



AGENDA

Historic Preservation Board Meeting

5:30 PM – Wednesday, July 12, 2023 – City Hall

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

1. AGENDA UPDATES

2. AUDIENCE TO BE HEARD / PUBLIC INPUT

3. NEW BUSINESS

[3.1](#) Certificate of Appropriateness (2023-COA-09) for exterior modifications at 626 E Washington Ave

See attached staff report for more information.

[3.2](#) Certificate of Appropriateness (2023-COA-07) for revised plans for a proposed new single-family residence at 805 East Lemon Avenue

4. OLD BUSINESS

[4.1](#) Update on CLG Grant

[4.2](#) Request for Board Approval or Revisions on Annual Report to City Commission on Historic Preservation Board

[4.3](#) Reminder of next scheduled meeting: September 13 at 5:30 pm
2023 meeting dates: Jan. 11th, Mar. 8th, May 10th, July 12th, Sept. 13th, Nov. 8th

5. BOARD MEMBER REPORTS

6. STAFF REPORTS

7. SUNSHINE LAW INFORMATIONAL PRESENTATION

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.



City of Eustis

Development Services Department

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

TO: HISTORIC PRESERVATION BOARD

FROM: HEATHER CRONEY, SENIOR PLANNER

DATE: JULY 12, 2023

RE: CERTIFICATE OF APPROPRIATENESS 2023-COA-09 MODIFICATIONS TO EXTERIOR DECK FEATURE AT 626 WASHINGTON AVE (AK 1189969)

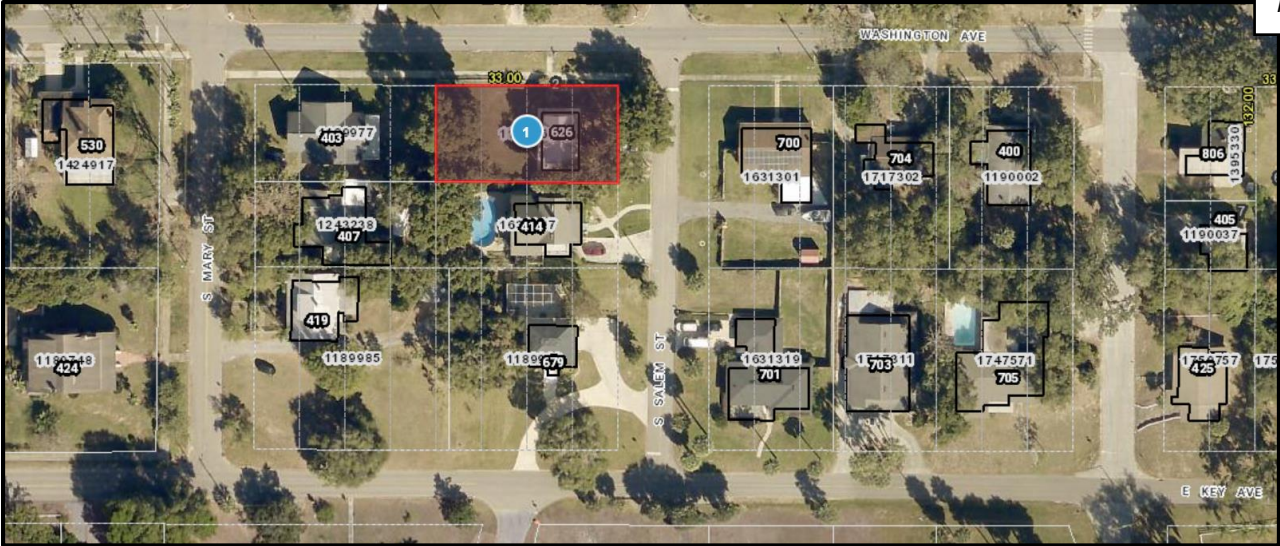
PROPOSED PROJECT:

William Harmening II, representative for Montgomery Street Homes II LLC, the owner of 626 Washington Avenue, is requesting Historic Preservation Board approval to modify the exterior deck feature on the residential dwelling unit, within the Washington Avenue Historic District. The application for a Certificate of Appropriateness (see attached for complete submittal) states:

We are requesting permission to remove the deck, which is currently unsafe. This deck was added at some point, and we are quite confident that this deck was not originally on the house because of the way it is constructed. There is a door that leads out onto the deck, and we are proposing to close that door in and finish the exterior with stucco of the original stucco type. We will finish the inside with drywall. We feel that from a historic preservation standpoint after these renovations have been made, the home will be much closer to the way it was when it was originally built.

PROPERTY INFORMATION:

Owner:	Montgomery Street Homes II LLC
Site Acreage:	0.21 acres
Date Built:	1930
Future Land Use:	Suburban Residential (SR)
Design District:	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 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 in the Dutch Colonial 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 does not seem it will pose a significant conflict with other structures on the property nor 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 that is proposed should bring the property closer to how it was when it was originally constructed, but does not appear to be to revert back to the functionality and design exactly of the original construction.

(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 removal and enclosure where there is an existing door near the exterior deck to be removed..

(3) *Relationship of building masses, setbacks, and spaces.* The relationship of a 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.

No roof modification is proposed.

(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 similar to that of the original home style, appearance, and with goals to modify the home to be more similar to the original appearance when constructed.

(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 provided information from the applicant, staff recommends approval as this will be a safer alternative and will have aesthetics to match the rest of the home and the historic context. The removal of the deck completely and no replacement of stairs that once existed does not seem historically significant to require.

c: Property Owner and Applicant
Historic Preservation Board Members
File: 2023-COA-09

IMAGES FROM GOOGLE STREET VIEW

Google Street View August 2022



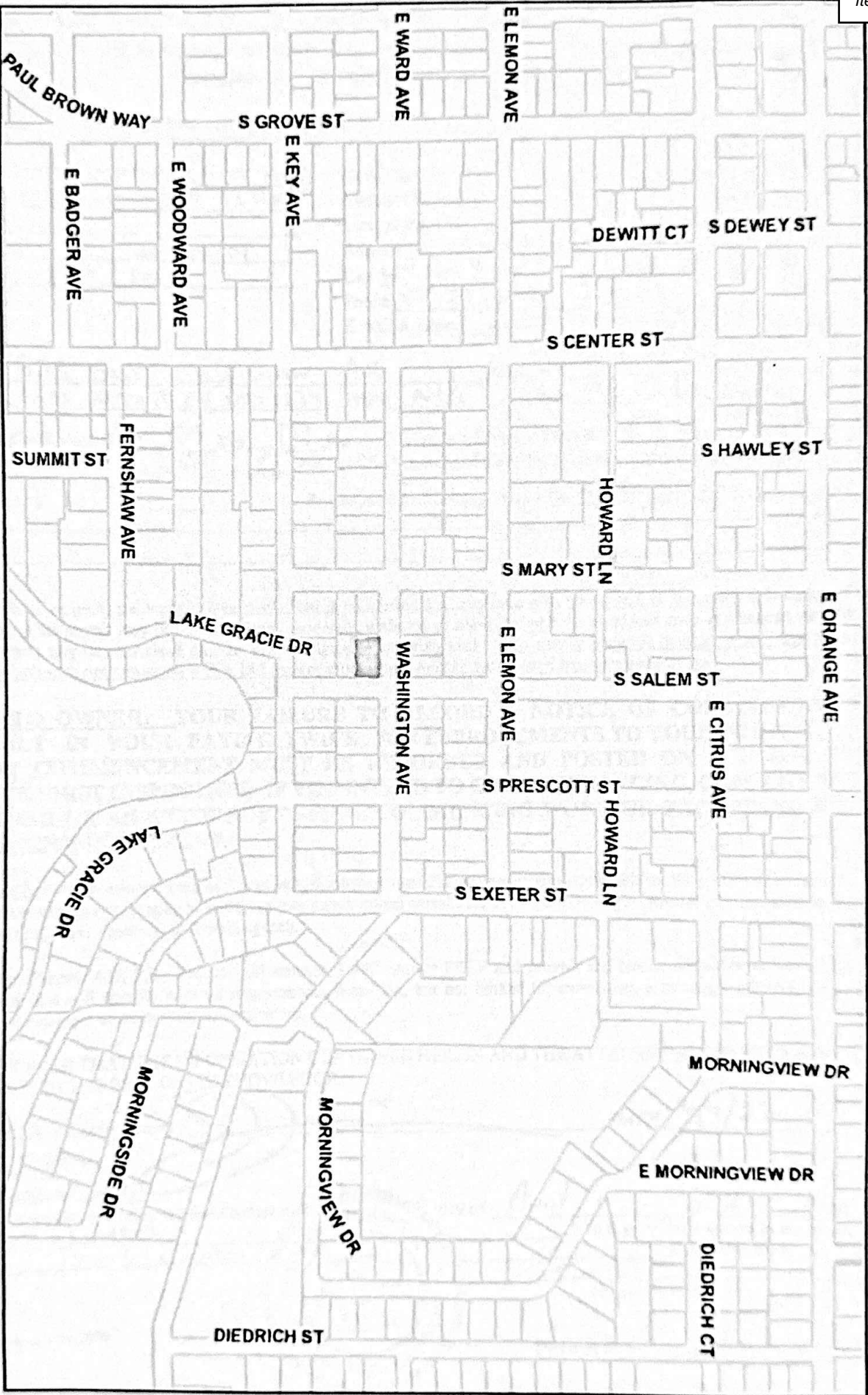
Google Street View June 2017





Google Street View January 2008

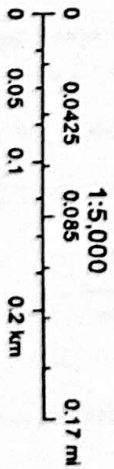




June 23, 2016

Street Names

Tax Parcels





CITY OF EUSTIS -- BUILDING PERMIT APPLICATION

Item 3.1

111 E. Orange Avenue, P. O. Drawer 68, Eustis, FL 32727-0068
Telephone: 352-483-5462---Fax: 352-589-2651

Code in Effect: FLORIDA BUILDING CODE 2020, 7th Edition

Property Owner MONTGOMERY STREET HMOs
Address 1603 ORNEWTON AVE 13 FLOOR
City EVANSTON
State ILLINOIS Zip 60201
Phone 833600-0096 Fax _____

Contractor(Applicant)
License Holder JASON L. LIVINGSTON
License Number CGC 1515641
Address 1564 WASHINGTON RD
City WESTER PARK State FL Zip 32789
Phone 407-342-6816 Fax _____
E-mail Address: slhartyshoule@gmail.com

Project Address 626 EAST WASHINGTON AVE Alt. Key # _____
Subdivision EUSTIS N 70 FT OF LOT 1214 Phase N/A Blk 94 Lot 1234

Responding to a Code Violation? Yes No Within a Historic District? Yes No
Is property in a Floodplain? Yes No If "Yes" Base flood elevation must be provided on your Site Plan.

