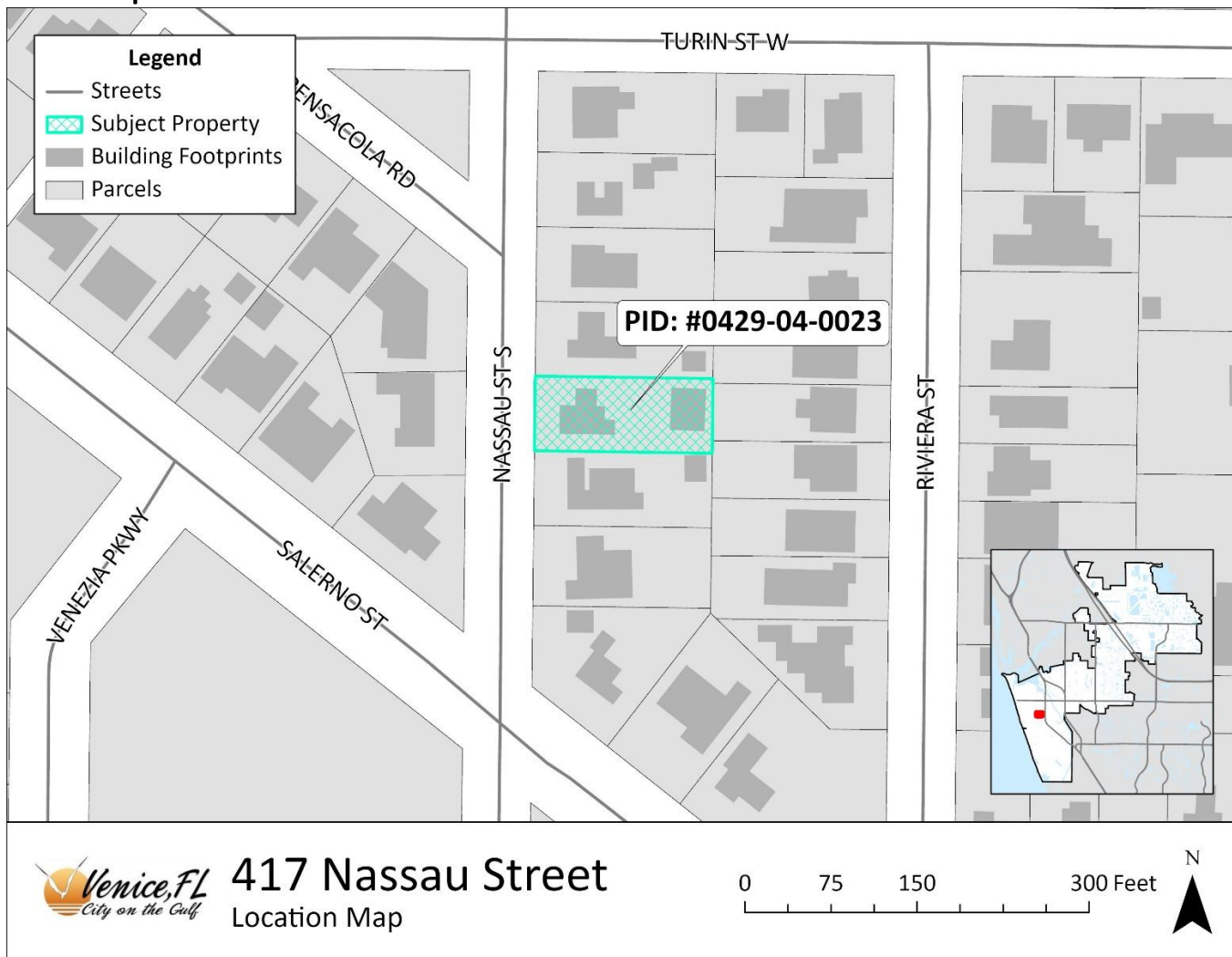


# PLAR26-00059– 417 Nassau Street

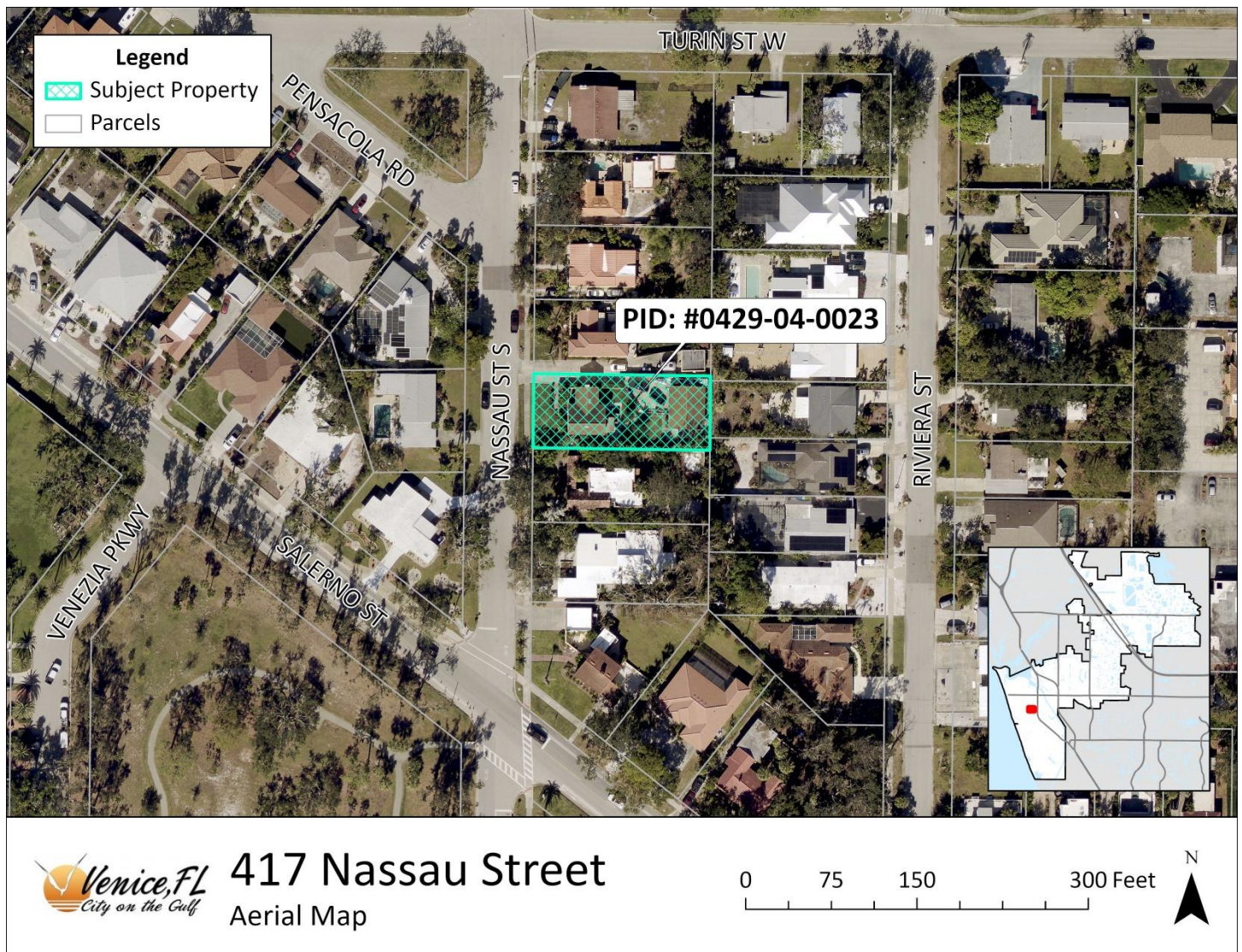
## Staff Report



### General Information

<b>Address:</b>	417 Nassau Street
<b>Request:</b>	Certificate of Architectural Compliance (CAC) for a new addition along the rear of the house
<b>Owner/Applicant:</b>	Samuel and Anna Mclean Joynson
<b>Agent:</b>	Sam Hardie, AIA of Beebe Design Studio
<b>Parcel ID:</b>	0429-04-0023
<b>Architectural Control District:</b>	Historic Venice
<b>Application Date:</b>	February 20, 2026

## AERIAL MAP



## PROJECT DESCRIPTION

The subject property has an existing historic (1926) home and the applicant is proposing the removal of a non-original addition on the rear facade of the house. The applicant would then like to build a new 2-story addition along the rear of the existing house. The project also proposes the replacement of the exterior doors and windows, painting and repair of the exterior stucco and a site wall adjacent to the property line. The roof material proposed is terra cotta tile, and paint colors include SW2828 Colonial Revival Tan for the body, SW6069 Franch Roast for the soffits and trim and SW 7049 for accents. The applicant has applied for a Design Alternative to allow for the paint colors to exceed the allowable 75% coverage for the primary color. The entry door is shown as having a wooden finish in the renderings. The property is surrounded by all sides on other single-family homes, and the only street-facing façade is the front.

The Historical Resources Manager reviewed the application and those comments are included in this staff report. Planning provided comments, and these were resolved.



## HISTORICAL RESOURCE

### Comments by City of Venice Historical Resource Manager

The applicant is seeking rehabilitation work to a single-family home. Per Section 7.8.A.3 of the Land Development Regulations, these comments are based upon the review of the application to the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings. Following are the relevant standards with comments:

**2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.**

This proposal greatly alters the spatial relationship between the original home and the garage.

***Applicant Response:** While there does appear to have been an original carriage house, the existing detached garage on the property does not appear to be original or it has been substantially altered. The proposed addition on the rear of the existing house is closer to the existing detached garage, however the proposed spatial relationship is similar to other houses with detached carriage houses in the VHP.*

**6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.**

It is not clear if the doors and windows that will be replaced are original or in a grossly deteriorated state.

