



Joint City Council and Planning Commission Workshop Continued

February 8, 2022

Two Other Items Impacted LDR Update

Need to codify the Architecture Review Board's (ARB) Guideline into enforceable regulations.

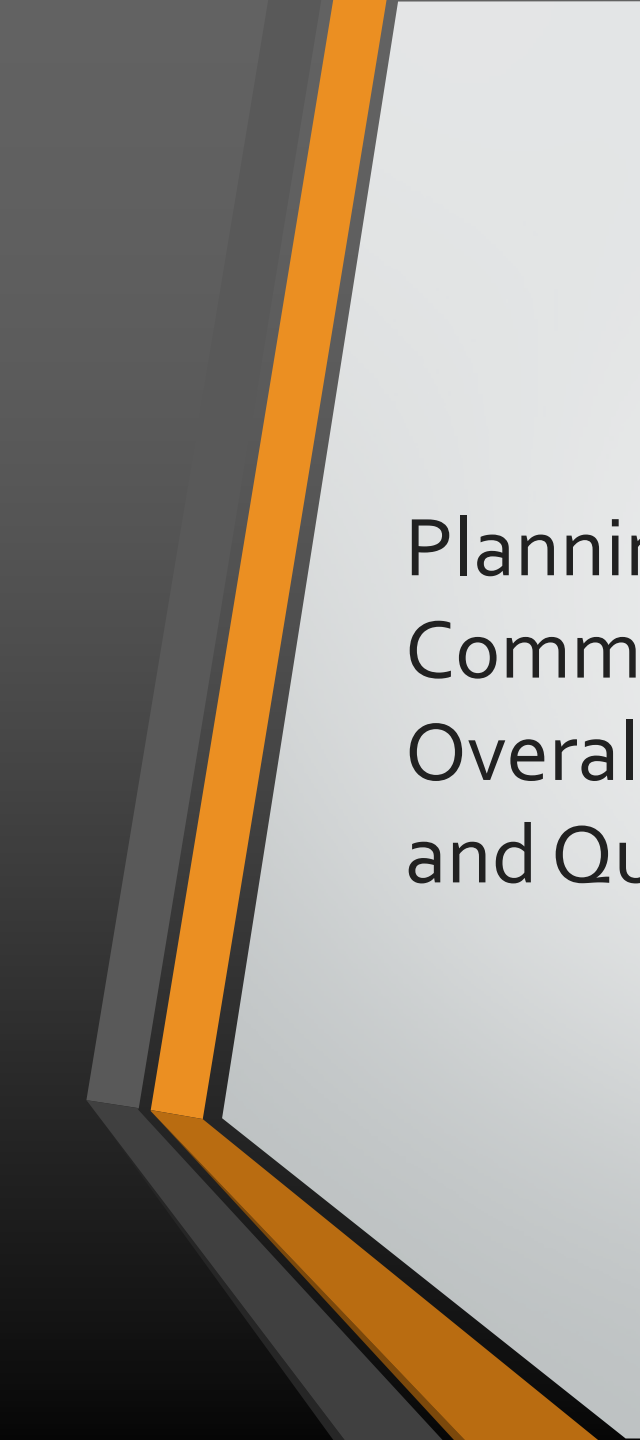
Historic Preservation Board's (HPB) desire to modify their section of the current Code.

ARB Guideline Now the Venice Historic Precedent (VHP)

- Removed confusion regarding what was meant by Italian Renaissance, Mediterranean Revival, and Northern Italian Architecture Style.
- Updated the specific elements and provided new examples comparing historic photos with today's photos for both residential and non-residential properties (see Section 7.10).
- Elements included in the VHP include:
 - Building Massing
 - Facades and Exterior Walls
 - Façade Colors
 - Roofs
 - Openings, Windows, Doors, and Garages
 - Other Building Features such as Arches, Balconies, Canopies, etc.
 - Light Types and Fixtures
 - Fences and Walls
 - Service Areas
 - Swimming Pools and Pool Enclosures
- Thanks to the ARB for the hard work and perseverance on this effort.

HPB LDR Input

- HPB provided a revised draft section for historic preservation that was designed to expand HPB's jurisdiction and increase HPB's control over historic properties.
 - Jurisdiction expanded from properties on the Local Historic Register to also include contributing properties in any newly establishing Local Historic Districts.
 - Jurisdiction further defined "to be the same as the boundaries of the City of Venice".
 - Increased control through removal of affirmative agreement of property owners for the Local Historic Register and added "no more than 50% of properties" disagreement with establishing a Local Historic District.



Planning Commission Overall Concerns and Questions

- Were Property Owner Rights going to be adversely affected?
- Was the ARB “protecting” more properties than the HPB?
- What are the specific historic resources that the City wants to protect?
- Are there duplications of effort, conflicting responsibilities, and variations in standards between the HPB and ARB?
- Does the City want to change the nature of the HPB from more of an advisory Board to another Board involved in land development decisions?



Some Background

- Definitions
- Current Duties and Responsibilities

Key Definitions

- National Register of Historic Places: the official federal list of districts, sites, buildings, structures and objects **significant in American history, architecture, archaeology, engineering and culture**. The Nolen Plan encompassing the historic district in the Comprehensive Plan is part of the National Register.
- Local Register: the local register of historic places, which is **a listing of buildings, structures, objects, sites and districts that have been designated as historically significant in the City of Venice**. These resources shall have historical, architectural, cultural, and /or archaeological significance. There are currently 7 properties on the Local Register.
- Local Historic District: **a geographically defined area possessing a significant concentration, linkage, or continuity of landmarks, resources, improvements, or landscape features united by historic events or aesthetically by plan or physical development**. Such districts may have within its boundaries noncontributing buildings or other structures that, while not of such historic and/or architectural significance to be designated as landmarks or resources, nevertheless contribute to the overall visual character of the district.
- Contributing Structure: a site, structure or object in a Historic District which adds to the historical/architectural qualities, historic associations or archaeological values for which a Historic District is significant because **a) it was present during the period of significance of the district, and possesses historic integrity reflecting its character at that time, b) it is capable of yielding important information about the period, or c) it independently meets the National Register of Historic Places criteria for evaluation**.

