



AGENDA

Historic Preservation Board

5:30 PM – Wednesday, May 14, 2025 – City Hall

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

1. AGENDA UPDATES

2. APPROVAL OF MINUTES

[2.1](#) HPB Meeting Minutes for March 12, 2025

3. AUDIENCE TO BE HEARD

4. NEW BUSINESS

[4.1](#) 2025-COA-03 - 922 E Washington Ave - Modifications to Exterior Features (After the Fact)

[4.2](#) 2025-COA-04 - 830 E Lemon Ave - Fence

5. OLD BUSINESS

6. BOARD MEMBER REPORTS

7. STAFF REPORTS

8. ADJOURNMENT

This Agenda is provided to the Board only as a guide, and in no way limits their consideration to the items contained hereon. The Board has the sole right to determine those items they will discuss, consider, act upon, or fail to act upon. Changes or amendments to this Agenda may occur at any time prior to, or during the scheduled meeting. It is recommended that if you have an interest in the meeting, you make every attempt to attend the meeting. This Agenda is provided only as a courtesy, and such provision in no way infers or conveys that the Agenda appearing here is, or will be the Agenda considered at the meeting.

If a person decides to appeal any decision made by the board with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (Florida Statutes, 286.0105). In accordance with the Americans with Disabilities Act of 1990, persons needing a special accommodation to participate in this proceeding should contact the City Clerk 48 hours prior to any meeting so arrangements can be made. Telephone (352) 483-5430 for assistance.



MINUTES

Historic Preservation Board Meeting

5:30 PM – March 12, 2025 – City Hall

CALL TO ORDER: 5:30 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL:

PRESENT: Kirk Musselman, Monte Stamper, Dorothy Stevenson, Chairman
Kalus

ABSENT: Vice Chair Dina John

STAFF PRESENT: Mike Lane, Director of Development Services
Jeff Richardson, Deputy Director of Development Services
Kyle Wilkes, Senior Planner
Deanna Mikiska, Development Review Coordinator

OTHERS PRESENT: Cheyenne Rossi, HPB Attorney

1. **AGENDA UPDATES**

The application for Certificate of Appropriateness for a re-roof at 821 E Lemon Avenue (2025-COA-02) was withdrawn.

2. **APPROVAL OF MINUTES**

2.1 Approval of Minutes

November 13, 2024 Historic Preservation Board Meeting

Motion made by Ms. Stevenson, Seconded by Mr. Musselman, to approve the Minutes as submitted. The motion passed by a unanimous vote.

3. **AUDIENCE TO BE HEARD: NONE**

4. NEW BUSINESS

Chairman Kalus directed Senior Planner Kyle Wilkes to present 2025-COA-01 – 679 Key Avenue before the nomination and election of officers.

4.2 2025-COA-01 – 679 Key Avenue – Re-roof

Kyle Wilkes, Senior Planner, explained the requested Certificate of Appropriateness for a new roof at 679 Key Avenue (alt key #1189993). The lot is 0.37 acres, and the architectural style is Non-Contributing Structure. Future land use is Suburban Residential and the Design District is Urban Neighborhood. The primary structure was built in 2005 and is considered a non-contributing structure.

Motion made by Mr. Stamper, Seconded by Ms. Stevenson, to approve the application. The motion passed by a unanimous vote.

4.1 Election of Officers for 2025

Ms. Stevenson motioned for Mr. Matthew Kalus to continue as Chairman and Ms. Dina John to continue as Vice Chair. Mr. Musselman seconded the motion. The motion passed by a unanimous vote.

5. OLD BUSINESS

6. BOARD MEMBER REPORTS: NONE

7. STAFF REPORTS

Jeff Richardson notified the board that the Eustis City Clerk and Deputy City Manager are updating the board appointment schedule rotation and application process. When the updates are complete, the board members will be notified.

8. ADJOURNMENT: 5:40 p.m.

DEANNA MIKISKA
Development Review Coordinator

MATTHEW E. KALUS
Chairperson



City of Eustis

Development Services Department

P.O. Drawer 68 • Eustis, Florida 32727-0068 • (352) 483-5460

TO: HISTORIC PRESERVATION BOARD

FROM: KYLE WILKES, SENIOR PLANNER

DATE: MAY 14, 2025

RE: CERTIFICATE OF APPROPRIATENESS 2025-COA-03 MODIFICATIONS TO EXTERIOR FEATURES (AFTER THE FACT) AT 922 WASHINGTON AVE (AK 1423627)

PROPOSED PROJECT:

Andrew Kager, representative for Innovative Investment Group, LLC, the owner of 922 Washington Avenue, is requesting Historic Preservation Board approval to modify the exterior of the residential dwelling unit and accessory structure/apartment, within the Washington Avenue Historic District. The application for a Certificate of Appropriateness (see attached for complete submittal) requests:

“Stucco encasement of asbestos siding (non-original).” The applicant has already enclosed the accessory structure in stucco with the intention of encasing the primary residential structure. In addition, the applicant added a front portico, changed the front door, removed the shutters, and removed the vergeboard trim along the front gable eave of the roof.

PROPERTY INFORMATION:

