



AGENDA

Historic Preservation Board

5:30 PM – Wednesday, July 10, 2024 – City Hall

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

1. AGENDA UPDATES

2. APPROVAL OF MINUTES

[2.1](#) HPB Meeting Minutes for May 8, 2024

3. AUDIENCE TO BE HEARD

4. NEW BUSINESS

[4.1](#) 2024-COA-07 - 514 Washington Ave - Conversion of Garage to Efficiency Living Space

[4.2](#) 2024-COA-08 - 708 E Lemon Ave - Fence installation to rear of previously approved accessory garage apartment

5. OLD BUSINESS

6. STAFF REPORTS

7. BOARD MEMBER 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 – May 8, 2024 – City Hall

CALL TO ORDER: 5:31 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL:

PRESENT: Vice Chair Dina John, Kirk Musselman, Monte Stamper, Dorothy Stevenson, Chairman Kalus

ABSENT: Robyn Sambor (Alternate)

STAFF PRESENT: Mike Lane, Director of Development Services
Deanna Mikiska, Public Hearing/Development Review Coordinator
Jeff Richardson, Deputy Director of Development Services
Sherri Takaloo, Senior Planner

OTHERS PRESENT: Cheyenne Dunn, HPB Attorney

1. AGENDA UPDATES

2. APPROVAL OF MINUTES

2.1 Approval of Minutes

March 13, 2024 Historic Preservation Board Meeting

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

3. AUDIENCE TO BE HEARD

George Chandler of 509 E Lemon Avenue visited Eustis during Georgefest 2024 and just closed on this property. Previously there was a tenant on the property, things need to be repaired, and there is significant termite damage. As the property is repaired and improved, painstaking care will be taken to restore the house to the original design.

Cindy Conklin of 808 E Lemon Avenue is concerned about the potential length of time of construction when the house on 2024-COA-06 (805 E Lemon Avenue) is finally built. Additionally, her mailbox was hit over the weekend and she is troubled with traffic blocking her driveway when

parents are picking up and dropping off children at the school. It makes it very difficult to and out of her own home.

Christine Cruz of 813 E Lemon Avenue followed up on comments made by Cynthia Conklin at the Historical Preservation Board Meeting on March 13, 2024, regarding signs or plaques for homes within the historical area. An investment in plaques and distinctive street signs would be a fun and interesting way to add an element of cohesiveness to the district. Ms. Cruz will meet with Tom Carrino, City Manager of the City of Eustis, to discuss next steps with the city commission in light of the Historic Preservation Board's support of new street signs.

Sherri Takaloo, Senior Planner for the City of Eustis, stated that as long as a sign is 11 inches x 17 inches or smaller in size, a homeowner may have it on their own property without obtaining city approval.

4. NEW BUSINESS

4.1 Consideration of 2024-COA-06 – 805 East Lemon Avenue – A New Single-Family Home Building

Sherri Takaloo, Senior Planner of Development Services, explained the requested Certificate of Appropriateness for the construction of a single-family home at 805 E Lemon Avenue (alt key #1189811). The lot is 0.23 acres and the architectural style is classified as frame vernacular. Future land use is Suburban Residential and the Design District is Suburban Neighborhood, the proposed livable square footage is 1,690 sq ft and it is two stories.

Motion made by Mr. Stamper, Seconded by Ms. John, to approve the application with the following conditions:

- a) Increased massing of all the columns including the masonry bottoms;
- b) Gable end treatment be of a different pattern for both the main structure and the garage (cedar shake style would be appropriate);
- c) Foundation level material treatment be a stucco finish;
- d) Both door entrances on the main level are to be a single door with sidelights (rough opening staying the same);
- e) Revision of the right-side elevation (main level on porch) to add a window aligned with the window on the second story.

The motion passed by a unanimous vote.

5. OLD BUSINESS

5.1 1198 E Washington Avenue

Mike Lane, Director of Development Services, has directed the Building Department that no Certificate of Occupancy will be granted for 1198 E Washington Avenue until a COA is issued. The contractor / owner has been notified.

6. BOARD MEMBER REPORTS: NONE

7. STAFF REPORTS: NONE

8. ADJOURNMENT: 6:37 p.m.

DEANNA MIKISKA
Public Hearing/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: SHERRI TAKALLOO, SENIOR PLANNER

DATE: JULY 10, 2024

RE: CERTIFICATE OF APPROPRIATENESS 2024-COA-07
 CONVERTING THE EXISTING DETACHED GARAGE IN REAR YARD TO A
 GARAGE APARTMENT AND A STORAGE, AT 514 WASHINGTON AVENUE
 (ALTKEY 1634865)

PROPOSED PROJECT:

