

## Greg Walters

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**From:** Elaine Reed <ereed@napleshistoricalsociety.org>  
**Sent:** Thursday, January 3, 2019 5:22 PM  
**To:** 'Terry Hutchison'  
**Cc:** Charles Marshall, Jr. ; Charlie Mueller; Darrin Phillips; Denny Glass; Elaine Reed -- Naples Historical Society; Fred Wakelin; Joe Burke; Jon Kukk; Julianne Grace; Mark R. Klym; Richard Prebish; Richard Tooke  
**Subject:** PAB Meeting Prep: Jan 9, 2019  
**Attachments:** Six Steps to Get You There! REV.pdf; SHPO Approval.pdf

Terry:

Thank you for your time today. As per your request, below will summarize the discussion scheduled for the January 9, 2019 PAB meeting.

1. The **goal for this meeting** is to consider the value of by-passing the PAB and going straight to City Council for building and/or zoning variance petitions for the rehabilitation of National Register-recognized historic houses or the recognized contributing structures in the Naples Historic District. PAB will recommend their preference to City Council at the end of the meeting.
2. **Alternative processes** have been proposed. Naples Historical Society does NOT want to by-pass City Council and go directly to the PAB, nor do we think there is the best value to a City Manager-only administrative decision. Likewise, crafting a zoning process for historic houses seems to drag this project on again, but we prefer to move forward at this point and come to a conclusion this season. (Think of the City Council decision for The Dock restaurant.) This process should either by-pass the PAB or remain exactly as it is today. Having City Council, Naples' elected officials, be a part of this process is crucial to historic preservation.
3. By going exclusively to City Council for these petitions, we **reduce time and money** for the homeowner and her/his team. This is a fair request considering the homeowner is using their own funds for the rehabilitation project. We also **reduce the bureaucracy** for a small number of historic homeowners.
4. There are currently **only 64 historic contributing properties in the Naples Historic District**; if the City wants to preserve the charm of this area, as its Vision Plan suggests, the Society's District Initiative is the proven process to use for rehabilitation and protection of that very charm that brought many of us here in the first place.
5. We know that of the 19 historic houses that were razed over the last decade, **12-14 were the likely result of mis-interpretations of the available SHPO preservation program**. The District was created in 1987 and the first list of historic contributing structures was established then; no homeowner should have had to endure the process that was in place during the last decade. The Society's *Six Steps To Get You There!* document clarifies this very well. It is attached.
6. The Society has hundreds and hundreds of **signed Letters of Endorsement** for this project; this has been presented to City Council many times; our constituents have given of their time at City Hall (look at past videos), and now we are trying to wrap up the process. There is no reason to ignite a letter-writing campaign at this point.
7. If the **FEMA application form** subject arises, we continue to want to have an ad hoc committee, under your leadership, to review the Society's proposed changes. While I know this is an "administrative form," the arduous and complicated nature of that document must be addressed to exclude historic homeowners entirely.

8. The former City Manager commented many times that there are only one or two houses per year asking for rehabilitation. As I pointed out at the November 19, 2018 City Council meeting, there are **11 known houses that have undergone a rehabilitation process in the last 14 months alone.**
  
9. The attached *Six Steps* is the tried and true process. Naples Historical Society's administrative office at 107 Broad is the perfect example of how that process works. Please see the **SHPO approval letter** to Kuk Architecture, attached. You'll see it says, "Based on our review of the available information, it is the opinion of this office that the property is eligible for the variance offered for historic structures under NFIP regulations." **SHPO review covers design review and NFIP exemptions.**

I look forward to seeing you on Wednesday, January 9<sup>th</sup>, Terry. As I mentioned, I may have to leave due to an unavoidable conflict. Jon Kuk, highly reputable preservation architect and a Society Board Member, is planning to be at the meeting as well. The Society's Board of Directors and I genuinely appreciate your interest and action on this issue.

Regards,

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