Contract Price/Value: \$ _____ Proposed Project Description/Scope: TEAR DOWN
Deck

It is agreed that in all respects the work will be performed & completed in accordance with the permitted and applicable codes of the local jurisdiction. This permit may be revoked at any time upon violation of any of the provisions of said laws, ordinances, or rules & regulations, or upon any unauthorized change in the original approved plans. This permit becomes invalid if an inspection for permanent construction is not requested within 180 days or more than 6 months has elapsed between inspections.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

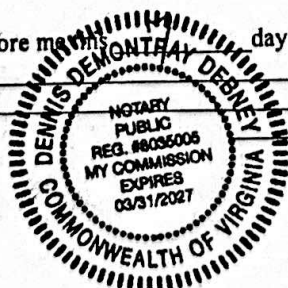
NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other government entities, such as water management districts, state agencies, or federal agencies.

I certify that, per Chapter 469, F.S., Asbestos Abatement, I will contact FDEP and provide the Notice of Asbestos Renovation or Demolition Form, and will comply with all requirements, including, but not limited to, conducting a thorough asbestos inspection prior to the commencement of demolition or renovation.

I DO HEREBY SWEAR THAT THE INFORMATION CONTAINED HEREIN AND THE ATTACHMENTS HERETO ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

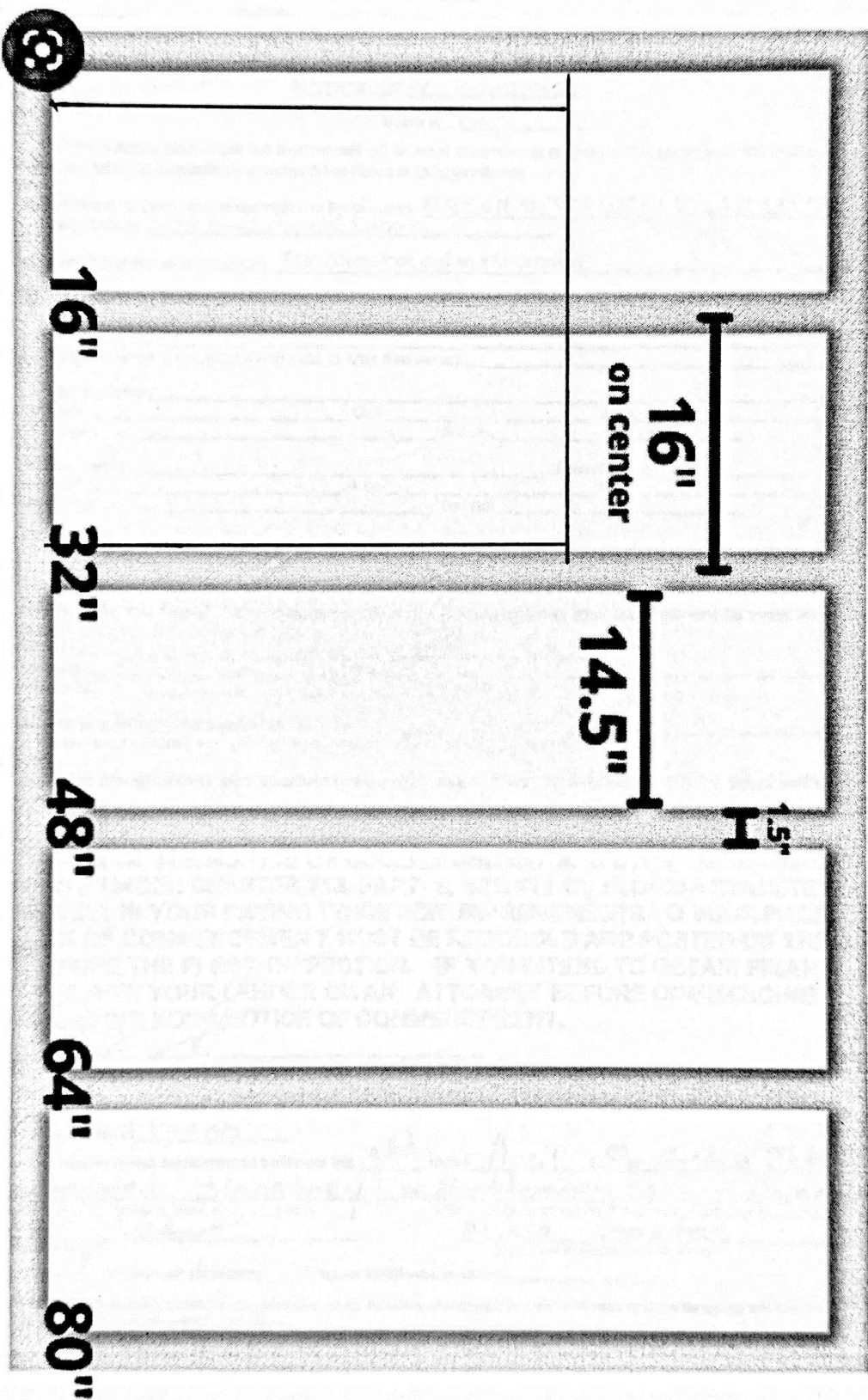
SIGNATURE (Contractor/Applicant) [Signature] DATE 4/7/23

STATE OF ^{Virginia} FLORIDA
COUNTY OF LAKE ALBERTA
The foregoing instrument was acknowledged before me on this 7 day of April, 20 23 by Jason Livingston, who is personally known to me or who has produced Drivers License as identification.



Notary Public

WALKWAY
636 E WASHINGTON ST
EUSTIS, FL



- 1) REMOVE DOOR
- 2) FRAMES IN WITH 2x4 16" OC
- 3) DETAIL
- 4) STUCCO EXTERIOR

Record and Return to:

File No: _____ Prepared by: _____ Name _____
Permit No.: _____ Address: _____
Key No. _____
Tax Folio/Parcel ID: _____

NOTICE OF COMMENCEMENT

State of Florida County of Lake

THE UNDERSIGNED hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida State Statutes, the following information is provided in this Notice of Commencement.

1. Description of Property: (Legal description of the property): EUSTIS N 70 FT OF LOTS 1, 2, 3, 4 BLK 94 PB 1
Property Address: 626 E Washington AVE Eustis FL
2. General Description of Improvement: Tear down deck and wall in doorway.
3. Owner Information: Name: Montgomery St Homes II, LLC
Address: 1603 Orrington Avenue City: Evanston State IL
Interest in Property: Owner
Name and Address of Fee Simple Titleholder (if other than owner): _____
4. Contractor: Name: _____
Address: _____ City: _____ State _____
Phone No. _____ Fax No. _____
5. Surety: Name: _____ Amount of Bond \$ _____
Address: _____ City: _____ State _____
Phone No. _____ Fax No. _____
6. Lender: Name: _____
Address: _____ City: _____ State _____
Phone No. _____ Fax No. _____
7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13(1)(a)(7), Florida Statutes:
Name: _____
Address: _____ City: _____ State _____
Phone No. _____ Fax No. _____
8. In addition to himself or herself, Owner designates _____ of _____
to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes.
9. Expiration date of Notice of commencement (the expiration date is 1 year from the date of recording unless a different date is specified). _____

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART 1, SEC 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Signature of Owner or Owner's Authorized Officer/Director/Partner/Manager
Regional Manager of East Coast operations
Signatory's Title/Office
State of Florida, County of Pasco

The foregoing instrument was acknowledged before me this 3rd day of April, 2023 by Joshua Jett, as
Authorized signatory for Montgomery Street Homes II
(Type of authority e.g., officer, trustee, attorney in fact) (Name of party on behalf of who instrument was executed)

Alusia Santos Alusia Santos
Signature of Notary Print, Type or Stamp Name of Notary

Personally known OR Produced Identification _____ Type of Identification Produced: _____

Verification pursuant to Section 92.526, Florida Statutes: under Penalties of perjury, I declare that I have read the foregoing and that the facts stated in it are true to the best of my knowledge and belief.

Signature of Natural Person, Signing Above

6. I understand that I may not hire an unlicensed person to act as my contractor or to supervise persons working on my building or residence. It is my responsibility to ensure that the persons whom I employ have the licenses required by law and by county or municipal ordinance.

OWNER INITIAL *JJ*

7. I understand that it is a frequent practice of unlicensed persons to have the property owner obtain an owner/builder permit that erroneously implies that the property owner is providing his or her own labor and materials. I, as an owner/builder, may be held liable and subjected to serious financial risk for any injuries sustained by an unlicensed person or his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an owner/builder and am aware of the limits of my insurance coverage for injuries to workers on my property.

OWNER INITIAL *JJ*

8. I understand that I may not delegate the responsibility for supervising work to a licensed contractor who is not licensed to perform the work being done. Any person working on my building who is not licensed must work under my direct supervision and must be employed by me, which means that I must comply with laws requiring the withholding of federal income tax and social security contributions under the Federal Insurance Contributions Act (FICA) and must provide workers' compensation.

OWNER INITIAL *JJ*

9. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern owner/builders as well as employers. I also understand that the construction must comply with all applicable laws, ordinances, building codes, and zoning regulations.

OWNER INITIAL *JJ*

10. I understand that I may obtain more information regarding my obligations as an employer from the Internal Revenue Service, the United States Small Business Administration, the Florida Department of Financial Services, and the Florida Department of Revenue. I also understand that I may contact the Florida Construction Industry Licensing Board at WWW.DBPR.COM for more information about licensed contractors.

OWNER INITIAL *JJ*

11. I am aware of, and consent to, an owner/builder building permit applied for in my name and understand that I am the party legally and financially responsible for the proposed construction activity at the following address : _____

OWNER INITIAL *JJ*

12. I agree to notify the Building Department, immediately of any additions, deletions, or changes to any of the information that I have provided on this disclosure.

