

Project: **Joynson Residence**
Renovations & Addition to Historic Residence
417 Nassau St.
Venice, FL 34285

Date: March 17, 2026
April 3, 2026 (Revision #1)

Subject: Design Alternative Request Narrative for Historic Architectural Preservation Board

The owners of this historic home on Nassau Street in the Venezia Park District of Venice are requesting the following design alternative:

Exterior paint color selection percentage modifications –

Code Reference: Architectural Design Standards 7.10.4 Façade Colors, A.2 Color Coverage

Alternative #1:

The owner is requesting that the main body color coverage be greater than the stated maximum 75% of wall surfaces and in turn the secondary color be less than 20% coverage of wall surfaces

Justification:

Based on the historic massing of this home there is no logical place for an accent color to be located. There are no original trims or casing around the windows and doors other than the front entry door. There is no water table banding, decorative relief or other unique architectural accents that would warrant an accent color.

Front yard privacy wall modification –

Code Reference: Architectural Design Standards 7.10.9.D Wall Height Alternative

Alternative #2:

The owner is requesting that a small portion (approx. 8') of the privacy wall directly connected to the existing residence be constructed up to a maximum of 8' above finished grade

Justification:

Based on the historic precedence there are many instances where variation in privacy wall height are evident. In this particular instance, we are defining the entrance gate to the yard with an architecturally interesting feature enhancing the aesthetic from the street.

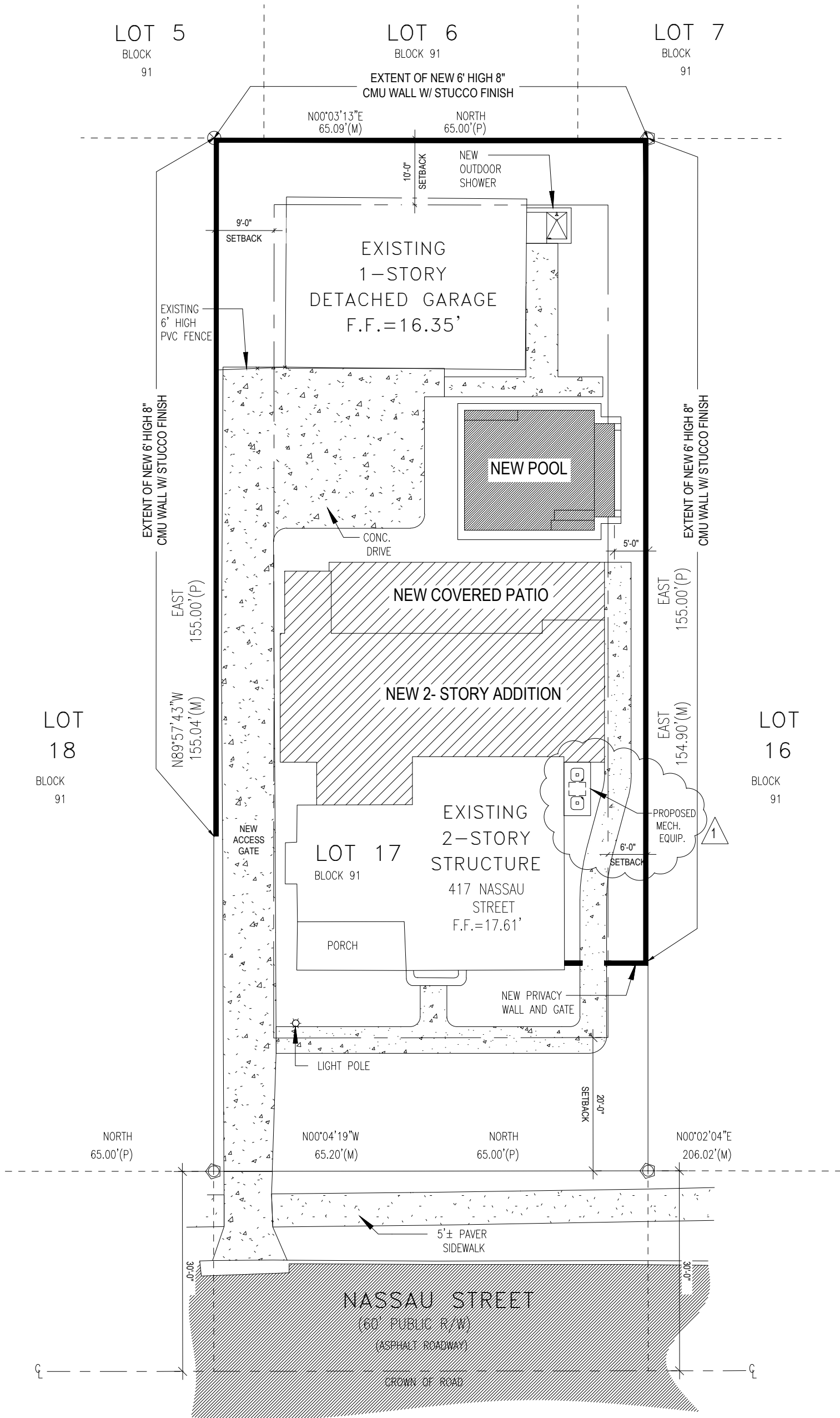
Project: **Joynson Residence**
Renovations & Addition to Historic Residence
417 Nassau St.
Venice, FL 34285

Date: February 20, 2026

Subject: Narrative for Historic Architectural Preservation Board

The owners of this historic home on Nassau Street in the Venezia Park District of Venice are proposing the removal of a non-original addition on the rear façade of the house. The owners are proposing a new 2-story addition along the rear of the existing house. This addition includes a new kitchen, dining and laundry room with a covered patio on the ground floor, along with a primary suite on the upper floor with a covered balcony. This project will also include replacement of the exterior doors and windows, repainting and repair of the exterior stucco and a site wall adjacent to the property line.

