

From: [Cathy Autry](#)
To: [City Council](#)
Subject: Protect and Preserve the John Nolan Plan - 233 Pensacola Street
Date: Thursday, August 20, 2020 10:16:00 AM

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City Leadership,

On 8/13, at the Architectural Review Board meeting, a proposal was made by the property owners of 233 Pensacola Street to tear down their historic 1927 Bungalow. The couple purchased the house 5 years ago and have neglected to maintain the house, now they want to tear it down.

If we allow historic homes to be demolished in our city we will lose the history of this quaint town which is the reason many people choose to live and visit this city.

I request you to take action to preserve 233 Pensacola Street and protect the historic district of Venice.

Sincerely

Cathy Autry

612 W Venice Ave, Venice, FL 34285

404-697-3841

From: [Venice Heritage](#)
To: [City Council](#); [Edward Lavallee](#)
Subject: 233 Pensacola Road Demolition
Date: Friday, August 21, 2020 10:09:30 AM
Attachments: [VHI letter-Pensacola.pdf](#)

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Attached is a letter from the Board of Venice Heritage regarding the demolition of 233 Pensacola Road.



MEMORANDUM

Date: August 20, 2020

To: Venice Mayor and City Council

FROM: Venice Heritage, Inc.

PRESIDENT

Ronnie Fernandez

VICE PRESIDENT

Richard Bergmann

SECRETARY

Gary Youngberg

TREASURER

Dorothy Korwek

BOARD MEMBERS

Karen Midlam

Nancy Pike

Jean Trammell

**Liaison Venice
Museum & Archives**

Harry Klinkhamer

Dear Venice Mayor and City Council:

Venice Heritage Inc. was recently made aware of a decision made by the Architectural Review Board (ARB) to approve the demolition of the historic structure at 233 Pensacola Road. We do not agree with ARB's decision.

This historic residence is a contributing 1920 era structure in the John Nolen Plan of Venice Historic District listed in the National Register of Historic Places. It is also listed on the Florida Master Site File of historic structures.

Pensacola Road was in one of the first neighborhoods built south of the commercial district.

A full row of houses has already been demolished on Ponce de Leon.

Two houses have been demolished on Pensacola Road already.

One house on the corner of Pensacola Road and Nassau Street has been relocated south of Milan Avenue on Nassau Street.

The 233 Pensacola Road is one of 5 remaining 1920 era structures remaining on the south side of this block.

Venice Heritage Inc. respectfully asks that City Council override the demolition permit for 233 Pensacola Road. It would be a loss to the entire City of Venice and the integrity of the John Nolen Plan for the city. The John Nolen Plan gives Venice its unique sense of place which needs to be protected. We implore the City Council to be a champion for Historic Preservation in the City of Venice.

A handwritten signature in black ink, appearing to read "Ronnie Fernandez", with a stylized flourish at the end.

Ronnie Fernandez
President

CC: City Manager

From: [Tommye Whittaker](#)
To: [City Council](#)
Subject: [Fwd: 233 Pensacola St. letter to the editor](#)
Date: [Saturday, August 22, 2020 10:10:50 AM](#)

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Mister Mayor and City Council Members,

I had hoped that you would be able to read this letter in the Sun so that more input from the community would also ensue but it wasn't put in Letters to the Editor.

If you get a chance, please review the 8/13 ARB meeting. Note that the ARB chose not to contact its fellow city review board, HRB even though, 233 Pensacola St. is part of the John Nolen historic district. Wouldn't it seem that whenever any Nolen plan 1926/27 building or home is being considered for demolition, that it would warrant extra care and consideration? Do you know not one ARB member went into 233 Pensacola St to confirm that it isn't worth renovating? Several did a drive by. Watch the tape and you won't hear a shred of tangible, real numbers as to renovating the home. Just people with a vested interest.

As you watch the video, listen to Mr. Jackson Boone refer to the John Nolen pocket park, (that the city of Venice has been working very diligently to bring them back into the plan), as an alley or alleyway. This is a falsehood. Saying alley, it sounds less lovely or interesting than a pocket park, it sounds dirty and unkempt. This is a calculated effort on Jackson Boone's part to marginalize the fact that it's a city park. If you say with authority and conviction something that is inherently wrong, people begin to believe it. Even Mr. Bebe, a very bright, thoughtful man, cited it as an alleyway after Mr. Boone's use of the term too many times to count.

Also, note that Mr. Jeff Boone rebuts my husband's and my public comment by sending out the old red herring, "I'm a local, they're outsiders." In his rebut, he states that he chose to tear down a large home at the Historical Venezia Street area, because, it was full of rats. Well, I'm not a born and raised local, but there's still a lot of rats on island, new home or historic. They're equal opportunity rats. And yes, I would have been trying to stop Mr. Boone from tearing down his historical home years ago.

We offered to move 233 Pensacola St and we're given two weeks. Mr. Mike Knapp of RJR structural movers state permits can't even be pulled in that time. We then offered to buy the little gem, remaining where it sits

Dotti Clark

Administration Assistant
AJS Building Moving & Leveling
[17333 Squirrel Prairie Road](#)
[Brooksville, FL 34604](#)
Ph# [813-501-0099](#)
Email: dclark@ajscorp.com
Invoice Email: invoices@ajscorp.com



AJS Building Moving & Leveling, Inc.
17333 Squirrel Prairie Road
Brooksville, FL 34604
Office: 813.501.0099

August 20, 2020

Tommye Whittaker

RE: 233 Pensacola Rd Venice, FL 34285

Dear Ms. Whittaker,

Details itemized below are regarding moving the property at the address above. Planning for a move over the road takes time.

1. First step is agreement of cost.
2. Second a signed proposal.
3. Third a signed contract; this could take up to two weeks.
4. Then the engineering and architectural plans must be completed; this could take up to a month.
5. During all this time we can meet; go over the route and location; contact all utilities companies involved to move the structure to run the route and determine if any lines or poles needed to be removed; contact a tree company too, if needed. This process could take to 3 to 4 weeks, but I have seen some utility companies take longer to price it and put it on the schedule.
6. Then we can move forward after a permit and the final set of plans are in hand. A permit alone could take up to a month.

