

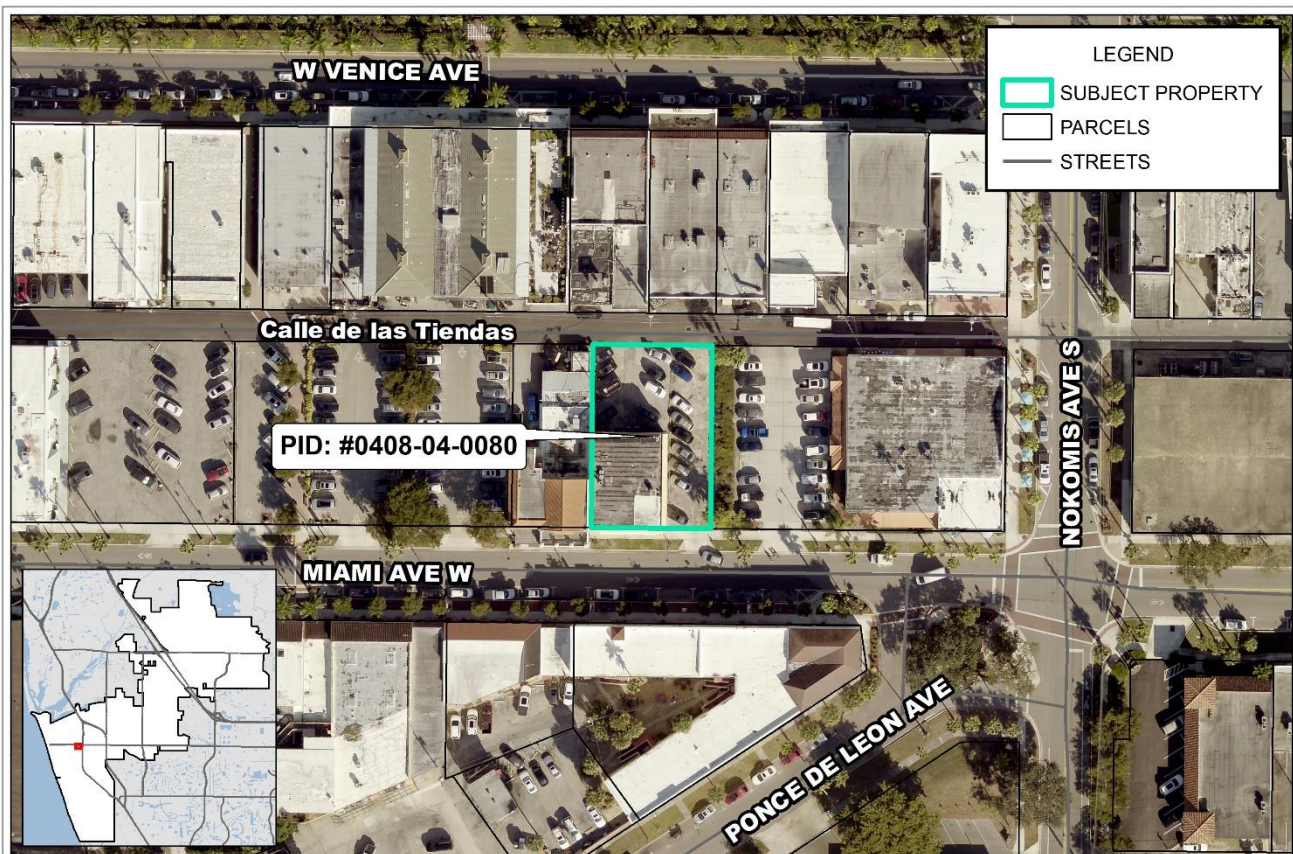
PLAR23-00157 – 214 Miami Avenue West

Staff Report

General Information

Address:	214 Miami Avenue West
Request:	Certificate of Architectural compliance for façade changes
Owner/Applicant:	Hanneman Family Trust
Agent:	John Brown, AIA
Parcel ID:	0408040080
Parcel Size:	±0.19 acres
Future Land Use:	Mixed Use Downtown
Zoning:	Venice Avenue
Architectural Control District:	Historic Venice

I. AERIAL MAP



PLAR23-00157 214 MIAMI AVE



SUBJECT PROPERTY AERIAL
PLANNING AND ZONING DEPARTMENT

II. PROJECT DESCRIPTION

The applicant requests a certificate of architectural compliance (CAC) for exterior changes to the building located at 214 Miami Ave W, which was built in 1957 and is located in the Historic Venice Architectural Control District (HV/ACD). The property is not on the Local Register and is not a Nolen-era structure. Existing façades were not designed to meet the Venice Historic Precedent (VHP), but a new façade in this district must comply with VHP style requirements.

The applicant has proposed to meet each category in Section 87-7.10 as required. Proposed elevations and the comments from the applicant included in the packet provide a response to the VHP criteria. The applicant has stated a desire to provide updated architectural renderings at the public hearing. Color choice has not been finalized for this project, but the applicant notes that the project will adhere to the approved color list.

III. ARCHITECTURAL REVIEW BOARD FINDINGS

The Historic and Architectural Board should consider each relevant section of the VHP code contained in Sec. 87-7.10 when considering a CAC for this property. These sections, with the general standard summarized in parentheses, are listed here:

- 7.10.1.B(2)(a) – Non-residential building examples (consideration of historic examples)
- 7.10.2.A(2) – Non-residential building massing (one massing form required)
- 7.10.3 – Permitted façade materials (stucco on 90%; patterned tile, stone, etc. on 10%)
- 7.10.4 – Permitted façade colors (chosen from approved list and applied as 75% body, 20% trim, and 5% accent)
- 7.10.5 – Roofs (flat, gable, hip, or mansard permitted; materials must be tile or flat with architectural features)
- 7.10.6.A(2) – Non-residential windows and doors (up to 90% openings; clear or light gray tint; glazing areas must have multiple panels)
- 7.10.7 – Building features (entryway design treatments required; railings must be wrought iron, turned, or carved; two or more recesses/projections required; one or more decorative features required)
- 7.10.10 – Service areas and equipment screening (screening by wall, fence, or other structure required)

With consideration of these items and the materials provided by the applicant, staff believes there is sufficient information on the record for the HAPB to make a determination on the subject petition.