

HISTORIC PRESERVATION ELEMENT DATA AND ANALYSIS

TABLE OF CONTENTS	PAGE
LIST OF TABLES	iii
INTRODUCTION	1
 DATA AND ANALYSIS	
I. Benefits of Historic Preservation	1
A. Economic Benefit	1
B. Heritage Tourism	1
C. Neighborhood Preservation	2
D. Environmental Benefit	2
II. Legislation Relating to Historic Resources	2
A. Federal	2
1. National Historic Preservation Act of 1966	2
2. Historic Sites Act of 1935	3
3. Transportation Act of 1966	3
4. National Environmental Policy Act of 1969	3
5. Archeological Resources Protection Act of 1979	3
B. State of Florida	4
1. Florida Historical Resources Act	4
2. Local Government Comprehensive Planning and Land Development Regulation Act	4
3. Offenses Concerning Dead Bodies and Graves Act	4
4. Unmarked Human Remains	4
C. Local	4
III. Inventory of Historic Resources in Alachua County	5
A. Florida Master Site File	5
B. National Register of Historic Places	5
C. Criteria for Evaluation	5
D. Benefits of National Register of Historic Places Listing	7
E. Paleontological Resources	7
F. Archaeological Resources	7
G. Architectural Resources	10
H. Potentially Eligible Historic Sites for Listing in the National Register	11
I. Historic Districts Listed in the National Register of Historic Places	13
J. Potentially Eligible Historic Districts for Listing in the National Register	13
IV. Historic Resource Incentive Programs	13

A.	Tax Incentives	13
1.	Historic Preservation Easements	13
2.	Federal Historic Preservation Tax Incentives Program	13
3.	Federal Low-Income Housing Tax Credit	14
4.	Ad Valorem Tax Exemption for Historic Properties	14
5.	Mutual Covenants	14
6.	Purchase of Development Rights	14
7.	Transfer of Development Rights	14
8.	Florida’s Community Contribution Tax Credit Program	14
9.	Revolving Funds	15
10.	Certified Local Government status	15
11.	Tax Increment Financing	15
12.	Renewal Community Designation	15
B.	Housing Rehabilitation Programs	15
1.	Alachua County Local Housing Assistance Program (LHAP)	15
2.	State Housing Initiative Partnership (SHIP)	15
3.	Community Development Block Grant (CDBG)	15
C.	Grants	16
1.	National Trust For Historic Preservation	16
2.	Florida Department of State Division of Historical Resources	16
V.	Preservation Strategies	16
A.	Historic Resources Preservation Plan	16
B.	Historic Preservation Ordinance	17
C.	Achieving Certified Local Government Status	17
D.	Design Guidelines	17
E.	Heritage Tourism	18

LIST OF TABLES

PAGE

1. Archaeological Sites Listed in the National Register of Historic Places 8
2. Potentially Eligible Archaeological Sites for Listing in the National Register 9
3. Architectural Properties Listed in the National Register of Historic Places 10
4. Potentially Eligible Architectural Historic Sites for Listing in the National Register 12
5. Districts Listed in the National Register of Historic Places 13

Introduction

Scope and Purpose

Historically significant properties and resources are required to be addressed by the Future Land Use

and Housing Elements under Florida's Local Government Comprehensive Planning and Land Development Regulation Act (Chapter 163, Florida Statutes). The Future Land Use Element requires that "land use maps or map series shall identify and depict historic district boundaries and shall designate historically significant properties meriting protection." The Housing Element requires the "provision for relocation housing and identification of historically significant and other housing for purposes of conservation, rehabilitation, or replacement. If Historic Preservation is addressed as an optional element, the statute requires the element to "set out plans and programs for those structures or lands in the area having historical, archeological, scenic or similar significance."

The Historic Preservation Element serves to preserve and protect historic resources and properties within the county. The element contains objectives and policies to establish a Historic Resources Preservation Plan, strategies for the preservation of historic resources and properties, and to promote the use of historic resources for heritage tourism.

I. Benefits of Historic Preservation

Economic Benefits

Historic preservation or rehabilitation helps to create economic vitality in communities by increasing local labor demands and business for local suppliers, providing a cost-competitive approach to new construction and often leading to additional rehabilitation in surrounding neighborhoods. In 1994, there was \$44 billion worth of rehabilitation in the United States. New construction that year amounted to \$167 billion for total construction activity (with rehabilitation) to \$211 billion. Rehabilitation accounted for slightly more than one-fifth of total national construction (Listokin, Listoken and Lahr, 1998). Historic preservation is more labor intensive than new construction, with approximately 60 to 70 percent of the total costs going to labor instead of half as in new construction (Rypkema, 1999). In the state of Florida, every \$1 million spent rehabilitating an older building creates 36.9 jobs - twenty in the construction industry and seventeen elsewhere in the economy, which is two more jobs than the same amount spend in new construction (Rypkema, 1999).

Heritage Tourism

Heritage Tourism can be defined as "traveling to experience the places and activities that authentically represent the stories and peoples from the past" (Ohio Division of Tourism and Travel, 1997-1999). It includes historic, cultural and natural attractions and is one of the fastest growing segments of tourism around the world. Curiosity about the world, attributed to rising education levels, the proliferation of travel options and advances in global communications have all created new opportunities for heritage attractions. More than half of the states, including Florida, have established statewide heritage or cultural tourism programs, compared to virtually none a decade ago. The Travel Industry Association ranked heritage tourism Number 3 behind shopping and outdoor activities for domestic travel (Florida Times Union, 2001). Public visits to historic buildings and places promotes cultural diversity and provides economic benefits to the community.

