

From: [Sue Blue](#)
To: [Planning Commission](#)
Subject: approve
Date: Tuesday, September 7, 2021 9:55:15 AM

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Voting in favor of approving the variance. Sue Blue (HSOSC)

From: [Christopher Wilson](#)
To: [Planning Commission](#)
Subject: Coastal Zone Setback Variance for Walter Farley Residence
Date: Monday, September 6, 2021 9:40:15 PM

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Dear Venice Planning Commission,

This correspondence is in regards to the application by the current owners of the Walter Farley Residence (Ralph Twitchell and Jack West, 1956) at 1100 Sunset Drive, Venice, for a coastal zone setback variance.

I fully support the approval of such a variance on several levels -- the most basic of which is that when this structure was originally built, there was no such thing as a "coastal zone setback." That is: to require such a restriction for a structure that was built before any such rule came into effect seems illogical.

In addition to this reason, I would also bring to the attention of the commission the fact that the architects of the structure are VERY significant and that the original owner was a VERY prominent author and member of the Venice community throughout the 1950s, 1960s and 1970s.

Architect Ralph Twitchell (1890-1978) originally came to Sarasota as the "site architect" for New York City architect Dwight James Baum to oversee the construction of the John & Mable Ringling Mansion, or "Ca d'Zan," between 1924-26. Like most people who come down to Florida from northern climates, Twitchell enjoyed his time in Sarasota and when the mansion was completed, proceeded to quit his NYC job, set up his own practice and move down to Sarasota.

In the 1930s, growing uneasy with the dark and damp "Mediterranean Style" that was in fashion at the time, Twitchell began to formulate an architecture of open spaces, large walls of glass and strong indoor/outdoor relationships that he saw as more suitable to the Florida climate. After the construction of Frank Lloyd Wright's Florida Southern College (Lakeland) in 1939, and the arrival of recent architectural graduate Paul Rudolph (1918-1997), with whom he partnered between 1948-1951 (and who would later go on to become a world-famous architect), Twitchell developed these thoughts into what is now called "The Sarasota School of Architecture." In brief, this is modern architecture that has been adapted to the Florida climate.

Following the departure of Rudolph, Twitchell then partnered with young architect Jack West (1922-2010), who would also embark on an illustrious career of his own after Twitchell. The Walter Farley Residence was one of their many structures built to enjoy the natural beauty of Florida and also provide shelter from its harsh sun and rains. In June 2019, I had the pleasure, while Chairman of the Board of the Sarasota Architectural Foundation (SAF, now "Architecture Sarasota"), to host an open house of the structure when it was for sale. At this event, the SAF brought down famous choreographer Alice Farley from New York, who talked about the wonderful experience of growing up in such a house directly in contact with the sun, sand and sea. Such a relationship WAS and IS only possible because of its close proximity to

the shoreline -- not possible today because of the "coastal zone setback" that was previously-mentioned as not existing at that time.

Walter Farley, as you may already know, was the author of the famous "Black Stallion" series of books who chose to live in Venice, and commissioned such a residence, in order to be close to nature. Walter and Rosemary Farley were tightly integrated into Venice and its literary community. They were founding members of the Friends of the Venice Library and also hosted gatherings in their home for members of the Ringling Brothers and Barnum & Bailey Circus.

In summary, I whole-heartedly support a coastal setback variance for the Farley Residence, based on the following three factors:

- 1- It is a rule that post-dates the structure by about 30 years.
- 2- The architects are both state-wide and nationally famous.
- 3- The original owners were both locally integrated and internationally famous.

Thank you very much for your time. Please do not hesitate to contact me should you have any questions,

Dr. Christopher S. Wilson
Architecture and Design Historian
Ringling College of Art + Design
Sarasota, Florida, USA

and

Scholar-in-Residence
"Architecture Sarasota"
Sarasota, Florida, USA

From: [Lori Stelzer](#)
To: [Rebecca Paul](#); [Lisa Olson](#)
Cc: [Roger Clark](#); [Toni Cone](#)
Subject: FW: Planning Commission Meeting Tuesday Sept. 7th : Re: Farley House Variance
Date: Tuesday, September 7, 2021 7:46:17 AM

FYI – for distribution.

