



---

**LORD-HIGEL HOUSE:  
MISSION AND VISION**



**FINAL  
RENOVATION  
UNDERWAY!**

---



2005 - City accepted ownership, rescued from demolition, and relocated to current site



Countless hours of volunteer service, fundraising, and reconstruction work



FY19 – Site Plan Permitting and Design \$40,000



FY21 – Parking Lot and Stormwater \$275,000



FY23 - City of Venice committed \$300,000 for Interior Renovations



FY24 - City of Venice committed \$70,000 for Exhibits / Displays

---

## LORD HIGEL HOUSE



# LORD HIGEL HOUSE

---



Final phase will be completed by August



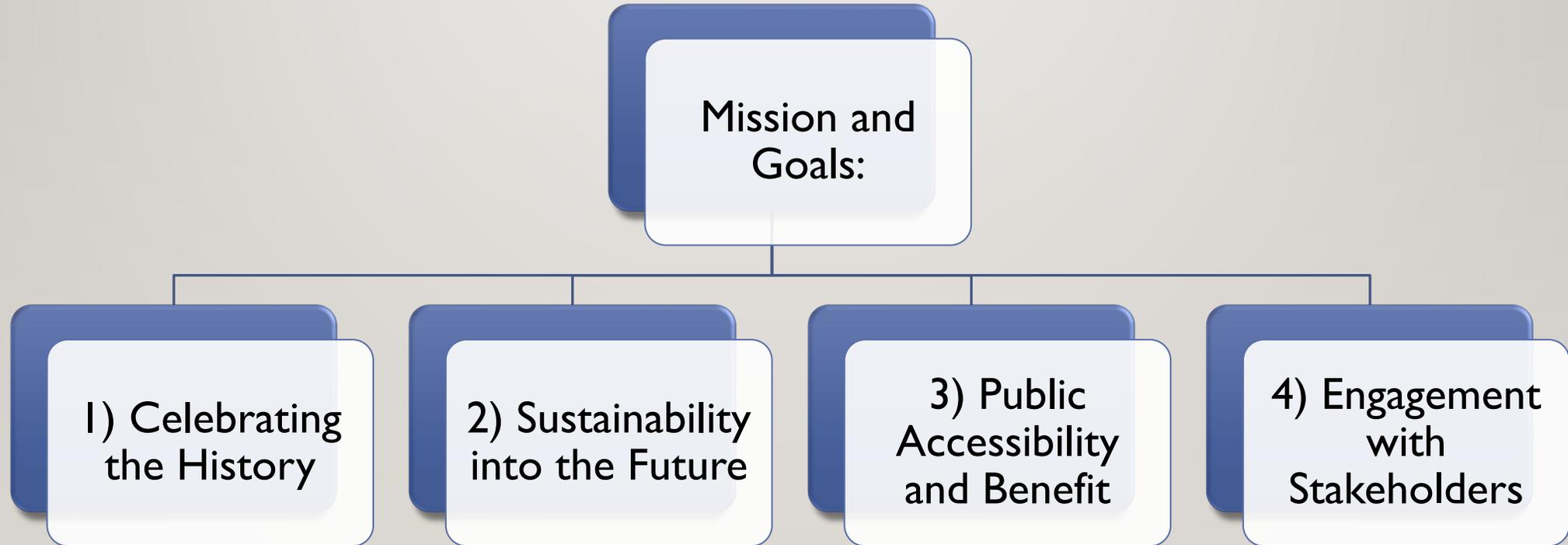
Issuance of Certificate of Occupancy



Now is the time for VISIONING!

