, the Commission has undertaken a variety of tasks including the adoption of the City's first Historic Preservation Plan in 2005. The Commission has also recommended several buildings for designation as local landmarks, all of which have been approved by the City Council.

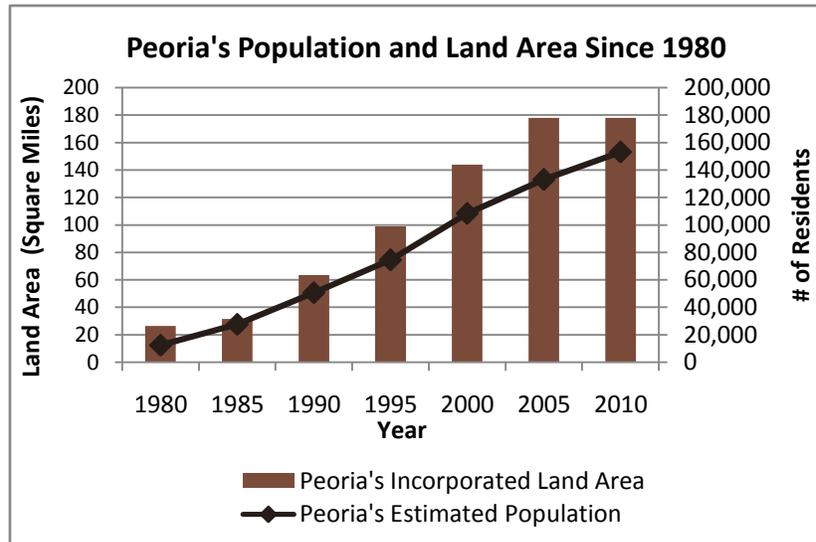
Certified Local Government Designation

In 2004, after several years of actively supporting historic preservation, the City sought and received designation by the State Historic Preservation Office as a Certified Local Government (CLG). As a CLG, the City of Peoria must maintain the Historic Preservation Commission and is responsible for handling several types of historic preservation activities. Peoria's CLG responsibilities are described in Chapter 3.

Public outreach and education have also been a part of the City's historic preservation program through efforts such as the publication of informational brochures and the civic engagement component of the City's Old Town Peoria Revitalization Plan.

Looking Forward

As the City has rapidly grown in both land area and population, historic preservation has become an ever more timely issue. Regional population growth has placed increasing development pressure on desert areas that hold a wealth of archaeological resources, and that until recently, were largely untouched by modern agriculture or development. Annexations have expanded the City's boundaries northward to encompass many of these areas, providing



opportunities for the City to manage future development and the conservation of natural and cultural resources. At the same time, some of Peoria's historic buildings have fallen into disrepair or have been altered in ways that detract from their historic character. Together, these factors will influence Peoria's future historic preservation plans, policies, and actions.

Peoria's cultural resources are very diverse, ranging from Native American sites estimated to be over 1,000 years old to post-World War II-era buildings. These diverse types of resources will require different strategies for effective preservation. Some resources, such as historic buildings in the Old Town area, may be best preserved through reuse for purposes other than they were originally constructed (adaptive reuse); while other resources such as prehistoric archaeological sites may be best suited for incorporation in passive recreation areas. These and other approaches will need to be explored as the City pursues the preservation of specific resources. The City has recognized the importance of preserving Peoria's cultural resources through goals set forth in the City's General Plan. This Historic Preservation Master Plan provides detailed strategies for achieving the broad preservation goals set forth in the General Plan and it identifies the processes and ordinances associated with the regulation of historic resources in Peoria.

HISTORIC CONTEXT

Ancient Inhabitants

The prehistoric record of Peoria begins primarily with the Hohokam, the indigenous people who inhabited the Salt River Valley about AD 500 – 1450, although the area was inhabited as early as 10,000 B.C. The Hohokam created an elaborate irrigation system along the Salt River, the New River and the Agua Fria River before their population appears to have dwindled and disappeared.

Hundreds of years later, it would again be irrigation and the promise of plentiful water for farming, this time from the Arizona Canal, which would draw settlers to the area.

Modern Peoria's Beginnings

The modern-day City of Peoria began near the current intersection Peoria Avenue and Grand Avenue. The original town site was officially platted in 1897, and the early center of Peoria would begin to form on the south side of Grand Avenue where some of the earliest businesses and residences were constructed. However, most of Peoria's early settlers actually lived outside of the town, spread out on large tracts of agricultural land. The young town was well served by its location along Grand Avenue, as a railroad line soon paralleled this major roadway, allowing for goods and people to flow into the town, and for the agricultural products of the area to make their way to larger markets.

Despite its location near Grand Avenue and the Santa Fe railroad spur line, day-to-day living conditions in the Peoria area were harsh and the little town grew slowly. There was not a lot of money to invest in elaborate, professionally designed homes and businesses. As a result, most of the buildings constructed in the area at the turn of the century did not have high architectural value or the durability to withstand years of harsh Arizona summers. The majority of the commercial buildings in Peoria that did survive the first decade of the twentieth century were destroyed by a fire in 1917 that consumed the business district along Washington Street, east of present-day 83rd Avenue.

Unlike Peoria's early commercial buildings, most of its prominent dwellings from the same era were dispersed, built on farms scattered around the settlement away from the center of the community. Many have long since been torn down to make way for new development. Consequently, not many pre-world-war two era homes have survived to form a significant architectural context. Today, what remains of Peoria's early heritage is contained in a small number of buildings and structures. A more detailed account of Peoria's past and its historic resources is provided in Chapter 2, including a description of Peoria's prehistoric inhabitants.



THE ORIGINAL PLAT OF PEORIA

CHAPTER 2: REGULATORY FRAMEWORK

FEDERAL ACTIONS

Historic and archaeological preservation are important to the nation as a whole, having been found to be in the national interest by the United States Congress. Federal legislation regarding historic preservation dates back to the early 1900's and includes the 1906 Antiquities Act (PL 59-209), 1935 Historic Sites Act (PL 74-292), 1966 National Historic Preservation Act (NHPA) (PL 89-665), 1969 National Environmental Policy Act (PL 91-190), 1979 Archaeological Resources Protection Act (PL 96-95), and 1990 Native American Graves Protection and Repatriation Act (PL 101-601). The federal government has encouraged states and municipalities to identify properties significant to their communities and list them on local registers. The federal government has also established a grants program to support local efforts for historic preservation.

Federal law and authorities are derived from both congressional action and judicial review. Federal legislation first addressed historic preservation through the Antiquities Act of 1906, which identified preservation of ruins and archaeological sites as a national policy. The NHPA, as amended, added historic buildings and sites to the policy and provided for a formal organization and funding of preservation activities at the federal, state, and local political levels. The Act created the National Register of Historic Places, as well as the authorization for State Historic Preservation Offices and Certified Local Government program.

Section 106 of NHPA requires federal agencies to take into account the historic preservation impacts of any project that requires federal licensing or funding, or which is located on federal lands. Such projects are reviewed for potential impacts to properties listed or eligible for inclusion on the National Register of Historic Places. As a Certified Local Government, the City has been delegated the authority to comment on the impacts of such projects within its jurisdiction.

The NHPA also established a funding source to assist in the preservation of historic resources. This funding is disbursed through several mechanisms, including matching grants administered by the State Historic Preservation Offices that transfer funding to local municipalities. The federal government also offers tax credit incentives to property owners for the rehabilitation of income producing properties.

Important court cases have supported historic preservation, including Penn Central Transportation Company v. City of New York (1978) (438 U.S. 104) which specifically upheld historic preservation and landmark designation as a legitimate exercise of government power over private property and maintained that it is not considered a taking of private property.

