



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

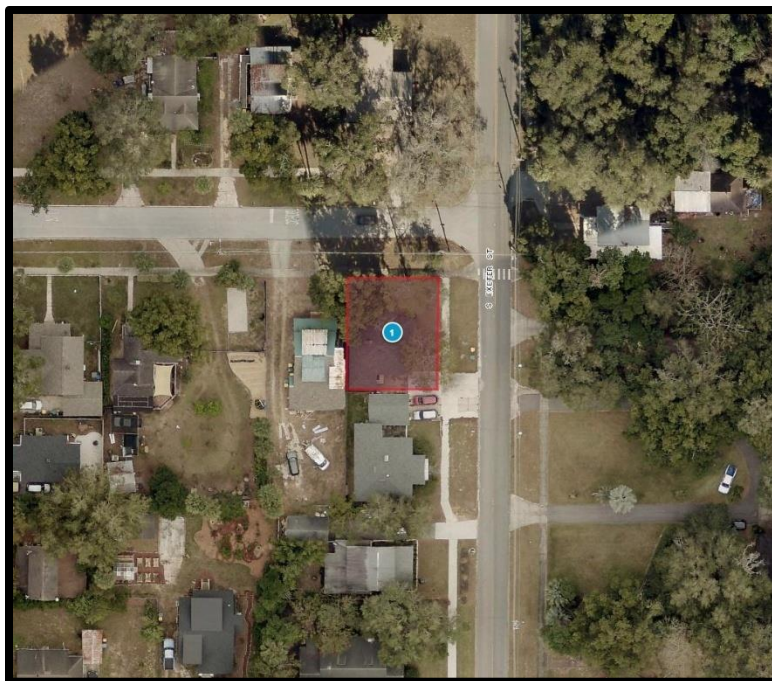
RE: CERTIFICATE OF APPROPRIATENESS 2022-COA-04 CONSTRUCTION OF A NEW FENCE AT 830 EAST LEMON AVENUE (AK 1189853)

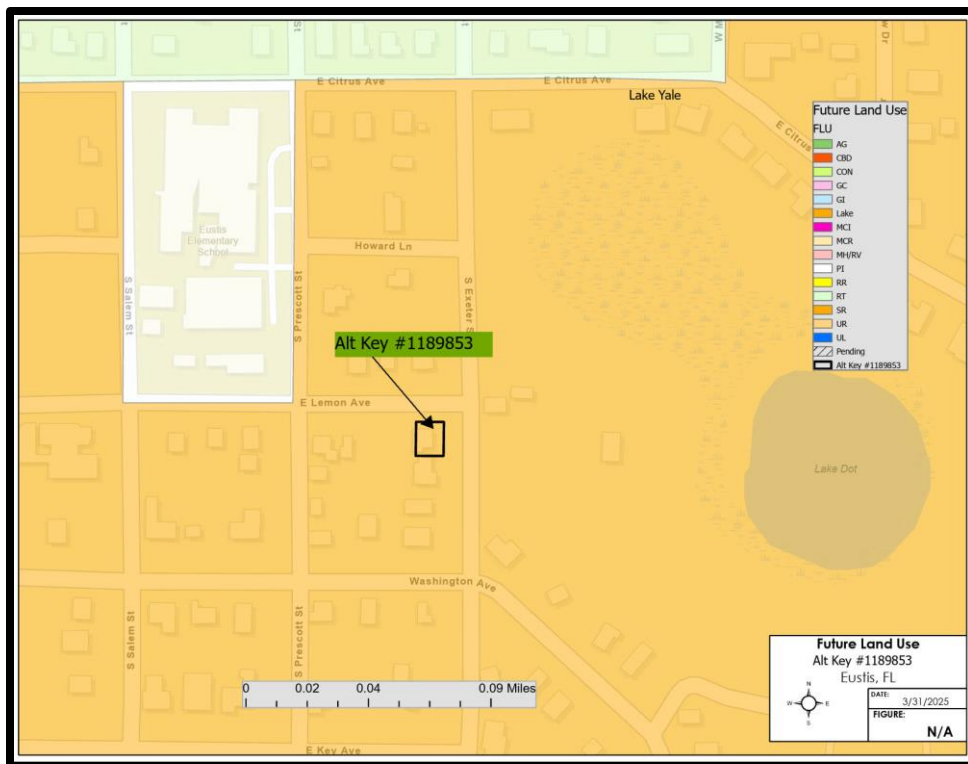
PROPOSED PROJECT:

Lyndsey M. Coyle, property owner, is requesting Historic Preservation Board approval for a proposed fence. The new fence is a Craftsman-style fence that is a combination of four (4) feet in height and opaque (in the front yard) and six feet (four feet opaque with two feet of open lattice atop). The fence is proposed for the entirety of the perimeter of the property.