Also included will be miscellaneous interior renovations, exterior improvements, and a new small swimming pool.



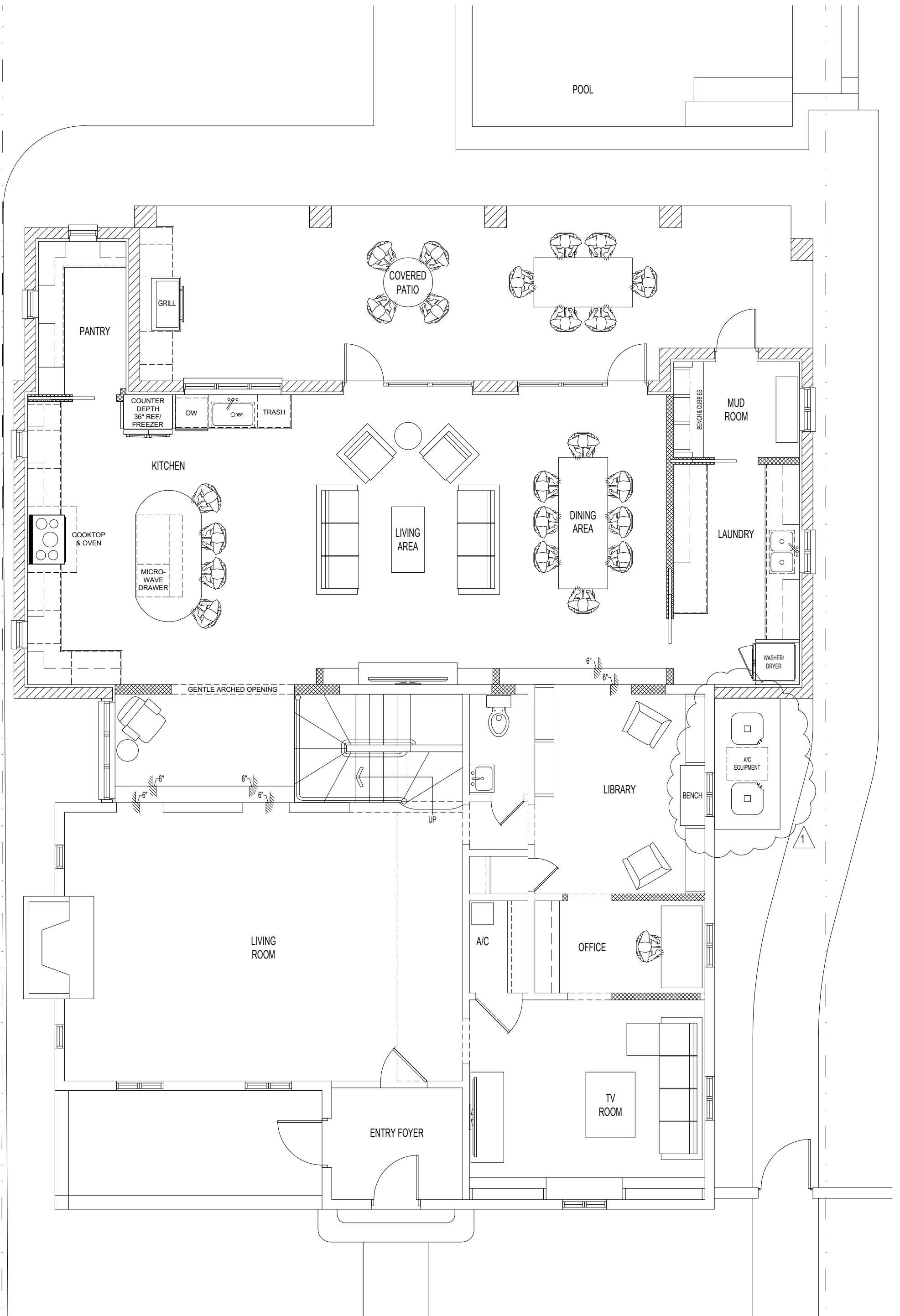
JOYNSON RESIDENCE - 417 Nassau Street, Venice