AJS has moved many historical homes and they take a lot of scheduling in advance of the move.

Thank you,

Michael Knapp
President

. No response.

It is our intention along with many other local citizens, to have a City Council that understands and embraces it's history, our beautiful historical homes and business buildings that bring the tourists, new homeowners and businesses to Venice.

They don't come to take photos of the Bank of the America building or the Daiquiri Deck. But they would have of the Nokomis Bank and Venice Theatre.

Thank you for your due diligence. Regards, Tommye Whittaker



Sent from my iPad

Begin forwarded message:

From: Tommye Whittaker <twclub628@gmail.com>
Date: August 20, 2020 at 11:02:32 AM EDT
To: Larry Humes <lhumes240@gmail.com>
Subject: Fwd: 233 Pensacola St. letter to the editor

Sent from my iPad

Begin forwarded message:

From: Tommye Whittaker <twclub628@gmail.com>
Date: August 20, 2020 at 10:58:30 AM EDT
To: scott.lawson@yoursun.com
Subject: 233 Pensacola St. letter to the editor

I would like to explain why this little gem of a Spanish Mediterranean style home is so very important to Venice.

In the early 1920's, the Brotherhood of Locomotive Engineers and Trainmen executives, decided to invest the workers pension money on creating a fabulous seaside resort called Venice.

Venice at the time was mostly farmland, fishing and phosphate mining. But on the books, big plans were becoming a realization. BLE decided to use the John Nolen renderings of a new Venice that Dr. Albee had procured and shelved. Things were tweaked a bit and Mr. Nolen was in Venice to move the project forward.

Mr. Nolen believed that people of all walks of life should have a piece of the seaside dream. Executive homes were built on Harbor, Venezia and West Venice. Along side these large homes were smaller Spanish style hacienda

homes. These homes were built for the retired men of BLE. The trains men , engineers and conductors. Because *the entire city of Venice was built on the backs of these men's pensions*. They had dreams of the warm Florida sunshine, too.

Mr. Nolen also believed that all people from every walks of life deserved parks. He had been an orphan and he wanted children as well as adults to have green spaces. Many of those smaller "pocket parks" have disappeared over the years. The city of Venice is working hard to reclaim the pocket parks you can even see the posts letting you know that you may walk this path or enjoy the pocket park. One such pocket park is behind 233 Pensacola St. Yes, there's a small alley but it's mostly a pocket park.

I'm grateful that there is open dialogue and the biggest challenge is making folks aware that these small homes are just as important as the larger homes in Venice. They too are part of *The John Nolen plan of Venice historic district*.

Can you imagine New Orleans without their shotgun style homes? Seminole Heights in historic district in Tampa makes a lot of money on tours of 1920's bungalows. Denver Colorado has many smaller style homes. They too are working to save the smaller homes that are still viable for young families and retirees. Remember, most are all on one level.

So yes, this little house does matter to Venice and the numbers swirling around to repair it at \$300,000 are based on absolutely nothing. There's been no estimates put forth no paperwork. It's a made up number with no support of real tangible estimates from anyone in the renovation business. This is about tearing down the old and putting up a new home that will not fit on this historic side of the street. Right now across America, there's a small home movement, people are downsizing. This home is perfect for the movement.

So, nothing will change and this will keep happening unless, we remember how this city became the charming, historic community it is that you love. Without the past, there is no future.

Tommye Whittaker
613 w. Venice Ave.
Venice, FL

Sent from my iPad

From: [Info Venice-MainStreet](#)
To: [Info Venice-MainStreet](#)
Subject: Letter in support of preserving 233 Pensacola Rd
Date: Monday, August 24, 2020 4:58:17 PM
Attachments: [VMS Letter of Support 233 Pensacola.pdf](#)

Caution: This email originated from an external source. **Be Suspicious of Attachments, Links and Requests for Login Information**

Please find attached Kara Morgan's letter of support on behalf of Venice MainStreet for preserving the home located at 233 Pensacola Rd.

Venice MainStreet, Inc.

101 W. Venice Ave., Suite 23

Venice, FL 34285

941-484-6722

www.VisitVeniceFL.org

Since 1988 Venice MainStreet, Inc has operated as a volunteer driven, 501(c)3 non-profit dedicated to enhancing the quality of life in our community by preserving, protecting, and promoting Historic Downtown Venice.



101 W Venice Ave. Ste 23 • Venice, FL 34285 • 941.484.6722 • www.VisitVeniceFL.org

CEO Kara Morgan
President Ronnie Fernandez
Vice Pres. Sandra Di Pentima
Secretary Patrick Carney
Treasurer Brad Patton

Directors Andrew Britton
Kathy Crisman
Nick Flerlage
Jeannie Gomes
Rod Nafziger
Bill Willson

August 24, 2020

Mayor Feinsod and Council
401 W Venice Avenue
Venice, FL 34285
via e-mail

Dear Honorable Mayor and Council:

The mission of Venice MainStreet includes preserving the character and charm of historic downtown Venice. Character, charm, history, and architecture all meld together to create the beautiful culture that makes Venice the extraordinary place where we chose to live, work and play. As an organization, Venice MainStreet prides itself as a leader in preserving and enhancing this culture.

That is why when Venice MainStreet learned of the Architectural Review Board's approval of the demolition of 233 Pensacola Road, the board of directors and I wanted to express concern for this decision.

Venice MainStreet works closely with Venice Heritage Inc. and the Venice Museum and Archives. They have provided the historical significance of this structure and we would urge City Council to reconsider the ARB's decision permitting the demolition of 233 Pensacola Road.

Thank you for considering the preservation of this home.

