



City of Venice

401 West Venice Avenue
Venice, FL 34285
www.venicegov.com

Meeting Minutes Historic Preservation Board

Friday, October 18, 2013

9:00 AM

Council Chambers

I. Call To Order

A Regular Meeting of the Historic Preservation Board was held this date in Council Chambers at City Hall. Chair Jean Trammell called the meeting to order at 9:00 a.m.

II. Roll Call

Present: 7 - Vice Chair Judie Bauer, Frank Codella, Margee Katterheinrich, Alicia Scarpellini, Chair Jean Trammell, CeCe O'Connor and Jim Middleton

Also Present

Ex-Officio Councilmember Dave Sherman, Director of Historical Resources James Hagler, Building Official Vince LaPorta, and Recording Secretary Susan Schult.

III. Approval of Minutes

1. **13-0151** Regular Meeting Minutes August 16, 2013

A motion was made by Vice Chair Bauer, seconded by Ms. Scarpellini, that the Minutes of the August 16, 2013 Regular Meeting be approved. The motion carried by voice vote unanimously.

2. **13-0192** September 20, 2013 minutes

A motion was made by Ms. O'Connor, seconded by Ms. Katterheinrich, that the Minutes of the September 20, 2013 Regular Meeting be approved. The motion carried by voice vote unanimously.

IV. New Business

1. **13-0191** Proposed demolition of historic apartment building located at 504 Armada Rd. S - Tracy DeChevron Villette, owner; Glenn Jones, agent (quasi-judicial)

Mr. LaPorta, being duly sworn, stated the case was originally presented to the Architectural Review Board, which referred the case to this board, and summarized the work done on the property.

Mr. Jones, being duly sworn, displayed photos of the interior, stated they contracted for a partial interior demolition because they wanted to preserve the internal historical aspects of the building, but the interior was completely gutted.

Mr. LaPorta explained an architect inspected the structure and estimated the cost to reconstruct the building exceeded the owner's budget, noted the owner is seeking grants to fund the rebuilding of the building, and deferred to Mr. Jones for additional

information.

Mr. Jones stated his daughter and son-in-law own the property and live abroad, he was making decisions in their absence, and now that Mr. and Mrs. DeChevron Villette are moving to Sarasota, they will be making decisions on the property. He commented the project is on hold until Mr. DeChevron Villette can research his options and appear before the board and requested the case be continued until the next meeting.

Mr. Persson announced this is a quasi-judicial matter, explained the quasi-judicial procedures, and suggested a motion to continue this case until the November 15 meeting date.

Responding to questions, Mr. Hagler stated the the building was built by the Brotherhood of Locomotive Engineers, it was the first historic apartment complex, and is part of the apartment district. He commented the building can be restored, it is of significant value to the city because the apartment district is on the National Register, and noted the possible grant opportunities. He answered questions on the owner's rights to demolish the building, asked Mr. Jones if any door knobs or other artifacts were saved, and noted there were items in the building of significant value to collectors.

Mr. Jones stated to his knowledge, no artifacts were saved but he will look into it.

Without objection, Ms. Trammell stated the case will be continued until the November 15, 2013 meeting and asked Dr. Clifford Smith to address the board.

Dr. Smith, City of Sarasota Senior Planner and advisor to the Historic Preservation Board, being duly sworn, stated he lives in Venice and reviewed the building, the outer shell of the building is intact, noted the windows in the building were not the original windows, the building would meet the Secretary of the Interior standards for rehabilitation, noted the state of the interior, the building is a contributing building to the historic apartment district, and falls under the federal program for a 20% federal tax credit. He suggested the applicant contact his accountant and the State Historic Preservation Office (SHPO), the owner should obtain a certificate of appropriateness from this board and the county Historic Preservation Board that would allow county tax incentives, stated he met with Mr. LaPorta on equivalencies covered in chapter 11 of the building code for historic structures, and gave an example of an equivalency. He made himself available to answer questions.