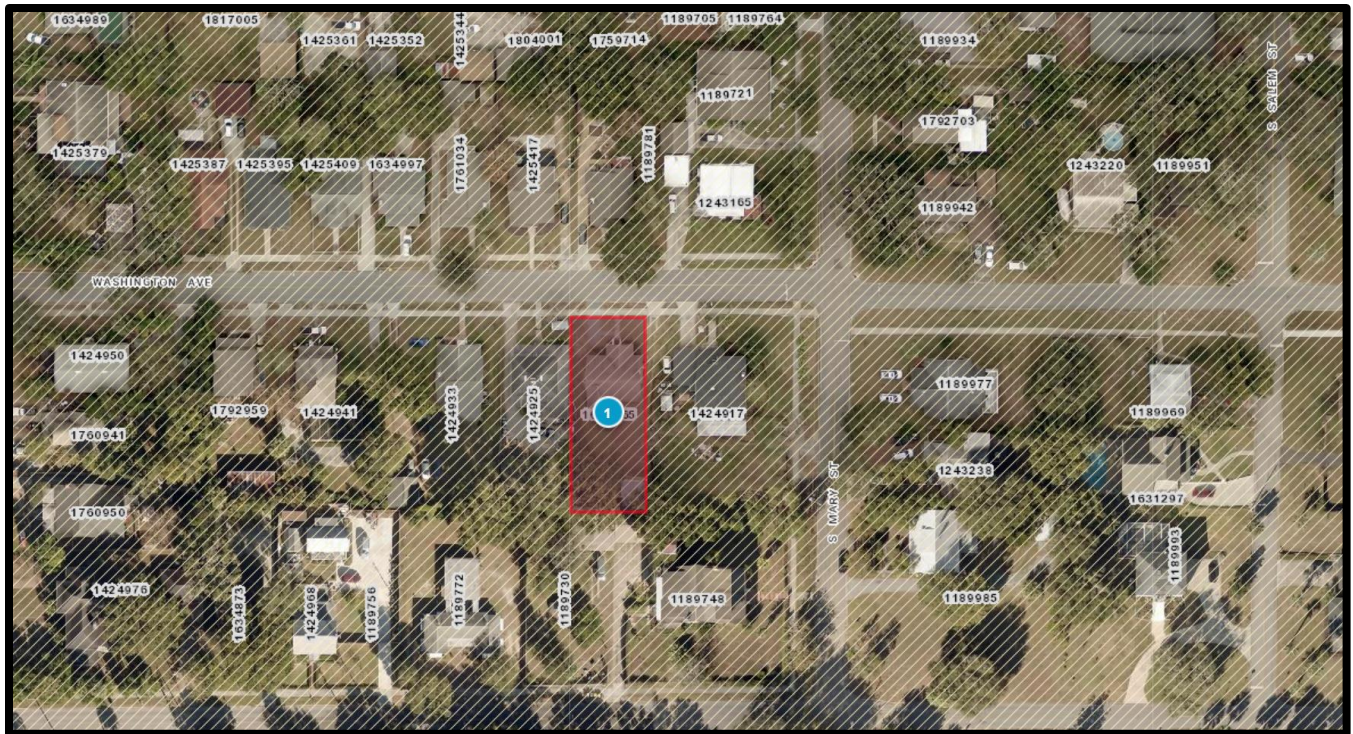
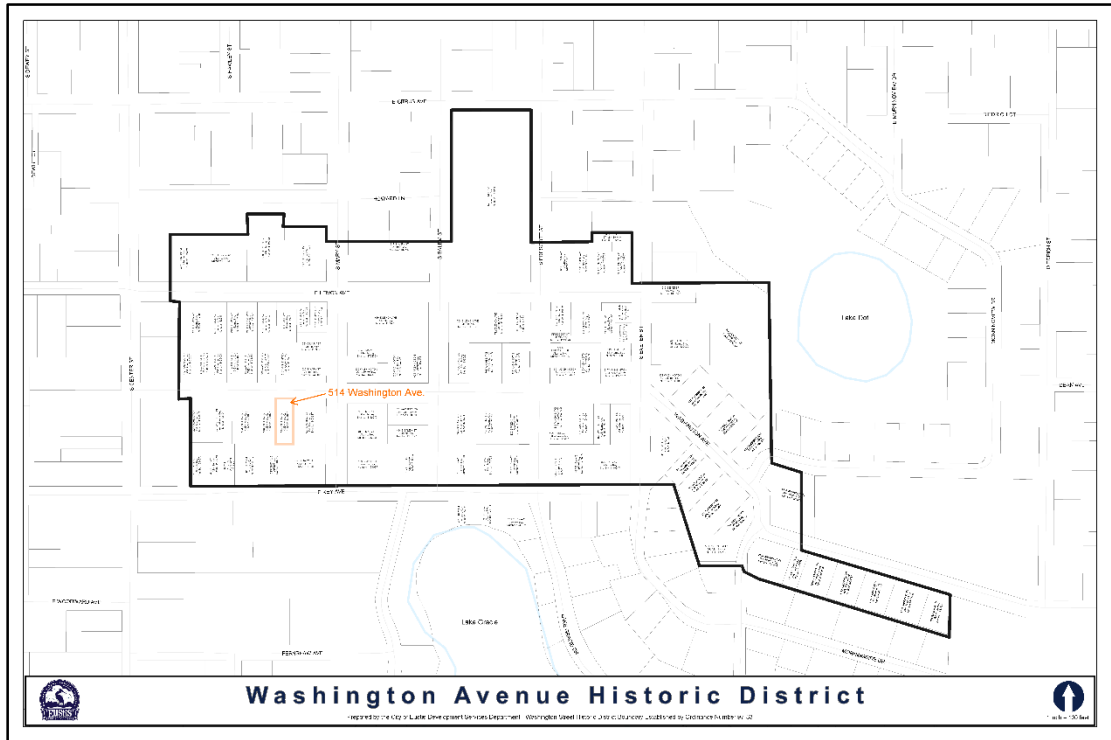
The property owner/applicant, Blue Jay Properties LLC/ Andrew Bennett, is seeking approval from the Historic Preservation Board to convert the existing detached garage into a separate livable space. The garage will be partitioned into storage and livable space using drywall, insulation, and OSB on the garage storage side. A steel exterior door will be installed from the proposed livable space to the storage area. Additional parking and driveway space have been provided on the property. A new small window will be added to the left side of the exterior garage wall.

Existing features of the rear garage building include AC/heat, electrical service, insulation, finished drywall, an exterior door on the right side, a small window on the right side of the garage, a metal garage door at the front, and water supply.

PROPERTY INFORMATION:

Owner: Blue Jay Properties LLC (Lake County Property Appraiser Records)
 Applicant: Andrew Bennett
 Site Acreage: 0.2 acres / 8,949 square feet (Lake County Property Appraiser Records)
 Detached Garage'
 Year Built: 1923 (Lake County Property Appraiser Records)
 Future Land Use: Suburban Residential (SR)
 Design District: Urban Neighborhood
 Architectural Style: Craftsman

Location of the Property



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;

The Washington Avenue Historic District includes a myriad of architectural styles as well as non-contributing structures, (see Ordinance Number 1997-33), a majority of which are Frame Vernacular.

The subject property is classified as Craftsman architectural style.

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

The proposed work is generally consistent with the overall property and the surrounding properties in the historic district. The existing structure will remain, the existing detached garage will be converted into a separate livable space. The garage will be partitioned into storage and livable space using drywall, insulation, and OSB on the garage storage side. A steel exterior door will be installed from the proposed livable space to the storage area. Additional parking and driveway space have been provided on the property. A new small window will be added to the left side of the exterior garage wall.

(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;

This local landmark, 514 E Washington Avenue, is classified as Craftsman architectural style.