Sincerely,

Kara Morgan
CEO

From: [Barry Zamoff](#)
To: [City Council](#)
Subject: 233 Pensacola Road demolition
Date: Thursday, August 27, 2020 7:52:09 AM

Caution: This email originated from an external source. **Be Suspicious of Attachments, Links and Requests for Login Information**

Dear Council Members,

Please consider this communication as a message of strong support for the position advocated by Tommye Whittaker in her Letter to the Editor which appeared in the August 26 Venice Gondolier. Ms. Whittaker not only makes a compelling case for the preservation of the home at 233 Pensacola Road but also provides a thoughtful rationale for local politicians (including all members of the City Council) to do a lot more to protect and preserve Venice's historic heritage.

Alongside Ms. Whittaker's letter is a column by Larry Humes, a guest columnist. Mr. Humes underscores the need for input from the Historic Preservation Board and others involved in preserving Venice's unique heritage whenever these kinds of situations arise ... input which apparently has not been sought in the case at hand ... and most likely not in previous similar situations.

Errors and omissions that can still be corrected should be corrected immediately and we urge the Council to do so.

Sincerely,
Barry and Maida Zamoff

408 Park Lane Drive
Venice, Florida 34285
(941) 485-0050

From: [Jan Vertefeuille](#)
To: [City Council](#)
Subject: Please protect historic Pensacola Road home
Date: Friday, September 4, 2020 2:03:04 PM

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Dear City Council,

I am writing to oppose the proposed demolition of the historic home at 233 Pensacola Road. Homes built in the 1920s, in support of the John Nolen plan, are a dwindling and irreplaceable asset to our city. They are also what gives Venice its unique appeal, and why I chose to buy in Venice over any other Florida community.

I own one of the 1920s homes* in the historic district. We were well-aware when purchasing an older home that there would be additional maintenance and upkeep required. We were also well-aware that purchasing a home in the historic district would mean complying with the rules of the district. The historic streetscape and green space are in fact the very things that drew me and many others to Venice.

The owners' proposed construction plans could be executed on numerous empty lots within a short radius of this property, allowing them to stay in their same neighborhood. But once 233 Pensacola is gone, there's one fewer link to Venice's laudable history and to distinguishing the city from its South County neighbors.

I listened to the Architectural Review Board meeting where the demolition was approved (Aug. 13). The ARB approved the application for demolition despite:

- no assessment of the economical viability of renovation, something that has been used before to guide such decisions. The only testimony about the cost of renovation came from the presumptive new builder, who testified it would cost "a lot of money." The homeowners were represented by two attorneys and a builder, yet couldn't produce a single estimate from a contractor for renovation costs.
- no testimony that the house was "incapable" of renovation, an ARB standard for such decisions.

I urge City Council to work with the property owners on a solution that preserves this humble-yet-handsome dwelling. Venice should not only seek to preserve the grand homes from the John Nolen Plan; one of the visionary characteristics of the Nolen Plan was that it provided a range of dwellings for mixed incomes and uses.

And to avoid repeating this cycle ad nauseum, please also consider strengthening policies and incentives to preserve Venice's historic core, such as preservation tax credits or renovation grants. Just as all current residents benefit from the well-preserved landscape left to us, so too should we leave it for future Venetians. Thank you for your attention to this matter.

Sincerely,
Jan Vertefeuille
321 Pedro St.

* Property records list our house as being built in 1946, but the Venice Museum & Archives confirms that it was part of their survey of 1920s homes.

From: [Joy Oldfield](#)
To: [City Council](#)
Subject: Appeal on Sullivan Property on Pensacola
Date: Saturday, September 5, 2020 3:49:25 PM
Attachments: [Blank 6.pages](#)

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Dear Ladies and Gentlemen,

Please read attached letter regarding the upcoming appeal discussion for the property on Pensacola Road owned by the Sullivans. If you have received more than one copy, I apologize. There was some confusion on my part as to the correct individual emails. I believe some were left out or sent to an incorrect address earlier. Thank you.

Joy and Greg Oldfield
239 Pensacola Rd
Venice, FL 34285

Sent from my iPhone

From: [Ron Feinsod](#)
To: [john sullivan](#); [City Council](#)
Subject: Re: Variance Petition No. 19-49VZ Sunshine/Council
Date: Monday, September 7, 2020 11:09:52 AM

Thank you for your comments. Due to Florida's Sunshine Law and a City Council policy, neither I nor any other Council Member copied on this e-mail can reply substantively to your e-mail in writing. The Sunshine Law prohibits two or more members of City Council from discussing any matter which will foreseeably come before Council outside of a publicly noticed meeting. Any Council Member may address the topic of this e-mail at a future meeting.

If you wish to contact council members individually, you may email or call them. Contact information can be found at <https://www.venicegov.com/government/mayor-city-council>.

Ron Feinsod
Mayor, City of Venice

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From: Ron Feinsod <RFeinsod@Venicegov.com>
Sent: Monday, September 7, 2020 11:09:14 AM
To: john sullivan <johnmsullivan1931@gmail.com>
Subject: Re: Variance Petition No. 19-49VZ

Hi John,
Thanks for contacting me regarding this issue. I understand your concerns and have heard from many people on both sides of this situation. I hope that we resolve this problem quickly.
Regards
Mayor Ron Feinsod

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From: john sullivan <johnmsullivan1931@gmail.com>
Sent: Saturday, September 5, 2020 1:41:34 PM
To: Ron Feinsod <RFeinsod@Venicegov.com>
Subject: Fwd: Variance Petition No. 19-49VZ

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----- Forwarded message -----
From: **john sullivan** <johnmsullivan1931@gmail.com>
Date: Sat, Sep 5, 2020 at 1:26 PM
Subject: Variance Petition No. 19-49VZ

On March 17, 2020, the Planning Commission approved a variance request for us to build a new home at 233 Pensacola Rd, Venice, Fl. On August 13, 2020, the Architectural Review Board approved the demolition of the existing building so we could build a home at the location. At a following meeting, the A.R.B. requested we make several changes and provide clarification on some details of our plan. This we have done and are prepared to meet with the A.R.B. on October 8, 2020 for their approval.