SITE PLAN



825 S. Tamiami Trail • Suite 1 • Venice • Florida 34285
 941.484.6762 • WWW.BEEBEDESIGNSTUDIO.COM

Scale : 1/16"=1'-0"
 Date : 02.23.26
 Revision #1 : 03.16.26



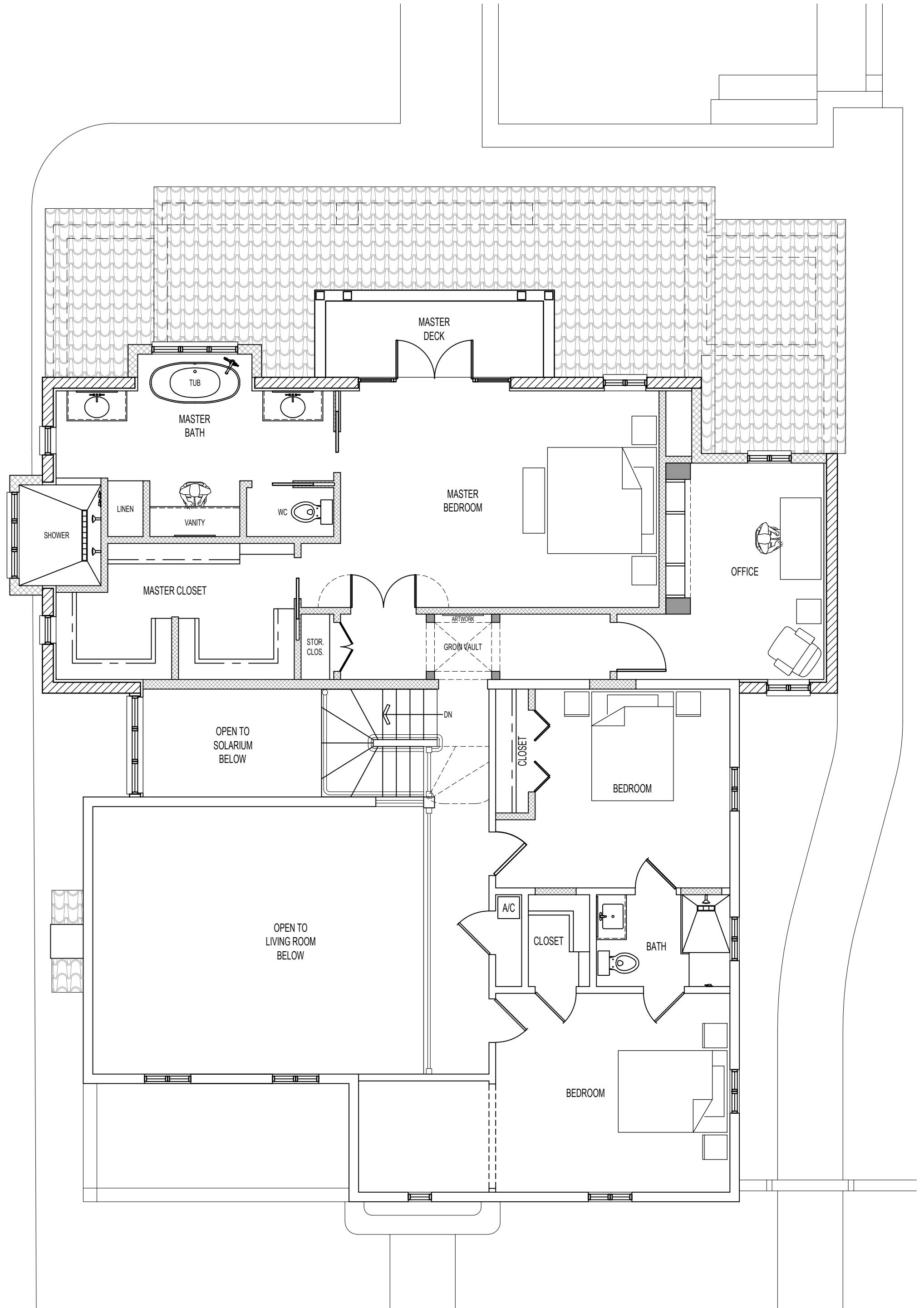
JOYNSON RESIDENCE - 417 Nassau Street, Venice

