

ORDINANCE 97-33

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA, DESIGNATING PROPERTY LOCATED IN THE VICINITY OF WASHINGTON AVENUE IN THE CITY OF EUSTIS AS A HISTORIC DISTRICT; ESTABLISHING BOUNDARIES FOR SUCH HISTORIC DISTRICT; IDENTIFYING CONTRIBUTING STRUCTURES WITHIN THE DISTRICT; ESTABLISHING DESIGN GUIDELINES FOR THE ALTERATION, CONSTRUCTION, RELOCATION, REMOVAL OR DEMOLITION OF PROPERTIES WITHIN THE DISTRICT; IDENTIFYING ACTIONS REGARDING PROPERTIES WITHIN THE DISTRICT WHICH WOULD REQUIRE A CERTIFICATE OF APPROPRIATENESS FROM THE EUSTIS HISTORIC PRESERVATION BOARD; PROVIDING FOR CIVIL REMEDIES INCLUDING MONETARY PENALTIES AND INJUNCTIVE RELIEF; PROVIDING FOR CONSTRUCTION WITH OTHER LAWS; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR PUBLICATION AS PROVIDED BY LAW.

REC. 53.00  
 TF 7.00  
 FEB 11 8 39 AM '98  
 RECORDED  
 RECORD VERIFIED  
 LAKE COUNTY, FL

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

WHEREAS, it is the City's desire to preserve these historic structures, buildings, and areas for the benefit of the residents of the City and posterity; and

WHEREAS, structures of architectural, historical, cultural, or aesthetic importance enhance the quality of life within 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, upon request of an applicant and a task force consisting of at least ten percent of the owners of real property within the proposed District, and the Petition of at least thirty percent of the property owners with the proposed District, the Eustis Historic Preservation Board has recommended that the area bounded as described on attached Exhibit "A" be designated as a Historic District pursuant to Ordinance 95-27 of the City of Eustis; and

WHEREAS, owners of real property within the proposed District organized a committee and have worked amongst themselves and with the Eustis Historic Preservation Board in the formulation and drafting of Restrictions on their properties.

NOW, THEREFORE, the Commission of the City of Eustis, Florida, hereby ordains as follows:

Section 1 - Establishment of Historic District. The City Commission finds that the area located within the City of Eustis and bounded approximately by Lemon Avenue to the North, Washington Avenue to the Southeast, Key Avenue to the South, and Center Street to the West and more particularly described as set forth in attached Exhibit "A" is:

- A. Valuable as a significant reminder of the cultural, historical and architectural heritage of the City of Eustis; and
- B. Contains buildings and structures which are suitable for preservation and restoration.

The City Commission further finds that: a task force consisting of at least ten (10) percent of the owners of real property within the proposed District was organized to develop design guidelines for the District; at least thirty (30) percent of the property owners within the proposed District executed a Petition that accompanied the application; and the Eustis Historic Preservation Board conducted a workshop and public hearing and following the workshop, such Board recommended approval of the District.

Therefore, pursuant to Ordinance 95-27 of the City of Eustis, such area is hereby designated to be a historic district to be known as the "Washington Avenue Historic District".

**RETURN TO**  
 Gail Holston  
 City of Eustis  
 PO Drawer 68  
 Eustis, FL 32727

(R)

Section 2 - Contributing Structures. The following structures are found to be "contributing structures" as defined in Ordinance 95-27 §8(g) to the Historic District: See attached Exhibit "B".

Section 3 - Design Guidelines and Actions Requiring a Certificate of Appropriateness for Washington Avenue Historic District.

A. **Purpose.** The purpose for these design guidelines is to ensure that all maintenance, alterations, additions, relocations, or demolitions of structures in the Washington Avenue Historic District ("District") is in accordance with the character of the district. These design guidelines also ensure that new construction on property located within the district is in accordance with the character of the district.

B. **Relationship to City Historic Protection Ordinance.** The design standards are intended to implement the intent of the City of Eustis' Historic Protection Ordinance 95-27.