ARIZONA STATE INVOLVEMENT

State laws regarding historic preservation have followed federal legislation and leadership. Historic preservation in Arizona uses zoning as the mechanism for identifying and preserving historic properties. Arizona state law provides municipalities with the means to establish historic districts as a part of their role in protecting public health, safety, and welfare (ARS §9-462.01(A) 10). Additionally, in ARS § 41-511

et seq. the legislature located the State Historic Preservation Program in the State Parks Department under the oversight of the State Parks Board and established the position of State Historic Preservation Officer (SHPO) as an employee of the board. In 1990, under ARS § 41-844 and § 41-865 Arizona passed emergency legislation to protect burial sites in the state, similar to the Federal 1990 Native American Grave and Repatriation Act. The State of Arizona also participates in the federally authorized Certified Local Government program. ARS 42-12101 et seq. provides for a property tax reduction for certain historic properties and gives authority to the SHPO to review and approve properties for this reduction.

Proposition 207

Arizona Proposition 207 was a ballot initiative approved in 2006 that entitles a property owner to compensation if government regulations result in a decrease in their property's value. As a result of Proposition 207, almost every land use decision made by the City after the effective date of that new law, including historic preservation zoning overlays and protections, subjects the City to the risk of litigation and expenses for “regulatory takings,” even when the land use decision is requested by a citizen. As a result, it has become precarious for Arizona municipalities to create historic districts or landmarks through the zoning process unless all of the affected property owners consent to the change and waive their rights under Proposition 207.

CITY OF PEORIA EFFORTS

The City has adopted several ordinances (Ord. 02-59, Ord. 02-72, Ord. 02-97) that recognize the value of Historic Preservation in Peoria. The City Code and Zoning Ordinance were amended to create the Historic Preservation Commission and to authorize the institution of a Historic Preservation Overlay Zoning District. This zoning overlay is used to identify and protect properties and districts that have been deemed historically significant.

The Historic Preservation Commission was created to review and advise the City Council on matters of Historic and Archaeological Preservation in the City and has the authority to recommend that the City Council list nominated properties on the Peoria Register of Historic Places and to place historic preservation overlay zoning on them. The commission also has review authority over construction and rehabilitation activities involving properties listed on the Register.

The City has also entered into an Intergovernmental Agreement with the State Parks Department to become a Certified Local Government (CLG). This action teams the City and the State on important historical and archaeological policies. It also entitles the City to apply for federal grant monies made available through the State Historical Preservation Office.

In February 2010, Peoria was designated as a Preserve America Community. Preserve America is a federal program that encourages and supports community efforts to preserve and enjoy America’s cultural and natural heritage. The designation provided national recognition of Peoria’s commitment to promoting and preserving its heritage.

CLG RESPONSIBILITIES

Certified Local Governments oversee development activities that involve designated historic or archaeological resources. As a CLG, the City reviews the studies, surveys, and site

monitoring/preservation efforts (including data recovery activities), conducted within the City limits that document historic resources. This includes review of reports and mitigation recommendations generated because of Section 106 of the National Historic Preservation Act, i.e. "Section 106 reviews."

Historic Resource Surveys

Since becoming a CLG, the City has carried out its responsibility to maintain a system for the survey and inventory of historic resources within Peoria. In 2006, the City completed an update to the original 1997 Peoria Historic Resource Survey. Through the survey process, over 100 individual properties in the original Peoria town site have been investigated and inventoried. A number of these resources were identified as being potentially eligible for listing on the local Peoria Register of Historic Places, and/or the State and National Registers of Historic Places. Copies of these surveys are available at the Planning Division Office and on the City's website at www.peoriaaz.gov/historicpreservation.

Surveys play an important role in expanding the local Historic Register. Properties that have been surveyed and found to be historically significant may be nominated to the Peoria Register as local landmarks and neighborhoods containing a significant number of landmarks and/or supporting resources may be nominated as local historical districts. The City may periodically perform additional surveys in order to build and update the inventory of the City's historic resources.

The Historic Preservation Commission reviews and certifies individual historic resource surveys conducted within the City of Peoria. Surveys will be assessed for adherence to guidelines established by the Commission to ensure compatibility with State and National Register requirements. City staff maintains records of accepted surveys. The results of historic resource surveys form the basis for all Peoria Register listings.

Historic Designation

The Historic Preservation Commission provides recommendations for properties nominated for listing on the Peoria, State, and National Registers of Historic Places. As a CLG, the City is entitled to comment on National Register nominations for properties within its boundaries. The Planning and Zoning Commission also provides recommendations to the City Council on historic preservation overlay zoning, which protects properties from being altered in ways that diminish their historic significance. The City Council makes final determinations on the status of properties nominated for listing on the Peoria Register of Historic Places and for historic preservation overlay zoning. The nomination process for the Peoria Register of Historic Places is described in more detail in Chapter 5.

Review of Proposed Construction Activity

The City may request a survey prior to construction activity or other actions that involve properties that may have historic and/or archaeological significance. The Historic Preservation Commission will review survey reports that discover properties that may be eligible for inclusion on the Peoria Register of Historic Places. New construction or rehabilitation work proposed within a local historic district or on an individual local landmark must be reviewed by the Historic Preservation Commission and receive a Certificate of Appropriateness from the commission before work may begin. In its reviews, the commission follows the standards established by the Secretary of Interior, so that each structure or site reviewed is held to the same standards. Such projects then follow all other applicable development processes.

CHAPTER 3: HISTORY OF PEORIA

THE HISTORICAL AND ARCHITECTURAL CONTEXT

It is important to understand the history of Peoria in order to establish the historic contexts, or stories, of the area. Once historic patterns of development and activity are identified, they provide guidance for identifying the places and things that are important to Peoria's heritage. This directs the search for areas that merit further study through survey, areas that may yield potential landmarks and districts.

Pre-historic archaeological sites occur mostly along the New River and the Agua Fria River, which run north to south through Peoria, primarily in the City's northern undeveloped reaches. Occasionally sites will be discovered in the urbanized parts of Peoria as redevelopment takes place and evidence is uncovered as part of the normal course of construction. Historic-era sites and artifacts are mostly present in the urbanized southern area of the city, predominantly in the area of the original platted town site.

EARLY INHABITANTS

Peoria's early history (before European contact) is primarily concerned with the settlements and activities of the Hohokam, although other cultural groups have also traveled through the area or used the area for temporary settlements. Archaic sites predating the Hohokam have been found within Peoria and other municipalities and there is strong evidence that following the age of the Hohokam, the ancestors of the Yavapai-Prescott tribe used the area south of the Bradshaw Mountains. There are also "trincheras" sites on small hills in north Peoria and other evidence of late Hohokam use of the area.

Pre-historic archaeological sites have been discovered in Peoria dating from the Middle Archaic period through Hohokam and protohistoric Yavapai occupations. Sites are found in fertile river valleys and xeric uplands of central Arizona. The largest sites tend to be Hohokam villages that have been discovered along all major rivers. The name Hohokam has several plausible meanings but the one most accepted is "those who vanished". The Hohokam lived in the Phoenix Basin from approximately A.D. 500–1400. Many of their customs, recreational activities, and technologies would suggest that they traded or otherwise had links with civilizations in Mexico.

10,000 B.C.

As early as 10,000 B.C. small groups of mobile hunters and gatherers called Paleo-Indians passed through the New River area of what would later become Peoria. Spear points dating to this period (10,000–8,000 B.C.) have been found in northern Peoria and attest to brief use of the area by groups searching for game and collecting plants for food.

The Archaic Period (8,000 B.C – A.D. 1)

The period from 8,000 B.C. to A.D. 1 is divided into the Early, Middle, and Late Archaic. The addition and modification of ground stone tools identifies the Archaic populations as foragers that increasingly relied on plant resources. Dart points were used for hunting, but the variety of shapes and styles indicate populations became more specialized, and possibly inhabited smaller areas as the population size increased. Lifestyles during the Early and Middle periods were based on a seasonal round of hunting small game and collecting plant resources across a large portion of the state. Tools used at this time

were made of stone, wood, and plant and animal fibers, most of which has decayed leaving only stone artifacts as the witness to their passing. A house dating to the Early Archaic Period has been found near the confluence of the Salt and Agua Fria rivers and evidence of the Middle Archaic Period has been found at the same river confluence and near springs in the uplands.