GROUND FLOOR PLAN



825 S. Tamiami Trail • Suite 1 • Venice • Florida 34285
 941.484.6762 • WWW.BEEBEDESIGNSTUDIO.COM

Scale : 3/16"=1'-0"
 Date : 02.20.26
 Revision #1 : 03.16.26



JOYNSON RESIDENCE - 417 Nassau Street, Venice

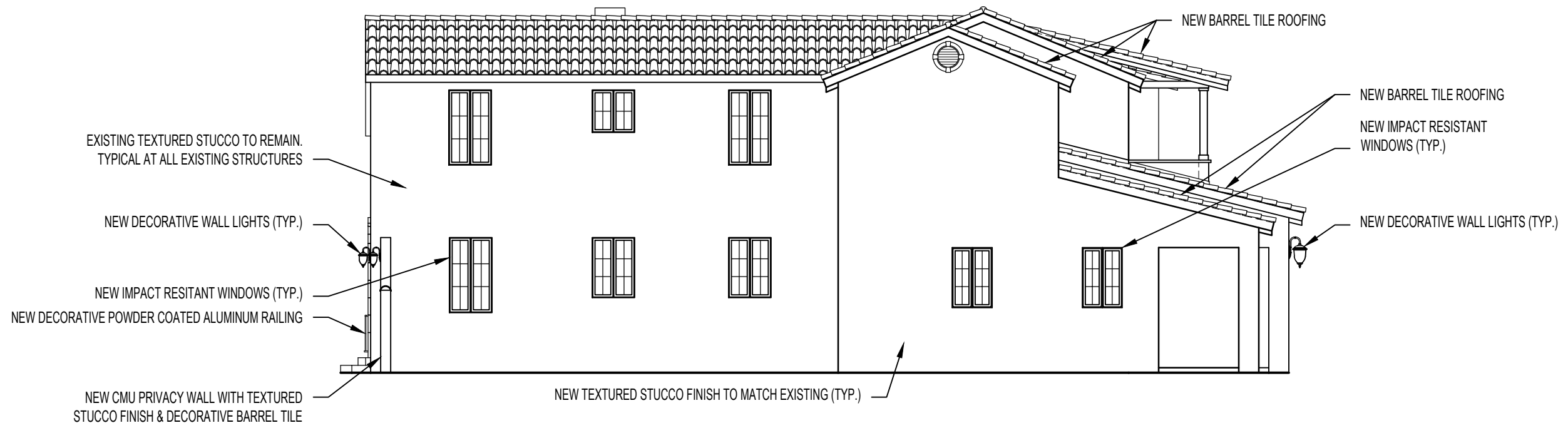
UPPER FLOOR PLAN



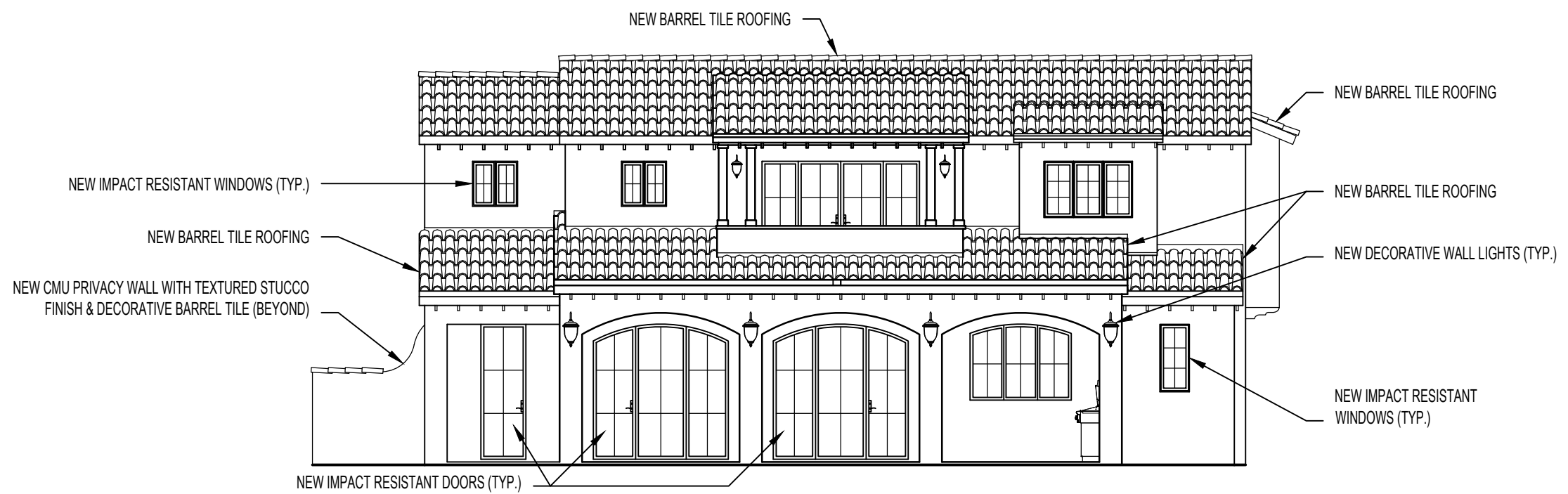
Scale : 3/16"=1'-0"
Date : 02.20.26

PAINT COLORS

	BODY: COLONIAL REVIVAL TAN - SW 2828
	SOFFITS & TRIM: FRENCH ROAST - SW 6069
	ACCENT: NUANCE - SW 7049



South Elevation



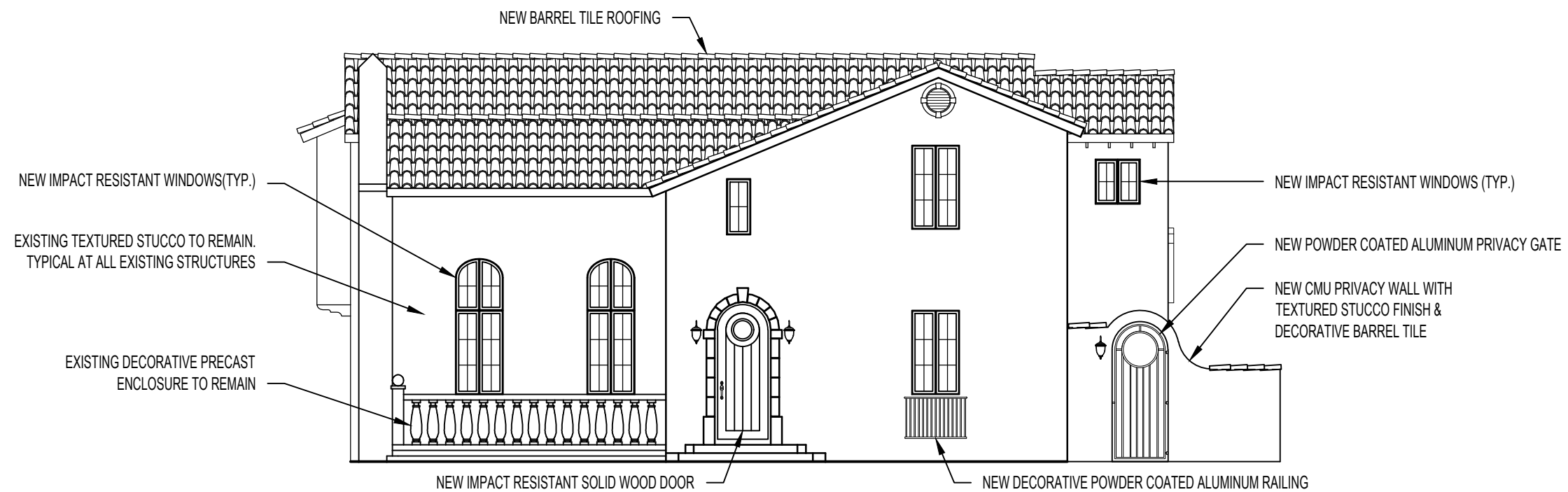
East Elevation

PAINT COLORS

	BODY: COLONIAL REVIVAL TAN - SW 2828
	SOFFITS & TRIM: FRENCH ROAST - SW 6069
	ACCENT: NUANCE - SW 7049

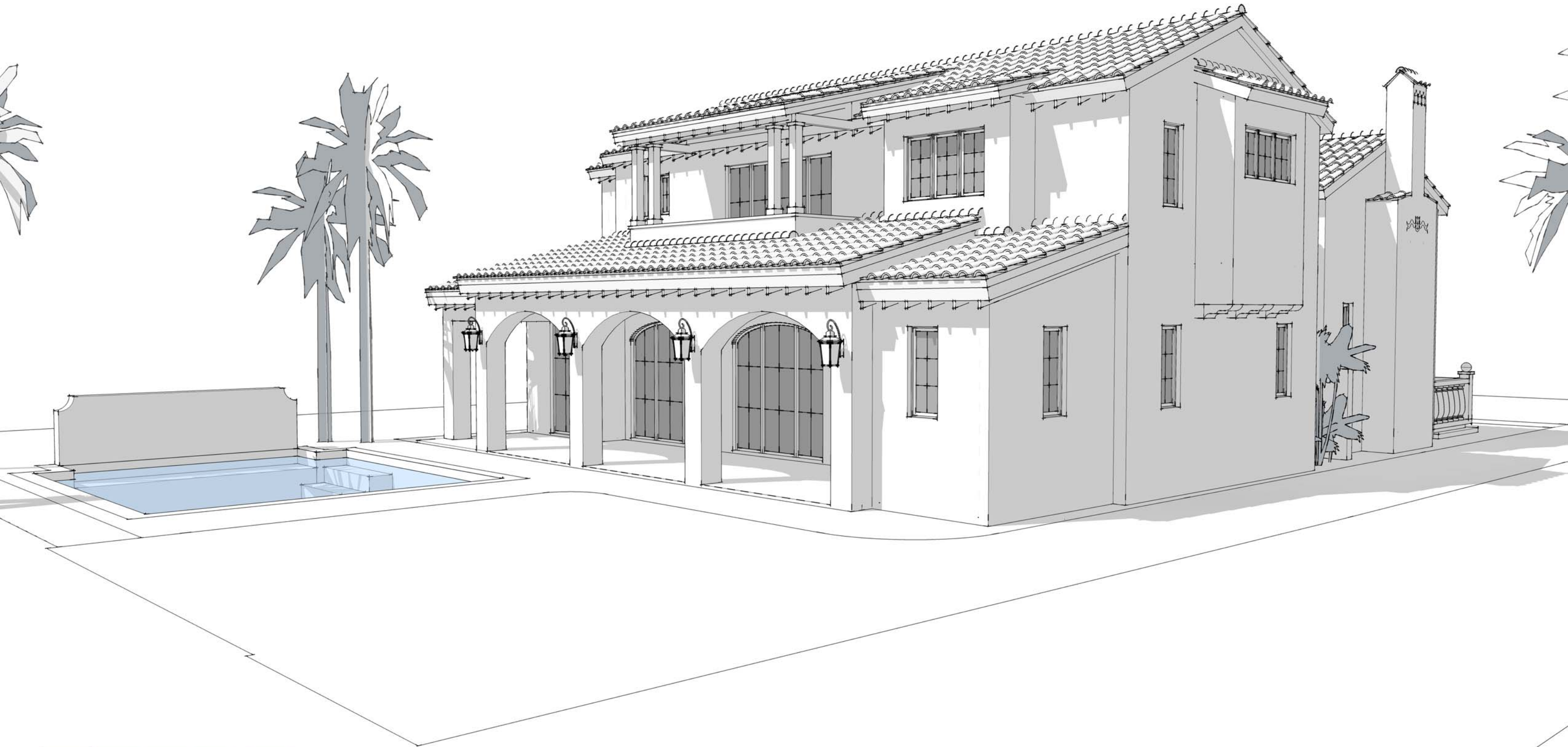


North Elevation



West Elevation





325 S. Tamiami Trail • Suite 1 • Venice • Florida 34285
941.484.6762 • WWW.BEEBEDESIGNSTUDIO.COM

JOYNSON RESIDENCE

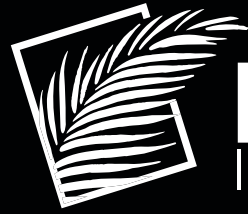
417 NASSAU ST S, VENICE, FL

PERSPECTIVE ELEVATION

Scale: NTS







Palm City
IRONWORKS

URBAN • MILANO • WROUGHT IRON





TIMELESS AESTHETICS

Since the 1850s, doors and windows have been made from hot-rolled steel. Featured throughout big cities in many historic buildings, steel doors and windows have become incredibly popular in contemporary architecture.

