



City of Tempe
Historic Preservation Office
PROJECTS ELIGIBLE FOR CERTIFICATES OF NO EFFECT
UPON REVIEW BY THE HISTORIC PRESERVATION OFFICE

The following project types can be approved over-the-counter with a Certificate of No Effect from the Tempe Historic Preservation Office when all applicable conditions are met.

- 1) Rear patios and patio covers.
- 2) Swimming pools in rear yards on corner lots.
- 3) Window replacement in-kind (wood for wood with matching pattern of individual panes and fully fitting into original wall openings).
- 4) Rear yard fences (maximum 6 feet in height and returning to the main building in back of the first side window or significant architectural feature).
- 5) Minor changes to facades that will not be visible from the street right-of-way.
- 6) Attic conversions at rear facades that will not be visible from the street right-of-way.
- 7) Restoration work in-kind (conforming to [Secretary of the Interior's Standards for Restoration](http://www.nps.gov/history/local-law/arch_stnds_8_2.htm)).
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- 8) Miscellaneous small work items that do not affect the historic character of a property.
- 9) Structures under 250 sq. ft.
- 10) Structures located entirely behind the main building or that will not be visible from the street right-of-way and with a roof height lower than the roof of the main building.
- 11) Conversion of existing detached garages into living space when infill of the garage door opening continues to indicate the original opening and is reversible.
- 13) Conversion of existing detached garages into living space when building size is not increased.
- 14) Conversion of existing detached garages into living space when siding material (wood, stucco, etc.) is not changed.
- 15) Conversion of existing detached garages into living space when character defining features or major details will not be altered.
- 16) Conversion of existing detached garages into living space when windows and doors are simple in design and compatible with the main building.
- 17) Additions that are less than 75% of the footprint of the historic building.
- 18) Additions that are utilizing existing openings in the rear façade and...
- 19) Additions that are located entirely behind the main building or that will not be visible from the street right-of-way and with a roof height lower than the roof of the main building.
- 20) Detached garages that meet Design Guidelines requirements and require no variances, and that are totally behind the main building or that will not be visible from the street right-of-way and with a roof height lower than the roof of the main building. Detached garages that are less than 25' x 25' (625 square feet) and less than 75% of the footprint of the historic building, with a ceiling plate of 8 feet or less and a ridge height substantially lower than the historic building.
- 21) Detached one-story garages that are visible from the street right-of-way if the ridge and roof heights are lower than the main building, the location on the property fits the pattern of the neighborhood, and new construction is compatible stylistically and similar in size and massing with nearby historic properties.

ADOPTED BY THE TEMPE HISTORIC PRESERVATION COMMISSION JUNE 10, 2010