Major Duties of the HPB

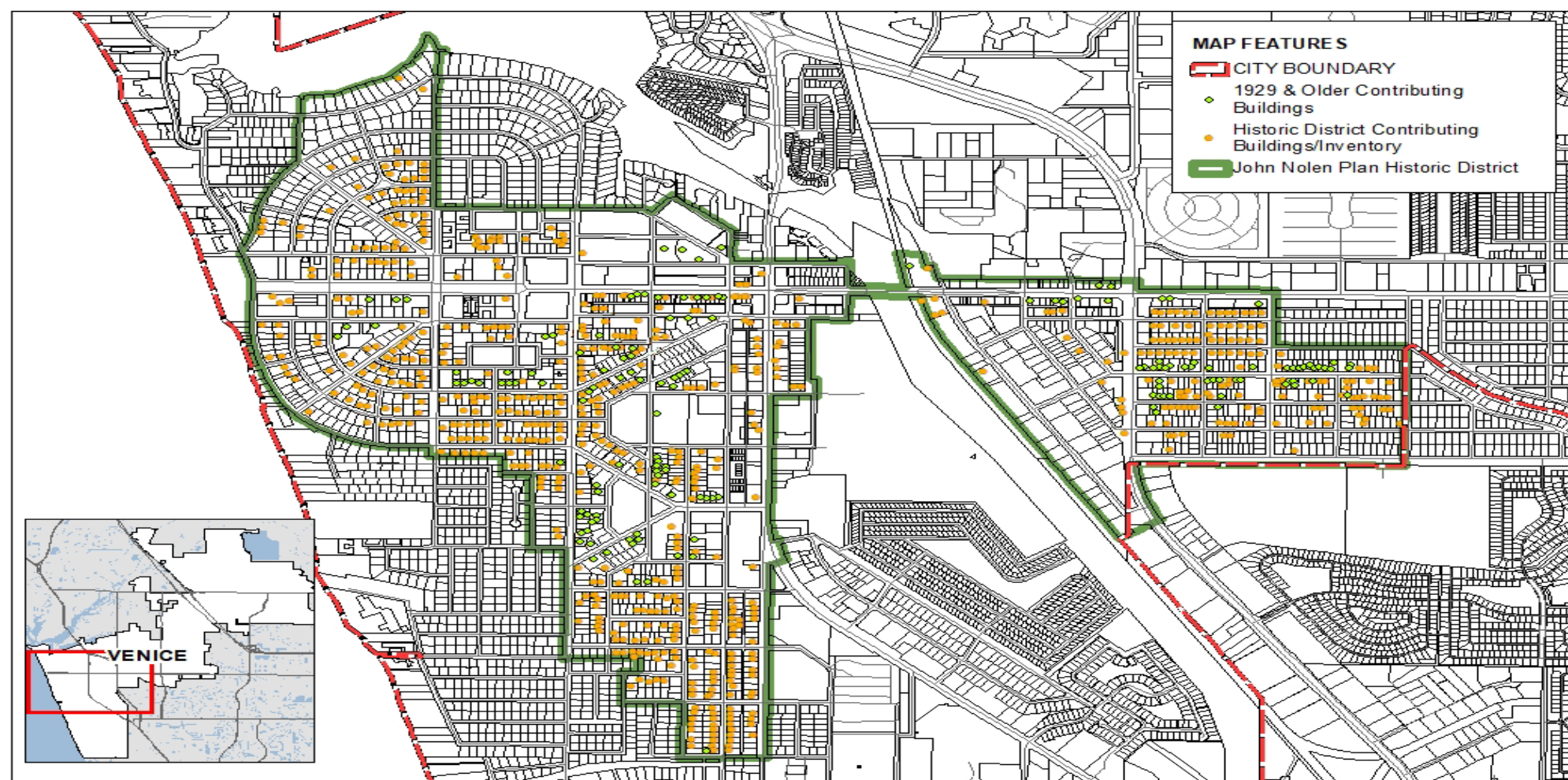
- **Identify and recommend the designation of historic districts, historic landmarks and archaeologically significant sites.**
- Identify and nominate eligible properties to the National Register of Historic Places and administer applications for the National Register of Historic Places, to include the notification of appropriate local officials, and owners of record of proposed board actions concerning a proposed nomination to the National Register of Historic Places.
- **Develop and maintain a system for survey and inventory of historic properties.**
- Assist the planning commission in the preparation, implementation and administration of the historic preservation element in the city's comprehensive plan.
- Coordinate local activities with state and national preservation efforts and review relevant legislation.
- Evaluate and make recommendations to city council regarding decisions by other public agencies affecting the physical development and land use patterns affecting districts or landmarks.
- Further public awareness of the city's past and of preservation in general. Also, Inform the public of the board's activities and of preservation needs in the community, and provide for public participation in the designation of historic landmarks, including the process of recommending properties for nomination to the National Register of Historic Places.
- **Determine eligibility for listing on the local register. Determine whether applications for changes to local register properties meet established guidelines. City Council makes final decision on changes to the local register.**
- **Once a resource is on the local register, alterations, additions, demolition, relocation or site modifications of it shall require the issuance of a Certificate of Appropriateness by the board.**



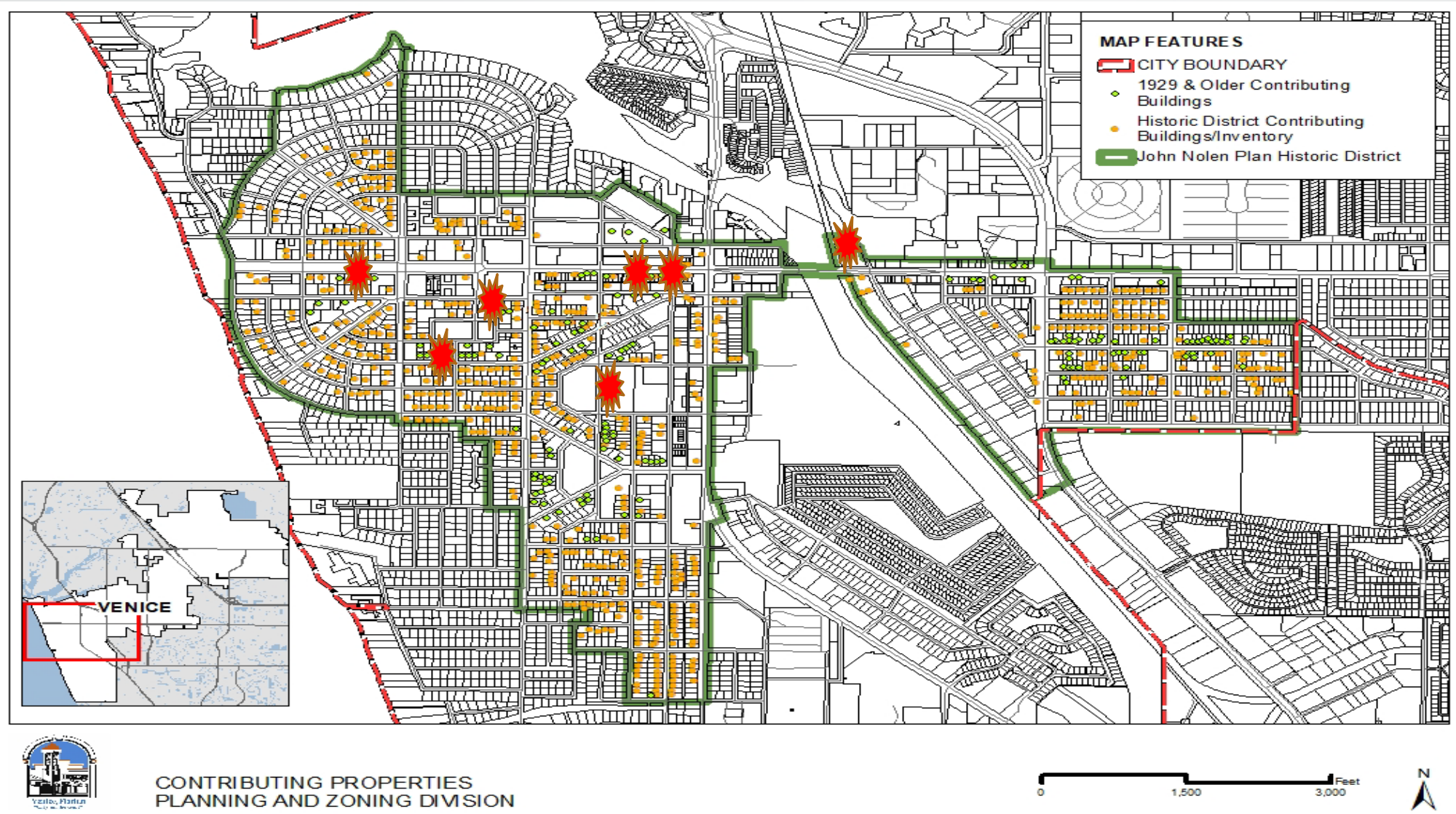
Current Local Register of Historic Places

- 351 Nassau Street South- **Triangle Inn**
- 303 East Venice Avenue- **Venice Train Depot**
- 409 Granada Avenue- **Lord-Higel House**
- 504 Armada Road South- **An apartment building**
- 201-203 West Venice Avenue- **The Schoolcraft Building**
- 229 West Venice Avenue- **The Ennis Arcade**
- 613 West Venice Avenue- **A private home**