# VISIONING

---



# GOAL I: CELEBRATING THE HISTORY

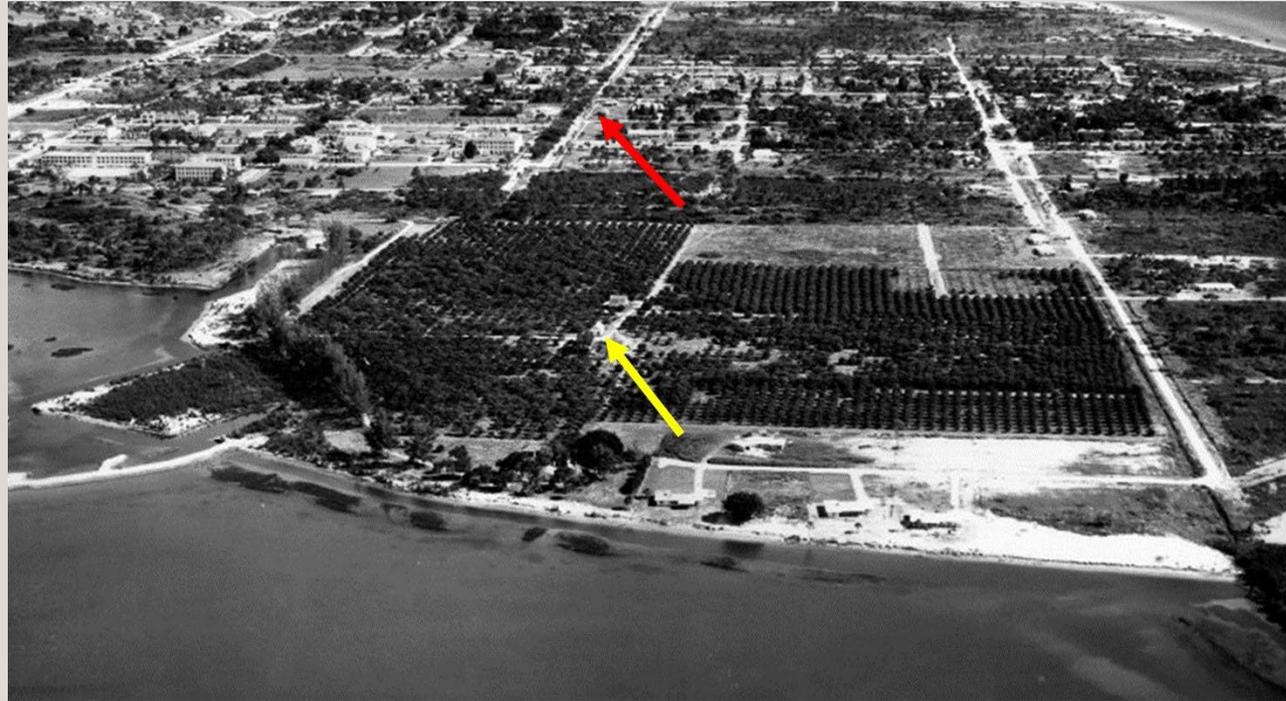


Joseph Lord



George Higel

- 1896 – Built for Joseph Lord
- 1905 – Lord's Citrus Manager, George Higel moves in when Lord moves north to develop downtown Sarasota
- 1919 – Higels move out; house is sold



- 1923 – Property acquired by Stone Farms Association
- 1950 – Grove sold and subdivided into Bayshore Estates; Higel family purchases the building and moves it to save from demolition
- 2005 – City of Venice accepts ownership and relocates to current location, preventing demolition



Clyde Higel on porch, n.d.



ca. 1940s



APRIL 1961

- 2008 – Friends of the LHH is formed, eventually becoming Venice Heritage (VHI)
- 2013 – Missing gable reconstructed; roof replaced
- 2015 – Contractors replace the wraparound porch
- 2021 – City of Venice constructs parking lot and stormwater
- 2023 – Accessory building and ADA ramp completed



# GOAL 2: SUSTAINABILITY INTO THE FUTURE

---

City Facility: Responsible for the future operation, maintenance, and capital



Ensuring the long-term viability while balancing preservation, operating costs, and revenue options



Make sure the LHH will endure the test of time, and remain a vital part of our community into the future

# GOAL 2: SUSTAINABILITY INTO THE FUTURE

---



**Preservation and Maintenance:** Allocating resources necessary to maintain the structure and preserve the historical significance



**Operational Costs:** Staffing, cleaning, landscaping, utilities, insurance, security. Ensuring that these costs are covered.



**Revenue Generation:** Help to offset these other costs. Balancing revenue generation with preservation efforts is essential.



