



# Heritage Preservation in San Luis

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# the **State Historic Preservation Office**

## **NATIONAL REGISTER**

administer the National Register of Historic Places program

## **INVENTORY**

maintain an inventory of historic properties

## **REVIEW**

review of federal undertakings and state actions

## **PLANNING**

provide statewide preservation planning

## **LOCAL GOVT**

administer Certified Local Government program

## **TAX INCENTIVES**

administer federal tax incentive programs

## **EDUCATION**

assist and educate the public

# What is Historic/Heritage Preservation?

A tool to manage change

Planning for changes to communities



Helping those changes incorporate character and authenticity

Cities have value because of the elements that make them unique

Without historic places, cities become like everywhere else

# what else is **Heritage Preservation?**

## **PERPETUATION**

of important cultural places  
for future generations

## **COLLABORATION**

between three levels of  
government and the public

## **INTEGRATION**

of preservation into  
planning strategies

**FEDERAL**

National Park  
Service

**STATE**

Arizona State Historic  
Preservation Office

**LOCAL**

municipalities with historic  
resources

# Certified Local Government Program (CLG)

A collaboration between the National Park Service, State Historic Preservation Office, and municipal governments

**Public commitment to preserving community identity**

Preservation chapter in city code

Volunteer commission

Understanding of resources

**Preservation tailored to the needs of each city**

Process to recognize resources

Public participation

City leadership

**SHPO provides grant funding and training to CLGs**



# Why become a CLG?

**Grant funding for preservation planning projects**



**Technical assistance in planning/zoning and preservation**



**Training for staff, commissioners, neighborhoods, public**



**Improvements in economic development, tourism, and quality of life**



**Partnerships in regional and statewide preservation networks**

# CLG PASS-THROUGH GRANTS

Funds for heritage preservation planning projects

**\$20,000 grants for CLGs**

**40% matching requirement**

**2-year project timeline**

**Distribute ~\$100,000 yearly**

**Non bricks-and-mortar projects**

**City-sponsored preservation studies**



Asian-American Context and Survey

**Tucson**



Copper Queen Library structural assessment

**Bisbee**



Steam Pump Ranch adaptive reuse feasibility report

**Oro Valley**

# THE NATIONAL REGISTER OF HISTORIC PLACES

the nation's official list of historic places worthy of preservation

**Individually listed** *historically significant individual properties*

**Historic districts** *groups of properties with collective significance*

## What it does:

1. Identifies and documents historic places
2. Raises awareness about important resources
3. Contributes to sense of place and community
4. Allows access to preservation grants and incentives

## What it doesn't do:

1. Restrict property rights, or prevent demolition or changes to a property
2. Mandate public access to a listed property
3. Create zoning or regulate property use
4. Provide automatic financial support for restoration or upkeep

# Federal Income Tax Incentives

**Available for businesses reusing  
or rehabilitating a historic building**

**Amounts to 20% rebate on income  
taxes over the course of 5 years**

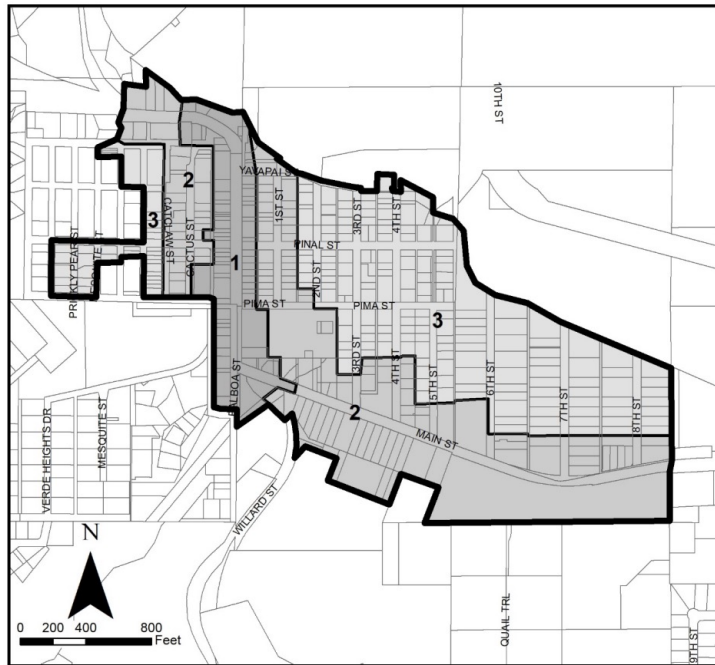
**New use must maintain original  
character of historic property**

**Must be eligible for or listed on  
National Register**

# Cottonwood

Heritage preservation program example

## OLD TOWN SPECIAL PLANNING AREA



- OTSPA Boundary
- Character Areas**
- 1 Commercial
- 2 Transitional
- 3 Residential

