



# AGENDA

## Historic Preservation Board Meeting

5:30 PM – Wednesday, May 08, 2024 – City Hall

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### CALL TO ORDER

### PLEDGE OF ALLEGIANCE

### ROLL CALL

#### 1. AGENDA UPDATES

#### 2. APPROVAL OF MINUTES

##### 2.1 Approval of Minutes

March 13, 2024 HPB Meeting

#### 3. AUDIENCE TO BE HEARD

#### 4. NEW BUSINESS

##### 4.1 2024-COA-06 - 805 East Lemon Avenue- A New Single Family Home Building

#### 5. OLD BUSINESS

#### 6. BOARD MEMBER REPORTS

#### 7. STAFF REPORTS

#### 8. ADJOURNMENT

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

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



# City of Eustis

P.O. Drawer 68 • Eustis, Florida 32727-0068 • (352) 483-5430

TO: Historic Preservation Board

FROM: Sherri Takaloo, Senior Planner

DATE: May 8, 2024

RE: Approval of Minutes

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**Introduction:**

This item is for consideration of the minutes of the March 13, 2024 HPB Meeting.

**Recommended Action:**

Approval of the minutes as submitted.

**Prepared By:**

Deanna Mikiska, Development Services Coordinator

**Reviewed By:**

Sherri Takaloo, Senior Planner



# MINUTES

## Historic Preservation Board Meeting

5:30 PM – March 13, 2024 – City Hall

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**CALL TO ORDER: 5:30 p.m.**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:**

**PRESENT:** Dina John, Kirk Musselman, Chairman Kalus

**ABSENT:** Robyn Sambor, Vice Chair Monte Stamper, Dorothy Stevenson

**STAFF PRESENT:** Mary Montez, Deputy City Clerk  
Jeff Richardson, Deputy Director of Development Services  
Michelle Saxman, GIS/Engineering Specialist  
Sherri Takaloo, Senior Planner

**OTHERS PRESENT:** Cheyenne Dunn, HPB Attorney

### 1. **AGENDA UPDATES**

#### 1.1 Introduction of New Senior Planner

Jeff Richardson, Deputy Development Services Director, introduced the City of Eustis' new senior planner, Sherri Takaloo.

#### 1.2 Election of Officers for 2024

Chair – Mr. Kirk Musselman nominated Mr. Matthew Kalus to be Chairman. Ms. Dina John seconded the nomination. Motion passed by unanimous vote.

Vice Chair – Mr. Matthew Kalus nominated Ms. Dina John to be Vice Chairwoman. Mr. Kirk Musselman seconded the nomination. Motion passed by a unanimous vote.

Secretary – Ms. Dina John nominated Mr. Kirk Musselman to be Secretary. Mr. Matthew Kalus seconded the nomination. Motion passed by a unanimous vote.

### 2. **APPROVAL OF MINUTES**

#### 2.1 Approval of Minutes

May 10, 2023

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

**3. AUDIENCE TO BE HEARD**

Christine Cruz of 813 E Lemon Ave, and a local cleanup group, made a statement asking the city (the owner of 536 N. Bay St.) to ensure that proper mitigation efforts be put in place by construction crews to keep asbestos and trash out of the lake during the roof replacement on Clifford House (536 N. Bay St).

Cynthia Conklin of 80 E Lemon Ave would like the HPB and city to look into signs or plaques for interested residents of the historical area. She said that not long ago her home turned 100 and it would have been nice for this to be recognized by the city.

Dillon Shelton of 804 E Lemon Ave made a statement regarding the pleasure and satisfaction residents of the Washington Ave Historical District have living in the historical area. He implored residents and the city to maintain diligent standards and keep the historical homes and areas protected.

**4. NEW BUSINESS**

4.1 Consideration of 2024-COA-03 for 536 N. Bay St. – Clifford House Roof Replacement

Sherri Takaloo, Senior Planner of Development Services, explained the requested Certificate of Appropriateness for replacement of the roof at 536 N. Bay St. (Clifford House). She provided an overview of the proposed metal roof including advantages of a metal vs. a traditional shingle roof.

Motion made by Mr. Musselman, Seconded by Ms. John, to approve the application with the condition that the profile of panel used be flat panel. The motion passed by a unanimous vote.

**5. OLD BUSINESS**

**6. BOARD MEMBER REPORTS: None**

**7. STAFF REPORTS: None**

**8. ADJOURNMENT: 5:59 p.m.**

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SHERRI TAKALOO  
Senior Planner

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MATTHEW E. KALUS  
Chairperson



TO: HISTORIC PRESERVATION BOARD

FROM: SHERRI TAKALLOO, SENIOR PLANNER

DATE: MAY 8, 2024

RE: CERTIFICATE OF APPROPRIATENESS 2024-COA-06 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 design is proposed as a two-story of approximately cumulative 1,690 sq.ft, which includes 1027 sq.ft living first floor and 663 sq.ft of living second floor.

The width of the building including the porch is 29'-2".