The Craftsman architectural style, also known as the American Arts and Crafts Movement, emerged in the late 19th century and gained popularity in the early 20th century. It is characterized by its emphasis on handcrafted details, natural materials, and a harmonious relationship between the built environment and nature. The style was a reaction against the industrial revolution's mass production, advocating for individual craftsmanship and quality. (4) Whether the plans may be carried out by the applicant within a reasonable period of time. Key Features:

1. Low-Pitched Roofs:

- ***Typically gabled or hipped with wide eaves and exposed rafters.***
- ***Sometimes include decorative brackets or knee braces.***

2. Porches:

- ***Full or partial-width porches supported by square or tapered columns.***
- ***Often features stone, brick, or wood columns set on piers.***

3. Materials:

- **Emphasis on natural materials like wood, stone, and brick.**
- **Exterior finishes often include wood siding, shingles, and stone accents.**

4. Windows:

- **Double-hung windows with divided light panes in the upper sash.**
- **Windows are often grouped together in sets of two or three.**

5. Interiors:

- **Open floor plans with built-in furniture such as bookcases, benches, and cabinetry.**
- **Use of natural materials, including wood beams, wainscoting, and fireplaces with stone or tile surrounds.**

(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 proposed accessory dwelling unit is within the existing garage and there is no change for the height of the garage.

(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.

Pictures have not been provided for the windows and details

(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.

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 an historic district.

Not applicable; No changes for the roof shape.

(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.

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 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.

Details/documents have not been provided for the proposed garage elevations.

(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.

Details/documents have not been provided for the proposed details for the windows, doors and other exterior changes.

(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:

Per the master site file for this property, the home was built in 1924 with a Craftsman style. The proposed changes for the exterior garage walls appear to align with the existing house and with existing neighborhood.

RECOMMENDATION:

Based on the analysis above, the criteria for evaluation provided in this memorandum, staff recommends approval of the request.

ATTACHMENTS:

COA Application

Site Plan, Former and proposed Garage Pics and the Proposed windows and doors to Show Request.

National Register of Historic Places Nomination Information for subject property

c: Applicant
Historic Preservation Board Members
File: 2024-COA-07



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: 514 Washington Ave Attkey: 1634865

Property Owner

Print Name: Andrew Bennett
 Mailing Address: 32100 Bluegill dr Tavares FL
 Phone: 352-409-4005 Fax: _____
 Email: Trekkersdaddy@gmail.com Trekkersdaddy@gmail.com

Applicant/Agent (if different from property owner)

Print Name: _____
 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: [Signature] Date: 2/26/24

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.

The only change on exterior will be the window added to detached garage.
Proposed will be to convert detached garage into a separate livable space