Neighborhood Preservation

Neighborhood preservation or historic districts are established for a variety of reasons. Some communities create them to protect significant historic properties or to protect against a specific threat of development. Other communities create them to encourage development in an older area or as a tool for maintaining property values (Tyler, 2000). Historic districts have become a strategy to stabilize and reinvigorate urban neighborhoods. Declining neighborhoods mean loss of tax revenues for local government and the departure of skilled, educated and the employed. Neighborhoods characterized by blight see increased crime, underutilized public infrastructure and declining property values. Both the public and private sector suffer economically when residential neighborhoods decline (Rypkema, 2001).

Environmental Benefit

Sprawl can be defined as poorly planned, low density, auto-oriented development that spreads out from the edges of communities (Moe, 1999). Sprawl devastates older cities and town as well as older suburbs, where historic buildings and neighborhoods are concentrated. Historic preservation is a valuable tool in the preservation and protection of farmland and open space. No new land is consumed when a building is renovated and the rehabilitation of historic buildings into residences reduces the demand for new subdivisions. Restoring abandoned buildings in areas already served by infrastructure and services also saves tax payer money by reducing the cost of providing new roads, fire protection, schools and other infrastructure to previously undeveloped areas when an existing building could be reused.

II. Legislation

Federal

The **National Historic Preservation Act of 1966** (Public Law 89-665 16 U.S.C. 470-470m) authorizes the Secretary of the Interior to maintain a National Register of Historic Places and to grant funds to states for statewide historic surveys. The National Register is an inventory of the United States' historic resources and is maintained by the National Park Service. The inventory includes buildings, structures, objects, sites, districts, and archeological resources. The listed properties are not necessarily significant nationally, rather most are significant primarily at the State or local level. In addition to honorific recognition, the listing of a historic property in the National Register results in eligibility for federal tax benefits. Section 106 of the Act requires federal agencies to allow the Advisory Council on Historic Preservation an opportunity to comment on all projects affecting historic properties either listed in or determined eligible for listing in the National Register. The Advisory Council oversees and ensures the consideration of historic properties in the federal planning process and consideration in planning for federal and federally assisted projects.

The **Historic Sites Act of 1935** (Public Law 74-292) declares a national policy to preserve historic sites, buildings, antiquities, and objects of national significance, including those located on refuges. The Act gives the Secretary of the Interior the power to provide procedures such as surveys and investigations for designation, acquisition, administration, and protection of such sites.

Section 4(f) of the **Transportation Act of 1966** (Public Law 89-670 23 U.S.C. 138) provides that the Secretary of Transportation not approve any program or project which requires the use of any land from an historic site of national, state or local significance as determined by the Federal, State or local officials having jurisdiction thereof unless (1) there is no feasible and prudent alternative to the use of such land, and (2) such program includes all possible planning to minimize harm to such historic site resulting from such use. This section applies to all activities of the Department of Transportation including the Federal Highway Administration, the Federal Aviation Administration, the Coast Guard, the Urban Mass Transportation Administration and the Federal Railroad Administration among others.

The legislation of the **National Environmental Policy Act of 1969** (Public Law 91-140 42 U.S.C. 4321 et. seq. 1970) obligates federal agencies to prepare an environmental impact statement for every major federal action affecting the natural and human environment. The environmental impact statement must address the impacts on the natural environment as well as the impacts on the quality of the urban environment, historic and cultural resources and recommend alternatives to avoid these impacts. The Department of Interior and the Advisory Council on Historic Preservation comment on the impact statements and assess the effects to historic resources.

The **Archaeological Resources Protection Act of 1979** (Public Law 96-95) applies to all lands the fee title to which is held by the United States and Indian lands which are held in trust by the United States. The purpose of the statute is to provide for the protection of archaeological resources on federal and Indian lands by establishing the terms and conditions for the granting of permits to excavate or remove archaeological resources on public or Indian land. The Act is also intended to foster increased cooperation and exchange of information between governmental authorities, the professional archaeological community, and private individuals having collections of archaeological resources and data.

State of Florida

The **Florida Historical Resources Act** (Chapter 267, Florida Statutes) is Florida's primary historic preservation legislation and promulgates goals and objectives for State action concerning historic preservation. The Act creates the Division of Historical Resources within the Department of State as the agency responsible for coordinating and overseeing the State's historic preservation activities and lists the responsibilities for each State agency, paralleling the National Historic Preservation Act of 1966.

The **Local Government Comprehensive Planning and Land Development Regulation Act** (Chapter 163, Florida Statutes) requires that historic resources be addressed in the Comprehensive plan elements of land use, housing and coastal management in conformance with State planning requirements.

Although the **Offenses Concerning Dead Bodies and Graves Act** (Chapter 872, Florida Statutes) was not originally intended to be a historic preservation law, it provides penalties for persons who willfully and knowingly destroy, mutilate, deface, injure, or remove any tomb, monument, gravestone, burial mound, earthen or shell monument containing human skeletal remains or associated burial artifacts or who willingly and knowingly disturbs the contents of a tomb or grave.

The **Unmarked Human Remains** legislation (Chapter 872.05, Florida Statutes) applies to all human burials, human skeletal remains, and associated burial artifacts not otherwise protected under other state laws and found upon or within any public or private land in the state, including submerged lands. This section requires that any person who knows or has reason to know that an unmarked human burial is being unlawfully disturbed, destroyed, defaced, mutilated, removed, excavated, or exposed shall immediately notify the local law enforcement agency with jurisdiction in the area where the unmarked human burial is located. If an unmarked human burial is discovered other than during an archaeological excavation authorized by the state or an educational institution, all activity that may disturb the unmarked human burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or the State Archaeologist.