Steel doors and windows offer superior benefits over traditional aluminum or wood;

- 3x stronger than aluminum and 16x stronger than wood
- Superior strength for inclement weather
- Easily customizable
- Narrow sight lines and maximized glass area allow for more natural light
- Best long-term value
- Perfect for replication on historic renovations



DURABLE MATERIALS

HOT-ROLLED STEEL PROFILES are extruded from a single piece of steel to provide strength and durability.

COLD-ROLLED STEEL PROFILES are shaped by joining formed profiles with a thermal barrier material to provide enhanced energy performance.

TUBULAR IRON PROFILES use 12 gauge tubular profiles which allow for complete customization while maintaining strength and durability.

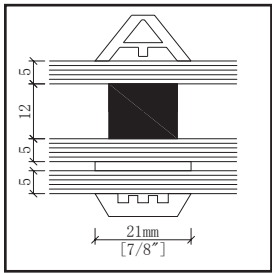


FINISHES

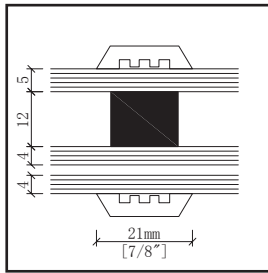
Our product lines give you the freedom to express personal style. From finish color to hardware, the details are in your control.

GRILL STYLE

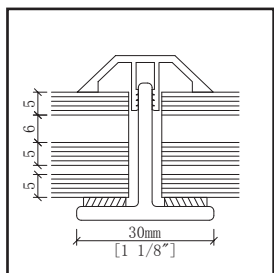
SDL Profiles



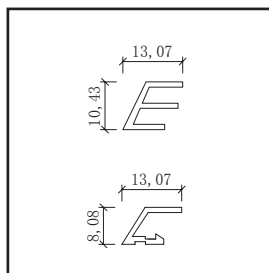
Raised Muntin



Flat Muntin



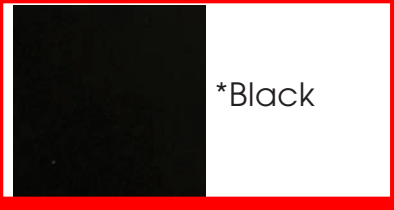
TDL Muntin
Non-Impact Only



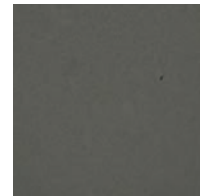
Perimeter Bead

SELECT YOUR FINISH

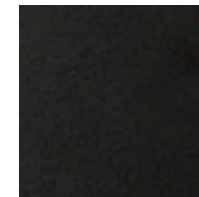
*Before placing your order, please confirm with physical color chip



