

# Historic Preservation & You

Jodey Elsner, Historic Preservation Office  
April 17, 2024

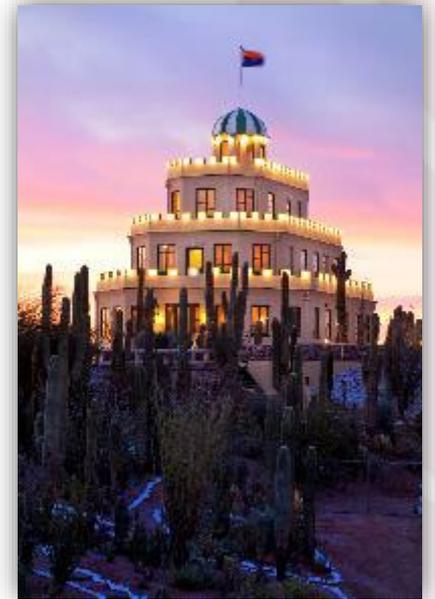


**City of Phoenix**



# What does Historic Preservation Review?

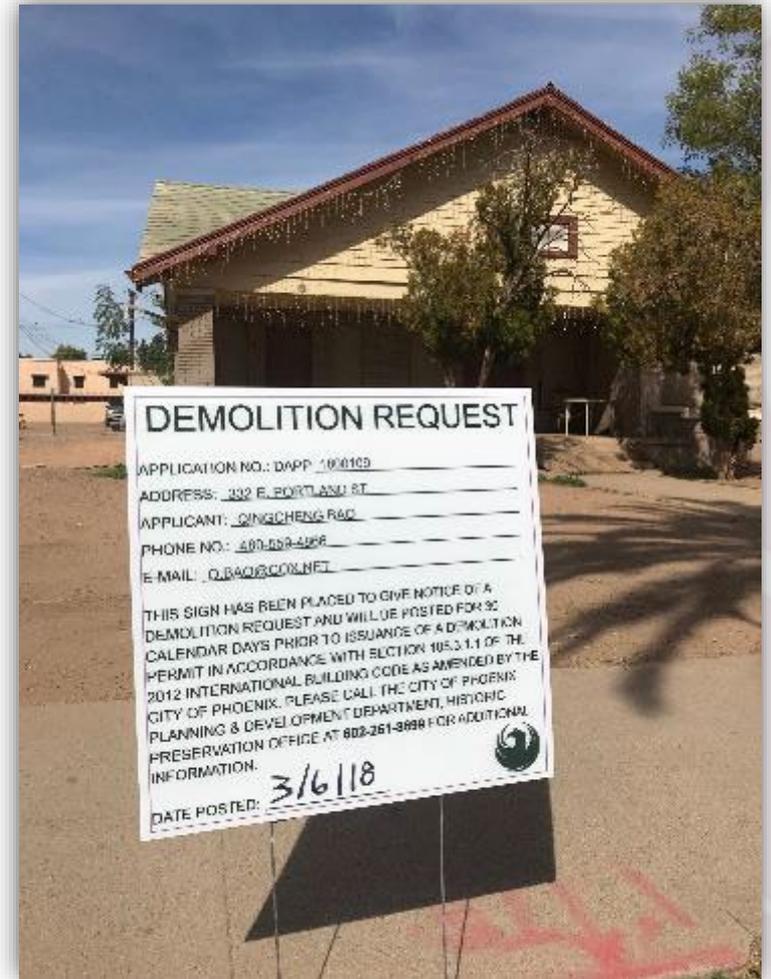
- Exterior work that requires a building permit for properties listed on the Phoenix Historic Property Register (PHPR)
- PHPR properties have “HP” or “HP-L” zoning overlays





# Demolition review for buildings 50 years of age or older (that aren't listed on PHPR)

- Commercial or individually eligible
- ALL demos within the DTC
- \$300 plan review fee
- Sign posted at property for 30 days (demo hold)
- HP staff researches property to determine if it is an eligible historic property
- E-mail to community





# Historic Preservation Review for Properties Listed on the PHPR

- Certificate of No Effect
- Certificate of Appropriateness
- Request for Demolition Approval
- Certification of Economic Hardship





# Historic Preservation Review for properties listed on the PHPR

## Certificates of No Effect (CNE)

- Meets criteria specified in “Projects Eligible for CNE” policy
- Approved by HP staff at the counter
- Patio covers, fences, conversion of accessory buildings into living space, new accessory buildings, additions that are less than 75% of the historic footprint ...*and so much more!*



# Historic Preservation Review for properties listed on the PHPR

## **Certificate of Appropriateness (COA)**

- Projects that do not meet CNE policy
- Larger additions
- Additions on corner lots
- Infill buildings on vacant lots
- Other changes that may alter, diminish, eliminate or affect the historic or architectural character of the property
- Requires a pre-application meeting with HP planner, a public hearing, and HP Hearing Officer approval



# Historic Preservation Review for properties listed on the PHPR

## Certificate of Appropriateness:





# Historic Preservation Review for properties listed on the PHPR

## **Requests for Demolition Approval**

- 3-day review period
- Meets criteria specified in “Historic Preservation Administrative Demolition Approval Policy”

## **Requests for Certification of Economic Hardship**

- Appeal option if Demolition Approval application is denied
- Requires submittal of documents per checklist, a public hearing, and HP Hearing Officer approval



# How to tell if a property is historic...

## Contact the Historic Preservation Office

- [historic@phoenix.gov](mailto:historic@phoenix.gov)
- 602-261-8699
- In-person visits by appointment

## Contact the Zoning Counter

- [zoning@phoenix.gov](mailto:zoning@phoenix.gov)
- 602-262-7131





# How to tell if a property is historic...

- **My Community Map**

<https://www.phoenix.gov/pdd/mycommunitymap>





# How to tell if a property is historic...





# Things to remember...

- Check at the start of the project whether the property is historic
  - ✓ Listed on PHPR (HP or HP-L overlay zoning)
- The Maricopa County web site does not always have the correct zoning noted
- Historic properties allow for use of International Existing Building Code
- If full or partial exterior demolition is proposed for properties not listed on the PHPR, application may be subject to HP plan review and 30-day hold



# ...and most importantly

- Exterior changes to a project with HP Zoning must be reviewed and approved by HP staff prior to implementation





# Questions?

**ETTI-CAT**  
*says*

PLEASE SORRY-THANKS

**The most sustainable building is the one that is already there! Stop demolishing viable buildings !**

©JCM 1962

VIII. MISCELLANEOUS  
C. Unidentified Creating Agencies  
1. Transit Related  
Title: Etti-Cat Says... (Standing in Part of Physical Fitness, You Know.)  
Location: 33 - 4  
Key: 5255