

110 NW 1st Avenue
High Springs, Florida 32643



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**HIGH SPRINGS HISTORICAL REVIEW COMMITTEE
AGENDA
HIGH SPRINGS CITY HALL
110 NW 1ST AVENUE**

SEPTEMBER 29, 2015

5:00 P.M.

CALL TO ORDER: JENNY L. PARHAM, CITY CLERK

PLEDGE OF ALLEGIANCE:

ROLL CALL: JENNY L. PARHAM, CITY CLERK

INTRODUCTION OF COMMITTEE MEMBERS AND STAFF.

1. ACCEPT NOMINATIONS AND ELECT CHAIR.
2. ACCEPT NOMINATIONS AND ELECT VICE-CHAIR.
3. DISCUSS OVERALL MISSION OF REVIEW COMMITTEE.
4. ESTABLISH DATES FOR FUTURE MEETINGS.
5. OTHER COMMENTS.

ADJOURN.

IN ACCORDANCE WITH THE AMERICAN WITH DISABILITIES ACT, A PERSON WITH DISABILITIES NEEDING ANY SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS MEETINGS, SHOULD CONTACT THE OFFICE OF THE CITY CLERK, 110 N.W. 1ST AVENUE, HIGH SPRINGS, FLORIDA 32643, TELEPHONE (386) 454-1416.

RESOLUTION 2015-D

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HIGH SPRINGS CREATING AND ESTABLISHING THE HIGH SPRINGS HISTORICAL REVIEW COMMITTEE; ESTABLISHING THE SELECTION OF OFFICERS; VACANCIES; MEETINGS; RECORDS; DUTIES AND RESPONSIBILITIES; REVIEW BY THE CITY COMMISSION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the High Springs Rules of Procedure provide for the creation of a citizen advisory board to be created by resolution adopted by the City Commission; and

WHEREAS, the City of High Springs City Commission desires to establish the High Springs Historical Review Committee; and

WHEREAS, the purpose of the Committee is to review the 2009 High Springs Historic Task Force Report and make recommendations to the City Commission;

WHEREAS, the City properly advertised for applications for two weeks in the Alachua Today, and posted the same on the City's website; and

WHEREAS, it is in the best interest of the City of High Springs to establish this High Springs Historic Review Committee; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF HIGH SPRINGS, FLORIDA AS FOLLOWS:

SECTION ONE: There is hereby created the High Springs Historic Review Committee which shall consist of between 5-7 members. The members shall be residents of High Springs. The members will be appointed by the City Commission and each member will serve a term of three years.

SECTION TWO: The Board shall elect a Chairperson to conduct meetings and a Vice Chair to conduct meetings in the absence of the Chairperson. Elections shall be held at the first regular meeting after annual appointments are made by the City Commission.

SECTION THREE: Irregular vacancies on the Board shall be filled as they occur and regular vacancies shall be filled by appointment in May of each year.

SECTION FOUR: The Board shall hold at least one regular meeting every quarter. Public records of such meeting shall be kept by the Office of the City Clerk. All meeting shall be public pursuant to the regulations in the State Government in the Sunshine Law including appropriate public notice of meetings, recorded minutes of meetings, and meetings being open to the public.

SECTION FIVE: Absence from three consecutive regular meetings of the Board shall operate to vacate a seat of a member, unless such absence is excused by the Board by majority vote, with such excuse duly entered upon its minutes.

SECTION SIX: It shall be the responsibility of the Board to review the 2009 High Springs Historic Task Force Report and to study, investigate the Task Force Report and then present findings to the City Commission. The Board shall advise the City Commission on the recommendations to the City for rules and regulations to preserve, plan and maintain the Historic area of the City of High Springs. The Board when requested by the City Commission shall assist City staff with investigations, making findings of facts, reports and make recommendations upon any special matter or question coming within the purview of its duties.

SECTION SEVEN: The Board shall serve as an advisory board to the City Commission of the City of High Springs, all of the reports and recommendations are subject to the approval of the City Commission.