Historic District Included in the Comprehensive Plan



Historic District Included in the Comprehensive Plan

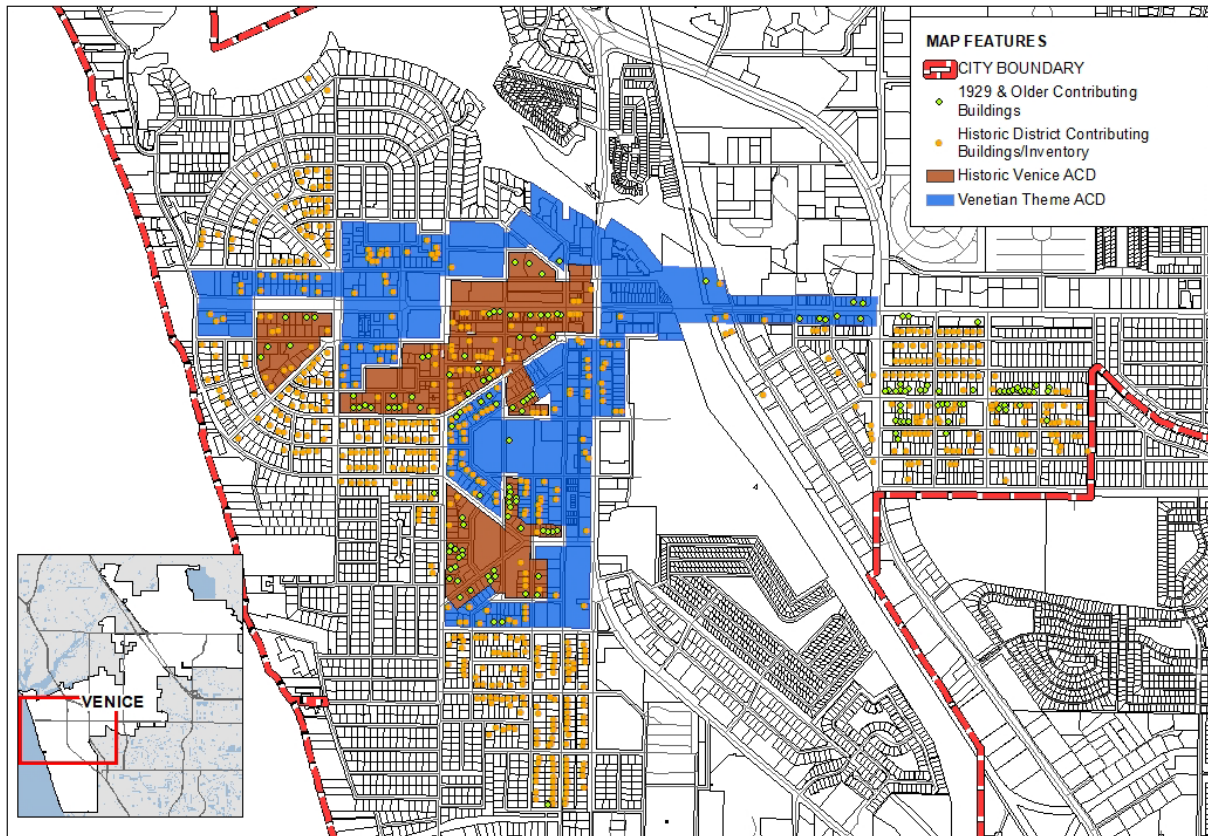


Major Duties of the ARB

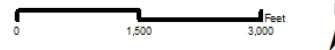
- Study and review the reports and information compiled by the city historical commission, the historical architectural survey, the city planning commission and the city planner.
- Conduct such additional studies and investigations as may be necessary to gather sufficient information and background material to support proper findings and recommendations to accomplish the purposes of the board.
- Gather information necessary for drafting, establishing and maintaining guidelines and standards toward historical preservation, architectural review for new structures and significant renovations, and aesthetic standards in appropriate districts or areas.
- **Consider and make recommendations to the city council concerning the establishment by ordinance of designated areas or districts of the city where historical preservation and architectural review would be necessary and appropriate to preserve or enhance the valuable historical, architectural and aesthetic qualities of the area.**
- Develop and recommend to the city council specific standards, guidelines and procedures towards the accomplishment of these purposes.
- Keep the city council informed and advised as to the activities and progress of the board.
- **Serve, upon the adoption by ordinance of any such architectural review standards and districts, as the city administrative body which, with the assistance of appropriate city staff, administers and enforces such ordinances, subject to a right of appeal by an aggrieved party to the city council. ARB performs this duty by issuing Certificates of Architectural Compliance.**
- Perform any other functions which may be designated by ordinance, resolution or motion of the city council.

Architectural Control Districts

- **Historic Venice (HV) district.** This district shall include those areas of the city having a preponderance of structures constructed during the years 1926 through 1929 and adhering to the Northern Italian Renaissance Style and located within the original core of the city. **The intent of this district shall be the preservation and furtherance of the architectural heritage of the city** by mandating that all new construction and alterations to existing structures be made in the Northern Italian Renaissance Style as set forth in the HV district regulations.
- **Venetian Theme (VT) district.** This district shall include areas at the periphery of the HV district within the original planned area of the city. **The intent of this district is that designated new construction and substantial alterations shall incorporate key design elements of the Northern Italian Renaissance Style so as to allow a transition from the Historic District to the remainder of the city.**

