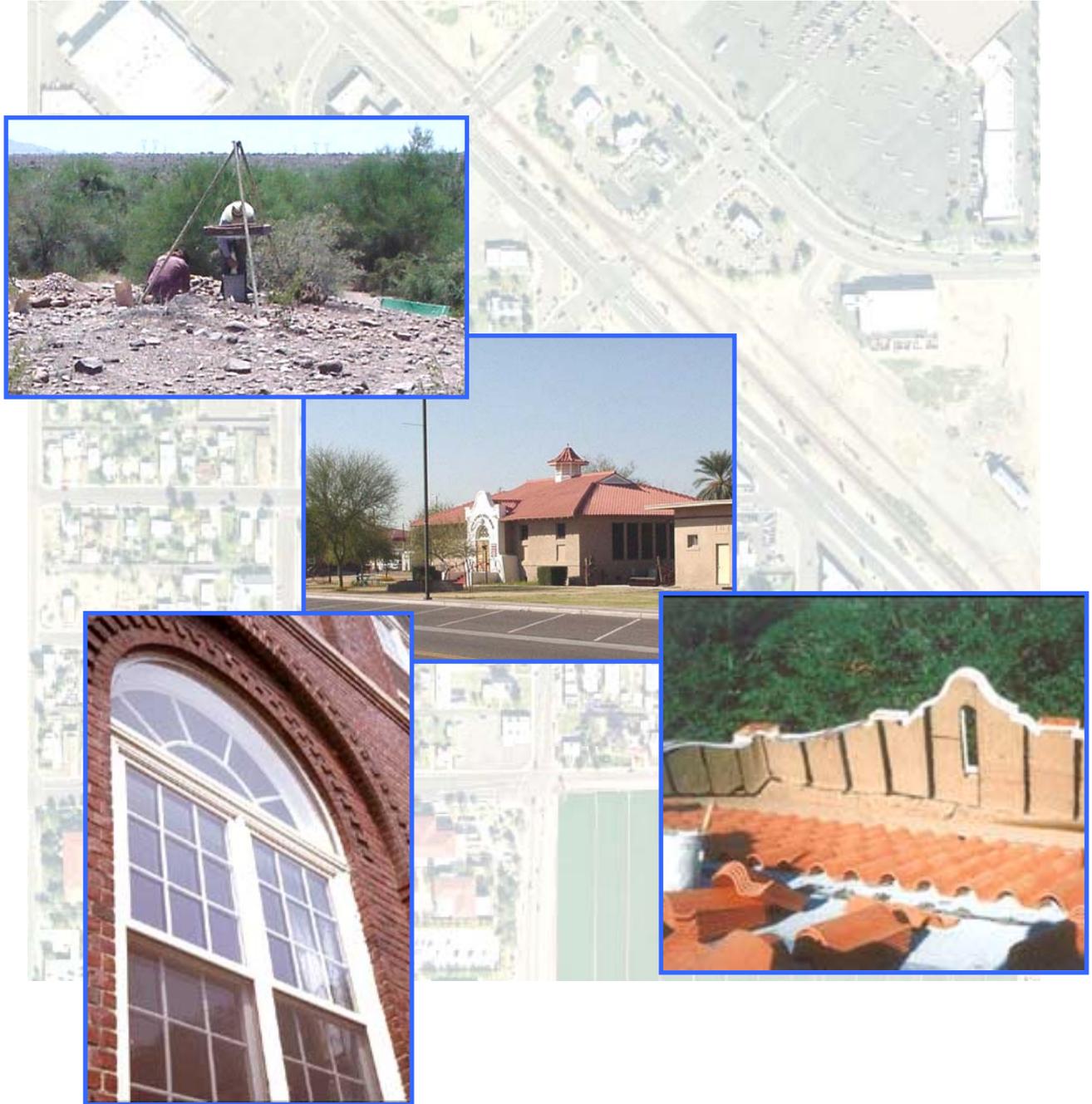


City of Peoria

Historic Preservation Master Plan



August 2005

CITY OF PEORIA

HISTORIC PRESERVATION MASTER PLAN

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Table of Contents

Introduction

Purpose

**Chapter I History and Prehistory of Peoria
The Historical and Architectural Context**

Chapter II Goals and Objectives

Chapter III Historic Preservation Program

**Chapter IV How to Become a Peoria Designated Historic
Landmark or District – Historic Preservation
Procedures**

Chapter V RESERVED

Chapter VI RESERVED

**Chapter VII City Ordinances, State and Federal Legal
Authorities**

Chapter VIII Public Education

Bibliography

Introduction

The prehistory of Peoria begins with the Hohokam, the indigenous people who inhabited the Salt River Valley about AD 500 - 1450. Most cultural resources date to this period, although earlier groups were also present from the Paleo-Indian period (10,000 – 8,000 BC) to the Archaic period (8,000 BC to AD 1) and Early Formations (AD 1 – 500). What is known of the Hohokam is gradually being uncovered through archaeological projects and data recovery excavations. The Hohokam created an irrigation system that rivals the modern system and subsisted for many years along the Salt River, the New River and the Agua Fria River. The Hohokam mysteriously around 1450 AD, abandoning their elaborate canal system as population declined and endemic diseases increased.

