



City of Eustis

Development Services Department

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

TO: HISTORIC PRESERVATION BOARD

FROM: KYLE WILKES, SENIOR PLANNER

DATE: MAY 14, 2025

RE: CERTIFICATE OF APPROPRIATENESS 2025-COA-03 MODIFICATIONS TO EXTERIOR FEATURES (AFTER THE FACT) AT 922 WASHINGTON AVE (AK 1423627)

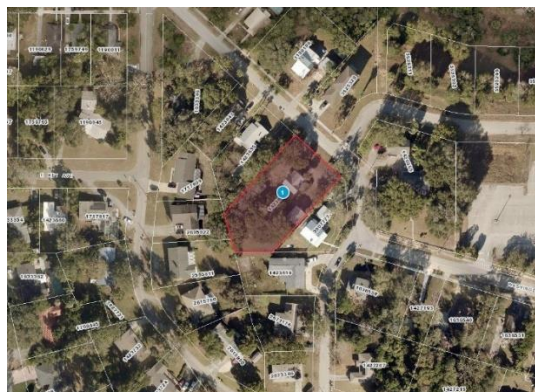
PROPOSED PROJECT:

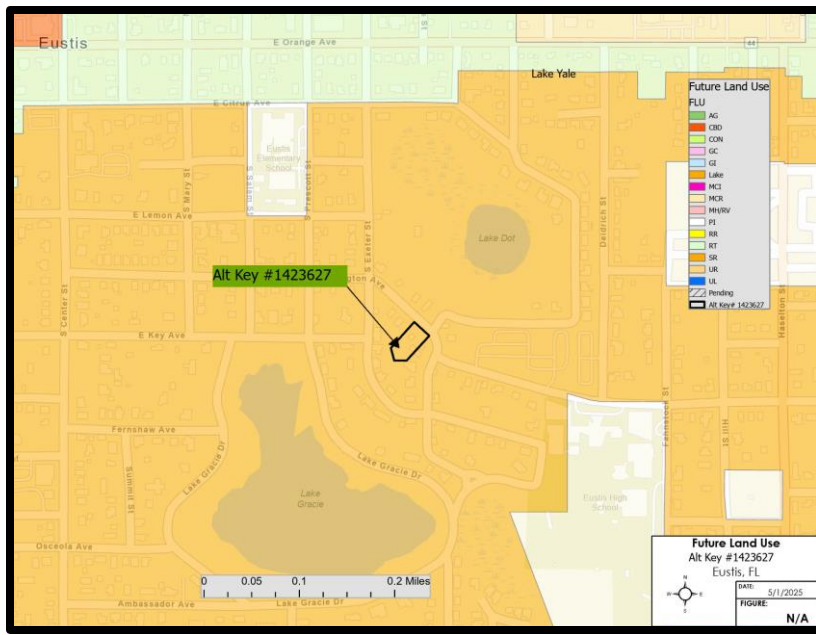
Andrew Kager, representative for Innovative Investment Group, LLC, the owner of 922 Washington Avenue, is requesting Historic Preservation Board approval to modify the exterior of the residential dwelling unit and accessory structure/apartment, within the Washington Avenue Historic District. The application for a Certificate of Appropriateness (see attached for complete submittal) requests:

“Stucco encasement of asbestos siding (non-original).” The applicant has already enclosed the accessory structure in stucco with the intention of encasing the primary residential structure. In addition, the applicant added a front portico, changed the front door, removed the shutters, and removed the vergeboard trim along the front gable eave of the roof.

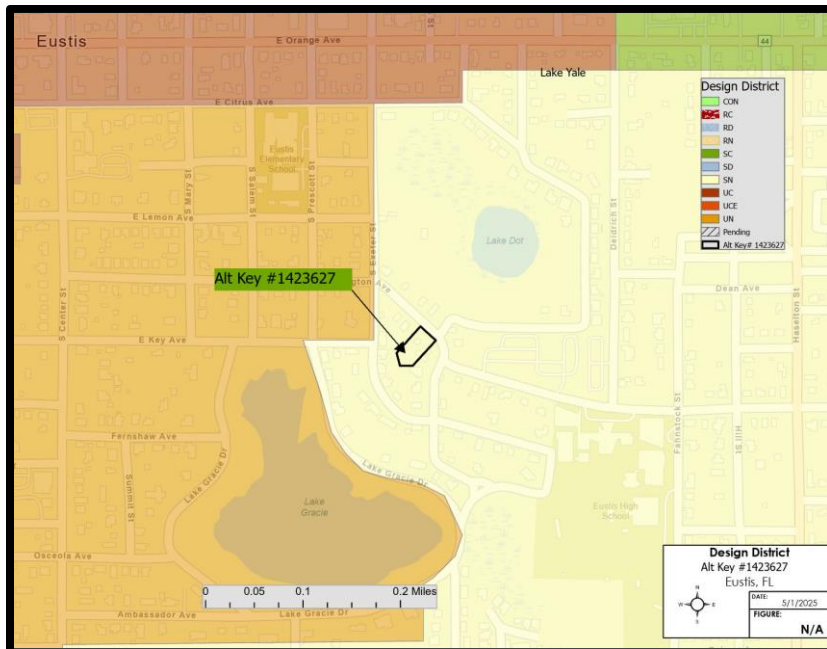
PROPERTY INFORMATION:

Owner: Innovative Investment Group, LLC
Site Acreage: 1.0 acre
Date Built: 1919
Future Land Use: Suburban Residential (SR)
Design District: Suburban Neighborhood





Suburban Residential



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 subject property is in the Frame Vernacular style and, built in 1919, is a contributing structure. Frame Vernacular style is characterized by the utilization of local materials, including wood horizontal drop siding and weatherboard exterior surface materials. The current and proposed work utilizes stucco covering. Utilizing stucco on the primary residential structure would diminish the historic character of the residential structure.

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

The proposed work does seem it will pose a significant conflict with other structures on the property and 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(s) to the accessory structure may be considered somewhat compatible with the character of the primary residence. However, continuing the work to include the primary structure would diminish the look of the Frame Vernacular style of the residence. This includes encasing in stucco and removal of vergeboard and shutters.

(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 replacement of the front door (already done). The front door is compatible with the architectural style of the existing residential structure.

(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.

The applicant has completed a metal re-roof so that the accessory structure and primary structure are matching.

(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 material that will change the appearance of the Frame Vernacular structure and move it away further away from the original look of the structure.

(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 information provided from the applicant, staff recommends denial of continued encasement of the primary residential structure and restoration of shutters and vergeboard.

c: Property Owner and Applicant
 Historic Preservation Board Members
 File: 2025-COA-03

ATTACHMENTS:

Images from Google Street View
Code Violation Pictures
Florida Master Site File
Certificate of Appropriateness Application
Photographs from Applicant