***Applicant Response:** The existing doors and windows not original or historic and will be replaced with new impact windows and doors. Additionally, the existing doors and windows were installed to the outside face of the existing exterior walls. New hurricane impact windows will be installed mid wall with stucco returns to create a shadow line as typical in the VHP.*

**9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.**

The addition to the building, although in the rear, challenges the scale, proportion, and massing of the original structure. The application does not demonstrate how the new construction will be differentiated from the original structure.

***Applicant Response:** The new addition is to be placed at the rear of the original house so as not compete with the original facade. The additional is slightly taller than the existing roof line and the intersection of roof lines occur at the rear of the property. There are no continuation of existing wall into the addition in order to have clear differentiation from original to new.*

**10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

The addition does not appear that it could be removed without impairing the integrity of the building.

***Applicant Response:** The proposed addition will be structurally independent from the existing residence and therefore could be removed entirely without impairing the integrity of the building.*

### VENICE HISTORIC PRECEDENT COMPLIANCE

Nearly all items contained in Sec. 87-7.10 – The Venice Historical Precedent will be relevant to this proposal, as the addition is new and attached to a historic home. Some of the relevant sections are below:

#### 7.10.2 Building Massing

b. Structures located on lots greater than 50' lot width, shall have at least 2 different massing forms and two offsetting wall planes of at least 10" the length of the façade having a minimal depth of at least 16".

7.10.3.A.1. **Primary materials:** A minimum 90% of wall area not including openings will be stucco without an applied pattern.

#### 7.10.4 Façade Colors

A. Color is an important aspect in defining the architectural style. The placement and combination of colors on the building may highlight architectural features, including building offsets, columns, doors, and decorative elements. The VHP color scheme does not have complex color schemes and often uses only two paint colors.

1. **Façade Colors:** Colors may include pastels and light earth tones with allowance for darker or vibrant colors to be used as decorative trim or accents. All building colors shall be in accordance with the approved color palette and used as the basis for petition approval and project completion review by staff. Negligible color variation is expected in the finished product due to differences of print colors and actual implementation during construction.

2. **Color Coverage:** Up to 75% of wall surfaces must be one approved color, 20% must be a secondary corresponding approved color, and 5% must be in a corresponding approved accent color. A design alternative may be considered for the percentage of approved color coverage.

7.10.5.D. **Required Materials:** Permitted visible roofing materials include:

1. Clay, terracotta, concrete roof tiles.

2. Composite and alternate roofing materials that are substantially similar to clay, terracotta, and concrete roof tiles in appearance and profile.

#### F. Required Roofing Colors:

1. Reds, browns, whites, and natural earth tone colors, including greens, and shall contrast the façade colors of the building.

2. Design Alternatives may be proposed for roofing color blends.

#### H. Required Roof Material Profiles:

1. Barrel pan tiles; and/or

2. Spanish S tiles are required.

#### 7.10.6 Openings: Windows, Doors, and Garages

##### A. General Requirements:

##### 1. Residential Development:

a. Not more than 50% of a residential wall surface shall consist of door, window, and other openings, excluding porches.

b. All doors, windows and glazed surfaces shall be located at least two feet from outside building corners.

### 7.10.7 Building Features

A. **Features and Entryways.** Each building on a site shall promote and enhance a pedestrian scale and orientation on any façade facing a street, through-building articulation, transparency, or other design treatments.

1. Entryway features for residential structures shall be:

- a. Flush with primary elevation with decorative or ornate trim;
- b. Recessed in a small alcove within the primary elevation;
- c. Sheltered by a projecting roof; and
- d. Covered by a porch, arcade, portico, or tower element.

D. **Recesses and/or Projections.** All buildings must contain two or more of the following features. Design alternatives may be considered for this requirement.

1. Colonnades
2. Corbels and brackets
3. Balconies
4. Arches
5. Outdoor patios
6. Ornamental relief designs
7. Integrated planters or knee walls that incorporate landscape areas
8. Exterior stairways

E. **Decorative Architectural Features.**

1. All buildings must contain one or more of the following:
  - a. Clay toile attic vent;
  - b. Recessed niches;
  - c. Wall cutouts;
  - d. Carved bas relief ornamentation;
  - e. Decorative iron window grilles;
  - f. Ornamental relief designs.

### 7.10.8 Residential Light Types and Fixtures

A. **General Requirements.** Decorative lighting should enhance the architectural character and ambience of the project and shall follow the VHP and must include unique elements and style variation.

1. Decorative historic light fixtures are required.
2. Exterior lighting shall be designed to coordinate with the building and landscape architecture. Building-mounted fixtures shall be compatible with the building façade.
3. VHP light fixtures visible from the street shall be dark metal or wrought iron fixtures. Fixtures can be fairly elaborate with curving brackets, chains, or filigree

HAPB should review each of these sections, as well as any other sections that the Board deems relevant to the proposal.

There is only one decision criterion in Sec. 87-7.8.1.C for Certificates of Architectural Compliance:

## **DECISION CRITERIA**

**Criteria.** New structures and changes to structures in the HV and VT Districts that require a CAC shall incorporate the design characteristics of the VHP Style.

With consideration of this item and the requirements of Sec. 87-7.10, staff believes there is sufficient information on the record for the HAPB to take action on the subject petition.