

The following are submitted revisions to Section 7 - Historic and Architectural Preservation Controls and Standards for HAPB consideration. The purpose of these modifications is:

1. To improve Section 7 alignment with Florida Certified Local Government Guidelines.
2. Revise Historic Resource description to be more wide-ranging based on current inventory and results of the Chronicle Heritage Gulf View Section survey.
3. Adds source of Interior's Standards for the Treatment of Historic Properties as standard for evaluation criteria not included in Section 7.
4. Provide CAC exemptions for structures not constructed in VHP style.

The majority of the modifications were presented to the Planning Commission at a joint meeting taking place Thursday, September 19, 2024. The proposed changes are based on cursory review of Section 7 and will likely require further revisions to supplementary sections for completeness.

As reference, Florida Certified Local Government Guidelines, state:

B. Requirements

2. The local government shall establish a historic preservation review commission (Commission) composed of professional and lay members.

j) The Commission shall review alterations, relocations, demolitions and new construction or other activities that may affect locally designated properties. The Commission shall review proposed National Register nominations within its jurisdiction. When a discipline is not represented in the Commission membership, the Commission shall seek expertise in this area when considering National Register nomination proposals and other actions that may impact properties which are normally evaluated by a professional in such discipline before rendering a decision. This can be accomplished through consulting (e.g., universities, private preservation organizations, or regional planning commissions) or by other means that the State Historic Preservation Officer determines appropriate.

Proposed Change:

Adds items 10-12 making HAPB responsible for review and approval of changes to local designated properties, National Register nominations, and added informational resources for the board to render a proposal decision.

CHAPTER 87 LAND DEVELOPMENT CODE

SECTION 7. HISTORIC AND ARCHITECTURAL PRESERVATION CONTROLS AND STANDARDS

7.2. Purpose and Intent

B. In carrying out these duties, the HAPB will comply with the requirements for attaining and maintaining a Certified Local Government (CLG) designation as required by 16 U.S.C. 470, et. seq., as amended. Specifically, the Board shall:

1. Identify and nominate eligible properties to the National Register of Historic Places, and notify appropriate local officials, and owners of record of eligibility to the National Register of Historic Places. The Board shall also act as a complement to the Florida National Register Review Board and shall review and comment on nominations forwarded by the State Historic Preservation Office
2. Identify and nominate properties for the local register of historic places.
3. Develop and maintain a system for survey and inventory of historic properties. Such inventory shall be compatible with the Florida Master Site File.
4. Assist the Planning Commission in the preparation, implementation, and administration of historic preservation in the City's Comprehensive Plan.
5. Provide educational opportunities and further public participation in local historic preservation and architectural programs.
6. Gather information necessary for drafting, establishing, and maintaining guidelines for best practices for historical preservation and architectural review.
7. Ensure that new buildings are compatible with the historic area standard wherein the structure will reside.
8. Submit an annual report and other documents as necessary to the State Historic Preservation Officer to retain the CLG designation.
9. Perform any other functions which may be designated by City Council.
10. The HAPB shall review alterations, relocations, demolitions and new construction or other activities that may affect locally designated properties.
11. The HAPB shall review proposed National Register nominations within its jurisdiction.
12. When a discipline is not represented in the HAPB membership, the board shall seek expertise in this area when considering National Register nomination proposals and other actions that may impact properties which are normally evaluated by a professional in such discipline before rendering a decision. This can be accomplished through consulting (e.g., universities, private preservation organizations, or regional planning commissions) or by other means that the State Historic Preservation Officer determines appropriate.

Proposed Change:

Removes HRM responsibility to review / approve property owner requests for alterations, additions, and renovations of Local Register assets, current or proposed. Implemented change provides more consistency with Florida Certified Local Government Guidelines B.2.j.

7.3. Manager of Historic Resources

A. General Duties and Responsibilities. The City Manager shall appoint a Historic Resources Manager (HRM) who shall serve as the City's Historic Preservation Officer and provide needed expertise and advice to the HAPB on historic preservation matters. The HRM will be responsible for processing all National and Local Register applications, developing and maintaining the inventory of historic architectural properties, providing educational

opportunities regarding historic preservation, and furthering public participation in local historic preservation and architectural programs. The HRM will also perform such other duties, activities, and reporting as necessary to help the City maintain a CLG designation.

