



City of Venice

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

Meeting Minutes Historic and Architectural Preservation Board

Thursday, February 13, 2025

9:00 AM

Community Hall

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, Kyle Vartanian and Bruce Weaver

Also Present

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

III. Approval of Minutes

[25-0081](#)

Minutes of the HAPB January 9, 2025 Regular Meeting.

A motion was made by Vice Chair Trammell, seconded by Ms. Dearybury, to approve the minutes of the January 9, 2025 meeting as written. The motion carried unanimously by voice vote.

IV. Audience Participation

There was no one signed up speak.

V. Public Hearing

[PLAR25-000](#)
[02](#)

Nomination for 101 The Esplanade South (Venice Beach Pavilion) to the Local Register of Historical Resources
Staff: Harry Klinkhamer, Historical Resources Manager
Owner: City of Venice

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.

Historical Resources Manager Klinkhamer, being duly sworn, presented the nomination for the Venice Beach Pavilion, constructed in 1964, designed by William Lindh and Cyril Tucker, architectural style, qualifying categories, historical significance, historical photograph, video on hyperbolic paraboloid construction, roof material, present day photograph, and answered board questions regarding whether it would qualify for grants and incentives, current structural standing after storms, and awards received for use of material.

Discussion took place regarding exemption from the 50% FEMA rule if registered, history of youth's use of pavilion, architectural style, cultural importance, timeline to finalize registration, grant deadlines, cost for repairs needed, and designer's influence in City.

Chair Beebe closed the hearing.

A motion was made by Mr. Barrick, seconded by Ms. Dearybury, to recommend to City Council approval of nomination PLAR25-00002 as presented by staff for nomination to the Local Historic Register. The motion carried by following roll call vote:

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

VI. New Business

[25-0082](#)

Local Register Forum Discussion

Staff: Harry Klinkhamer, Historical Resource Manager & Nicole Tremblay, Planning & Zoning Senior Planner

Senior Planner Tremblay and Historical Resources Manager Klinkhamer spoke on postcard sent last year, holding a local register forum, having a Board member present, holding forum at library in evening, Venice Heritage partnership, providing information on Local Register compared to National Register, offering public question and answer segment, possible dates, preparation needed, advertising, contractor's participation, and providing updates during planning process.

A motion was made by Vice Chair Trammell, seconded by Ms. Dearybury, to designate Mr. Barrick to represent the board at the Historical Register Informational Forum. The motion carried unanimously by voice vote.

[25-0083](#)

Mark Beebe, HAPB Chair - 2025 Historical and Architectural Preservation Board (HAPB) Annual Report to City Council

Discussion took place regarding annual report, board achievements, and adding a priority to proceed with updating the color index.

A motion was made by Mr. Weaver, seconded by Vice Chair Trammell, to approve the annual report to present to City Council. The motion carried unanimously by voice vote.

VII. Board Discussion

Discussion took place regarding next meeting, status of Miami Ave building, status of circus tent property, last joint meeting with Planning Commission, review of local register nominations that are non-Nolan era, Legislative Referral process to update Board's authority, including recommendation on annual report, expanding Board's authority to review nominations and alterations of all registered local properties within City, and suggested text language.

A motion was made by Mr. Barrick, seconded by Vice Chair Trammell, to amend the annual report to include a priority to seek text amendments to accomplish the board's purview over local registered properties. The motion carried unanimously by voice vote.

Board Discussion

Discussion continued regarding upcoming seat vacancy.

VIII. Staff Comments

Senior Planner Tremblay spoke on designating a board member to assist with updating the approved color palette.

A motion was made by Ms. Dearybury, seconded by Mr. Steketee, to designate Chair Beebe to work with staff and consultant on updating the color palette. The motion carried unanimously by voice vote.

Staff Comments

Senior Planner Tremblay and Historical Resources Manager Klinkhamer continued on recent code language changes in practice for Nolan era properties, insurance industries review of asphalt shingle roofs, pending text amendments, Certified Local Government (CLG) program annual report and renewal, and proposed state bill for allowing municipalities to enact legislation regarding ad valorem tax exempts.

IX. Adjournment

There being no further business to come before this Board, the meeting was adjourned at 10:03 a.m.

Chair

Recording Secretary