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: _____

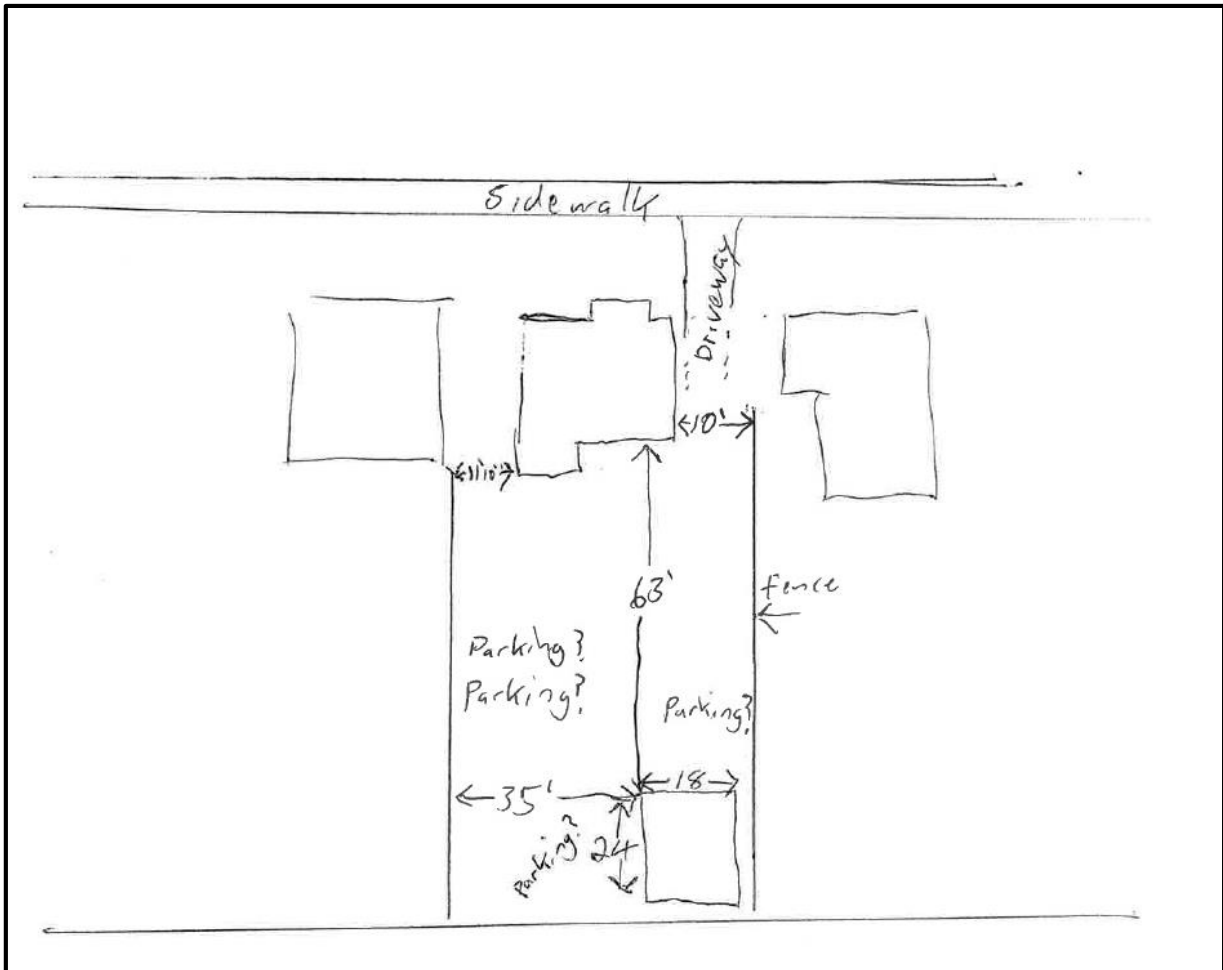
Signed: _____ Date: _____

514 Washington ave Eustis proposed conditional use of detached garage building as an efficiency apartment.

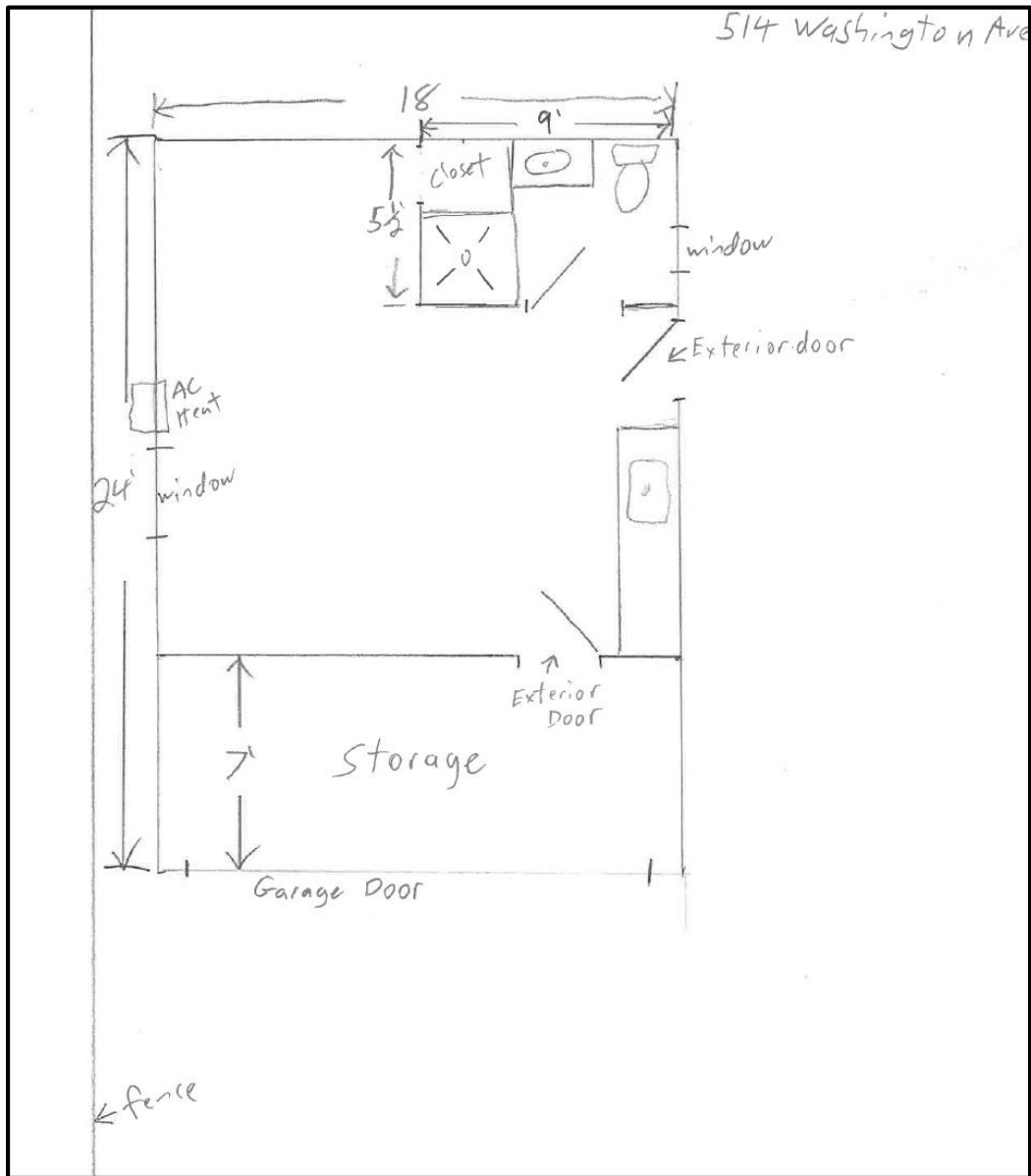
There is a 350 sf building at the rear of the property behind the main house. There is already a metal garage door on it. We would keep the front 7'x14' of it as outside storage. The remaining area would be used as an efficiency apartment. A standard 2x4 constructed wall divides the spaces already. It has drywall on the inside, insulation and OSB on the garage storage side. There is a steel exterior door from proposed apartment to the storage area. There is plenty of space behind the main house for extra parking and a driveway that already goes back there.

The only change I made that is visible from outside is the small window on the left side of garage. The only other proposed changes that could affect the exterior visual appearance of the home would be designated rear parking.

Pre existing items of the rear garage building are these: AC/heat, electrical service, insulation, finished drywall, exterior door on right side, small window to the right of right side exterior door, metal garage door on front, water supply.



Site Plan



The Proposed Storage and Garage

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE

Alt Key
16348 b5

09/07/

91

HISTORICAL STRUCTURE FORM

Original: X
Update:
Sitename: C.T. NICHOLSON RESIDENCE
Historic Contexts: BOOM TIMES
Nat'l Register Cat: BUILDING
Other Names/MSF Nos.:
County: LAKE Ownership Type: PRIVATE-INDIVIDUAL
Project Name: EUSTIS SITE SURVEY DHR#:
Site:
Recorder: DL 15-22

Location (Attach copy of USGS map, sketch-map of immediate area)

Address: 514 E. WASHINGTON AVENUE City: EUSTIS
Vicinity of/route to: SOUTH SIDE OF E. WASHINGTON AVENUE BETWEEN CENTER AND MARY STREETS.

Subdivision: MAYER'S BLOCK Block: 21 Lot: 3

map 69

Plat or Other map:
Township: 19S Range: 26E Section: 11 1/4: 1/4-1/4:
Irregular sec?: Land Grant:
USGS 7.5' map: EUSTIS 1966 FR 1980 Easting:
UTM: Northing:
Coordinates - Latitude: D M S Longitude: D M S

History

Architect:
Builder:
Date Built: 1924 Circa: C Restoration Date(s):

Modification Date(s):
Move Date: Original Location:
Original Use: PRIVATE RESIDENCE
Present Use: PRIVATE RESIDENCE

Description

Style: CRAFTSMAN
Plan: Exterior: IRREGULAR
Interior: IRREGULAR
No.: Stories 1 Outbuildings 1 Porches 1 Dormers 0
Structural System(s): WOOD FRAME
Exterior Fabric(s): WOOD SIDING
Foundation - Type: PIERS
Materials: CONCRETE BLOCK
Infill:
Porches:
Roof - Type: INTERSECTING GABLE Surfacing: COMPOSITION SHINGLE
Secondary Structure(s):
Chimney - Number: 1 Material: CONCRETE BLOCK
Location: E: EXTERIOR, END
Windows: DHS, 9/1
Exterior Ornament:
Condition: GOODS Surroundings: RESIDENTIAL

Narrative (general, interior, landscape, context; 3 lines only)

THIS CRAFTSMAN STYLE RESIDENCE HAS A SCREEN ENCLOSED FRONT PORCH ENTRY. PAIRED WOOD WINDOWS AND THEIR SCREENS STILL REMAIN ORIGINAL TO THE STRUCTURE. THE RESIDENCE IS IN GOOD CONDITION AND LOW FOLIAGE SURROUNDS.