## CLG Created in 2014

14 historic landmark properties

National Register of Historic Places-listed commercial downtown

Active role in tourism and recreation

Annual historic home tour

Recent residential property survey, exploring designation



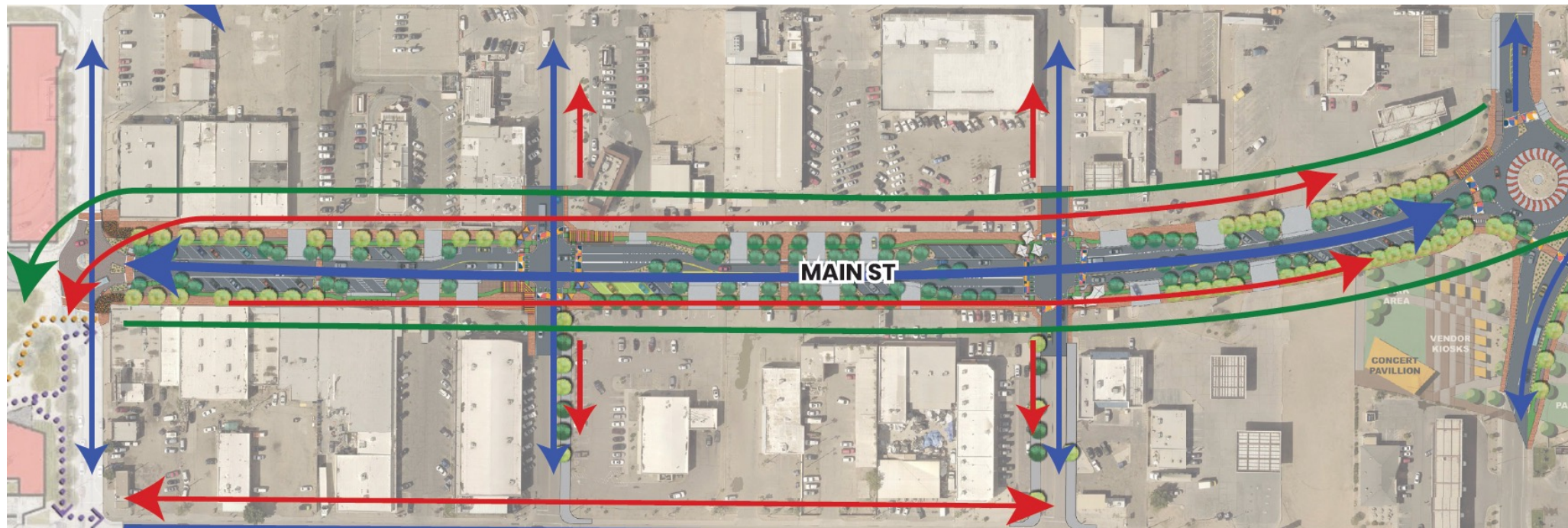
# San Luis General Plan: Cultural preservation for the future

## Goal E-14

### San Luis preserves historic buildings, structures, and important cultural resources.

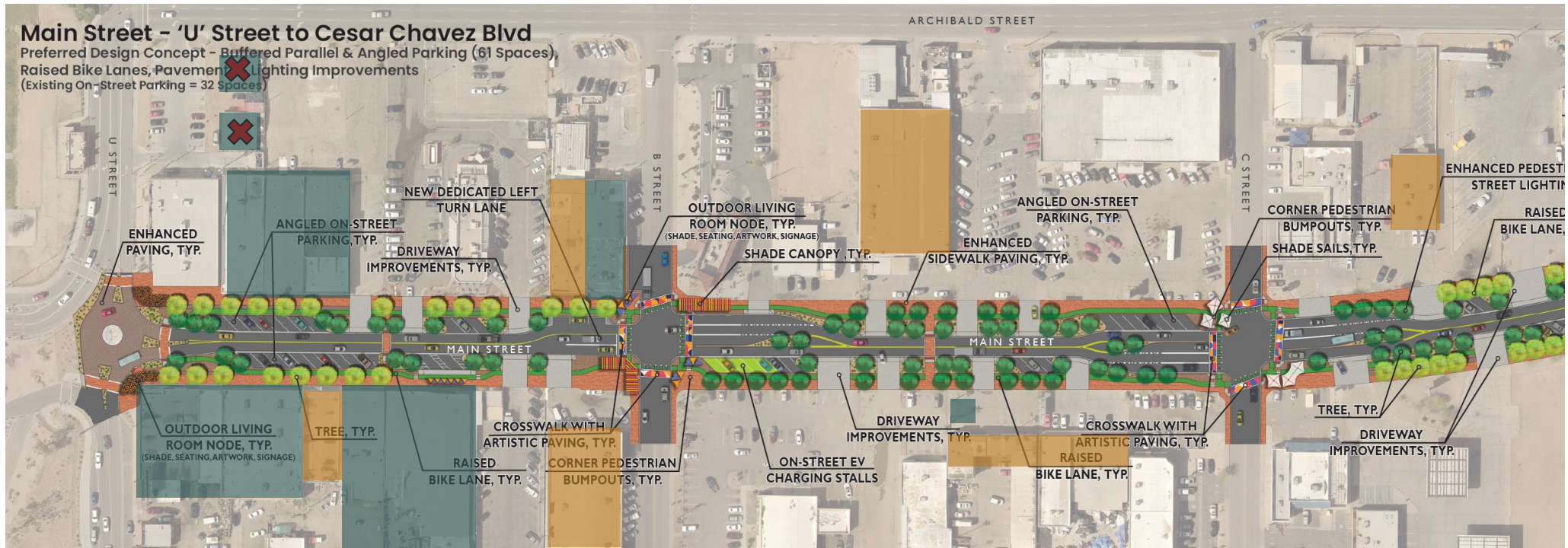
- Policy E-14.1 Pursue Certified Local Government status through the Arizona State Historic Preservation Office.
- Policy E-14.2 Develop and adopt a Historic Preservation ordinance for the protection of buildings and structures of historic importance.
- Policy E-14.3 Develop and adopt cultural resource protection standards and requirements pertaining to the assessment and treatment of cultural resources within San Luis.
- Policy E-14.4 Survey all development sites prior to development approval or issuance of building permits for cultural resources and ensure that the results of each survey are recorded with the Arizona State Museum.
- Policy E-14.5 Preserve cultural resources within open space and riparian areas where possible.