OWNER INITIAL *JJ*

Licensed contractors are regulated by laws designed to protect the public. If you contract with a person who does not have a license, the Construction Industry Licensing Board and Department of Business and Professional Regulation may be unable to assist you with any financial loss that you sustain as a result of a complaint. Your only remedy against an unlicensed contractor may be in civil court. It is also important for you to understand that if an unlicensed contractor or employee of an individual or firm is injured while working on your property, you may be held liable for damages. If you obtain an owner/builder permit and wish to hire a licensed contractor, you will be responsible for verifying whether the contractor is properly licensed and the status of the contractor's workers' compensation coverage.

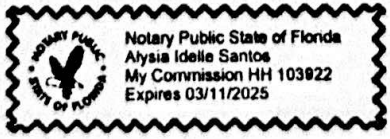
This _____ Day of _____ the Year _____, I, the undersigned, have read the preceding and understand the responsibility off acting as my own contractor, and having been noticed of the above Florida Statutes, will abide by the laws governing the municipality having jurisdiction and the State of Florida.

I further state that I have the knowledge and ability to do the work proposed, and I assume full responsibility for familiarizing myself with all the municipality having jurisdiction codes and building regulations. In the event a building inspector requires corrections to be made, I will make such corrections and call for a re-inspection before proceeding. I understand the Building Department is not responsible for instructing me on what to do. I understand I may subject myself to code enforcement action by not requesting and obtaining, Final Inspection Approval prior to engaging in the use of the proposed development.

STATE OF FLORIDA, COUNTY OF Pasco

JJ
SIGNATURE OF OWNER/BUILDER AND DATE

I HEREBY CERTIFY that on this day, before me on this 3rd day of April, 2023, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Joshua Jett who is personally known to me or who has produced _____ as identification and who did/did not take an oath.



Alysia Santos
NOTARY PUBLIC



HOMEOWNER AFFIDAVIT

Parcel ID #: 11-19-26-0100-094-00100
 Property Owners Name: Montgomery Street Homes II LLC
 Property Owners Address: 1603 Orrington Avenue, 13th Floor, Evanston IL 60201

The undersigned, being first duly sworn by me an officer authorized to take oaths and make acknowledgments in the State of Florida as follows:

Notice to Property Owner: Prior to filling out a Notice of Commencement, it is important to consult an attorney or any lending institution that you may have applied for a mortgage or construction loan to finance the improvements to your property.

The Notice of Commencement should not be filed before the mortgage or construction loan is closed.

"FAILURE TO COMPLY WITH THE MECHANICS' LIEN LAW CAN RESULT IN THE PROPERTY OWNER PAYING TWICE FOR THE BUILDING IMPROVEMENTS". NOTICE OF COMMENCEMENT MUST BE FILED WITH THE CLERK OF THE COURT, AND A COPY MUST BE PROVIDED TO THE CITY OF EUSTIS PRIOR TO THE FIRST INSPECTION.

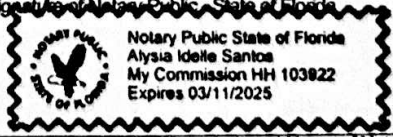
[Signature]
 Property Owners Signature

4/3/2023
 Date

STATE OF FLORIDA, COUNTY OF Pasco
 Sworn to and subscribed before me this 3rd day of April, 20 23
 by Joshua Jett

Personally Known X OR
 Produced Identification _____
 Type of Identification Produced: _____

Alycia Santos
 Signature of Notary Public, State of Florida


 Notary Public State of Florida
 Alycia Idelle Santos
 My Commission HH 103822
 Expires 03/11/2025

Print, Type or Stamp Commissioned Name of Notary Public

PROPERTY RECORD CARD

General Information

Name:	MONTGOMERY STREET HOMES II LLC	Alternate Key:	1189969
Mailing Address:	1603 ORRINGTON AVE 13TH FLOOR EVANSTON, IL 60201 Update Mailing Address	Parcel Number: ⓘ	11-19-26-0100-094-00100
		Millage Group and City:	000E Eustis
		2022 Total Certified Millage Rate:	20.4258
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	626 WASHINGTON AVE EUSTIS FL, 32726	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	EUSTIS N 70 FT OF LOTS 1, 2, 3, 4 BLK 94 PB 1 PG 79 ORB 6027 PG 1865		
<small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small>			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	SINGLE FAMILY (0100)	70	132		9240.000	FD		\$0.00	\$31,673.00

[Click here for Zoning Info](#) ⓘ [FEMA Flood Map](#)

Residential Building(s)

Building 1

Residential	Building Value: \$85,387.00		
Summary			
Year Built: 1923	Total Living Area: 807 ⓘ	Central A/C: Yes	Attached Garage: No
Bedrooms: 3	Full Bathrooms: 1	Half Bathrooms: 1	Fireplaces: 1
Incorrect Bedroom, Bath, or other information? ⓘ			
Section(s)			
Section Type	Ext. Wall Type	No. Stories	Floor Area
BASEMENT (BSM)		1.75	583
FINISHED LIVING AREA (FLA)	Stucco/Brick (03)	1.75	807
OPEN PORCH FINISHED (OPF)		1.75	84
OPEN PORCH UNFINISHED (OPU)		1.75	84

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE

A14 key 1189969

Item 3.1
09/01/

91

HISTORICAL STRUCTURE FORM

Original: X Site:
Update: Recorder: DL 14-18
Sitename: MCRAE HOUSE
Historic Contexts: DEPRESSION/NEW DEAL
Nat'l Register Cat: BUILDING
Other Names/MSF Nos.:
County: LAKE Ownership Type: PRIVATE-INDIVIDUAL
Project Name: EUSTIS SITE SURVEY DHR#:

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

Address: 626 E. WASHINGTON STREET City: EUSTIS
Vicinity of/route to: SOUTHWEST CORNER OF E. WASHINGTON STREET AND SALEM STREET.

Subdivision: PRESCOTT'S ADDITION Block: 28 Lot: 1

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: D M S Longitude: D M S

History

Architect:
Builder:
Date Built: 1930 Circa: C Restoration Date(s):

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

Description

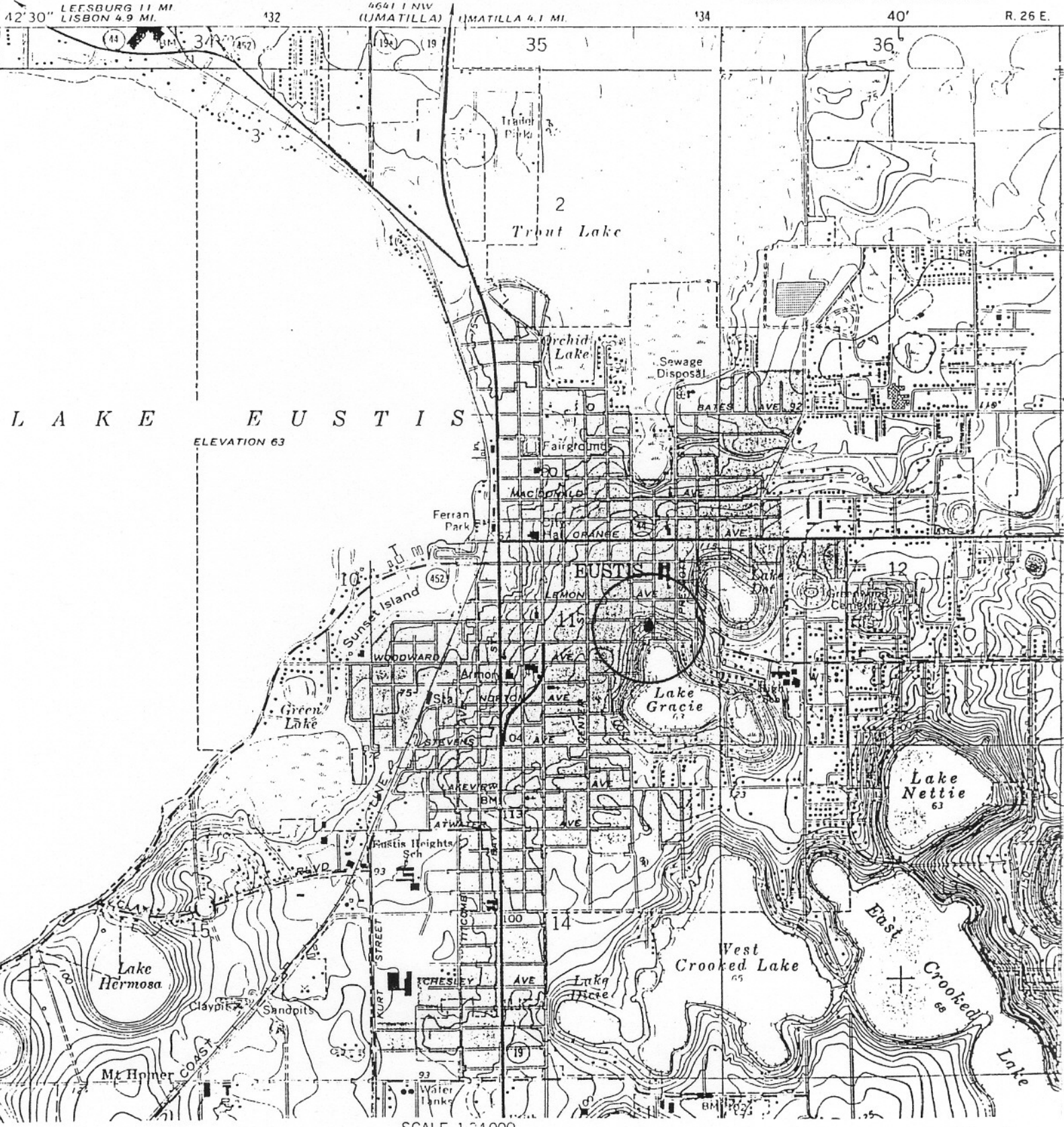
Style: DUTCH COLONIAL
Plan: Exterior: IRREGULAR
Interior: IRREGULAR
No.: Stories 2 Outbuildings 0 Porches 1 Dormers 0
Structural System(s): WOOD FRAME
Exterior Fabric(s): ASPHALT SHINGLE # BRICK # ST
Foundation - Type: CONTINUOUS
Materials: BRICK
Infill:
Porches: N/PORCH/SCREEN ENCLOSED/2 BAYS/N
Roof - Type: INTERSECTING GABLES Surfacing: METAL SHINGLE
Secondary Structure(s): # SHED
Chimney - Number: 1 Material: BRICK
Location: E: EXTERIOR, END
Windows: DHS, 3/1
Exterior Ornament:
Condition: GOOD Surroundings: RESIDENTIAL

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

THIS DUTCH COLONIAL STYLE RESIDENCE HAS A STEEP GABLED ROOF AND CENTRALLY LOCATED DORMER WITH TWO SETS OF PAIRED WINDOWS ON THE FRONT FACADE. THE FLATTENED ARCHES AT THE ENTRY PORCH HAVE BEEN SCREEN ENCLOSED NOT IN KEEPING WITH THE ORIGINAL STYLE.

