



City of Venice

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

Meeting Minutes Historic and Architectural Preservation Board

Thursday, January 9, 2025

9:00 AM

Community Hall

[25-0003](#)

Instructions on How to Watch and/or Participate in the Meeting

I. Call to Order

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

II. Roll Call

A motion was made by Mr. Steketee, seconded by Ms. Dearybury, to excuse the absence of Mr. Vartanian. The motion carried unanimously by voice vote.

Roll Call

Present 6 - Jon Barrick, Mark Beebe, Ruth Ann Dearybury, Jon Steketee, Jean Trammell and Bruce Weaver
Excused 1 - Kyle Vartanian

Also Present

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

III. Approval of Minutes

[25-0004](#)

Minutes of the October 24, 2024 Regular Meeting.

A motion was made by Mr. Steketee, seconded by Ms. Dearybury, to approve the minutes of the October 24, 2024 meeting as written. The motion carried unanimously by voice vote.

IV. Audience Participation

There was no one signed up to speak.

V. New Business

[25-0005](#)

Election of Chair and Vice Chair

A motion was made by Mr. Weaver, seconded by Ms. Dearybury, to nominate Mr. Beebe for Chair. The motion carried unanimously by voice vote.

A motion was made by Mr. Weaver, seconded by Ms. Dearybury, to nominate Ms. Trammell for Vice Chair. The motion carried unanimously by voice vote.

[25-0006](#)

Presentation Of Guidelines for Legacy Award And Seeking Approval To Establish the Program

Historical Resources Manager Klinkhamer presented new proposed guidelines, two categories of Historical Preservation and Historical Achievement, new subcategories, applicant requirements, and opening up nominations from public.

Discussion took place regarding opening nominations up for community participation, past focus on individuals, concerns for new construction language, modeling language similar to National Historic Preservation guideline, adding language for parks or landscaping considerations, being able to amend guidelines in future if needed, timelines, presenting during historic preservation month in May, accepting applications year round, and how the winners will be recognized.

A motion was made by Mr. Weaver, seconded by Ms. Trammell, to approve the new guidelines with the suggested changes. The motion carried unanimously by voice vote.

VI. Public Hearing

[PLAR24-002](#)
[82](#)

649 S Tamiami Trail - Requesting Variance to Allow Metal Roof in the Venetian Theme Architectural Control District

Staff: Brittany Smith, Planner

Applicant: Bernard Doogue, Condo Association Manager

Owner: Country Club Apartments Condo Association, Inc.

Chair Beebe announced this is a quasi-judicial hearing, and opened the public hearing. Recording Secretary Hawkins-Brown read the memorandum regarding advertisement, and written communications.

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

Planner Smith, being duly sworn, presented general information, aerial map, site photos, replacement of asphalt roof to new seam metal roof, criteria for variance, street view of property, neighboring property roof, building being built before architectural requirements were applied in 2005, and answered Board's question on construction date of buildings.

Bernard Doogue, Applicant, and James Robinson, Contractor, both being duly sworn, presented reason for roof replacement, selection of contractor, and answered Board questions on color, sheen of finish, visibility from street, cost to add the color coating, whether the applicant considered

metal barrel tile style roofing, slope of project, and color coating options.

Discussion took place regarding visibility, the recent change in architectural requirements for area, mixing styles on building, consideration of cost, textured coating, and concern for sheen of product.

Assistant City Attorney Lewis clarified the variance standards.

Planning and Zoning Director Clark spoke on history of architectural requirements in area, decision criteria, and area's transition to Venice Historic Precedent (VHP) style.

Discussion continued regarding concerns for mixing styles on single building, and additional cost to applicant for tile roof.

There was no public comment.

Chair Beebe closed the public hearing.

A motion was made by Ms. Trammell, seconded by Ms. Dearybury, that based on the presentation, the Historic and Architectural Preservation Board moves to approve Application No. PLAR24-000282. The motion carried by the following roll call vote:

Yes: 6 - Mr. Barrick, Chair Beebe, Ms. Dearybury, Mr. Steketee, Vice Chair Trammell and Mr. Weaver

Excused: 1 - Mr. Vartanian

[PLAR24-002](#) 901 S Tamiami Trail - Requesting Variance to Allow a Metal Roof in the Venetian Theme Architectural Control District

[83](#)

Staff: Brittany Smith, Planner

Applicant: Crowther Roofing & Cooling

Owner: Venice Medical Center Condo Association, Inc.

Chair announced this is a quasi-judicial hearing, and opened the public hearing. Recording Secretary Hawkins-Brown read the memorandum regarding advertisement, and written communications.

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

Planner Smith, being duly sworn, presented general information, aerial map, replacement of flat concrete tile roof for a metal roof, variance requested after the roof replacement was completed, replacement done between Hurricanes to secure property, site photo, photo prior to roof replacement, structure was built during 1970s, predating theme requirements, building style, decision criteria, and surrounding property details.

Chris Dowd, Contractor, being duly sworn, presented roof replacement, building use, partnership with general contractor, issue with permitting, recent projects done in area, being unaware of architectural requirements at the time, photo of finished product, color of roofing, sheen of finish, material used, and longevity of metal roof material.

There was no public comment.

Discussion took place regarding recently expansion of theme district to include property, and letter from Dr. Gress.

Chair Beebe closed the public hearing.

Discussion took place regarding the applicant's hardship, visibility, quality of material, and in favor of color selection.

A motion was made by Mr. Barrick, seconded by Ms. Dearybury, that based on the presentation, the Historic and Architectural Preservation Board moves to approve Application No. PLAR24-000283. The motion carried by the following roll call vote:

Yes: 6 - Mr. Barrick, Chair Beebe, Ms. Dearybury, Mr. Steketee, Vice Chair Trammell and Mr. Weaver

Excused: 1 - Mr. Vartanian

VII. Board Discussion

There was no discussion.

VIII. Staff Comments

Planning and Zoning Director Clark and Historical Resources Manager Klinkhamer spoke on upcoming application, and preparing another Local Historic Register informational mailing.

Discussion took place regarding Sola Casa Condominium development, status of circus tent application, and fencing requirements in code.

Ms. Dearybury left the meeting at 10:17 A.M.

Discussion continued regarding code language regarding older roof styles, disadvantages of metal tile roofs, historic styles compared to the durability of new materials offered, and having a informational presentation for Historic Local Register.

IX. Adjournment

There being no further business to come before this Board, the meeting was adjourned at 10:29 A.M.

Chair

Recording Secretary