



City of Eustis

Development Services Department

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

TO: HISTORIC PRESERVATION BOARD
FROM: SHERRI TAKALLOO, SENIOR PLANNER

DATE: JULY 10, 2024

RE: CERTIFICATE OF APPROPRIATENESS 2024-COA-07
CONVERTING THE EXISTING DETACHED GARAGE IN REAR YARD TO A
GARAGE APARTMENT AND A STORAGE, AT 514 WASHINGTON AVENUE
(ALTKEY 1634865)

PROPOSED PROJECT:

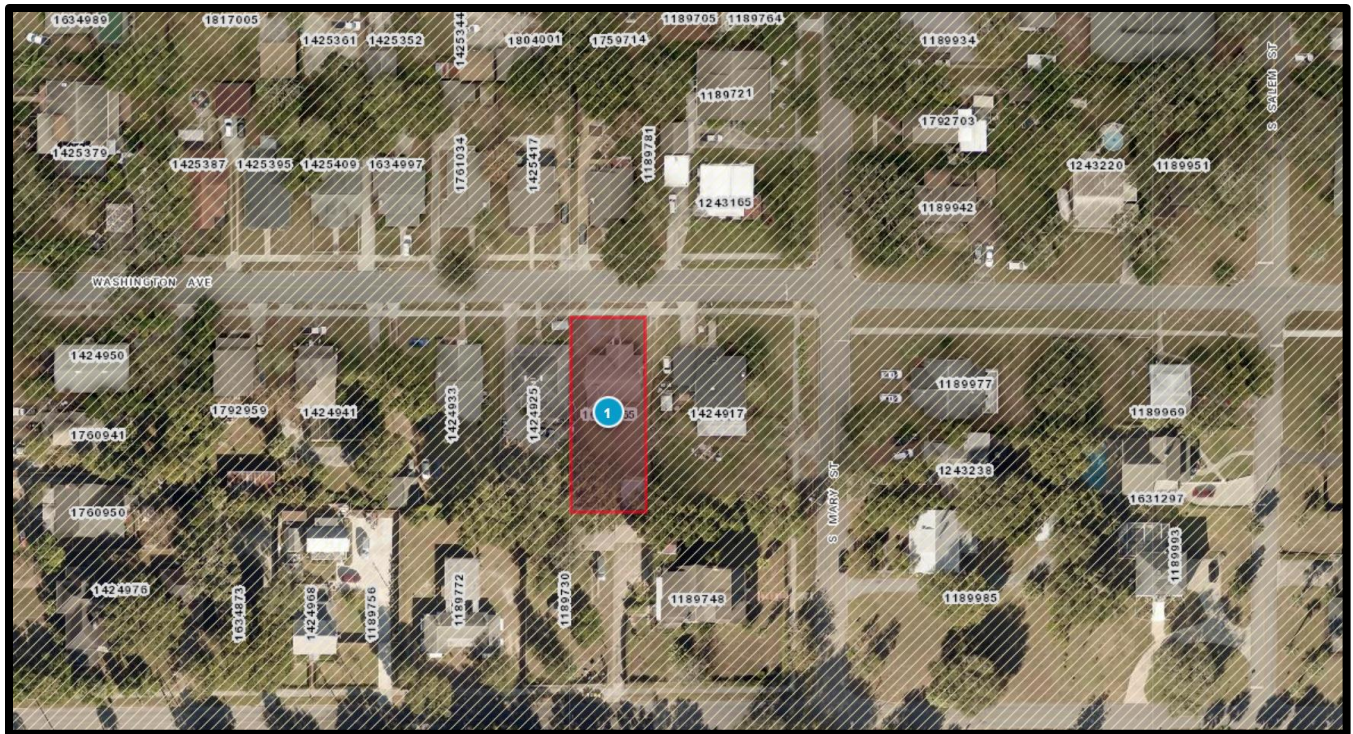
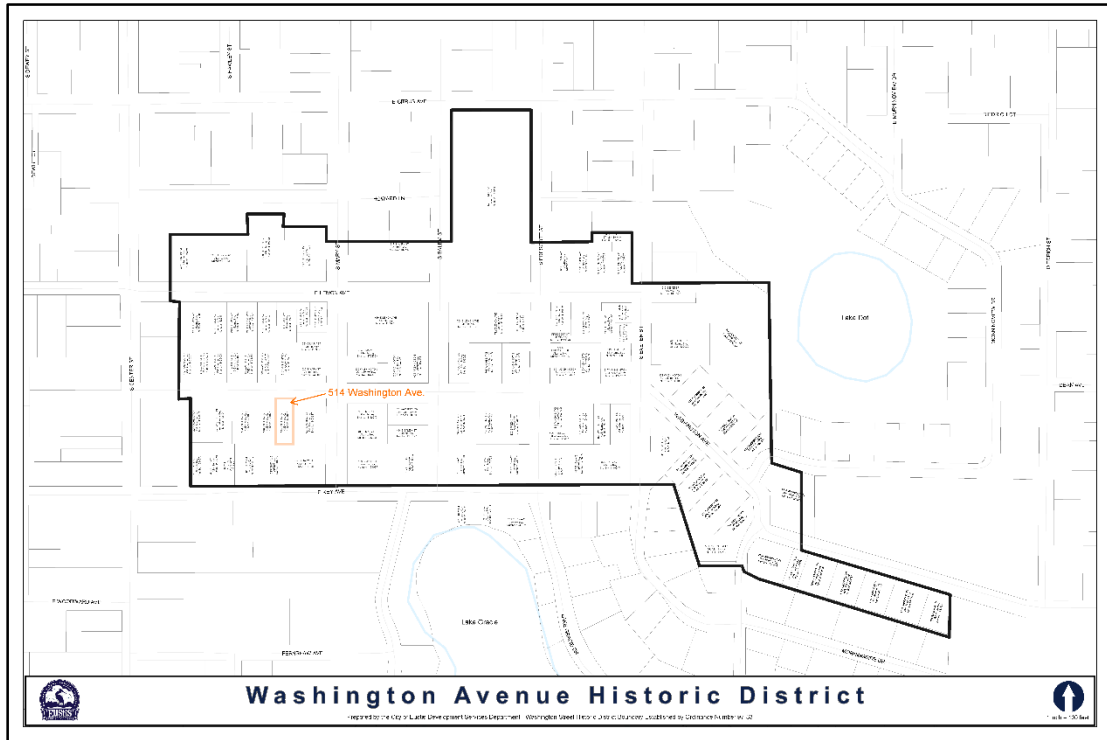
The property owner/applicant, Blue Jay Properties LLC/ Andrew Bennett, is seeking approval from the Historic Preservation Board to convert the existing detached garage into a separate livable space. The garage will be partitioned into storage and livable space using drywall, insulation, and OSB on the garage storage side. A steel exterior door will be installed from the proposed livable space to the storage area. Additional parking and driveway space have been provided on the property. A new small window will be added to the left side of the exterior garage wall.