SECTION EIGHT: The Board shall follow the City's Rules and Procedures, and also the Guidelines for Citizen Advisory Boards & Committees.

SECTION NINE: If any word, phrase, clause, paragraph, section or provision of this Resolution or the application hereof to any person or circumstances is held invalid or unconstitutional, such finding shall not affect the other provisions or applications of the resolution which can be given without the valid or unconstitutional provisions or application, and to this end the provisions of this Resolution are declared severable.

SECTION TEN: All resolutions and parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION ELEVEN: This Resolution shall become effective immediately upon final adoption.

PASSED in regular session of the High Springs City Commission this 14th day of May, 2015.

CITY OF HIGH SPRINGS

Sue Weller, Mayor

ATTEST, BY THE CLERK OF THE CITY
COMMISSION OF THE CITY OF HIGH
SPRINGS, FLORIDA:

Jenny Parham, City Clerk

APPROVED AS TO FORM AND LEGALITY:

S. Scott Walker, City Attorney

1. The High Springs Historic Task Force was created for the purpose of reviewing the existing regulations relating to historic preservation, and amend or enhance them as needed to offer more guidance to property owners through specific design guidelines.

- a. **Goals:**

The Historic Task Force shall explore and recommend changes, additions, and modifications to the present historic preservation regulations and guidelines existing in the Historic District of the City of High Springs.

- b. **Why do we care about Historic Preservation?**

The history of a town is its soul. If the town's history is nurtured, studied, celebrated, preserved, then that soul endures as the foundation that the town continues to build and thrive upon. Historic Preservation creates an environment to attract heritage tourists, typically some of the more affluent of the tourists that visit an area. With good preservation we can maintain and enhance the look and feel of the downtown, and attract tourist to the downtown, to support the stores and businesses located there. It also helps define a place as somewhere unique, and instills pride in the community.

- c. **Impacts of preservation (benefits)**

Historic preservation has a significant impact on the properties associated with it, as well as the surrounding properties. Property values in historic districts increase up to three times faster than areas that are not designated historic. Properties that are not historic in nature, but are fitting with the district typically enjoy increased valuation as well.

Areas with good preservation practices typically have more success attracting tourists to the area, and tourist focused industry make up more than 50% of all new businesses in the state of Florida.

Community pride and a sense of place are created through preservation, these elements make an area attractive to new residents and businesses. New business, though perhaps not located in the downtown, still benefit from the attractiveness of the area, and the increased desire to move to or simply visit the area has a measurable impact on the success of local businesses.

2. Districts

a. 25 years of process:

For the last 25 years or more, High Springs has invested in the downtown through various revitalization and economic development movements. Most of these have focused on the historic nature of the downtown as a unique place in Alachua County. In the late 80's and early 90's, High Springs as a community came together to list the City on the National Register of Historic Places. This process took almost two years of work, and hours of research by private consultants as well as local volunteers. Experts on the state and national level assisted High Springs in creating the National Register District that we still currently enjoy. This district was defined by the number of contributing structures, and the land platting patterns of the downtown, including a large number of residential structures that have significance to the history of the community. The task force recognizes this hard work and devotion that has given to the cause of preservation, and honors those individuals that helped to establish this district, and the local regulations on the books today.

b. Why have districts (Larger area, smaller districts)

The National Register District represents recognition by the state and federal governments that the area defined by this district has historic significance to the community of High Springs and those who visit here, and represents a specific period of growth in north central Florida that is of value to the history of the state. The National District does not, however, offer the level of protection needed to maintain these wonderful structures, as it is only capable of protecting these structures from federal and state action. Local events, such as municipal projects, infill of new construction, or demolition through neglect can only be dealt with by local regulations. Locally defined and recognized districts are at the heart of that protection. Having local districts that make sense, and treat areas with distinct character appropriately is the aim of the Task Force's recommendations on districts. It was understood that all structures are not equal, and that each type of structure, or structures in specific areas must be dealt with differently. Also, when the discussion of Design Guidelines began, it was clear that different areas would need different guidelines.

c. What districts are (defined)