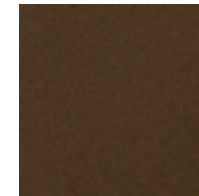
*Black



*Slate



*Bronze



*Mocha

GLASS OPTIONS

Available in both impact and non-impact



Standard
Low E



Frosted



Solarban 70
(Energy Efficient)



Gray



Bronze



Reflective Blue



REPLACEMENT CASEMENT & AWNING WINDOWS

Custom Sizes 40
Grille Patterns 34
Window Details 35-36
Product Performance 197

CUSTOM SIZING
in 1/8" (3) increments 

Dimensions in parentheses are in millimeters.

REPLACEMENT CASEMENT & AWNING WINDOWS

FEATURES

FRAME

A A seamless one-piece, rigid vinyl frame cover is secured to the exterior of the frame to protect the wood frame from moisture and maintain an attractive appearance while minimizing maintenance.

B Pre-drilled, through-the-jamb installation holes allow for quick and easy installation.

C Wood frame members are treated with a water-repellent preservative for long-lasting protection and performance.

D Interior stops are unfinished pine. Low-maintenance prefinished white, dark bronze and black** interiors are also available.

SASH

E Rigid vinyl encases the entire sash – a vinyl weld protects each sash corner for superior weathertightness. It maintains an attractive appearance and minimizes maintenance.

F Wood core members provide excellent structural stability and energy efficiency.