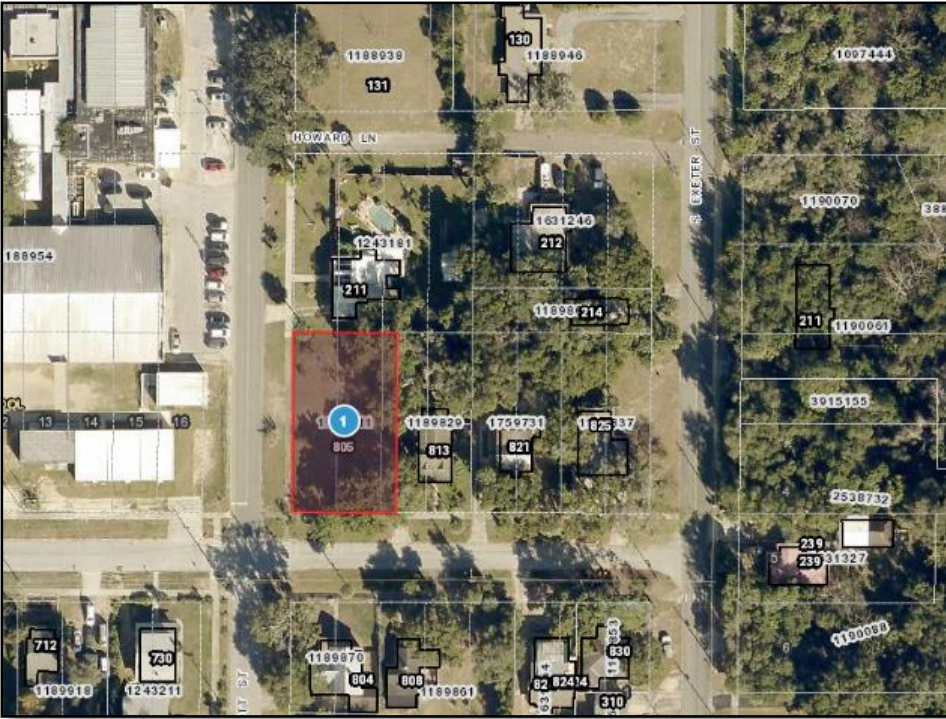
AREA	
Name	Area
LIVING 1ST FLOOR	1027 SF
PORCH	430 SF
LIVING 2ND FLOOR	663 SF
GARAGE	505 SF
BALCONY	190 SF

The previous design was a single-story of approx.2,311 sq.ft. and the width of the house was 49'-4".

The new design shows consistency with the Florida master site file, which describes the historic site architectural style as frame vernacular, in addition 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  
 Alternate Key: 1189811  
 Future Land Use: Suburban Residential (SR)  
 Design District: Suburban Neighborhood



**Site Location**



- (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 two-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. Item 4.1

***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. The proposed windows are making balance windows on elevations which is consistent with the neighborhood and the frame vernacular style.***

(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:***

- ***Earlier period homes have steep pitches, to accommodate attic space.***
- ***Later period homes have a lowered roof pitch.***
- ***Overhanging Eaves.***
- ***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.***

***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:***

- ***Most commonly simple entrance or end porches***
- ***one-story front porches, and gabled or hipped roofs with overhanging eaves.***
- ***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***

***The new designed elevations show a porch and balcony on first and second floor on both, side and front elevations, creating balanced elevations which is one of the most common features for frame vernacular architectural 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.

Item 4.1

***The landscaping around the building and on both sides of entrances are consistent and compatible with the frame vernacular architectural style.***

(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 elevation's material is horizontal siding, Brick veneer and shingles for the roof, are all consistent with the common material for the frame vernacular architectural style and surrounding buildings.***

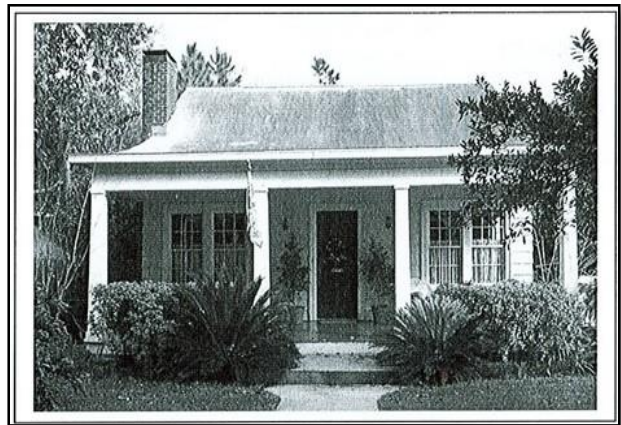
***Homes in the frame vernacular style are typically rectangular and sometimes may be L-shaped to maximize cross ventilation. The proposed design floor plans is consistent with the architectural style.***

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

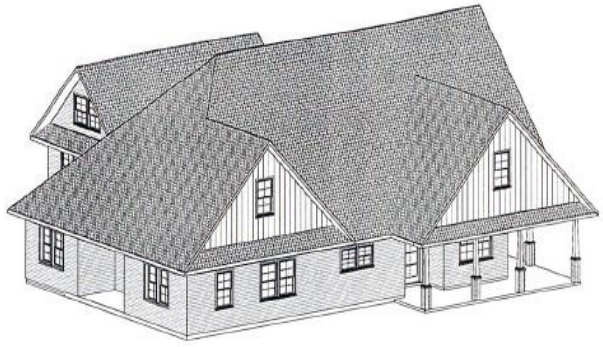
***The new design for floor plans, the balanced elevations with porches and balconies on first and second floor, the material and the landscaping on entrances, all around the building are consistent with main features of the frame vernacular architectural style and surrounding neighborhood.***



