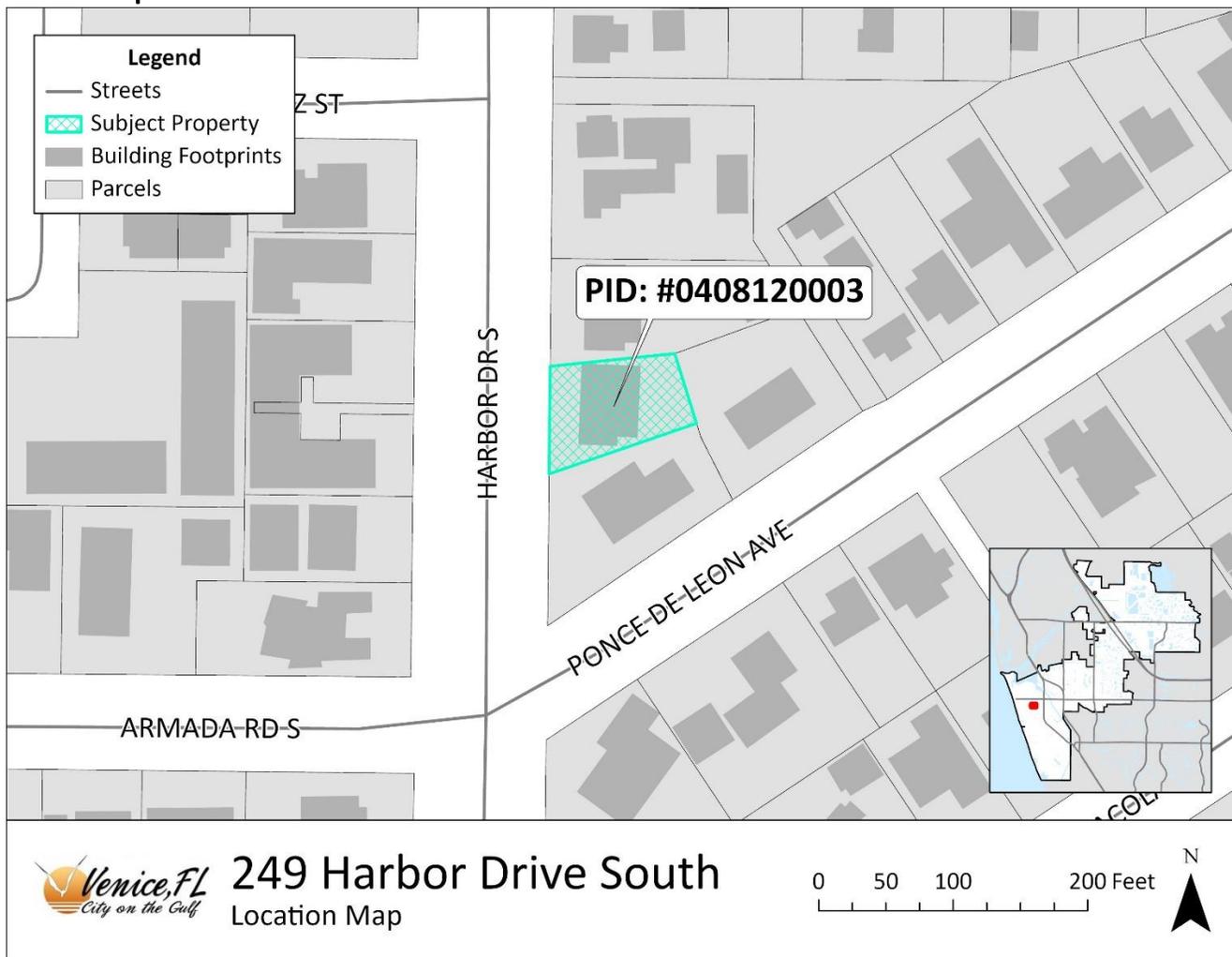


PLAR26-00028 – 249 Harbor Drive South

Staff Report



General Information

Address:	249 Harbor Drive South
Request:	Certificate of Architectural Compliance (CAC) for a new single-family home
Owner/Applicant:	Patrick Riley
Agent:	Jeffrey Gates, Beechwood Builders
Parcel ID:	0408120003
Architectural Control District:	Historic Venice
Application Date:	February 9, 2026

AERIAL MAP



PROJECT DESCRIPTION

The subject property is now vacant, after receiving approval to demolish the previous home, which was not Nolen-Era or in the Venice Historic Precedent (VHP) style. The owner wishes to build a new single-family home in the VHP style. The proposed home is one story and totals 1,948 square feet. The roof material proposed is terra cotta tile, and paint colors include SW7124 Crescent Moon for the body (no accent color is proposed). The entry door, garage door, and privacy fence are all wooden. Single hung windows are proposed with arched transom windows for the front façade. 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 had no comments, as the house is entirely new construction. Planning provided comments, and these were mostly resolved, including providing additional detail about doors and lighting and changing windows to a compliant type. Comments on decorative features were not addressed during the review period but may be discussed during the hearing.





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 house is new. 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.