C. **Building and/or Altering Historic Structures: Certificate of Appropriateness.**

i. Except as otherwise set forth herein, no exterior portion of any building or other structure shall be erected, altered, restored, moved or demolished within the District until after an application for a Certificate of Appropriateness as to the proposed changes to exterior features has been submitted to and approved by the Eustis Historic Preservation Board ("Board").

ii. The granting of a Certificate of Appropriateness for the alteration, new construction, demolition or relocation of any structure within the District shall be guided by the standards set forth in Section 12(1)(m)(n)(o) & (p) of Ordinance 95-27.

iii. A Certificate of Appropriateness shall be issued by the Board prior to the issuance of a building permit (or other permit granted for the purpose of constructing or altering structures) and such certificate shall be deemed granted if signed by the Chairman of the Board.

iv. In granting a Certificate, the Board shall not consider interior arrangement and shall take no action under this Section except for the purpose of preventing the construction, reconstruction, alteration, restoration, moving or demolition of buildings, structures, appurtenant fixtures or natural features in the District which would be incongruous with the historical, architectural or cultural aspects of the District.

v. Procedures for obtaining a Certificate of Appropriateness are as specified in Section 12, of Ordinance 95-27.

vi. Individual applications for Certificates of Appropriateness shall be reviewed with consideration to the specific design characteristics of the subject property's architectural style.

D. **Non-Contributing Structures.** Alterations and additions to non-contributing structures shall be reviewed for their appropriateness in respect to the design, massing and scale of the existing non-contributing structure. The demolition of non-contributing structures is exempt from the requirement of a Certificate of Appropriateness.

E. **Standards for Existing Structures.** In determining whether a Certificate of Appropriateness should be granted and under what conditions, the Board shall be guided by the following design standards for existing structures:

i. **Facades.**

a. **Wood** - Existing wood siding, trim and details in good condition or repairable shall be retained. Deteriorated wood shall be replaced with wood to match the existing wood in size, shape and texture.

Sandblasting wood siding, trim or detailing or the use of any abrasive, corrosive or damaging technique is prohibited.

b. **Masonry** - Existing masonry in good condition or repairable shall be retained. Repair or replacement shall be made with materials duplicating the existing masonry in color, composition and texture. No aluminum, vinyl or other man-made type siding materials shall be used to replace or cover masonry, trim or details. Sandblasting masonry, trim or detailing or the use of any abrasive, corrosive or damaging technique such as would cause disintegrating mortar, cracks in the mortar joints, loose bricks, damp walls or damaged plaster work is prohibited. Repointing shall duplicate the existing mortar joints in size, composition, texture, color and structural strength.

c. **Aluminum or vinyl siding or other simulated wall cladding** - The replacement or addition of aluminum or vinyl siding or other simulated wall cladding shall be reviewed to determine that the proposed size, shape, color, orientation and texture of such cladding is appropriate to the structure's architectural style. Such cladding shall not obscure architectural details unique to the structure's architectural style.

ii. **Roofs**. The original roof shape of principal and accessory buildings shall be retained. Original roofing material that is in good condition or repairable shall be retained. Deteriorated roofing material shall be replaced with new material that is similar to the original roof in composition, size, shape and texture. Architectural features that give the roof its character, such as dormers, cornices, towers, decorative brackets, eaves, chimneys, parapets and exposed rafter ends shall be retained and replicated. New features such as skylights, shall be flush with the roof and shall not be installed on roofs visible from a public right-of-way.

iii. **Windows**. Windows, frames, glass, muntins, mullions, sills, lintels and pediments in good condition or repairable and in character with the style and period of the buildings shall be retained. If windows or window details are determined to be unrepairable, they shall be replaced, on principal facades, with new windows matching the original in material, size and muntin and mullion proportion and configuration.

When replacing existing windows that are inappropriate to the style and period of the buildings, they shall be replaced with new windows that are appropriate to the style and period of the building. Windows shall be relocated, enlarged, reduced or introduced into a facade only when the alteration is appropriate to the style of the building.

iv. **Shutters**. Shutters in good condition or repairable and in character with the style and period of the building shall be retained. Missing shutters shall be replaced with shutters of similar material to match the existing. All replacement shutters shall be similar to the original in size, configuration and style, shall fit the window openings and shall not overlap on the surface of the wall.

v. **Doors**. Doors and door details, frames, lintels, fan lights, sidelights, pediments and transoms, in good condition or repairable that are in character with the style and period of the building shall be retained. If doors and door details are found to be unrepairable, they shall be replaced, on principal facades, with new doors and door details in character with the structure in material, size and configuration. Only when the change is appropriate to the style and period of the building, shall doors be relocated, enlarged, reduced or introduced. Doors with modern designs, flush or sliding glass doors, or any type of door which is inappropriate or inconsistent with the style or period of the structure shall be prohibited.

vi. **Porches**. Porches and porch features that are in good condition or repairable and are in character with the style and period of the building shall be retained. Porches and porch features shall be repaired so they match the existing in materials, size and configuration.