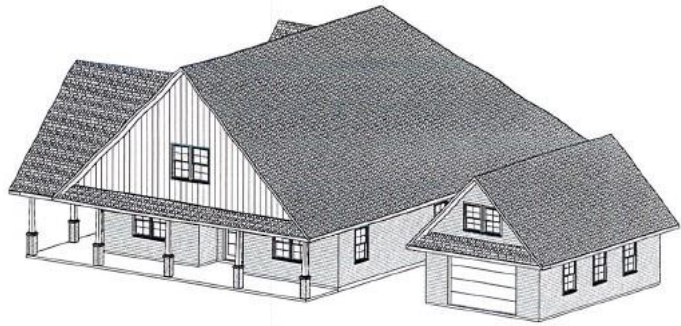
***Frame Vernacular Architectural Style Buildings***





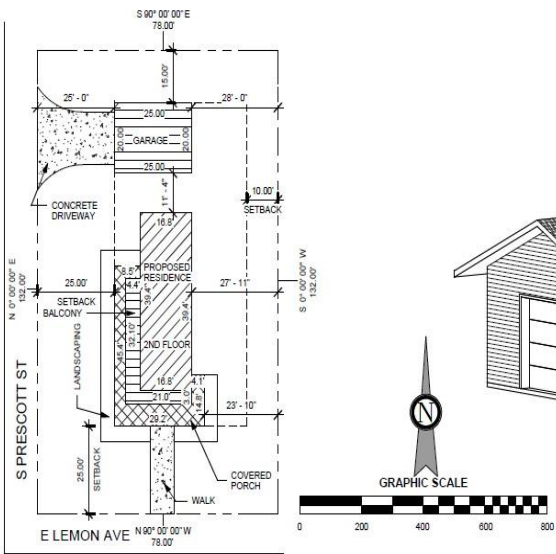


3 PERSPECTIVE VIEW "B"



1 PERSPECTIVE VIEW

**Previous Design**



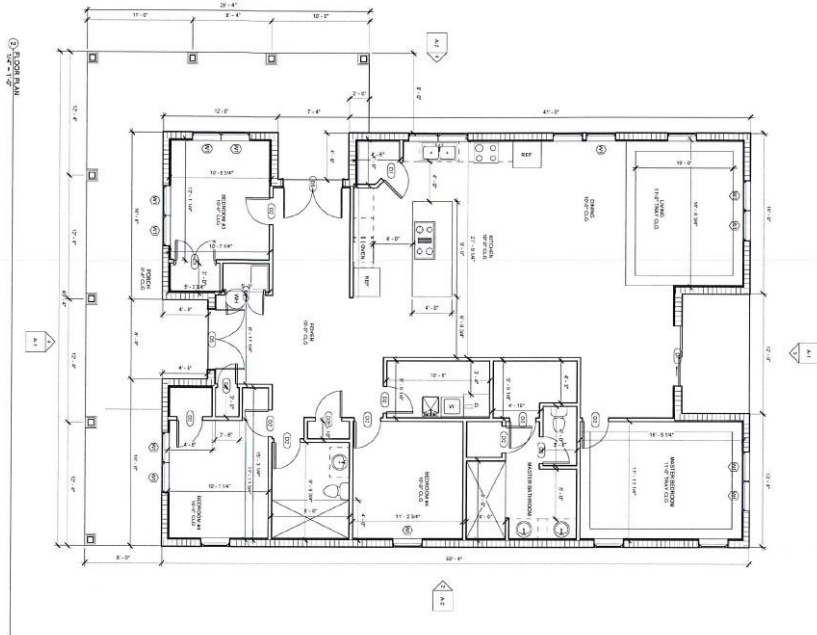
4 SITE PLAN  
1" = 20'-0"

NOTE: CERTIFICATION OF SITE PLAN APPLIES ONLY TO THE LOCATION OF THE PROPOSED WORK, AND DO NOT CONSTITUTE A SURVEY. CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND LOCATION BEFORE CONSTRUCTION.

