

**From:** Elaine Reed <ereed@napleshistoricalsociety.org>  
**Sent:** Friday, August 30, 2019 10:53 AM  
**To:** 'Charles Chapman' <CChapman@naplesgov.com>  
**Cc:** THutchison@naplesgov.com  
**Subject:** District Initiative - Discussion Guide

Charles:

Thank you, again, for your willingness to address historic preservation and rehabilitation in Naples. Your leadership will certainly bring the Naples Historic District Initiative to fruition. Terry, thank you as well for your infinite patience and shepherding this project to this point. For the record, our goals remain as follows:

- (1) To create a user-friendly, responsible, and transparent process that enthusiastically helps owners of historic houses in the Naples Historic District who want to self-finance the rehabilitation of their house, while respecting the Community Rating System and homeowner property rights.
- (2) To create the same as #1 for homeowners of old houses (over 50+ years old) OUT of the District who want to ask for the NFIP eligibility for exemption, first.

Per your request, following are issues/questions that need further discussion, based on the May 24<sup>th</sup> meeting with Christa Carrera, Steve Martin, Craig Mole, and the two of us.

1. Discuss the differences in opinion between the City's Building Official and NFIP with regard to the City's interpretation of NFIP rules and regulations.
2. Is the existing 50% Rule process acknowledged by NFIP, certainly as regards design review?
3. Appraisals: they should not be needed for historic houses in the District. Those houses are exempt from the 50% Rule, which implies that an appraisal is not warranted. Is this a reasonable statement?
4. Discuss Chapter 12 of the Florida Building Code for 50% Rule exemptions for #4 (other City properties that may be deemed eligible by NFIP for exemption if a homeowner pursues rehabilitation).
5. For appraisals in or outside of the District, if using the 50% Rule, could additional value be ascribed to the cost calculation based on a house's "historic value" as per one recent example (\$165k to \$800k)?
6. Decisions to accommodate historic homeowners should be applied transparently and equally, if/where possible: E.g. The roof replacement on a bungalow outside of the District exceeded the 50% Rule, but was approved after the Society stepped in to ask for help.
7. Consider removing HVAC, electrical, and plumbing work from the 50% rule calculation IF that process continues in some form.
8. Discuss *Six Steps to Get You There!* This document can be edited or entirely re-written...this is the Society's perception of how rehabilitation can work.
9. The exemption application form should be user-friendly and straight-forward.
10. Professional advocacy, communications, and service-delivery are of the utmost importance.

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I look forward to working with you, Charles. Thank you and stay safe.

Regards,

Elaine L. Reed, MPA  
President & CEO

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