City of Eustis

Development Services Department

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

TO: HISTORIC PRESERVATION BOARD
FROM: SHERRI TAKALLOO, SENIOR PLANNER

DATE: JULY 10, 2024

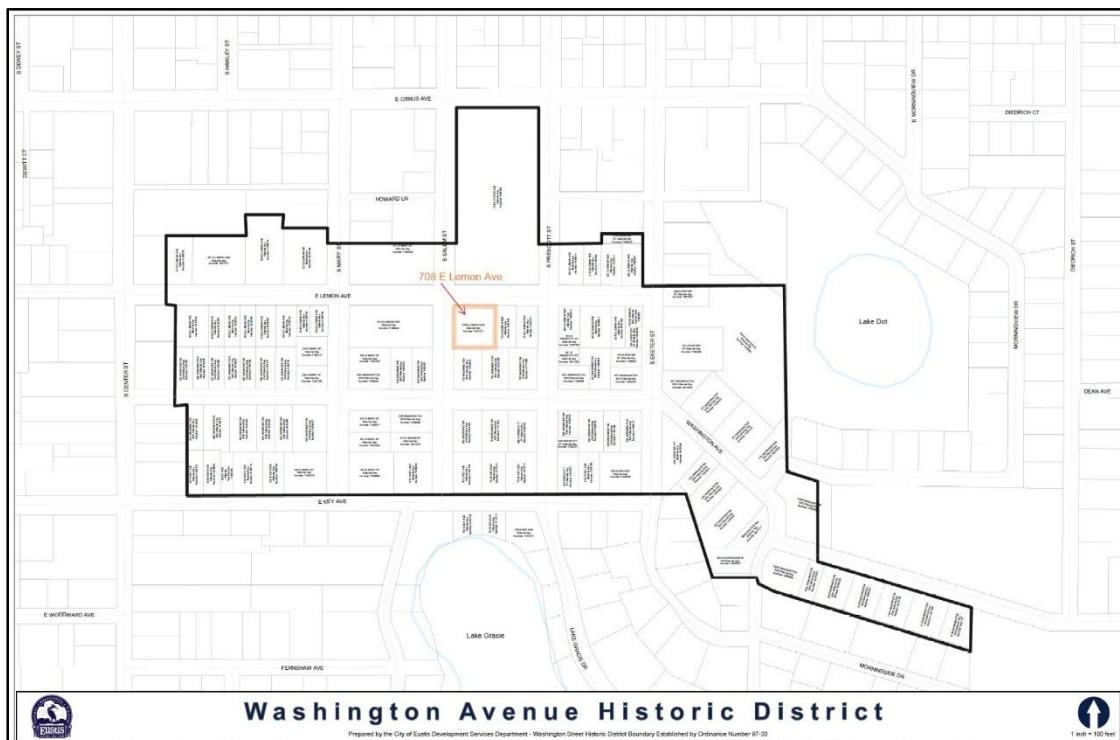
RE: CERTIFICATE OF APPROPRIATENESS 2024-COA-08
CONSTRUCTION OF A NEW FENCE FOR THE GARAGE APARTMENT AT
708 EAST LEMON AVENUE (AK 1631271)

PROPOSED PROJECT:

On behalf of Amy Taylor, the property owner, Dave’s Fencing Inc., the applicant/ agent, is requesting approval from the Historic Preservation Board for the installation of a new fence. The proposed fence is a 6-foot-tall white PVC fence with additional beam in the posts for added security, along with a 4-foot walk gate. The proposed fence installation will be positioned directly behind the former garage, which was converted and approved to be another living area under 2023-COA-06.

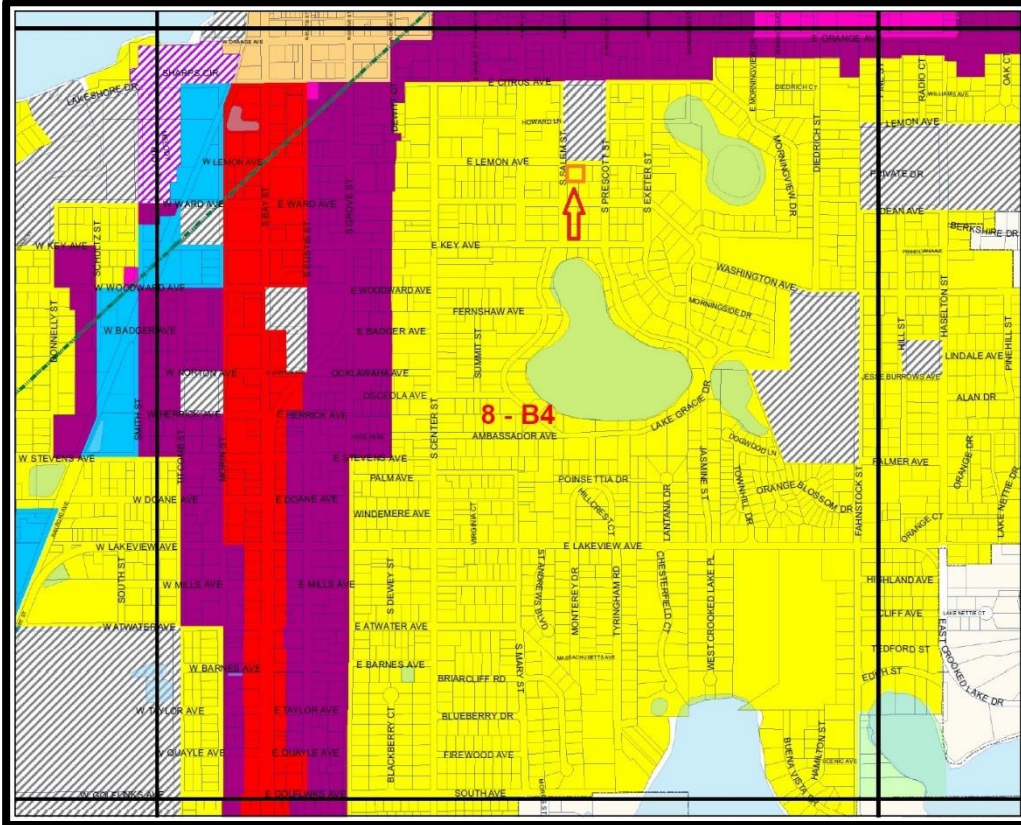
PROPERTY INFORMATION:

Owner: Amy Taylor
Applicant: Dave’s Fencing Inc.
Site Acreage: 0.4 acres / 17,424 square feet (Lake County Property Appraiser Records)
Year Built: 1924
Future Land Use: Suburban Residential (SR)
Design District: Urban Neighborhood



Sheet B4
Page 8 of 30

24 - E1	25 - E2	26 - E3	27 - E4	28 - E5	29 - E6	30 - E7
17 - D1	18 - D2	19 - D3	20 - D4	21 - D5	22 - D6	23 - D7
12 - C3 13 - C4 14 - C5 15 - C6 16 - C7						
6 - B2	7 - B3	8 - B4	9 - B5	10 - B6	11 - B7	
1 - A2	2 - A3	3 - A4	4 - A5	5 - A6		

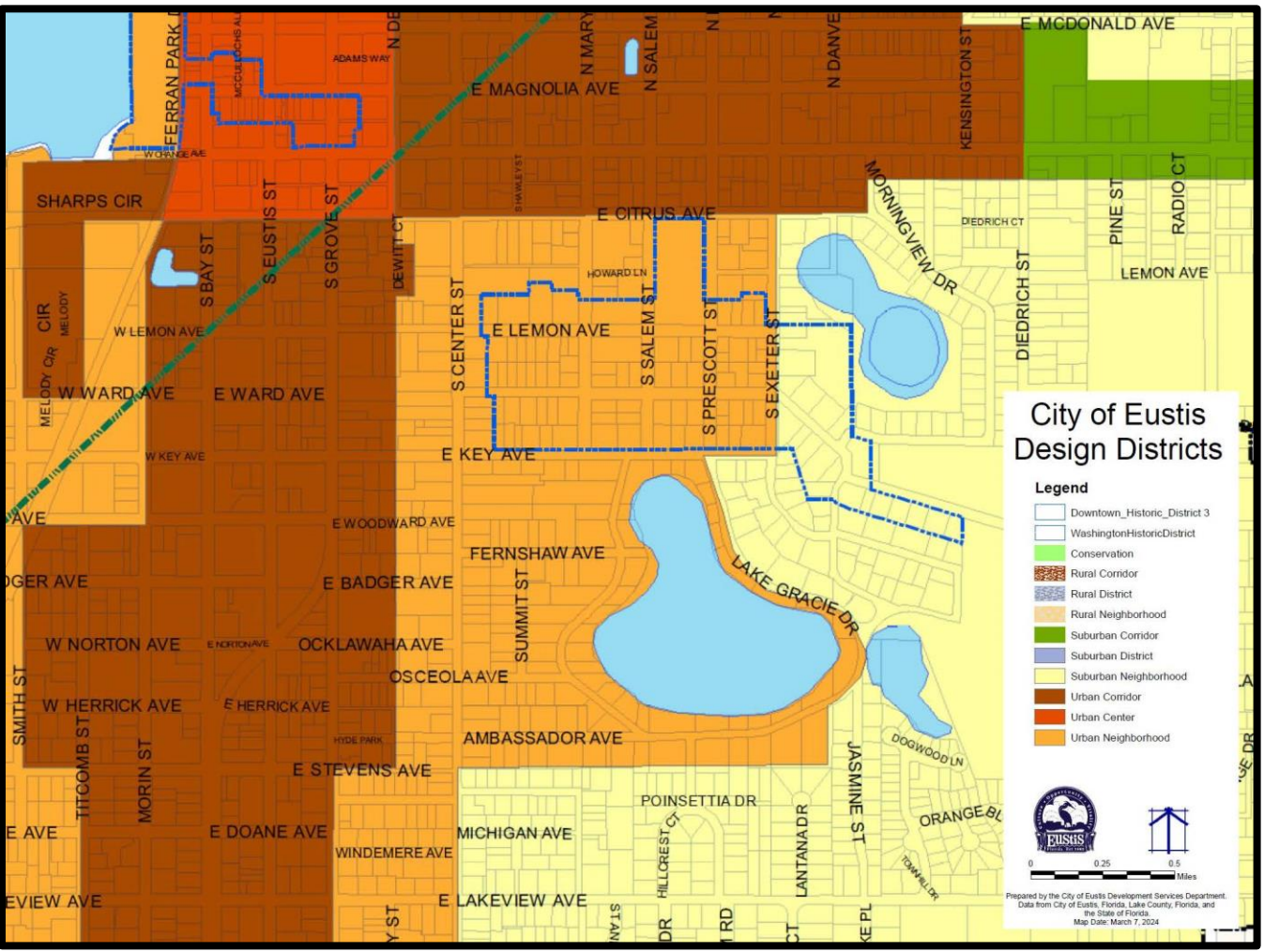


- Legend**
- JPA_Grid_Index
 - Wikiva Study Area Boundary
 - City Boundary
 - JPA Boundary
 - Central Business District
 - General Commercial
 - General Industrial
 - Mixed Commercial Residential
 - MHRV
 - Public Institutional
 - Rural Residential
 - Residential Transitional
 - Suburban Residential

City of Eustis
Future land Use



Prepared by the City of Eustis Development Services Department.
Data from City of Eustis, Florida, Lake County, Florida, and the State of Florida.
Map Date: March 7, 2024



City of Eustis
Design Districts

- Legend**
- Downtown_Historic_District 3
 - WashingtonHistoricDistrict
 - Conservation
 - Rural Corridor
 - Rural District
 - Rural Neighborhood
 - Suburban Corridor
 - Suburban District
 - Suburban Neighborhood
 - Urban Corridor
 - Urban Center
 - Urban Neighborhood



Prepared by the City of Eustis Development Services Department.
Data from City of Eustis, Florida, Lake County, Florida, and the State of Florida.
Map Date: March 7, 2024

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;

The proposed fence should not have an extensive impact on the landmark, landmark site or property within the historic district of which the fence is proposed. The fence is an external feature to enclose the yard and the proposed color should complement the natural color tones of the home.

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

The fence is reasonably consistent in its design with the home but is constructed in a PVC material rather than wood. The proposed white color should complement the color scheme of the house.

(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;

This local landmark, 708 East Lemon Avenue, is classified as Colonial Revival architectural style.