STATE OF FLORIDA
STATE ROAD DEPARTMENT
AND INTERNAL IMPROVEMENT FUND

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY



LEFSBURG 11 MI
42'30" LISBON 4.9 MI.

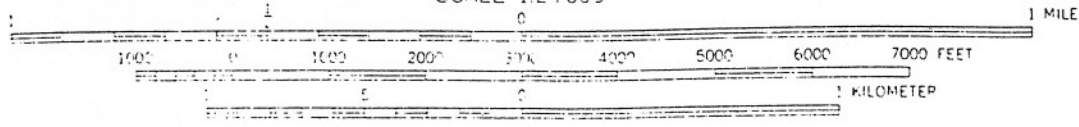
4641 1 NVV
(UMATILLA) UMATILLA 4.1 MI.

134 40' R. 26 E.

L A K E E U S T I S
ELEVATION 63

EUSTIS H.

SCALE 1:24,000



CONTOUR INTERVAL 5 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929





City of Eustis

Code Enforcement Department

P.O. Drawer 68 Eustis, Florida 32727-0068 (352) 483-5464

March 17, 2023

Case #23-00136

Montgomery Street Homes II LLC
1603 Orrington Avenue 13th Floor
Evanston, IL 60201

Certified Mail #7020 0090 0001 2829 3021
POSTED ON MARCH 17, 2023

RE: Notice of Violation/Hearing for property located at:

626 EAST WASHINGTON AVE, EUSTIS, FL

Alternate Key #1189969

Parcel No. 11-19-26-0100-094-00100

Legal Description: EUSTIS N 70 FT OF LOTS 1, 2, 3, 4 BLK 94 PB 1 PG 79 ORB 6027
PG 1865

Dear Property Owner:

YOU ARE HEREBY NOTIFIED that the property identified above has been found in violation of the following City code(s): You are hereby directed to take immediate action(s) to remedy the violation(s) by the Compliance Date listed in this Notice.

Section 118-2 FBC, Section 105.1 Permits Required: Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

Section 50-26 IPMC Section 102.5 Workmanship: Repairs, maintenance work, alterations or installations which are caused directly or indirectly by the enforcement of this Code shall be executed and installed in a workmanlike manner (executed in a skilled manner; e.g., generally plumb, level, square, in line, undamaged and without marring adjacent work) and installed in accordance with the manufacturer's installation instructions.

Violation:

- 1) Repairs made to the unsafe exterior deck on the south side of the building without a permit.
- 2) Repairs were not executed in a workmanlike (skilled) manner.

Corrective Action Required:

Have a licensed contractor obtain a permit from the Eustis Building Department and complete one of the following:

- 1) Repair the deck in accordance with the Florida Building Code, or
- 2) Replace the deck.

The Building Department is located at 111 E. Orange Avenue, Eustis, and their telephone number is (352) 483-5462.

Notice: Failure to comply by **April 3, 2023** will result in the case going before the Eustis Code Enforcement Board or Special Magistrate on **Monday, April 10, 2023 at 3:00 P.M. in the City Commission Chambers located in City Hall at 10 N. Grove Street.** At the Hearing, the Board or Special Magistrate will order compliance by a specified date and may impose a fine not to exceed \$250 per day for every day the property is in violation past the date specified for compliance.

If the violation is corrected and then recurs or if the violation is not corrected by the time specified for correction by the code inspector, the case may be presented to the Code Enforcement Board or Special Magistrate even if the violation has been corrected prior to the Board Hearing.

It is the responsibility of the property owner or violator to notify the code inspector when the property is ready to be re-inspected. To request a re-inspection or if you have any questions about what is required to bring the property into compliance, please call (352) 483-5464 or email codeenforcement@ci.eustis.fl.us.

Sincerely,



Eric Martin
Code Enforcement Supervisor

cc: File



**CODE ENFORCEMENT BOARD
CITY OF EUSTIS
STATE OF FLORIDA**

CASE #23-00136

IN THE MATTER OF: MONTGOMERY STREET HOMES II LLC
1603 ORRINGTON AVENUE 13TH FLOOR
EVANSTON, IL 60201

ORDER OF ENFORCEMENT

This cause having come before the Code Enforcement Board (Board) of the City of Eustis, Florida for a Violation Hearing on this 10th day of April, 2023, and the Board having heard the testimony of the respective parties, and/or evidence presented, does hereby make the following Finding of Fact, Conclusion of Law, and Order/Imposition of Fine as follows:

FINDING OF FACT AND CONCLUSION OF LAW

- 1) Notice was given as required by law.
- 2) The real property involved is legally described as: EUSTIS N 70 FT OF LOTS 1, 2, 3, 4 BLK 94 PB 1 PG 79 ORB 6027 PG 1865 (626 EAST WASHINGTON AVE, Eustis, FL) Parcel ID 11-19-26-0100-094-00100.
- 3) The violation continued beyond the time specified for correction.
- 4) Having heard the testimony and evidence presented, this Board finds that notice was given as required by law and that MONTGOMERY STREET HOMES II LLC did violate the following Section(s) of City Code, and by virtue of the facts set forth above this Order of Enforcement is hereby warranted:

SEE PAGE 2

Section 118-2 FBC, Section 105.1 Permits Required: Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

Section 50-26 IPMC Section 102.5 Workmanship: Repairs, maintenance work, alterations or installations which are caused directly or indirectly by the enforcement of this Code shall be executed and installed in a workmanlike manner (executed in a skilled manner; e.g., generally plumb, level, square, in line, undamaged and without marring adjacent work) and installed in accordance with the manufacturer's installation instructions.

Violation:

- 1) *Repairs made to the unsafe exterior deck on the south side of the building without a permit.*
- 2) *Repairs were not executed in a workmanlike (skilled) manner.*

ORDER / IMPOSITION OF FINE

It is hereby ordered that **MONTGOMERY STREET HOMES II LLC** bring the property into compliance with City Code by taking the following corrective actions by **May 10, 2023**, or a fine of **\$250** per day of occurrence will be imposed.

Corrective Action(s) Required:

Have a licensed contractor obtain a permit from the Eustis Building Department and complete one of the following:

- 1) Repair the deck in accordance with the Florida Building Code, or
- 2) Replace the deck.

The Building Department is located at 111 E. Orange Avenue, Eustis, and their telephone number is (352) 483-5462.

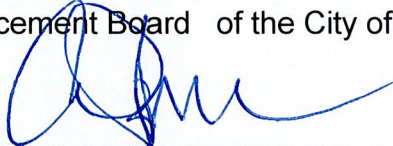
CERTIFICATION OF VOTE

The vote of the Code Enforcement Board regarding the Finding of Fact, Conclusion of Law, and Imposition of Fine:

<u>Member</u>	<u>Yes</u>	<u>No</u>	<u>Absent</u>
Alan Paczkowski	x		
Stephanie Carder	x		
George Asbate	x		
Karen Sartele	x		
Richard Bartzler	x		
Ryan Benaglio	x		
Bradley Shelley	x		

DONE AND ORDERED THIS 10TH DAY OF APRIL, 2023.

Code Enforcement Board of the City of Eustis, Florida

By: 
 Alan Paczkowski, Chairperson

CERTIFICATION OF SERVICE

I hereby certify that a copy of the foregoing order was mailed via First Class Mail to the violator at the address stated above on this 11th day of April, 2023.


 Alex Thomas, Board Clerk



City of Eustis

Code Enforcement Department

P.O. Drawer 68

Eustis, Florida 32727-0068

(352) 483-5464

April 11, 2023

Montgomery Street Homes II LLC
1603 Orrington Avenue 13th Floor
Evanston, IL 60201

**Re: Code Enforcement Case #23-00136
626 EAST WASHINGTON AVE, EUSTIS, FL**

Dear Property Owner:

Enclosed is a copy of the Finding of Fact, Conclusion of Law, and Order/Imposition of Fine issued by the Code Enforcement Board on April 10, 2023.

When the property is in compliance with the Board's Order, immediately contact the Code Enforcement Office by phone at **(352) 483-5464** or by email at codeenforcement@ci.eustis.fl.us so that an inspection of the property may be conducted to close the case and to stop any possible accrual of daily fines.

If you wish to appeal the ruling of the Code Enforcement Board, you must file your appeal with the Lake County Circuit Court within 30 days of the date of this Order (Section 162.11, Florida Statutes).

Your attention to this matter is required.