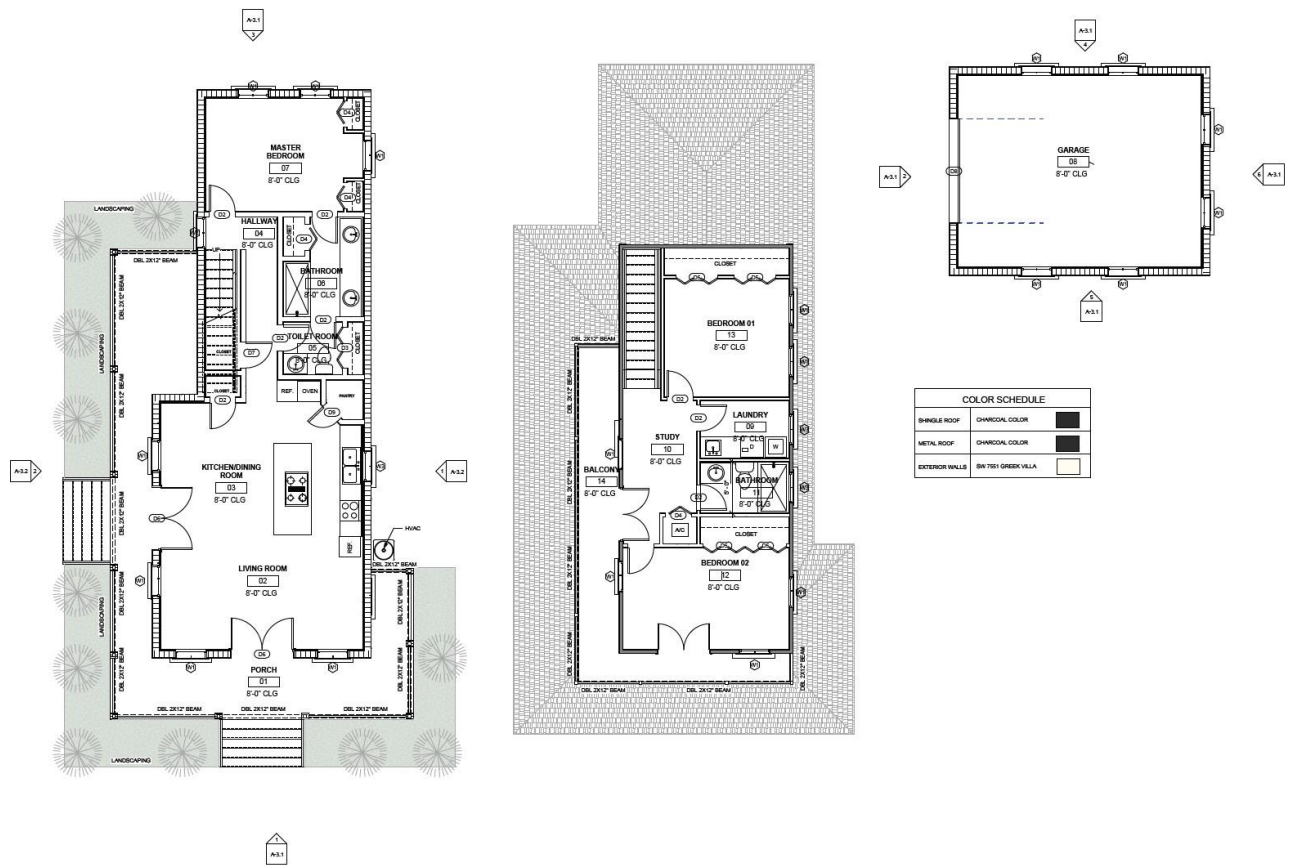


1 PERSPECTIVE VIEW

**Revised Design**



Previous floor plan (1 Story)



Revised floor plans (2 Story)



Previous Elevations (1 Story)



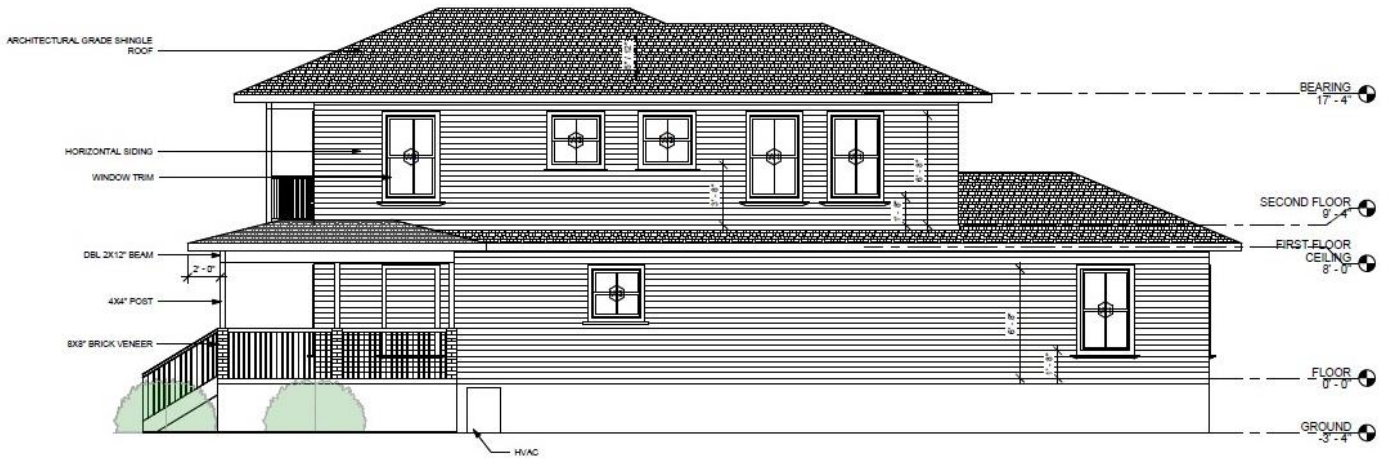
Left Side Elevation

Revised Elevations (2 Story)