The town of Peoria began near the intersection of present-day Peoria Avenue and Grand Avenues. The community has come a long way since the first land was sold for farming. The Peoria Historic Preservation Plan identifies the prehistory and history of the City as important values and provides strategies for preservation of buildings, structures and sites for future generations.



Accessed 2/9/05 @ <http://carbon.cudenver.edu/stc-link/hohokam/Hohokam.html>

The impetus for growth has taken various shapes over the years. The late 19th century was meager in terms of farm production and profits and at times it was difficult to convince people to give up on the area and move on to other opportunities. Prosperity was fleeting, being almost entirely dependent on basic markets for the goods grown and produced on the farms that dotted the settlement area.

There was not a lot of capital to invest in spacious, professionally designed homes and businesses. Instead, Peorians relied upon basic shelter and a simple style of living. Consequently, not many buildings survived from the 1880's that would form a significant architectural context. Most prominent dwellings were built on farms scattered around the settlement away from the center of the community and many have long since been torn down to make way for new

subdivisions. Many vernacular dwellings and structures were made for temporary housing for farm laborers. This need did not foster the construction of buildings with a high architectural value or with the durability to be able to stand after many Arizona summers.

The Peoria Arizona Historical Society and took the responsibility to keep alive memories and artifacts from the past by operating the Peoria Historical Museum. Through this endeavor the City's heritage and culture are remembered and celebrated in the artifacts and documents the society has contributed.

With the assistance of the Peoria Historical Society, the first Historic Resource Survey¹ of the City was completed for the State Historic Preservation Office. The survey covered the area of the original town plat and identified 6 structures and a district that would be eligible for listing on the National Register of Historic Places. The survey also identified 21 buildings constructed before 1947 that would contribute to the significance and integrity of a historic district.

Purpose

The purpose of the Peoria Historic Preservation Plan covers a variety of interests and issues relevant to the approach the City will take in revitalizing and preserving historic resources in the oldtown area of Peoria, isolated historic resources and preservation of prehistory cultural sites. The plan will focus on the prehistory of the Peoria area and two broadly defined areas of historic City development: those structures built prior to 1950 and those after 1950.

In general, buildings that were constructed after World War II tended to use similar materials and construction craftsmanship thus diminishing significance of these buildings. Buildings and sites built after this period will undergo scrutiny as to their uniqueness and significance.

The purpose of the plan can be further identified through seven principles that will guide planning for preservation activities in Peoria.

- A. Provide a guide for preservation of important buildings, structures and sites that are significant to the community because of architecture, craftsmanship, personal affiliation, age and prehistorical data.**

Historic Preservation should apply to those buildings, structures and sites that have a place in the prehistory and history of the community. The plan will seek to identify these resources and attributes that contribute to significance. The plan will address specifically those resources that had their beginnings before 1950, and selectively review other resources that were constructed or built after 1950 that are worthy of designation as a local landmark and of preservation. In some cases it may be necessary to designate isolated resources located north of downtown Peoria where the majority of neighborhoods containing historic properties are located. Prehistoric cultural sites will be evaluated as to data they can contribute or remains that are able to be repatriated.

- B. Illustrate compliance of City regulations and policies with federal and state empowering statutes.**

The National Historic Preservation Act of 1966 is the contemporary legislation that guides historic preservation in the United States today. The act created the National Register of Historic Places and delegated much of the work of identifying and preserving parts of the national heritage to states and local governments.

The State Historic Preservation Office and Certified Local Government designation were also created by the legislation. In the legislation the Congress finds and declares that the heritage of the nation is important for preservation,

historical properties, that represent our heritage, are being lost and the preservation of irreplaceable heritage is vital.

Local histories and prehistories make up the brunt of the historical fabric that the legislation tries to protect. Specifically, Section 106 of the National Historic Preservation Act requires local agencies to take into account the impacts of projects when such projects will affect a nationally or locally designated landmark or historic district.

The federal government also created a revenue source to assist in historic preservation that would be divided with the states. The states would in turn divide the revenue with cities and counties that had been designated Certified Local Governments. Revenue is transferred to local government by the state through an annual grants program.

Through the power of the federal legislation the state created the State Historic Preservation Office and the office of State Historic Preservation Officer under the State Parks Board and provided zoning as the vehicle for carrying out local historic preservation activities. Under the auspices of a Historic Preservation Commission or other local advisory body the local government would oversee development activities that involve historic or archeological resources and issue development approvals. The commission would also recommend the formation of districts, designation of landmarks and review Section 106 reports and mitigation recommendations.