# Downtown San Luis: Remarkable pedestrian experience



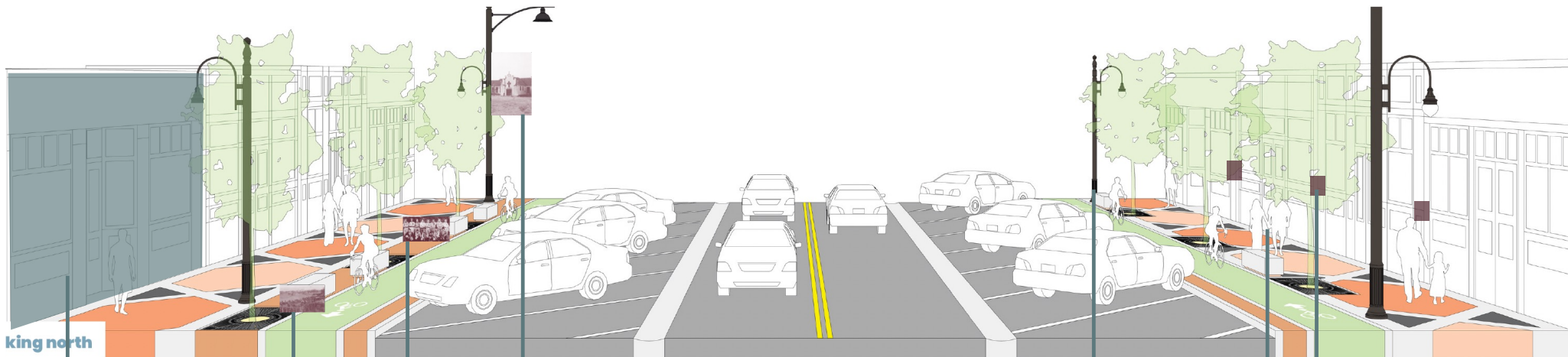
-  Pedestrian traffic
-  Bicycle traffic
-  Vehicular traffic

# Downtown San Luis: Heritage preservation in redevelopment



- Historic buildings
- May be historic with more investigation

# Downtown San Luis: Compatible with new streetscape Preserving intangible heritage



Restored building facades

Themed seating with historic images and durable interpretive signs

Pole banners celebrating historic milestones

Community art with historic themes

Replica or compatible light standards

Building plaques with historic narratives

Pedestrians reading booklet with historic information and photos



# Facade Improvements: Preserving and restoring character



Douglas Public Library



**Florence 1985**



**Wilcox 1985**



**Prescott 1986**



**Jerome 1986**



**Yuma 1986**



**Globe 1986**



**Williams 1986**



**Kingman 1986**



**Phoenix 1988**



**Bisbee 1989**



**Tucson 1990**



**Casa Grande 1991**



**Benson 1992**



**Mesa 1995**



**Glendale 1995**



**Flagstaff 1997**



**Holbrook 1997**



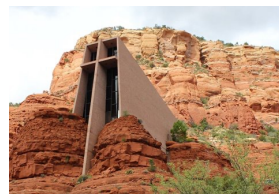
**Tempe 1997**



**Clifton 1998**



**Winslow 1999**



**Sedona 2000**



**Coolidge 2000**



**Nogales 2000**



**Taylor 2001**



**Scottsdale 2001**



**Payson 2001**



**Peoria 2004**



**Oro Valley 2009**



**Pima County 2011**



**Cottonwood 2014**



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