~~B. Specific Review Authority. The HRM shall also be responsible for reviewing and approving all requests for alterations, additions, and renovations for non-Nolen Era properties that are included on the Local Register using the appropriate guidelines promulgated by the Secretary of the Interior. Any appeals of the HRM's decisions shall be heard by the HAPB. The HRM may also defer decisions on proposed changes to non-Nolen Era to the HAPB.~~

- HRM authority in other sections may need modification: sections: 7.8.3. Certificate of Appropriateness (COA), 7.8.4. Certificate of Demolition (COD), 7.8.4. Certificate of Demolition (COD), etc.

Proposed Change:

Revise Historic Resource description to be more wide-ranging based on current inventory and results of the Chronicle Heritage Gulf View Section survey.

Table 5-3. Development Periods of Documented Buildings and Structures in the Gulf View Section

Period	Total	Percentage
Progressive Era (1890–1918)	1	.50%
Florida Land Boom (1919–1929)	46	18.50%
Great Depression and the New Deal (1930–1941)	2	1.00%
WWII and Aftermath (1942–1959)	176	71.50%
Contemporary (1960)	21	8.50%

7.7 Local Register and Landmarks

A. The City has a Local Register of Historical Resources (“Local Register”) which ~~consists primarily of properties built during the John Nolen Era (1925–1929) and architecturally designed consistent with the Venice Historical Precedent style~~ **can include districts, sites, buildings, structures, and objects that are significant in Venice history, including architecture, archeology, engineering, and culture** (Text from National Park Service U.S. Department of the Interior – *Criteria for Evaluation*) that the property owner has requested be included on the Local Register. The benefits to the property owners can include:

1. Qualified improvements are entitled to a 10-year Ad Valorem Tax Exemption equal to the amount that the taxes would have increased due to the improvements made.
2. Properties in a flood plain can be restored even if the cost exceeds 50% of the assessed value.
3. Properties are entitled to modified enforcement of the Florida Building Code (“FBC”) as provided by the FBC.
4. Properties are designated as conforming for zoning considerations.
5. Properties are given special consideration for home occupations and other special exceptions by the Planning Commission upon application.
6. They are exempt from fees normally required for building or development review permits.

Proposed Change:

Add Secretary of the Interior's Standards for the Treatment of Historic Properties as standard for any evaluation criteria not included in Section 7 design standards.

7.8. Changes to Historic and Architectural Resources

A. There are four types of changes to historic and architectural resources for which the City requires prior approval. These include:

1. Alterations, additions, and new construction in Historic Architectural Control Districts, as applicable;
2. Alteration, additions, restoration, or repair of historic resources on the Local Register;
3. Demolition of any structure on the Local Register or any structure from 1929 or older within the Historic Architectural Control Districts; and
4. Relocation of any structure on the Local Register, or any structure from 1929 or older within the Historic Architectural Control Districts.

B. These changes are governed by specific processes and criteria for evaluation that are described in the following sections for Certificates of: Architectural Compliance, Appropriateness, Demolition, or Relocation.

C. Any change not described in criteria for evaluation in Section 7 shall utilize Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings as guidelines by which nomination proposals can be evaluated.

Proposed Change:

Amend CAC exceptions to include structures not constructed in VHP Style.

7.8.1. Certificate of Architectural Compliance (CAC)

B. Exceptions.

1. No CAC shall be required for the following:
 - a. Detached single family and attached single family residential properties in the VT District not on the Local Register.
 - b. Minor maintenance and repair work where such work does not require a building permit in either the HV or VT District.
 - c. Accessory structures that are screened to adjoining properties or rights-of-way with a wall or fence or intervening principal structure.
 - d. Screened enclosures where such enclosures are screened by a fence or wall from adjacent rights-of-way.
 - e. Actions required to repair damage to a structure caused by natural forces, fire, or other events beyond the control of the owner unless the total cost of the repairs (which include material and labor) exceeds 50 percent of the market value of the structure as it existed prior to the damage as determined by the Sarasota County Property Appraiser or as determined by a more recent appraisal.

Replacement of only windows and doors provided there is no change in the size of the openings and provided the replacement doors and windows comply with the VHP.

- g.** ~~Structures in the VT District that are not constructed in the VHP style but are on the Local Register are subject to review by the Historic Resources Manager.~~ Structures that are not constructed in the VHP Style but are substantially constructed in a different architectural style are exempt from these regulations. The HRM shall make these determinations and may seek the opinion of the HAPB.
- h.** The Director or designee shall determine whether an exception applies and may defer such a decision to the HAPB.