A Mr. Curt Whittaker and some others have now requested that you as a member of our City Council overrule a well reasoned and thoughtful approval granted by the A.R.B. for demolition of this structure. While perhaps well intentioned, their request has no first hand knowledge of the deplorable condition of this building. Our requests have been dutifully and legally published in Public Notices and Public hearings since March 17, 2020 and any fellow citizen has had ample time to voice objection during the past six months. We respectfully ask that you honor the decision of the A.R.B. and vote to permit us to continue the process of following the rules, direction and suggestions of the A.R.B. at our October 8, 2020 continuance meeting in order to make this new dwelling appropriate for its location and intended use as our primary residence.

Sincerely,

Genice & John Sullivan

From: [eComment](#)
To: [City Council](#)
Cc: [Audrey Symowicz](#); [Jeff Shrum](#); [Kelly Fernandez](#); [David Jackson](#)
Subject: FW: 233 Pensacola Rd.
Date: Tuesday, September 8, 2020 8:08:21 AM

See email below received. Thank you.

Lori Stelzer, MMC
City Clerk
City of Venice
401 W. Venice Avenue
Venice, FL 34285
941-882-7390
941-303-3486 (cell)

From: M K <madeline.kirsten@gmail.com>
Sent: Monday, September 7, 2020 10:21 PM
To: eComment <ecomment@venicegov.com>
Subject: 233 Pensacola Rd.

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Mayor, City Council Members, and staff,

My parents, Genice and John Sullivan, would like to tear down the ugly, dilapidated house at 233 Pensacola Rd. and build a beautiful venetian style home, set to Historic Venice's strict standards.

The Sullivans are the kind of residents any city would love to have.

Spending their retirement together they have built and purchased several homes on the Island of Venice, and have left each one, more sound, safe, and beautiful than before.

The Sullivan's fought to keep and build a new Venice Library, and were instrumental in its success. John was even on the local news championing for the cause.

And now when the two would like to restore one of the city's eyesores back to its original glory, they have been stopped by people who don't want to live there, or even buy it and fix it up. How dare someone tell the Sullivans what they can do with their own home, especially when the end result will only serve to beautify the city. I wonder if the people trying to prevent them from this rebuild are even seen inside the current house? It is not anywhere they would want to live.

Respectfully,

Madeline Kirsten
108 Field Ave E
Venice, FL 34285

don't care to spend the money themselves

From: [eComment](#)
To: [City Council](#)
Cc: [Kelly Fernandez](#); [David Jackson](#); [Jeff Shrum](#)
Subject: FW: Sullivan Pensacola Property
Date: Tuesday, September 8, 2020 1:11:11 PM
Attachments: [IMG_0526.PNG](#)

See Mr. & Mrs. Oldfield's letter below. It was in an attachment that I couldn't open, so they sent again.

Lori Stelzer, MMC
City Clerk
City of Venice
401 W. Venice Avenue
Venice, FL 34285
941-882-7390
941-303-3486 (cell)

From: Greg Oldfield <greg.oldfield.auto.sales@gmail.com>
Sent: Tuesday, September 8, 2020 11:40 AM
To: eComment <ecomment@venicegov.com>
Subject: Sullivan Pensacola Property

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I will just try sending it this way.

CC Wi-Fi

11:36 AM

88%

Done

Blank 6



Dear City of Venice Council Members,

My husband and I live next door to the property owned by the Sullivans. Our address is 239 Pensacola Road and is also a 1926 home that we purchased in 2017. It needed everything fixed. And it will be a lifelong pursuit keeping it fixed.

It is full of charm and style but there is constantly something new on the horizon that needs our attention. Sometimes it's not a new thing but a repeat of what was already fixed at one time. We spend a lot of time and money working on it or hiring someone to work on it.

In the end, we still have a small 94 year old house with very small rooms and hallways. Unfortunately, now that my husband has been diagnosed with ALS, we are dealing with trying to function in this small space with a wheelchair and all the other equipment necessary to exist with this terminal illness. It isn't easy. We love this house and this neighborhood but had we had a crystal ball we might not have chosen to live in home with so many challenges.

Having been inside the Sullivan's property while our bathroom was being remodeled, (they were gracious enough to loan us the use of their home during this time!) I can attest that it isn't that special. It also has small rooms and doesn't contain the same charm of other period homes in the area because the windows are not original, The floors are very creaky and the layout is undesirable. This house simply isn't the historic jewel that some make it out to be. It's an old house that doesn't and can't meet the Sullivan's needs.

My husband and I would welcome the new building and having the Sullivans as neighbors. We believe it will improve the look of the neighborhood and will increase land values. We feel that just because a person buys an older home, doesn't mean they shouldn't be allowed to do what is best for them and their needs. The property is theirs and they have done nothing but meet all the guidelines in this long and drawn out process.

We feel you should let this lovely couple build their dream home in our wonderful neighborhood. Let's move forward and blend the old with new.

Sincerely,

Joy and Greg Oldfield

From: [Tommye Whittaker](mailto:Tommye.Whittaker@cityofvenice.com)
To: [City Council](mailto:City.Council@historicalpreservationboard@cityofvenice.com); historicalpreservationboard@cityofvenice.com; architecturalreviewboard@cityofvenice.com
Subject: Appeal for 233 Pensacola St
Date: Tuesday, September 8, 2020 11:35:00 AM

Caution: This email originated from an external source. **Be Suspicious of Attachments, Links and Requests for Login Information**

Good morning,

I hope you all had a lovely Labor Day weekend. You're taking up an appeal about the ARB's approval to tear down 233 Pensacola St. soon. This home is in part of the John Nolen Plan district.