As part of the process to define districts that made more sense and were based on the types of structures, and the level of scrutiny, the National District was a great place to start. As part of the research to establish the National District, a full inventory of the existing houses was created by a consultant and reviewed by the state. It seemed only to make sense to use

the money previously spent on this project in the early 90's to establish the basic boundary for all the districts. From there, the National district was broken down into seven smaller districts (see attached map) which are defined by the character of the area, on a large scale by use, be it commercial or residential, and then by the area and architectural type of structure. These areas were also established to provide those neighborhoods with their own identity. Examples like the North West Residential District, and the Douglass Neighborhood District. These different districts would have varying levels of review, and differences in the design guidelines associated with them, based on the differences in the types of structures located in them. Obviously structures in downtown Main Street area are different architecturally from those in a neighborhood, and would be under a greater level of scrutiny.

3. Design Guidelines

a. Why we need more detail

Many businesses and residents have come before the Historic Preservation Board seeking approval for a project or renovation of some type. When they encounter an issue with a design for a project, they find many times that the board cannot offer any constructive input, because the code lacks any specifics, they can only say what they don't like. Design Guidelines take the guess work out of the process; they offer more clarity in the requirements for the district. They give examples on what is appropriate and what things should look like, and they make the process more transparent, by allowing applicants to see what is expected of them before they ever get in front of the board. They also allow for more consistent enforcement, since the examples are clear and allow for everyone, be they architects or homeowners, know what good design is, and what is discouraged. Transparency and explicit expectations make the process smoother for all parties involved.

b. How they would work (process)

Design guidelines can be created through a number of different processes. The process as recommended by this committee would involve a review of a number of other communities guidelines, and than a draft prepared by staff, which would be reviewed by this committee in open public meetings, and a final draft approved and submitted to the Historic Board, and the Commission for final approval.

c. Why we need more time

Typically communities take several months to years to accomplish the creation of design guidelines, in the case of this task force, many hours were spent on the investigation of the past, and a review of the processes that have been undertaken by previous groups. This was done to understand how we got where we are today, and to ensure that we were keeping with the original intentions of the past efforts. Also, much time was devoted to the establishments of the new districts. It is the hope that this board will be continued for another 6-12 months, so we can complete the task of establishing design guidelines to the commission.

4. Historic Board

a. Separate board from Plan Board

It is the recommendation of this Task Force that the Historic Board be a separate board from the Plan Board, for a number of reasons. Most importantly, we do not feel that the board would have to meet that often, but when they do; their time should be devoted exclusively to preservation review.

b. Qualifications of Members

The Task Force strongly recommends the Newly Separated Historic Board be comprised of specifically qualified members who have the technical expertise to make informed decisions on preservation from the standpoint of practical experience in this field. We would request that this new board follow the requirements as they are defined in section 18 of the Land Development Code.

c. Certified Local Government

This Task Force would endorse the adoption of the Certified Local Government Program. Through the Certified local government process, we will have the ability to offer incentives to aid the owners in the expense of the renovations of their historic property. Secondly, it will encourage good design, by requiring the applicant to have their project reviewed based on the full Secretary of the Interior Standards. Lastly, the education of the board through state programs will allow the board to be experts in preservation techniques, and allow them to better serve the community by offering assistance to the applicants, not just well meant suggestions.