Colonial Revival architectural style houses typically featured various types of fences that complemented the overall design aesthetic. Some common types of fences found around Colonial Revival homes include:

Picket Fences, Wrought Iron Fences, Split Rail Fences, Garden Fences.

The proposed fence seems mostly in consistent with existing fence for this house, with the neighborhood buildings and historic architectural style and features of the property.

(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's building permit that has been submitted will be reviewed, and likely approved. The proposed fence meets the intent and regulations for fences per the City of Eustis Land Development Regulations, so no grounds for denial of the building permit are foreseen at this time.

(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 proposed fence is 6-foot-tall white PVC fence with additional beam in the posts for added security, along with a 4-foot walk gate.

(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 proposed fence should not have any negative effect on building masses, setbacks, and spaces The proposed fence is 6-foot-tall white PVC fence with additional beam in the posts for added security, along with a 4-foot walk gate.

This should be consistent with the surrounding properties and should not detract from the historical significance either.

(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 generally consistent with the Colonial Revival architectural style.

(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.

This local landmark, 708 East Lemon Avenue, is classified as Colonial Revival architectural style.

On the contrary to the above, the home on this property was built in 1924. The proposed fence appears to align closely with the fences commonly found around Colonial Revival homes. This demonstrates an effort to maintain consistency with the historic architectural style, the existing fence and features of the property. The white PVC fence appears to be consistent with the historic architectural style and features of the property.

(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.

The following pictures depict the fences of neighborhood buildings for evaluation of consistency within the neighborhood;



708 E Lemon Avenue.



CONSIDERATIONS:

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

The proposed fence appears to align with the existing fence for the house and with existing neighborhood.

The proposed fence is 6-foot-tall white PVC fence with additional beam in the posts for added security, along with a 4-foot walk gate.

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:

COA Application

Site Plan, Former Garage Pics and the Proposed Fence' Pics to Show Request

National Register of Historic Places Nomination Information for subject property

c: Applicant
Historic Preservation Board Members
File: 2024-COA-08



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: 708 E. LEMON AVE EUSTIS, FL 32726

Property Owner

Print Name: Amy TAYLOR
 Mailing Address: 14275 SW 161ST AVE PORTLAND, OR 97224
 Phone: 503-347-9932 Fax: _____
 Email: amyta57a@gmail.com

Applicant/Agent (if different from property owner)

Print Name: DAVE'S FENCE INC / RYAN HIPPEKOV
 Mailing Address: P.O. BOX 530489 DEBARY, FL 32753-0489
 Phone: 386-789-1700 Fax: _____
 Email: dariened.davesfencea@gmail.com

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

Applicant/Owner: Ry IL Date: 5-6-24

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.

INSTALLING 6' HIGH PVC FENCE WITH I-BEAMS IN THE POSTS (TO MAKE FENCE MORE SECURE) AND 1-4' WALK GATE. INSTALLATION WILL GO DIRECTLY BEHIND THE FORMER GARAGE, WHICH WAS CONVERTED INTO ANOTHER LIVING AREA (THE CARRIAGE HOUSE). PLEASE SEE DRAWINGS AND PICTURES.

OFFICIAL USE ONLY

Date Received: 05/06/2024 Historic Preservation Board Meeting Date: _____
 File No.: 2024-COA-08 Was a COA issued? Yes _____ No _____

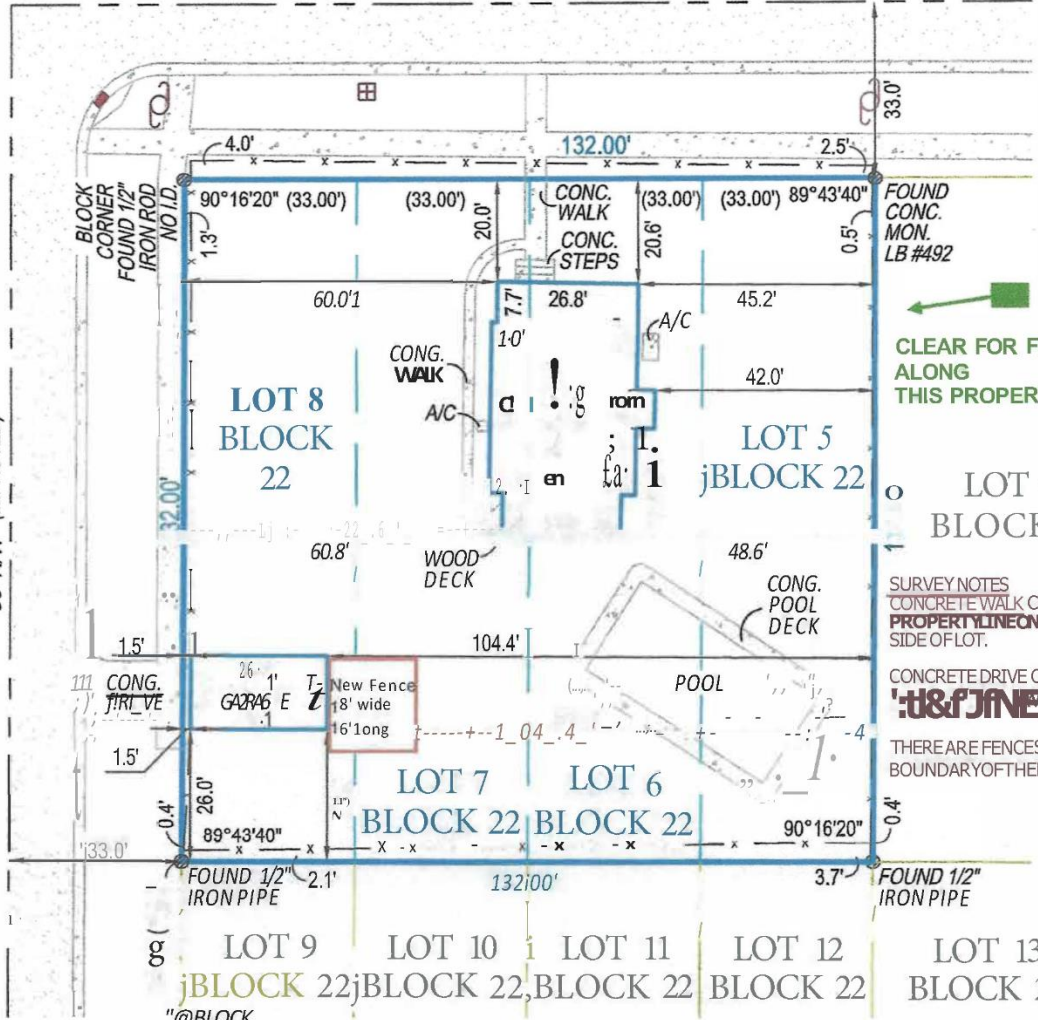
Administrative Approval

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

Signed: _____ Date: _____

BOUNDARY SURVEY
EAST LEMON AVENUE
66' R/W (IMPROVED)

SOUTH SALEM STREET
66' R/W (IMPROVED)



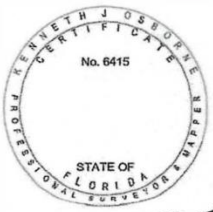
CLEAR FOR FENCE
ALONG
THIS PROPERTY LINE

SURVEY NOTES
CONCRETE WALK CROSS THE
PROPERTY LINE ON NORTHERLY
SIDE OF LOT.