The beginnings of agriculture and pottery manufacture appeared during the Late Archaic. The change from a mobile hunting and gathering economy to a semi-sedentary maize-agricultural lifestyle developed slowly. Around 1500 B.C. Late Archaic populations began to build substantial houses at villages where agriculture was possible, mainly in southern Arizona. Seasonal use of these villages allowed some people to collect plant food and hunt while other groups devoted more time to planting crops near the rivers. Although rare, Late Archaic sites have been found in the Phoenix Basin along rivers and near springs in the mountains.

The Early Formative Era (A.D. 1–500)

People living during the Early Formative period (A.D. 1–500) divided their time between two locations every year. Some sites were established along the Salt River, and probably the New and Agua Fria rivers as well. These small farmsteads were used while they planted crops in the spring and summer along the rivers. Their second homes were in the uplands where they collected grass seeds, cholla, and cactus fruits as they ripened. The change to more permanent settlement was accompanied by development of thin, undecorated ceramics to store seeds. House construction became more substantial as people continued to live in the same locations year after year. Population densities at each site were low, probably never exceeding 50 people at one site. Artifacts used by these people include stone, ceramic, wood, and other perishable materials.

The Formative Era (A.D. 500–1450)

The Formative Era is associated with the people known as the Hohokam. Despite the archaeologist's use of a single name for these people, the prehistoric population had internal divisions, probably based on where they lived. For almost a thousand years, the Hohokam survived in the harsh desert by adapting to the resources available in a particular location and by growing domesticated plants, such as corn, beans, squash, cotton, tobacco, agave, and grasses.

Hohokam sites have been identified throughout northern Peoria along the New River and Agua Fria River systems. The largest discovery that has been excavated to date is the Palo Verde Ruin located in northeast Peoria; an even larger complex of habitation sites is located on the Agua Fria River. Many smaller sites surrounding the habitations provide information about how the Hohokam organized their society and work activities. Hohokam houses from before around A.D. 1150 (before the Classic Period), were built of wattle and daub, and were set in shallow pits. Later occupations created surface rooms built of adobe or stone. Pits and refuse mounds have been found in Peoria at the larger settlement sites. After the mid-1400's, the sites were abandoned and the people vanished, leaving few clues as to where they had gone or what had contributed to the demise of such a vibrant civilization.

The Hohokam people were particularly adept at farming and using irrigation canals to expand the amount of arable land. The irrigation canals that Hohokam farmers dug using basic rock implements to water their fields enabled them to grow two crops a year, one in the spring when melted winter snow swelled the river, and another in late summer when heavy rains fell. Their crops included corn, tobacco, beans, squash, cotton, amaranth (for grain and dye), barley, and chenopods, a family of plants that

includes spinach and beets. Hohokam farmers used mats of woven fiber to control water flows in the canals. Water delivered in main canals was sent into secondary distribution canals before reaching field laterals where it was diverted to individual plots of land.

Red and buff-colored pottery, decorated with animal or figure designs, was produced in Hohokam workshops along the Gila River, from which it was traded across Arizona. Designs on Hohokam ceramics, shell, stone, and textiles were sometimes influenced by artists of Mexican civilizations. Interaction with other cultural groups in the Southwest can be traced through the exchange of shell, copper, minerals, ground stone, and decorated pottery.

The Hohokam created beautiful works of art, including acid-etched shells; marine shell was obtained through trade from the Gulf of California and with west coast tribes. The Hohokam painted pitch onto shells in an abstract design or the shape of an animal. They then soaked the shell in a weak acid solution, which ate away the unpainted shell surface, leaving a raised design underneath the pitch (Herold, 1986).

The Pioneer Period (A.D. 500 – 750)

Population levels remained low during the earliest division of the Hohokam, known as the Pioneer Period. People lived in small family-based farmsteads scattered along the Salt and Agua Fria rivers and probably sent small groups of people into the surrounding hills to collect plant resources. Ceramics are the most identifiable artifact class left at these early sites; pottery types are plain undecorated wares and some vessels decorated with red paint on gray vessels or vessels with a solid red color, called redware. Irrigation canals were dug to bring water from the rivers to fields on the floodplain. Clay was used to create figurines that may represent ancestors or be fertility icons.

The Colonial Period (A.D. 750–950)

The Colonial Period was a time of rapid population growth and expansion along multiple rivers for the Hohokam. Residential sites along the New and Agua Fria rivers become larger and more common than any earlier periods. Farms expanded and the irrigation system became more complex as canals brought water to terraces above the floodplain. Ceramics were decorated with red paint on a buff-colored vessel, often with geometric or stylized life forms that covered nearly the entire vessel. The growing population lived in hamlets and small villages where multiple households worked together to produce necessities and surplus goods for trade. An extensive network of trade was developed that reached as far as California and Mexico to bring rare goods to Peoria. Trade goods were exchanged at large villages in conjunction with ball court activities. Ball courts were used to play a game that solidified a sense of unity among the residents and provided a place where people gathered to resolve conflicts and conduct business. People living in northern Peoria built two ball courts and probably exchanged meat, corn, cotton, minerals, and ground stone for shell, obsidian, and decorated pottery from northern Arizona.



HOHOKAM BALL COURT IN NORTHERN PEORIA

The Sedentary Period (A.D. 950–1150)

The Sedentary Period started with the creation of large villages as the Hohokam people moved into sites with ball courts. By the middle of the Sedentary Period, however, the largest villages were abandoned and the villagers moved to new locations. The decline of the ball court system is indicated by occupation of fewer sites and less abundant trade goods in the sites that were occupied. Villages on the New River were abandoned, but sites along the Agua Fria continued to thrive, with hundreds of people in the largest sites.

The Classic Period (A.D. 1150–1450)

Classic Period Hohokam sites along the Agua Fria River experienced an initial increase in population, but eventually declined and disappeared completely. In the first century, various house styles were constructed in very large villages that had as many as 400 or 500 people. Walls were constructed around groups of houses, possibly to establish privacy or security against real or perceived threats. By A.D. 1350, the population around Peoria abandoned the large villages. Habitation sites used at this time tend to be away from the major rivers and consist of a single house, probably used by a nuclear family. Very few people remained in the area.



FOREGROUND: THE STONE BASE OF A PIT HOUSE
BACKGROUND: COMMUNAL WALL

Multiple reasons have been suggested to explain the disappearance of the Hohokam by A.D. 1450. One single reason cannot account for the collapse of a society that had survived for a millennium; instead, multiple setbacks probably interfered with the normal way things were done. A possible scenario is that population fertility declined as disease and malnutrition resulted in fewer live births. The smaller number of people surviving to adulthood could not maintain the large irrigation networks that supplied the food needed by the society. Improper management of the irrigation systems caused by fewer workers could have allowed salts and minerals to accumulate in the farms' fields, lowering the productivity of the harvest and contributing to malnutrition. Poor diets and insufficient amounts of food would have left the population susceptible to disease, which could have further decreased population as some people died and others emigrated. Smaller populations and shortages of food probably contributed to conflict over the meager resources that were available. Eventually, the labor needed to keep the society functioning was unavailable and the entire region was abandoned. Likely, one single event did not start the catastrophe, but the accumulation of multiple problems proved insurmountable.

After the Hohokam

After the area south of the Bradshaw Mountains was abandoned by the Hohokam, small groups of people, probably the ancestors of the Yavapai, are found in the archaeological record. The lifestyle of these new people emphasized mobility and required only seasonal use of the area, which enabled them to avoid the problems that caused the Hohokam to disappear. Small bands of Yavapai farmed plots of land on the margins of the mountains as late as A.D. 1870 using seasonal runoff in washes and springs.