Sincerely,

Eric Martin
Code Enforcement Supervisor
(352) 483-5464

Enclosure: As stated

C: File

• Telephone: (352) 483-5464

• Fax: (352) 357-4177

• E-Mail: codeenforcement@ci.eustis.fl.us• URL: <http://www.eustis.org>

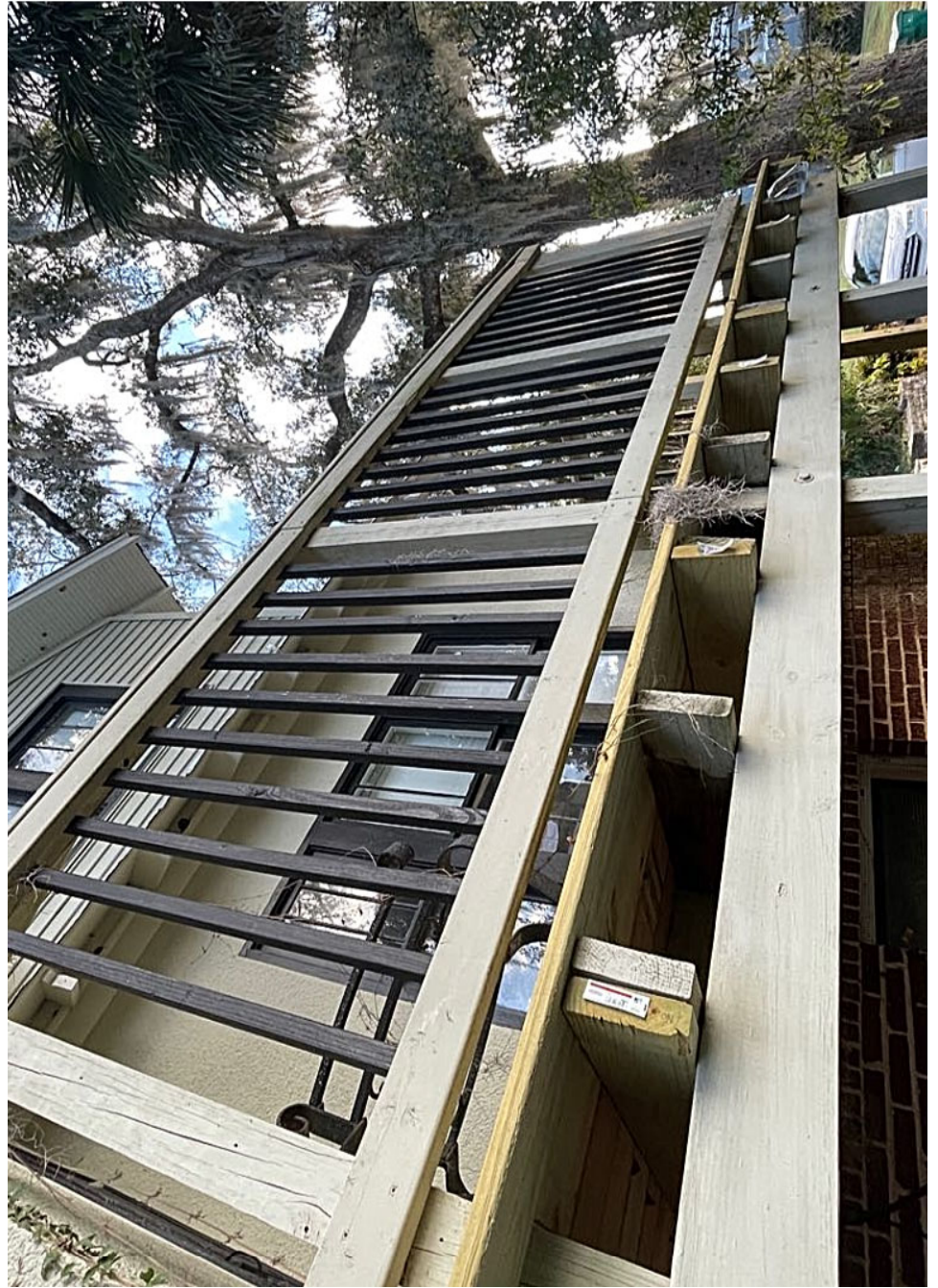






Item 3.1











City of Eustis

Development Services Department

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

TO: HISTORIC PRESERVATION BOARD

FROM: HEATHER CRONEY, SENIOR PLANNER

DATE: JULY 12, 2023

RE: CERTIFICATE OF APPROPRIATENESS 2023-COA-07 CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AT 805 EAST LEMON AVENUE (NORTHEAST CORNER OF SOUTH PRESCOTT STREET AND EAST LEMON AVENUE / ALTERNATE KEY 1189811)

PROPOSED PROJECT:

Francisco Valdez, owner of the subject property at the northeast corner of South Prescott Street and East Lemon Avenue (Alternate Key Number 1189811), is requesting Historic Preservation Board approval to construct a new single-family residence within the Washington Avenue Historic District. The new home is proposed as a single-story of approximately cumulative 3,389-square-foot residence, which includes a 417-square foot front porch, 420-square foot front porch, 95-square foot lanai, 2,311-square feet of living area, and a 563-square foot garage. The proposed design of the home and garage are much more fitting than the original design proposed with the architectural style of the prior house that existed here and with the surrounding historic district. The design does now show consistency with the Florida master site file, which describes the historic site architectural style as frame vernacular, and the design shows consistency with surrounding properties in the neighborhood and elsewhere in the Washington Avenue Historic District. (See attached site plan and renderings.)

PROPERTY INFORMATION:

Owner: Francisco Valdez
 Site Acreage: 0.23 acres
 Future Land Use: Suburban Residential (SR)
 Design District: Suburban 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 the historic district upon which such work is to be done;

The Washington Avenue Historic District includes a variety of architectural styles as well as non-contributing structures, (see Ordinance Number 1997-33), a majority of which are Frame Vernacular. The revised design that is proposed now shows consistency with the prior house that was on the property as well as the historic district surrounding it.

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

The surrounding nearby properties are in the frame vernacular style as this property is designated from the prior home that existed on the site before it was destroyed by a fire.

(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;

Not applicable; new construction.

(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 should move forward to complete final design and apply for a building permit.

- (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 a historic district.

The proposed home is single-story and will not exceed the maximum height of 35-feet permitted in a suburban residential land use district. The proposed home's height should be consistent with the surrounding and the historic style.

Frame vernacular homes generally consist of masonry (usually brick) piers. Spaces between piers are left open to allow for ventilation and for protection from high water.

(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.

Generally, the frame vernacular style features double-hung sash windows made of wood, and windows are spaced evenly along all facades. Windows can be single-pane, or 2- or 4-pane. Doors contain recessed wood panels.

The proposed elevations are generally consistent with this.

(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.

Proposed setbacks are consistent with the required and shall meet code requirements.

Roofs in the frame vernacular style generally should consider the following characteristics:

- a. Earlier period homes have steep pitches, to accommodate attic space***
- b. Later period homes have a lowered roof pitch***
- c. Overhanging Eaves***
- d. Rafter ends are unadorned, exposed, and extend beyond the face of the wall***
- e. Wood shingles were often used to cover the roofs in early homes***
- f. Metal shingles or metal sheets were used on later-period structures, or as a replacement roof material***

The provided elevations show roof lines are generally consistent with this in the roof style provided.

Porches and facades in the frame vernacular architectural style shall consider the following elements:

- a. Most commonly simple entrance or end porches***
- b. one-story front porches, and gabled or hipped roofs with overhanging eaves.***
- c. Columns are typically narrow and made of wood; usually spaced evenly across the facade, with few details***
- d. In most cases, porches were built without railings***

The provided elevations show a porch that is generally consistent with the historic style.

(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.

The provided elevations show roof lines that reflect the typical design elements of the frame vernacular style. The roof line of the frame vernacular style is typically simple (hip or gabled) with deep overhanging eaves.

(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.

A landscape plan has not been provided, so this item cannot be evaluated at this time.

(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 structure is reasonably compatible with its architectural style and character and with surrounding structures. (See renderings).

(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 location of the property and the dimensional characteristics of the property create a condition where there is no dominant horizontal or vertical expression of surrounding structures.

(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 is new construction, so compatibility with the original architectural style generally would not apply; however, there previously was a single-family residence on this property that no longer exists due to a house fire that took place. The incorporation of Frame Vernacular features will provide for compatibility with the historic district.

Homes in the frame vernacular style are typically rectangular and sometimes may be L-shaped to maximize cross ventilation.

Generally, in the frame vernacular architectural style, ornamentation is sparse, and includes:

i. shingles,

- ii. cornerboards,*
- iii. porch columns,*
- iv. brackets,*
- v. rafter tails,*
- vi. vents in the gable ends, and*
- vii. oolitic limestone detailing*

(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 provided renderings and site plan staff recommends approval of the request and can see a greater effort of consistency than was previously evident in the original submittal.

ATTACHMENTS:

COA Application

Proposed House Plans

Historical Structure Form – Florida Master Site File for the subject property

Photos of the Property Following House Fire in 2005

Frame Vernacular Architectural Style Information Referenced by Staff in Analysis

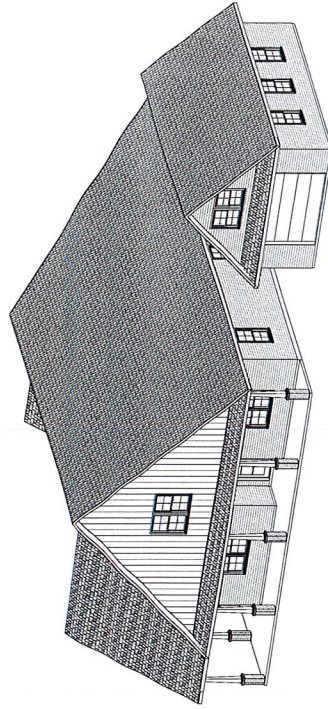
Ordinance 10-14 designating the subject property as a historic local landmark

- c: Applicant and Property Owner
Historic Preservation Board Members
File: 2023-COA-07

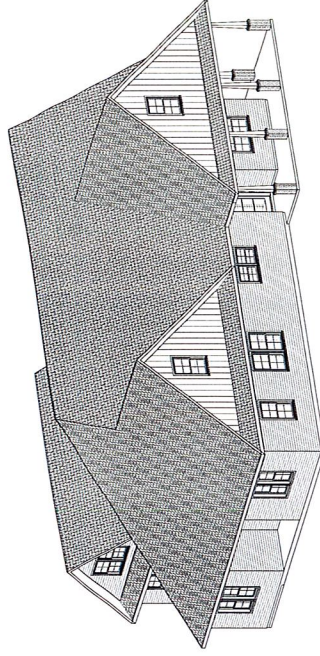
PROJECT: VALDEZ RESIDENCE

ADDRESS: 805 E Lemon Ave Eustis, FL

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO FABRICATION OR START OF CONSTRUCTION. WRITTEN DIMENSIONS SHALL TAKE PRECEDENT OVER SCALED DIMENSIONS. ANY DEVIATIONS OR DISCREPANCIES SHALL BE PROMPTLY REPORTED TO THE ENGINEER OF RECORD. CONTRACTOR SHALL MAKE ALL EFFORTS TO PROTECT THE STRUCTURE, THE WORK PERSONS AND OTHER PEOPLE DURING CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND BE RESPONSIBLE FOR ALL CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS WITH STRUCTURAL DRAWINGS. THERE SHALL NOT BE ANY CHANGES TO THESE CONSTRUCTION DOCUMENTS DURING THE DEVELOPMENT OF SHOP DRAWINGS OR DURING CONSTRUCTION WITHOUT PRIOR WRITTEN APPROVAL BY THE ENGINEER OF RECORD.