During the past month, the Sullivan's have chosen to keep the windows wide open, allowing rain to run in. The paid spokespersons, Mr. Boone and Mr. Hassler said at the 8/23 ARB meeting, that the floors are soft. Well, they sure will be now. None of this information was confirmed by the ARB. Several said they had done a drive by. The choice to leave this historic home's windows open to the elements, should remind you that maybe this appeal doesn't seem very important to the Sullivan's. It's extremely important. Will the city embrace its history or become like any other Florida Gulf town?

We have offered fair market value to purchase the property. No response. We're willing to do this as an impetus for protecting **all** of The Nolen Plan homes and businesses. More and more constituents are tired of seeing the most important thing that makes Venice unique, our history, destroyed.

If this little gem of a home is torn down and a large townhouse is its replacement, every Nolen home in the community could be in jeopardy in the future. Please contact Harry Klinkhamer or either local historical society. Ask questions. Sarasota Alliance for Historic Preservation is also watching the Cities decision. Thank you for this consideration.

Regards, Tommye Whittaker
613 West Venice Ave. Venice





Pouring rain 9/5/2020
Pensacola St during the Great Depression. Careworn then but completely rehabbed

September 19, 2020

SEP 23 '20 AM 11:48

LETTER OF CONCERN FOR THE DEMOLITION OF THE 233 PENSACOLA AVE. HOUSE

To: Mayor Feinsod and the City of Venice Council:

Moving to Venice several years ago as a retired architect and planner, my wife and I researched the entire United States with an attempt of finding a small city with character we could love and meaningfully adopt. After visiting dozens of places, we selected Venice.

Having spent the past fifty plus years in New Canaan, Connecticut, practicing Historic Preservation architecture, landscape architecture and serving the community we brought our background with us. Enjoying 29 years as chair of New Canaan's Historic District Commission, serving a similar length of time on the board of its Historic Society, as well as involvement in the local Land Trust, we like to think we have contributed to the preserving the character of New Canaan. In addition, I was one of the founders of the Connecticut Trust for Historic Preservation.

It was rather startling to me that 233 Pensacola Ave. was granted permission for demolition of a contributing structure by the Architectural Review Board, a board that I happily served on by fulfilling and unexpired one-year term of a retired member in 2019. It is not the ARB's fault, however, as its mandate is unclear. The ARB needs to clarify its regulations to be able to do its job to the benefit of the citizens of Venice, particularly those buildings listed on the National Register of Historic Places and the Venice National Historic District..

As a member of Venice Heritage, currently serving as its Vice President, I have taken an interest in the preservation of Venice's character. The Nolen Plan as developed in 1926 was progressive in its concept, but as so many great plans, it fell on hard times. What is left of the plan should be protected at all costs, particularly 233 Pensacola Ave. because it is one of a row of original buildings, listed on the Register. It also adjoins one of the mini parks (greens) planned by Nolen for the enjoyment of its residences. Allowing the demolition of 233 Pensacola Ave. puts the adjoining contributing houses in danger of the same fate.

Please, reconsider the demolition plan and develop a comprehensive preservation plan to protect all extant 1926 houses, and other significant buildings in the Venice Plan from demolition.

Further, I don't believe the applicant of 233 Pensacola Ave. provided adequate evidence that the building is beyond redemption. When purchased, the applicant knew it was located in an historic district and did nothing over five years to preserve its character. In addition, no cost estimates of excessive renovation costs were presented to the ARB at its hearing of August 13, 2020.

It may not be what the applicant wants, but the impact over time carries more weight than an individual's desires, particularly when other nearby empty lot properties have been available for some time. In addition, a new large two-story home as proposed in a one-story block of small historic houses seems out of place.

I am sure many residences of Venice concur with the Appeal, Petition PLAR20-00235 (Demolition of Single Family Home) ("Petition"), John & Genice Sullivan (Parcel 0408120046)

