

## **REGULATED WORK ITEMS**

# **Why Preservation In Tallahassee?**

Historical buildings are a great economic and social asset to a community. They are a link to our past and can be the treasure we take with us to the future. Sometimes they are architecturally unique and significant; sometimes they have a story to tell of past events we should not forget.

Choosing to own a historic building can be rewarding both personally and for the community. Remember, that gem, no matter how large or small, is still seen and enjoyed by all that pass by. There is also a great responsibility in owning a historic building. There is a responsibility to the property and to the community it is located within. Good stewardship is inherent in that ownership, and can be sometimes confusing as to what to do to ensure proper preservation and how to do it.

### **What do I need to know about maintaining my historic building?**

Before any work is done to a historic building, one must know what is regulated according to the Tallahassee Land Development Code and what is not. The Tallahassee-Leon County Architectural Review Board (ARB) is authorized by the Land Development Code to regulate work items, not considered routine maintenance \*, for historic buildings. The ARB and its professional staff are there to assist you in the maintenance, improvements, or renovations to your historic building. Although the ARB, in implementing the regulations, may restrict what you can do with your building, the regulations exist for the preservation and adaptive re-use of your building, not to restrict growth and change.

The following is the list of regulated work items for historic buildings:

### **ARB Regulated Work Items as defined in Chapter 10, Division 2, Sec. 10-319 (a) (3) a-o.**

#### **Items requiring both a Certificate of Appropriateness (COA) from the ARB and a city building permit**

- Demolition.
- Building relocation.
- Additions and new construction. *(COA required and if total labor plus materials is greater than \$1,000.00 a bldg. permit is required)*
- Installation or removal of any exterior wall, including the enclosure of any porch, or other outdoor area with any material other than insect screening.
- Installation or removal of all fire escapes, exterior stairs or ramps for the handicapped.
- Installation of all decks above the first-floor level and/or on the front of the structure.
- Installation of new exterior siding materials, or removal of existing exterior siding materials.

- Installation of new roofing materials, or removal of existing roofing materials. (*COA required and if total labor and materials is greater than \$300.00 a bldg. permit required*)
- Installation of an exterior door or doorframe, or the infill of an existing door opening.
- Installation of exterior window or window frame or the infill of an existing exterior window opening.

**Items requiring only a COA from the ARB \*\***

- Installation or removal of railings or other wood, wrought iron or masonry detailing.
- Abrasive cleaning of exterior walls\*\*\*.
- Painting unpainted masonry including stone, brick, terracotta and concrete.
- Installation or removal of exterior skylights.
- Installation or removal of metal awnings or metal canopies.
- Installation or removal of security grills, except that in no case shall permission to install such grilles be completely denied.
- Installation of exterior screen windows or exterior screen doors.
- Installation or relocation of wood, chain-link, masonry (garden walls) or wrought-iron fencing.

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

\*\* Please contact the Architectural Review Board staff prior to making exterior changes, visible from the street, to a locally designated historic property to check if your project requires review by the ARB.

\*\*\* Abrasive cleaning includes the use of chemical stripping agents.

**Note:** The City will waive permit fees, development review fees, annual fees, and other rehabilitation related fees for historic preservation overlay (HPO) district properties on the local register of historic places that are privately owned.

If you have any questions or comments please feel free to contact us:

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