G Vinyl closed-cell foam weatherstrip is factory installed on the perimeter of the sash.

GLASS

H In addition to stainless steel glass spacers, black or white glass spacers are now available to allow the spacer to blend in with the unit color.

I A glazing bead and silicone provide superior weathertightness and durability.

J High-Performance options include:

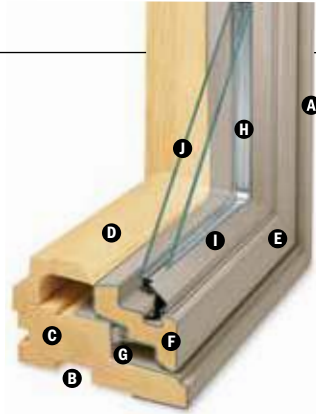
- Low-E4® glass
- Low-E4 HeatLock® glass
- Low-E4 SmartSun™ glass
- Low-E4 SmartSun HeatLock glass
- Low-E4 Sun glass

Tempered and other glass options are available. Contact your Andersen supplier.

A removable translucent film helps shield the glass from damage during delivery and construction, and simplifies finishing at the job site.

Patterned Glass

Patterned glass options are available. See page 12 for more details.



HARDWARE

Smooth Control Hardware System



The smooth control hardware system employs a worm gear drive for easy operation. Units with a wash mode have hinges that move the sash away from the frame to provide easier glass

cleaning. CXW15, CXW155, CXW16 and CXW25 sizes not available with wash mode. Hardware option and finish must be specified. Operator handle and cover sold separately.

Single-Actuation Casement Lock



On casement windows, a single-actuation lock easily releases all locking points on the casement sash while the reach-out action eliminates binding when closing. The lock handle is offered in finishes that coordinate with your specified hardware option.

Awning Sash Locks



Awning sash locks provide an added measure of security and weathertightness. Hardware style and finish options are compatible with Andersen® casement windows to ensure consistency in appearance when used in window combination designs.

INSTALLATION

Included Installation Materials

Flat self-hanging shims, backer rod, installation screws and complete instructions are included with each replacement window. See the measurement guide and worksheet at andersenwindows.com/measure.



EXTERIOR & INTERIOR OPTIONS

EXTERIOR COLORS



INTERIOR OPTIONS



HARDWARE OPTIONS



CONTEMPORARY FOLDING

Black | Bright Brass | Gold Dust | Oil Rubbed Bronze | Stone | White



TRADITIONAL FOLDING

Antique Brass | Black | Bright Brass | Distressed Bronze | Distressed Nickel | Gold Dust | Oil Rubbed Bronze | Satin Nickel | Stone | White

Folding handles avoid interference with window treatments.



CLASSIC SERIES™

Stone | White



ESTATE™

Antique Brass | Bright Brass | Brushed Chrome | Distressed Bronze | Distressed Nickel | Oil Rubbed Bronze | Polished Chrome | Satin Nickel

HARDWARE FINISHES



*Visit andersenwindows.com/warranty for details.

**Products with dark bronze and black interiors have matching exteriors.

Dimensions in parentheses are in millimeters.

Printing limitations prevent exact replication of colors and finishes.

See your Andersen supplier for actual color and finish samples.

Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless a finish is specified. Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.



Bellagio™ 16 1/2" High Downbridge Black Outdoor Light - Style # 49276

^ OTHER OPTIONS



\$89.99

Compare \$134.99

FREE SHIPPING & FREE RETURNS* | [Low Price Guarantee](#)

1 **ADD TO CART** ADD TO WISH LIST

In Stock - Ships in 1 to 2 Days



PRINT EMAIL CHAT

MOST POPULAR ★★★★★ 30 Reviews | 8 Questions, 50 Answers

Inspired by the Italian town, this charming outdoor down light is from John Timberland®.

MORE DETAILS >



MORE YOU MAY LIKE



\$89.99



\$89.99



\$99.99



\$99.99



\$69.99

PRODUCT DETAILS

Bring luxury home with this charming outdoor wall light from John Timberland®. It features a textured black finish with clear hammered glass for a sophisticated look. Down bridge arm lends the piece a light, refined look.

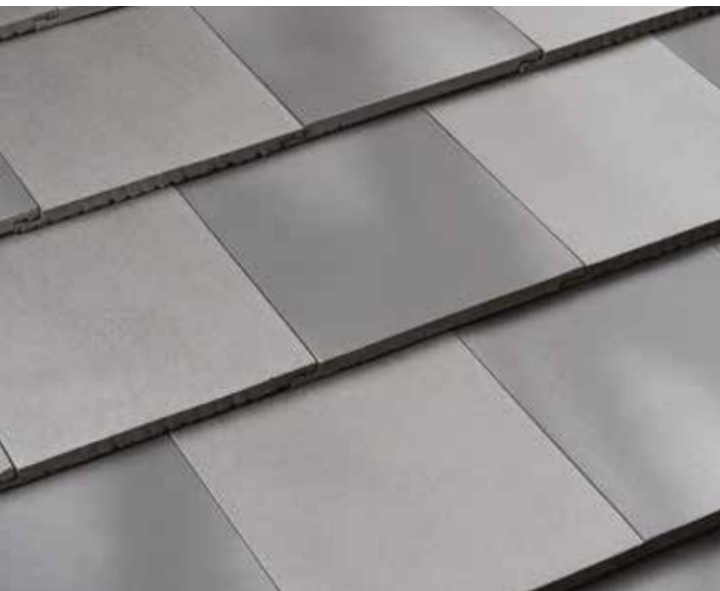


[Shop all John Timberland](#)