Local

The optional Historic Preservation Element (CPA 11-1) consolidates and expands upon historic preservation policies from the Future Land Use, Housing and Conservation and Aquifer Recharge elements of the currently adopted 1991 Comprehensive Plan. The new element of the Comprehensive Plan 2001-2020 includes specific policy language which extensively incorporates Evaluation and Appraisal Report (E.A.R.) recommendations. After adoption, as mandated by Section 163.3194, Florida Statutes, all development undertaken by, and all actions taken in regard to development orders by, the County shall be consistent with the Historic Preservation element and all other elements of the Comprehensive Plan.

Following the adoption of CPA 11-01, Alachua County staff will begin drafting a Historic Preservation ordinance, to be adopted in conformance with the Alachua County Updated Comprehensive Plan. The ordinance will include provisions and procedures for site plan review and development projects as related to historic resources as well as measures to protect these resources.

III. Inventory of Historic Resources in Alachua County

Florida Master Site File

The Florida Master Site File is a paper file archive and computer data base of all known historical structures and archaeological sites in Florida. It is maintained by the Bureau of Archaeological Research of the Division of Historical Resources, Florida Department of State, in Tallahassee. The Site File is organized alphabetically by county and sites are assigned numbers sequentially as they are recorded. Copies of survey reports are also maintained for use by researchers. There are currently more than 106,000 historical structures and archaeological sites listed on the site file. These properties are not required to meet any minimum level of historical or scientific importance, but usually are at least fifty years old, and adequately located and documented. These sites represent the known physical remains of Florida's prehistoric and historic cultural heritage. Information about a site is submitted by individuals and organizations to the Florida Bureau of Archeological Research on the historic or archeological Site File form for review. The Site File application requires information about the site including name, historic context, location, history, a description of the structure or site and some type of location map (Division of Historical Resources, Florida Master Site File Official website).

National Register of Historic Places

The National Register of Historic Places is part of a national program, authorized under the National Historic Preservation Act of 1966, to coordinate and support public and private efforts to identify, evaluate, and protect historic and archeological resources. Properties listed in the Register include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archaeology, and culture.

Criteria for Evaluation

Ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- a. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- b. A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- c. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his or her productive life; or
- d. A cemetery which derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or

- e. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- g. A property achieving significance within the past 50 years if it is of exceptional importance.

Generally, properties eligible for listing in the National Register are at least 50 years old. Properties less than 50 years of age must be exceptionally important to be considered eligible for listing. Another criteria required for National Register eligibility is historic integrity. Historic integrity is the establishment of the authenticity of a property's historic identity, characterized by physical characteristics that existed during the property's historic period. There are seven aspects that the national Register recognizes that define historic integrity: location, design, setting, materials, workmanship, feeling and association.

1. Location is the place where the property was constructed or where the historic event occurred.
2. Design is the combination of elements that create the form, plan, space, structure, and style of property.
3. Setting is the physical environment of a historic property.
4. Materials are the physical elements that were combined during a particular period of time and in a particular pattern or configuration to form a historic property.
5. Workmanship is the physical evidence of the crafts of particular culture or people during any given period in history or prehistory.
6. Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.
7. Association is the direct link between a historic event or person, and a historic property.

Significant districts, sites or buildings need to possess at least two of these seven aspects of historic integrity for eligibility and provide an overall sense of past time and place (National Register Bulletin 15: How to apply the National Register Criteria for Evaluation).

Benefits of National Register of Historic Places Listing

The listing of a historic property in the National Register provides recognition that the property is deemed by the federal and state governments to be significant in our history at the national, state and/or local levels. Most properties are significant because of their local significance. Although the listing is primarily honorary, it ensures consideration in planning for federal, federally licensed, and federally assisted projects that may effect the property. Section 106 of the National Historic Preservation Act of 1966 requires that Federal agencies allow the State Historic Preservation Office

and the federal Advisory Council on Historic Preservation an opportunity to comment on all projects affecting historic properties either listed in or determined eligible for listing in the National Register. A similar review takes place under state law for state or state-assisted undertakings. The listing of a property may make a property eligible for a federal income tax credit. An income producing property that undergoes some type of rehabilitation may be eligible for a 20 percent income tax credit equal to 20 percent of the cost of rehabilitation. In addition to this tax credit, ad valorem tax relief may be available to owners of properties that are listed or eligible for listing in the National Register of in a local district. This credit is available to both income and non-income producing properties. The listing on the National Register also exempts properties from certain Federal Emergency Management Act (FEMA) and eligible for some American Disabilities Act (ADA) and building safety code adjustments. Listing properties also receive preference in state preservation grant awards due to their significance.

Paleontological Resources

Paleontology is the study of prehistoric animal and plant life through the analysis of fossil remains. Objective 4 of the Historic Preservation element directs Alachua County to evaluate and where appropriate, conserve, protect or acquire sites and areas of paleontological significance.

Archaeological Resources

In May 2001, a report titled *An Archaeological Survey of Unincorporated Alachua County, Florida (Phase I)* was conducted by Southeastern Archaeological Research, Inc. (SEARCH) for the Alachua County Board of County Commissioners. The purpose of the survey was to inventory the archaeological sites in unincorporated Alachua County to assist the County in developing a comprehensive historic preservation program as recommended by the County's Evaluation and Appraisal Report. The results of the survey will be used to determine if regulatory protection is needed for archaeological resources in the County. All work was performed in accordance with the Florida Division of Historical Resources (FDHR) recommendations as well as all applicable terms and agreements of the Historic Preservation Grant Award Agreement between the Florida Division of Historical Resources and the County (Southeastern Archaeological Research, Inc., p.3).