EURO-AMERICAN SETTLEMENT

Euro-American explorers discovered gold near Wickenburg in 1863 and came into conflict with the Yavapai. Miners and ranchers were attracted to the area because of the seemingly empty landscape that offered plentiful grazing for livestock and minerals for the taking. Conflict with the Yavapai eventually developed over the few areas where water was available. The increasing hostilities against ranchers and miners led to demands for military action, which culminated in the removal of the Yavapai by 1872.

Irrigation & Transportation

The land around Peoria was vacant for just 13 years before new settlers arrived. Completion of the Arizona Canal in 1885 secured irrigation water for the farms that were to come, and along with the young engineer in charge of its construction, it unlocked the potential of the land for an entirely new population. William J. Murphy, a former Union Army officer, was paid for his work on the canal in land and water rights. This tied Murphy's earnings to his ability to successfully recruit settlers to turn the area into productive farmland, thereby increasing its value. By November 1886, the first farmers began to homestead land at the western terminus of the Arizona Canal.



AN IRRIGATION SUBLATERAL PROVIDES IRRIGATION TO INDIVIDUAL PROPERTIES

In June 1887, Murphy formed the Arizona Improvement Company with a group of investors. The company created Grand Avenue, a 100-foot wide dirt road running northwest from 7th Avenue in Phoenix towards Wickenburg and Vulture Mine. Along this route, the company surveyed the town sites of Alhambra (now a neighborhood of Phoenix), Glendale, and Peoria. Murphy was also a strong proponent for the spur line of the Santa Fe railroad that runs along the Grand Ave. By providing the railroad right-of-way along Grand Avenue, Murphy's company set the stage for the railroad's path. Completed in 1895, the railroad spur connected Phoenix to Prescott and to the transcontinental AT&SF line. Now tied in to the nation's railway network, Peoria soon received a small depot from the railroad, and it became a scheduled stop for the train. The town site was strategically located on the road between Phoenix and Wickenburg, the two population centers that needed crops grown around Peoria, and the new train line made it easier to ship crops to these and more distant locations. Aside from bringing commercial opportunities for trade, the train also brought needed goods such as building materials to the young community.

The number of farms in the area slowly increased and in some years they declined as drought and other hardships proved too much for some people. An economic panic affected the nation from 1893 to 1896, which made it impossible to obtain money to buy land, seed, or farm equipment. By 1897 the economy was recovering and J.B. Greenhut and Deloss S. Brown (who had acquired the land of the actual Peoria town site in 1890 through the Desert Lands Act of 1877) officially filed the plat of Peoria.

Over the years, the impetus for Peoria's growth derived from three sources: farming and ranching, mining, and transportation. During the late 19th and early 20th century, the bulk of economic returns were from farm and ranch production. The individual owners of farms and ranches sold their goods in town or transported them to markets in other cities. The railroad connected Peoria to the national

economy and made it more profitable for farmers and ranchers to sell their goods. Peoria was on the southern edge of the Agua Fria Mining District and mining activity directly benefitted the town's commercial businesses.

Mining

The Relief Mine (also known as the Sunrise Relief Mine), located near the modern-day intersection of 91st Avenue and Happy Valley Road, was worked from 1893 to 1916 and produced appreciable amounts of gold and silver. The mine owners purchased food and other supplies in Peoria and received mining and milling equipment through the town's railroad depot. The mine was operated when the demand for gold was high, but shut down, sometimes for decades, when the national economy declined.



SUNRISE RELIEF MINE

From Subsistence Farming to Crop Diversification

Subsistence crops produced on the farms that dotted the early Peoria settlement were the initial source of economic growth for the town. Crops grown in the area provided the necessities for the families that turned the raw desert into productive farms. Forage to feed livestock was an important crop because alfalfa was fed to the horses and mules that transported people and goods to markets. Forage also kept the milk cows producing a small, but steady source of food for the farm families; hay could also be sold to ranchers that needed to carry over their herds of sheep and cattle during the winter when grass was unavailable on the open land that surrounded Peoria. Early farms also produced grain, especially barley, which was sold as livestock feed or sold to Phoenix and Wickenburg saloons for brewing beer.

As the number of farms around Peoria increased, the variety of crops grown expanded beyond basic subsistence foods. Experimentation with garden produce and tree crops created orchards and row crops that could be marketed in Phoenix. Improvements in railroad refrigeration cars allowed these new crops to be sent to farther markets.

Cotton Farming

The one crop that changed Peoria more than anything else was cotton. Demand for cotton reached a peak during World War I when its fibers were an essential war material. Cotton fibers were used to clothe the soldiers, strengthen the rubber tires of automobiles and trucks that became essential at the front lines, and when combined with nitric acid was used as an explosive. The demand for cotton during the war contributed to high prices for the crop despite the costly water and labor inputs needed to grow it. Cotton is susceptible to pests, requires a long growing season, and requires lots of water, all of which raises the cost of its production. More importantly, prior to the invention of mechanical pickers, harvesting cotton was labor-intensive and required hundreds of seasonal workers to collect the bolls from mature plants. Labor to harvest the cotton crop was unavailable during the war because many Anglo farm workers were drafted into the military. To counter this labor shortage, government policy encouraged migrant labor to work the fields. The arrival of Anglo and Mexican migrant farm workers was a major impetus for development in Peoria.

Following the end of World War I, a decline in the demand for cotton contributed to an economic decline that reduced agricultural output around Peoria. However, as the nation's economy improved

after 1920, efforts were made to expand irrigated lands around Peoria. Excavation of new canals and wells that pumped ground water expanded farmland westward as far as the Agua Fria River. The Marionette Canal on the Agua Fria River operated for a short time, but was closed when the Waddell Dam and Beardsley Canal reduced the river's flow. Ground water pumping became a less viable option for farmers as the water table dropped and lawsuits over water use reduced water availability. Further decline of Peoria's agricultural base occurred in the 1930s as the Great Depression reduced the number of farms that were economically viable, a trend that reversed with the start of World War II.

The Automobile Era

Following the Second World War, Peoria continued to produce farm goods but gradually farms were replaced with residential developments. Grand Avenue continued to serve as the main transportation link connecting Peoria with businesses and jobs in the urban center of Phoenix. The outward expansion of the housing market was facilitated by the widespread use of the automobile. The outward growth of housing reached Peoria, as Arizona became a destination for retirees and others seeking a rural lifestyle.



LOOKING SOUTHEAST AT 83RD AVENUE
FROM GRAND AVENUE, C. 1920'S

While Peoria's location along Grand Avenue and the BNSF rail line shaped its economy from the beginning, the age of automobiles further defined Peoria's commercial district. A convenient pit stop for motorists headed away from Phoenix to California and Las Vegas, or those going into Phoenix, Peoria provided a variety of services for motorists traveling through the area. There were a number of gas stations and automobile repair shops lining Grand Avenue, along with places for weary travelers to spend the night.

Civic and Cultural Organizations

A number of organizations have historically played a prominent role in the development of Peoria, including the Chamber of Commerce and the Peoria Woman's Club. The Chamber of Commerce, unusual in that it was organized as a non-profit corporation, ran the local water company from 1919 until Peoria incorporated as a town in 1954. The Woman's Club also played a significant role in the history of Peoria. First founded in 1914 as the Peoria Embroidery Club, the Peoria Woman's Club established and ran the community's first library in their Clubhouse until 1975 and initiated community events such as the annual Fourth of July celebration.