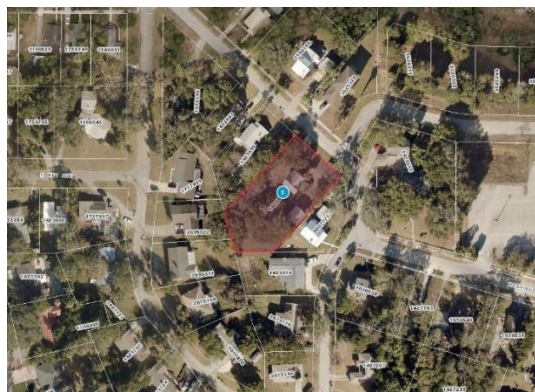
Owner: Innovative Investment Group, LLC

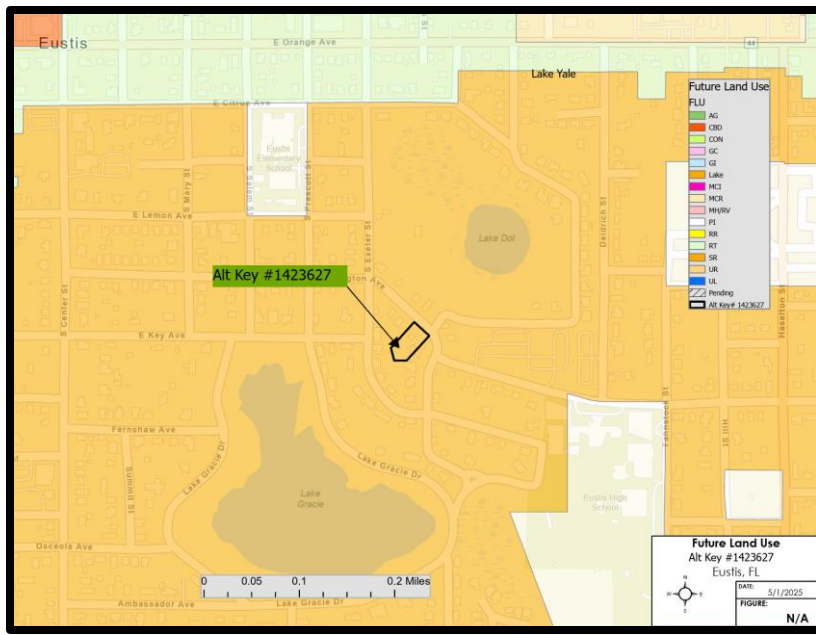
Site Acreage: 1.0 acre

Date Built: 1919

Future Land Use: Suburban Residential (SR)

Design District: Suburban Neighborhood





Suburban Residential



Suburban Neighborhood

CRITERIA FOR EVALUATION: EUSTIS CODE OF ORDINANCES CHAPTER 46:

Section 46-227

- (l) In considering an application for a certificate of appropriateness for alteration, new construction, demolition, or relocation, the board shall be guided by the following general standards:

- (1) The effect of the proposed work on the landmark, landmark site, or property within a historic district upon which such work is to be done;

The subject property is in the Frame Vernacular style and, built in 1919, is a contributing structure. Frame Vernacular style is characterized by the utilization of local materials, including wood horizontal drop siding and weatherboard exterior surface materials. The current and proposed work utilizes stucco covering. Utilizing stucco on the primary residential structure would diminish the historic character of the residential structure.

(2) The relationship between such work and other structures on the landmark site or other property in the historic district;

The proposed work does seem it will pose a significant conflict with other structures on the property and other properties in the historic district.

(3) The extent to which the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture, and materials of the landmark or the property will be affected;

The modification(s) to the accessory structure may be considered somewhat compatible with the character of the primary residence. However, continuing the work to include the primary structure would diminish the look of the Frame Vernacular style of the residence. This includes encasing in stucco and removal of vergeboard and shutters.

(4) Whether the plans may be carried out by the applicant within a reasonable period of time.

If the Historic Preservation Board approves the COA, the applicant intends to move forward quickly to continue this work. This work was initially started without proper permitting nor a Certificate of Appropriateness.

(n) In considering an application for a certificate of appropriateness for new construction, the board shall consider the following additional guidelines:

(1) *Height.* The height of any proposed alteration or construction shall be compatible with the style and character of the landmark and with surrounding structures in a historic district.

There is no height alteration proposed.

(2) *Proportions of windows and doors.* The proportions and relationships between doors and windows shall be compatible with the architectural style and character of the landmark and with surrounding structures in a historic district.

The proposed work includes replacement of the front door (already done). The front door is compatible with the architectural style of the existing residential structure.

(3) *Relationship of building masses, setbacks, and spaces.* The relationship of structure within a historic district to the open space between it and adjoining structures shall be compatible.

No modification is proposed to building masses, setbacks, and spaces.

(4) *Roof shape.* The design of the roof shall be compatible with the architectural style and character of the landmark and surrounding structures in a historic district.

The applicant has completed a metal re-roof so that the accessory structure and primary structure are matching.

(5) *Landscaping.* Landscaping shall be compatible with the architectural character and appearance of the landmark and of surrounding structures and landscapes in an historic district.

While the applicant has not provided a landscape plan, there has been no information or indication provided regarding landscaping modifications.

(6) *Scale.* The scale of the structure after alteration, construction or partial demolition shall be compatible with its architectural style and character and with surrounding structures in an historic district.

No modifications are proposed to the scale of the structure.

(7) *Directional expression.* Facades in historic districts shall blend with other structures with regard to directional expression. Structures in a historic district shall be compatible with the dominant horizontal or vertical expression of surrounding structures. The directional expression of a landmark after alteration, construction, or partial demolition shall be compatible with its original architectural style and character.

There is not a proposal for modification of the directional expression.

(8) *Architectural details.* Architectural details, including materials and textures, shall be treated so as to make a landmark compatible with its original architectural style and character and to preserve and enhance the architectural style or character of a landmark or historic district. The board will give recommendations as to appropriate colors for any landmark or historic district.

The proposed work would be utilizing stucco material that will change the appearance of the Frame Vernacular structure and move it away further away from the original look of the structure.

(9) *Impact on archaeological sites.* New construction shall be undertaken in such a manner as to preserve the integrity of archaeological sites and landmark sites.

Not applicable.

RECOMMENDATION:

Based on the analysis above, the criteria for evaluation provided in this memorandum, and the information provided from the applicant, staff recommends denial of continued encasement of the primary residential structure and restoration of shutters and vergeboard.

c: Property Owner and Applicant
 Historic Preservation Board Members
 File: 2025-COA-03

ATTACHMENTS:

Images from Google Street View
Code Violation Pictures
Florida Master Site File
Certificate of Appropriateness Application
Photographs from Applicant

IMAGES FROM GOOGLE STREET VIEW

IMAGES FROM GOOGLE STREET VIEW

Google Street View June 2023



Google Street View August 2022



Google Street View June 2017



Google Street View May 2011



Google Street View January 2008



CODE VIOLATION PICTURES

Code Violation Pictures











NOTICE STOP WORK ORDER

AS NOTED BELOW, WORK AT THE FOLLOWING LOCATION IS
IN VIOLATION OF THE CITY OF EUSTIS' CODE OF
ORDINANCES:

ADDRESS: 922 E. WASHINGTON

| | |
|--|-------------------------------------|
| <input type="checkbox"/> GENERAL CONSTRUCTION | <input type="checkbox"/> MECHANICAL |
| <input type="checkbox"/> UNLICENSED CONTRACTOR | <input type="checkbox"/> ELECTRICAL |
| <input checked="" type="checkbox"/> NO PERMIT | <input type="checkbox"/> GAS |
| <input type="checkbox"/> ROOFING | <input type="checkbox"/> PLUMBING |

