

From: [Lori Stelzer](#)
To: [City Council](#)
Cc: [Kelly Fernandez](#); [Jeff Shrum](#)
Subject: FW: Pensacola home
Date: Thursday, October 8, 2020 4:17:30 PM

Please see email below re: the appeal for 233 Pensacola Road. This email will be added to the record, but was received after publication of the agenda, so it is not included in the agenda packet. 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: Tobe Cookingham <tobecookingham@gmail.com>
Sent: Thursday, October 8, 2020 11:36 AM
To: Architectural Review Board <ArchitecturalReviewBoard@venicegov.com>
Subject: Fwd: Pensacola home

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

Sent from my iPhone

Begin forwarded message:

From: Tobe Cookingham <TOBECOOKINGHAM@GMAIL.COM>
Date: October 8, 2020 at 11:34:53 AM EDT
To: architecturaireviewboard@venicegov.com
Subject: Pensacola home

I urge you not to destroy another historical home on the Island. The charm of Venice Island is that it has maintained it's historical and original look until recently. We do not want to nor should we look like a development
The home on Pensacola is about money not keeping the integrity of the Island
Please do not allow the destruction of this home On Pensacola Ave
Tobe Cookingham

Sent from my iPhone

From: [J H](#)
To: [City Council](#)
Subject: 233 Pensacola
Date: Sunday, October 11, 2020 4:22:14 PM

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

Dear City Council,

As I will not be able to attend your meeting Tuesday when you discuss item 20-4733, "Consider and Act on Appeal of Architectural Review Board's Approval of Petition PLAR20-00235 for the Property Located at 233 Pensacola Avenue", I thought it best to write you to explain why I signed the petition to appeal. My main concern was the cost of the remodel in relation to the value of the land. I thought that an original 1926 house deserved more than a ballpark estimate, even though it was from a highly qualified contractor, to assure that all facts were authenticated. During the ARB appeal of the property, a citizen stated that he made an offer to the current owner of the property for "fair market value" at \$240,000. It makes little sense to start a rehabilitation project at a cost of over \$300,000 with no guarantee that the project could be completed for that amount nor that the structural integrity of the building could be maintained with that type of extensive rehabilitation.

In the nine years that I served on council, I recall only one historic building hearing and that was one of the original apartments on Armada. The owner of the apartment started a restoration of the building but ran into several issues that increased the cost substantially and he was asking permission to tear it down. We did work with the owner and the building was saved and is currently rented out so that project had a happy ending

Several times our council discussed developing standards for historic structures, but we never had sufficient budget or personnel to follow through, there were always more pressing issues to deal with. Hopefully the demolition of this house will make the establishment of standards for historic structures more urgent and future councils will not have to deal with this topic. As it currently stands, you have little direction from LDR's or other ordinances or operation manuals as to how to proceed and I can think of no ordinance that says you can stop a person from demolishing a building, especially one that is in disrepair and potentially dangerous if it were inhabited.

Thank you for taking time to read this, I know your deliberation is quasi-judicial so please do not respond.

Sincerely,
John Holic

From: [Elizabeth Intagliata](#)
To: [City Council](#)
Subject: 233 Pensacola Road: Appeal to overturn 4-2 ARB Board vote to demolish this historic structure.
Date: Monday, October 12, 2020 11:44:47 AM

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

Dear Mayor Feinsod & City Council Members:

The 233 Pensacola Road home is a contributing 1920 era structure in the John Nolen Plan of the Venice Historic District listed in the National Register of Historic Places. Consequently, it should NOT be demolished.

I refer each of you to the Supreme Court decision decided on June 26, 1978.

Title: PENN CENTRAL TRANSPORTATION COMPANY et.al.,Appelants, v.City of New York et.al.

In that decision, the Supreme Court of the United States upheld the constitutionality of New York's landmarks law..effectively not only for that city but for all 50 states. This ruling has great significance in property rights jurisprudence and is relevant today. In the body of the above 1978 decision it is stated: "...it does not follow that landmark laws ,which embody a comprehensive plan to preserve structures of historic or aesthetic interest, are discriminatory, like "reverse spot" zoning."

To see the full text here is the website address:

<https://saving places.org/stories/the-price-of-saving-grand-central-terminal-#.X1VOMGdKiu4>

In our opinion, the ARB Board did not pursue getting answers & proof of what the owners did to enhance the "inside" of the house. Mr. Mussellman said the ARB Board decides on demolitions on the cost of renovation but the board was told "there weren't any." The four ARB Board members who voted "to demolish"..should have insisted on an answer.

Each of you who sit on the City Council have told the voters that you are leaders. Now is the time to show that leadership. Take the time to look into the City of Sarasota which is a Certified Local Government city. Ask about the grants available to those who are a Certified Local Government city.Take the time to look into Sarasota County's Historic Preservation Ordinance & Historic Preservation Board. Ask questions & gather information readily available. Also, the powers that were taken away from the Venice Historic Preservation Board & given to the ARB Board should be restored. Ask why this was done in the first place.

A "key" component of Venice Main Street (part of the Florida Main Street program) is Historic Preservation.