Such is the current regulatory context for administering a Historic Preservation Program in Peoria. This context will not only help shape this plan but must also be addressed in the plan so that important compliance issues are anticipated.

C. Provide consistent policy with respect to treatment of historic and pre-historic or archeological sites.

Respect for traditions and history of a place is important for the future of that place. Much can be learned about the early settlers of Peoria that can be applied today. Consistency in addressing these sites as they are discovered or as decision points are reached about the future of such resources constitutes respect for historical things. Consistency in policy will be defined by a uniform approach by the community to preserving its contact with the past.

D. Provide a methodical approach to historic preservation activities.

Historic preservation is guided by standards and definitions that have been developed over the years by the National Park Service.

- Something is historically significant if it has to do with American history, architecture, archaeology, engineering or culture.

- Historical value is placed on something of significance if it is found in a district, site, building, structure or object.
- An integrity test must be administered to determine significance, including review of location, design, setting, materials, workmanship, feeling and association.
- Something of historical significance will have been associated with important events, important persons, important architecture or design or is likely to provide important information about things historical or prehistorical.

A methodical approach will incorporate the standards and guidelines of the federal government into local policy and procedure.

Project review for projects having been designated will include review by the Historical Preservation Commission to receive a Certificate of Appropriateness and then be included into the City's plans review process.

E. Encourage economic development through the preservation of historic resources.

The enhancing effect of Historic Preservation on local economies continues to improve over time. Waiting lists for neighborhood designations has reached an all-time high in several communities in the Phoenix metro area. The effect on neighborhood preservation and increases in property values has been overwhelmingly positive. Communities embracing Historic Preservation have experienced investment in older parts of the community and existing building stock, revitalization of older areas, an increase in the quality of life of the residents of the community and pride in the history and industry of community forefathers.

There are many contexts that property developers must operate within in order to build a product that is accepted by the market. One of the most important is the design context. Building in an historic area provides many tried design parameters that are embraced by shoppers and building tenants. Historic areas provide ready-made and market-tested design contexts.

Revitalization of historic commercial properties has benefited from federal and state tax incentives. Increased interest in rehabilitation of historic properties has the effect of creating more demand for the properties and increasing the visual quality of the area and property values. Federal tax incentives for rehabilitation of historic properties are virtually the only economic development incentives that are currently being used by the federal government. Historic Preservation can be a message to use to attract developers and businesses to older developed areas of the community.

F. Provide order to development reviews involving historic resources.

Peoria is poised to incorporate historic preservation principles and provisions into the development review and approval process applied to all property in the City. The City has adopted a historical preservation ordinance that requires a property that has been designated a historical landmark or that has been placed within a historical district to be reviewed when changes to the property are proposed. The changes are reviewed by the Historical Preservation Commission and approved by the issuance of a Certificate of Appropriateness or disapproved. The changes are then reviewed by the existing building permit review structure.

G. Educate and inform the citizens of Peoria regarding the cultural heritage of the community.

“America recognizes thousands of historic places that are dramatic and enticing because of their associations with revered events and people, their beauty, or their mystery.²” Peoria has such places...and things. From Old Main on the campus of Peoria High School to the 1928 Chevrolet Fire Pumper that served the Fire Department for so long and since retired and preserved by the department. These histories are the message of Historic Preservation to the Peoria community.

In addition to community outreach activities regarding historic preservation, the National Register of Historic Preservation offers several different courses and abundant course material for incorporating Historic Preservation into school curriculums. Historic Preservation can be the foundation for teaching subjects such as social sciences in schools.

Chapter I

History and Prehistory of Peoria – The Historical and Architectural Context

It is important to understand the prehistory and history of Peoria in order to establish the contexts for determining significance and to interpret knowledge gained from earlier settlements for application to our present-day experiences. Contexts, once identified, provide guidance for identifying potential landmarks, areas to be surveyed and potential districts.

Prehistory

Cultural sites that need to be surveyed and preserved occur mostly outside of urbanized areas and along the two rivers that run through Peoria. Occasional 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. Historical sites and things are mostly visible and found in the older parts of the urbanized area.

The prehistory of the Peoria area is primarily concerned with the Hohokam and settlements and activities, although other nations also used the area when traveling through the area or for temporary settlements. There is some evidence that the ancestors of the Yavapai-Prescott tribe may have dwelled for a time along the Agua Fria River. There is also thought to be a possible “trincheras” group site on the top of a small hill in north Peoria.

