

City of Venice, Florida
Historic Landmark Designation Program Application

1. The Historic Landmark Designation Process

1. Application property report and \$_____ filing fee are received by the City of Venice.
 2. Application reviewed in the form of a public hearing before the Historic Preservation Advisory Board.
 3. Report sent to the State of Florida for review and comment.
 4. Application reviewed in the form of a public hearing before the Venice City Council.
2. Property Reports: Criteria for acceptance of Local Historic Landmark Designation

A report on the property's historical significance shall be submitted as application for review. Copies of approved historical designation reports are kept on file in the Planning & Zoning office and are available as reference materials. In order to be designated as a local historic landmark, a property must be at least 50 years old, have special historical significance, and maintain integrity of design, setting, workmanship, materials, or association. (Sometimes exceptions can be made to the 50 year requirement, if the property has particular significance). Properties already listed as a National Historic or Florida Historical Register or Sarasota County will have already met the City's criteria for acceptance.

Areas currently of special interest shall include original or contributing structures in the John Nolen Plan Historic Districts. Buildings that represent the Sarasota School of Architecture.

To have historical significance, a property must meet at least one (1) of the following criteria:

1. It is associated with events that contribute significantly to the history of the area.
2. It is associated with the life of a significant historical figure (local, regional, national)
3. It represents the work of a master craftsman or possesses high artistic values.
4. It has yielded or is likely to yield important historical information

A property has integrity if viewing the property conveys historical significance to the observer. Aspects of integrity include:

Design: The use of space and combination of elements such as ornamentation, materials, layout and form, convey the style of the property as it was originally conceived. The property has been maintained but not significantly altered from its original style.

Style: The surrounding elements such as the trees, bushes, fences and storage structures maintain and enhance the historical significance of the property.

Workmanship: The method of building conveys historical significance.

Materials: The current components of the building are original to the property and not a recreation. The existing structure is a maintained original structure, not a replica of the original structure.

Feeling: The property evokes a sense of a particular time period.

Association: The property is directly connected to a significant event or person.

3. Property Reports: What should be included?

For each proposed historic landmark, a report must be submitted detailing its historical, pre-historical, architectural, or cultural significance. The information in this report provides the basis for deciding whether a property should be designated as a landmark. The report should describe the findings of the investigation, providing information on each of the criteria for significance and integrity outlined above. It should include the following:

The property's name (both common and historical, if they can be determined)

The property's location (street address)

The names and addresses of the property's current owner

A concise statement of what is included in the proposed designation (structures, land, etc.)

Justification of the boundaries of the property proposed for designation

The date of original construction and of any later alterations

An assessment of the property's historical, pre historical, architectural, or cultural significance

An architectural or archaeological description of the physical elements of the property that is integral to its significance

A discussion of the property's historical background, period and locality

An evaluation of the property's integrity of design, setting, workmanship, materials, feelings and association.

A current photograph that clearly shows the overall property and supplementary photographs that show details, other facades and setting.

Interior photographs, if interiors are proposed for designation.

A site plan showing the property's location, including the locations of any outbuildings and appurtenant features and the boundaries of the area proposed for designation.

Any other information the local governing board deems necessary.

4. What Historic Landmark Designation Means:

Once a property is designated as a historic landmark, the owner can not demolish the property, move it, or substantially change the exterior features without a Certificate of Appropriateness (COA) issued by the Historic Preservation Board.

As a result of the Historic Landmark designation landmarks are subject to a 50% tax deferral for the real property designated. If a property is demolished or substantially altered to such an extent that it no longer retains historical significance, the City or the property owner can request a repeal of the ordinance designating the property as a local historic landmark. Once the ordinance is repealed, the property owner is required to pay three (3) years of back taxes benefits from the program.

5. The City of Venice's Historical Preservation Board Meetings:

The schedule for the Historical Preservation Board Meetings are posted on the City of Venice's website and calendar at _____. Please submit the property report and application filing fee of \$_____ at least 30 days prior to the scheduled meeting date.

6. For more information regarding the historic landmark designation process, please contact the Director of Historical Resources or the Planning Department of the City of Venice.