TRACES OF THE PAST: PROMINENT BUILDINGS AND STRUCTURES

Early Peoria settlers had little capital to invest in spacious, professionally designed homes and businesses. Instead, Peorians resided in basic shelters that were either enveloped by later additions or replaced as newer houses were built. Consequently, buildings from the nineteenth century are rare in Peoria. Many early twentieth century buildings have been lost as farmhouses around Peoria's town site were torn down to make way for new subdivisions or commercial developments. What remains are generally small, simply designed dwellings. A few homes were made of local



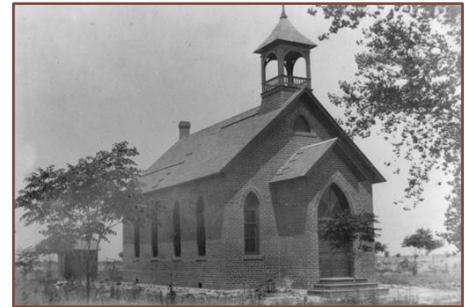
BUNGALOW-STYLE HOME,
OLD TOWN PEORIA

materials such as adobe, though many were wood frame structures clad in various types of siding. A number of homes, particularly those built after World War II, were constructed of concrete block. Though simple folk styles predominate, vernacular examples of bungalow and ranch-style homes are also represented in Peoria's early housing stock.

A major fire in 1917 destroyed most of the commercial district. After the fire, the early wood and corrugated metal buildings that made up the majority of the commercial district were replaced with brick buildings. While the new brick buildings created a feeling of permanence, they were designed for functionality and had little exterior architectural embellishment. A local brickyard supplied residents with fired bricks, but commercial buildings rebuilt after the 1917 fire in the downtown used more durable brick made in the Phoenix brickyards. Later, in the 1960s and 1970s many of the early brick buildings would be covered in a stucco skin in attempts to modernize their appearance.

First Presbyterian Church

One of Peoria's earliest buildings was the First Presbyterian Church, constructed out of locally-produced bricks in 1899, it was a labor of devotion by Jennie Mann, the wife of Hiram C. Mann, manager of the Greenhut Ranch. The Greenhut ranch was owned by J.B. Greenhut and Deloss Brown, the original owners of the sections of land that would become the Peoria town site. The church immediately became a gathering place for the young community, and is still in use to this day.



PEORIA FIRST PRESBYTERIAN CHURCH

Peoria Central School

By 1889, several families with young children had taken up residence in the area. Prompted by the call of the community, prominent residents organized a school system. The Peoria School District was officially recognized by the county as School District #11. School began in the same brick building on Washington Street that had been the McLaughlin Brothers store and served as the Hiram C. Mann family's first house in Peoria. A new one-room frame-structure schoolhouse, built in 1905, was destroyed shortly afterwards by fire. The replacement two-room school, known as Central School, was designed in Spanish Mission Revival style and was completed in 1906. It is currently utilized by the Peoria Arizona Historical Society as a museum and is listed on the National Register of Historical Places and the Peoria Register of Historic Places.



PEORIA'S CENTRAL SCHOOL, C. 1909

"Old Main" High School

Constructed in 1992 to serve as the community's first dedicated high school building, the "Old Main" building on the Peoria High School campus was designed by premier architects Lescher, Kibbey, and Mahoney. The three-story school is a Mission-Revival-style building, and exhibits a level of architectural detail rarely found in Peoria's early buildings.



PEORIA'S OLD MAIN HIGH SCHOOL BUILDING

The Edward's/Peoria Hotel

Prior to 1918, there was no formal hotel for visitors passing through Peoria by stagecoach or train. Until that time the Wagoner home, owned by a prominent Peoria family of the same name, had to serve double duty as the local inn. Once constructed, the three-story Edwards's Hotel building filled that need. It also accommodated a small restaurant run by the hotel's owner. Sleeping porches were added in the 1920s and the brick exterior was later covered in stucco. The first two floors of the hotel have been reconfigured for use as apartments while the third floor remains vacant.



THE EDWARD'S HOTEL C. 1920

The Water Tower

Also important was the original water tower constructed to provide water storage from the town's well which was used by local residents and travelers passing through Peoria along the newly constructed Grand Avenue. The water tower was described in an 1894 article of the Phoenix Daily Gazette as a landmark to travelers because the name "PEORIA" was emblazoned in large capital letters on the side of the tank. The water tower became the symbol of Peoria and underwent several renovations over the years until it was removed in 1936.



THE PEORIA WATER
TOWER & PEORIA
RAILROAD DEPOT

The Train Depot

The Atchison, Topeka, and Santa Fe Railroad finished constructing a rail line connecting Phoenix to Prescott, through Peoria, in 1895. A small train depot was constructed in Peoria to facilitate commerce and marketing of local agricultural products. In the 1970's when passenger rail service was discontinued, the depot building was sold by AT&SF and relocated to Scottsdale's McCormick-Stillman Railroad Park, where it still stands today.

As of the 2006 Peoria Historic Resource Survey Update, a number of buildings have been identified as individually eligible for listing on the Peoria, State, or National Registers due to their historic significance. The map and table that follow include both listed properties and those potentially eligible for individual listing. Other buildings in Peoria that have not been surveyed may also be eligible for listing. Buildings that could be listed on a historic register as contributing elements to a historic district have not been included. Communication with the State Historic Preservation Office conducted as part of the 2006 Historic Resource Survey Update suggests that there is not a sufficient density of contributing properties to warrant the formation of a National Register Historic District in the Old Town area of Peoria.

Old Town Peoria: Buildings Potentially Eligible for National Register Listing



Survey ID	Address	Name	Construct. Date	Style
2	8276 W. Monroe St.	Saliba House	1948	Spanish Eclectic
30 P,A	10236 N 83 rd Ave	Peoria First Presbyterian Church	1899, 1921	Gothic Revival
35	8415 W. Madison St.	Labario House	1929	Bungalow
44	8491 W. Madison St.	Meyer House	1925	Nat'l Folk, Flat Roof, Adobe
45	8484 W. Madison St.	Quick-Stop Groceries	1940	Nat'l Folk, Front Gable
49	10320 N. 84 th Ave.	Greek Orthodox Church	1947	Nat'l Folk, Gable Front-Wing
75	8325 W. Washington St.	Edward's Hotel	1918	Nat'l Folk, Front Gable
84 P	8322 W. Washington St.	Peoria Jail House/Town Hall	c. 1939	Nat'l Folk, Flat Roof
85 P	10381 N. 84 th Ave.	Peoria Woman's Club Clubhouse	1919, 1923	Nat'l Folk Front Gable w/ Cross Gable
N/A*P,A,N	10304 N. 83 rd Ave.	Peoria Central School	1906	Mission Revival
N/A	11200 N. 83 rd Ave.	Old Main High School	1922	Mission Revival

*For identification purposes, the Peoria Central School is denoted as "A" on the map.

P = Listed on the Peoria Register of Historic Places

A = Listed on the Arizona State Register of Historic Places

N = Listed on the National Register of Historic Places

CHAPTER 4: GOALS

The Peoria General Plan is the fundamental policy document guiding future growth and development in the City and its planning area. One of the major themes of the General Plan is “protecting natural resources and community character.” Historic preservation is one means to achieve these goals. The preservation of Peoria’s historic resources, which includes archaeological sites, enriches the lives of Peoria residents by creating connections to the past.

In addition to the General Plan, the Old Town Peoria Revitalization Plan contains a historic preservation plan. While focused on the Old Town area of Peoria, many of the objectives set forth in that plan are applicable on a citywide basis. Both of these documents inform the focus of future historic preservation endeavors in Peoria. This plan seeks to incorporate the goals of these other plans and recommend relevant policies and actions to achieve them.

Peoria’s three main historic preservation goals are to:

- Identify Peoria’s Historic Resources
- Preserve Peoria’s Historic Resources
- Foster Awareness and Appreciation of Peoria’s Heritage and its Historic Resources

To achieve these goals, specific policies will need to be implemented. Each goal is supported by a number of polices that will inform future decisions and actions by the City.