As of December 2000, a total of 668 prehistoric and historic archaeological sites were recorded in the Florida Master Site File for Alachua County. A total of 72 sites are listed as being in the unincorporated areas, while 562 sites do not specify whether they are in the unincorporated area or within a municipality. The remaining 34 sites are located within municipal boundaries (Southeastern Archaeological Research, Inc., 2001).

The most common type of site in the county is artifact scatters. These sites typically are scatters of ceramic sherds and lithic tools and manufacturing debris. Most are believed to be short-term campsites related to hunting and gathering activities, although some may be more permanent village areas. Other types of archaeological sites in Alachua County include lithic scatters, mounds, quarries and historic sites such as post Indian-European contact.

Table 1. Archaeological Sites Listed in the National Register of Historic Places

Site Name	Site No.	Address	Year	Year Listed
Newnansville Town Site	8AL149	SR 235	1826	1975
Lake Pithlachocco Canoe Site	8AL4792	Newnans Lake	500-5000 years old	2001

Source: Southeastern Archaeological Research, Inc., 2001

There are currently only two archaeological sites listed in the National Register of Historic Places. Newnansville Town Site was established in 1826 and is located 1.5 miles northeast of the City of Alachua on SR 235. Newnansville was an important military and frontier outpost in the early years of Florida's statehood. The earliest settlement consisted of a block courthouse, a block house tavern, some log structures, Fort Gilleland and a cemetery. By 1900, the town ceased to exist due to its bypassing from the Florida Railway, which went through the nearby town of Gainesville. The only clues to the town's original layout are in glass fragments and other debris and lines of planted trees (Southeastern Archaeological Research, Inc., 2001).

The Lake Pithlachocco Canoe Site consists of over 100 canoes, which range in date from 500 to 5000 years old, that were exposed along the banks of Newnans Lake. The canoes were exposed due to drought conditions and historically low water levels around the lake and is the largest find of prehistoric canoes in North America (Southeastern Archaeological Research, Inc., 2001).

Table 2. Potentially Eligible Archaeological Sites for Listing in the National Register

Site Name	Site No.	Site Type
Old Pecan Grove	8AL257	Village
Burnett's Lake	8AL437	Archaic lithic scatter
Woody Woodpecker Site	8AL2325	Archaic lithic scatter
No Name	8AL2910	Lithic scatter
No Name	8AL2915	Lithic scatter
Scorpion Site	8AL3517	Not stated
Haufler Site	8AL286	Mission settlement
Dudley Farm Prehistoric Site	8AL2612	Lithic scatter-Quarry site
151 st Terrace Site	8AL2613	Not stated
Pine Hills Estate Site	8AL2881	Quarry
Timberlodge	8AL2905	Quarry, Paleoindian- Woodland
Prairie View	8AL2927	Multiple prehistoric occupations
Blues Creek	8AL2936	Lithic scatter
Bartram's Mound	8AL11	Mound
Camp Mounds	8AL44	Mound
Cameron Mound	8AL46	Burial Mound

Tucker Mound	8AL51	Burial Mound
Jackson Mound	8AL65	Burial Mound
Bryant Mound	8AL118	Burial Mound
Neal Mound	8AL120	probable Burial Mound
San Felasco Mound	8AL129	Sand Burial Mound
Myers Village Site	8AL215	Village
Myers Mound	8AL214	Sand Burial Mound
No Name	8AL266	Mound-Alachua Tradition
Henderson Mound	8AL463	Mound-Alachua Tradition
Lake Jeffords Mound	8AL2476	Mound
Ogden Pond Mound A	8AL3067	Mound
Ogden Pond Mound B	8AL3068	Mound
Fox Pond (San Francisco de Potano Mission)	8AL272	Historic Mission, Year 1606
No Name	8AL296	Seminole Site
Fort No. 12	8AL542	2 nd Seminole War Fort Site
Fort Newman	8AL3525	Seminole Site

Source: Southeastern Archaeological Research, Inc., 2001

Of the sites assessed for National Register eligibility or potential eligibility, many have been destroyed or damaged since their evaluation. However, many sites that may have been presumed to have been destroyed by developments, may have intact subsurface components, and some of these may be worthy of protection and management.

Architectural Resources

The *Historic Structures Survey of Unincorporated Alachua County* was conducted by Quatrefoil/Anderson Consulting in June 2000, as directed by Alachua County and the Alachua County Historical Commission. The scope of the project was to locate and document historic resources in the unincorporated area. The survey was funded by Alachua County with assistance from the Florida Department of State, Division of Historical Resources (Grant No. S0047) (Quatrefoil/Anderson, 2000). No previous formal surveys had been conducted in the unincorporated areas of the County and most of the historic buildings had been undocumented.

As of June 2000, there were 977 historic sites and buildings listed on the Florida Master Site File for unincorporated Alachua County. There are currently only five properties in unincorporated Alachua County listed on the National Register of Historic Places (Quatrefoil/Anderson, 2000).

Table 3. Architectural Properties Listed in the National Register of Historic Places

Site Name	Site No.	Address	Year Built	Year Listed
Rochelle School	8AL466	off SR 234	c1885	1973
Rawlings House	8AL479A	SR 325	c1890	1970
Evinston Post Office/General Store	8AL2556	CR 225	c1883-1884	1989
Kelly-Neilson House	8AL468	SR325	c1885	1973

Source: Quatrefoil/Anderson, 2000

The Rochelle School is a two-story school house built about 1885. The building has a central hall, a cloak room, two large classrooms downstairs, a large music room upstairs, a balcony and a bell tower. The town of Rochelle was originally known as Perry Junction after Governor Madison Starke Perry and the Rochelle School was name after his daughter Martha Perry until 1935.

