



# City of Venice

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

## Meeting Minutes Historic and Architectural Preservation Board

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Thursday, October 26, 2023

9:00 AM

Council Chambers

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23-6283

Meeting Instructions and Speaker Card

### I. Call to Order

Chair Beebe called the meeting to order at 9:00 A.M.

### II. Roll Call

**Present** 7 - Joseph Moody, Jon Barrick, Mark Beebe, Ruth Ann Dearybury, Bruce Weaver, Jon Steketee and Jean Trammell

### Also Present

Planning and Zoning Director Roger Clark, Senior Planner Nicole Tremblay, Historical Resources Manager Harry Klinkhamer, and Recording Secretary Amanda Hawkins-Brown.

### III. General Audience Participation

### IV. Approval of Minutes

23-6279

Minutes of the October 12, 2023 Regular Meeting.

A motion was made by Mr. Steketee, seconded by Mr. Weaver, to approve the minutes of the October 12, 2023 regular meeting minutes as written. The motion carried unanimously by voice vote.

### V. New Business

23-6280

Election of Chair and Vice Chair

A motion was made by Mr. Steketee, seconded by Ms. Dearybury, to elect Mr. Beebe as Chair of the Historic and Architectural Preservation Board. The motion carried unanimously by voice vote.

A motion was made by Mr. Steketee, seconded by Ms. Dearybury, to elect Ms. Trammell as Vice Chair of the Historic and Architectural Preservation Board. The motion carried unanimously by voice vote.

23-6281

Recommendation for Legacy Award Recipient

Historical Resources Manager Klinkhamer spoke to the history of the Legacy Award and the candidates' requirements.

**A motion was made by Ms. Trammell, seconded by Mr. Moody, that Julie Cousins Lanning be named as recipient of the Legacy Award. The motion carried unanimously by voice vote.**

Discussion took place that presentation will be made at City Council meeting, starting the 2024 nomination process at the beginning of year, award is normally presented in May, and how nominations will be selected.

Tommye Whittaker, 613 W Venice Avenue spoke about Julia Cousins Lanning years in Venice, and consideration of Jack Bauer for next year's award.

23-6282

Request From Owners of 640 W. Venice Avenue On The Local Register Of Historic Resources For Reimbursement Of Development Review Permit Fees

Planning and Zoning Director Clark and Historical Resources Manager Klinkhamer spoke on updating resolution on process, the 608 Centennial funds, leftover from Venice Centennial Post Office given to City, interest earned on principal can be used for historical preservation, benefit that registered historical property owners can request permit fee are covered, refund request is for \$1,880.61, property is not a Nolan era property, work reviewed to ensure it meets the Secretary of the Interior Standards, and how the Board would prefer a request be presented in future.

Stephen Clouse, owner, and Lisa Juneman, Architect, presented, reason for selecting area to reside in, previous home restorations done, property is a mid-century beach house, replacement of windows and door, matching historic awning, remodel to meet current building standards while keeping aesthetic to original style of home, and answered Board questions on location and year built.

**A motion was made by Mr. Barrick, seconded by Ms. Dearybury, to approve the refund of the City permit fees for renovation of local historic property located at 640 West Venice Avenue. The motion carried unanimously by voice vote.**

## **VI. Public Hearing**

PLAR23-001  
57

Continued from September 14, 2023 HAPB Meeting  
214 Miami Avenue - Seeking Certificate of Architectural Compliance to Renovate the Exterior of a Commercial Building in the Historic Venice Architectural Control District (HV)  
Staff: Nicole Tremblay, AICP, Senior Planner  
Applicant: John T. Brown, AIA, Coastal Architecture  
Owner: Martha Howse



Chair Beebe announced this is a continuation from the September 14, 2023 hearing, read the memorandum regarding advertisement and written communications, and re-opened the public hearing.

Assistant City Attorney Jackson questioned Board members concerning ex-parte communications and conflicts of interest. There were none.

Senior Planner Tremblay spoke on the recommendations from last meeting, color selection, a less heavy ornamentation design, scale of windows, wood pilasters, awning colors, and screening on equipment in alley.

John Brown, Architect, presented existing elevations, proposed elevations, balcony and railings, window sizes, french doors, trim, reduced profiles, color selections, an open storefront, other color options, and answered Board questions on color of railings, awning, alternative peach color, awning material and size, modification made from recommendations, blending with neighboring properties, equipment screening, east elevation windows, mullions pattern, height of windows, visibility of arch braces, storefronts, decorative columns, possible ornament under arch, and signage.

