

City of Venice
Development Services
Building Department

STAFF REPORT

To: Architectural Review Board

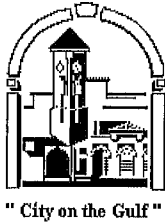
By: Greg Schneider, Building Official

Date: August 7, 2019

Re: **PLAR19-00355, New construction of a single family residence**

This property is located within the **Historic District** addressed as 521 Menendez St (future address of 235 S Park Blvd).

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 PLAR19-00355, 235 Park Blvd. S.

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

1. Title bar on Sheet A1 incorrectly indicates Lot 3. Should be Lot 7.
2. Zoning is incorrectly indicated as Residential, Single-Family-3 (RSF-3). The correct zoning of the property is Residential, Multi-Family-3 (RMF-3).
3. Full review for all zoning standards will occur with building permit application submittal.

MEMORANDUM

To: Audrey Symowicz, Development Services ~ Building Division

From: Harry Klinkhamer, Historical Resources Manager

Date: July 31, 2019

Re: ARB Application No. PLAR19-00355 235 S. Park Blvd.

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

1. *A. BUILDING FORM, 4. The garage shall be placed behind the residence where the site permits. Where the site does not permit rear placement, the next preferred choice is side placement so the garage door is not visible from the front facade. Where the lot is too narrow or other factors practically prohibit side placement, then the garage may be in the front provided the garage is set back from the plane of the front facade at least 10% of the lot width.*

The placement of the garage is not set back from the plane of the front façade by at least 10%.

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.

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."