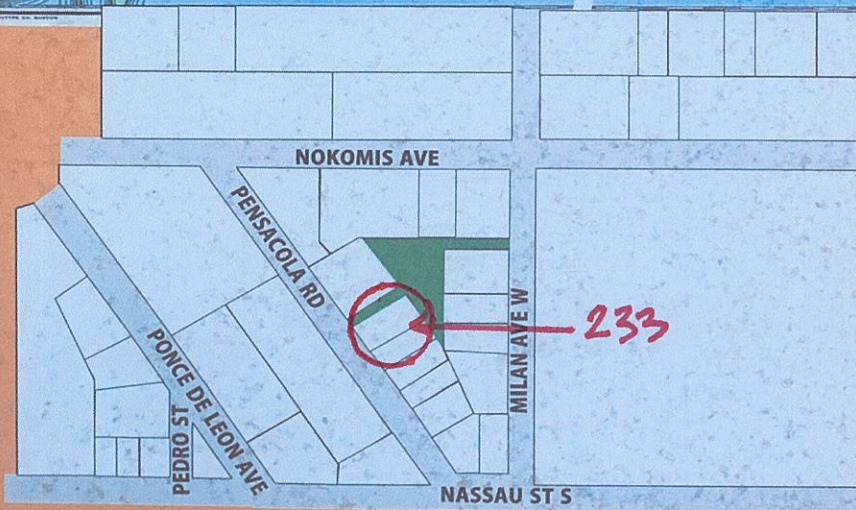
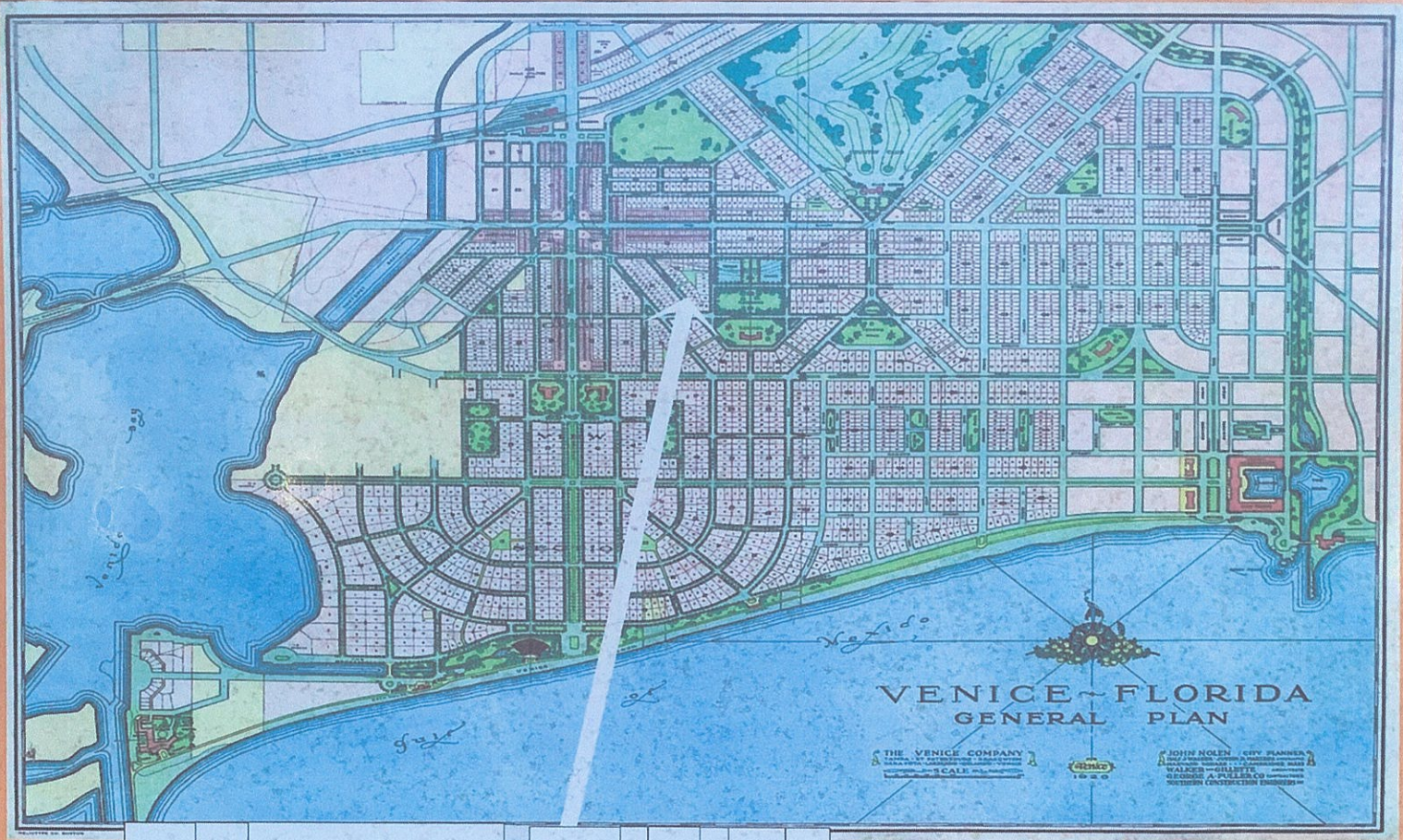
Respectfully submitted,



Richard Bergmann

Enclosure: Photo of the plaque located in the Milan Green

MILAN



NOLAN GREENS

John Nolen, a world-renowned innovative city planner, designed the City of Venice in 1926. The Nolen District Plan (pictured above) included several Nolen Plan Parks - small parks, accessible to the public and build on single vacant lots or irregular pieces of land. These parks along with adjacent public access paths create a network of walkways between neighborhoods and public facilities.

For more information go to www.venicegov.com/parks

From: [Cassell, Elizabeth](#)
To: [City Council](#)
Subject: Property at 233 Pensacola
Date: Thursday, September 24, 2020 9:20:04 AM
Attachments: [HPSC header.png](#)

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Dear Mayor Feinsod and Members of the Venice City Council:

On behalf of the 20 member groups that comprise the Sarasota County History and Preservation Coalition, I write to express our deep concern over news that the 1926 home at 233 Pensacola may be destroyed based on a recommendation by the Architectural Review Board. We ask you to reject this recommendation and instead protect one of the original structures built in what is now the John Nolen Plan Historic District. I attach a document from the National Register of Historic Places showing 233 Pensacola as a contributing resource.

The John Nolen Plan Historic District is a defining feature of Venice and a treasured asset to Sarasota County and Florida. It is also a magnet for tourists and homebuyers. Already far too many of the original structures in the District have been lost. We would urge you to adopt public policy to protect and preserve not only this structure but all the others that make up this unique tribute to a master city planner and to the remarkable community that had the vision to embrace his ideas.

Sincerely,

Frank A. Cassell (Ph.D.)
Vice Chair
Sarasota County History and Preservation Coalition

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 7 Page 30

JOHN NOLEN PLAN OF VENICE HISTORIC DISTRICT
VENICE, SARASOTA COUNTY, FLORIDA
LIST OF CONTRIBUTING RESOURCES

Pedro Street (cont.)

316	Residential	Masonry Vernacular	1953	Pending
317	Residential	Neo-Mediterranean	1958	Pending
320	Residential	Masonry Vernacular	1953	Pending
321	Residential	Mediterranean Revival	1926	SO00553
325	Residential	Masonry Vernacular	1955	Pending
326	Residential	Mediterranean Revival	1926	SO00554
329	Residential	Masonry Vernacular	1955	Pending
330	Residential	Neo-Mediterranean	1952	Pending
337	Residential	Masonry Vernacular	1955	Pending