① PERSPECTIVE VIEW



② PERSPECTIVE VIEW "B"



TOOLBOX
DRAFTING
TOOLBOXDRAFTING.COM

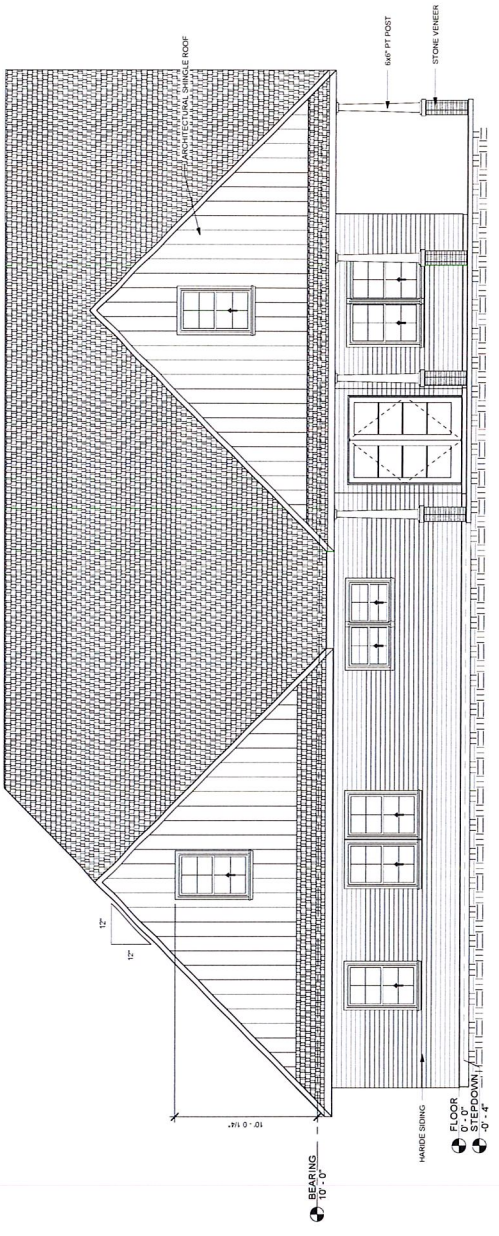
PROJECT NO. 085
DATE 11/30/22

PROJECT INFORMATION
Project
Address

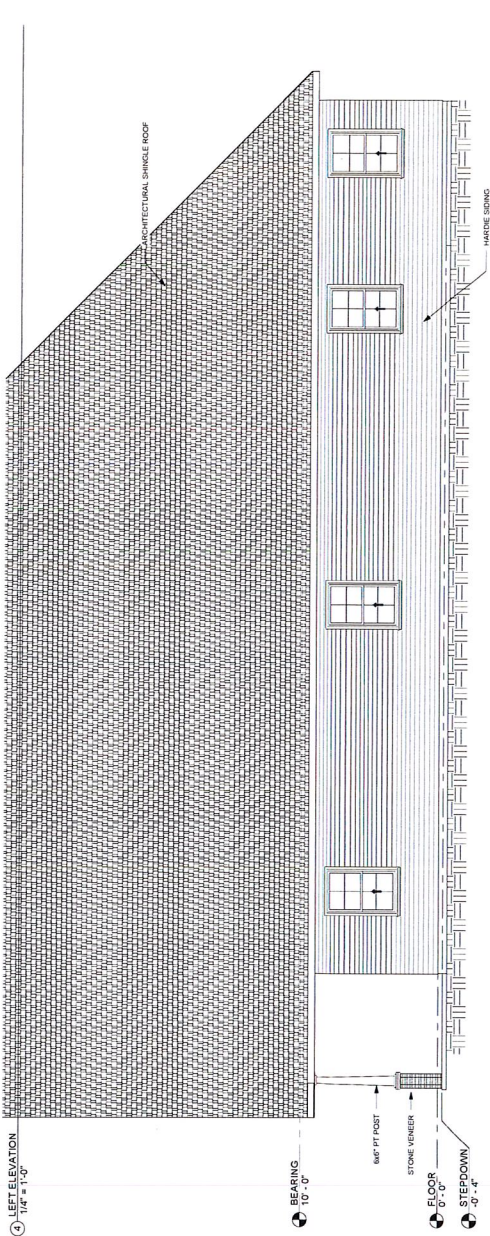
COVER SHEET

PERMIT SET
SHEET
0-0

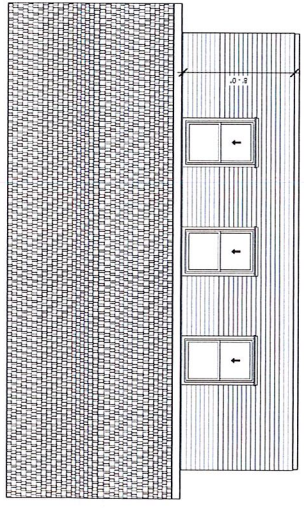
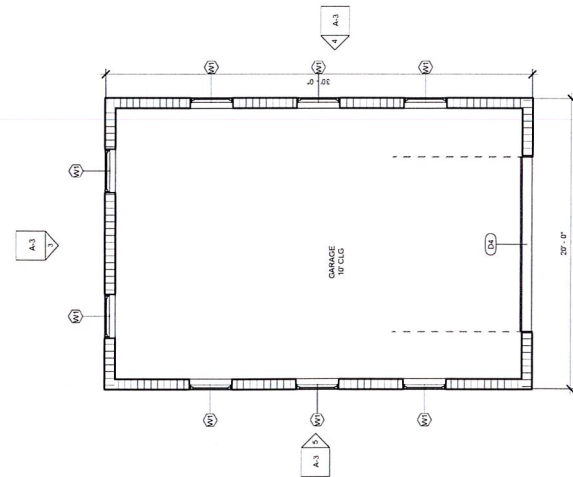
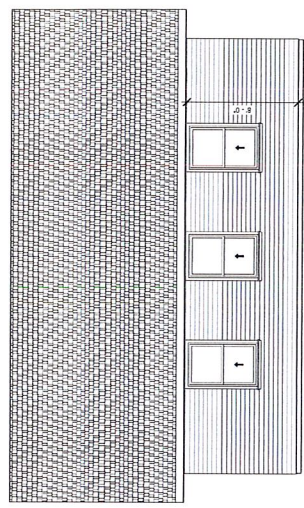
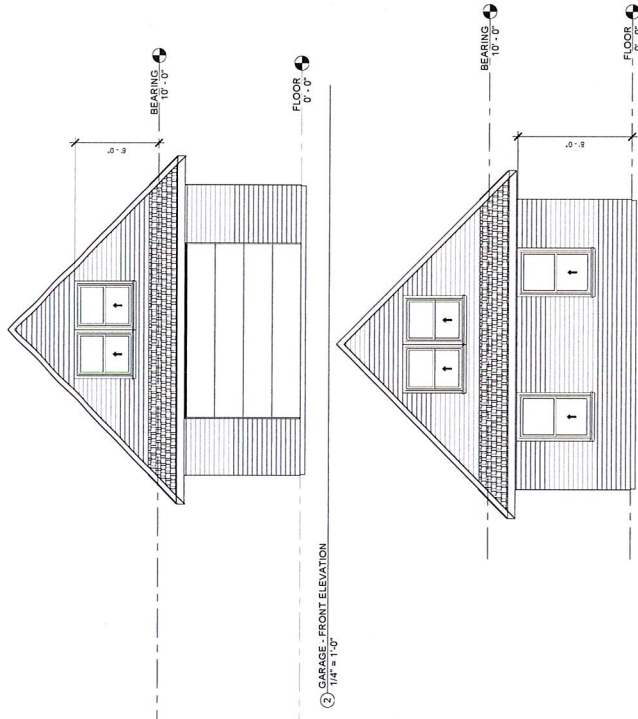
Item 3.2



① LEFT ELEVATION
 1/4" = 1'-0"



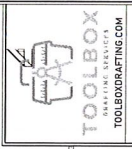
② RIGHT ELEVATION
 1/4" = 1'-0"



FLOOR PLAN
ELEVATIONS

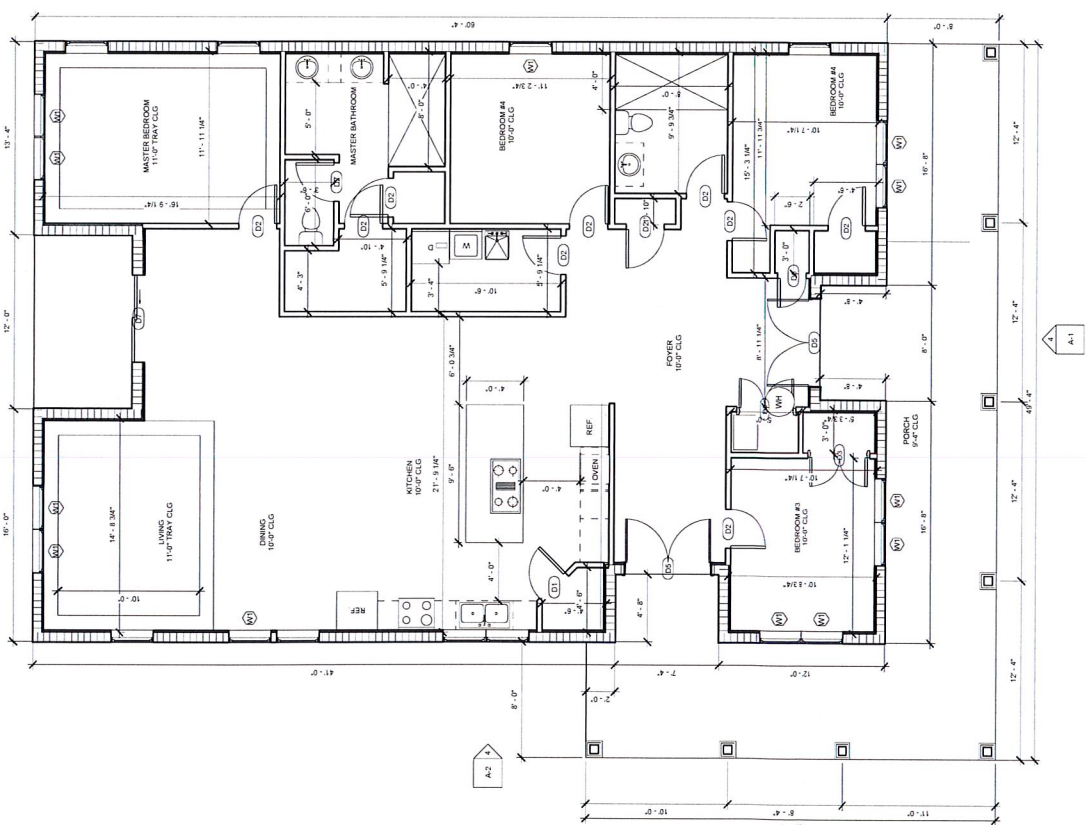
PROJECT INFORMATION
Project: _____
Address: _____
Date: 10/0/22