CONCRETE DRIVE CROSS THE
PROPERTY LINE WESTERLY

THERE ARE FENCES NEAR THE
BOUNDARY OF THE PROPERTY.

@BLOCK
CORNER
FOUND 1/2"
IRON PIPE



SURVEYORS CERTIFICATE

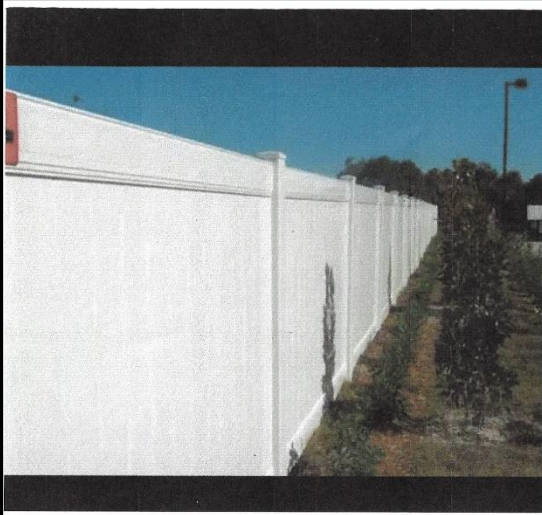
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED ELECTRONIC SEAL AND SIGNATURE.



SERVING FLORIDA
6250 N MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: <http://target1surveying.net>

(SIGNED)
KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6C-15

PAGE 2 OF 2 PAGES
(NOT COMPLETE WITHOUT PAGE 1)



Proposed Fence Pictures Provided by Applicant

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE

09/07/

91

HISTORICAL STRUCTURE FORM

Alt key 1631271

Original: X Site:
Update: Recorder: DL 12-13
Sitenarre: W.H. MEYERS RESIDENCE
Historic Contexts: BOOM TIMES
Natl Register cat: BUILDING
Other Names/MSF Nos.:
Cotmty: LAKE Ownership Type: PRIVATE-INDIVIDUAL
Project Narre: EUSTIS SITE SURVEY DHR#:

Location (Attach copy of USGS may, sketch-map of irmediate- area)

Address: 708 E. LEMON AVENUE City: EUSTIS
Vicinity of/route to: SOUTH SIDE OF E. LEMON AVENUE BETWEEN SALEM AND PRESCOTT STREETS.

Subdivision: PRESCO'IT'S ADDITION Block: 22 Lot: 6 MAP 69

Plat or Other map:
Township: 19S Range: 26E Section: 11 1/4: 1/4-1/4:
Irregular sec?: Land Grant:
USGS 7.5' map: EUSTIS 1966 PR 1980 Easting:
UTM: Northing:
Coordinates - Latitude: DMS Longitude: D MS

History

Architect:
Builder:
Date Built: 1924 Circa: C Restoration Date(s):

Modification Date(s):
Move Date: Original Location:
Original Use: PRIVATE RESIDENCE
Present Use: PRIVATE RESIDENCE

Description

Style: COLONIAL REVIVAL
Plan: Exterior: IRREGtJLAR
Interior: IRREGULAR
No.: Stories 2 outbuildings 0 Porches 0 Dormers 0
Structural System(s): WOOD FRAME
Exterior Fabric(s): WOOD SIDING
Foundation - Type: CONTINUOUS
Materials: CONCRETE BLOCK
Infill:

Porches:
Roof - Type: GABLE Surfacing: CCMPOSITION SHINGLE
Secondary Structure(s):
Chimney - Number: 1 Material: FORMED STONE
Location: W: EXTERIOR, END
Windows: DHS, 1/1
Exterior Ornament:
Condition: GOODS\lrroundings: REoIDENTII\L

Narrative (general, interior, landscape context; 3 lines only)
THIS COLONIAL REVIVAL STYLE RESIDENCE WAS BUILT IN THE POS'IMEDIEVAL -ENGLISH SOUTHERN TRADITIC
N STYLE IN 1924. THE FRONT PORCH ENTRY WITH FLA'ITENED ARCH HAS BEEN INFILLED WITH WOOD SIDING ANT:
Nm WINIXWS ALTERING ITS ORIGINAL CHARACTER.

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE

09/07/

91 HISTORICAL STRUCTURE FORM

Archaeological remains at the site

FMSF Archaeological form completed?: N
Artifacts or other remains: NONE OBSERVED

Recorder's Evaluation of Site

Areas of significance: ARCHITECTURE

Eligible for National Register?: N
Significant as part of district?: N
Significant at local level?: N

SUPTLary of significance:.

THIS RESIDENCE HAS BEEN ALTERED BUT STILL CONTRIBUTES TO THE OVERALL HISTORY AND DEVELOPMENT OF THE NEIGHBORHOOD. W.H. MEYERS RESIDED HERE FROM 1924-26. IT REMAINS IN GOOD CONDITION AND IS SURROUNDED BY LOW FOLIAGE.

*** DHR CSE ONLY***				DHR USE ONLY*			
* Keeper determination of eligibility date:	/	/	/	/	/	/	*
* SHPO evaluation of eligibility date:	/	/	/	/	/	/	*
* Local determination of eligibility date:	/	/	/	/	/	/	*
* Office:							*
*** DHR USE ONLY***				DHR USE ONLY*			

Recorder information: DONNA G LOOSDON
Date: 08/1991 Affiliation: THE HISTORIC WORKS

Photographs (Attach a labeled print larger than contact size)

Location of negatives: EUSTIS HIST. MUSEUM
Negative numbers: 12-13