Replacement of existing porches with a design or materials not in character with the style and period of the building shall be

prohibited. New porch elements, such as balusters and columns, shall be compatible with the style and period of the building. Porches on principal facades shall not be enclosed with solid materials such as wood, aluminum, vinyl, fiberglass or masonry. Porches on non-principal facades may be enclosed. The new materials shall be installed so as not to conceal or damage historic architectural elements. New screening or glass on a porch shall be transparent so the details of the front wall are visible. The use of glass to enclose a porch shall be allowed if the Historic Preservation Board determines that such enclosure will not detract from the architectural integrity of the structure. Enclosures with glass shall consist of solid glass and will not include windows. The framing members for enclosures shall be of a design and scale that is in character with the style and period of the building.

vii. **Site improvements.** Chain link fences visible from a public right-of-way or park shall be prohibited. Replacement of drives, walks, patios, decks, stairs, fences and walls with no change in the size or configuration and using the same materials, shall not be reviewed by the Board.

viii. **Other.** Any other request requiring a building permit and determined by the Historic Preservation Officer or designee to have an impact on a structure in the District shall be reviewed by the Board using the most closely analogous standards of this ordinance.

F. **Standards for Additions to Existing Structures.** In determining whether a Certificate of Appropriateness should be granted and under what conditions, the Board shall be guided by the following standards for additions to existing structures:

i. **Facades.**

a. **Wood** - Any and all additions to wood sided structures shall be of wood and match the existing siding in size, shape, color, orientation and texture.

b. **Masonry** - Any and all additions to stuccoed structures shall be of stucco to match the existing in color, composition and texture.

Any and all additions to brick structures shall be clad with brick and shall match the existing color, pattern and mortar.

Any and all additions to concrete block structures shall be of matching concrete block and shall have mortar joints that match the existing.

c. **Aluminum or vinyl siding or other simulated wall cladding** - Any and all additions to structures sided with aluminum or vinyl siding or other simulated wall cladding shall be clad with materials to match the existing in size, shape, color, orientation and texture.

d. **Facades with a combination of materials** - Any and all additions to structures with a combination of cladding materials shall be sided using one or more of the existing cladding materials in a manner that is in character with the style and period of the structure.

ii. **Roofs.** Roofs on additions shall be a similar shape, material and pitch as the existing structure. A flat or low pitched roof that is not visible from the ground may have a different material than the rest of the existing roof. Shed roof additions shall be allowed on the rear of any building, when said additions are not visible from a public right-of-way.

iii. **Windows.** Windows on additions shall have the same orientation and be of a similar size to the original windows of the principal facade except if the addition is on the same plane as the existing principal facade, then the windows of the addition shall match the original windows in orientation, size, materials and configuration.

iv. **Porches.** Porch additions shall have a roof type that is either similar to the existing roof or is in character with the style and period of the building. The porch addition's structural system must be similar to the existing structural system or in character with the style and period of the building.

v. **Scale, massing and height.** Any and all additions to existing structures shall be of similar scale, massing and height to the existing structure.

vi. **Other.** Any other request requiring a building permit determined by the Historic Preservation Officer or designee to have an impact on a structure in the District shall be reviewed by the Board using the most closely analogous standards of this ordinance.