Dr. Smith answered questions on whether equivalencies can be applied to density, and responding to Ms. Trammell, gave a brief professional background that includes historic archaeology. He displayed historic photographs of the building along with present day photos, commented on the substantial removal of historic materials and their value to the building, the plumbing and the electric were stripped, and answered questions on his concern with the building being abandoned.

Mr. LaPorta answered questions on the security of the building, whether there are any current code violations, stated there is a demolition permit, and he would talk to the owner on the interim steps to secure the building.

This Presentation was continued until the November 15, 2013 regular meeting.

2. 13-0156

Winter Circus Quarters, National Register of Historic Places Preliminary Site Information Questionnaire - Larry Ivey and Dorothy Korwek

Larry Ivey and Dorothy Korwek came forward to make the presentation. Mr. Ivey stated the National Register of Historic Places Preliminary Site Information Questionnaire form needs the city's signature, reviewed the application package information, stated the

clown college was created and classes were held at the arena, noted the interest in developing the site, the benefits of designating the arena to developers, touched on the board's recent recommendation to save the Gunther Gebel-Williams big cat training facility, reported he made a presentation on the benefits to the Economic Development Advisory Board, the designation would provide incentives in developing the arena, and asked the board for their approval.

Ms. Korwek, former historical director, explained the form is the first step in the process to proceed to the National Register nomination, stated the arena is on the Florida master site file, the arena was constructed in 1960, buildings that are plain are often overlooked as being historic, noted other structures having external demolition that are being restored, there are a number of options for the arena, and reviewed what can and cannot be done to a property on the National Register including modifying or destroying a building. She stated the purpose in designating the building to the National Register is to document the importance of the building and what it meant to the community, the form will be filed to determine whether the applicant should proceed with a National Register nomination, commented most of the historic structures in the city were built in the 1920s, structures built in the 1950s and 60s are historic, and the arena is not included in the John Nolen Plan designation.

Discussion followed on the airport enterprise fund paying for the demolition, funding to renovate the structure, and the city possibly asking for ideas from developers.

Ms. Korwek gave a timeline on the review of the preliminary application, stated the hold up is in obtaining a signature on the form, the application is for the entire site including the arena and the training building, and reiterated no matter how the designation is listed, it does not impede development of the site. She believes it is important to proceed for documentation purposes, commented how the circus has been an integral part of the community, the circus left the city in 1991, and recommended the board approve the preliminary questionnaire.

Ms. Korwek read the physical description and why the property is significant from the questionnaire.

A motion was made by Mr. Middleton, seconded by Mr. Codella, that the board approve the submittal of the National Register of Historic Places Preliminary Site Information Questionnaire. The motion carried on voice vote unanimously.

V. Updates

Mr. Persson reminded the board on procedures for sub committees as it pertains to the sunshine law.

Mr. Hagler noted there is a demolition scheduled for 617 Valencia Road in the John Nolen District, and the addition of a patio was approved to the original Hotel Venice now known as The Summit.

1. 13-0157

Lord-Higel House - Jack Bauer

Mr. Bauer reported work done over the summer was minimal, they are working on funding for the windows, the shed is 95% complete, Phil Baker is in the process of restoring the window parts, stated he has given them a bid of \$3,400 for all 24 windows, all the cypress lumber needed for the windows is on site, the window installation can begin in six weeks, current scaffolding will remain until the windows are installed, talked about work being done while they are waiting on funding for the porch, noted the stability issues on the northeast corners, stated new siding will be installed in some places, explained why new siding will be installed, and reported there should be a full

workforce in place by December 1.

VI. Future Agenda Items

Ms. Trammell noted 504 Armada Road will be on the November agenda and queried the board on other items.

Responding to questions on the historic ordinance, Mr. Hagler stated staff has met concerning the ordinance, and would like to have input from the new Planning and Zoning Director who starts in November.

VII. Adjournment

There being no further business to come before this Board, the meeting was adjourned at 9:56 a.m.

Recording Secretary

Chair