Discussion took place regarding colors, Juliet balconies, preferred peach tone, approving of design elements at this time and color approval at a later date, cream color on trim, railing colors, and keeping within historic design.

Chair Beebe closed the public hearing.

**A motion made by Mr. Barrick, seconded by Mr. Steketee, that based on the presentation, the Historic and Architectural Preservation Board moves to approve Application No. PLAR23-00157 with the stipulation that trim color, Alabaster SW7008, is approved and main body color will be selected from the City's approved colors and/or be submitted to staff for review and approval. The motion carried from the following vote:**

**Yes: 7 - Mr. Moody, Mr. Barrick, Chair Beebe, Ms. Dearybury, Mr. Weaver, Mr. Steketee and Ms. Trammell**

**PLAR23-002**  
**54**

128 Castile Street - Seeking an Architectural Variance for a Metal Roof and Certificate of Architectural Compliance for a Carport in the Historic Venice Architectural Control District (HV)

Staff: Nicole Tremblay, AICP, Senior Planner

Applicant: Dennis Saladino, Saladino Construction

Owners: Joseph & Susan Reed

Chair Beebe opened the public hearing.

Assistant City Attorney Jackson questioned Board members concerning ex-parte communications and conflicts of interest. There were none.

Recording Secretary Hawkins-Brown read the memorandum regarding advertisement and written communications.

Senior Planner Tremblay presented Certificate of Architectural Compliance (CAC) for carport and variance for a metal roof, general information, property located in Venice Historic District (VHD), built in 1998, historic design elements, project description, site photo, criteria for carport review, seam metal roof, garage door and window replacement not under review, metal roof review criteria, and answered Board questions on door and window replacement being exempt from review due to like for like replacements.

Dave Saladino, Contractor, spoke on keeping historic design, carport material of block and stucco, black color for roofing, and answered Board questions on changing of all windows and doors, window arches, seam roof, window frame color, and garage door color.

Discussion took place regarding roof variance, homes within neighborhood with seam roofs, past modification in Venice Historic Precedent (VHP) themes, reason for replacements, review of other roofing options, current design is in VHP style, whether there is a hardship, visibility from street, similar cost of different materials, location of home in district, tree debris, durability of composite material, and homeowner's wiliness to consider alternatives.

Discussion took place regarding CAC for carport, purpose of carport, location of carport, site and development plan, hip roof on carport, proportions of block columns, adding decorative elements to columns, height, separate structure from home, adding aches to match breezeway, a similar structure in neighborhood, tying into existing roof line, design alternatives, opening size, and matching house and carport roofing.

Planning and Zoning Director spoke on applicant intent, metal roof can be continued, other roofing material would be a design alternative, continuing hearing with a withdrawal if needed.

Discussion continued regarding recommendations to applicant for rendering of window changes, rendering of garage door, any color changes, detailing and profiles of trims, and gap spacing.

**A motion was made by Mr. Weaver, seconded by Ms. Dearbury, to continue the hearing to the December 14, 2023 9:00 A.M. meeting. The motion carried unanimously by voice vote.**



## VII. Board Discussion

There was no board discussion.

## VIII. Staff Comments

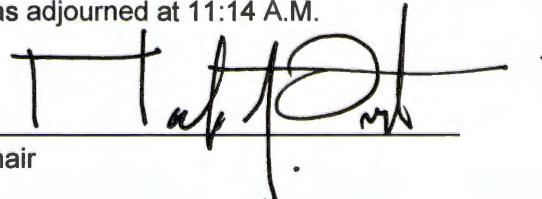

Planning and Zoning Director Clark spoke on there being no application for the November 9th meeting at this time, December 14th will be the next meeting, and provided an update on 219 West Venice Avenue.

Senior Planner Tremblay spoke on upcoming text amendments for section seven, dollar value of minor alterations, requirement to bring entire facade up to Venice Historic Precedent (VHP), only enforcing for commercial or multi-family, changing to percentage of value of building, reviewing properties in both historic districts, whether market or assessed value is considered, like to like replacements, facade improvements, expanding review to included residential in Theme Districts, other metrics to consider, and number of elements.

Discussion took place regarding changes in roofing section of Code to add more details of metal roof, creating a procedure for refund of permit fees request, Centennial account balances and longevity, ability to add to principal balance, promotion of Local Historic Register and updating the resolution.

## IX. Adjournment

There being no further business to come before this Board, the meeting was adjourned at 11:14 A.M.

  
Chair  
Recording Secretary