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

From: Elizabeth Intagliata <ejane5761@aol.com>
Sent: Monday, September 6, 2021 1:22 PM
To: Lori Stelzer <lstelzer@venicefl.gov>
Subject: Planning Commission Meeting Tuesday Sept. 7th : Re: Farley House Variance

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To: Chair Barry Snyder & all members of the Venice Planning Commission

I cannot attend your meeting on Tuesday Sept. 7th; hence the reason for this e-mail.

Re: Farley House Variance requested by property owners Craig & Julie Hoensheid

I am in support of granting a variance on this property as submitted by the property owners & their attorney.

The variance would help save that portion of the home designed by Ralph Twitchell. Sarasota School of Architecture and keep the Farley home intact...I wish the famous writer who chose to build in Venice..where hear to speak to this. I feel he would say that the Planning Commission would save a very relevant piece of Venice and Sarasota County history if it votes in favor of this variance.

Sincerely,
Betty Intagliata
Founder, Venice Area Historical Society
Founding Member: Venice Main Street
Board Member, Sarasota Alliance for Historic Preservation
Board Member, History & Preservation Coalition of Sarasota County

From:
To:
Cc:
Subject:
Date:

From: Elizabeth Intagliata <ejane5761@aol.com>
Sent: Monday, September 6, 2021 1:22 PM
To: Lori Stelzer <lstelzer@venicefl.gov>
Subject: Planning Commission Meeting Tuesday Sept. 7th : Re: Farley House Variance

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Sincerely,
Betty Intagliata
Founder, Venice Area Historical Society
Founding Member: Venice Main Street
Board Member, Sarasota Alliance for Historic Preservation
Board Member, History & Preservation Coalition of Sarasota County

From: [Steve Farley](#)
To: [Planning Commission](#)
Subject: Farley House
Date: Tuesday, September 7, 2021 11:51:16 AM

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Hi -- I hope the planning commission can see the way clear to grant the zoning variance for the Farley House in Venice.

It was a wonderful place to grow up. My father wrote many of his Black Stallion books there. It would be great to know that some of the place will remain as it was.

Steve Farley

From: [Sarasota Alliance for Historic Preservation](#)
To: [Planning Commission](#)
Cc: [Dave Baber](#); [Erin DiFazio](#)
Subject: Letter in Support of Waiver For Walter Farley House
Date: Thursday, September 2, 2021 12:02:38 PM
Attachments: [SAHP Farley Letter To Venice Planning Commission Board.pdf](#)

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To Venice Planning Commission:

Please accept this letter of support from the Sarasota Alliance For Historic Preservation for the applicant's request for a waiver of the Gulf Beach setback requirements from the Venice Planning Commission, for the planned work to be performed on the Walter Farley home and property in Venice.

Thank you in advance,

Tom McArdle, Treasurer
on behalf of Dave Baber, SAHP

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Post Office Box 1754
Sarasota, Florida 34230
941-254-3002
www.preserveSRQ.org

Mission~ to preserve and enhance historic preservation

From: [Gary Anderson](#)
To: [Planning Commission](#)
Subject: Regarding Agenda item 21-12VZ
Date: Monday, September 6, 2021 6:27:56 PM

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September 6 2021

Venice Planning Commission Board
401 W Venice Ave
Venice FL 34285

Re: Agenda item 21-12VZ Gulf Beach Setback Variance Request
1100 Sunset Dr
Venice FL 34285

Dear Commissioners:

I'm the property owner whose property borders 1100 Sunset Dr Venice on the south side. I feel very positive about the variance request. It will mean that the original structure will be saved (a true treasure) and the addition of a new structure connecting the two will only improve the entire area. I do not want to see the removal of the Walter Farley home designed by Ralph Twitchell become lost to the Venice community.