☒ OTHER NO COP *Certificate of Appropriateness*

ALL WORK SHALL CEASE IMMEDIATELY
CALL 352-483-5462 FOR ADDITIONAL INFORMATION

2-12-25 Eric Martin
DATE BUILDING OFFICIAL/INSPECTOR

DO NOT REMOVE THIS NOTICE
CITY OF EUSTIS BUILDING DEPARTMENT
111 E. ORANGE AVE. • EUSTIS, FL 32726



FLORIDA MASTER SITE FILE

Page 1
Y original
update

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE

Site 8LA
Recorder # _____

SITE NAME **922 WASHINGTON AVENUE**
HISTORIC CONTEXTS **WORLD WAR I & AFTERMATH**
NAT. REG. CATEGORY **BUILDING**
OTHER NAMES/FSF #s
COUNTY **LA** OWNERSHIP TYPE **PRIVATE**
PROJECT NAME **EUSTIS SURVEY PHASE II** DHR NO.
LOCATION (Attach copy of USGS map, sketch-map of immediate area)
ADDRESS **922 WASHINGTON AVENUE** CITY **EUSTIS**
VICINITY OF / ROUTE TO **SEE ATTACHED LOCATION & USGS MAPS**
SUBDIVISION **HOGAN TERRACE** BLOCK NO. **X** LOT NO. **PART**
PLAT OR OTHER MAP **LAKE COUNTY TAX ASSESSOR'S MAPS OF EUSTIS**
TOWNSHIP **19S** RANGE **26E** SECTION **11** 1/4 **1/4-1/4**
IRREGULAR SECTION **N** LAND GRANT **N/A**
USGS 7.5' MAP **EUSTIS**
UTM: ZONE EASTING NORTHING
COORDINATES: LATITUDE LONGITUDE

HISTORY

ARCHITECT: **UNKNOWN**
BUILDER: **UNKNOWN**
CONST DATE **1919** CIRCA RESTORATION DATE(S)
MODIFICATION DATE(S)
MOVE: DATE ORIG LOCATION
ORIGINAL USE(S) **RESIDENCE**
PRESENT USE(S) **RESIDENCE**

DESCRIPTION

STYLE **FRAME VERNACULAR**
PLAN: EXTERIOR **RECTANGULAR**
INTERIOR
NO.: STORIES **2.0** OUTBLDGS **1** PORCHES **1** DORMERS **0**
STRUCTURAL SYSTEM(S) **WOOD FRAME**
EXTERIOR FABRIC(S) **ASBESTOS SIDING**
FOUNDATION: TYPE **PIERS** MATLS **CONCRETE BLOCK**
INFILL
PORCH(ES) **E/PORCH/1-STY/SCREENED/S**
ROOF: TYPE **GABLE INTERSECT** SURFACING **COMP SHGLS;CORRGTD MTL**
SECONDARY STRUCS. **E:1-STY HIP PORCH ADDN**
CHIMNEY: # **1** MATERIALS **BRICK** LOCNS **SE EAVE COR**
WINDOWS **DHS,2/2**

EXTERIOR ORNAMENT **E&N:VERGEBOARD TRIM ALONG GABLE EAVE**
CONDITION **GOOD** SURROUNDINGS **RESIDENTIAL**
NARRATIVE (general, interior, landscape, context; 3 lines only)
DETACHED 2-STY GARAGE APARTMENT W/1-CAR GARAGE (1900).
MAIN BLDG ENTRY: PEDIMENT & SURROUND W/6 LIGHTS IN DOOR & CRAFTSMAN
STYLE LAMPS L&R OF DOOR; FRENCH DOORS LEAD TO SCREENED PORCH.

ARCHAEOLOGICAL REMAINS AT THE SITE

FSF ARCH FORM COMPLETED? **NO** (IF YES, ATTACH)
ARTIFACTS OR OTHR REMAINS **NONE**

Page 2

FMSF HISTORICAL STRUCTURE FORM

Site 8LA-

RECORDER'S EVALUATION OF SITE

AREAS/SIGNIFICANCE **COMMUNITY DEV/PLANNING**

(Answer the following: ___y ___n ___likely, need info ___insf info)

ELIG NAT REG **N**SIGNIF PART DIST **Y**SIGNIF LOCAL LEVEL **Y**

SUMMARY SIGNIFICANCE (Limit to three lines provided; see page 3)
**THIS STRUCTURE WOULD QUALIFY AS A CONTRIBUTING STRUCTURE IN A
 HISTORIC DISTRICT.**

* * * * DHR USE ONLY * * * * * DHR USE ONLY * * * * *

*
 *
 * DATE LISTED ON NR _____ *

* KEEPER DETERMINATION OF ELIG. (DATE): -YES _____ -NO _____ *

* SHPO EVALUATION OF ELIGIBILITY (DATE): -YES _____ -NO _____ *

* LOCAL DETERMINATION OF ELIG. (DATE): -YES _____ -NO _____ *

* OFFICE _____ *

* * * * DHR USE ONLY * * * * * DHR USE ONLY * * * * *

RECORDER INFORMATION: **BRENDA J. ELLIOTT, HISTORICAL CONSULTANT**
 DATE: **MO 04 YR 94** **2515 HIGHLAND AVE., KISSIMMEE, FL 34741**

PHOTOGRAPHS (Attach a labeled print bigger than contact size)
 LOCATION OF NEGATIVES **CITY OF EUSTIS**
 NEGATIVE NUMBERS **2-7**



ached

tt,

CERTIFICATE OF APPROPRIATNESS APPLICATION



CITY OF EUSTIS HISTORIC PRESERVATION BOARD
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)
4 N. Grove St., P.O. Drawer 68, Eustis, FL 32727-0068
Phone: (352) 483-5460 Email: planner@eustis.org

PLEASE SELECT ALL THAT APPLY TO YOUR PROPERTY:

- ☐ Local Landmark/Site ☐ Eustis Main Street Area
☒ Washington Avenue Historic District

ADDRESS OF PROPERTY: 922 E Washington Ave Eustis FL 32726

Property Owner

Print Name: Innovative Investment Group of central Florida
Mailing Address: 5604 Sydney Dr Mount Dora FL 32757
Phone: 407-832-1891 Fax: —
Email: ITG@FCF@gmail.com

Applicant/Agent (if different from property owner)

Print Name: Andrew Koger
Mailing Address: 5604 Sydney Dr Mount Dora FL
Phone: 407-832-1891 Fax: —
Email: —

I certify that all information contained in this application is true and accurate to the best of my knowledge.