Prehistory archaeology has been discovered in Peoria dating back to the Hohokam people who lived in the fertile river valleys of central Arizona. Large Hohokam villages have been discovered in Phoenix and Mesa. The name Hohokam has several plausible meanings but the one most accepted is “those who vanished”. The Hohokam lived in the Phoenix area from c. 100 BC to c. AD 1400.³ Many of their customs, recreation and technology would suggest that they traded or otherwise had links with civilizations in Mexico.

“Houses were built of wattle and daub, set in shallow pits.³” Pits and refuse mounds have been found in Peoria at the larger settlement sites. After 1400 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.



Accessed 2/9/05 @ <http://carbon.cudenver.edu/stc-link/hohokam/Hohokam.html>

The Hohokam became particularly adept at farming and using irrigation. 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, and cotton. Hohokam farmers used mats of woven fiber to dam the canals. These served to divert the flow of water from one area of land to another.³

Red and buff-colored pottery, decorated with animal or figure designs, was produced in Hohokam workshops. The patterns on Hohokam textiles were influenced by artists of Mexican civilizations.

The Hohokam invented etching with acid. They etched shells obtained through trade with west coast tribes. Pitch was painted on shells in the shape of an animal. The shell was soaked in a weak acid solution, which ate away the unpainted shell surface, leaving a raised design underneath the pitch.⁴

Hohokam sites have been identified throughout northern Peoria along the New River and Agua Fria River systems. The largest discovery to date is the Palo Verde Ruin located in northeast Peoria.

Peoria's History

There were few inhabitants of the Peoria area from 1400 to the mid 1800's. As a contemporary community Peoria had its start in the late 1880's when a small group of farmers were attracted to the area by the construction of the Arizona Canal. The canal was a project of the Arizona Canal Company that was managed by William J. Murphy, an entrepreneur that had just finished constructing a portion of the Atchison, Topeka and Santa Fe railroad near Flagstaff. Murphy was paid in land and water rights, which also made him a real estate tycoon and he was soon off to the Midwest to peddle the land.⁵

Early Peoria was defined as a group of farmers settling on land made arable by the Arizona Canal. Water from the canal was not always available as the extensive dam system we enjoy today on the Verde River and Salt River were not yet in place. A well was dug because of inconsistency in the availability of water from the



Irrigation sublaterals near 81st Avenue and Acoma Avenue

Arizona Canal. Consistent flows of water to the area canals was made possible by the construction of the Roosevelt Dam in 1910.

Early settlers built basic housing and sometimes even used tents to shelter themselves from the harsh desert environment. Building design was utilitarian and represented shelter rather than style. Later, after the pioneer farming families began receiving more money for their produce, more substantial housing was built.



The Hood Building, built 1906

Early Peoria is remembered for several distinctive structures. One of the earliest structures was the First Presbyterian Church, which was a labor of devotion by Jennie Mann, the wife of Hiram C. Mann, the manager of the Greenhut Ranch. The ranch was owned by the Peoria town site's original owners, J.B. Greenhut and Deloss Brown.⁵

Also important was the original water tower constructed to provide water storage from the town's well to be used by the local residents and travelers passing through Peoria along the newly constructed Grand Avenue. It was also noted in an 1894 article of the *Phoenix Daily Gazette* that the tank was a marker to the traveler for the name of "PEORIA" emblazoned in large capital letters on the side of the tank. The water tower became the landmark for Peoria.

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.⁵ This was a significant building to early Peoria, but was later sold to the City of Scottsdale by the AT&SF to be used as part of the McCormick-Stillman Park..



H.R Witter, Peoria pioneer, cultivates land in Peoria in 1918. (Accessed at <http://peoriainstreet.com/hilite09.html>)

The education of children was usually done at home until residents enlisted the village's prominent residents to organize a school system. The Peoria School District was officially recognized by the county as School District #11. A new one-room school house was built in 1905 and destroyed shortly after by fire. The replacement 2-room school, known as Central School, was designed in Mission Revival style and was completed in 1906. It is currently being utilized the Peoria

Historical Society as a museum and is listed on the National Register of Historical Places.

Prominent buildings and architectural styles found in early Peoria are listed in the table below.