I have met the Hoensheids and I believe they will create a lovely new home as well as preserving the original Walter Farley home next to mine if given the opportunity to pursue their plans

Yours Truly,

Leora J Nelson

Property owner

1104 Sunset Dr

Venice FL 34285



SARASOTA ALLIANCE
FOR HISTORIC PRESERVATION

September 2, 2021

Venice Planning Commission Board
401 West Venice Avenue
Venice, FL 34285
planningcommission@venicegov.com

Re: Gulf Beach Setback Waiver Request:
Walter Farley House, 1100 Sunset Dr., Venice

Dear Commissioners:

The Sarasota Alliance for Historic Preservation (SAHP) is endorsing the request by the new owners of the former Walter Farley house, Craig and Julie Hoensheid, for a waiver of the Gulf Beach Setback Line. This waiver is critically important to preserve the original Walter Farley family home and his writing studio. The loss of the Farley home and studio would be a tremendous blow to the City of Venice and to the numerous fans of this well-known 20th century Venice resident and renowned writer. The property is on the Florida Trust for Historic Preservation's Eleven-To-Save list.

The SAHP believes that the Hoensheids, with the expertise of Hall Darling Design Studios, have gone to great lengths to understand the historical significance of the Walter Farley home. They have conceptually designed a new home that will incorporate a restored the original Ralph Twitchell structure in a sensitive manner that will allow it to maintain visibility and its most significant historical integrity.

The SAHP is also aware that the more recent addition to the original Farley house is not salvageable due to its advanced state of decline. We regret that the entire structure cannot be saved and restored but believe the original home and studio, which was better constructed and is in much better shape, represent the most critical historical elements.

It is our understanding that without the waiver of the Gulf Beach setback, the entire Ralph Twitchell & Jack West structure will be lost to demolition. This must be avoided.

Walter Farley, as you know, is a Venice treasure whose work is memorialized at the Venice Library with the Walter Farley Literary Landmark, a museum-quality historical display.

In conclusion, the Hoensheids have made a large financial commitment to preserve this structure, one that is singularly unique in its architectural significance, contribution to our cultural heritage, the financial commitment of its owners to restore it and its importance to the City of Venice. The Commission Planning Board has the power to preserve the most significant aspects of Walter Farley's home and studio.

We ask that you exercise this power for the good of the community.

Yours Truly,

Dave Baber TMc

Dave Baber
Vice President and Chairman of the Historic Preservation Committee
Sarasota Alliance For Historic Preservation

Sarasota Alliance For Historic Preservation, Inc.
PO Box. 1754 | Sarasota, FL 34230 | 941-254-3002 | sahp.mailbox@gmail.com

From: [Kathleen Perlman](#)
To: [Planning Commission](#)
Subject: Saving Historic Sarasota
Date: Friday, September 3, 2021 3:21:18 PM

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Please, Please, Please work with people to help preserve these aspects of Sarasota that make our city so unique, historic, and special. The growth is crazy in our county. So many people are attracted to our beautiful city. That is what makes it special. Highrise modernity is everywhere. We need some of it, but not at the expense of the character.

Thank you!

An almost 20 year resident who loves Sarasota!

From: [Martie Lieberman](#)
To: [Planning Commission](#)
Subject: Sept 7 Please Vote YES to 1100 Sunset Variance Request
Date: Monday, September 6, 2021 11:20:31 AM

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Dear Planning Commission,
I humbly ask that you agree to grant the variance requested by the owners of the Farley property at 1100 Sunset, so they can save and adapt this important historic resource for future generations.

Thank you,
Martie

Martie Lieberman | 941.724.1118 direct
Premier Sotheby's International Realty
VISIT [modernsarasota.com](https://www.modernsarasota.com)

From: [CaT Lubin](#)
To: [Planning Commission](#)
Subject: The Walter Farley house
Date: Friday, September 3, 2021 10:01:07 AM

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Good morning, and thank you for your time. I am hoping you will grant the variance needed to save the Walter Farley home. As a Sarasota native, I have witnessed the loss of many great historically significant buildings. This particular scenario seems to be ideal for the preservation of one of them. The owners want to preserve it, they can and all they need is your help to do so.

This author was significant to many of our childhoods, and the history of this place should be honored as well. If you can save this historical home with some permissions and paperwork, I hope that you choose to do so.

Be well.

- Carolyn Lubin

From: [Dan Heschmeyer](#)
To: [Planning Commission](#)
Subject: Variance for the Farley Property
Date: Friday, September 3, 2021 6:19:49 PM

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Hello Planning Commission,

My name is Dan Heschmeyer and I have been a real estate broker for almost 32 years. I live on the island of Venice.