G. **Standards for New Construction.** In determining whether a Certificate of Appropriateness should be granted and under what conditions, the Board shall be guided by the following standards for new construction:

i. **Height.** The maximum height of new buildings shall be consistent with applicable City development regulations.

ii. **Scale and Massing.** The scale and massing of new structures and their architectural elements shall be similar to the contributing structures in the District.

iii. **Proportion of Doors and Windows.** Doors and windows on new structures shall be similar in placement, size and configuration to door and window patterns on contributing structures in the District.

iv. **Setback.** Minimum setbacks for new structures shall be consistent with applicable development regulations. Maximum setbacks shall be no greater than the contributing structures with the District.

v. **Orientation.** At least one entrance of each new structure shall be oriented towards the front of lot line or street side lot line. The front door to a new building shall be articulated on the principal facade with covered porches, stoops, pediments, door surrounds or other architectural forms. The front and street side exterior walls on residential structures shall each contain a minimum of 15% of transparent or translucent materials on each story below the roof line.

vi. **Materials.** The materials and textures on new structures shall be similar to materials and textures of contributing structures in the District.

vii. **Roof Shapes.** Roof shapes, pitches and materials on new buildings shall be similar to the roof shapes, pitches and materials of contributing structures in the District.

viii. **Styles.** If a historic style influences new construction, that style must already exist or have existed in the District.

ix. **Site Improvements.** Chain link fences visible from a public right-of-way or park shall be prohibited.

x. **Other.** Any other request requiring a building permit determined by the Historic Preservation Officer or designee to have an impact on the exterior of a structure in the District shall be reviewed by the Historic Preservation Officer using the most closely analogous standards of this ordinance.

H. **Ordinary Maintenance.**

i. The owner of a structure within the District shall not permit such structure to fall into a state of disrepair which may result in the deterioration of any exterior appurtenance or architectural feature so as to produce or tend to produce, in the judgment of the Board, a detrimental

effect upon the character of the District as a whole or the life and character of the structure in question, including but not limited to:

- a. The deterioration of exterior walls or other vertical supports;
  - b. The deterioration of roofs or other horizontal members;
  - c. The deterioration of existing chimneys;
  - d. The deterioration or crumbling of exterior plaster or mortar;
  - e. The ineffective waterproofing of exterior walls, roofs, and foundations, including broken windows or doors;
  - f. The deterioration of any feature so as to create or permit the creation of any hazardous or unsafe condition(s).
- ii. Nothing in Sections 3C or 3H shall be construed to prevent the ordinary maintenance or repair of any exterior feature in the District which does not involve a change in design, material or other appearance thereof.

iii. Nothing in Sections 3C or 3H shall prevent the construction, reconstruction, alteration, restoration or demolition of any such feature which the Building Inspector or similar official shall certify is required for the safety of the public because of an unsafe or dangerous condition.

**I. Demolition or Relocation.**

Requests for demolition or relocation of contributing structures shall be reviewed by the Board consistent with the requirements specified in Sections 12(o) (p) of the Eustis City Ordinance 95-27.

**J. Economic Hardship.**

The claim of economic hardship by a property owner within the District shall be reviewed consistent with the requirements specified in Section 12 (q) of the Eustis City Ordinance 95-27.

**K. Appeals.**

The determination by the Board approving or denying an Application for Certificate of Appropriateness shall, on the date it is issued, be appealable to the City Commission. Notice of Appeal shall be filed with the City Clerk within thirty days from the date of the decision or the appeal shall be waived. Any decision by the City Commission regarding a Certificate of Appropriateness may be reviewed by applying for a Writ of Certiorari to the Circuit Court of Lake County, Florida within thirty days of the issuance of a decision by the City Commission.

**Section 4. Remedies.**

**A. Civil Penalties.** In addition to any other penalty established pursuant to the Code of the City of Eustis and Ordinance 95-27, any person who violates a provision of this ordinance shall forfeit and pay to the City a civil penalty equal to the fair market value of any property demolished, destroyed, or relocated in violation of this ordinance or the costs to repair or rehabilitate any property that is altered in violation of this ordinance. Fair market value shall be construed to mean the value of the property prior to its demolition, destruction or relocation. Such penalties shall be issued by the Board after a hearing with appeal to the City Commission as set forth in Section 3K above.

**B. Injunctive Relief.** In lieu of or in addition to a monetary penalty, any person altering or relocating property in violation of the provisions of this ordinance may be prohibited from taking actions in violation of this ordinance through injunctive relief, required to repair or

restore any property, or required to return any property to its former location and condition. The City of Eustis may specifically seek injunctive relief in the appropriate court to enforce these provisions.