1997 Peoria Historical Resources Survey

Site No.	Address	Owner	Name of Property	Architectural Style	Date of Construction
1	8290 W. Monroe	Lopez	Lopez House	Modern, Minimal Traditional	1947
2	8276 W. Monroe	Hunt	Saliba House	Spanish Colonial Revival	1947 eligible
3	8238 W. Monroe	Camacho	Camacho House	Modern, Minimal Traditional	1947
5	8190 W. Monroe	Belarde	Belarde House	Bungalow	1920
6	8180 W. Monroe	Castillo	Castillo House	Bungalow	1915
9	8210 W. Madison	Kosier	Kosier House	Bungalow	1912
15	8276 W. Madison	Kosier	Kosier House	Bungalow	1929
16	8270 W. Madison	Rodriguez	Meeker House	Bungalow	1926 *
18	8246 W. Madison	Chagolla	Mason House	Bungalow	1919 *
20	8210 W. Madison	Kosier	Kosier House	Bungalow	1912
24	8344 W. Monroe	Tang	Vasquez House	Southwestern	1930 *
30	8311 W. Madison	Presbyterian Church	Presbyterian Church	Gothic Revival	1899 eligible
35	8415 W. Madison	Lebario	Lebario House	Bungalow	1929 eligible
44	8491 W. Madison	Hermosillo	Meyer House	National Folk (adobe)	1925
49	10320 N. 84 th Ave	Greek Orthodox Church	Greek Orthodox Church	National Folk, Gable-Front-Wing	1947 *
51	8433 W. Jefferson	Gonzalez	McCoy House	Southwestern	1938
74	10440 N. 83 rd Ave	Kosier	Kosier's Store	National Folk	1938
75	8325 W. Washington	Reedy	Edward's Hotel	National Folk	1918 eligible
78	8443 W. Washington	Rodriguez	Peddicord House	Southwestern	1925
84	8322 W. Washington	City of Peoria	Old Peoria Jail	National folk	1934 eligible
85	83 rd Ave & Washington	City of Peoria	Woman's Club	National Folk	1938 eligible
Listed	10304 N. 83 rd Ave	City of Peoria	Central School	Mission Revival	1906 listed

* further study

Prominent organizations in the history of Peoria included the Peoria Chamber of Commerce, which ran the local water company until the incorporation of the City of Peoria in 1954. The Peoria Woman's Club also played a significant role in the history of Peoria, being the organization that established the community's first library and traditional celebrations, such as the Fourth of July celebration held every year.

Chapter II

Goals and Objectives

Historic and Archeological Preservation are part of the objectives of the Peoria General Plan.

Revitalization and Redevelopment Element objectives support historic preservation. Objective G-3 of the General Plan states, “Rejuvenate the original historic Town Center of Peoria.” Policy G-4a of the Plan states, “The City should prepare a historic resources survey to identify and enhance its potentially significant structures.”

The **Environmental Resources Element** of the plan also supports historic preservation and preservation of archeological sites. Objective N-4 of the element states, “Retain the archeological resources of Peoria.” Policy N-4a further states, “The City should strive to identify, and preserve all significant artifacts and archeological features within the City.” Policy N-4b states, “The City should seek to identify and promote opportunities for adaptive reuse of underutilized historic structures.”

GOAL A

Further Knowledge and Appreciation of the Community’s History

Objective A-1

Identify and publish the history of significant buildings, sites and things in the history and pre-history of Peoria.

Objective A-2

Develop a register of buildings, districts, sites and things that are significant to the community’s history.

Objective A-3

Maintain a current resource survey of buildings, sites and things significant to the City’s history.

Objective A-4

Promote education about Peoria’s past and it’s historic landmarks through cooperation with local schools, publications and tours and events promoting Peoria’s past.

Goal B

Preserve Neighborhoods and Stabilize and Improve Property Values

Objective B-1

Identify historic neighborhoods in Peoria and target them for historic preservation activities.

Objective B-2

Publish information about the availability of tax benefits and city incentives for development and rehabilitation of historic structures.

Objective B-3

Monitor property values and development and rehabilitation activities in neighborhoods eligible for historic preservation incentives.

Goal C

Manage Conflicts between City Development and Historic Preservation Objectives

Objective C-1

Identify historic and pre-historic buildings and sites threatened by new development.

Objective C-2

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

Objective C-3

Provide information regarding resources and methods to developers regarding options in addressing significant buildings and sites on their property.

Chapter III

HISTORIC PRESERVATION PROGRAM

The End of World War II - a Defining Architectural Moment for Peoria

Peoria is a relatively new community. Most of its neighborhoods were constructed after World War II. Development of property in the City, as with many cities, took on different architectural values after the World War II. Development occurred at a more rapid pace in order to accommodate post-war social circumstances. These changes necessitated simple designs to provide housing and commercial developments for returning troops and the accompanying new family formations. This pattern survives today and is the most important indicator for initial assessments of historical significance.

The Historic Preservation Commission Authenticates Historic Resource Surveys Conducted within the City of Peoria

The Historic Preservation Commission has been established as the overseer of preservation of historic resources in Peoria. Its mission is to guide implementation of the City's historic preservation plan and, in particular, maintain control over individual resource surveys conducted within the City of Peoria. The commission is the City's responsible authority that certifies the validity and application of each individual resource survey. The commission should publish guidelines for completion, submittal and review of resource surveys.

City Sponsored Historic Resource Surveys

The City may conduct resource surveys periodically to continue to build information libraries of historic resources of significance in the City. Resource surveys of neighborhoods should be updated from time to time in order to assess the continued opportunity for landmark listings and historic district designation opportunities.

