

Hoensheid | Farley Residence – Variance and Project FAQ

If you have questions, please call or email Glenn Darling or Doug Driscoll of Hall Darling Design Studio.

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Meeting Date: 12 October 2021

Meeting Time: Meeting starts at 9:00 am

Meeting Location: Venice City Hall
401 West Venice Avenue
Venice, Florida
941.486.2626

Introduction:

Craig and Julie Hoensheid purchased the Farley Property in 2020 with the intent of constructing a new residence, performing a historic rehabilitation to the 1954 portion of the Farley Residence, and a historic restoration to the 1958 Farley Studio.

What is the variance being requested?

In the City of Venice, construction activities seaward of the Gulf Beach Setback Line (GBSL) require a variance from the City's Zoning Code.

The historic Farley Residence and the proposed addition for the Hoensheid's are located seaward of the GBSL.

Where can I find information on the variance request?

The City of Venice's Staff report for the variance can be found here:

[City of Venice Staff Report 1100 Sunset Drive](#)

Why is a variance needed?

Making the Farley Residence a part of their daily living is critical to the Hoensheids, as they have no need for a guest house separate from the family home. To do so requires the proposed addition be constructed between the historic 1954 Farley Residence and the 1958 Studio.

The Farley Residence and most of the proposed addition lies seaward of the Gulf Beach Setback Line, thereby requiring a variance from the City of Venice Zoning Code.

What are the benefits to preserving the Historic Farley Residence provided by the variance.

Modestly sized historic structures located on highly desirable waterfront properties are vulnerable to re-development pressures, and the Farley property is no exception. Most are demolished without any effort to incorporate them as useful contributors to homes meeting current standards of waterfront living.

The variance will allow for the preservation of the Farley Residence and Studio while incorporating their use into the daily lives of the new owners.

Why is the Owner applying for the variance?

The Hoensheids recognize the cultural value of the property and its importance to the community and are willing to make the considerable investment required to rehabilitate the 1954 Farley Residence and 1958 Studio. To do so, it is vital the residence be a functional part of their proposed residence, and the only way that can be achieved is by granting the variance.

This variance will allow for the integration of the modest 1954 Farley Residence into a larger residence meeting contemporary living standards. As an integral part of the primary residence, the historic use of the property is maintained, and the historic structure can be rehabilitated.

Miscellaneous Points in Support of the Variance

The preservation of the Farley Residence and Studio is being accomplished entirely with private funds.

Beyond this variance, nothing else is being asked of the City of Venice or any public body.

Allowing this variance is a unique opportunity for the City of Venice to show their support for citizens willing to invest their time, energy and money to preserve structures important to the City's history.

All the City of Venice has to do to participate in the preservation of the Farley property is say Yes to this variance.

To grant variances such as these, the project must exhibit special circumstances compared to other similar properties. To our knowledge the cultural value of the Farley property presents a truly unique opportunity not present anywhere else in the City.

Construction would not extend any further than the most seaward portion of the historic 1954 Farley Residence.

The preservation of the structures on the Farley property will follow the Secretary of the Interior's Standards for Rehabilitation and Restoration.

What if the variance is not granted?

If the variance is not allowed and the primary residence is required to be built landward of the GBSL, the owner will construct a new residence of the required size, and the Farley Residence will become a stand-alone single-family residence no longer meeting the Owner's needs.

The 1958 Studio is located on the most seaward location where a new residence would be constructed if the variance is not granted. In the event the variance is not granted, both structures will be removed.

Why is the 1958 addition to the north being removed?

The 1958 addition to the north of the 1954 original residence was constructed in an unsustainable manner, and did not incorporate many of the underlying concepts that make the original 1954 Farley Residence such an exemplary model of the Sarasota School of Architecture.

Construction

Soon after the completion of the residence in 1954, a carport was constructed on the northeast quadrant of the house. Several years later Walter Farley and Ralph Twitchell began corresponding about the need for an addition to the original 1954 structure. Though Twitchell proposed several well designed two story additions to add living space and a studio, Farley settled on a small detached studio space/ carport (which we propose to restore) and to add additional living space to the house by infilling the carport. Due to space constraints for interior circulation, the walls on the southern exposure are constructed only of plywood sheathing spanning directly over the carport supports, without depth for insulation or allowances for exterior siding and flashing. This has caused significant problems with the building's envelope over the years. These issues have been compounded by the lack of an overhang protecting this wall.

Roof Overhangs

The window and door opening on the 1954 Farley Residence are located on the west and east facades under deep overhangs, protecting the interior from the heat of the day for as long as possible and from storm and rain exposure. This is typical of Sarasota School design strategies for passive cooling, and also universally good design practice. The only exception to this on the original residence is the north façade, where exposure to the sunlight is indirect. This is not so on the 1958 addition. The overhangs were clipped back, allowing for direct rain and sun exposure on walls using only plywood for siding.

After careful analysis of the correspondence and documents, and considering the Hoensheid's request to make the Farley Residence and integral part of their residence, the decision was made to propose that the 1958 carport infill be removed and to consider the period of significance for the Farley Residence as the original 1954 structure, a clean and elegant example of the Sarasota School.