PROJECT NO: 085
DATE: 10/0/22

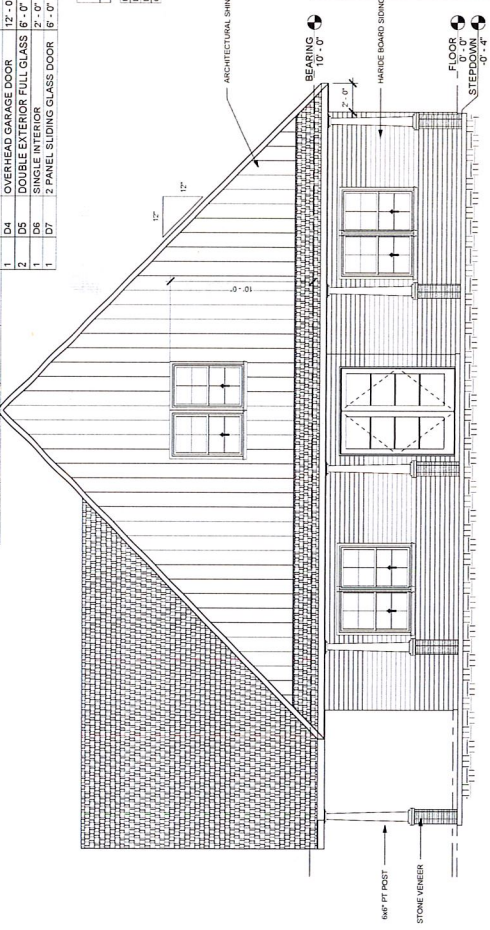


Window Schedule				Door Schedule			
Count	Type Mark	Family	Width	Height	Count	Type Mark	Family
28	W1	Window-Single-Hung	3'-0"	5'-0"	1	D1	SINGLE INTERIOR
2	W2	Window-Single-Hung	3'-0"	3'-0"	11	D2	SINGLE INTERIOR
4	W15	Window-Single-Hung	3'-0"	4'-0"	2	D3	DOUBLE DOOR
					2	D4	OVERHEAD GARAGE DOOR
					2	D5	DOUBLE EXTERIOR FULL GLASS
					1	D6	DOUBLE EXTERIOR FULL GLASS
					1	D7	2 PANEL SLIDING GLASS DOOR

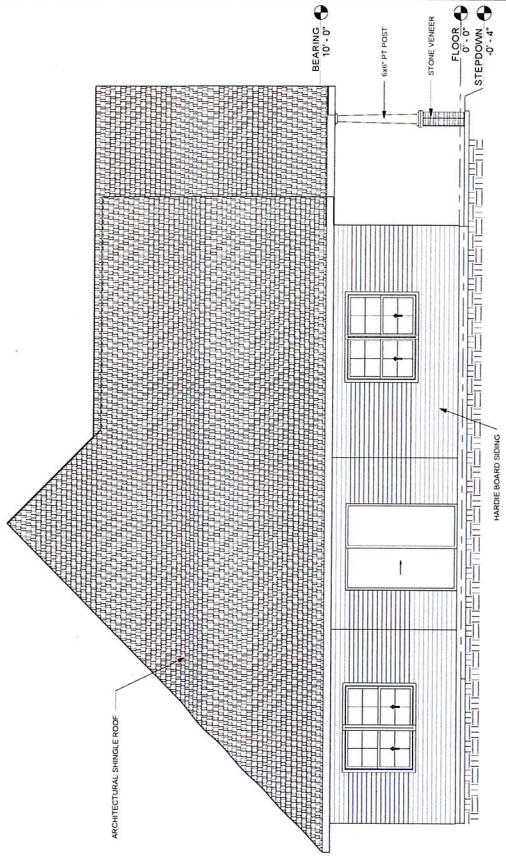
AREA	
Name	Area
FRONT PORCH	425 SF
LANAI	50 SF
GARAGE	501 SF
	3380 SF



2 FLOOR PLAN
1/4" = 1'-0"

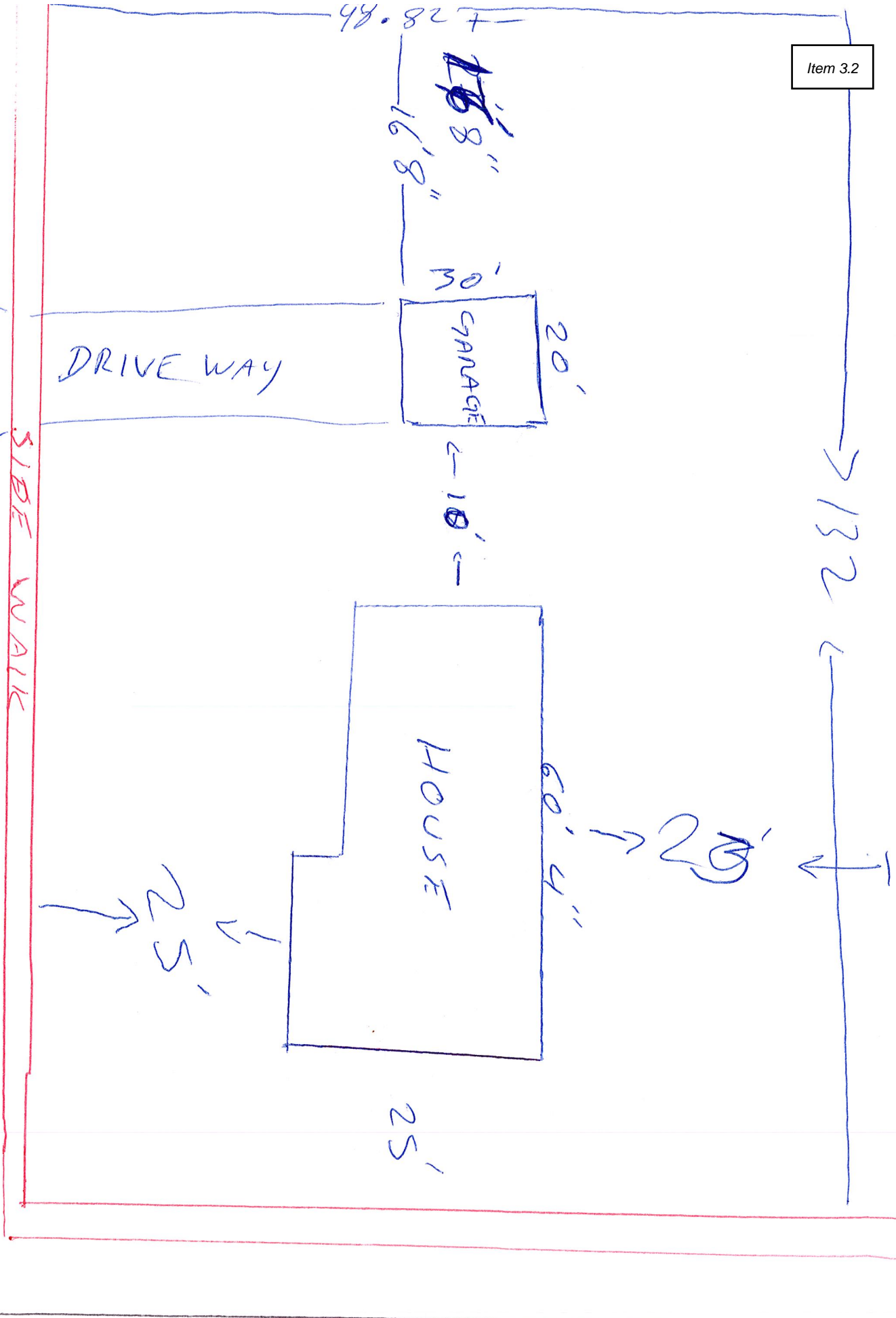


1 FRONT ELEVATION
1/4" = 1'-0"



3 REAR ELEVATION
1/4" = 1'-0"

DRIFSCOTT



LEMON AVE

COLOR

SHINGLE - BROWN

HOUSE - BONE WHITE / BROWN

WINDOWS - BROWN

Page 1
Y original
update

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE

Site 8LA
Recorder # _____

SITE NAME 805 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 805 E LEMON AVENUE CITY EUSTIS
 VICINITY OF / ROUTE TO SEE ATTACHED LOCATION & USGS MAPS
 SUBDIVISION EUSTIS BLOCK NO. 90 LOT NO. 9-11
 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 1925 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 0 PORCHES 1 DORMERS 1
 STRUCTURAL SYSTEM(S) CONCRETE BLOCK;WOOD FRAME
 EXTERIOR FABRIC(S) CONCRETE BLOCK;WOOD;STUCCO
 FOUNDATION: TYPE PIERS;CONTINUOUS MATLS CONCRETE BLOCK
 INFILL STUCCO CLAD
 PORCH(ES) S/FULL-WIDTH PORCH/1-STY/SCREENED/WOOD POSTS/S
 ROOF: TYPE STEPPED GABLE;SHED SURFACING COMPOSITION SHINGLES
 SECONDARY STRUCS. S:SHED ADDN;S:CTR GABLE DORMER
 CHIMNEY: # 0 MATERIALS LOCNS
 WINDOWS DHS,2/2;CASEMENT

EXTERIOR ORNAMENT

CONDITION GOOD SURROUNDINGS RESIDENTIAL
 NARRATIVE (general, interior, landscape, context; 3 lines only)
 ORIGINAL CB STRUCTURE WRAPPED W/PORCH E-N-W & ADDED S PORCH HAS BEEN
 SERIOUSLY REMODELLED TO ALTER (17x28) APPEARANCE TO THAT OF A
 FRAME VERNACULAR STRUCTURE.