Applicant/Owner: [Signature] Date: 2/20/25

Incomplete applications will not be reviewed and will be returned to you for more information. You are encouraged to contact Development Services, at (352) 483-5460, to make sure your application is complete.

Description of Proposed Work: (Check all that apply)

- ☒ Alteration ☐ Demolition ☐ Relocation ☐ New Construction

Completely describe the entire scope of work: all changes proposed on the exterior of the building, where on the property the work will occur, how the work will be accomplished, and the types of materials to be used. For large projects, an itemized list is recommended. Attach additional pages if necessary. Please include any additional information as may be applicable to your request including such as photos, drawings, samples of materials, and producing brochures.

Structural Encasement of Asbestos siding (non-original)

OFFICIAL USE ONLY

Date Received: 2-21-2025
File No.: 2025-COA-03

Historic Preservation Board Meeting Date: —
Was a COA issued? Yes — No —

Administrative Approval

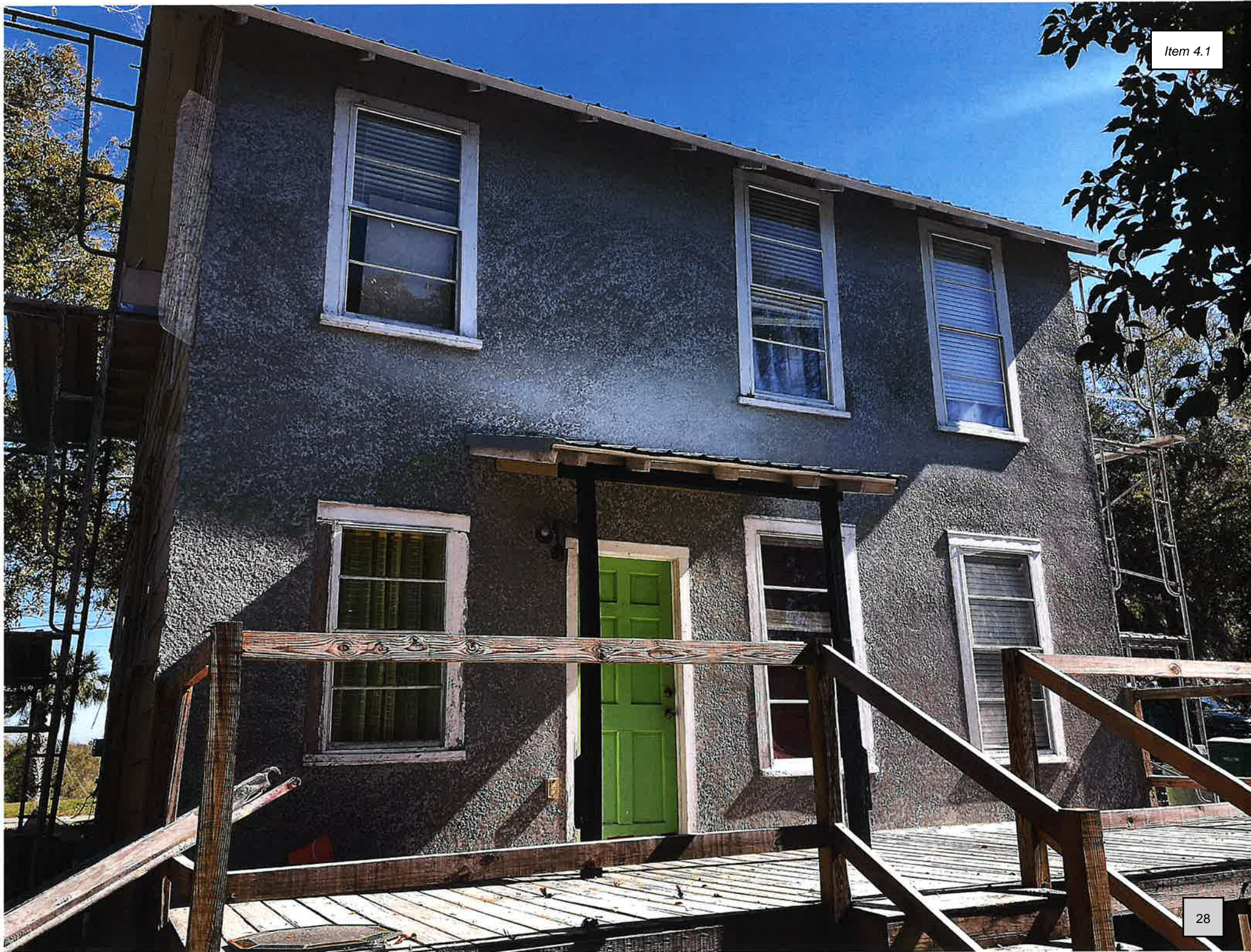
Application Approved: — Approved with Conditions: — Application Denied: —
Conditions/Reasons: —