GOAL 1: IDENTIFY PEORIA’S HISTORIC RESOURCES

The identification and documentation of Peoria’s historic resources is a first step in preserving these valuable community assets. Identification includes a variety of processes ranging from field surveys and archival research, to the public recognition of such resources on official registers and maps.

Policy 1.1:

Update and expand the City’s Historic Resources Survey, following State Historic Preservation Office (SHPO) approved procedures, to cover additional geographic areas where buildings at least 50 years old or archaeological resources are present, including the area known as “Weedville” (located north of Thunderbird Road between 71st and 75th Avenues) and the vicinity of Calderwood Butte.

Policy 1.2:

Prioritize future survey work based on criteria including, but not limited to, the concentration of potential resources and the probability of the resource being endangered (e.g. by encroaching/planned development, theft, vandalism, or deterioration due to neglect or acts of nature).

Policy 1.3:

Maintain the local Peoria Register of Historic Places. The register shall be composed of nominated historic resources that have been approved through the process specified in the Zoning Ordinance and this plan.

Policy 1.4:

Amend the Zoning Ordinance to provide specific requirements for the identification and preservation of archaeological resources.

Policy 1.5

Develop standard procedures, such as a cultural survey requirement, for properties where development is proposed in order to determine whether cultural resources are present.

Policy 1.6

Develop a map resource (Geographic Information Systems-based) that indicates the locations of all identified historic resources. When compatible with resource security, maps identifying historic properties should be made available to the public and referred to during development review processes.

GOAL 2: PRESERVE PEORIA'S HISTORIC RESOURCES

Once historically significant resources have been identified and defined measures can be taken to encourage their preservation.

Policy 2.1

Maintain the City's designation as a Certified Local Government (CLG) by adhering to the responsibilities outlined in the CLG agreement with the SHPO, in order to retain local control of historic preservation decisions as delegated by the SHPO.

Policy 2.2

Place Historic Preservation Overlay Zoning on properties nominated for the Peoria Register of Historic Places with property owners' consent.

Policy 2.3

Encourage the adaptive re-use of historically significant properties through incentive and education programs, and evaluate the possibility of implementing an Existing Building Code to reduce the perceived need for the demolition of these resources.

Policy 2.4

Preserve significant cultural resources located on City-owned property.

Policy 2.5

Explore mechanisms for preserving significant cultural resources on private property such as open-space easements.

Policy 2.6

Incorporate procedures for the preservation of significant buildings and archaeological sites in City development review processes.

Policy 2.7

Create a detailed description of the administrative processes associated with the Peoria Register of Historic Places, such as the nomination process and the approval process for alterations to properties listed on the Register.

Policy 2.8

Clearly define the design review process for historic resources listed on the Peoria Register of Historic Places as landmarks or as part of a historic district.

Policy 2.9

Revise the supplemental design standards for the Old Town area in the City of Peoria Design Review Manual to align with the recommendations of the Old Town Peoria Revitalization Plan.

Policy 2.10

Address the process for managing requests for the demolition or relocation of historic resources that are identified as eligible for, but are not listed on, the Peoria Register of Historic Places.

Policy 2.11

Examine the feasibility and value of establishing Urban Conservation Districts in those areas not suitable for Historic District designation that still warrant the preservation and protection of their historic character and the properties they contain.

Policy 2.12

Encourage the owners of historically significant properties (as determined by the Historic Resource Survey) to support the nomination of their properties to the Peoria Register of Historic Places.

GOAL 3: PROMOTE PEORIA'S HERITAGE AND ITS HISTORIC RESOURCES

Education is an important guiding principle for historic preservation in Peoria. Most of Peoria's development has occurred in the last twenty years, and as a result, most of its population has arrived in the city during the past twenty years. Encouraging community members to learn about the history of Peoria may help them feel more connected to the area, and in turn foster public involvement in other community affairs. The following items are initiatives that should be undertaken to enhance appreciation and knowledge of local resources:

Policy 3.1

Establish a historic monument/signage program to highlight Peoria's landmarks and locations of historical significance. Signage may include informational/interpretive signage, special street signs, and/or historic markers.

Policy 3.2

Publish descriptions of buildings, sites, artifacts, and events that played a significant role in the history of Peoria.

Policy 3.3

Continue to develop informational/interpretive materials to promote Peoria's heritage, such as self-guided walking tour brochures, as well as general information pamphlets discussing the City's historic preservation program and the importance of preserving cultural and historic resources.

Policy 3.4

Establish a location, such as a kiosk, where the public can obtain information about the City's historic resources. Have handouts and applications available for programs such as state and federal tax incentives, and any local incentives.

Policy 3.5

Regularly update the historic preservation page on the City of Peoria's website detailing the City's historic resources and providing links to federal, state and local historic preservation information resources.

Policy 3.6

Provide public workshops on preservation-related topics such as the maintenance of historic properties.

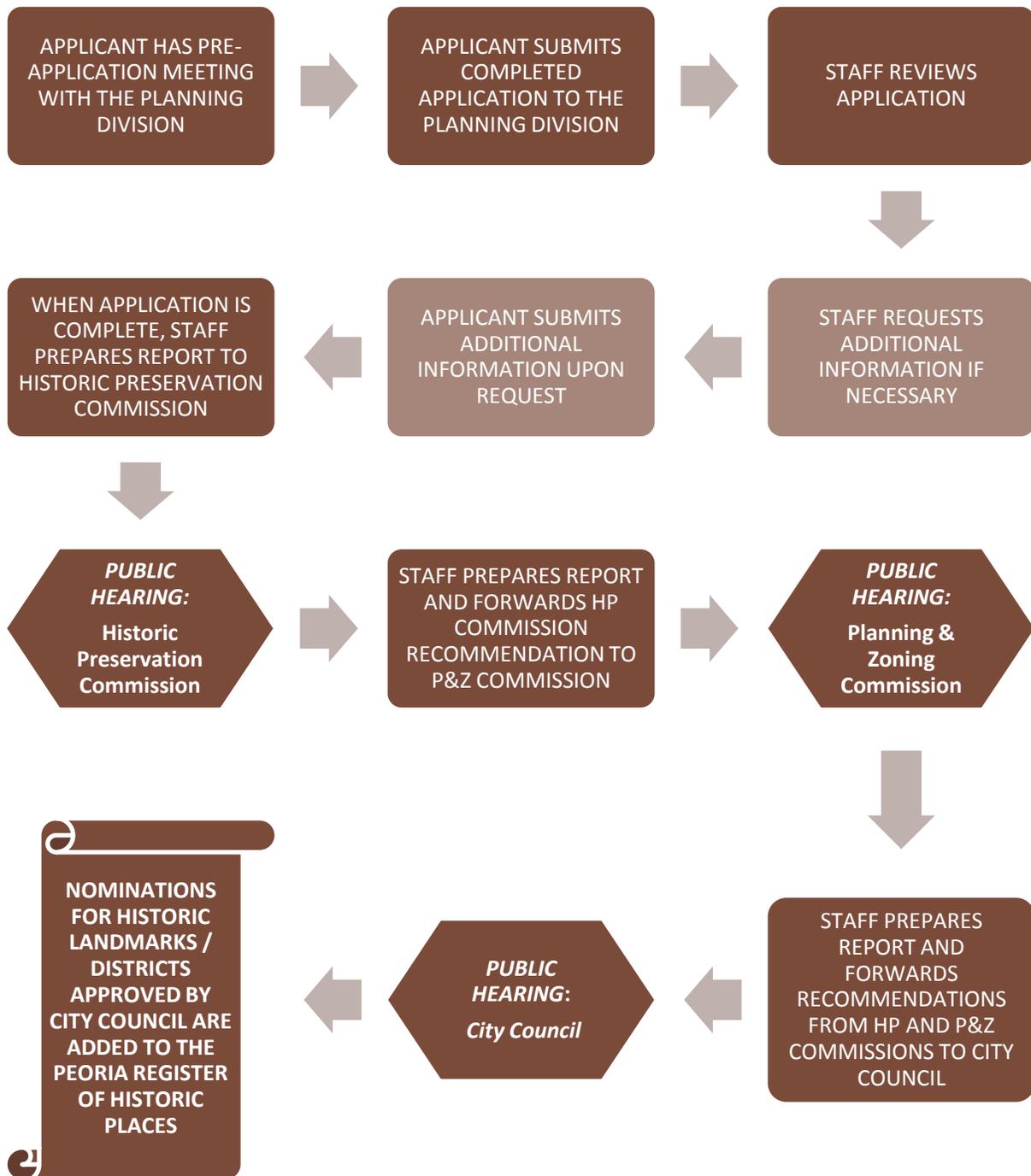
Policy 3.7

Provide information to developers and the public regarding preferred approaches for handling the historically significant buildings and archaeological sites on their properties.