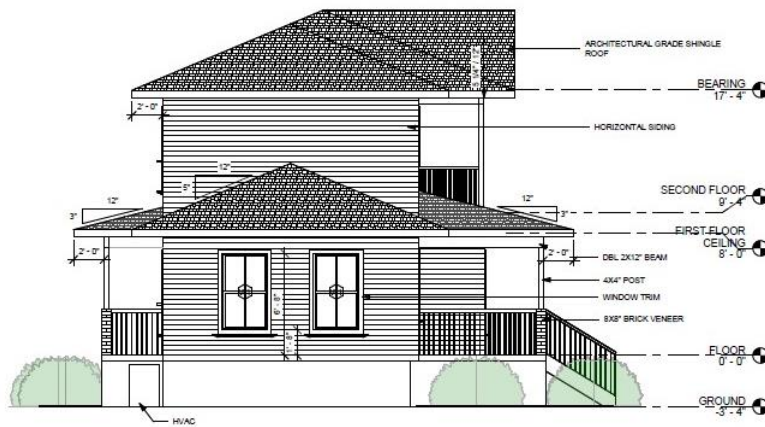




Front Elevation

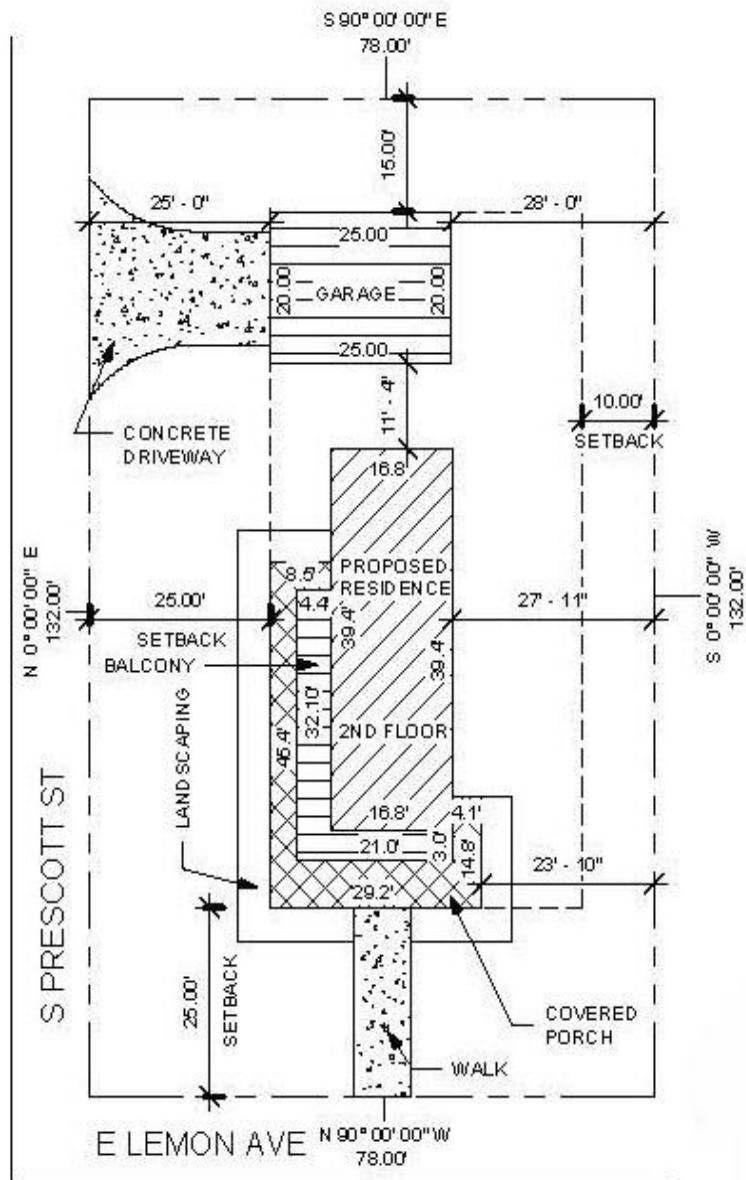


Right Side Elevation



Rear Elevation

Revised Elevations (2 Story)



**Proposed Site Plan**

The building lot type for this property is designated as an "Estate lot":

- ✓ Minimum required street setbacks of 25 feet for both the front and left side facing the street.
- ✓ Minimum required common lot setback of 10 feet.
- ✓ Minimum required rear setback of 15 feet.



**Features of the revised drawings that are compatible with the Frame Vernacular architectural style and the surrounding neighborhood include:**

- ✓ Rectangular plans.
- ✓ Elevated floor slabs, not on the ground.
- ✓ Simple entrance with end porches and narrow columns.
- ✓ Landscaping surrounding the building and on entrance sides.
- ✓ Lower roof pitches with shingle material and overhangs.
- ✓ Horizontal sidings for the exterior wall elevations.
- ✓ 4-pane, wood frame windows, balanced on elevations.
- ✓ Balconies and porches on the first and second floors, creating balanced elevations.
- ✓ Balanced structure for the first and second floors.

**RECOMMENDATION:**

Based on the analysis above, the new design for floor plans, elevations and material provided in this application, staff recommends approval of the request.

The proposed two-story home maintains consistency with the surrounding neighborhood. Setbacks meet code requirements, and the elevations including the porches and balconies, landscaping around the entrances are compatible with frame vernacular style.

In addition, materials like horizontal siding, brick veneer, and shingle roof blend into the neighboring buildings.

**ATTACHMENTS:**

COA Application

Proposed House Drawings

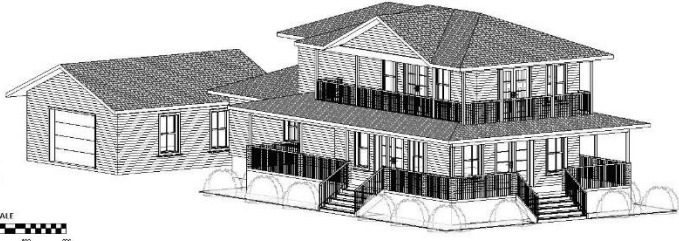
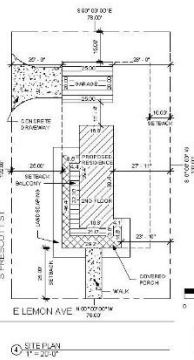
Historical Structure Form – Florida Master Site File for the subject property

Photos of the Property Following House Fire in 2005

c: Applicant and Property Owner  
Historic Preservation Board Members  
File: 2024-COA-06

# VALDEZ RESIDENCE

805 E Lemon Ave, Eustis, FL 32726



NOTE: CERTIFICATION OF SITE PLAN APPLIES ONLY TO THE LOCATION OF RESIDENCES WITHIN AND TO THE CONCEPTUAL & SURVEY CONTROL FOR ITS DEVELOPMENT. DIMENSIONS AND LOCATIONS BEFORE CONSTRUCTION.