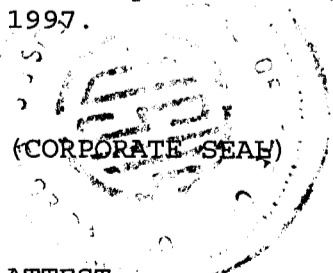
Section 5. Effective Date. This ordinance shall become effective upon its passage, approval, and publication by posting according to law. Notwithstanding this fact, this ordinance shall not become effective until an affirmative vote of a majority of property owners owning property within the proposed district as set forth in Ordinance 95-27 §11(m) has been received. Upon certification of the ballot affirming the creation of the District, the City Clerk shall cause this ordinance and a certificate certifying compliance with the provisions of Ordinance 95-27 to be recorded in the Official Records of Lake County, Florida. This ordinance shall be effective as of that date.

Section 6. Construction with other Laws. Whenever a provision of this ordinance conflicts with a provision of the City Code of Ordinances, the provision that is more conducive to the protection of public safety, health, and welfare shall prevail. Provided, however, in the event a structure that has been designated as a contributing structure to the District is declared to be in an unsafe structure or condemned, except in an emergency situation, a City Code Enforcement Officer shall notify the Board at the same time the owner or other responsible party is notified and no demolition of the structure shall commence until the Board has responded to the notification. The Board shall respond within sixty days of such notification by the City Code Enforcement Officer. If the Board requests that the structure not be demolished, then the Board shall advise the Code Enforcement Officer as to what actions shall be taken to correct the unsafe conditions and when such actions will be taken in order to avoid the necessity of the City proceeding with abatement action. Notwithstanding the above, if the indicated actions as set forth by the Board are not taken within the time indicated by the Board and, in the opinion of the Code Enforcement Officer, no such action will be taken within a responsible time, no further notice shall be required to the Board prior to the Code Enforcement Office proceeding with such abatement action. However, such abatement action shall include demolition of the structure only when the Board, at the request of the Code Enforcement Officer, determines demolition is an appropriate action and that other abatement action is not economically feasible or practical. The Board shall give a recommendation within thirty days of being requested by the Code Enforcement Officer. If the Board fails to give a recommendation within thirty days, the Code Enforcement Officer shall be allowed to take whatever action he or she deems appropriate to safeguard the public, safety, health and welfare of the residents of the City of Eustis.

Section 7. Severability. Should any action, 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 effect the validity as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

Section 8. Repeal of Conflicting Ordinances. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

PASSED, ORDAINED, AND APPROVED in Regular Session of the City Commission of the City of Eustis, Florida, this the 4th day of December, 1997.



CITY COMMISSION OF THE CITY OF EUSTIS

Gwendolyn M. Manning  
Gwendolyn M. Manning, Mayor-Commissioner

ATTEST:

Jim R. Myers, Jr.  
Jim R. Myers, Jr., City Clerk

CITY OF EUSTIS CERTIFICATION

STATE OF FLORIDA  
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 4th day of December, 1997, by **GWENDOLYN M. MANNING** and **JIM R. MYERS, JR.**, the Mayor and Finance Director/City Clerk, of the City of Eustis, Florida, who are personally known to me.

Gail Holston  
Notary Public. State of Florida  
GAIL HOLSTON #CC357421 Expires May 16, 1998  
Printed Notary Signature



**Gail Holston**  
MY COMMISSION # CC357421 EXPIRES  
May 16, 1998  
BONDED THRU TROY FAIN INSURANCE, INC.

CERTIFICATE OF POSTING

The foregoing Ordinance 97-33 is hereby approved, and I hereby 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 Community Center; all within the Corporate Limits of the City of Eustis, Lake County, Florida.