Pensacola Road

233	Residential	Mediterranean Revival	1926	SO00555
239	Residential	Mediterranean Revival	1926	SO00556
243	Residential	Mediterranean Revival	1926	SO00557
247	Residential	Modern Movement	1927	Pending
255	Residential	Mediterranean Revival	1926	SO00559
300	Residential	Ranch	1926	Pending
304	Residential	Ranch	1960	Pending
308	Residential	Ranch	1953	Pending
312	Residential	Ranch	1956	Pending
316	Residential	Masonry Vernacular	1957	Pending
330	Residential	Modern Movement	1960	Pending
330A	Garage	Frame Vernacular	1960	Pending
332	Residential	Masonry Vernacular	1955	Pending
336	Residential	Ranch	1950	Pending
400	Residential	Ranch	1955	Pending
408	Residential	Ranch	1947	Pending
412	Residential	Ranch	1954	Pending
416	Residential	Ranch	1954	Pending
420	Residential	Ranch	1954	Pending
424	Residential	Ranch	1955	Pending

Piazza Di Luna

208	Residential	Ranch	1957	Pending
211	Residential	Ranch	1956	Pending
216	Residential	Ranch	1956	Pending
220	Residential	Ranch	1957	Pending

From: [Jan Vertefeuille](#)
To: [City Council](#)
Cc: [Architectural Review Board](#)
Subject: Please overturn ARB demolition approval for 233 Pensacola Road
Date: Sunday, September 27, 2020 4:08:27 PM

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Dear City Council,

I am writing again to ask you to overturn the Architectural Review Board's approval of the demolition of one of Venice's 1926-era historic homes, a residence at 233 Pensacola Road. I understand that City Council will hear this appeal on Oct. 13.

Homes built in the 1920s, in support of the John Nolen Plan, are a dwindling and irreplaceable asset to our city. They are also what gives Venice its unique appeal, and why I chose to buy in Venice over any other Florida community.

I am lucky to own one of the remaining 1920s homes in the historic district. We were well-aware, as any veteran home buyer should be, that purchasing an older home in Florida's climate would require additional upkeep and renovation. The fact that a home is old and in need of maintenance should not be a justification for demolition of a historic property, particularly one that the homeowners purchased only 5 years ago with full knowledge of its age and historic significance.

The owners' proposed construction plans could be executed on numerous empty lots within a short radius of this property, allowing them to stay in the same neighborhood. But once 233 Pensacola is gone, there's one fewer link to Venice's laudable history and to distinguishing the city from its South County neighbors.

I listened to the Architectural Review Board meeting where the demolition was approved (Aug. 13, 2020). The ARB approved the application for demolition despite:

- no assessment of the economic viability of renovation, something that has been used before to guide such decisions. The only testimony about the cost of renovation came from the presumptive new builder, who testified it would cost "a lot of money." The homeowners were represented by two attorneys and a builder who has already drawn up plans for the house's replacement, yet couldn't produce a single estimate from a contractor for renovation costs.
- no testimony that the house was "incapable" of renovation, which I understand to be an ARB standard for such decisions. The homeowners represented that the home needed a new roof and had soft floors, neither of which is normally fatal for a dwelling.

I urge City Council to work with the property owners on a solution that preserves this humble-yet-handsome dwelling. One of the visionary characteristics of the John Nolen Plan was that it provided a range of dwellings for mixed incomes and uses;

Venice should not only seek to preserve the grand homes from that era.

And to avoid repeating this cycle ad nauseum, please also consider strengthening policies and incentives to preserve Venice's historic core, such as preservation tax credits, a preservation fund or renovation grants. Just as all current residents benefit from the well-preserved landscape left to us, so too should we leave it for future Venetians. Many in the community would be eager to help support this effort.

Thank you for your attention to this matter.

Sincerely,
Jan Vertefeuille
321 Pedro St.

From: [Carol Bailey Werth](#)
To: [Sue Chapman](#); [City Council](#)
Cc: [ed gates](#); [Elizabeth Intagliata](#); [george miller](#); [barb snith](#); [dave taylor](#); [Brenda Holland](#); [MIKE MURPHY](#); [mary huba](#); [clarke pressly](#)
Subject: RE: position statement concerning 233 Pensacola Road
Date: Monday, September 28, 2020 11:09:39 AM

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Very well stated, Sue. I feel that it represents the VAHS mission and reflects our reputation as a group that honors the unique history of Venice. I especially liked the reminder of the signage in the last paragraph!

Carol

From: Sue Chapman <sistersue421@comcast.net>
Sent: Monday, September 28, 2020 10:49 AM
To: citycouncil@venicegov.com
Cc: ed gates <ejgpa4@gmail.com>; Elizabeth Intagliata <ejane5761@aol.com>; george miller <gwmiller22@gmail.com>; barb snith <nosrub431@gmail.com>; dave taylor <dtdata@icloud.com>; Carol Bailey Werth <carol@baileywerth.net>; Brenda Holland <brendaholland52@gmail.com>; MIKE MURPHY <MPJM61248@AOL.COM>; mary huba <maryhuba@gmail.com>; clarke pressly <jcpressly@comcast.net>
Subject: position statement concerning 233 Pensacola Road

To Mayor Feinsod and Members of the Venice City Council:

Please read attached letter and consider our statement and position.

Thank you,

Sue Chapman, President
Venice Area Historical Society

This email has been checked for viruses by Avast antivirus software.
www.avast.com



From: [Tommye Whittaker](#)
To: [Architectural Review Board](#); [Kim Coad](#); [Earle Kinsel](#); [scott.lawson@journ.com](#); [Larry Humes](#); [Jan Vertefeuille](#); [Elizabeth Indigstake](#); [Venice Heritage](#)
Subject: A reminder of your integrity
Date: Monday, September 30, 2020 11:46:48 AM
Attachments: [image01.png](#)

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Good morning,

This is your own website. I wish I hadn't just seen this. Take a careful look. You use 3 historical buildings. You're about to get the new 233 Pensacola site plans. Other than forcing them to adhere to the "15 feet away from the grande live oak," there's not much to stop this behemoth from being built.

Why didn't the Sullivan's allow ANY of you into the little house? Why are the windows still wide open since 8/13? The Sullivan's even own the lot 336 Pensacola St. A beautiful deep lot surrounded by several new high end homes overlooking the park. One block from The Courtyard. Why indeed.