Policy 3.8

Collaborate with organizations such as the Peoria Arizona Historical Society to develop events, brochures, and other educational materials that provide connections to Peoria's history. Events may include walking tours and educational programs.

CHAPTER 5: LOCAL HISTORIC LANDMARK & DISTRICT DESIGNATION



HISTORIC LANDMARK AND DISTRICT DESIGNATION PROCESS

The Peoria Register of Historic Places recognizes properties within Peoria that provide an important connection to the history of Peoria. The designation acknowledges the significance of the listed properties and provides protections to prevent the historic character of these places from being lost.

The following steps outline the general process for listing properties on the Peoria Register of Historic Places. This process may require background research by the applicant in order to identify, document, and evaluate the potentially eligible property, prior to the formal review process, which includes public hearings with the Historic Preservation Commission, Planning & Zoning Commission, and City Council. Nominations to the Peoria Register of Historic Places are judged based on the standards of the National Register of Historic Places. The specific requirements of the nomination process for the Peoria Register are discussed in more detail in the Local Historic Landmark/District Nomination process guide and informational brochures available from the Planning Division.

STEP 1: PRE-APPLICATION MEETING WITH STAFF

At the Pre-Application Meeting, Planning and Community development staff will notify the applicant (the person interested in nominating a property to the Peoria Register of Historic Places) of what information needs to be submitted for the particular property in question. Depending on how much information has already been collected regarding a property's history and its current condition, the applicant may need to provide documentation of the property's history and existing condition along with the nomination application at the time of submittal. If the property has not already been included in one of the City's Historic Resource Surveys, the applicant will need to complete a historic resource survey of the property.

CATEGORIZING THE PROPERTY THROUGH SURVEY

Surveys are used to identify properties that could be historically significant. Many properties have already been documented by one of the City's Historic Resource Surveys. The product of a historic resource survey is a completed Historic Property Inventory Form for each property surveyed. The inventory form includes important information about the history of the property and its current condition.

The survey process involves locating the property, describing its boundaries, characterizing the current condition of historic resources on the property, and establishing the potential significance of those resources to the community. Resources are classified using the following categories:

Buildings – Structures – Sites – Objects – Districts

Building

A building such as a house, barn, or church provides shelter for humans or human activity. A building may be designated eligible upon consideration of its construction qualities or associations. *Other examples: stores, schools, train stations, stables, etc.*

Structure

A structure is usually built for reasons other than to shelter human activity, such as aircraft, automobiles, dams, irrigation system, and highways. A structure may be designated eligible upon consideration of its basic elements.

Object

Objects are different from buildings and structures and are usually objects of art or artifacts and relatively small. Objects are associated with a particular setting or environment. An object may be designated eligible upon consideration of its history, use, role, and character. *Examples: sculptures, monuments, fountains, boundary markers, etc.*

Site

A site is the location of a significant event, occupation, or activity. A site may be designated upon consideration of its history and importance for information about the past and archaeological values. *Examples: battlefields, petroglyphs, grails, village sites, etc.*

District

Districts are contained within definable boundaries and are comprised of multiple sites, buildings, structures, or objects that have a common or related history or aesthetics. A district may be designated upon consideration of the concentration, linkage, and continuity of values of the properties within its boundaries. *Examples: business districts, canal systems, residential neighborhoods, groups of habitation sites, etc.*

DETERMINING THE PROPERTY'S SIGNIFICANCE

Designated properties must be significant in at least one of the following fields:

American History – Architecture – Engineering – Archaeology – Culture

Properties are evaluated within their historic contexts, that is to say, within the larger themes or trends that they are a part of in history. Contexts may be relatively localized or they may be larger, having importance for the entire country. The basis of a property's significance may be its association with a particular event or person, may be due to the value of its design or construction, or may be due to its value in yielding important information about history.

Criterion A: Event

To be significant under Criterion A, the property or object must be associated with one or more major events in the historical context of the community or area.

Criterion B: Person

To be significant under Criterion B, the property or object must have been associated with the life of a person significant in the past.

Criterion C: Design/Construction

To be significant under Criterion C, the property or object must represent a distinctive construction, type or period style, represent the work of a master or is historically significant but not individually distinguished.

Criterion D: Information Potential

To be significant under Criterion D, the property or object must have provided or be likely to yield important information concerning history.

EVALUATING THE PROPERTY'S INTEGRITY

In addition to having historic importance in one or more of the criteria listed above, the property must be able to convey its significance. This quality is described as the property's integrity. The following types of integrity will be evaluated:

Location – Design – Workmanship – Setting – Materials – Feeling – Association

Location

Location is the relationship between the potential historic resource and the site that it occupies within the community.

Design

Design is the consideration of various parts of a property or object that create its form, plan, space, structure, or style.

Workmanship

Workmanship is the quality of craft or construction detail that is characteristic of a master craftsman or particular period in history.

Setting

Setting is the environment in which a property or object is located and should be part of, or is suggestive of the period of time a property or object has been in existence.

Materials

Materials are the physical pieces that were put together or deposited in a combination such that a historical property was created.

Feeling

Feeling is the expression of a property or object that produces a sense of the period of time it represents.

Association

Association represents the direct link between an event or person and the potential historic resource.

STEP 2: APPLYING FOR LOCAL HISTORIC LANDMARK/DISTRICT DESIGNATION

Once the applicant has gathered the information requested in the pre-application meeting, they may submit an application along with supporting documentation (e.g. survey, photos, records describing the resource, etc) to the City of Peoria for consideration by the Historical Preservation Commission. The application materials should describe how the property meets the requirements described above in terms of the resource's category, significance, and integrity. The application must contain the property owner's approval and statement of support for listing the property on the Peoria Register of Historic Places.

STEP 3: CITY STAFF REVIEW OF APPLICATION

City Staff will review and analyze the submitted application materials. If necessary, staff may request additional information from the applicant to complete the review and analysis. City staff will prepare a report for the Historic Preservation Commission once the review has been completed. The staff report to the commission shall include, at a minimum, a discussion of Category, Significance, and Integrity, and will provide a recommendation to the commission regarding approval/denial of the property or object.

STEP 4: HISTORIC PRESERVATION COMMISSION RECOMMENDATION

The Historic Preservation Commission will receive the staff report and application for consideration. After review and discussion, the commission may recommend the property be listed on the Peoria Register of Historic Places, recommend denial of the applicant's request, or refer the application back to staff for further review. If appropriate, the commission may also recommend the application be forwarded with the commission's recommendation to the State Historic Preservation Office for nomination to the Arizona Register of Historic Places and/or the National Register of Historic Places.

The commission's recommendation for designation will be forwarded to the Planning and Zoning Commission for consideration of the request to establish a Historic Preservation Zoning Overlay for the property or properties. Each recommendation, whether recommending approval or denial, shall be accompanied by findings made by the commission.