The Rawlings House or the Majorie Kinnan Rawlings State Historic site was built circa 1890. The house was occupied by author Kinnan Rawlings who moved to Cross Creek in 1928. There she wrote the American classic novels Cross Creek and The Yearling, which won the Pulitzer Prize. The structure was originally a four room cracker house with a narrow open front porch, with a wing on the back of the house containing the dining room and the kitchen which was connected by a breezeway. The structure is of a wood frame construction with wide porches. The use of porches and cross ventilation of many windows typifies vernacular architecture for warm climates.

The Evinston Post Office/General Store was established in 1882 and is still operating. The building is constructed of heart pine and is located near the northern extremity of Orange Lake. The town of Evinston is named after John H. Evans, a former captain in the confederate army, and was a shipping station on the Florida Southern Railroad. The area prospered by shipping fruits and vegetables to markets in New England by rail until the great freeze of 1894-1895 causing settlers to relocate further south, leaving the settlement to shrink.

The Kelly-Neilson House is a large two story house which represents the stick style, a coherent preference for the irregular over the regular as described in “Architecture of County Homes” by Andrew Downing. It is a mortise-and-tenon system of wood frame construction with a somewhat irregular floor plan particularly in its system of porches and verandas. The wood frame house has a central hall running the length of the building, with a porch extending around the north and the west sides. The roof is steeply pitched with a decorative shingle patterned in a branch design. The land, located in Windsor, was originally sold to R.H. Kelly out of the Arrendondo Grant in 1885. The town of Windsor was originally an old cotton plantation, settled by cotton planters. The town prospered until the citrus trees were killed by the great freeze of 1894-1895 and the town never recovered from economic disaster.

The Kanapaha (Haile) Plantation was built circa 1860 and by Thomas Evans Haile. The property is believed to have consisted of 1595 acres and aside from the main house, the plantation consisted of a kitchen, smokehouse, cistern, barns and eighteen cabins for slaves. The cotton plantation was one of the largest in Alachua County and was strategically placed north of the Cedar Key-to-Fernandina Beach rail line. The house faces south and contains wide verandas on both the north and south facades. The interior walls were plastered and each room contained a fireplace. The one and a half story building is classically symmetrical and characterized by brace-frame construction with pegged mortise-and-tenon joinery. The structure represents a classic example of an antebellum cracker style plantation house that represents a former era of life in the South.

Potentially Eligible Historic Sites for Listing in the National Register

In addition to the historic properties listed on the National Register, there are several properties which may be eligible for listing. The survey of historic resources yielded 39 possible eligible structures. This number includes structures where limited access prohibited a complete evaluation but based on estimated age and visible architectural style and detailing, the potential for Listing on the National Register exists. A complete evaluation for architectural and/or historical significance to determine eligibility should be completed.

Table 4. Potentially Eligible Architectural Historic Sites for Listing in the National Register

Site Name or Address	Site No.	Year Built	Potential District
Buchholz House	8AL3789	c1925	Yes
Hodor Farm	8AL3858	c1900	Yes
19715 SW 30th Avenue	8AL3878	c1880	Yes
J. Zetrouer-Jenkins House	8AL475	c1885	Yes
Rochelle Church	8AL478	c1893	Yes
Waits House, SR 26	8AL4120	c1895	Yes
Island Grove Methodist Church, SE 219 Ave	8AL4712	c1885	Yes
Island Grove School, SE 205th Terr	8AL4722	c1910	Yes
Dupree-Crosby House, SE 203rd St	8AL4725	c1885	Yes
Brice-Barns House	8AL2326	c1890	Yes
Barron-Johnson House	8AL4143	c1885	Yes
Evinston United Methodist Church	8AL4148	1909	Yes
Evins-Wood House, 8414 SE 182nd Ave	8AL4149	c1885	Yes
Grace-Welch House, 7726 SE 179th PI	8AL4152	c1890	Yes
7019 +/- SE 183rd PI	8AL4155	c1900	Yes
5915 US 441	8AL4158	c1925	Yes
Lochloosa United Methodist Church	8AL4171	c1885	Yes
Ernest Nelson House, SE 199th St	8AL4201	1918	Yes
Camp-Tillman House, 1512 NE 191st Terr	8AL4262	c1880	Yes
Providence United Methodist Church	8AL4299	c1885	Yes

Lewis-Phifer House, SE 9th Place	8AL4302	c1850	Yes
Windsor Baptist Church	8AL4307	c1880	Yes
509 CR 234	8AL4308	c1885	Yes
Hainesworth Farms, 8912 SR 235	8AL4404	c1890	Yes
Stephens-Glazer House, 19802 Old Bellamy Rd	8AL4422	c1885	Yes
21315 NW 138th Ave	8AL4455	c1880	Yes
16429 NW 110th Ave	8AL4468	c1900	Yes
Traxler House, 23505 Old Bellamy Rd	8AL4475	c1910	Yes
Traxler Commissary, Old Bellamy Rd	8AL3654	c1885	Yes
House on Old Bellamy Road	8AL4483	c1900	Yes
St. Johns United Methodist Church, CR 239	8AL4507	c1880	Yes
26524 CR 241	8AL4515	c1900	Yes
Forest Grove Baptist Church, NW 94th Ave	8AL4522	c1885	Yes
333 SW 202nd St	8AL4538	c1870	Yes
16225 US 27/41	8AL4561	c1925	Yes
16407 US 441	8AL4579	c1870	Yes
18025 Whiting St	8AL4581	c1890	Yes
17820 SW 179th Ave	8AL4588	c1885	Yes
House on SW 114th Ln	8AL4591	c18900	Yes
4600 US 441	8AL4592	c1925	Yes
Singleton House, NE 192nd Ave	8AL4596	c1890	Yes