Jim R. Myers, Jr.  
Jim R. Myers, Jr., City Clerk

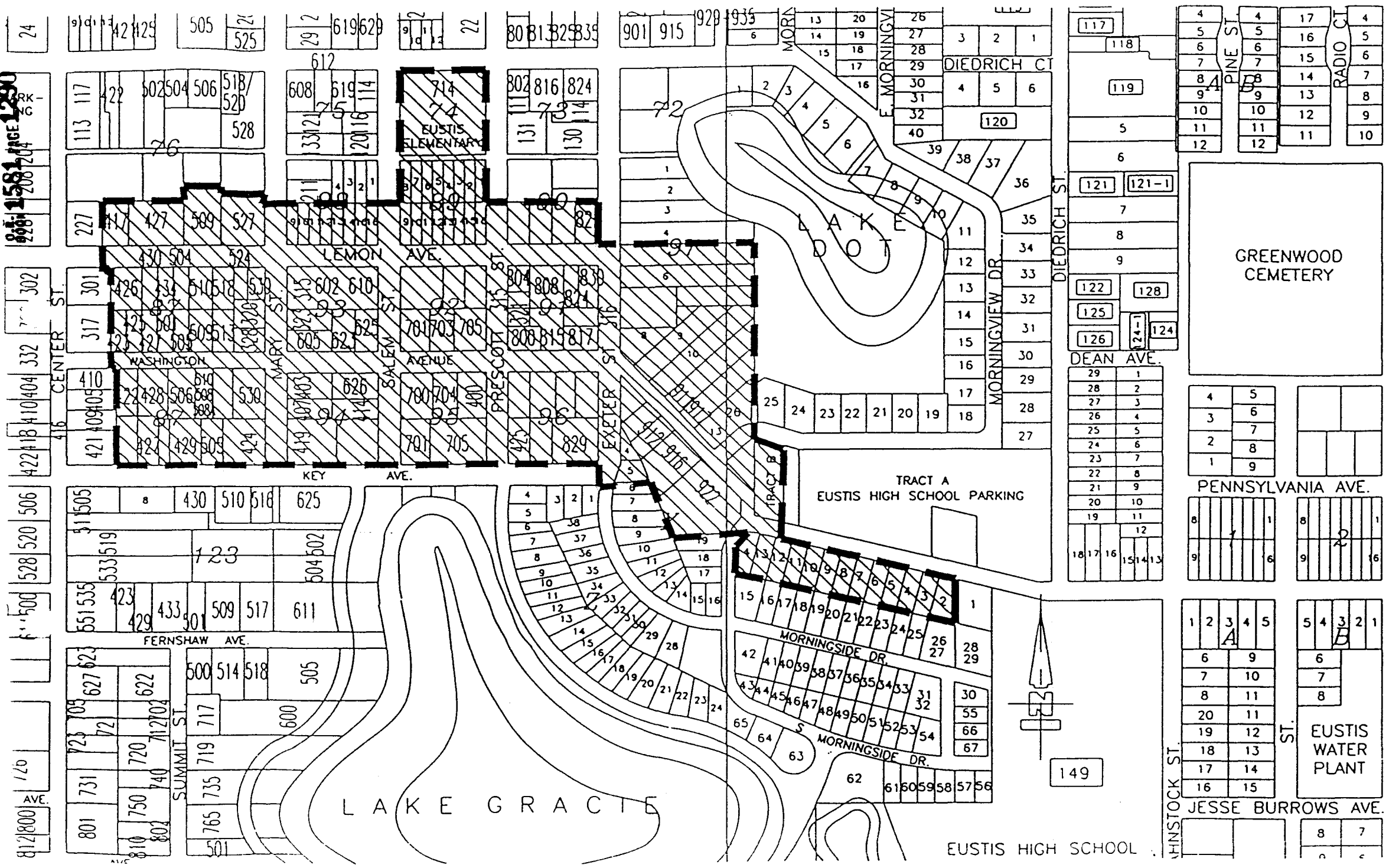
This document is approved as to form and legal content for use and reliance of the City Commission of the City of Eustis, Florida.