Signed: — Date: —

PICTURES PROVIDED BY APPLICANT























































City of Eustis

Development Services Department

P.O. Drawer 68 • Eustis, Florida 32727-0068 • (352) 483-5460

TO: HISTORIC PRESERVATION BOARD

FROM: KYLE WILKES, SENIOR PLANNER

DATE: MAY 14, 2025

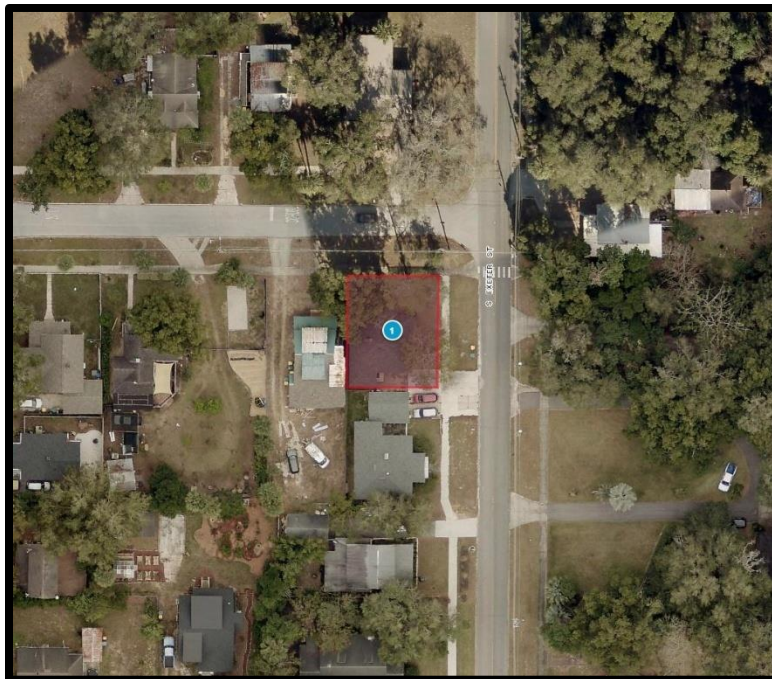
RE: CERTIFICATE OF APPROPRIATENESS 2022-COA-04 CONSTRUCTION OF A NEW FENCE AT 830 EAST LEMON AVENUE (AK 1189853)

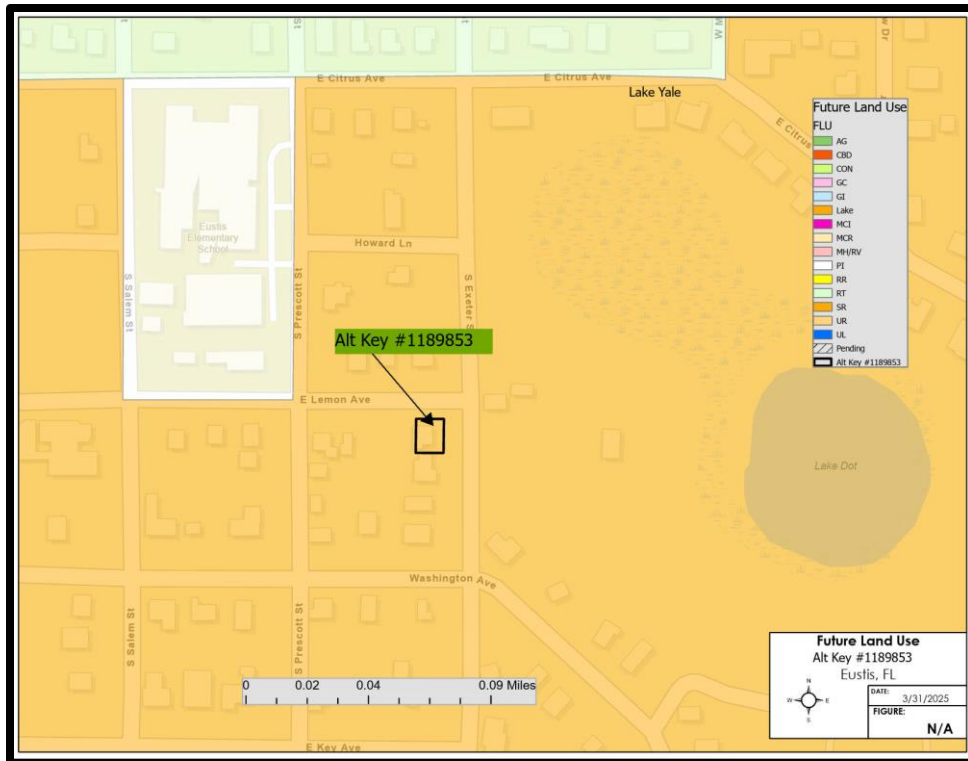
PROPOSED PROJECT:

Lyndsey M. Coyle, property owner, is requesting Historic Preservation Board approval for a proposed fence. The new fence is a Craftsman-style fence that is a combination of four (4) feet in height and opaque (in the front yard) and six feet (four feet opaque with two feet of open lattice atop). The fence is proposed for the entirety of the perimeter of the property.

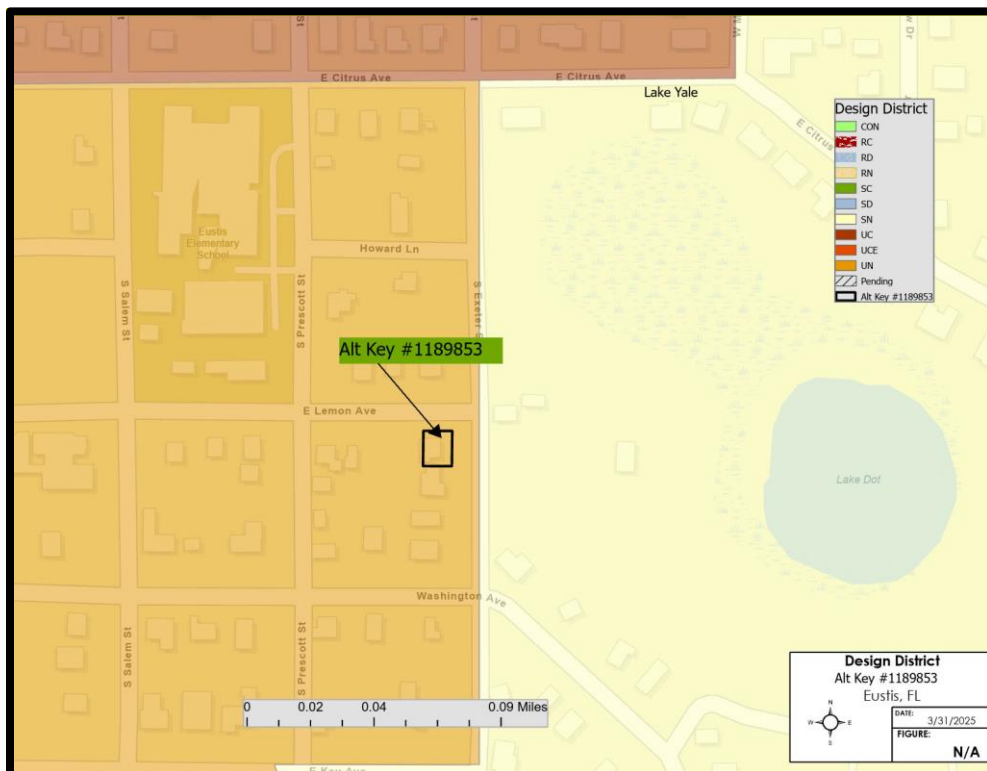
PROPERTY INFORMATION:

Owner: Lyndsey M. Coyle
Site Acreage: 0.23 acres / 10,926 sq. ft.
Built: 1929 (Contributing Structure)





Future Land Use: Suburban Residential (SR)



Design District: Urban Neighborhood

Section 46-227

- (l) In considering an application for a certificate of appropriateness for alteration, new construction, demolition or relocation, the board shall be guided by the following general standards:

(1) The effect of the proposed work on the landmark, landmark site or property within an historic district upon which such work is to be done;

This local landmark, 830 E Lemon Ave, is classified as the Craftsman architectural style. The fence style and proposed color is consistent with the Craftsman architectural style and it will enhance the architectural consistency of the property.