Source: Quatrefoil/Anderson, 2000

Districts Listed in the National Register of Historic Places

Table 5 Districts Listed in the National Register of Historic Places

District Name	Address	Year Listed
Melrose Historic District	Roughly bounded by Seminole Ridge Rd, Grove St, South St, Quail St and Melrose Bay	1990
Newnansville Town Site	State Road 235 near Alachua	1970

Source: Quatrefoil/Anderson, 2000

There are currently two districts listed on the National Register of Historic Places. The Melrose Historic District, located in northeastern portion of Alachua County consists of 7 contributing properties. The district has a local level of significance and the most prominent architectural style of the district is frame vernacular with buildings contributing periods of historic significance ranging from 1875 to 1949. The other Registered Historic District is the Newnansville Town Site near the city of Alachua which is described in the archaeological resources section of this report.

Potentially Eligible Historic Districts for Listing in the National Register

According to the *Historic Structures Survey*, there are several historic districts potentially eligible for listing on the National Register. Potential historic districts include:

- Rochelle
- Grove Park
- Island Grove
- Evinston

Windsor
Clark
Campville
Old Bellamy Road including Traxler

IV. INCENTIVES

Tax Incentives

Historic Preservation easements are voluntary legal agreements that protect a significant historic, archaeological, or cultural resource and may qualify a property owner to substantial tax benefits. Under easement terms, a property owner usually grants a portion or all property rights to historic preservation organization. Once recorded, the easement becomes part of the property's chain of title and runs in perpetuity with the land binding not only the current owner but future owners as well.

The **Federal Historic Preservation tax incentives programs** rewards private investment in rehabilitating historic properties such as offices, rental housing and retail stores. Current tax incentives for preservation, established by the Tax Reform of 1986, include a 20% tax credit for the certified rehabilitation of certified historic structures and a 10% tax credit for the rehabilitation of non-historic, non-residential buildings built before 1936.

The **Federal Low-Income Housing Tax Credit** was enacted as part of the Tax Reform of 1986 and is a vehicle by which the federal government funds the construction of new rental housing and the acquisition and rehabilitation of existing rental housing for low-income households. A 9% tax credit per year for 10 years for each unit of low income housing acquired, constructed or rehabilitated without other federal subsidies and a 4% tax credit per year for 10 years for units involving federal subsidies or tax exempt bonds.

In 1996, the Board of County Commissioners passed the **Ad Valorem Tax Exemption for Historic Properties** (Ordinance No. 96-9) which grants tax exemptions for improvements to historic properties located anywhere within the incorporated or unincorporated areas of Alachua county. Qualification requirements for the exemption are defined as listed on the National Register for Historic Places, a contributing property to a Nation Register-listed district or designated as a historic property, or as a contributing property to a designated historic district, in accordance with a local historic preservation ordinance. At this time, Alachua County has not acquired Certified Local Government (CLG) status and therefore, all applicants must first apply for Certificate of Appropriateness from the State. If the State Division of Historical Resources recommends approval, the property owner can then enter into a 10 year covenant with the Alachua County Board of County Commissioners, approved by resolution.

Mutual Covenants are prohibitions or agreements among adjacent property owners to subject each participating property owner's land to a common system of property maintenance and regulation. A covenant may be attached to a deed and could, for example, prohibit the development of an area of open space or demolition of a structure.

The **Purchase of Development Rights** involves the acquisition by a local governmental agency of the right to further develop a historic property. The value of the property is defined as the difference

between the property's market value and its use value. By acquiring the development rights, the land remains in private ownership but provides permanent protection from further development. Funding for this type of program typically relies on local bond issues or real estate transfer taxes.

The **Transfer of Development Rights** is similar to the purchase of development rights in that the right to further develop the property is sold. However, in this case, the right to further develop the property is sold to another private entity rather than a governmental agency. The private entity can in turn develop their own parcel of land at a density above the zoning limits, eliminating pressure to further develop in the historic area.

Florida's Community Contribution Tax Credit Program was created by the Florida Legislature to encourage private corporations and insurance companies to participate in revitalization and preservation projects. This program enables any corporation paying Florida corporate income tax or insurance premium tax to receive a tax credit equal to 50% of the donation to an approved community development or historic preservation project of up to \$2000,000 per year.

Revolving Funds are normally administered by a non-profit or governmental unit and establish a monetary basis on which property can be bought, improved, maintained and sold. Revolving fund monies can be subsequently returned and reused and act to create a new economic and social force in the community.

Achieving **Certified Local Government (CLG)** status from the National Park Service (NPS) can help local governments strengthen historic preservation efforts. Benefits of the CLG status include eligibility for special grants, technical assistance and training, and participation in the national Register nomination process for local properties. Requirements for local governments to participate in the CLG program are the adoption of a historic preservation ordinance; the appointment of a historic preservation commission for design review, a system for survey and inventory of historic resources; adequate public participation in the local historic preservation program; and that these efforts can be satisfactorily performed.

Tax increment financing (TIF) is a tool used by cities and counties to finance certain types of development costs. The public purposes of TIF are the redevelopment of blighted areas, construction of low- and moderate-income housing, provision of employment opportunities, and improvement of the tax base. It allows for the use of increased property taxes of a neighborhood starting from a base year to finance improvements within a TIF district. With TIF, a city "captures" the additional property taxes generated by the development that would have gone to other taxing jurisdictions and uses the "tax increments" to finance the development costs.