My partner and the listing agent, Martie Lieberman of Premier Sotheby's International Realty, were interviewed and chosen by the Farley family to represent them on the sale of their family home. Ms. Lieberman was selected as she is recognized nationally for her expertise selling and extensive knowledge on the Sarasota School of Architecture and its impact nationally in the 40's, 50's and 60's.

The farley family heirs were hoping against hope that their home and father's writing studio of 65 years could be saved and restored. We worked for two years with buyers from around the world who recognized the architectural importance of this historic structure. Unfortunately the property needed extensive renovations and would require a significant investment of time, talent and financial resources to preserve.

After two years and at least 12 offers on and hundreds of showings of the home and studio we were lucky to meet and work with Julie and Craig Hoenshied who purchased the home earlier this year with the intent of preserving and restoring this architectural gem and cultural heritage of the Farley's contribution to Venice. They have spent the last 10+ months working with Hall Darling Architects, Ball Construction and many other professionals to develop a plan that would restore the Farley home and expand it to include their new home as part of the plan. You will see that plan on Tuesday, 9-7-21.

Some of you may or may not be aware of Walter Farley, author of nearly 40 books and internationally acclaimed children's author and his wife Rosemary. They, with a few of their friends, started Friends of the Venice Library which raised funds to establish a library here in Venice. Prior to the Venice Library, Walter Farley would go to the local elementary schools and read to children and encourage them to read on their own but there was no local library. I believe that Walter and Rosemary Farley and their four children have been a valuable part of Venice history. The Hoenshieds want to preserve that history and make Venice their new home and contribute to our unique and special place to live, work and play.

I hope you will grant the variance they request and allow them to save this historic home and build their new home.

Thank you for your time and consideration and all of your volunteer time, energy and service to our community.

Kind Regards,
Dan Heschmeyer

--

Dan Heschmeyer
Broker/Associate Gulf Shores Realty
981 Ridgewood Ave Venice, FL 34285
Cell; 941-544-1222
Office; 941-445-4555
Email; dhvenice@gmail.com

Former Member of the Board of Directors, Stellar MLS
Website: gulfcoastlivingfl.com

From: [Nancy DeForge](#)
To: [Planning Commission](#)
Subject: Variance for Walter Farley house
Date: Tuesday, September 7, 2021 10:52:00 AM

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Greetings:

After attending many of your meetings in person, I find that the proposed variance for the Walter Farley house truly is in the realm of previous variances you have granted in the past.

The most significant element for "historic" Venice is the fact that the owners of the Walter Farley house have agreed to preserve the key part for generations to come as an example of an important phase of architecture, studied even today!

It is in the best interests of "historic" Venice to keep and preserve this important Architectural example for others to study and see.

I highly approve of you granting this variance, and I THANK YOU in advance.

Sincerely,

Nancy DeForge

332 Laurel Hollow Dr

Nokomis, FL

From: [Alice Farley](#)
To: [Planning Commission](#)
Subject: Walter Farley House
Date: Tuesday, September 7, 2021 10:54:41 AM

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Dear Planning Commission,

This is Alice Farley, daughter of Walter and Rosemary Farley.

I am hoping for the best for the meeting today toward the preservation of my parents home., thank you for considering this. They loved that unique house, and the legacy of my fathers writing was really bound up in that house, in being able to write 30 books in that house. (With time to sail in the Gulf and run on the beach between chapters). Living there that house weathered 50 years of storms, and that house held up (when many others did not). The fact that so many ideas were born in that house was the greatest value of all.

It is a great legacy for Venice as well and I hope it can be saved.

Good luck to all.

Best wishes

Alice

--

Looking Glass Productions, Inc.

