

Frequently Asked Questions About the Impact of Historic Property Designation

Q. If my property is listed on the Scottsdale Historic Register will this affect my ability to sell or rent my property?

No, designation has no effect on the use or ownership of historic properties.

Q. If my property becomes an official local historic property with historic preservation overlay zoning, does this mean I cannot make any changes to my building(s)?

No, designation does not prohibit changes. It is not the intention of an historic preservation overlay to freeze a building or buildings in time. To the contrary, it is recognized that to stay in productive use work must be done to maintain, repair, upgrade and even expand historic buildings. Once a property is designated, the City Historic Preservation Office will provide guidance and assistance so that when changes are made the alterations do not destroy or diminish the historic or architectural significance of the property or district in which it is located.

Q. Will I be required to do special maintenance or restore my property to a particular appearance?

No, there are no requirements for you to initiate work. The City historic preservation office would only become involved when you decide to undertake work on the exterior of your building(s) that requires an administrative approval or a building permit.

Q. How is the City Historic Preservation Office involved?

When you, or your architect, or your contractor, apply for a building permit for your project, your plans will be referred by the City's "One-Stop-Shop" staff to the Historic Preservation staff for review. The historic preservation staff will review the materials and information you submit to obtain a building permit and will issue either a "Certificate of No Effect" or a "Certificate of Appropriateness."

For more information call Steve Venker, Historic Preservation Officer at 480-312-2831, in the Scottsdale Historic Preservation Office.

(Over)

Q. Is the City Historic Preservation Office ever involved with work done on the interior?

No. City historic preservation approvals relate only to alterations to the exterior that require a building permit. General maintenance does not require a building permit so no approval for this type of work is needed.

Q. Why are there two kinds of approvals?

The “Certificate of No Effect” is a sign-off by the historic preservation staff that your proposed work will have no or minimal effect on the historic character of your building. For example, if you are re-roofing a building with shingles similar to the existing roofing, you could be issued a “Certificate of No Effect” within the same day of application for your building permit. A “Certificate of Appropriateness” is required for more extensive work such as the construction of an addition. These plans are reviewed by the Historic Preservation Commission for their conformance with design guidelines that will be prepared for your property once it is designated.

Q. What happens if the Historic Preservation Commission does not approve my plans?

You can appeal their decision to the City Council. An appeal must be scheduled for the City Council’s consideration within 40 days of an appeal submittal.

Q. What if someone wants to tear down a property on the Scottsdale Historic Register list?

The demolition request is referred to the historic preservation staff for review before a demolition permit is issued. Demolition can be approved if the property is an imminent hazard, or it has no historic or architectural value or it can be demonstrated that preserving the property will create an undue financial burden upon the property owner. If demolition cannot be approved for these factors, the issuance of a demolition permit can be delayed for a period of up to one year from the date of the application of the permit. During that year the Historic Preservation Officer will work with the property owner to find assistance needed to help preserve the property. However, if at the end of the year, no acceptable alternative to demolition has been identified and an approved “Replacement-Reuse” plan for the property has been submitted, a demolition permit will be issued.