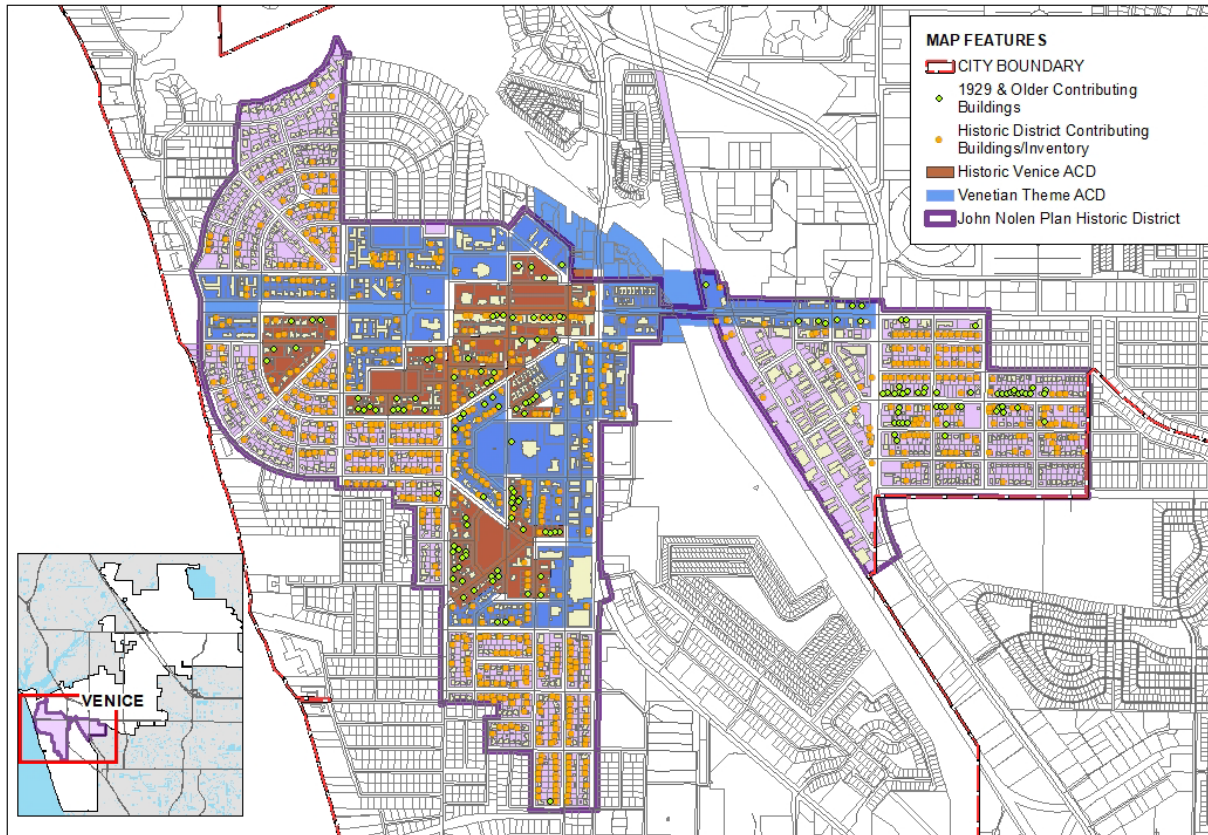


HISTORIC VENICE ACD & VENETIAN THEMED, CONTRIBUTING PROPERTIES
PLANNING AND ZONING DIVISION

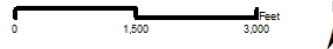


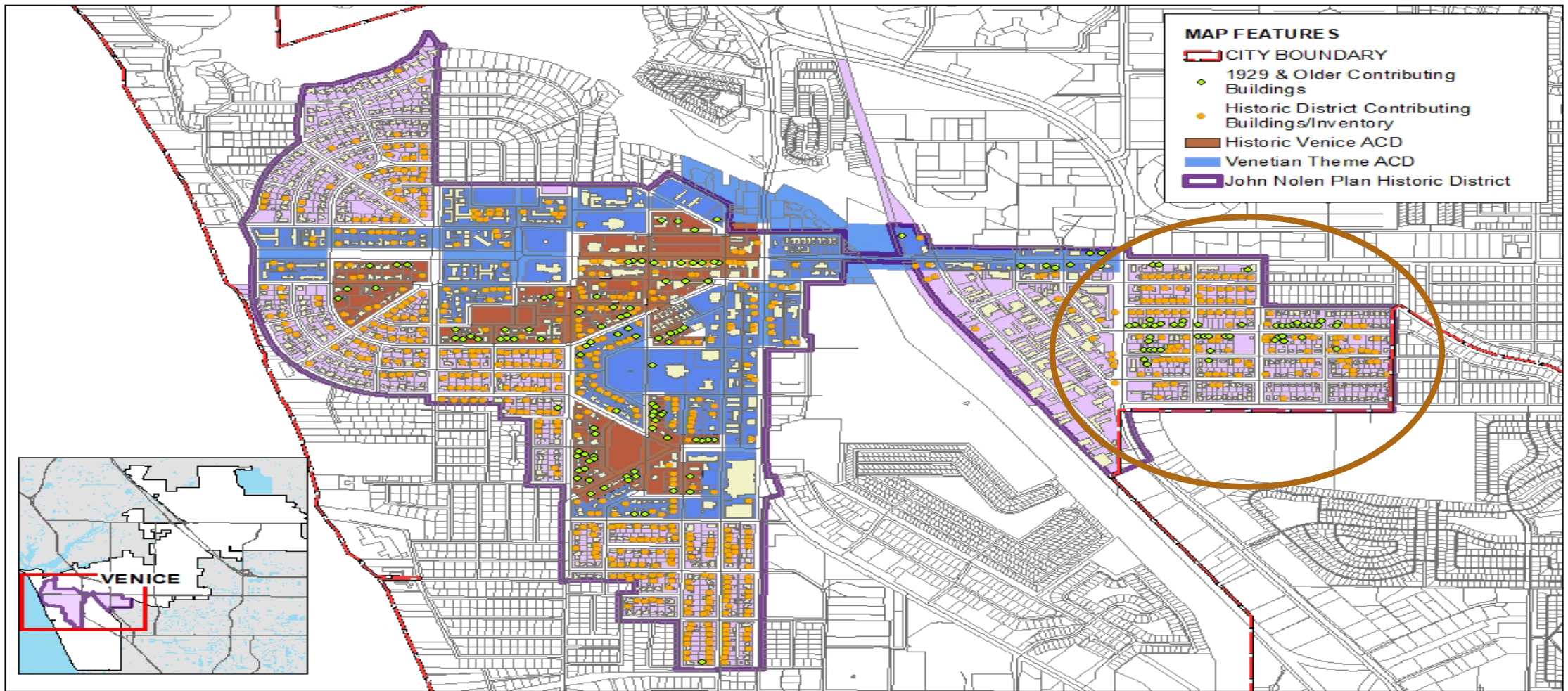
ARB Jurisdiction

Historic District and ARB Control Districts



CONTRIBUTING PROPERTIES
PLANNING AND ZONING DIVISION





CONTRIBUTING PROPERTIES
PLANNING AND ZONING DIVISION

0 1,500 3,000 Feet



Current Local Register Properties

<u>Local Register Property</u>	<u>Year Built</u>	<u>Architecture Control District</u>
351 Nassau Street South- Triangle Inn	1926	Venetian Theme (VT)
303 East Venice Avenue- Venice Train Depot	1925	Venetian Theme (VT)
409 Granada Avenue- Lord-Higel House	1896	Historic Venice (HV)
504 Armada Road South- An apartment building	1925	Historic Venice (HV)
201-203 West Venice Avenue- The Schoolcraft Building	1926	Historic Venice (HV)
229 West Venice Avenue- The Ennis Arcade	1927	Historic Venice (HV)
613 West Venice Avenue- A private home	1926	Historic Venice (HV)

Limitations on the ARB's Authority

Historic structures which are subject to review by the Historic Preservation Board are exempt from these regulations.

Structures that are not constructed in the Northern Italian Renaissance Style but are historically significant or substantially constructed in a different architecturally significant style (such as, but not limited to, the Sarasota School of Architecture) are exempt from these regulations. The building official shall make these determinations and may seek the opinion of the board.

Some Statistics

	Total Parcels	Total Contribting Properties	Buildings that are 1929 and Older	Remaining Contributing Properties
Historic District from the Comprehensive Plan (Nolen Plan)	1704	804	140	664
Local Register	7	7	7	0
ARB Historic District (HV)	269	157	80	77
ARB Venetian Theme District (VT)	407	151	12	139

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ARB Venetian Theme District (VT)	407	151	12	139
Edgewood Area	324	164	36	128
Totals	1000	472	128	344

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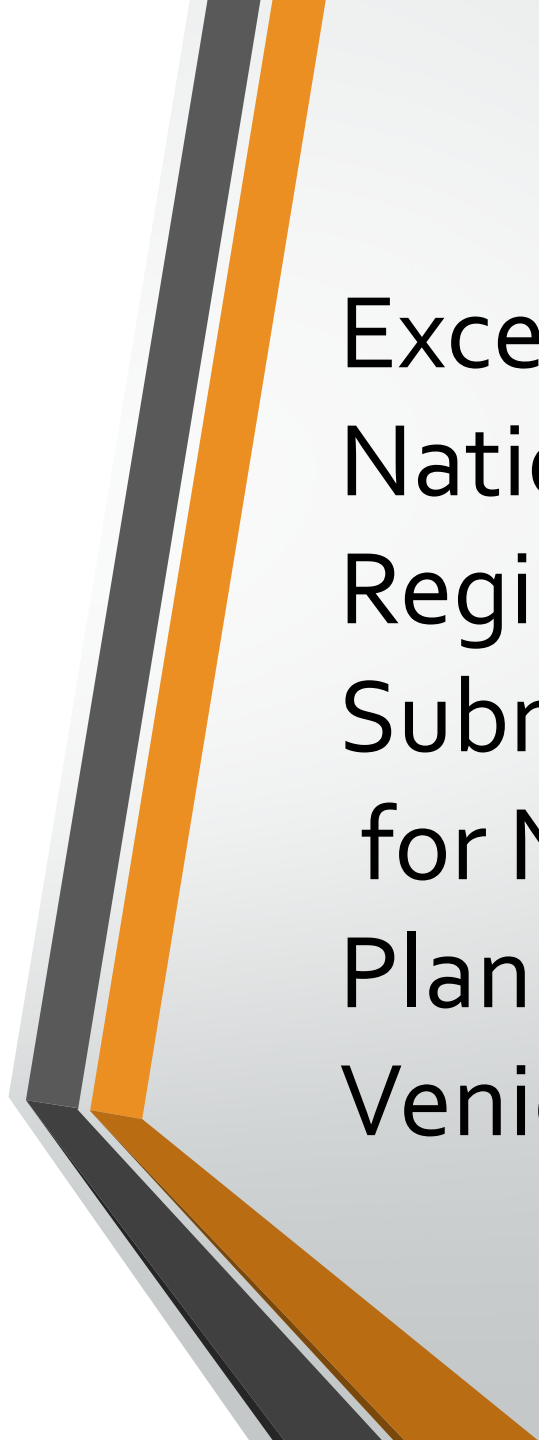
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Year Built for
the
Contributing
Properties