Lewis W. Stone  
Lewis W. Stone, City Attorney

12-8-97  
Date



988-1581 PAGE 1290  
208204



**EXHIBIT**  
"A"

**MEMO:** Legibility of writing,  
typing or printing unsatisfactory in  
this document when microfilmed.

ORDINANCE #97-33 - EXHIBIT "B"

WASHINGTON AVENUE HISTORIC DISTRICT

| <u>RECORD #</u> | <u>PHOTO #</u> | <u>PARCEL #</u> | <u>ADDRESS</u>              | <u>TYPE</u> |
|-----------------|----------------|-----------------|-----------------------------|-------------|
| 319             | 15-18          | 27              | 422 Washington Ave.         | FV          |
| 333             | 16-8           | 6               | 423 "                       | FV          |
| 332             | 16-7           | 7               | 425 "                       | FV          |
| 331             | 16-6           | 8               | 427 "                       | C           |
| 320             | 15-19          | 26              | 428 "                       | FV          |
| 330             | 16-5           | 9               | 501 "                       | C           |
| 329             | 16-4           | 10              | 505 "                       | C           |
| 321             | 15-20          | 25              | 506 "                       | C           |
| 328             | 16-3           | 11              | 509 "                       | C           |
| 322             | 15-21          | 24              | 508A & B/510 "              | FV          |
| 327             | 16-2           | 14              | 513 "                       | C           |
| 323             | 15-22          | 23              | 514 "                       | C           |
| 289             | 14-9           | 22              | 530 "                       | MV          |
| 294             | 14-14          | 49              | 605 "                       | P           |
|                 |                | 50              | 623 "                       | FV          |
| 298             | 14-18          | 52              | 626 "                       | DC          |
|                 |                | 51              | 625 "                       | NC          |
|                 |                | 60              | 700 "                       | NC          |
|                 |                | 44              | 701 "                       | NC          |
|                 |                | 45              | 703 "                       | NC          |
|                 |                | 59              | 704 "                       | NC          |
|                 |                | 46              | 705 "                       | NC          |
|                 |                | 58              | 706 "                       | NC          |
|                 |                | 36              | 801 "                       | CR          |
|                 |                | 68              | 806 "                       | P           |
| 326             | 15-24A         | 38              | 815 "                       | FV          |
| 324             | 15-23          | 66              | 824 "                       | FC          |
| 325             | 15-24          | 65              | 826 "                       | B           |
| 305             | 15-2           | 40              | 817 "                       | FV          |
| 306             | 15-3           | 64              | <del>832</del> 828 <i>g</i> | FV          |
|                 |                | 78              |                             | V           |
|                 |                | 72              |                             | V           |
|                 |                |                 | 911 "                       | C           |
|                 |                | 80              | 917 "                       | B           |
|                 |                | 84              | 912 "                       | FV          |
|                 |                | 83              | 916 "                       | B           |
|                 |                | 82              | 922 "                       | FV          |
| 81              | 5-3            | 88              | 1006 "                      | DC          |
|                 |                | 89              |                             | NC          |
|                 |                | 90              | 1178 "                      | FV          |
|                 |                | 91              |                             | NC          |

## ORDINANCE #97-33 - EXHIBIT "B"

|     |       |     |                |    |
|-----|-------|-----|----------------|----|
| 83  | 5-5   | 92  | 1032 "         | FV |
|     |       | 93  | 1016 "         | FV |
| 82  | 5-4   | 94  | 1014 "         | B  |
| 80  | 5-2   | 95  | 1005 "         | FV |
| 256 | 13-1  | 96  | 417 Lemon St.  | FV |
|     |       | 5   | 426 "          | NC |
| 255 | 12-24 | 97  | 421 "          | CR |
| 236 | 12-3  | 4   | 430 "          | CR |
| 237 | 12-4  | 3   | 434 "          | FV |
| 238 | 12-5  | 2   | 504 "          | FV |
| 254 | 12-23 | 98  | 509 "          | CR |
| 239 | 12-6  | 1   | 510 "          | M  |
| 240 | 12-7  | 13  | 518 "          | FV |
| 241 | 12-8  | 16  | 524 "          | FV |
| 253 | 12-22 | 99  | 527 "          | FV |
| 242 | 12-9  | 21  | 530 "          | FV |
|     |       | 100 |                | GR |
| 243 | 12-10 | 47  | 602 "          | GR |
|     |       | 101 |                | M  |
| 245 | 12-13 | 43  | 708 "          | CR |
| 246 | 12-14 | 42  | 712 "          | FV |
| 247 | 12-15 | 41  | 730 "          | FV |
| 248 | 12-16 | 34  | 804 "          | FV |
|     |       | 102 | 805 "          | FV |
| 249 | 12-17 | 33  | 808 "          | FV |
| 252 | 12-21 | 103 | 813 "          | GR |
| 251 | 12-20 | 104 | 821 "          | GR |
| 250 | 12-18 | 32  | 824 "          | FV |
|     |       | 105 | 825 "          | NC |
|     |       | 31  | 830 "          | C  |
|     |       | 28  | 427 Key Avenue | NC |
| 265 | 13-10 | 29  | 429 "          | CR |
|     |       | 20  |                | V  |
|     |       | 12  | 505 "          | FV |
|     |       | 18  | 507 "          | FV |
|     |       | 57  |                | V  |
|     |       | 61  | 701 "          | NC |
|     |       | 62  | 703 "          | NC |
|     |       | 63  | 705 "          | NC |
|     |       | 69  |                | NC |
| 264 | 13-9  | 70  | 815 "          | FV |
|     |       | 71  | 829 "          | NC |
| 290 | 14-10 | 19  | 424 Mary St.   | DC |

