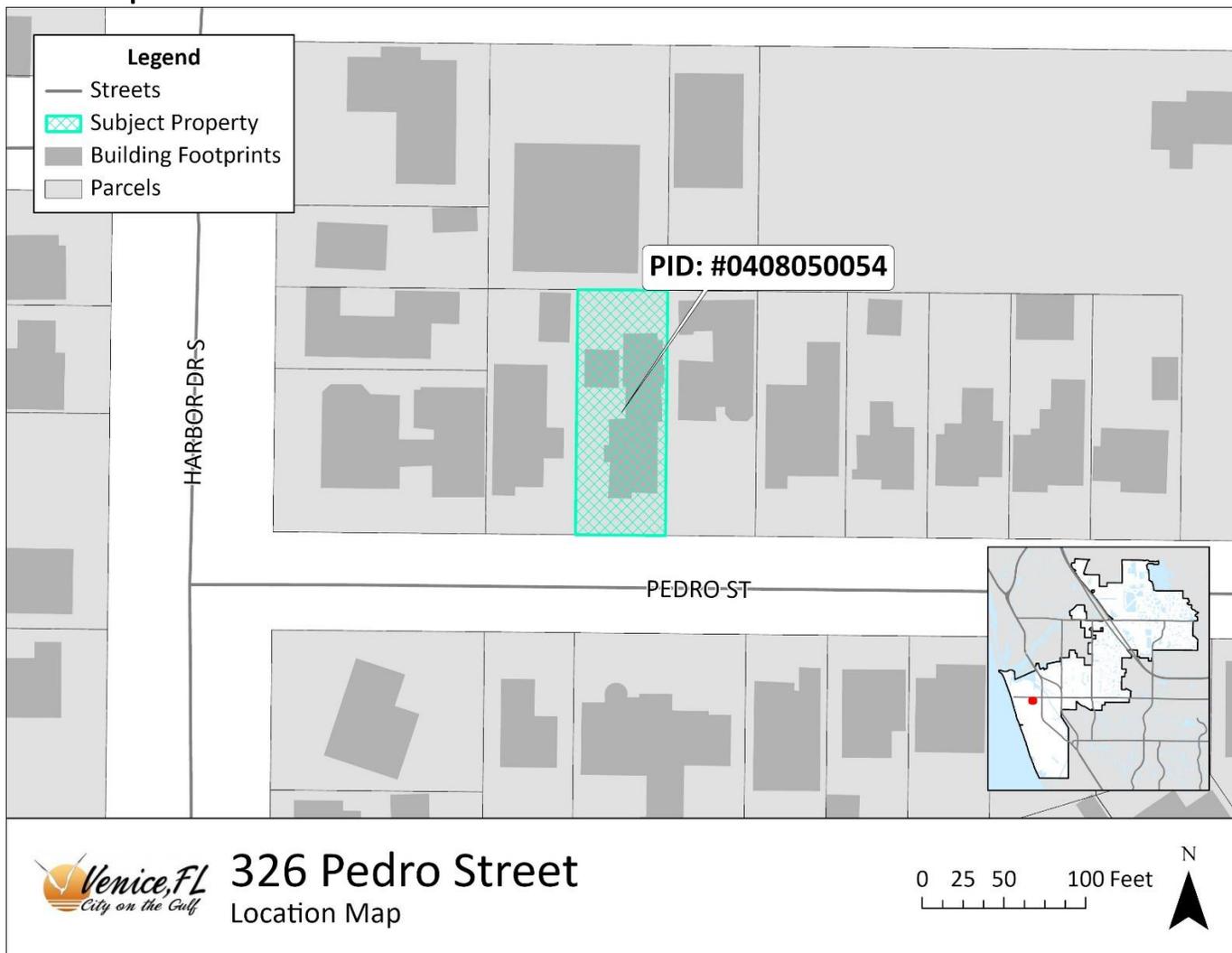


PLAR26-00010 – 326 Pedro Street

Staff Report



General Information

Address:	329 Pedro Street
Request:	Certificate of Architectural Compliance (CAC) for a new carport
Owner:	Charlotte Melcher and Tooger Smith Revocable Trust
Applicant:	Tooger Smith
Parcel ID:	0408050054
Architectural Control District:	Historic Venice
Application Date:	January 8, 2026

AERIAL MAP



PROJECT DESCRIPTION

The subject property is a 1926 single-family home. The home is not currently in the Local Register, but it is a Nolen-Era home in the Historic Venice Architectural Control District, and it is constructed in the style of the Venice Historic Precedent (VHP).

The CAC proposal is to add a carport to the existing detached garage, which was also built in 1926, according to the Sarasota County Property Appraiser's records. The overhang above the garage will be removed and replaced with a carport matching the roof styles existing on the property. The Historic and Architectural Preservation Board should consider the consistency of this change with the requirements and existing historical precedents in the area.

SITE PHOTOGRAPHS





HISTORIC PHOTOGRAPHS





VENICE HISTORIC PRECEDENT COMPLIANCE

The types of changes proposed are subject to a few of the items contained in Sec. 87-7.10 – The Venice Historical Precedent, primarily those concerning roof materials. Relevant sections are listed below:

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

7.10.5.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.

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.