(2) The relationship between such work and other structures on the landmark site or other property in the historic district;

The fence is consistent in its design with the home's Craftsman style, and the proposed natural wood color is consistent with the Craftsman style.

(3) The extent to which the historic, architectural or archaeological significance, architectural style, design, arrangement, texture and materials of the landmark or the property will be affected;

The architectural style, design, and materials are common to and consistent with the Craftsman style. It is woodgrain in nature with board-on-board construction, open lattice and Craftsman-style post caps (see attachments for graphical representation).

(4) Whether the plans may be carried out by the applicant within a reasonable period of time.

If the Historic Preservation Board approves the COA, the applicant intends to submit their Fence Affidavit and proceed quickly with the construction of the proposed fence.

- (n) In considering an application for certificate of appropriateness for new construction, the board shall consider the following additional guidelines:

(1) *Height.* The height of any proposed alteration or construction shall be compatible with the style and character of the landmark and with surrounding structures in an historic district.

The new fence is proposed as a combination of four (4) and six (6) feet in height, consistent with the height restrictions found in the Land Development Regulations (see attachment).

(2) *Proportions of windows and doors.* The proportions and relationships between doors and windows shall be compatible with the architectural style and character of the landmark and with surrounding structures in an historic district.

Not applicable; this is a fence installation, which will not include any new windows or doors.

(3) *Relationship of building masses, setbacks and spaces.* The relationship of a structure within an historic district to the open space between it and adjoining structures shall be compatible.

The new fence is proposed to be a combination of four feet and six feet, consistent with the applicable height restrictions of the fence code in the city's Land Development Regulations. The fence is wood grain in color, which is consistent with the Craftsman architectural style. The fence is located along the front property line and extends to the house to enclose a front yard area.

(4) *Roof shape.* The design of the roof shall be compatible with the architectural style and character of the landmark and surrounding structures in an historic district.

Not applicable; this request is for a fence and no new roof areas.

(5) *Landscaping.* Landscaping shall be compatible with the architectural character and appearance of the landmark and of surrounding structures and landscapes in an historic district.

While the applicant has not provided a landscape plan, they intend to preserve the existing landscaping on the property.

(6) *Scale.* The scale of the structure after alteration, construction or partial demolition shall be compatible with its architectural style and character and with surrounding structures in an historic district.

The scale of the proposed fence is compatible with the existing building, and the Craftsman style architecture.

(7) *Directional expression.* Facades in historic districts shall blend with other structures with regard to directional expression. Structures in an historic district shall be compatible with the dominant horizontal or vertical expression of surrounding structures. The directional expression of a landmark after alteration, construction or partial demolition shall be compatible with its original architectural style and character.

The proposed fence should not extensively change the directional expression of the historic local landmark site.

(8) *Architectural details.* Architectural details, including materials and textures, shall be treated so as to make a landmark compatible with its original architectural style and character and to preserve and enhance the architectural style or character of a landmark or historic district. The board will give recommendations as to appropriate colors for any landmark or historic district.

The proposed fence is wood grain in color, which fits with the Craftsman architectural style.

(9) *Impact on archaeological sites.* New construction shall be undertaken in such a manner as to preserve the integrity of archaeological sites and landmark sites.

Not applicable.

CONSIDERATIONS:

Staff has reviewed the fencing COA application and offers the following:

The home was built in 1929 with a Craftsman style, wood frame. The common features of the Craftsman style include low-pitched gable (triangular) roofs, overhanging eaves with exposed rafters and beams, heavy, tapered columns, patterned window panes and a covered front porch. Craftsman house exteriors emphasize harmony with surrounding nature.

A Craftsman house is a popular home style that emerged from the American Craftsman movement of the turn of the 20th century that spanned everything from architecture to interior and landscape design, in addition to applied and decorative arts. The American Craftsman style was a 20th century American offshoot of the British Arts and Crafts movement, which began as early as the 1860s.

Craftsman Style Fences typically have straight vertical and horizontal lines to have the look and feel of Craftsman architecture. Craftsman house exteriors emphasize harmony with surrounding nature. Craftsman style fences are commonly woodgrain. Craftsman wood fence styles could be split rail, deck rail style picket, picket, lattice top square, lattice top diagonal, standard horizontal, hog wire, modified panel, full panel, grid top, or estate.

RECOMMENDATION:

Based on the analysis above, the criteria for evaluation provided in this memorandum, and the physical presence and site plan for the fence, staff recommends approval of the request.

ATTACHMENTS:

Images from Google Street View
Fence Site Plan and Mockup Provided By Applicant
Florida Master site File
COA Application

