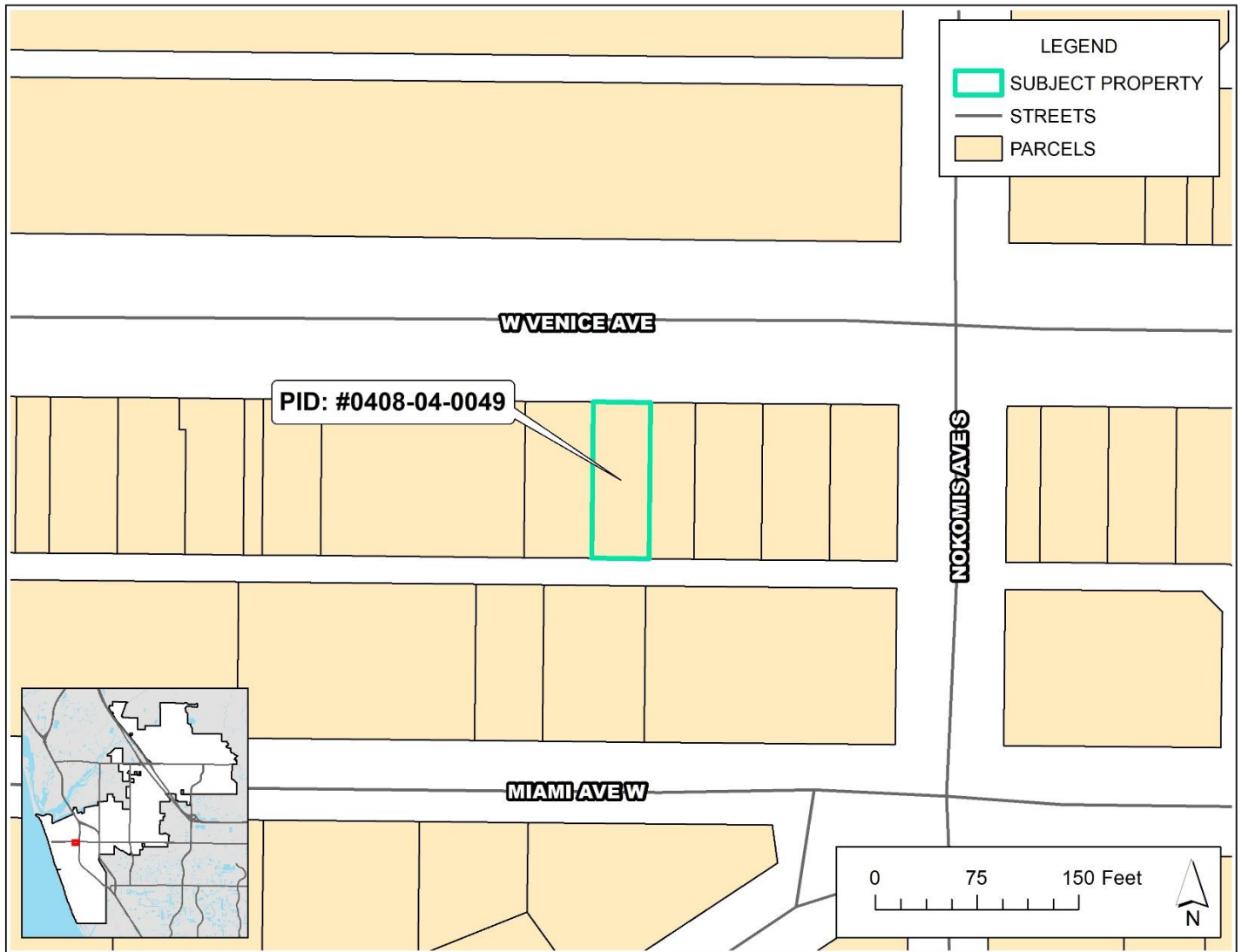


PLAR22-00231 – 215 W. Venice Ave

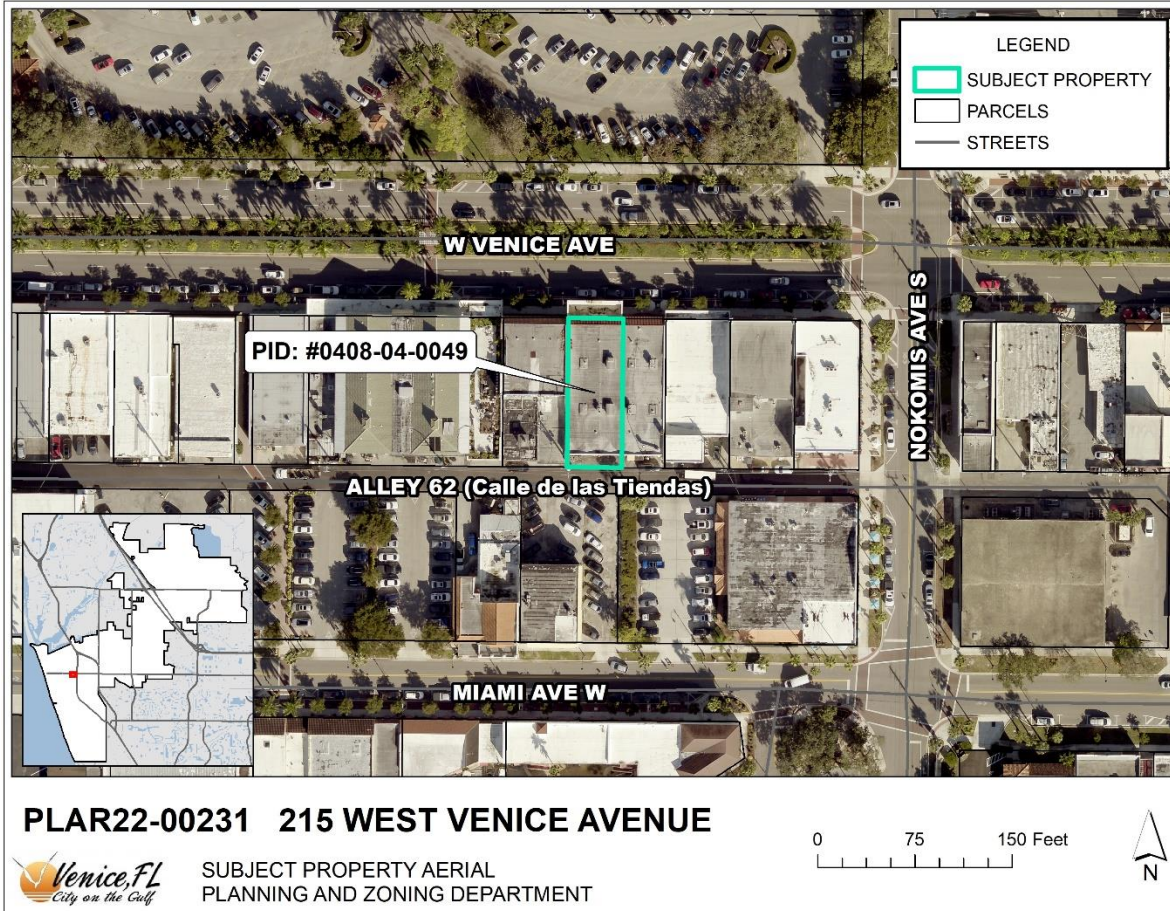
Staff Report



General Information

Address:	215 W. Venice Ave
Request:	Façade improvements to a building in the Historic Venice Architectural Control District (ACD)
Owner/Applicant:	Mike & Addie Griffith
Agent:	Beechwood Builders, Inc.
Parcel ID:	0408040049
Parcel Size:	4,859 ± square feet
Future Land Use:	Mixed Use Downtown
Zoning:	Venice Avenue
Architectural Control District:	Historic Venice
Application Date:	November 2, 2022

I. AERIAL MAP



II. PROJECT DESCRIPTION

The subject property was damaged by Hurricane Ian in September, which removed an arched colonnade and exposed three windows, one of which was a combination of glass block and a small, square jalousie window.

The proposal is to add a peaked tile roof awning where the glass block window exists, above the storefront door, and continue a decorative tile roofline along the remainder of the first floor, consistent with the rest of the building that houses 217 W. Venice Avenue. This roofline will feature brackets. The other two windows now exposed will remain visible above the proposed tile roof, though will be replaced with one pane instead of two. The color is proposed to be changed from yellow to cream.

This application was forwarded to the Historical Resources Manager for review. The Historic Resources Manager provided the applicant with archival photographs of the property and educational resources on the financial benefits and requirements of the Federal Historic Tax Program, noting that the property is a contributing structure to the John Nolen Plan. The Planning and Zoning Director advised the applicant to maintain the structure as close to its original form as possible, including potentially keeping all three of the existing windows, and provided archival photographs as well.

The existing and previous conditions and proposed changes are included in this report. The applicant may provide more detail during the public hearing.



Top right photo: existing condition

Bottom right photo: previous condition before Hurricane Ian

III. ARCHITECTURAL REVIEW BOARD FINDINGS

Several sections of the Land Development Code apply to this proposal, including Secs. 87-7.10.4 regarding façade colors, 7.10.6 regarding windows, and 7.10.7 regarding entrances (A) and awnings and canopies (C).

Based on the criteria in Sec. 87-7.8.1, these and any other relevant design standards should be considered in determining whether to issue a certificate of architectural compliance (CAC). These items should be considered by the Historic and Architectural Review Board (HAPB) in making any decision on the subject petition:

A. Applicability.

1. A CAC is required for the following within the HV and VT districts:

- c. Any exterior alteration to a street or alley facing elevation which requires a building permit, unless exempted by this section.

C. 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.

Staff believes there is sufficient information on the record for the HAPB to make a determination on the subject petition.