Renewal Community Designation benefits include tax credits, tax exemptions and grant preference.

Housing Rehabilitation Programs

The Alachua County Local Housing Assistance Plan (LHAP) details the program activities and management plan for the use of funds among public and private for-profit and not-for-profit entities to produce and preserve affordable housing in Alachua County. The plan includes the State

Housing Initiatives Partnership (SHIP) program and the Community Development Block Grant (CDBG) program. The SHIP program provides down payment, closing cost, and rehabilitation assistance to eligible home buyers of eligible homes. The maximum award for the SHIP Down Payment Assistance program is \$3,500 per unit for down payment and closing cost assistance and \$6,000 for rehabilitation per unit. The SHIP Single Family Housing Development program funds emergency repairs, housing grants Community Development Block Grant (CDBG) leveraging and housing rehabilitation. The maximum SHIP subsidy per unit is not exceed \$15,000. The Community Development Block Grant program (CDBG) is a federal program that provides funding for housing and community development. CDBGs monies focus on repair of all Minimum Housing Code Violations and Building Code violations with work often focusing on major structural repair and replacement of plumbing, electrical, and heating systems. The maximum award for CDBG assistance is \$26,000 per unit.

Grants

The **National Trust for Historic Preservation** has several grant opportunities including the *Preservation Services Fund* which provides matching grants ranging from \$500 to \$5000 to nonprofit organization and public agencies to encourage preservation at the local level by providing seed money for preservation projects. Funding is typically awarded to consultant services, education programs, and preservation conferences. The *Johanna Favrot Fund* for Historic Preservation provides nonprofit organizations and public agencies grants ranging from \$2,500 to \$10,000 for projects that contribute to the preservation. Funds may be used for professional advice, conferences, workshops and education programs. The *National Preservation Loan Fund* provides loans to establish or expand local and statewide preservation revolving funds; to acquire and/or rehabilitate historic buildings, sites, structures and districts; to purchase easements; and to preserve National Historic Landmarks. The *Inner-City Ventures Fund* finances the rehabilitation of historic buildings that serve the economic and community development needs of low, moderate, or mixed-income neighborhoods.

The **Florida Department of State Division of Historical Resources** historic preservation matching grant program awards grants to assist in the identification, excavation, protection, and rehabilitation of historic and archaeological sites in Florida, to provide public information about these important resources and to encourage historic preservation in smaller cities through the Florida Main Street program. Most grant awards range from \$5,000 to \$25,000 with a maximum matching grant award of \$40,000. Alachua County has received grants from the Division of Historical Resources in the past.

V. PRESERVATION STRATEGIES

Historic Resources Preservation Plan

Policy 1.1 of the Historic Preservation element designates Alachua County to create a Historic Resources Preservation Plan that addresses comprehensively responsible stewardship of historic resources and properties. It is intended that the plan shall be implemented through appropriate land

development regulations. The plan will include, at a minimum:

- a. Identification of a lead agency to manage the plan.
- b. Mechanism for coordination of the Alachua County Historical Commission, Departments of Growth Management, Environmental Protection, and Public Works for the preservation of historic resources and properties.
- c. Consideration by Alachua County to become a Certified Local Government for Historic Preservation.
- d. Mechanism for pursuing state and federal grants and other funding.
- e. Establishment of a methodology to qualify a historic resource or property as significant based on National Register of Historic Places and/or local criteria.
- f. Maintain an inventory of historic resources and properties.
- g. Creation of a Historic Preservation Ordinance to provide regulatory protection of historic resources and properties, including prohibition and enforcement regarding vandalism, and avoidance, minimization, and mitigation of development impacts. (Historic Preservation Element, Policy 1.2)

Historic Preservation Ordinance

After the formal adoption of the Historic Preservation element, Alachua County staff will begin drafting a Historic Preservation ordinance, to be adopted in conformance with the Alachua County Updated Comprehensive Plan. The ordinance will include provisions and procedures for site plan review and development projects as related to historic resources as well as measures to protect these resources. Many property owners fear that the designation of a property or a district will limit their right to alter or profit from their investment. A historic preservation ordinance does establish an objective and democratic process for designating properties and protects the integrity of designated historic properties by requiring design review. A historic preservation ordinance does not restrict the sale of a property, require improvements, changes, or restoration of property or prevent new construction within historic districts (Anderson, 2000).

According to the Florida Department of State, Division of Historical Resources, every ordinance should be tailored to fit the local situation but should contain: a statement of purpose; definitions, establishment of a review body; survey plans for the identification and evaluation of historic resources; procedures for reviewing any alteration, demolition, or new construction of any structure within a historic district or of similar activities affecting any individually significant archaeological site or historic property; and an appeals procedure (Division of Historical Resources. p.41).

Achieving Certified Local Government (CLG) Status

The Certified Local Government (CLG) Program was created from 1980 amendments to the National Historic Preservation Act of 1966. The objective of the program is to encourage direct local government participation in federal and state historic preservation programs. The National

Park Service requires that 10% of the federal annual apportionment to each state be awarded to Certified Local Governments (Division of Historical Resources, 1996). Policy 1.1.c of the Historic Preservation element provides for consideration by Alachua County to become a Certified Local Government for Historic Preservation. This status would entitle the county to funds earmarked for the exclusive use of so-designated local governments and would include eligibility for special grants, technical assistance and training, and participation in the national Register nomination process for local properties.

