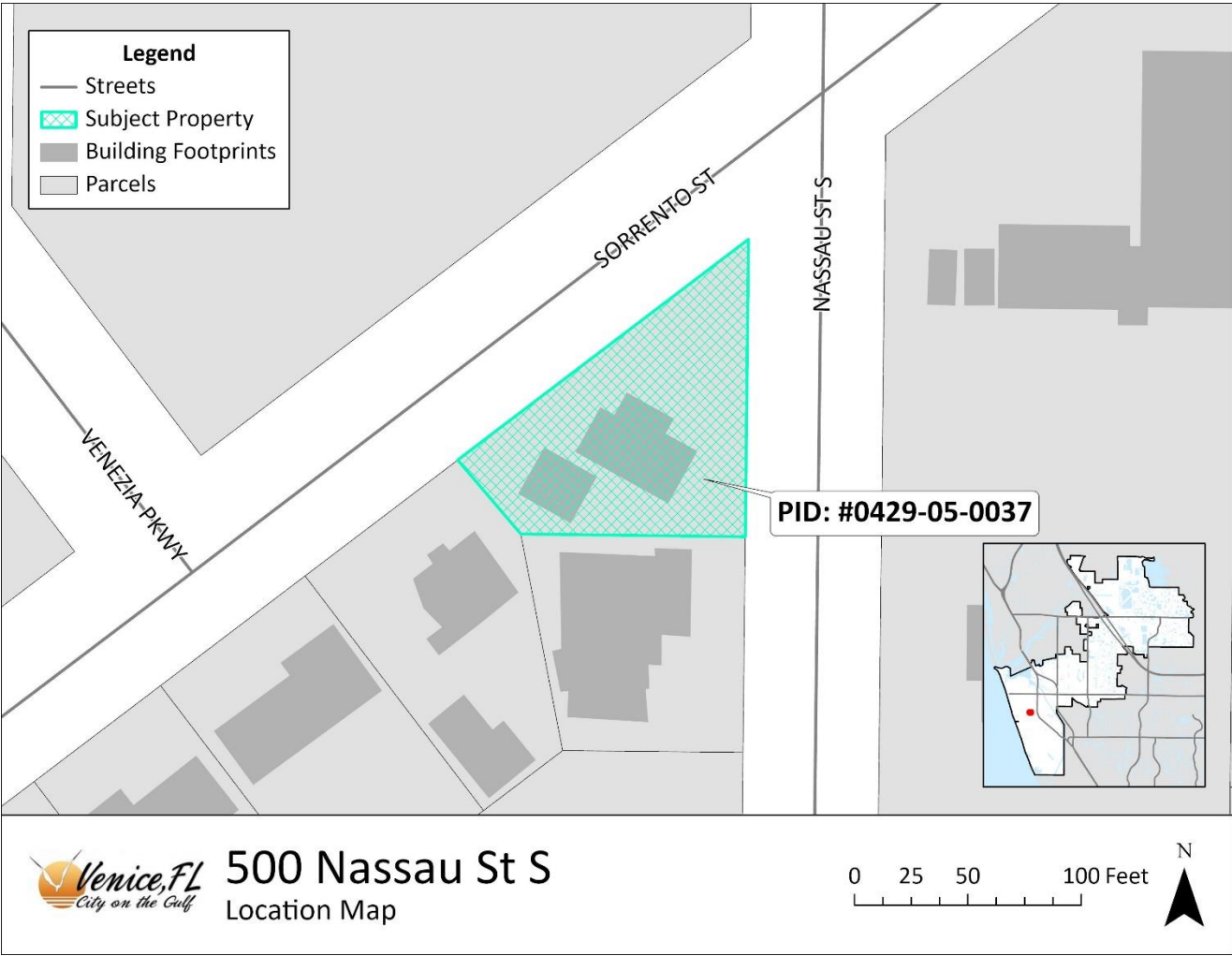


PLAR25-00265– 500 Nassau St S

Staff Report



General Information

Address:	500 Nassau Street South
Request:	Certificate of Architectural Compliance (CAC) for removal of non-original addition and porch and new connecting structure
Owner:	Michael Jeromin
Applicant:	Sam Hardie, AIA, Beebe Design Studio
Parcel ID:	0429050037
Architectural Control District:	Venetian Theme
Application Date:	August 6, 2025

AERIAL MAP



PROJECT DESCRIPTION

The subject property is a 1927 single-family home. The home is not currently in the Local Register, but it is nominated, and the ordinance to place it in the Register is expected to be heard for an adoption reading by the City Council in October.

The CAC proposal for the home is to remove two non-original features: an addition on the front façade of the house and a connecting porch between the main house and the guest house, along with addition of a new structure linking the second stories of the main house and guest house. Other repairs and replacements include the exterior stucco, roof, privacy walls, and exterior doors and windows.

SITE PHOTOGRAPHS





HISTORIC PHOTOS



VENICE HISTORIC PRECEDENT COMPLIANCE

The types of changes proposed are subject to several items contained in Sec. 87-7.10 – The Venice Historical Precedent. Most of the relevant sections are listed below:

7.10.2.A.1.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".

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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.

7.10.6.A.3. **Glazing:** All glazing shall be clear or lightly tinted neutral gray consistent with VHP.

7.10.6.B.1. **Residential Development:** Standard type casement, double-hung, or picture having vertical portion at least 2 to 1 (height to width).

- a. Windows shall have divided lites with muntin pattern 4 over 1, 6 over 1, 3 over 1, or 4 over 4.
- b. Mulled windows shall be separated by four (4) to six (6) inch trim and not exceed 3 units.

7.10.6.C.1. **Residential Door Types:** Entry doors shall correlate with historical precedent; however, they shall be selected to coordinate with the architectural style and complement the details of the building.

7.10.6.D. **Garages:**

1. **General Requirements:** Garages shall minimize their visual impact on the streetscape and the public realm subject to the following:

- a. Garages located on lots of fifty (50) feet in width or less are to be located in the rear/back of the structure, subject to driveway spacing requirements of this Code. A Design Alternative may be considered for this requirement.
- b. Garages located on lots greater than fifty (50) feet in width may be side-loading if the garage door faces away from the pedestrian entry door, but rear garages are encouraged.
- c. Side-loading garages must incorporate windows on the front wall surface.
- d. Front-loading garages are prohibited on lots greater than fifty (50) feet in width.
- e. Garage door openings are not to exceed sixteen (16) feet in width per opening and eight (8) feet in height.

7.10.7.B. **Railings.** When railings are incorporated into the design of these features (e.g., balconies, wall elements, second-story balconettes, etc.), they shall be decorative in nature and designed to be complementary to the architectural style of the building. Railings shall be of welded wrought iron, flat carved, or turned material.

Railings shall be of sufficient detail to complement the building and be consistent with surrounding VHP railing profiles. Wrought iron railings are typically powder coated finish and black.

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 tile 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.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.
4. Lights used to illuminate a building façade or landscaping shall be screened or recessed.

Each of these items has been deemed compliant. The Historical Resources Manager reviewed the petition and had no comments.

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.