**TOOLBOX**  
DESIGN SERVICES  
TOOLBOXDRAWINGS.COM

LEE SMITH  
REGISTERED ARCHITECT  
Professional Engineer  
Registration # 21072  
Professional Engineer  
Registration # 12179  
Professional Engineer  
Registration # 12179

SIGN/SEAL

DATE

PROJECT INFORMATION  
OWNER: [Redacted]  
PROJECT NO: [Redacted]  
DATE: [Redacted]

### SCOPE OF WORK

HOUSE BUILDING

Sheet Number	Sheet Name
0-0	COVER SHEET
A-1	FLOOR PLAN
A-2	FLOOR PLAN- DIMENSION
A-3.1	ELEVATIONS
A-3.2	ELEVATIONS
SN	STANDARD NOTES

### MATERIAL INDEX

	EARTH
	SAND/MORTAR
	CONCRETE
	BRICK
	METAL
	WOOD
	INSULATION
	CONCRETE MASONRY
	GYPSUM BOARD
	BOARD AND BATTEN

### SYMBOLS

2 X FRAME WALL  
2 X BEARING WALL W/ STUDS @ 16" O.C.  
8" X 16" CMU WALL W/ EXTERIOR STUCCO W/ INTERIOR R-MAX, 3/4" FLOORING STRIPS & 1/2" DRYWALL  
8" X 16" CMU GARAGE WALL W/ EXTERIOR STUCCO  
EXISTING WALL  
EXISTING WALL TO BE DEMOLISHED

ROOM NAME  
X' X' O' CLG

ROOM TAG

DETAIL NUMBER  
SHEET NUMBER

DETAIL KEY

VIEW ORIENTATION  
DETAIL NUMBER

SHEET NUMBER

BUILDING SECTION KEY

VIEW ORIENTATION  
DETAIL NUMBER

SHEET NUMBER

ELEVATION KEY

### NOTICE

OWNER AND CONTRACTOR SHALL EXAMINE THE DRAWINGS AND ANY DOCUMENTATION IN DETAIL. IT SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR TO REVIEW AND CORRECT THE DRAWINGS AND TO CONCLUDE WITH REGULATORY AGENCIES. IT IS DEEMED NOT TO INCLUDE DETAILS OF COMMON PRACTICE AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN NECESSARY PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A CONSTRUCTION PERMIT AND START THE CONSTRUCTION. OTHERWISE THE CONTRACTOR AND OWNER ASSUMES RESPONSIBILITY FOR THE CONSTRUCTION. IN QUESTION METHOD OF CONSTRUCTION SHALL BE DETERMINED BY THE CONTRACTOR. GENERAL CONTRACTOR SHALL VERIFY WITH SUBCONTRACTOR THAT MEMBERS INDICATED ON THE PLAN AND COMPLY WITH ALL PARTS RETAIN-ROUPEMENTS AND SHALL NOTIFY THE OWNER OF RECORD OF ANY CONFLICTS BEFORE CONSTRUCTION. TO THE BEST OF OUR KNOWLEDGE THESE PLANS ARE DEEMED TO COMPLY WITH OWNERS AND/OR BUILDERS SPECIFICATIONS AND ANY CHANGES MADE ON THEM AFTER PRINTS ARE MADE WILL BE DONE AT THE OWNERS AND/OR BUILDERS EXPENSE AND RESPONSIBILITY.

**VALDEZ RESIDENCE**

COVER SHEET

PERMIT SET SHEET

**0-0**

**1. FLOOR PLAN GARAGE**  
10'0" x 10'0"

**2. SECOND FLOOR**  
10'0" x 11'0"

**COLOR SCHEDULE**

NO.	FINISH	DESCRIPTION
1	INTERIOR	ORANGE, SOLAR
2	WALL, ROOF	ORANGE, SOLAR
3	EXTERIOR WALLS	WHITE, SOLAR EXTERIOR

**Door Schedule**

Count	Type	Material	Width	Height	Function
2	DF	DOUBLE EXTERIOR FULL GLASS	5'-0"	6'-0"	Exterior
8	DD	SINGLE INTERIOR	2'-0"	6'-0"	Interior
1	DG	4 PANEL FOLD	4'-0"	6'-0"	Interior
4	DA	2 PANEL SWING	2'-0"	6'-0"	Interior
4	DD	SWING	2'-0"	6'-0"	Interior
2	DE	DOUBLE EXTERIOR FULL GLASS	5'-0"	6'-0"	Exterior
1	DF	DOUBLE INTERIOR	5'-0"	6'-0"	Interior
1	DE	OVERHEAD GARAGE DOOR	10'-0"	7'-0"	Exterior
1	DD	SINGLE INTERIOR	2'-0"	6'-0"	Interior