**Community Engagement:** Creating and maintaining community participation and support for this facility.

# GOAL 3: PUBLIC ACCESSIBILITY AND BENEFIT

---



Significant Volunteer and Public Investment



Provide the Public Return on Investment



Provide for Open and Frequent Public Enjoyment

# GOAL 4: ENGAGEMENT WITH STAKEHOLDERS

---

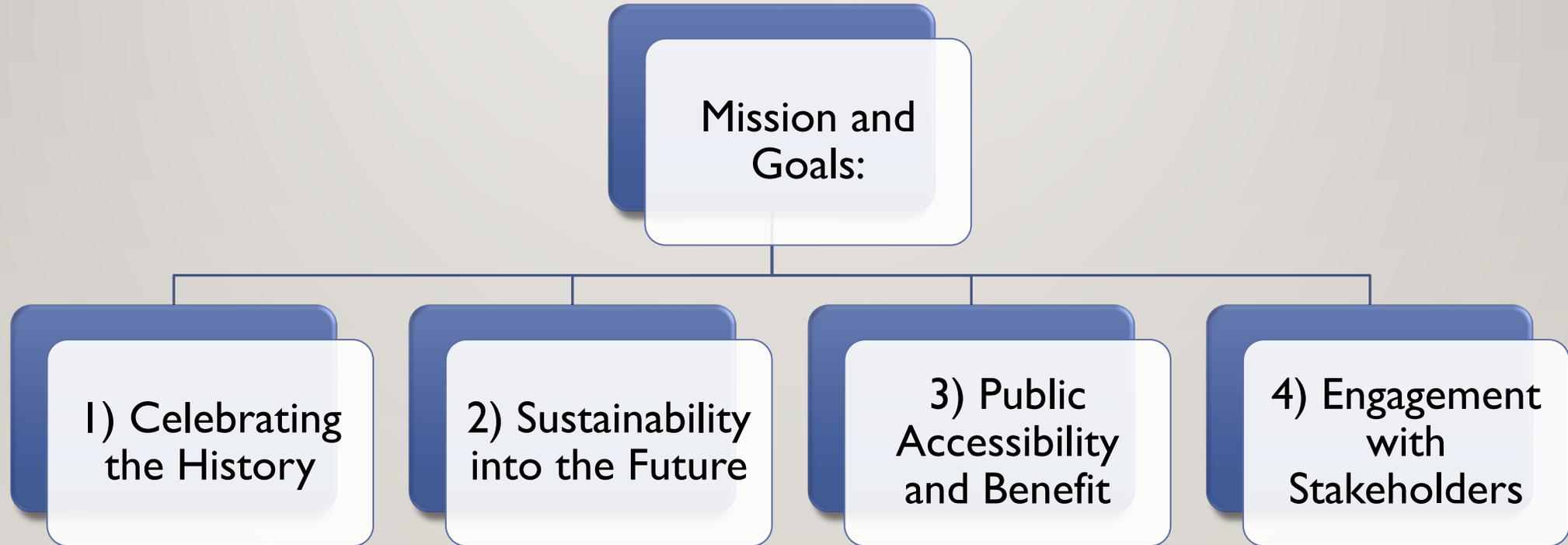
Regular participation with Community Partners:

- Venice Heritage, Inc.
- Venice Main Street
- The Farmers Market
- Venice Area Beautification, Inc.
- Venice Chamber of Commerce
- The Garden Club
- And more!



# VISIONING

---



# ADAPTIVE REUSE:

---

- Transforming an existing historical building into a new functional space that meets modern needs while preserving its unique historical character
- Celebrates the history while giving the building a new purpose
- Honors the past while creating sustainability for the future





---

**ADAPTIVE REUSE:  
VENICE TRAIN DEPOT**



## ADAPTIVE REUSE: VENICE TRAIN DEPOT

---

- Public Park Facility
- Sarasota County Transportation
- Public Trailhead – Legacy and VWP
- Museums
- Outdoor and Indoor Event Venue

# LORD HIGEL HOUSE

---

- Create a broad public benefit to the community by being accessible and encouraging **repeat** visitation.
- Provide interpretation on the early history of the area, including agriculture, architecture, and journalism.
- Provide financial support and sustainability.
- Offer opportunities to engage with various city partners.

WHAT OPPORTUNITIES EXIST FOR ADAPTIVE REUSE?



# LORD HIGEL HOUSE

---

WHAT OPPORTUNITIES  
EXIST FOR ADAPTIVE REUSE?



# LORD HIGEL HOUSE

---

WHAT OPPORTUNITIES  
EXIST FOR ADAPTIVE REUSE?



# LORD HIGEL HOUSE

---

WHAT OPPORTUNITIES  
EXIST FOR ADAPTIVE REUSE?



# LORD HIGEL HOUSE

---

WHAT OPPORTUNITIES  
EXIST FOR ADAPTIVE REUSE?



# LORD HIGEL HOUSE

---

WHAT OPPORTUNITIES  
EXIST FOR ADAPTIVE REUSE?



# LORD HIGEL HOUSE

---

WHAT OPPORTUNITIES  
EXIST FOR ADAPTIVE REUSE?



# LORD HIGEL HOUSE

---



The right partner can honor the historical significance while providing public benefit



Would help support the operation and maintenance costs



The proposal would need to allow for a viable business model to be successful



The best way to meet all goals for the facility



# COUNCIL REQUEST

---

Endorsement of  
the LHH Mission  
and Goals

Direct staff to  
solicit proposals  
and bring back a  
recommended  
adaptive reuse plan



QUESTIONS?