Design Guidelines

Design guidelines for historic preservation are a set of standards used by an appointed review board in reviewing the appropriateness of proposed changes to historic resources. They are intended to work in conjunction with a historic preservation ordinance. The guidelines provide detailed information and direction to property owners, County staff and the appointed review board in making recommendations about changes to historic properties. If changes are approved, review boards generally issue a document called a Certificate of Appropriateness. Changes involving new construction, reconstruction, alteration and major maintenance usually require this certificate. This document certifies that the proposed changes are consistent with design guideline and do not prevent ordinary maintenance or repair of any structure provided that it does not result in a conspicuous change to the external visual appearance of the structure.

Heritage Tourism

Objective 5 of Historic Preservation element promotes the use of historic resources for heritage tourism as part of the County's economic development efforts. This goal can be realized through cooperative efforts between business, non-profit, and governmental interests. Heritage tourism and public education, including historical tours and open-house events, continue to be sponsored by various organizations and communities within the county (Alachua County E.A.R., Chapter IX, p. 58). Several privately managed historic sites including Dudley Farm State Historic Site, Kanapaha (Haile) Plantation and the Marjorie Kinnan Rawlings State Historic Site have been open to the public on a controlled basis.

BIBLIOGRAPHY

Alachua County Transmitted Comprehensive Plan: 2001-2020. Historic Preservation Element, Policy 1.2.

Alachua County Evaluation and Appraisal Report on Alachua County Comprehensive Plan: 1991-2011, Conservation Element

Alachua County Ordinance 96-9, Ad Valorem Tax Exemption for Historic Properties. Chapter 39.7, Revenue and Finance.

Anderson, Sherry, M.H.P. June 2000. *Historic Structures Survey of Unincorporated Alachua County*. Quatrefoil/Anderson Consulting.

Archaeological Resource Protection Act of 1979. Public Law 96-95 16 U.S.C. 470 80 Statute 721

Bever, Thomas D. 1983. "Economic Benefits of Historic Preservation." *Readings in Historic Preservation: Why? What? How?* edited by Norman Williams, Jr., Edmund H. Kellogg, and Frank B. Gilbert. New Brunswick, N.J: Center for Urban Policy Research.

City of Fort Wayne, Indiana. Fort Wayne Historic Preservation Review Board. *Preservation Guidelines for Historic Districts Policies and Procedures*.
<http://www.ci.ft-wayne.in.us/planning/historic/presguid.htm>

City of Salisbury, North Carolina. October 2, 1998. *Historic District Design Guidelines*.

<http://www.ci.salisbury.nc.us/lm&d/historic/historic.html>

Department of Transportation Act of 1966. Public Law 89-670 23 U.S.C. 138

Division of Historical Resources, Florida Master Site File Official Website.

<http://dhr.dos.state.fl.us/msf/>

Florida Statutes, Chapter 163. *Intergovernmental Programs*. Division of Statutory Revision of the Joint Legislative Management Committee. Tallahassee, State of Florida.

Florida Statutes, Chapter 267. *Historical Resources*. Division of Statutory Revision of the Joint Legislative Management Committee. Tallahassee, State of Florida.

Florida Statutes, Chapter 872. *Offenses Concerning Dead Bodies and Graves*. Division of Statutory Revision of the Joint Legislative Management Committee. Tallahassee, State of Florida.

Florida Times Union. February 8, 2001. *Heritage tourism would be boost for community, group says*. Alliniece T. Andino. www.jacksonville.com

Historic Sites Act of 1935. Public Law 74-292 49 Statute 666 16 U.S.C. 461 et sequitur

Listokin David, Listokin, Barbara and Lahr, Michael. 1998. *The Contributions of Historic Preservation to Housing and Economic Development*. Housing Policy Debate, Volume 9, Issue 3. Fannie Mae Foundation.

Moe, Richard. March 17, 1999. Testimony of Richard Moe, President of the National Trust for Historic Preservation, before the Senate Committee on Environment and Public Works Hearing on Community Growth and Environmental Quality.

http://www.senate.gov/~epw/moe_3-17.htm.

Moe, Richard. November 20, 1996. *Growing Smarter: Fighting Sprawl and Restoring community in America*. An Address Presented at San Joaquin Valley Town Hall Fresno, California. http://www.smartgrowth.org/library/Richard_Moe.html

National Historic Preservation Act of 1966. Public Law 89-665 16 U.S.C. 470-470m
80 Statute 915

Ohio Division of Tourism and Travel, 1997-1999. *What is Heritage Tourism?*
<http://www.ohiotourism.com/industry/heritage/what/index.html>

Rypkema, Donovan. May 20, 1999. Presentation at Annual Conference of the Florida Trust for Historic Preservation.

Rypkema, Donovan. May 2001. Presentation at 13th Annual Statewide Preservation Conference in Enid, Oklahoma. The Economic Power of Preservation.

<http://www.odoc.state.ok.us/newhome/mainst.nsf/pages/RypkemaSpeech>

Sacks, Michael. February 1997. *Models for Neighborhood Revitalization in Historic Districts*. Prepared for Citizens for Action in new Britain.

http://www.trincoll.edu/depts/tcn/Research_Reports/resrch14.htm

Southeastern Archaeological Research, Inc.. May 2001. *An Archaeological Survey of Unincorporated Alachua County, Florida (Phase I)*. Conducted for Alachua County Board of County Commissioners.

Tyler, Norman. 2000. *Historic Preservation: An Introduction to its History, Principles, and Practice*. New York. W.W. Norton and Company, Inc.

Wolf, Thomas M. October 2000. *Some things to Consider in Publishing Design Guidelines for Your Community*. Ohio Historical Society. Ohio Historic Preservation Office.

<http://www.ohiohistory.org/resource/histpres/yourtown/Designguide.html>