**Window Schedule**

Count	Type	Material	Width	Height
19	W1	SINGLE JUNG	2'-0"	5'-0"
1	W2	SINGLE JUNG	2'-0"	5'-0"
3	W3	SINGLE JUNG	2'-0"	5'-0"

**AREA**

Name	Area
LIVING 1ST FLOOR	1027 SF
PORCH	420 SF
LIVING 2ND FLOOR	863 SF
GARAGE	505 SF
BALCONY	100 SF
<b>TOTAL</b>	<b>2815 SF</b>

**TOOLBOX**  
DESIGN SERVICES  
TOOLBOXDRAWINGS.COM

LEE SMITH  
REGISTERED ARCHITECT  
Professional Engineer  
Registration # 21072  
Professional Engineer  
Registration # 12179  
Professional Engineer  
Registration # 12179

SIGN/SEAL

DATE

PROJECT INFORMATION  
OWNER: [Redacted]  
PROJECT NO: [Redacted]  
DATE: [Redacted]

**VALDEZ RESIDENCE**

FLOOR PLAN

PERMIT SET SHEET

**A-1**



LEE SMITH  
2022  
10000 1st Ave  
San Diego, CA 92121  
310.415.1234  
www.toolboxeng.com

SIGN/SEAL

DATE

PROJECT INFORMATION  
PROJECT: VALDEZ RESIDENCE  
PROJECT NO: 2022-001  
DATE: 10/10/2022

VALDEZ RESIDENCE

FLOOR PLAN-DIMENSION

PERMIT SET SHEET  
A-2



LEE SMITH  
2022  
10000 1st Ave  
San Diego, CA 92121  
310.415.1234  
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SIGN/SEAL

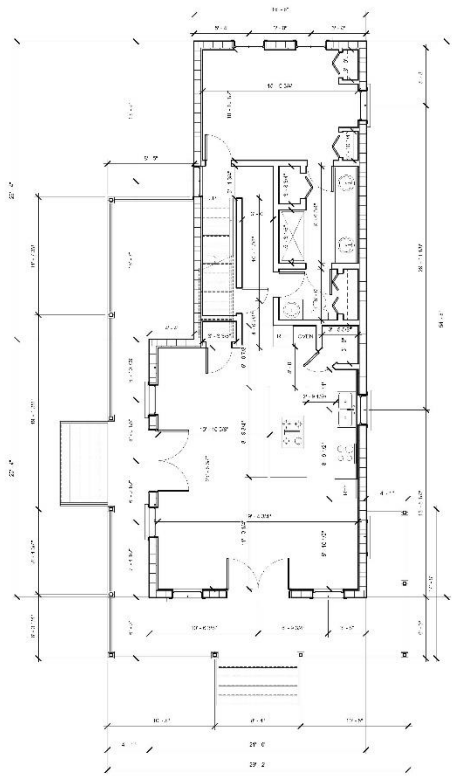
DATE

PROJECT INFORMATION  
PROJECT: VALDEZ RESIDENCE  
PROJECT NO: 2022-001  
DATE: 10/10/2022

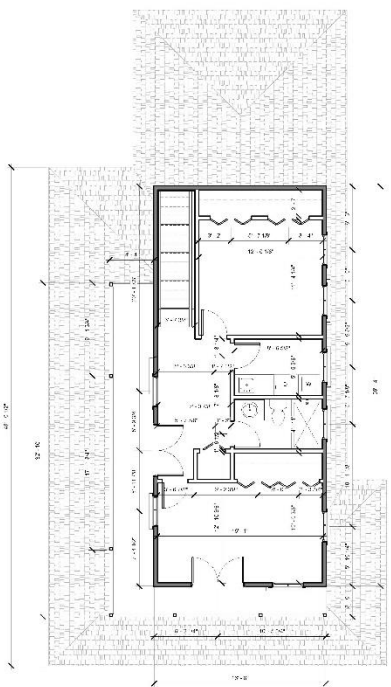
VALDEZ RESIDENCE

ELEVATIONS

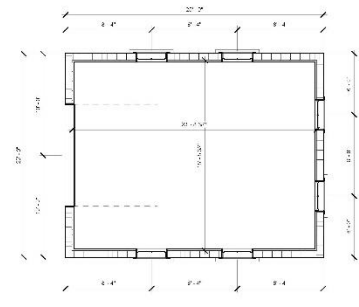
PERMIT SET SHEET  
A-31



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



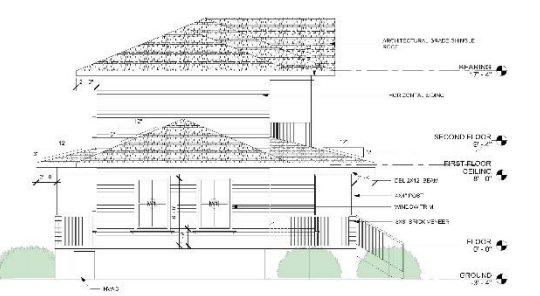
SECOND FLOOR - DIMENSION  
1/4" = 1'-0"



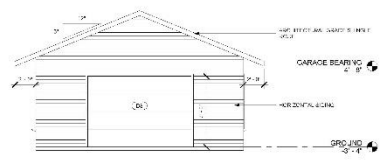
FLOOR PLAN GARAGE - DIMENSION  
1/4" = 1'-0"



