

Greg Walters

From: Elaine Reed <ereed@napleshistoricalsociety.org>
Sent: Friday, January 11, 2019 12:04 PM
To: 'Terry Hutchison'
Subject: Society District Initiative Recap: 1-11-2019
Attachments: Historic House Rehabilitation Process in Naples, FL (3.74 MB); SHPO Approval.pdf; Six Steps to Get You There! REV.pdf; CCarrera Memorandum for 19Nov2018 Meeting - PEM Exemption in 50% Rule.pdf; Substantial Improvement Application.pdf; Substantial Improvement Application Proposed Revisions.pdf

Good Morning, Terry:

This email is to:

- Recap a recent PAB meeting,
- Summarize a meeting with Steve Martin, NFIP State Floodplain Manager in Tallahassee, held yesterday in my office, and to
- Identify what needs to be discussed/finalized with regard to the Society's Naples Historic District Initiative.

First, the request for PAB discussion on bypassing the PAB for variance requests for historic homeowners didn't happen; that Agenda item was pulled late Monday afternoon, right before the Wednesday PAB meeting. The video from the November 19th City Council meeting featured an excellent discussion on rehabilitation, but the end was convoluted. I genuinely believed City Council wanted the PAB to have a chance to weigh in on that subject. However, I told City Council in November that we'll work with the process as it exists if that is the result; at this point, we want to move forward.

Secondly, the brief meeting with Steve Martin yesterday re-affirmed the process of rehabilitation. See the attached email, "Historic House Rehabilitation Process in Naples, FL." By the way, Steve said he met with Christa Carrera before stopping by my office yesterday; Steve said that he, again, told Christa that SHPO is the only entity to make design review judgments, and that *like-for-like* rehabilitation projects should go to SHPO (after all, that is a design review judgment).

There should be no FEMA/NFIP concern about rehabilitation projects after SHPO gives approval. We've stated this over and over. To prove that, see the attached file, "SHPO Approval." This is a current approval letter from SHPO about rehabilitation work for 107 Broad Avenue South, the Society's administrative building, itself an historic contributing structure in the Naples Historic District. Specifically, read the first sentence of the second paragraph.

This approval is a critical key for the City's records; as I explained many times before (and on video in the District Symposium in January 2017), Naples had issues with historic rehabilitation in the past because design decisions were made without having a sanctioned Certified Local Government program (via DRB) to review proposed plans or without going to SHPO. Our proposed process is not a new process, but we are adding much-needed credibility to what needs to be accomplished to let people rehabilitate historic houses easily and with process integrity.

The Six Steps To Get You There document, also attached, is a semi-final draft. We hope to reach a collaborative agreement with the City such that we can print this en masse and get the word out (we are not asking for City funding). The former City Manager suggested that the PR surrounding this is up to the Society, and we've been doing this and will continue to do so. We prefer to have process agreement before printing.

Terry, it's time to conclude the process, not just by creating a final *Six Steps* document, but by ensuring the Planning, Building, and Floodplain departments acknowledge the role the Society is providing: Send historic homeowners to the Society FIRST. Not doing so causes problems; I've written to the Mayor about two such issues in the recent few months.

Thirdly: Outstanding issues now include:

1. Six Steps...see above
2. PEM exemption from the 50% Rule Calculation: We can do this...see Christa Carrera's Memo, "[CCarrera Memorandum for 19Nov2018 Meeting.](#)"
3. Substantial Improvement application (see two attached PDF files): This is a critical component to the process. NO ONE who owns an historic house that has been acknowledged by the National Register should be forced to get an appraisal OR undergo the 50% Rule. Follow the Society's *Six Steps*, and that will work for all state agencies; the City's CRS rating will not be adversely affected. For homeowners who choose to undergo the 50% Rule (for very small projects where SHPO design review is not warranted, or if the rehab is for the interior), this form needs to be amended. Our recommendations for revisions are also attached.

We are grateful that the Building Department has granted expedited reviews for building permits via Fast Tracking, and we are very happy that the list of National Register recognized historic structures is included in the City's Maps/GIS Systems, too. That will help to get the word out. The Society wants to close the deal with homeowners, architects and contractors so that they KNOW their options for rehabilitation; we want to spend time advocating for historic homeowners rather than belaboring a seemingly endless process.

The Society is beyond delighted that the new City Manager wants to meet, with everyone, to conclude the process discussions. Thank you for your role in taking this to its fruition.

We look forward meeting with you, hopefully soon.

Regards,

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