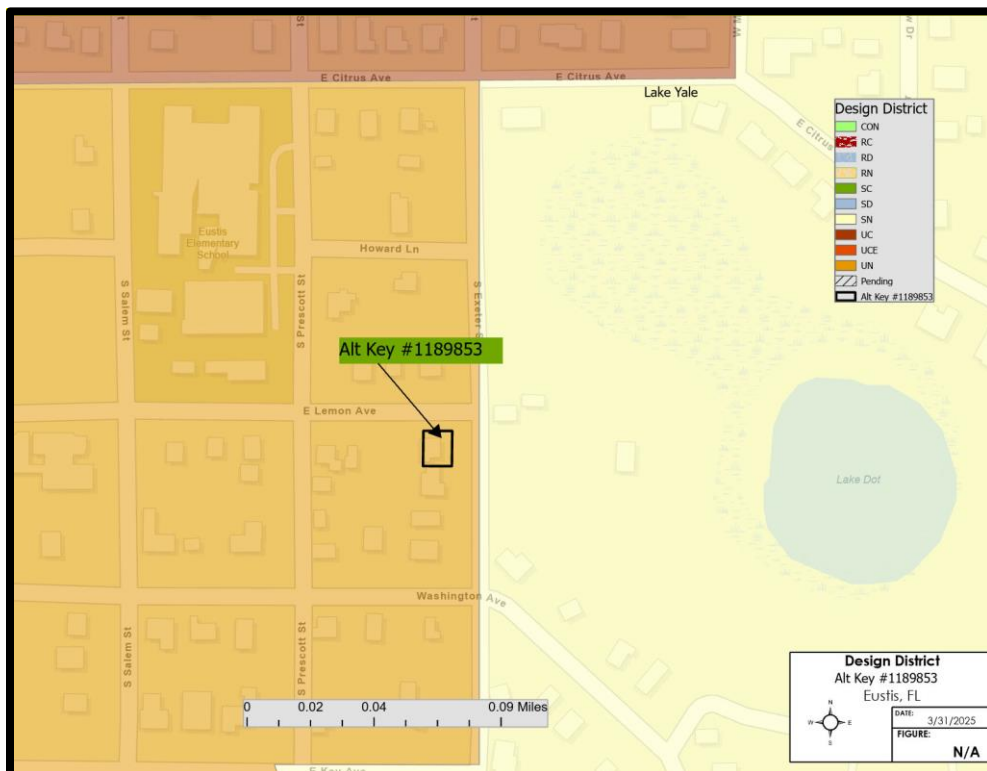
PROPERTY INFORMATION:

Owner: Lyndsey M. Coyle
Site Acreage: 0.23 acres / 10,926 sq. ft.
Built: 1929 (Contributing Structure)





Future Land Use: Suburban Residential (SR)



Design District: Urban 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 an historic district upon which such work is to be done;

This local landmark, 830 E Lemon Ave, is classified as the Craftsman architectural style. The fence style and proposed color is consistent with the Craftsman architectural style and it will enhance the architectural consistency of the property.

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

The fence is consistent in its design with the home's Craftsman style, and the proposed natural wood color is consistent with the Craftsman style.

(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 architectural style, design, and materials are common to and consistent with the Craftsman style. It is woodgrain in nature with board-on-board construction, open lattice and Craftsman-style post caps (see attachments for graphical representation).

(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 submit their Fence Affidavit and proceed quickly with the construction of the proposed fence.

- (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.

The new fence is proposed as a combination of four (4) and six (6) feet in height, consistent with the height restrictions found in the Land Development Regulations (see attachment).

(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 fence installation, 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 new fence is proposed to be a combination of four feet and six feet, consistent with the applicable height restrictions of the fence code in the city's Land Development Regulations. The fence is wood grain in color, which is consistent with the Craftsman architectural style. The fence is located along the front property line and extends to the house to enclose a front yard area.

(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.

Not applicable; this request is for a fence and no new roof areas.

(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 fence is compatible with the existing building, and the Craftsman style architecture.

(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 fence should not extensively change the directional expression of the historic local landmark site.

(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 fence is wood grain in color, which fits with the Craftsman 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.

Not applicable.

CONSIDERATIONS:

Staff has reviewed the fencing COA application and offers the following:

The home was built in 1929 with a Craftsman style, wood frame. The common features of the Craftsman style include low-pitched gable (triangular) roofs, overhanging eaves with exposed rafters and beams, heavy, tapered columns, patterned window panes and a covered front porch. Craftsman house exteriors emphasize harmony with surrounding nature.

A Craftsman house is a popular home style that emerged from the American Craftsman movement of the turn of the 20th century that spanned everything from architecture to interior and landscape design, in addition to applied and decorative arts. The American Craftsman style was a 20th century American offshoot of the British Arts and Crafts movement, which began as early as the 1860s.

Craftsman Style Fences typically have straight vertical and horizontal lines to have the look and feel of Craftsman architecture. Craftsman house exteriors emphasize harmony with surrounding nature. Craftsman style fences are commonly woodgrain. Craftsman wood fence styles could be split rail, deck rail style picket, picket, lattice top square, lattice top diagonal, standard horizontal, hog wire, modified panel, full panel, grid top, or estate.

RECOMMENDATION:

Based on the analysis above, the criteria for evaluation provided in this memorandum, and the physical presence and site plan for the fence, staff recommends approval of the request.

ATTACHMENTS:

Images from Google Street View
Fence Site Plan and Mockup Provided By Applicant
Florida Master site File
COA Application

c: Applicant
Historic Preservation Board Members
File: 2025-COA-04