Cultural resource shall mean a site, object, structure, building or district listed on the city or county survey of cultural resources or in the historic preservation element of the comprehensive plan or on the local register of historic places.

District shall mean a geographically definable area, urban or rural, possessing a significant concentration, linkage, or continuity of sites, buildings, structures, objects, or areas, which are united historically or aesthetically by plan or physical development. A district may be comprised of individual resources which are separated geographically but are linked by association or history.

Historic preservation officer shall mean the director or designee of the Tallahassee Trust for Historic Preservation, Inc. who shall serve as the principal to the staff to the architectural review board.

Local register of historic places shall mean a local listing of buildings, structures, sites, objects and districts determined to possess historic and/or architectural significance and which are subject to the provisions of the historic preservation overlay zone.

Ordinary maintenance shall mean work which does not require a construction permit and that is done to repair damage or to prevent deterioration or decay of a part or all of a building or structure as nearly as practicable to its condition prior to the damage, deterioration, or decay.

Original appearance shall mean that appearance (except for color) which, to the satisfaction of the architectural review board, closely resembles the appearance of either the feature on the building as it was originally built or was likely to have been built, or the feature on the building as it presently exists so long as the present appearance is appropriate, in the opinion of the historic preservation officer, to the style and materials of the building.

(Ord. No. 97-28, § 2, 12-9-97)

Cross reference—Definitions and rules of construction generally, § 1-2.

Sec. 10-1003. Local register of historic places—Generally.

(a) *Creation.* A local register of historic places is hereby created as a means of identifying and classifying various sites, buildings, structures, objects, and districts as historically and/or architecturally significant. The local register will be kept by the architectural review board.

(b) *Initiation of placement.* Placement of sites, buildings, structures, objects or districts on the local register may be initiated by the city commission, the board of county commissioners, the Tallahassee Trust for Historic Preservation, Inc., the architectural review board or the planning commission. In addition, placement may be initiated by the owner of the site, building, structure, object, or area; or in the case of a district, by the owner of a site, building, structure, object, or area within the proposed district.

(c) *Placement.* The following procedure shall be followed for placement of sites, buildings, structures, objects, areas, and districts on the local register:

(1) A nomination form, available from the historic preservation officer, shall be completed by the applicant and returned to the historic preservation officer.

(2) Upon receipt of a completed nomination form, including necessary documentation, the historic preservation officer shall place the nomination on the agenda of the next regularly scheduled meeting of the architectural review board. If the next regularly scheduled meeting of the board is too close at hand to allow the required notice to be given, the nomination shall be placed on the agenda of the succeeding regularly scheduled meeting.

(3) Adequate notice of the architectural review board's consideration of the nomination shall be provided to the public at large, to owners of property within 500 feet of the nominated properties and to the owners of the nominated properties, at least 15 days in advance of the meeting at which the nomination will be considered by the architectural review board.

(4) The Tallahassee Trust for Historic Preservation, Inc. shall be asked to forward its recommendation on the nomination to the architectural review board.

(5) The architectural review board shall, within 30 days from the date of the meeting at which the nomination is first on the agenda, review and prepare a recommendation on the nomination. The recommendation shall include specific findings and conclusions as to why the nomination does or does not meet the appropriate criteria for listing on the local register. The recommendation shall also include any owner's objection to the listing. If the nomination is of a district, the recommendation shall also clearly specify, through the use of maps, lists, or other means, those buildings, objects, or structures which are classified as contributing to the historical significance of the district. If the 30-day period runs and the architectural review board has not prepared and sent a recommendation, and the period has not been extended by mutual consent of the applicant and the architectural review board, the nomination may be submitted by the applicant directly to the planning commission.

(6) The nomination form and the architectural review board's recommendation shall be sent to the planning commission. The nomination shall then be handled as any other rezoning.

(Ord. No. 92-10, § 2(5.9(A)—(C)), 3-10-92; Ord. No. 97-28, §§ 3, 4, 12-9-97)

Sec. 10-1004. Same—Criteria for listing.

(a) A site, building, structure, object, or district must meet the following criteria before it may be listed on the local register:

(1) It possesses integrity of location, design, setting, materials, workmanship, feeling and association;

(2) It is associated with events or persons that are significant to local, state, or national history;

(3) It embodies the distinctive characteristics of a type, period, or method of construction, represents the work of a master, possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

(4) It has yielded, or may be likely to yield, information important in prehistory or history.

(b) A site, building, structure, or object located in a local register of historic places district shall be designated as contributing to that district if the property is one which, by its location, design, setting, materials, workmanship, feeling and association adds to the district's sense of time and place and historical development. A property should not be considered contributing if the property's integrity of location, design, setting, materials, workmanship, feeling and association have been so altered that the overall integrity of the property has been irretrievably lost. Structures that have been built within the past 50 years shall not be considered to contribute to the significance of a district, unless a strong justification concerning their historical or architectural merit is given or the historical attributes of the district are considered to be less than 50 years old.

(Ord. No. 92-10, § 2(5.9(D)), 3-10-92)

Sec. 10-1005. Same—Effect of listing.

(a) The historic preservation officer may issue an official certificate of historic significance to the owner of properties listed individually on the local register or judged as contributing to the character of a district listed on the local register. The county administrator or designee is authorized to issue and place official signs denoting the geographic boundaries of each district listed on the local register.

(b) Structures and buildings listed individually on the local register or judged as contributing to the character of a district on the local register shall be deemed historic and entitled to modified enforcement of the Standard Building Code, section 101.5 as adopted by the county.

(c) No demolition, alteration, relocation or construction activities may take place except as provided below.