c: Applicant
Historic Preservation Board Members
File: 2025-COA-04

IMAGES FROM GOOGLE STREET VIEW

EXHIBIT A: IMAGES FROM GOOGLE STREET VIEW

August 2022



May 2011



January 2008

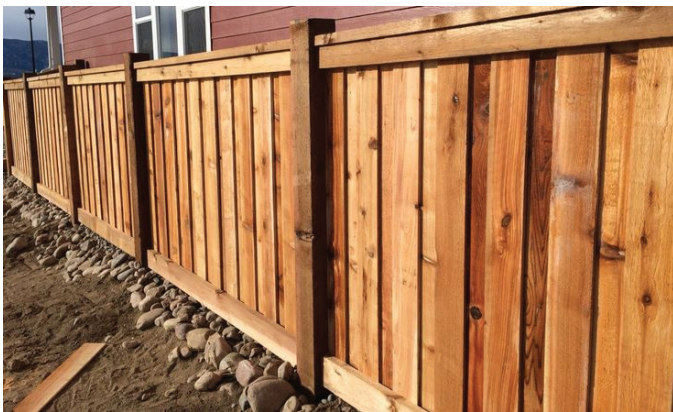
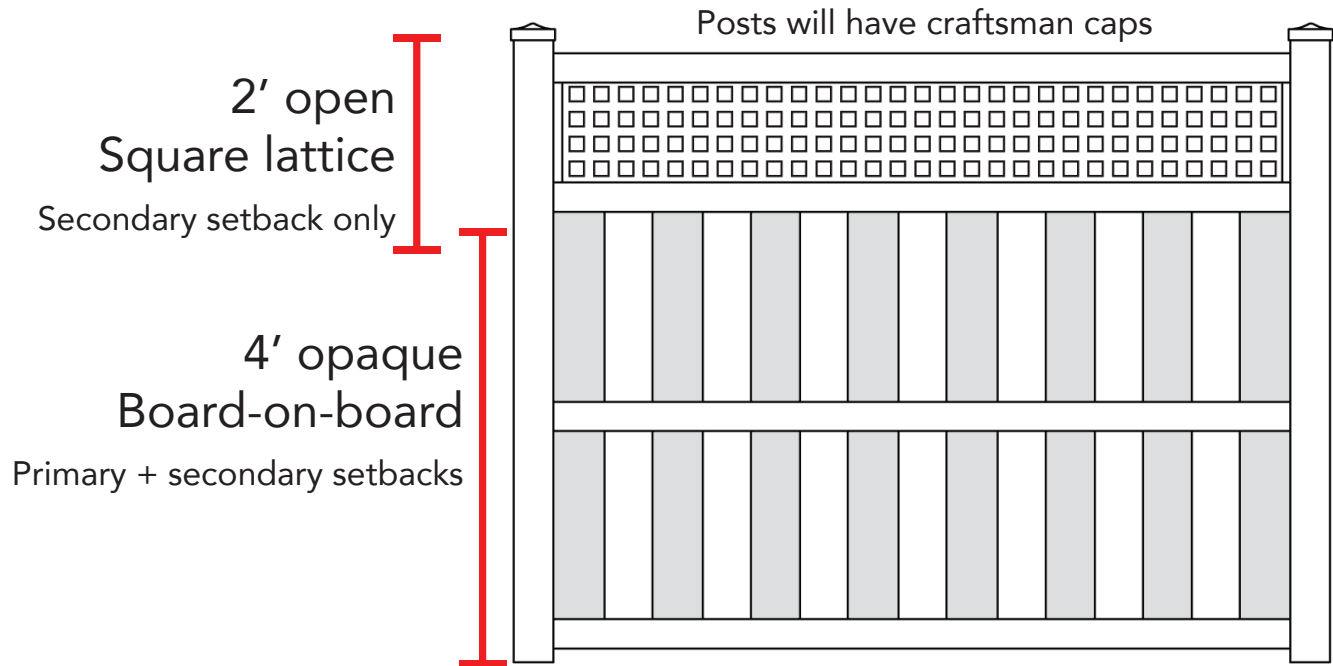


FENCE SITE PLAN AND MOCKUP PROVIDED BY APPLICANT

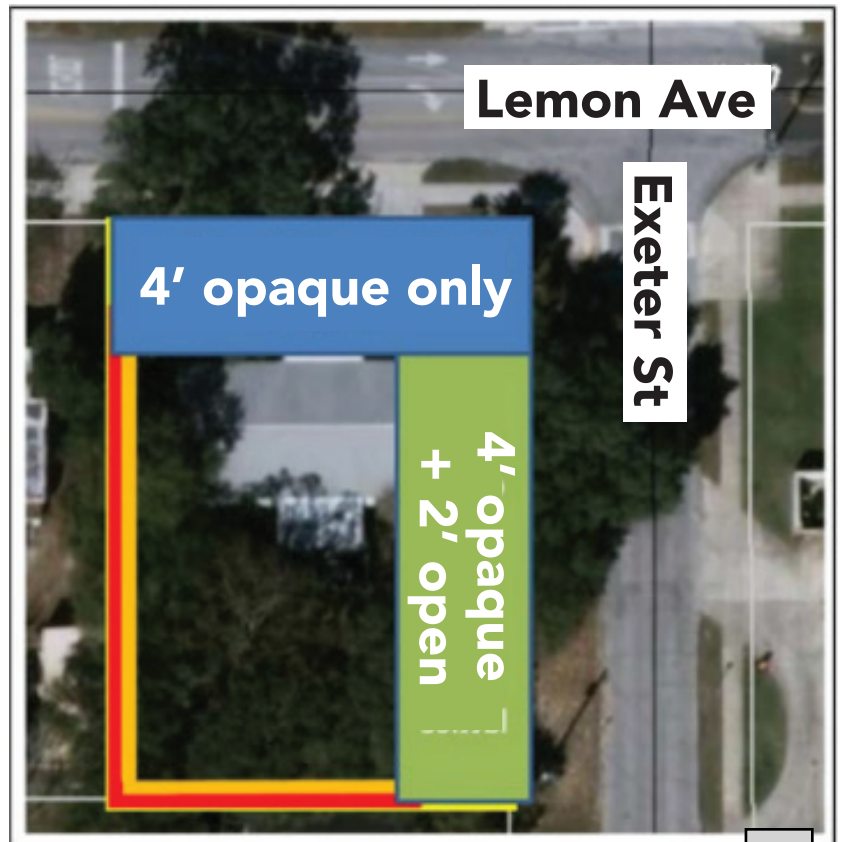
830 E. LEMON AVE.

Item 4.2

SOLID WOOD CRAFTSMAN FENCE



Taken from fence guidelines document
(image reversed) because my situation is the same



VIEW FROM LEMON AVENUE IN AUGUST 2022

(There was previously a fence all around the house that we had begun removing at this point during the renovation.)