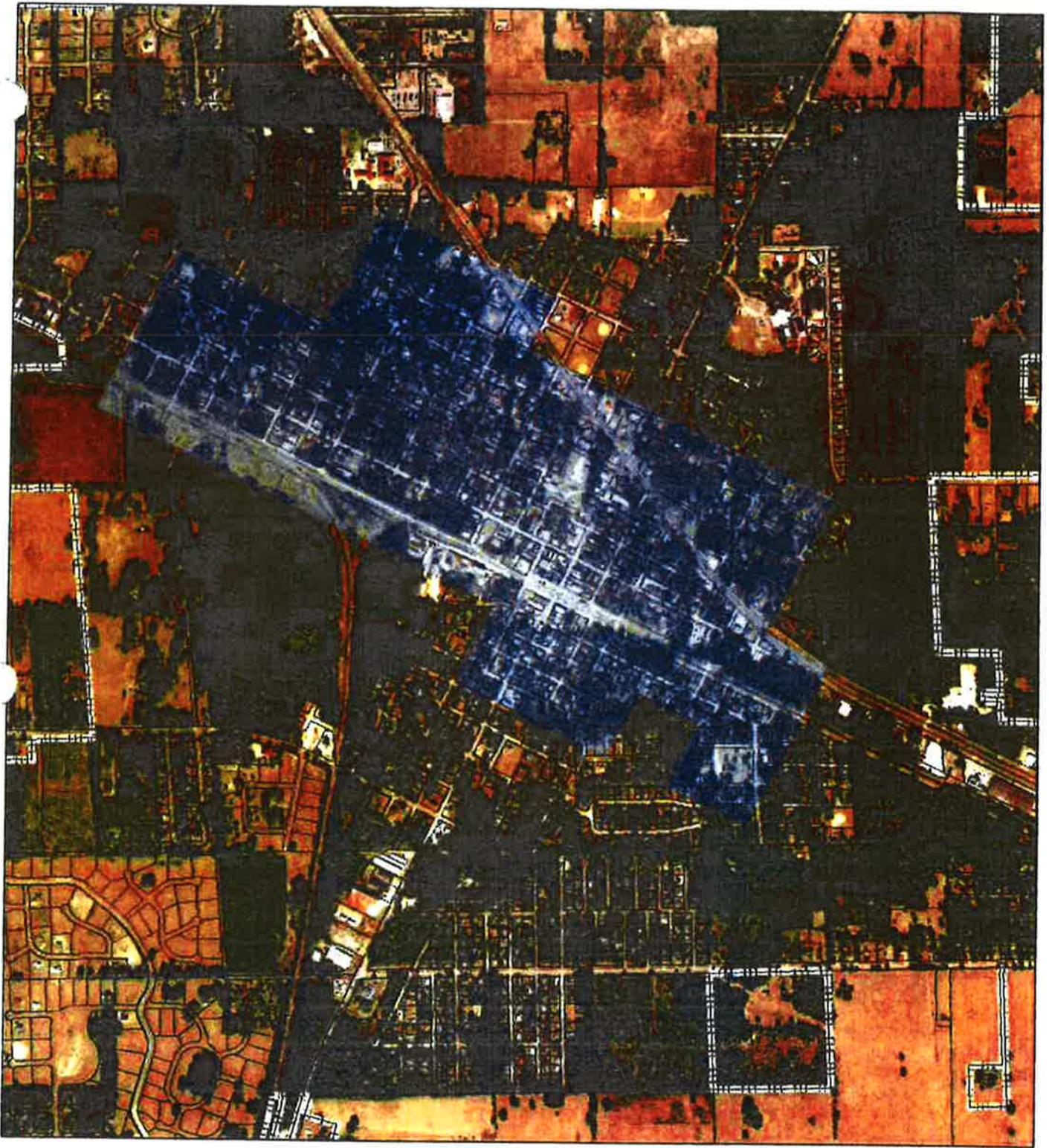
5. Task Force

a. Continued to fulfill tasks completely

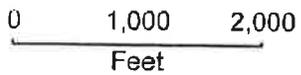
This Task Force has worked hard and long on this project, and would like to continue to work towards a completion of the tasks assigned to us. The timeframe under which we have been working was unrealistic given the size of the task at hand. The design guidelines will take more time to complete, the Task Force would like to continue working under the commission for an additional 6-12 months.

b. Make up of membership if continued

The members are enthusiastic and devoted to the cause, though some membership may change with the change in mayor in November, as well as other members who cannot donate any more of their time. The Task Force is committed to completing this process, and we would hope the commission would allow as many of the original members as can stay, to remain on the board, since we would have benefited from the background research, as well as the professional speakers that we have learned so much from. Our hope is that we will be given the necessary time to fully complete this task, and not leave the job half finished, as has been the case with past attempts.



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Legend

-  National Register District
-  High Springs City Limits

