



City of Venice

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

Meeting Minutes Historic and Architectural Preservation Board

Thursday, August 28, 2025

9:00 AM

Council Chambers

I. Call to Order

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

II. Roll Call

Present 7 - Jon Barrick, Mark Beebe, Ruth Ann Dearybury, Jon Steketee, Jean Trammell, Greg Watkins and Steven Green

Also Present

Assistant City Attorney Dan Lewis, Planning and Zoning Director Roger Clark, Historical Resources Manager Harry Klinkhamer, and Recording Secretary Amanda Hawkins-Brown.

III. Approval of Minutes

[25-0297](#) Minutes of the HAPB May 22, 2025 and July 10, 2025 Regular Meetings

A motion was made by Vice Chair Trammell, seconded by Mr. Steketee, to approve the minutes of the May 22, 2025 and July 10, 2025 meetings as written. The motion carried unanimously by voice vote.

IV. Audience Participation

There was no one signed up to speak.

V. New Business

[25-0292](#) Review Voting Results and Select a Recipient for the 2025 Legacy Award
Staff: Harry Klinkhamer, Historical Resources Manager

Historical Resources Manager Klinkhamer presented the ranking results, needed actions from board, and ability to award more than one nominee.

A motion was made by Mr. Barrick, seconded by Mr. Steketee, to nominate Earl Midlam as the recipient for the 2025 Legacy Award. The motion carried by the following roll call vote:

Yes: 7 - Mr. Barrick, Chair Beebe, Ms. Dearybury, Mr. Steketee, Vice Chair Trammell, Mr. Watkins and Mr. Green

Discussion took place on council presentation, timeline of nomination

process, delays that occurred this year, nominations are accepted all year round, advertising at end of year, whether there are guidelines for repeat nominations, how often a recipient can be awarded, how nomination process has changed, nominee suggestions from historical department and board, the board not being required to award every year, and adding guideline to allow repeat nominations every three years.

[25-0298](#)

Review and Comment on Draft Historic Preservation Informational Brochure

Staff: Harry Klinkhamer, Historical Resources Manager

Historical Resources Manager Klinkhamer presented a draft of the brochure.

Discussion took place regarding design, branding, coordination with centennial celebration, intent of brochure, adding a QR code to museum's website, order of Local Register information, addition of graphics, color themes, this being the first draft, next steps in process, and timeline for publishing.

VI. Public Hearing

[PLAR25-002](#)
[46](#)

500 Nassau Street South - Request to Seek a Recommendation to City Council on Placing the Home at 500 Nassau Street South in the Local Register of Historical Resources

Staff: Harry Klinkhamer, Historical Resources Manager

Owner: Michael Jeromin

Chair Beebe announced this is a quasi-judicial hearing, read the memorandum regarding advertisement, and opened the public hearing.

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

Historical Resource Manager Klinkhamer, being duly sworn, presented nomination for 500 Nassau Street South, location map, general information, applicant's proposed qualifying nomination categories, staff recommendation for qualifying nomination categories, staff research done, applicant's intent to restore, and answered Board questions on whether the nomination should be before or after restoration, and whether a property can be removed from the Register.

Discussion took place regarding concerns for restoration. Attorney Lewis clarified that the decision for today is based solely on the structure as it is today.

There was no public comment.

Historical Resource Manager Klinkhamer noted staff recommendation on indicating that the property meets criteria one, four, and eight in approval.

Chair Beebe closed the public hearing.

A motion was made by Mr. Barrick, seconded by Vice Chair Trammell, to recommend to City Council nomination to the Local Register for the property located at 500 Nassau Street South based on the application and following the staff recommendation for meeting criteria of nominations one, four, and eight. The motion carried by the following roll call vote:

Yes: 7 - Mr. Barrick, Chair Beebe, Ms. Dearybury, Mr. Steketee, Vice Chair Trammell, Mr. Watkins and Mr. Green

VII. Staff Comments

Planning and Zoning Director Clark spoke on recently passed legislation prohibiting more restrictive code language, visiting museum to see new Old Besty display, and the board's meeting schedule.

Discussion took place on reducing meetings to once a month, ability to have special meetings, switching to first Thursday of each month, starting in October, compliance with Certified Local Government program, and still meeting Council deadlines for recommendations.

A motion was made by Mr. Steketee, seconded by Ms. Dearybury, to change meeting schedule to the first Thursday of each month starting in October. The motion passed unanimously by voice vote.

Staff Comments

Planning and Zoning Director Clark answered Board question on the status of recently approved projects.

Discussion took place clarifying the meeting schedule change.

A motion was made by Mr. Steketee, seconded by Ms. Dearybury, to change the meeting schedule to the second Thursday of each month. The motion carried unanimously by voice vote.

Staff Comments

Historical Resources Manager spoke on Council's recent approval for grant request to do historical property survey in Edgewater and Seaboard areas.

VIII. Board Comments

There were no comments.

IX. Adjournment

There being no further business to come before this Board, the meeting was adjourned at 10:04 A.M.

Chair

Recording Secretary