STEP 5: PLANNING AND ZONING COMMISSION RECOMMENDATION

The Planning and Zoning Commission will consider the application for historic landmark or district designation as a rezoning request to apply the Historic Preservation Zoning Overlay. The commission will follow city and state mandated processes to formulate a recommendation regarding establishment of a new zoning overlay for the proposed historical building, structure, site, or district.

STEP 6: CITY COUNCIL DECISION

The recommendations of the Historic Preservation Commission and the Planning and Zoning Commission will be forwarded to the City Council. The City Council may approve or deny the request for listing the property or properties on the Local Register and for Historic Preservation Overlay Zoning. Alternatively, the City Council may refer the request back to either commission for further consideration.

STEP 7: LISTING IN THE PEORIA LANDMARK REGISTER

Properties that have been approved and designated as landmarks by the City Council shall be entered in the Peoria Register of Historic Places. Designated landmarks shall also be permitted to have their status posted utilizing a City-approved plaque.

HISTORIC DESIGNATION OF ARCHAEOLOGICAL SITES

Archaeological sites are listed on the Peoria Register of Historic Places through fundamentally the same process as all historic properties. However, there are some differences in the way site attributes are evaluated. In addition, an archaeologist must perform the site investigation and documentation. Other aspects of the designation process particular to archaeological sites are described below.

ESTABLISHING THE SITE

The extent of an archaeological site should be established through research and site investigation and documented in a report by a professional archaeologist. The City may seek the assistance of the State Historic Preservation Office, State Museum or other appropriate authorities to authenticate the site. The archaeologist's report and justification for listing a particular site are the basis for any nominations for listing the property on Peoria, Arizona, and/or National Registers.

SIGNIFICANCE

Most archaeological sites will rely on National Register Criterion "D", "Information Potential" as the basis for their designation, although some sites may be recognized as significant under the other criteria discussed earlier in this chapter. To be eligible under Criterion D, it must be determined that the site has provided or is likely to yield important information concerning historic/pre-historic cultures or events. Sites or resources generally must be at least 50 years old.

INTEGRITY

The qualities of integrity of archaeological sites will differ somewhat from those of other historic resources such as buildings. The following types of integrity will be evaluated:

Location – Design – Workmanship – Setting – Materials – Feeling – Association

Location

Location is the place where an event occurred or a structure was constructed.

Design

Design is consideration of various parts of a site that create the form, plan, space, structure, and style.

Workmanship

Workmanship is the existing, or remaining evidence of the skill or work methods of a particular culture or people that represents a particular period in history.

Setting

Setting is the physical environment in which the property is located and contains physical characteristics that are definable, such as vegetation, topography, occupation of space, landscape and vegetation.

Materials

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

Feeling

Feeling is the property's unique expression of itself in context with the period of time it represents.

Association

Association represents the direct link between an event or person with the property and particularly the strength of the link between recovered data and the archaeological hypothesis for the property.

CHAPTER 6: ARCHAEOLOGICAL RESOURCES

Peoria is privileged to have a number of significant archaeological sites within its boundaries. The vast majority of these cultural resources are located in the less-developed northern portion of the Peoria, specifically located north of Pinnacle Peak Road. These sites hold the potential to unlock the stories of the peoples who inhabited this region hundreds of years ago, surviving a harsh desert climate before the advent of modern conveniences. Managing archaeological sites such as these often requires different strategies from those used for preserving other cultural resources such as historic buildings.

ARCHAEOLOGICAL RESOURCE MANAGEMENT

Archaeological resources on land in Peoria are governed by laws and ordinances at the Federal, State, and local levels. At the City-level, proposed developments for sites located north of Pinnacle Peak (where the majority of Peoria's remaining undisturbed, undeveloped land is located) fall under the regulation of the City's Desert Lands Conservation Ordinance (DLCO). The DLCO is part of the City's Zoning Ordinance. Applications to the City for certain development actions such as rezoning, site plan, and grading approval trigger requirements of the DLCO. Prior to any site work or ground disturbance, an archaeologist must investigate the site and prepare a report which is submitted to the City. The archaeologist must establish whether there are archaeological resources present on the proposed development site. If the archaeologist determines that there are archaeological resources present on the site, they must assess the potential impact of the proposed development on the resources, and provide a recommended course of action. This may include a variety of approaches, including everything from avoidance to data recovery.

Archaeological investigations may reveal the presence of human remains. Such discoveries are given special consideration under both Federal and State law. As noted in Chapter 2, in 1990 the federal government passed the Native American Graves Protection and Repatriation Act and Arizona passed ARS § 41-844 and ARS § 41-865. Together, these laws help ensure that human remains (and sacred objects) are treated with respect and dignity. The City will endeavor to cooperate with all known Indian tribes that may have relationship to an archaeological site.

APPENDIX A: DEFINITIONS

Archaeological Resource: Material remains of past human activity and life which are at least one hundred (100) years old and are of archaeological interest including, but not limited to, pottery, basketry, bottles, weapon projectiles, tools, structures, pit houses, rock paintings and carvings, graves, human skeletal materials, or any portion thereof.

Archaeological Site: A geographic location that contains an archaeological resource.

Archaeologist: A person who is engaged in the study of human activity, primarily through the study of its material remains, which includes structures still standing, and has received certification from the Register of Professional Archaeologists.

Certified Local Government (CLG): A local government that has been certified or approved by the State Historic Preservation Office (SHPO) and given the authority and responsibility to oversee various aspects of historic preservation within the municipality.

Cultural Resource: A broad assortment of assets, which includes buildings, sites, structures, objects, and districts that are generally at least 50 years old and of historic, cultural, architectural, or archaeological significance. Examples of such resources include petroglyphs, jewelry, textiles, pottery, projectiles, tools, irrigation canals, and pit houses. This includes artifacts, records, and material remains related to such resources. These assets may be included in or eligible for inclusion in the National Register. The terms “cultural resource” and “historic resource” may be used interchangeably for the purposes of this document.

Historic District: An area with definable boundaries designated by the City Council as such, in which a substantial number of the properties, buildings, sites, structures, or objects have cultural, historic, architectural, or archaeological significance and integrity.

Historic Landmark: A property, building, site, structure, or object that is individually designated by the City Council as such because of its historic, cultural, architectural, or archaeological significance to the City of Peoria.

Historic Preservation Zoning Overlay: Also described as “Historic Preservation Overlay Zoning” a type of zoning regulation placed on a property in addition to the underlying land use regulations. The overlay is designed to protect historic properties from harm or neglect.

Historic Property or Historic Resource: See *Cultural Resource*.

National Register of Historic Places (NRHP): According to the National Park Service, “The National Register of Historic Places is the official list of the Nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources.”

Section 106: Provision on the National Historic Preservation Act that requires federal agencies to consider the effects of proposed undertakings on properties listed or eligible for listing in the National Register of Historic Places (16 U.S.C. § 470f, regulations - 36 C.F.R. Part 800)

APPENDIX B: RELEVANT CITY DOCUMENTS & ORDINANCES

- Desert Lands Conservation Ordinance
City of Peoria Zoning Ordinance
Article 14-22B – Desert Lands Conservation Overlay
Available at www.peoriaaz.gov/planning
- Design Review Manual
Available at www.peoriaaz.gov/planning
- General Plan
Available at www.peoriaaz.gov/planning
- Historic Preservation Ordinance
Peoria City Code
Chapter 2 – Administration Section 2-(121-124)
Available at www.peoriaaz.gov/citycode
- Historic Preservation Zoning Ordinance
City of Peoria Zoning Ordinance
Article 14-39 – Historic Preservation
Available at www.peoriaaz.gov/planning
- Historic Resource Survey (1997)
Available at www.peoriaaz.gov/historicpreservation
- Historic Resource Survey Update (2006)
Available at www.peoriaaz.gov/historicpreservation
- Old Town Peoria Revitalization Plan (2009)
Available at www.peoriaaz.gov/planning
- Peoria Register of Historic Places
Available at www.peoriaaz.gov/historicpreservation

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