Alice Farley Dance Theater

812 Broadway 3rd fl.

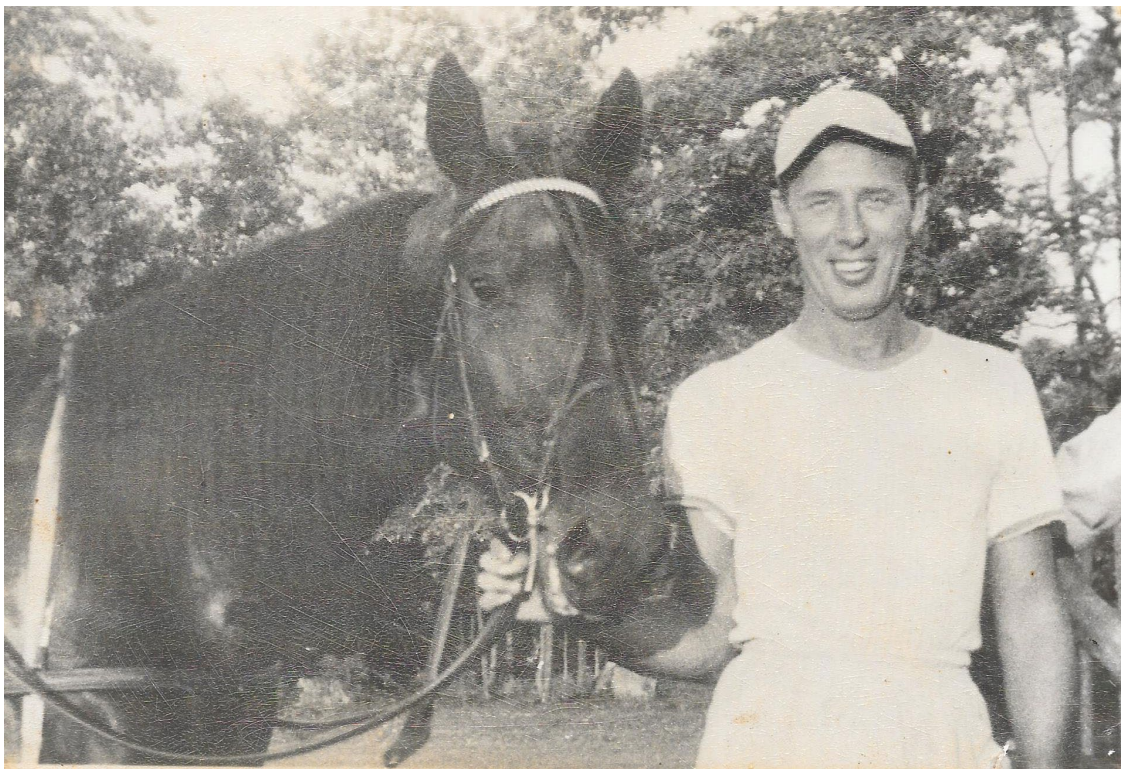
New York, NY 10003

646 263-6516

alicefarleydancetheater.com

<https://www.instagram.com/alicefarleydance/?hl=en>









From: [Sue Lehrer](#)
To: [Planning Commission](#)
Subject: Walter Farley House
Date: Monday, September 6, 2021 1:13:31 PM

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Please support approving the variance in order to save this important historic resource.

Thank you kindly

--

Sue Lehrer PhD
713-524-3629

From: [Jan Friend-Davis](#)
To: [Planning Commission](#)
Subject: Walter Farley House
Date: Friday, September 3, 2021 7:21:45 PM

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To Planning Commissioners

Please take the important step to allow the owners to build their addition to this very historic house. You've allowed many other variances to properties with far lesser Historic implications.

Sincerely,
Jan Friend-Davis

From: [blcookson](#)
To: [Planning Commission](#)
Subject: Walter Farley House
Date: Friday, September 3, 2021 1:00:56 PM

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I am wish to express my concern over the future of this wonderful property. I am behind the owners and their desire to rehab and add on to this historic home.
Thank you.

Bette Lou Cookson
3232 Pink Oak Terr
Sarasota 34237

Sent from my Galaxy

From: [Pamela Shofner](#)
To: [Planning Commission](#)
Subject: Zoning Variance Farley residence
Date: Friday, September 3, 2021 10:49:10 AM

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I strongly support approving this variance to save the historic Farley residence. I am a member of the National Trust for Historic Preservation and a Mid Century Modern advocate.

Regards,

Pam Shofner
990 Sea Fox Rd
Venice, FL 34293