Decade	Count	Percent
Unknown	11	1.4%
1920-1929	140	17.4%
1930-1939	17	2.1%
1940-1949	43	5.3%
1950-1959	548	68.2%
1960-1969	45	<u>5.6%</u>
Total:	804	100%

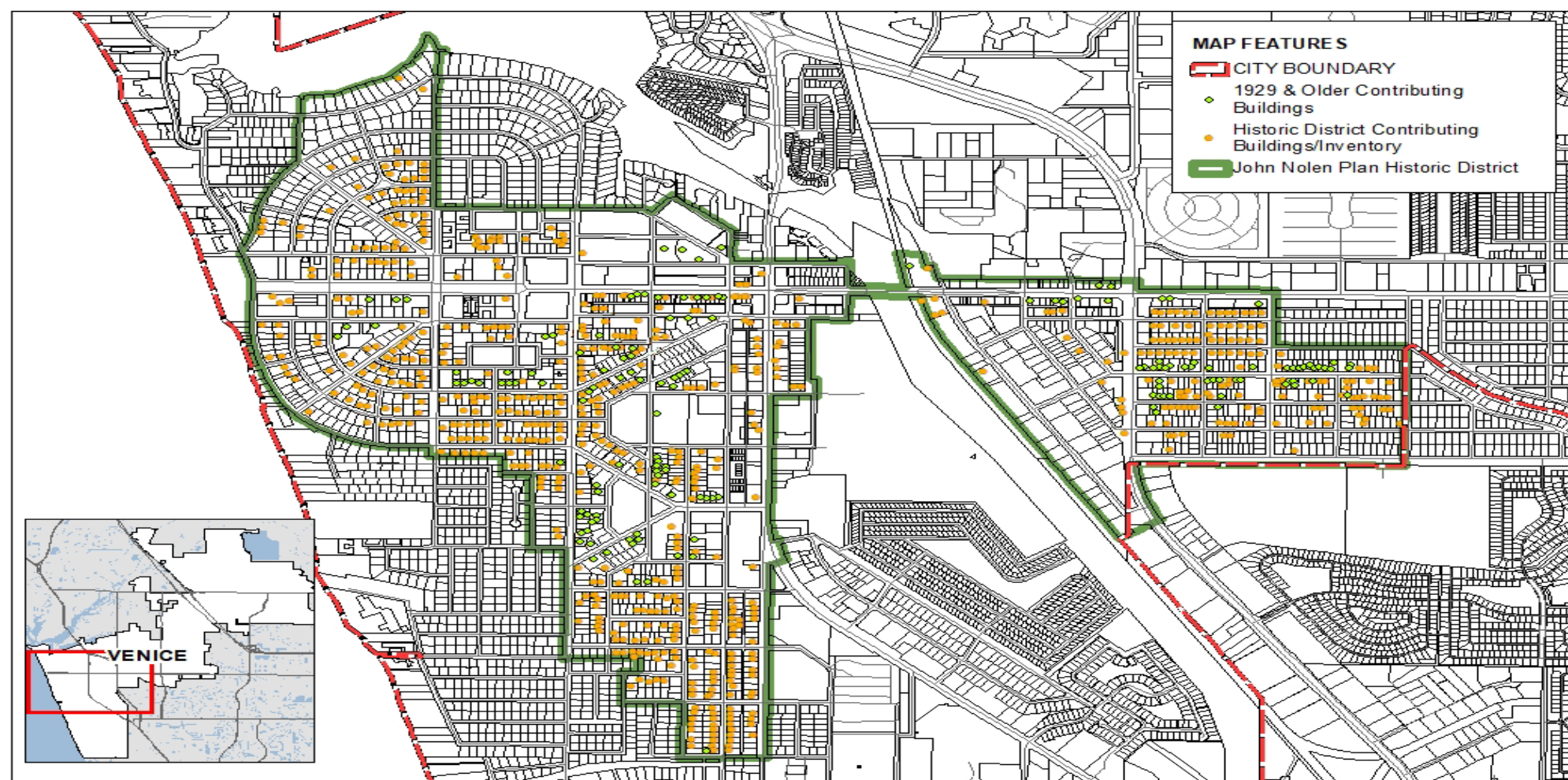


- The post-war boom also brought prosperity to Venice. Developments in the 1950s produced a new boom with thousands of lots being sold and developed. Population increased in the 1950s and 1960s and hundreds of houses were built. Unlike many Florida cities at that time, Venice had a plan. The actual street plan of the southern portion of the city did not specifically follow the layout of the Nolen plan but kept to it generally and development did not take place in a disorganized fashion.



Excerpt from National Register Submission for Nolen Plan for Venice

Historic District Included in the Comprehensive Plan



Comparison Of Authorities

HPB Certificate of Appropriateness

- Materially **alter** the exterior appearance of a building, structure or object listed on the local register
- **Erect an addition** to an existing building, structure or object or make a site modification to a resource listed on the local register
- **Demolish a building**, structure or object listed on the local register
- **Relocate a building**, structure or object listed on the local register.

ARB Certificate of Architectural Compliance

- **All new structures**, including accessory structures, new carports and canopies.
- **Any exterior alteration** to a street or alley elevation which is visible from the street or alley which requires a building permit.
- **Any color change** to commercial or multifamily residential structure.
- **Demolition of any structure.**
- **EXCEPTIONS in VT District**
 - New and existing detached single-family homes are exempt from these regulations.
 - Demolition of a structure **NOT** substantially constructed in the Northern Italian Renaissance Style.

Comparison Of Standards

HPB Certificate of Appropriateness

- The Secretary of the Interior's Standards for Rehabilitation
- Elements include:
 - Masonry, wood, and metals
 - Roofs
 - Windows
 - Entrances/ Porches
 - Storefronts
 - Structural Systems
 - Spaces / Features / Finishes
 - Site and Setting
 - Energy
 - New Additions
 - Accessibility
 - Health / Safety

ARB Certificate of Architectural Compliance

- The new Venice Historical Precedent Standards (currently the ARB Architectural Guidelines).
- Elements included in the VHP include:
 - Building Massing
 - Facades and Exterior Walls
 - Façade Colors
 - Roofs
 - Openings, Windows, Doors, and Garages
 - Other Building Features such as Arches, Balconies, Canopies, etc.
 - Light Types and Fixtures
 - Fences and Walls
 - Service Areas
 - Swimming Pools and Pool Enclosures



Impact of the Difference in Standards

- Alterations, additions, and possible demolition of Local Register properties are not subject to the Venice Historic Precedent, and the more that historic buildings are added to the local register, the more of this impact might be.
- The Secretary of the Interior's Standards for the Treatment of Historic Properties are regulatory only for projects receiving Historic Preservation Fund grant assistance and other federally-assisted projects. **Otherwise, these Guidelines are intended to provide general guidance for work on any historic building.** The Guidelines are intended as an aid to assist in applying the Standards to all types of historic buildings. They are not meant to give case-specific advice or address exceptions or unusual conditions.

