



## **Next Steps for Naples Historic District Initiative**

Prepared on 1/17/2017

***Revised 1/22/2017***

**The Question:** Can we, collaboratively, craft a preservation program for the Naples Historic District that does not infringe on private property rights nor weaken the important community rating system earned by the City of Naples in 2016?

**The Answer:** Yes, we can, and here is the outline of how we plan to do this.

**The Goal:** To achieve broad visual integrity by:

- A. Clearing the way for a less complicated, more local process for homeowners in the Naples Historic District to restore historic houses with personal finances,
- B. Fostering a user-friendly restoration process for owners of historic houses outside of the District,
- C. Creating design guidelines for those who choose to build with new construction in the vernacular, and
- D. Doing the above without affecting the municipal Community Rating System currently in place or infringing on private property rights.

**Next Steps** as proposed by the Society:

- A. Convene a "preservation team"
  1. Proposed team: Bill Moss, Christa Carrera, Craig Mole, Robin Singer, Tim Cabral, Jon Kukk, Linda Penniman, Steve Martin (via phone), Laura Caffey (DRB alternate), and Elaine Reed
  2. Collier County preservation program staff could be consulted (e.g. Ray Bellows)
  3. Interested members of the public will be managed by Naples Historical Society
- B. Reach clarity on the legal requirements to implement a local preservation program as determined by the Florida Department of Historical Resources, the National Flood Insurance Program, the Florida Building Code, and the City of Naples.

1. Reference mid-January email exchanges with Craig Mole regarding Florida Building Code acknowledgement of historic buildings.
2. Discuss an Inter-local Agreement with the County if City doesn't become a CLG or for help in the interim (if we find we must be a CLG)
3. Determine if an Ordinance is needed versus a zoning overlay...pros and cons
4. Discuss legal non-conformities and how that may change with a preservation program
5. Discuss the variance process, if or how it changes with a preservation program
6. Discuss the 50% rule for the length of time for substantial improvements (12 months versus 6 months) *NOTE: This project should not weaken the current CRS rating*
7. Discuss dollar allowances for those historic houses not in the District, nor with acknowledgement from the State as historic
8. Create design guidelines for historic houses for those who choose to voluntarily participate in this program
  - a. Consider the NR requirements: Age, Significance, Integrity
  - b. Exterior only
  - c. Local interpretation—Secretary of Interior are guidelines ONLY (no federal monies involved)
9. Define vernacular for Naples
10. Create design guidelines for new construction in the vernacular for those who choose to participate in this program
  - a. Consider the breadth of Preservation Approaches document
  - b. Exterior only
  - c. Designed for Naples, not elsewhere
11. Discuss pros and cons of a City-wide Survey of Historic Structures inventory
  - a. Pro: Reduces time for ACE industry timetable which reduces historic homeowner investment
  - b. Con: Public perceptions of a city-wide inventory may damage the gain made in a preservation program
  - c. Survey costs in Funding Needs below
12. Craft and agree on local process to acknowledge historic houses IN the District for historic restoration projects,
  - a. preservation staffer who formalizes acknowledgment of the house as historic
  - b. letter to Floodplain Coordinator (noting exception is met)
  - c. letter to DRB (indicating plan review to be scheduled)
  - d. attend meeting with City Council (for confirmation, if required)

13. Incentives

- a. No reduction in property taxes is being sought
- b. Other incentives?
  - 1. Grandfathered guest house and garage
  - 2. Other

14. Funding Needs

- a. City-wide Survey
  - 1) Discussion of pros/cons noted above
  - 2) City of Naples asked Naples Historical Society to investigate funds required; Society will report back
  
- b. City Staff Member: Full-time preservation officer who
  - 1) Manages the City's internal process working in conjunction with floodplain, DRB, and others
  - 2) Manages outside requests from ACE industry and homeowners
  - 3) Manages information dissemination for NABOR, CBIA, etc.
  - 4) Serves as the primary liaison with Naples Historical Society
  - 5) Fully understands that this is a locally-driven process and should not replicate a community's process that has preservation built into its institutional, social, cultural infrastructure
  
- b. Outreach materials for an educational program (initial and on-going) to battle lack of knowledge
  - 1) Website modifications for user-friendly information
  - 2) ACE relationship-building: CBIA and/or AIA membership
  - 3) NABOR partnership and presence
  - 4) Documents/brochures for homeowners in conjunction with Naples Historical Society

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