Venice Historic Trolley Tours bring people downtown to eat & shop. The Venice Train Depot tours bring people downtown to eat & shop. Historic Tourism is a "key" component to saving our Venice Historic properties.

Many of us visit the ancient sites of Rome that although centuries old have been preserved.

Savannah,Georgia has historic tours of home dating back to the "Colonial Period" of American History.

Charleston. S. C. has homes dating back to the days of the American Revolution..all of this brings in tourism dollars. Yet in Venice, we are being asked to demolish a historic structure from 1926.

Please vote NOT to demolish 233 Pensacola Road or any historic home in the John Nolen Plan of the Venice Historic District..

Sincerely,
Betty Intagliata
Paul Intagliata
Venice, Florida

cc: City Manager

From: [Lori Stelzer](#)
To: [City Council](#)
Cc: [Kelly Fernandez](#)
Subject: FW: Appeal of house demolition
Date: Tuesday, October 13, 2020 8:04:56 AM

See Mr. Willson's request to be removed as an appellant.

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

From: screefrover@verizon.net <screefrover@verizon.net>
Sent: Monday, October 12, 2020 5:12 PM
To: Lori Stelzer <LStelzer@Venicegov.com>
Cc: Kelly Fernandez <kfernandez@swflgovlaw.com>
Subject: Appeal of house demolition

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

Dear Lori and Kelly,

I request my name be removed as an appellant in the case coming before city council tomorrow 10/13/2020 concerning demolition of the old house. I signed this petition believing I was supporting the desire to save the original homes whenever possible, and encouraging continued conversation on how that could be accomplished. While that desire remains intact, it was not my intent to have someone "represent me, or speak on my behalf" and I did not knowingly grant such authority. From this day forward I will speak on my own behalf, and represent my own opinions on the matter. Thank you for your efforts to accomplish my request.

Sincerely,

Bill Willson

From: [Edwin Martin](#)
To: [Ron Feinsod](#); [City Council](#)
Subject: Pensacola avenue
Date: Monday, October 12, 2020 7:38:35 PM

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

Dear Council Members,

Venice Heritage is asking you to prevent the destruction of a 1926 HOUSE. I understand an offer has been made to purchase the house and move it. The owners, I understand, have declined, but I am not informed as to why they prefer demolishing it prior to new construction .

I hope you will examine alternatives with the view of preserving Venice history.

The owners wish to build a two-story new house which would be incompatible with all the other houses on that side of the street. Whatever decision you make, please maintain the one story historical block.

Here are some photos taken today.

Thank you.

Ed Martin







THIS PROPERTY CONTRIBUTED TO THE
243
PENSACOLA ROAD
BUILT 1926

From: [Nancy DeForge](#)
To: [City Council](#)
Subject: Fwd: Reject demolition of 233 Pensacola Road
Date: Monday, October 12, 2020 3:54:20 PM

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

----- Forwarded message -----

From: **Nancy DeForge** <ndeforge13@gmail.com>
Date: Fri, Oct 9, 2020, 2:11 PM
Subject: Reject demolition of 233 Pensacola Road
To: <rfeinsod@venicegov.com>

Greetings Mayor Feinsod and Venice City Council,

I am writing as a concerned citizen, and a member of the Venice Historical Society to appeal to you all to reconsider the 4-2 vote in August by the Architectural Review Board to demolish a 93 year old house at 233 Pensacola Road, which is a "contributing structure" of the John Nolen Plan.

Have you each walked this neighborhood? Number 233 is one of four 1927 era houses on the same side of Pensacola Road. On the opposite side of this house are lovely Mediterrean style residences.

Number 233 has an asphalt parking lot in the back and may have been used as a business. I Don't know the history of its occupancy.

I want to encourage you to gather MORE EVIDENCE on this request to demolish this historic structure, which is listed on the Florida Master Site File of historic structures!

If the city's Architectural Review Board hasn't done a thorough job of protecting this historic structure, YOU CAN. The Historic Preservation Board, and citizens with experience in preserving Venice's heritage would be quite willing to work with you.

Though this house has been altered with 1960's era windows, the rest of it's architecture exemplifies the Northern Renaissance design of the other 3 houses built around 1927 on this street.

I suggest you DEMAND to see a detailed list of estimates to restore this structure for a residence. Forget that Greg Hassler, contractor, said, "I'd be embarrassed to tell them(owners) what it's probably going to cost them to bring it up to what it should be." He needs to show the ARB, and you all, the costs.

This structure, because of its historic designation, "may" qualify for tax incentives derived from the total value of expenses incurred in preserving the property. Would this be possible? You, as Mayor, and the Council have a chance to keep the legacy of Venice as a SIGNIFICANT historic place to visit, thanks partially to John Nolen's plan and the unique architecture of its original homes 93 years ago.

The value of 233 Pensacola Road was at least recognized by the Florida Master Site File.

In closing, I hope you can stay away from setting a precedent for future historical structures in Venice who may come up for demolition .

I thank you all for any effort to vote against this particular request for demolition.

Sincerely,

Nancy DeForge