

Historic Preservation & You

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October 15, 2025



City of Phoenix



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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 PHSR

- 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
- 602-261-8699
- In-person visits by appointment

Contact the Zoning Counter

- zoning@phoenix.gov
- 602-262-7131

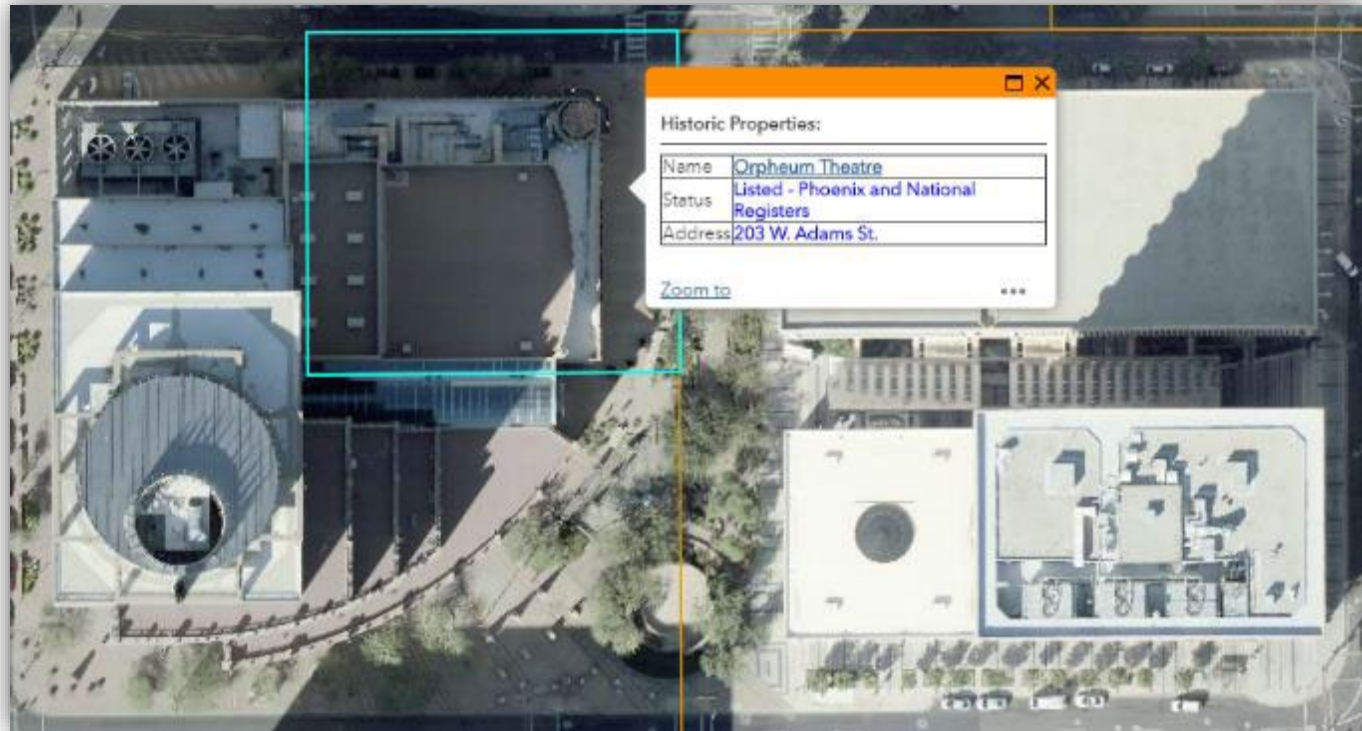




How to tell if a property is historic...

- **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?