[Neighborhoods that have already been surveyed for historical properties or have the potential for containing historical properties are shown in Figures 1, 2 and 3 below.](#) Properties that have been surveyed and found to be significant to the accurate documentation of the history of Peoria should be listed as local landmarks. Neighborhoods containing a significant number of landmarks and/or supporting resources should be listed as local historical districts.

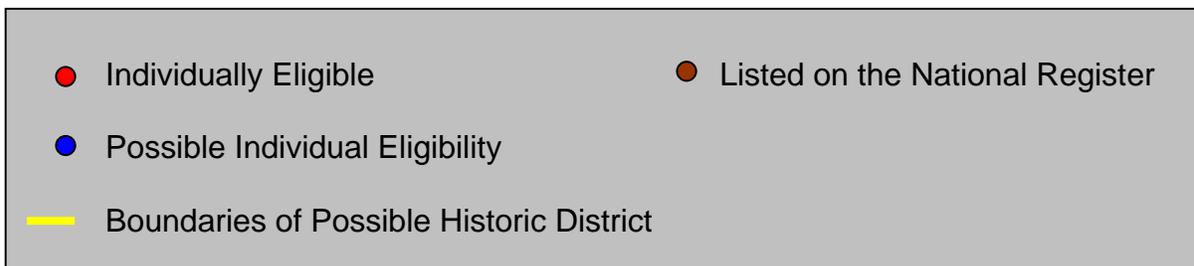
Use of Technical Bulletins Published by National Register of Historic Places

Landmarks and historical districts are the most important features and remembrances of Peoria's earliest times. This significance should be documented through the use of procedures provided by the National Register of Historic Places. Technical Bulletins from the Register provide the foundation for modern identification and preservation activities. The designation of local

landmarks and districts should follow these official guidelines, and accordingly, historic resource surveys should be the basis for all designations.



1997 Historic Resource Survey and Potential Historic District A



Potential Historic District B



Figure 2

Potential Historic District C



Figure 3

Certified Local Government

The City of Peoria has received Certified Local Government designation from the National Park Service as documented by the intergovernmental agreement between the City and Arizona State Parks Board. [Duties and responsibilities of the City under this agreement are listed as follows.](#)

- [Enforcement of the City of Peoria Historic Preservation Ordinance](#)
- [Participate with the State Historic Preservation Office \(SHPO\) on proposed designations to the state and national registers.](#)
- [Assist the SHPO in its duties as required by federal historic preservation authorities.](#)

Importantly, as a Certified Local Government the City has a responsibility to consult on all historical and archeological resource studies, surveys, site monitoring or other preservation, documentation or data recovery activities conducted with the City. The City may require archeologists, preservationists, sponsoring groups, land owners and developers to review proposed activities with the City prior to commencing any activity or work, or these reviews may be accomplished by the SHPO and providing for consultation with the City.



Washington Street Fourth of July parade ca 1919.
(Accessed at <http://peoriainmainstreet.com/hilite09.html>)

[Listings of resources located in Peoria on the State Register of Historic Places and/or the National Register of Historic Places are reviewed by the Peoria Historical Preservation Commission and recommended for such listings.](#)

Review of Proposed Construction Activity

The Peoria Historical Preservation Commission oversees construction activity involving historic districts and other historic or pre-historic resources in the City. Proposed new construction or rehabilitation work in a historic district requires approval of a Certificate of Appropriateness by the commission. In its review the commission should consult the standards established by the Secretary of Interior and the National Register of Historic Places, so that each structure or site reviewed is reviewed with the same standards.

Design Review

Construction projects in historic districts and projects involving historic structures undergo design review after approval of a Certificate of Appropriateness. Design review standards used by the city for architectural and aesthetic project review incorporate guidelines that are specific to historic structures, homes, commercial buildings and other buildings.

Investment Incentives

The federal government offers tax credit incentives for rehabilitation of income producing properties⁶. The state of Arizona also offers incentives through property tax reductions for both residential properties occupied by the owner and residential and commercial income producing properties. More information can be obtained from the SHPO offices.

CHAPTER IV

How to Become a Peoria Designated Historic Landmark or District- Historic Preservation Procedures



Peoria Presbyterian Church
Accessed at <http://peoriamainstreet.com/hilite09.html>

Examination of context and historical and archeological data provide opportunity to identify and discover aspects of history and prehistory in Peoria that contain valuable cultural and historical resources from Peoria's past.

The following steps outline the process for identification, consideration and review of an aspect of the community that should be preserved as part of the community's heritage. Guidelines from the National Register of Historic Places used to qualify parts of the local heritage

for listing on the National Register are also used herein so that exceptional local properties can also be nominated for National Register designation.