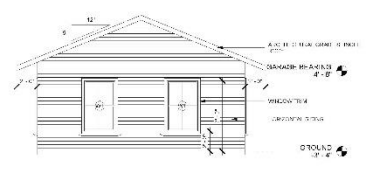
FRONT ELEVATION  
1/4" = 1'-0"



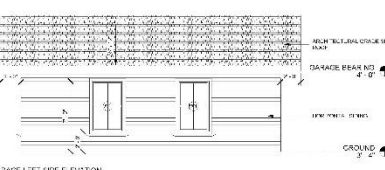
REAR ELEVATION  
1/4" = 1'-0"



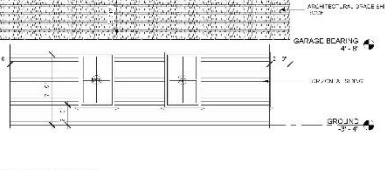
GARAGE FRONT ELEVATION  
1/4" = 1'-0"



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



GARAGE LEFT SIDE ELEVATION  
1/4" = 1'-0"

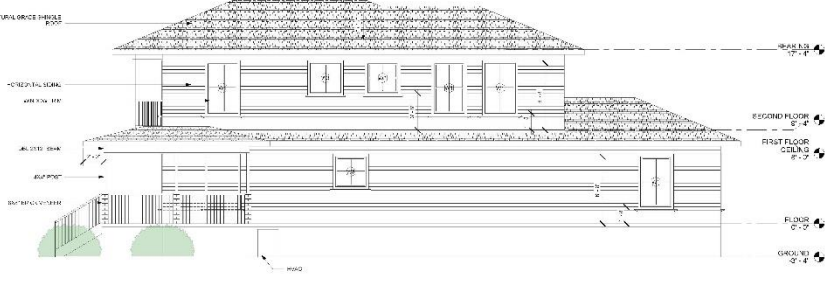


GARAGE RIGHT SIDE ELEVATION  
1/4" = 1'-0"





2 FRONT ELEVATION 10' - 0"



3 SIDE ELEVATION 10' - 0"

**TOOLBOX**  
DATE: \_\_\_\_\_  
PROJECT INFORMATION:  
SHEET NO.: \_\_\_\_\_  
SHEET TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_  
PROJECT INFORMATION:  
SHEET NO.: \_\_\_\_\_  
SHEET TITLE: \_\_\_\_\_  
**ELEVATIONS**  
PERMIT SET SHEET  
**A-3.2**

**DESCRIPTION**  
GENERAL NOTES:  
1. THIS SET OF DRAWINGS IS TO BE USED IN CONJUNCTION WITH THE ARCHITECT'S CONTRACT AND THE CITY OF ANCHORAGE'S PERMITS.  
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.  
3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF ANCHORAGE DEPARTMENT OF PERMITTING AND BUILDING SAFETY.  
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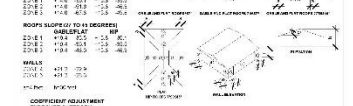
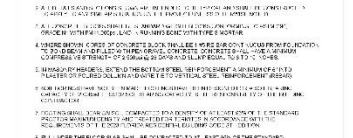
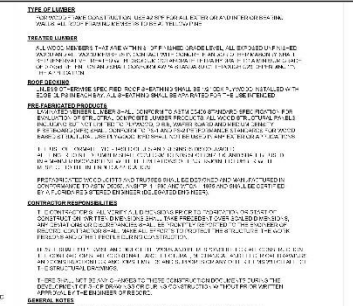
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TABLES listing material specifications for various components.

ITEM NO.	DESCRIPTION	UNIT	QTY	PRICE	TOTAL
1	...	...	...	...	...

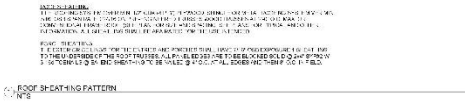


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1	...	...	...	...	...

**APPLICABLE CODES**  
1. THE CITY OF ANCHORAGE DEPARTMENT OF PERMITTING AND BUILDING SAFETY SHALL BE THE AUTHORITY FOR ALL APPLICABLE CODES.  
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**STANDARD NOTES**  
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3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF ANCHORAGE DEPARTMENT OF PERMITTING AND BUILDING SAFETY.

**TOOLBOX**  
DATE: \_\_\_\_\_  
PROJECT INFORMATION:  
SHEET NO.: \_\_\_\_\_  
SHEET TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_  
PROJECT INFORMATION:  
SHEET NO.: \_\_\_\_\_  
SHEET TITLE: \_\_\_\_\_  
**VALDEZ RESIDENCE**  
PERMIT SET SHEET  
**SN**

# Historical Structure Forms – Florida Master Site File for the subject property

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 DHR NO.  
PROJECT NAME EUSTIS SURVEY PHASE II  
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 OTHER REMAINS NONE

Page 2

FMSF HISTORICAL STRUCTURE FORM

Site 8LA-


RECORDER'S EVALUATION OF SITE  
AREAS/SIGNIFICANCE COMMUNITY DEV/PLANNING  
(Answer the following: \_\_\_y \_\_\_n \_\_\_likely, need info \_\_\_insf info)  
ELIG NAT REG N  
SIGNIF PART DIST Y  
SIGNIF LOCAL LEVEL Y

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

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

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

PHOTOGRAPHS (Attach a labeled print bigger than contact size)  
LOCATION OF NEGATIVES CITY OF EUSTIS  
NEGATIVE NUMBERS 1-2





**Photos of the Property Following House Fire in 2005**

