

City of Venice  
Development Services  
Building Department

**STAFF REPORT**

**To:** Architectural Review Board

**By:** Greg Schneider, Building Official

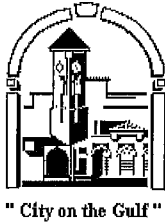
**Date:** August 7, 2019

**Re:** **PLAR19-00356, New construction of a single family residence**

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This property is located within the **Historic District** addressed as 521 Menendez St (proposed address of 520 Armada Rd South).

The Building Division has no comments in regards to the subject project.



City of Venice  
Planning & Zoning Division

**MEMORANDUM**

**To:** Audrey Symowicz  
**From:** Roger Clark, AICP, Planning Manager  
**Date:** August 7, 2019  
**Re:** ARB Application PLAR19-00356, 520 Armada Road S.

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Based on review of the applicant's submittal, Planning & Zoning provides the following comments:

1. The site plan and floor plan depict a 64 inch CMU wall around the pool area. Within the required 20 foot front yard along Armada, only 3 foot solid walls are permitted. You may have a 6 foot, significantly open fence (*no greater than 4:1 close to open ratio*) or a combination of the two, 3 foot solid and 3 foot open.
2. The wall depicted around the pool equipment is also too tall by one foot in the required 20 foot front yard.
3. Zoning is incorrectly indicated as Residential, Single-Family-3 (RSF-3). The correct zoning of the property is Residential, Multi-Family-3 (RMF-3).
4. Full review for all zoning standards will occur with building permit application submittal.

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MEMORANDUM

**To:** Audrey Symowicz, Development Services ~ Building Division

**From:** Harry Klinkhamer, Historical Resources Manager

**Date:** July 31, 2019

**Re:** ARB Application No. PLAR19-00356 520 S. Armada Rd.

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Based upon the material provided by the applicant and the City of Venice's Architectural Guidelines Handbook, Historical Resources provides the following comments:

1. *B. ROOFS, 1. Form, a.: Uniformly sloping roofs, or any combination of flat and uniformly sloping roofs, having a height from eave to peak, that exceeds 80% of the average height of the supporting walls, are prohibited in both Districts. (An exception may be made for the use of a dome in a religious building).*

It is not clear from the drawings what the height is for the roof, particularly near the front façade.

2. *D. DOORS AND WINDOWS, 1. Treatment. At least fifty percent of the all doors and windows shall have at least one of the following elements:*
  - a. *Frames recessed a minimum of 4 inches.*
  - b. *Columns, pilasters, rusticated blocks, precast or stucco decorative trim.*
  - c. *Cornices, spandrels or otherwise articulated lintels.*
  - d. *Semi-circular or triangular pediments.*

It does not appear that at least 50% of the windows meet the listed design elements.

3. *D. DOORS AND WINDOWS, 1. Treatment. Sliding glass doors shall not be visible from a public street.*

Sliding glass doors are partially visible from Armada Rd.

4. *DECORATIONS AND TRIM, I., HISTORIC DISTRICT, 1. Treatment. All facades shall be characterized by the significant use of decorative elements, including, but not limited to, balustrades, columns, arches, pilasters, brackets, spandrels, articulated lintels, niches, quoins, patera, and embedded glazed tile patterns.*

All but the front elevation have a limited number of decorative elements, in particular the right side elevation facing Armada Rd.

5. *EQUIPMENT CONCEALMENT, b. Ground mounted equipment, swimming pools and spas shall be located to the rear of a building and be appropriately screened from public view.*

The pool and pool equipment are on a visible façade on Armada Rd.

6. *H. FENCES AND SCREEN WALLS, 1. The finish of the walls and fences shall be constructed of stone, stucco, decorative metal or other materials having a similar appearance and durability.*

Documents show finish as concrete.

This property is located in the John Nolen Plan National Historic District and abuts the Armada Road Multi-Family National Historic District. Although there are no regulations or guidelines for new construction infill in *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*, *Preservation Brief #14: New Exterior Additions to Historic Buildings: Preservation Concerns* recommends that "there may be no need for a direct visual link to the historic building. Height and setback from the street should generally be consistent with those of the historic building and other surrounding buildings in the district."