ARCHAEOLOGICAL REMAINS AT THE SITE

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









FRAME VERNACULAR

One of the most common forms of architecture is Frame Vernacular. Vernacular architecture refers to a regional or “folk” architecture, built with local materials and local labor, without formal plans, and for the most economical price at the time. The Vernacular, while considered a style, is defined by its not belonging to any particular formal architectural style.

This section refers to the Frame Vernacular built in Lakeland prior to the 1940s. The section on Modern Style addresses the Vernacular styles of the Modern era.



Figure 3-1: Frame Vernacular



Figure 3-2: Frame Vernacular

Features of the Frame Vernacular Style

Plans

- Usually rectangular
- Sometimes L-shaped to maximize cross-ventilation

Foundations

- Masonry (usually brick) piers
- Spaces between piers left open to allow for ventilation and for protection from high water

Porches and Facades

- Most commonly simple entrance or end porches
- Columns are typically narrow and made of wood; usually spaced evenly across the facade, with few details
- In most cases, porches were built without railings

Roofs

- Earlier period homes have steep pitches, to accommodate attic space
- Later period homes have a lowered roof pitch
- Rafter ends are unadorned, exposed, and extend beyond the face of the wall
- Wood shingles were often used to cover the roofs in early homes
- Metal shingles or metal sheets were used on later period structures, or as a replacement roof material

Exterior

- Horizontal drop siding and weatherboard are the most common exterior wall surface materials

Windows and Doors

- Generally, double-hung sash windows made of wood
- Windows are spaced evenly along all facades
- Windows can be single-pane, or 2- or 4-pane
- Doors contain recessed wood panels

Exterior Decoration

- Sparse, limited to ornamental woodwork

ORDINANCE NO. 10-14

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EUSTIS, LAKE COUNTY, FLORIDA, DESIGNATING PROPERTY LOCATED ON THE SOUTHEAST CORNER OF CENTER STREET AND CLIFFORD AVENUE (227 N. CENTER STREET – “EUSTIS WOMAN’S CLUB”) AS A HISTORIC LOCAL LANDMARK IN THE CITY OF EUSTIS IN ACCORDANCE WITH CHAPTER 46 OF THE CODE OF ORDINANCES OF THE CITY OF EUSTIS.

WHEREAS, Eustis contains buildings and areas which illustrate its development and role in the development and growth of the State of Florida; and

WHEREAS, it is the desire of the City to preserve these structures for the benefit of the residents of the City; and

WHEREAS, structures of architectural, historical, cultural or aesthetic importance enhance the quality of life of the City and serve as lessons of the past and examples of quality for today and contribute to the tourist economy of the City; and

WHEREAS, on July 13, 2010, the Eustis Historic Preservation Board reviewed the application and found that the property located at 227 N. Center Street (Eustis Woman’s Club) met the criteria for designation as outlined in Chapter 46 of the Code of Ordinances of the City of Eustis; and

WHEREAS, the Eustis Historic Preservation Board recommended that the City Commission approve the designation of 227 N. Center Street as a historic local landmark; and

WHEREAS, on August 5, 2010, the City Commission held the 1st Adoption Public Hearing to accept the Eustis Historic Preservation Board’s recommendation to designate the property contained herein as a historic local landmark in the City of Eustis; and

WHEREAS, on September 9, 2010, the City Commission held the 2nd Adoption Public Hearing to consider designation of the property contained herein as a historic local landmark in the City of Eustis.

NOW, THEREFORE, the Commission of the City of Eustis hereby ordains:

Section 1. That the property located on the southeast corner of Center Street and Clifford Avenue, at 227 N. Center Street (Eustis Woman’s Club), more particularly described as:

LOTS 3, 4, 5, 6, 7, AND 8, BLOCK 27, UBEGUILDA HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 63, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL NUMBER: 11-19-26-1400-027-00300

shall be designated as a historic local landmark within the City of Eustis in accordance with the requirements of Chapter 46, Article III, Division 2 of the Code of Ordinance of the City of Eustis.

Section 2. That upon final passage and adoption of this ordinance, a copy hereof shall be recorded with the Clerk of Court of the Fifth Judicial Circuit, in and for Lake County, Florida.

Section 3. That all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

Section 4. That should any section, phrase, sentence, provision, or portion of this Ordinance be declared by any court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

Section 5. That this Ordinance shall become effective immediately upon passing.

PASSED, ORDAINED AND APPROVED in Regular Session of the City Commission of the City of Eustis, Florida, this 9th day of September, 2010.

**CITY COMMISSION OF THE
CITY OF EUSTIS, FLORIDA**

Karen LeHeup-Smith
Karen LeHeup-Smith
Mayor-Commissioner



ATTEST:
Judy Roberts
City Clerk

CITY OF EUSTIS CERTIFICATION

**STATE OF FLORIDA
COUNTY OF LAKE**

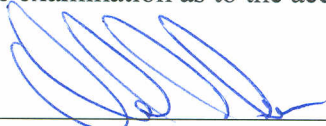
The foregoing instrument was acknowledged before me this 9th day of September, 2010, by Karen LeHeup-Smith, Mayor, and Judy Roberts, City Clerk, who are personally known to me.

Susan M. Trewyn
Notary Public - State of Florida
My Commission Expires:
Notary Serial No



CITY ATTORNEY'S OFFICE

This document is approved as to form and legal content, but I have not performed an independent Title examination as to the accuracy of the Legal Description.



City Attorney's Office

9/9/10

Date

CERTIFICATE OF POSTING

The foregoing Ordinance No. 10-14 is hereby approved, and I certify that I published the same by posting one (1) copy hereof at City Hall, one (1) copy hereof at the Eustis Memorial Library, and one (1) copy hereof at the Eustis Senior Service Center, all within the corporate limits of the City of Eustis, Lake County, Florida.



Judy Roberts, City Clerk



City of Eustis

Development Services Department

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

TO: EUSTIS CITY COMMISSION
 FROM: TOM CARRINO, CITY MANAGER
 DATE: JUNE 1, 2023 (OTHER BUSINESS)
 RE: HISTORIC PRESERVATION ANNUAL REPORT

Introduction:

The purpose of this item is to provide the City Commission with an annual report as required by Section 46-59 of the Code of Ordinances.

Recommended Action:

Acceptance of Historic Preservation Board Annual Report.

Background:

On September 7, 1995, the City adopted Ordinance No. 95-27 establishing a historic preservation program within the City. The ordinance is now codified as Chapter 46 of the Eustis Code of Ordinances. Section 46-59 states that, "The board shall annually make a report to the city commission of its activities." Pursuant to that requirement, the Eustis Historic Preservation Board offers the following regarding its activities for the period beginning October 1, 2021 and ending April 30, 2023. This report is covering an extended period of time since there has been a lapse in time since the previous report, which ended on September 30, 2021.

Summary of Regular Historic Preservation Activities:

Activity	Number Reviewed/ Attended	Number Submitted / Under Review	Number Approved	Number Denied
New Local Landmark Designations	0	0	0	0
National Register Proposals:	0	0	0	0
Certificates of Appropriateness (COAs):	12	4	6	2
Administrative COAs:	5	0	5	0
Ad Valorem Tax Exemption Projects:	0	0	0	0
Historic Preservation Board Meetings:	7	n/a	n/a	n/a
Workshops Attended by Board Members:	0	n/a	n/a	n/a

Other Historic Preservation Activities:

Staff, with the assistance of Christine Dalton, a local planner, and Eustis resident, applied for the FY 2022-2023 FL Small Matching Grant for the City of Eustis Historic and Architectural Survey to conduct a survey to determine historic buildings in the City that are now over 50-years old (since the last survey). Eustis placed 39 out of a total of 51 submittals and the overall score received was 85.4, but was not awarded the grant. The Board requested that staff apply again during the next grant cycle, which was done, but the staff withdrew the application when information arose that the previous grant was actually awarded. Currently, the RFP for this grant work to be completed has been awarded to a consultant team, and the contract will be signed soon, and the work done.

For Historic Preservation Month in May 2022, a Proclamation was presented by the Eustis City Commission, proclaiming it to be historic preservation month, and honoring the importance of historic preservation. The City's social media also featured some posts during May 2022 pertaining to historic preservation.

For historic preservation month this May, an event was worked on to educate the Board and the general public on historic preservation, but due to time restraints and logistics, this event will take place at a later time.

Planned Activities for Next Reporting Period:

- Review certificates of appropriateness and local landmark designation requests as needed.
- Monitor grant opportunities for utilizing the information collected by the historic and architectural survey, depending on the results of the survey, but such as additional public education on historic sites or opportunities for new local landmark designations or national register proposals
- Look for grant opportunities for additional signage and public outreach efforts to make the public aware of the existence of the historic districts and what that means for them
- Conduct historic preservation education and research as staff availability allows, with offerings to the Board for training and education.
 - Focus on a mid-century modern component and the post-war years

Alternatives

1. Accept the Historic Preservation Annual Report
2. Do not accept the Historic Preservation Annual Report and provide other directions to staff.

Discussion of Alternatives

1. Alternative 1 accepts the report as presented.

Advantages:

- The requirements of Section 46-59 of the Code of Ordinances will be met.

Disadvantages:

- None.
2. Alternative 2 does not accept the report as presented.
- Advantages:
- Any necessary changes to the report could be made.
- Disadvantages:
- The requirements of Section 46-59 of the Code of Ordinances will not be met, and the HPB must submit a revised report.

Budget and Staff Impact

There is no budget or staff impact related to this item other than acknowledgment of the receipt of the non-matching grant, which is \$50,000 in which the City does not need to provide a match (as a result of being a Certified Local Government (CLG) in good standing), for the City of Eustis Historic and Architectural Survey to conduct a survey to determine historic buildings in the City that are now over 50-years old (since the last survey).

Prepared By:

Heather Croney, Senior Planner

Reviewed By:

Historic Preservation Board