Historic
Preservation
Board

Architectural
Review
Board

1926

1925



Historic
Preservation
Board

1927



Architectural
Review
Board

1926

Historic
Preservation
Board

1926



Demolitions

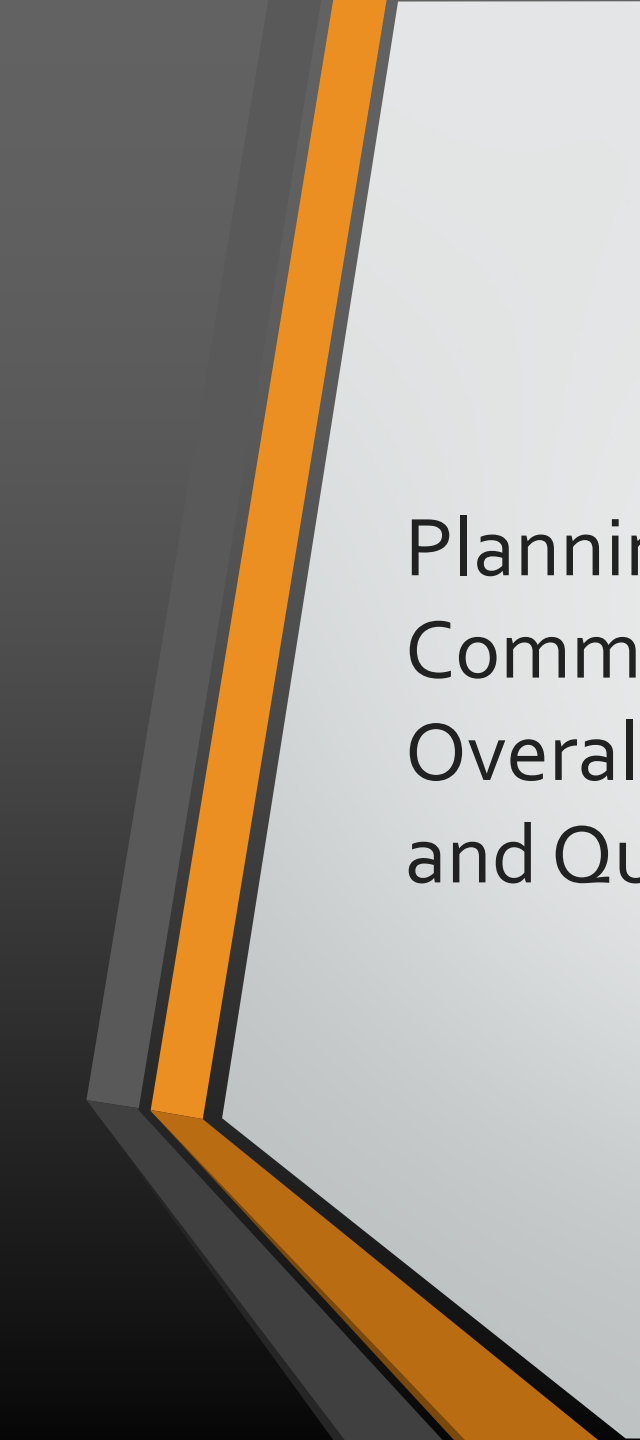
- Currently, both the HPB and ARB require an applicable certificate before a proposed demolition can occur.
HOWEVER,
 - HPB has defined criteria to consider, ARB does not.

- Applicability. An application for a Certificate of Demolition (COD) shall be required for the following:
 - Any structure on the Local Historic Register;
 - Any contributing structure in a local historic district; and
 - Any structure 1929 or older within an Architectural Control District.
- No COD shall be issued by the Board until the applicant has demonstrated that there is no reasonable beneficial use of the property, or the applicant cannot receive a reasonable return on a commercial or income-producing property.
- Draft LDR also includes specific criteria, procedural, and documentation requirements to obtain a COD.

Draft LDR's Proposes a Separate Certificate of Demolition

Relocations

- The LDR draft requires a **Certificate of Appropriateness** for any relocations of historic and architectural resources from the comprehensive plans historic district, local register, local historic districts, **and local architectural control districts.**
- For relocation of historic structures, the following criteria shall be used:
 - The historic character and aesthetic interest the building, structure or object contributes to its present setting.
 - Whether the building, structure or object can be moved without significant damage to its physical integrity.
 - Whether the proposed relocation area is compatible with the historical and architectural character of the building, structure, or object.

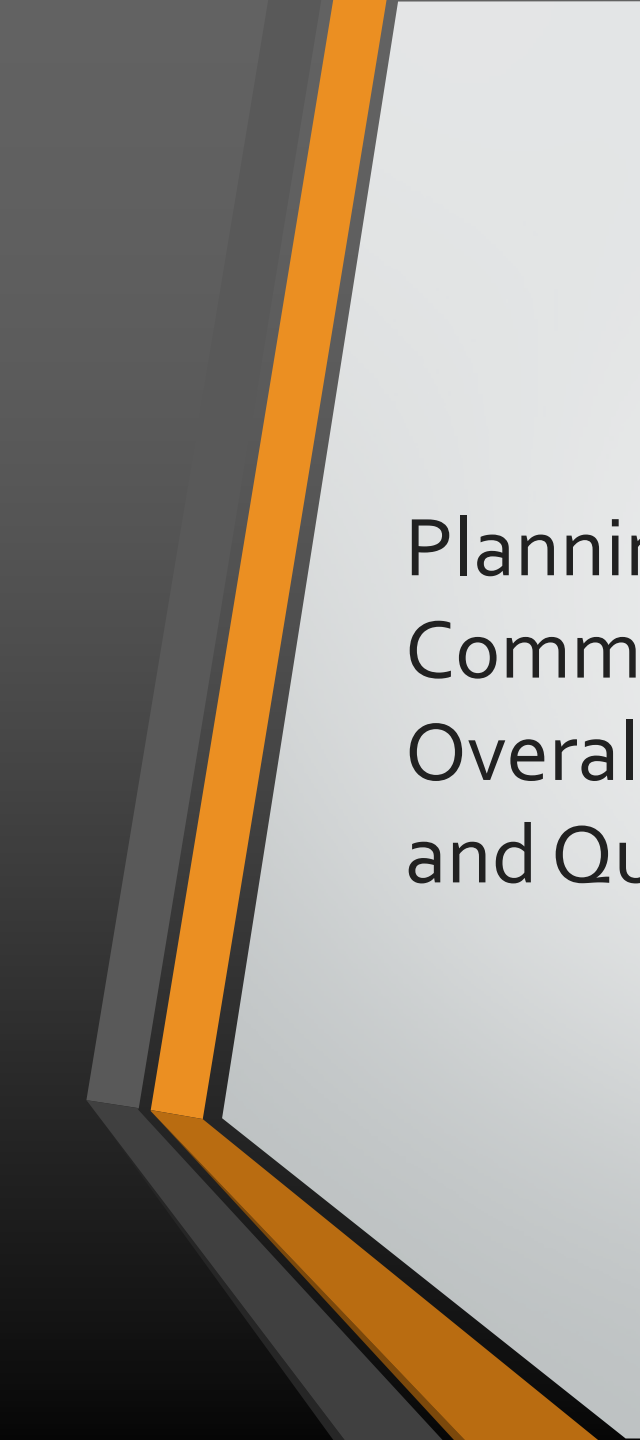


Planning Commission Overall Concerns and Questions

- Were Property Owner Rights going to be adversely affected?
- Was the ARB “protecting” more properties than the HPB?
- What are the specific historic resources that the City wants to protect?
- Are there duplications of effort, conflicting responsibilities, and variations in standards between the HPB and ARB?
- Does the City want to change the nature of the HPB from an advisory Board to another Board involved in land development decisions?