ORDINANCE #97-33 - EXHIBIT "B"

|     |       |    |                  |    |
|-----|-------|----|------------------|----|
| 291 | 14-11 | 56 | 419 "            | DC |
| 292 | 14-12 | 54 | 407 "            | FV |
| 293 | 14-13 | 55 | 403 "            | FV |
| 288 | 14-8  | 15 | 328 "            | M  |
| 287 | 14-7  | 17 | 320 "            | DC |
| 295 | 14-15 | 48 | 323 "            | CR |
|     |       | 53 | 414 Salem St.    | CR |
| 301 | 14-22 | 37 | 321 Prescott St. | CR |
| 302 | 14-23 | 35 | 315 "            | FV |
| 303 | 14-24 | 75 | 214 Exeter St.   | FV |
|     |       | 77 |                  | V  |
|     |       | 79 | 239 "            | FV |
|     |       | 30 | 310 "            | C  |
| 304 | 15-1  | 39 | 316 "            | FV |
|     |       | 76 |                  | V  |
|     |       | 85 |                  | V  |
|     |       | 86 |                  | V  |
|     |       | 81 | 550 Morningside  | NC |

FV - Frame Vernacular  
 C - Craftsman  
 MV - Masonry Vernacular  
 P - Prairie  
 DC - Dutch Colonial  
 CR - Colonial Revival  
 FC - French Colonial  
 B - Bungalow  
 M - Mission  
 GR - Gothic Revival  
 NC - Non-contributing structure  
 V - Vacant land

NOTE: Parcels 73, 74 & 87 were deleted from district.

CERTIFICATION OF BALLOT

We, the undersigned Mayor and City Clerk of the City of Eustis, Lake County, Florida, did meet this 12th day of January, 1998 in accordance with the provisions of Ordinance 95-27 for the purpose of counting the ballots cast by property owners in connection with establishing the Historical District as defined in Ordinance 97-33.

Be it known that as a result of the count of the ballots cast, the result is as following:

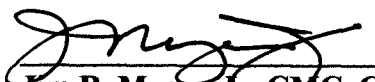
RESULTS:

SUBJECT: ORDINANCE 97-33

- 19 For Approval
- 16 For Disapproval
- 13 Irregularities

It is hereby recommended, that the City Commission of the City of Eustis, Lake County, Florida X Certify Approved \_\_\_ Certify Disapproved, the ballot related to the adoption of Ordinance 97-33.

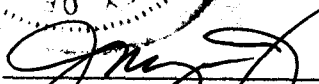
  
 \_\_\_\_\_  
 Homer E. Royals  
 Mayor/ Commissioner

  
 \_\_\_\_\_  
 Jim R. Myers, Jr. CMC, CGFM  
 City Clerk

CERTIFICATION:

Ordinance 97-33 is hereby X Certified Approved \_\_\_ Certified Disapproved by the following vote: \_\_\_\_\_ Aye \_\_\_\_\_ Nay , this the 15th day of January, 1998.



  
 \_\_\_\_\_  
 Jim R. Myers, Jr. CMC, CGFM  
 City Clerk

  
 \_\_\_\_\_  
 Homer E. Royals  
 Mayor/ Commissioner