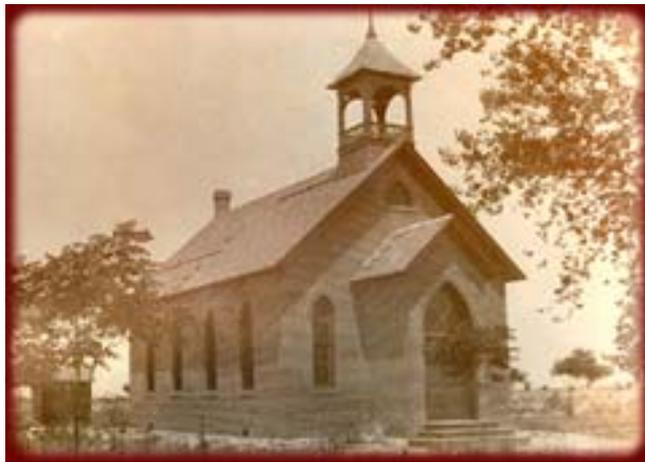
Procedural factors that begin with consideration/discovery lead to categorization, evaluation, determination of significance, appraising integrity and outlining procedural steps to designation.

STEP 1: Categorization

After discovery or documentation of something that could be historic, the first step in the designation process is to categorize the finding or thing into one of the following aspects. Various aspects of the community lend to its culture and heritage. Aspects include:

Districts

Districts are contained within definable boundaries and are comprised of sites, buildings, structures or objects that have common or related history or aesthetics. Consider concentration, linkage and continuity values.



Peoria Presbyterian Church circa 1900
Accessed at <http://peoriamainstreet.com/hilite09.html>

Sites

A site is the location of a significant event, an occupation or activity or building. Consider history, culture and archeological values.

Buildings

A building such as a house, barn or church or similar construction, is built to provide shelter for humans and human activity. All parts of the building must be considered integrally. If parts of the building are ruined, changed or missing it can not be considered for designation.

Structures

A structure is built for reasons other than to shelter human activity, such as aircraft, automobiles, dams, irrigation system and highways. Consider all of the basic structural elements.

Objects

Objects are different from buildings and structures and are usually objects of art or are simple and relatively small. Objects are associated with a particular setting or environment. Consider history, use, role and character.



Old Edwards Hotel circa 1957
Accessed at <http://peoriainainstreet.com/hilite09.html>

Step 2: Significance

The next step in considering designation is to consider these aspects or local nominees with regard to significance. Characteristics to consider in determining the level of actual significance are the following:

- History
- Architecture
- Engineering
- Archeology
- Culture

Significance then is measured by the following criterion.

Criterion A: Event

To be significant under Criterion A, the aspect 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 aspect 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 aspect 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, a determination will have been made that the aspect has provided or is likely to yield important historical or pre-history information.

Step3: Integrity

The third step is to evaluate integrity. The nominee must contain integrity of :

Location

Location is the relationship between the site an aspect occupies and the aspect itself.

Design

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

Workmanship

Workmanship is the evidence of the application of a craft or construction detail that was characteristic of a particular period or time in history.

Setting

Setting is the environment in which the aspect is located and should be part of or supporting of the period of time the aspect 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 aspect's expression of itself and the period of time it represents.

Association

Association represents the direct link between an event or person with the aspect.

Step 4: Application Submittal

The applicant will submit an application and information to the City of Peoria for consideration by the Historical Preservation Commission. The application will contain the property owner's approval and statement of support for designating the property. The City of Peoria will maintain an application and submittal

information package for those persons ready to submit a property or other historical aspect of the City to the commission.

Step 5: Staff Review

City Staff will review the submittals and prepare a report for review and discussion with the commission. The city staff review and report to the commission shall, at a minimum, require review and analysis of steps one through three above, and recommend findings with respect to category, significance and integrity.

Step 6: Commission Consideration

The commission will receive the staff report and application for consideration. After review and discussion, the commission's action will be to recommend the property to receive local Historic Designation status, deny the applicant's request for status or refer the application back to staff for further review. If appropriate, the commission may also recommend that the application be forwarded with the commission's recommendation to the State Historic Preservation Office for nomination to 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 Overlay zoning district for the property or properties. Each recommendation, whether recommending approval or denial, shall be accompanied by findings made by the commission.

Step 7: Planning and Zoning Commission

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

Step 8: City Council

Both the Planning and Zoning Commission and the Historic Preservation Commission recommendations will be forwarded to the City Council. If both recommendations are positive then the council will be advised as to the unanimous recommendation from both commissions.

Step 9: Updating the Peoria Landmark Register

Properties that have been approved and designated as landmarks shall be entered in the Peoria Register of Historic Places. Designated landmarks shall also be permitted to have their status posted utilizing the official plaque bearing the name of the Historical Preservation Commission and City of Peoria.