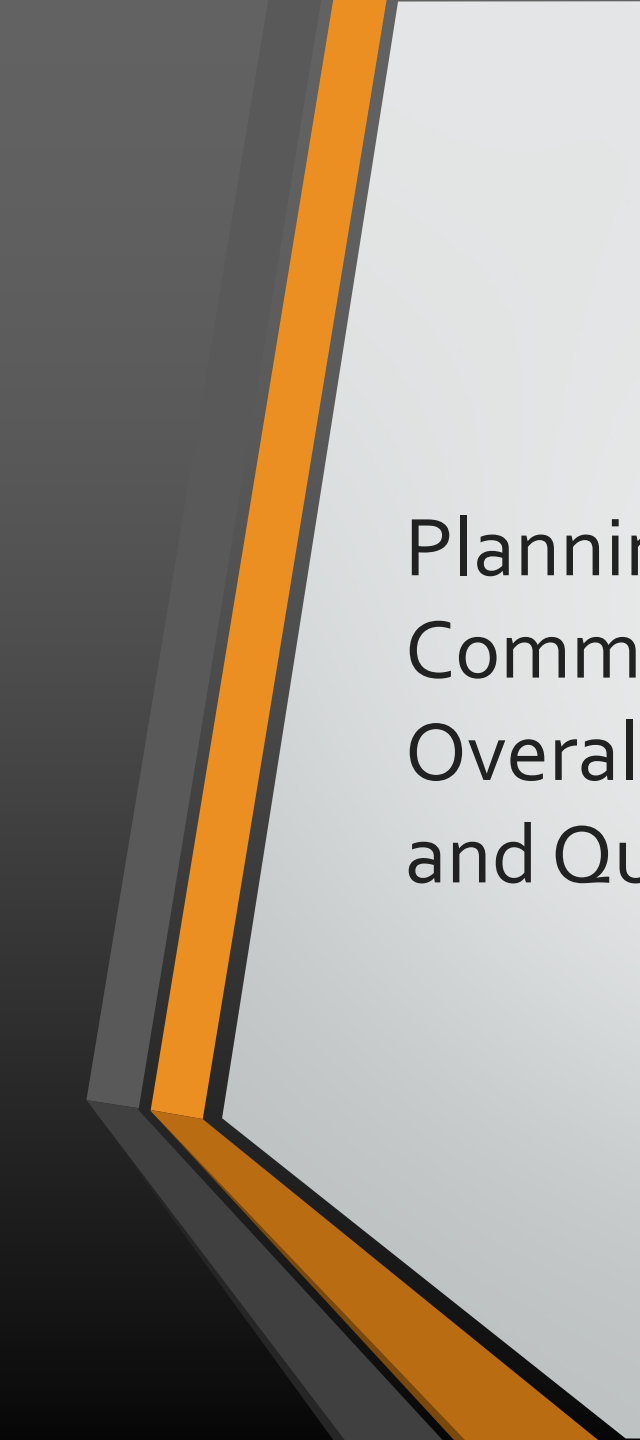
Planning Commission Overall Concerns and Questions

- Were Property Owner Rights going to be adversely affected?
 - We believe removing **“Consent of the owner. Notwithstanding any provision of this section, no property or resource shall be placed on any register without the prior written consent of the owner of the property or resource.”** and substituting **“Nomination forms shall be reviewed, discussed, and agreed upon with owner(s) prior to filing with the City...”** could adversely affect property owner rights. Prior written consent is a stronger measure of owner agreement with being placed on the Local Register.
 - We also believe the HPB proposed language **“the historic preservation board may recommend to the city council the designation of Local Historic Districts where no more than fifty percent (50%) of the properties owners whose property is located within the boundaries of the proposed district object to the designation.”** is not a sufficient threshold for establishing such a district. The LDR draft states that a nomination for a local historic district **“...must include a written concurrence by at least 66 percent of all property owners within the proposed district. All contributing properties for the proposed district must provide a written consent to be designated as a contributing property owner(s) ”**



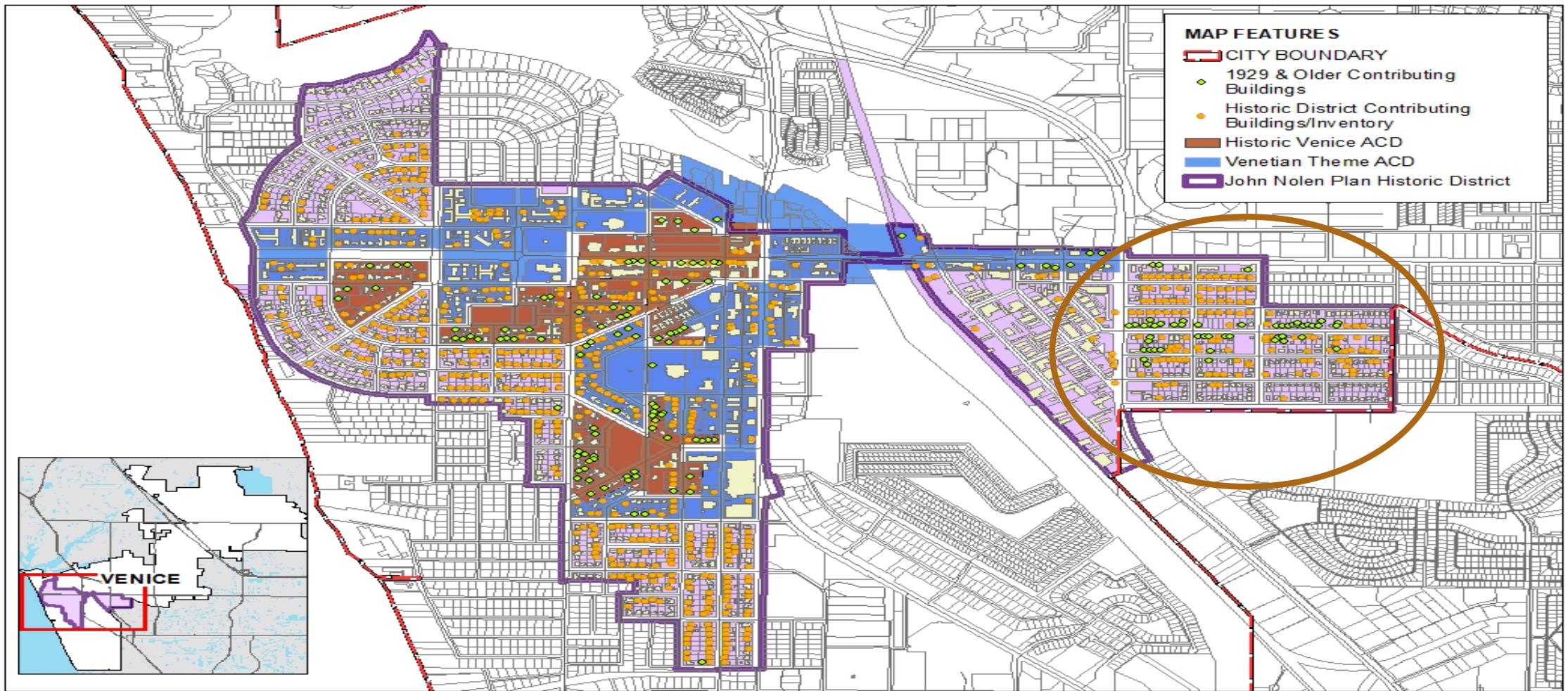
Planning Commission Overall Concerns and Questions

- Was the ARB “protecting” more properties than the HPB?
 - Yes, as the numbers show; particularly, with respect to historic resources build around the John Nolen timeframe (1929 and older).
 - Also, having two review standards applied for buildings built around the same time allows them to be treated differently with respect to proposed additions, alterations, demolitions and relocations.