CURRENT VIEW FROM EXETER



FLORIDA MASTER SITE FILE

Page 1
Y original
update

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE

Site 8LA
Recorder # _____

Alt Key 1189853

SITE NAME 830 E LEMON AVENUE
HISTORIC CONTEXTS BOOM TIMES
NAT. REG. CATEGORY BUILDING
OTHER NAMES/FSF #s
COUNTY LA OWNERSHIP TYPE PRIVATE
PROJECT NAME EUSTIS SURVEY PHASE II DHR NO.
LOCATION (Attach copy of USGS map, sketch-map of immediate area)
ADDRESS 830 E LEMON AVENUE CITY EUSTIS
VICINITY OF / ROUTE TO SEE ATTACHED LOCATION & USGS MAPS
SUBDIVISION EUSTIS BLOCK NO. 91 LOT NO. 1 (PT)
PLAT OR OTHER MAP LAKE COUNTY TAX ASSESSOR'S MAPS OF EUSTIS
TOWNSHIP 19S RANGE 26E SECTION 11 1/4 1/4-1/4
IRREGULAR SECTION N LAND GRANT N/A
USGS 7.5' MAP EUSTIS
UTM: ZONE EASTING NORTHING
COORDINATES: LATITUDE LONGITUDE

HISTORY

ARCHITECT: UNKNOWN
BUILDER: UNKNOWN
CONST DATE 1924 CIRCA RESTORATION DATE(S)
MODIFICATION DATE(S)
MOVE: DATE ORIG LOCATION
ORIGINAL USE(S) RESIDENCE
PRESENT USE(S) RESIDENCE

DESCRIPTION

STYLE CRAFTSMAN
PLAN: EXTERIOR RECTANGULAR
INTERIOR
NO.: STORIES 1.0 OUTBLDGS 0 PORCHES 1 DORMERS 0
STRUCTURAL SYSTEM(S) WOOD FRAME
EXTERIOR FABRIC(S) STUCCO
FOUNDATION: TYPE PIERS MATLS CONCRETE BLOCK
INFILL CONCRETE BLOCK
PORCH(ES) N/ENTRY PORCH/TRIPLE WD SUPPORTS/KNEE BRACES/N
ROOF: TYPE GABLE ON HIP SURFACING COMPOSITION SHINGLES
SECONDARY STRUCS. N:GABLE ADDN
CHIMNEY: # 1 MATERIALS CONCRETE BLOCK LOCNS W:LAT SLOPE
WINDOWS DHS,6/1;CASEMENT

EXTERIOR ORNAMENT CANTILEVERED HURRICANE AWNINGS
CONDITION GOOD SURROUNDINGS RESIDENTIAL
NARRATIVE (general, interior, landscape, context; 3 lines only)
BOXED EAVES & RETURNS ON ENTRY PORCH W/ORN CORNICE & LOUVERED GABLE
VENT; QUAD RIBBON WDWS ON SYM FACADE.

ARCHAEOLOGICAL REMAINS AT THE SITE

FSF ARCH FORM COMPLETED? NO (IF YES, ATTACH)
ARTIFACTS OR OTHR REMAINS NONE

Page 2

FMSF HISTORICAL STRUCTURE FORM

Site 8LA-

RECORDER'S EVALUATION OF SITE

AREAS/SIGNIFICANCE **COMMUNITY DEV/PLANNING**(Answer the following: y n likely, need info insf info)ELIG NAT REG NSIGNIF PART DIST YSIGNIF LOCAL LEVEL Y

SUMMARY SIGNIFICANCE (Limit to three lines provided; see page 3)
THIS IS A CONTRIBUTING RESIDENTIAL STRUCTURE IN THE EUSTIS HISTORIC DISTRICT.

* * * * DHR USE ONLY * * * * * DHR USE ONLY * * * * *

*
 *
 * DATE LISTED ON NR _____ *
 * KEEPER DETERMINATION OF ELIG. (DATE): -YES _____ -NO _____ *
 * SHPO EVALUATION OF ELIGIBILITY (DATE): -YES _____ -NO _____ *
 * LOCAL DETERMINATION OF ELIG. (DATE): -YES _____ -NO _____ *
 * OFFICE _____ *
 *
 * * * * DHR USE ONLY * * * * * DHR USE ONLY * * * * *

RECORDER INFORMATION: BRENDA J. ELLIOTT, HISTORICAL CONSULTANT
 DATE: MO 04 YR 94 2515 HIGHLAND AVE., KISSIMMEE, FL 34741

PHOTOGRAPHS (Attach a labeled print bigger than contact size)
 LOCATION OF NEGATIVES CITY OF EUSTIS
 NEGATIVE NUMBERS 5-10;5-11

P H O T O G R A P H

M A P

Street/plat map attached



tt,



CERTIFICATE OF APPROPRIATENESS APPLICATION



CITY OF EUSTIS HISTORIC PRESERVATION BOARD
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)
4 N. Grove St., P.O. Drawer 68, Eustis, FL 32727-0068
Phone: (352) 483-5460 Fax: (352) 357-4177 Email: planner@ci.eustis.fl.us

PLEASE SELECT ALL THAT APPLY TO YOUR PROPERTY:

- ☐ Local Landmark/Site ☐ Eustis Main Street Area
☒ Washington Avenue Historic District

ADDRESS OF PROPERTY: 830 E. Lemon Ave., Eustis, FL 32726

Property Owner

Print Name: Lyndsey Coyle

Mailing Address: 830 E. Lemon Ave., Eustis, FL 32726

Phone: 352-978-7004 Fax: n/a

Email: lyndseymcoyle@gmail.com

Applicant/Agent (if different from property owner)

Print Name: same as above

Mailing Address: _____

Phone: _____ Fax: _____

Email: _____

I certify that all information contained in this application is true and accurate to the best of my knowledge.

Applicant/Owner: Lyndsey Coyle **Date:** 04/30/2025

Incomplete applications will not be reviewed and will be returned to you for more information. You are encouraged to contact Development Services, at (352) 483-5460, to make sure your application is complete.

Description of Proposed Work: (Check all that apply)

- ☐ Alteration ☐ Demolition ☐ Relocation ☒ New Construction

Completely describe the entire scope of work: all changes proposed on the exterior of the building, where on the property the work will occur, how the work will be accomplished, and the types of materials to be used. For large projects, an itemized list is recommended. Attach additional pages if necessary. Please include any additional information as may be applicable to your request including such as photos, drawings, samples of materials, and producing brochures.

new craftsman-style wood fence replacing what was torn down in 2022 due to rot

- primary setback: 4' high opaque (board-on-board)

- secondary setback: 4' high opaque (board-on-board) + 2' high open (square lattice)

- two gates (one in primary and one in secondary) built in same style, following rules above

OFFICIAL USE ONLY

Date Received: _____

Historic Preservation Board Meeting Date: _____

File No.: _____

Was a COA issued? Yes _____ No _____

Administrative Approval

Application Approved: _____ Approved with Conditions: _____ Application Denied: _____

Conditions/Reasons: _____

Signed: _____

Date: _____