Chapter V

Reserved

Chapter VI

Reserved

Chapter VII

City Ordinances, State and Federal Legal Authorities

Historic and Archeological 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 first involved the states and subsequent legislation also extended participation to the nation's cities, counties and towns. Localities could not only identify properties significant to the communities past, but could also list them on local registers and seek grant funds to accomplish rehabilitation.

City of Peoria Ordinances and Authorities

The City has adopted three ordinances that were used to establish Historic Preservation in Peoria. The Historic Preservation Overlay district is used to identify and protect properties and districts receiving listing on any of the three registers, local, state or national. The Historical Preservation Commission was created to review Historic and Archeological Preservation in the City and to advise the city council on preservation matters. The commission has review authority over construction and rehabilitation activities involving historic properties in the City.

The City has also entered into an Intergovernmental Agreement with the State Parks Board to become a Certified Local Government. This action partners the City with the state on important historical and archeological policies. It also entitles the City to certain federal grant monies made available through the State Historical Preservation Office.

Arizona State Statutes

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. ARS §9-462.01(A)10 contains the following language:

A. Pursuant to the provisions of this article, the legislative body of any municipality by ordinance may in order to conserve and promote the public health, safety and general welfare:...

10. Establish districts of historical significance provided that:

(a) The ordinances may require that special permission be obtained for any development within the district if the legislative body has adopted a plan for the preservation of districts of historical significance which meets the requirements of subdivision (b) of this paragraph, and the criteria contained in the ordinance are consistent with the objectives set forth in the plan.

(b) A plan for the preservation of districts of historical significance shall identify districts of special historical significance, state the objectives to be sought concerning the development or preservation of sites, area and structures within the district, and formulate a program for public action including the provision of public facilities and the regulation of private development and demolition necessary to realize these objectives.

(c) The ordinance establishing districts of historical significance shall set forth standards necessary to preserve the historical character of the area so designated.

(d) The ordinances may designate or authorize any committee, commission, department or person to designate structures or sites of special historical significance in accordance with criteria contained in the ordinance, and no designation shall be made except after a public hearing upon notice of the owners of record of the property so designated. The ordinances may require that special permission be obtained for any development respecting the structures or sites.

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. It established the position of State Historic Preservation Officer (SHPO) as an employee of the board. ARS 42-12101 et seq provides for a property tax reduction for historic properties and gives authority to the SHPO to review and approve the qualification of properties for this reduction.

Federal Law

Federal law and authorities are derived from both congressional action and judicial review. Federal legislation addresses historic preservation first through the Antiquities Act of 1906 and subsequently the Historic Preservation Act of 1966 (HPA). The Antiquities Act identified preservation of ruins and archeological sites as a national policy and the Historic Preservation Act, 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 HPA also contains Section 106 which requires review of all projects involving federal lands or lands that require a federal permit. Reviews include identifying impacts to archeological or historical sites and approved mitigation measures.

Important court cases that have supported historic preservation include *Euclid v. Ambler* (1926) (272 U.S. 365), which established the legal foundation of zoning, and *Penn Central Transportation Company v. City of New York* (1978) (438 U.S. 104) which specifically upheld historic preservation as a legitimate exercise of government power over private property.

Education

Education is an important guiding principle for historic preservation in Peoria. Most of Peoria is new and most of its population has arrived during the past 20 years. People are naturally inquisitive about the past, especially the history of the place in which they live. The National Register of Historic Places offers an abundance of educational material on National Historic Preservation and ways to become involved locally. Local education and activity options might include the following list.

Peoria Arizona Historical Society

Partner with the society in developing brochures, events and educational materials that provide connection with Peoria's history. Events could include walking tours and evening programs at the Peoria Historical Museum.

Peoria Woman's Club

Provide annual recognition of this group's importance in establishing the Community's early form. The club established the City's first library and actually helped operate the library after the City incorporated in 1954 until the City had funds to hire a full-time librarian. The club also organized the first 4th of July celebration⁵.

Public Information

Develop a Public Information Program that regularly issues press releases regarding historic preservation happenings. Celebrate and acknowledge important dates in the City's history and in the history of events and historic places.

Annual Celebrations

In addition to traditional events and holidays hold an annual Historic Preservation Day in conjunction with the Peoria Arizona Historical Society to annually recognize the importance of Peoria's history.

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³ Southwest Indian History, Council of Indian Nations at <http://www.cinprograms.org/history/300bc1200ad.html>

⁴ Herold, Susan, *News Sun*, C1 & C5, Sun City, AZ, April 8, 1986

⁵ Gilbert, Kathleen, *More Than a Century of Peoria People*, Progress and Pride 2004 Heritage Publishing, Phoenix, Arizona

⁶The Economic Benefits of Historic Preservation, Clarion Associates of Colorado. 2002:Colorado Historical Foundation, Denver, CO

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Article VI. Protection of Archeological Resources, City of Scottsdale Municipal Code Sec. 46-130 et seq