Planning Commission Overall Concerns and Questions

- What are the specific historic resources that the City wants to protect?
 - While this is ultimately a policy question, the LDR draft focuses on historic resources 1929 and older for historic preservation.

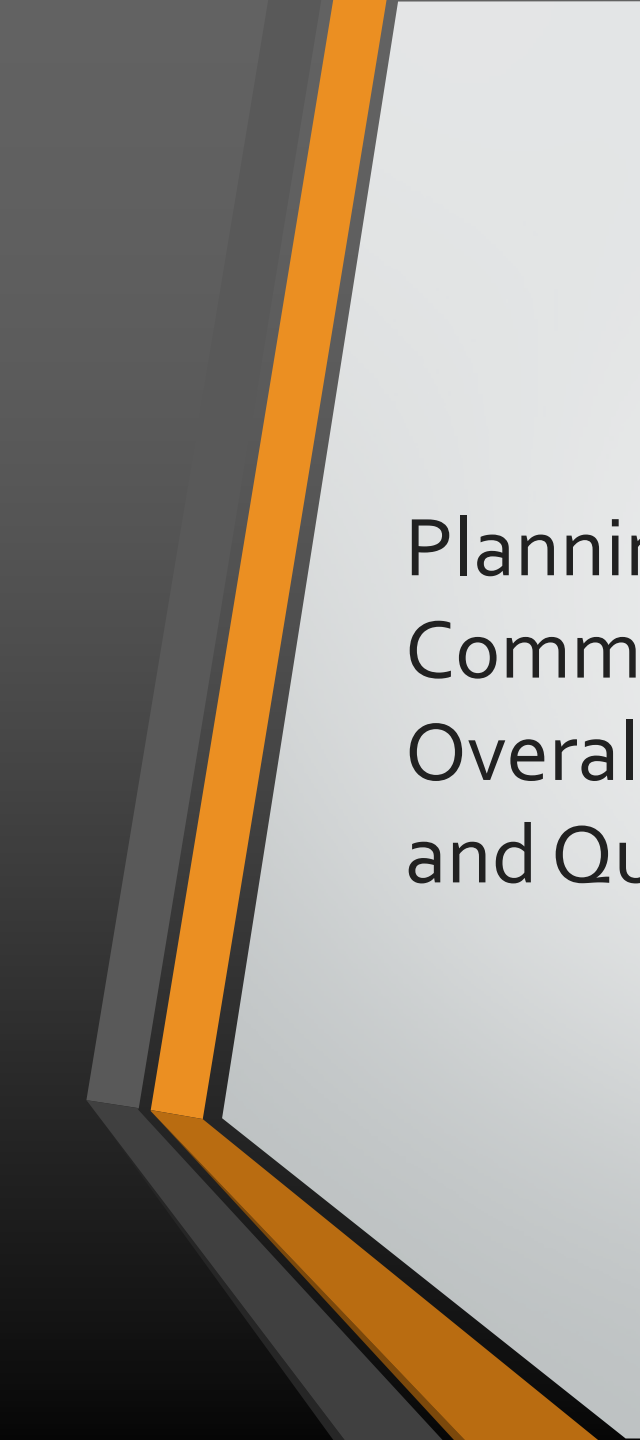


CONTRIBUTING PROPERTIES
PLANNING AND ZONING DIVISION

0 1,500 3,000 Feet

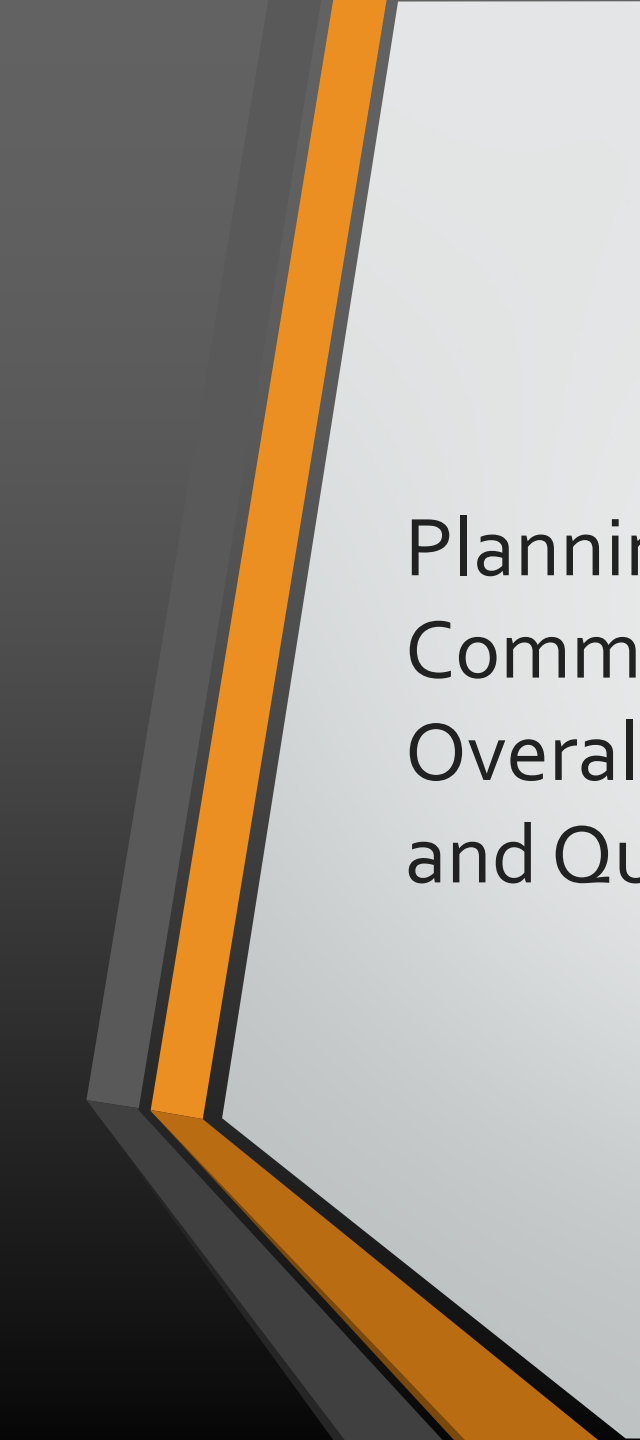






Planning Commission Overall Concerns and Questions

- Are there duplications of effort, conflicting responsibilities, and variations in standards between the HPB and ARB?
 - As currently established, there are inconsistencies with respect to
 - Standards for evaluation.
 - Demolitions.
 - Establishing of historic districts.



Planning Commission Overall Concerns and Questions

- Does the City want to change the nature of the HPB from an advisory Board to another Board involved in land development decisions?
 - Again, a policy question. We think one Board addressing the preservation of the City's historic architectural aspects would be the better approach.

A word about Certified Local Government (CLG)

The HPB draft include a number of items needed to become eligible for a CLG designation:

- A definition of Certified Local Government.
- A statement that “the Board’s geographic area of jurisdiction shall be the same boundaries of the City of Venice.”
- The disciplines required of members of the Board:
 - Historic preservation;
 - History, archaeology, folklore, or anthropology;
 - Architecture, historic architecture, or architectural history;
 - Land use planning or historic preservation planning;
 - Real estate, land development, general or building contractor;
 - Landscape architecture or historic landscape architecture.
 - Conservation, curation, or museology;
 - Preservation law;
 - Professional engineering; or
 - Finance.
- A statement that “the city council shall appropriate funds to permit the historic preservation board to perform its prescribed functions, including attending pertinent informational or educational meetings, workshops and conferences.”
- A statement that “the Historic Preservation Board and the Historical Resources Manager will be responsible for meeting all requirements of the Certified Local Government Program.”

We concluded that a proper cost/benefit analysis was needed before final action to include CLG requirement in the LDRs.