



City of Eustis

Development Services Department

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TO: HISTORIC PRESERVATION BOARD
FROM: KYLE WILKES, SENIOR PLANNER
DATE: MARCH 12, 2025
RE: CERTIFICATE OF APPROPRIATENESS 2025-COA-01
ROOF REPLACEMENT AT 679 KEY AVENUE (AK 1189993)

PROPOSED PROJECT:

On behalf of Whitney Silvia, property owner, with Eustis Roofing, applicant/agent, is requesting Historic Preservation Board approval for roof replacement and modification at 679 Key Avenue. The roof currently has asphalt shingles in a gray shade similar to the Georgetown Gray found in the Certificate of Appropriateness application (see attachments). The applicant proposes asphalt shingles in charcoal black, with the flat roof section color of moiré black, which is not considered a like-for-like color modification.

PROPERTY INFORMATION:

Owner: Whitney Silvia
Applicant: Eustis Roofing
Site Acreage: 0.37 acres / 16,104 square feet



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 an historic district upon which such work is to be done;

The proposed re-roof will not have an impact on the non-contributing site and overall fit with the historic district.

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

There is no Florida Master Site File for the subject property, which was originally built in 2005. It is a non-contributing structure, and the proposed re-roof color is consistent with the time-period of the home.

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

This property, 679 Key Avenue, is classified as a non-contributing structure. The change from a gray shade to a charcoal black color will not adversely affect the style, design or materials of the property. It will match and complement existing structure colors.

The structure features a hip-style roof, which is not slated to change with the proposed re-roof. Additionally, the structure's roof is partially obstructed in front along Key Avenue by a tree.

(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 proceed in a timely manner with the proposed re-roof.

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

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

This is a roof replacement and should not have any effect on structure heights.

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

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

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

The proposed re-roof should not have any negative effect on building masses, setbacks, and spaces.

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

The proposed re-roof will not alter the existing roof shape.

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

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

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

The scale of the proposed roof is compatible with the existing building, and the generally consistent with the architectural style of the structure and the surrounding neighborhood.

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

The proposed re-roof should not change the directional expression of the non-contributing structure.

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

This site, 679 Key Avenue, is classified as a non-contributing structure. The proposed asphalt shingle roof-replacement in charcoal black is consistent with the architectural style of the structure and compatible with the surrounding neighborhood.

(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 site plan for the re-roof, staff recommends approval of the request.

ATTACHMENTS:

Photos of the Subject Property
COA Application

c: Applicant
Historic Preservation Board Members
File: 2025-COA-01