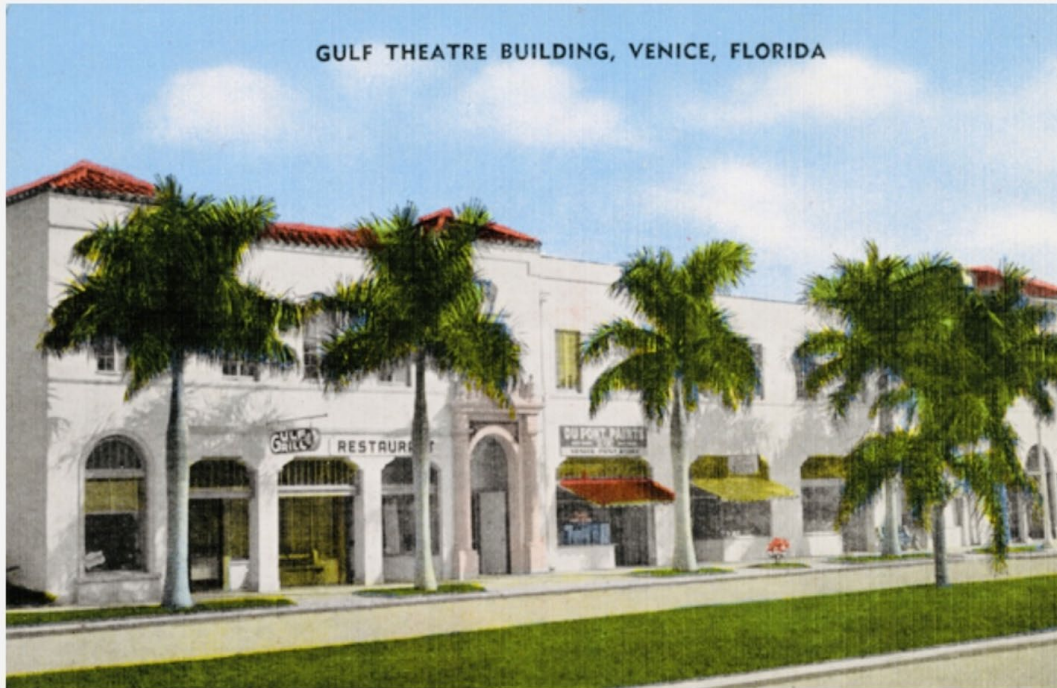
You did not do your job or due diligence. If you find this offensive then I've struck a chord. I find your vote offensive. Shame on you who voted to tear 233 Pensacola down. Am I supposed to be impressed that many of you are retired construction builders? A real construction company would ask to go in and tour the building before rendering a vote and question why they're not allowed in or a ridiculous arbitrary price for renovation w/o proof. Just walk down and see what Gary Roberts built instead of Horse and chase. Most of the lots are still empty.

I have a very busy personal life. I don't like confrontation. But I'm 61 and still an idealist. This decision broke my heart and many others feel the same way.

Our historical homes small and large, our buildings tie into our economy. Remove these Nolen Plan buildings, lower the economy via tourism. Again, do they take pictures of the Bank of America building? I think not.

So, barring ill health, I will be back every time you attempt to destroy another historical property and I'm not going to be alone, others have had enough. No more. This little house is the line in the sand.

Tommye Whittaker



– Building Division

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Architectural Review



The Mediterranean Revival style of architecture was developed as an architectural theme in several Florida cities during the Florida "Land Boom" of the 1920 s. This style had a tropical, foreign cachet that fascinated northern visitors. The Northern Italian Renaissance style of architecture prevalent in the City of Venice during 1926 to 1929 was developed by City Planner John Nolen as his interpretation of the Mediterranean Revival style. To protect the adopted architectural style, boundaries for the Historic and Venetian Themed Districts were established and the Architectural Review Board was formed.

The Architectural Guidelines Handbook and Appendices are used to help protect and enhance the architectural character of Venice by promoting awareness of the Northern Italian Renaissance architectural style, maintaining the architectural integrity, and ensuring that new buildings are compatible with the visual character of Venice.

Staff is available Monday through Friday from 8:00 a.m. to 4:00 p.m. The customer service counter is located at the Building Department at City Hall, 401 W. Venice Avenue.

Architectural Review FAQ's

[What do I need to submit for review by the Architectural Review Board?](#)

[If my property is located within an Historic or Venetian Themed district, what type of improvement will require a Certificate of Architectural Compliance?](#)

[How do I know if my property is located in an Historic or Venetian themed district?](#)

[What does the Architectural Review Board oversee?](#)





941-412-0151

PO Box 995, Venice, FL 34284-0995

www.veniceareahistoricalsociety.org

information@veniceareahistoricalsociety.org

September 28, 2020

Dear Mayor Feinsod and Members of the Venice City Council:

On behalf of the Board of the Venice Area Historical Society, who represent the membership of our organization of over 200 members, I am contacting you to make you aware of our position concerning the proposed demolition of the contributing historic structure at 233 Pensacola Road. We respectfully request that this statement be entered into the public record.

Part of our stated mission is "To promote a public awareness...of the historic heritage...of the Venice area." It is in pursuit of this mission that we are supporting the appeal to override the decision of the Architectural Review Board concerning the Pensacola property.

With the loss of every historic structure in the city, another piece of our history is also lost and cannot be replaced. We stand, with all the other historic groups in the community and the county, to continue to try to safeguard the vital elements that make historic Venice unique.

The Venice Historic Preservation Board has developed an "Historic Preservation Ordinance" which was sent to be reviewed by the Venice Planning Board and then on to the Venice Planning Department before it goes for approval by the City Council. We would urge that this ordinance could soon be brought forward.

As any one comes over the main bridge that leads to downtown Venice, they are greeted by the City's electronic billboard that says "Welcome to historic Venice". Let us all do our part in making and keeping that welcome true.

Sincerely,

Sue Chapman, President

Venice Area Historical Society

Come! Celebrate history with us!