Check size & position before you buy! [Printable Life-Size Image](#)

- 16 1/2" high x 7" wide. Extends 9 3/4" from the wall. Backplate is 6 3/4" high x 4 3/4" wide. Weighs 3.21 lbs.
- Takes one 60 watt A15 base bulb (incandescent, LED, or CFL). Bulb not included.
- Traditional outdoor wall light from the John Timberland brand.
- Decorative top arm with beading and leaf accents.
- Cast aluminum and clear hammered glass construction, textured black finish.
- Wet location outdoor rated.

RELATED VIDEOS



CLAY ROOF TILES



CURVED MISSION BARREL

T₅ Red Clay

Dimensions*

A:19.69"; B:8.66"; C:6.41"

Pieces / sq 168

Weight piece 5.62 lbs

Weight pallet 1545,4 lbs

Units per pallet 275

*The Tile dimensions indicated in this chart, allow a tolerance of approximately 2%



RED
T5R



JASPEE RED
T5J



HISPANIA
T5H



GALIA
T5V



TOSSAL
T5O



AITANA
T5I



LUCENTUM
T5L



CASTELL
T5CS



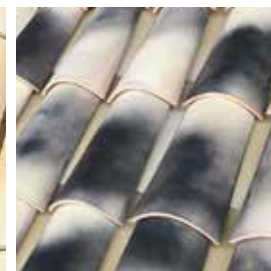
BROWN
T5M



MILENIUM
T5MI



PAJA
T5P



FLAMED PAJA
T5E

The name of the colors shown in the pictures, only represent the finishes of the models identified as Curved Mission Barrel.



ARTISAN BLEND

Dimensions

L: 18"; W: 7"- 9"; H: 3"

Pieces / sq

180

Weight piece

6.8 lbs

Pieces/pallet*

570 (*Quantity may vary)



COLORS



SANTAFÉ TILE CORPORATION

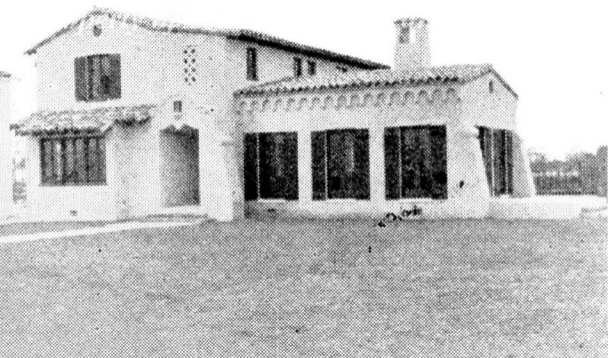
8825 NW 95th Street, Medley, Florida 33178 USA • Phone: 305-885-9002 / 1-888-305-TILE (8453)

www.santafetile.com / Email: info@santafetile.com





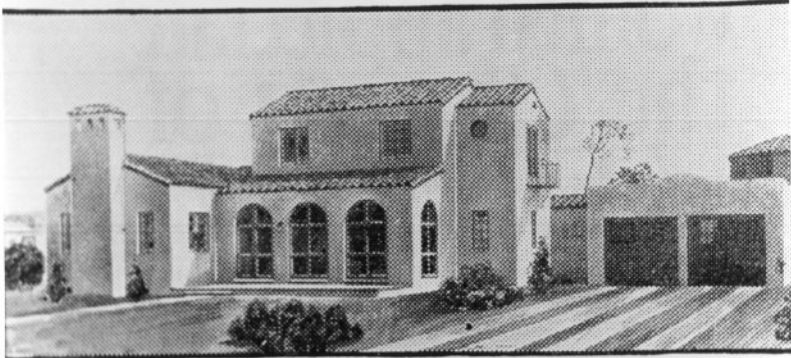
419 So. Nassau St.



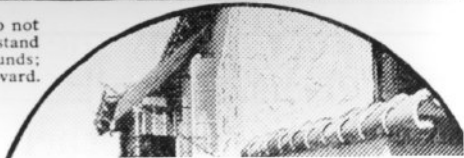


Venice in its first year. Visit Venice. Our local office
will help you arrange your trip.

Property of Venetia Museum and Archives



The occupants of this fine house do not need a tennis court or archery stand or recreation park on their grounds; they need but walk across the boulevard.



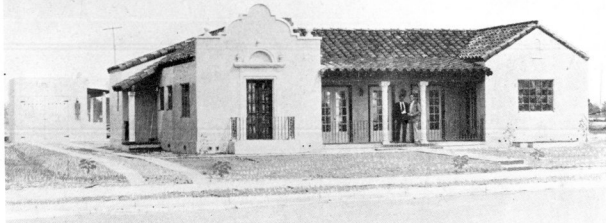
Property of Venice Museum and Archives



Property of Venice Museum and Archives



Prop. 1910



Property of Venice Museum and Archives