Existing features of the rear garage building include AC/heat, electrical service, insulation, finished drywall, an exterior door on the right side, a small window on the right side of the garage, a metal garage door at the front, and water supply.

PROPERTY INFORMATION:

Owner: Blue Jay Properties LLC (Lake County Property Appraiser Records)
Applicant: Andrew Bennett
Site Acreage: 0.2 acres / 8,949 square feet (Lake County Property Appraiser Records)
Detached Garage'
Year Built: 1923 (Lake County Property Appraiser Records)
Future Land Use: Suburban Residential (SR)
Design District: Urban Neighborhood
Architectural Style: Craftsman

Location of the Property



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 Washington Avenue Historic District includes a myriad of architectural styles as well as non-contributing structures, (see Ordinance Number 1997-33), a majority of which are Frame Vernacular.

The subject property is classified as Craftsman architectural style.

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

The proposed work is generally consistent with the overall property and the surrounding properties in the historic district. The existing structure will remain, the existing detached garage will be converted into a separate livable space. The garage will be partitioned into storage and livable space using drywall, insulation, and OSB on the garage storage side. A steel exterior door will be installed from the proposed livable space to the storage area. Additional parking and driveway space have been provided on the property. A new small window will be added to the left side of the exterior garage wall.

(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 local landmark, 514 E Washington Avenue, is classified as Craftsman architectural style.

The Craftsman architectural style, also known as the American Arts and Crafts Movement, emerged in the late 19th century and gained popularity in the early 20th century. It is characterized by its emphasis on handcrafted details, natural materials, and a harmonious relationship between the built environment and nature. The style was a reaction against the industrial revolution's mass production, advocating for individual craftsmanship and quality. (4) Whether the plans may be carried out by the applicant within a reasonable period of time. Key Features:

1. Low-Pitched Roofs:

- ***Typically gabled or hipped with wide eaves and exposed rafters.***
- ***Sometimes include decorative brackets or knee braces.***

2. Porches:

- ***Full or partial-width porches supported by square or tapered columns.***
- ***Often features stone, brick, or wood columns set on piers.***

3. Materials:

- **Emphasis on natural materials like wood, stone, and brick.**
- **Exterior finishes often include wood siding, shingles, and stone accents.**

4. Windows:

- **Double-hung windows with divided light panes in the upper sash.**
- **Windows are often grouped together in sets of two or three.**

5. Interiors:

- **Open floor plans with built-in furniture such as bookcases, benches, and cabinetry.**
- **Use of natural materials, including wood beams, wainscoting, and fireplaces with stone or tile surrounds.**

(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 proposed accessory dwelling unit is within the existing garage and there is no change for the height of the garage.

(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.

Pictures have not been provided for the windows and details

(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.

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 an historic district.

Not applicable; No changes for the 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.

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 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.

Details/documents have not been provided for the proposed garage elevations.

(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.

Details/documents have not been provided for the proposed details for the windows, doors and other exterior changes.

(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:

Per the master site file for this property, the home was built in 1924 with a Craftsman style. The proposed changes for the exterior garage walls appear to align with the existing house and with existing neighborhood.

RECOMMENDATION:

Based on the analysis above, the criteria for evaluation provided in this memorandum, staff recommends approval of the request.

ATTACHMENTS:

COA Application

Site Plan, Former and proposed Garage Pics and the Proposed windows and doors to Show Request.

National Register of Historic Places Nomination Information for subject property

c: Applicant
Historic Preservation Board Members
File: 2024-COA-07



CITY OF EUSTIS HISTORIC PRESERVATION BOARD
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)
 4 N. Grove St., P.O. Drawer 68, Eustis, FL 32727-0068
 Phone: (352) 483-5460 Email: planner@eustis.org

PLEASE SELECT ALL THAT APPLY TO YOUR PROPERTY:

- Local Landmark/Site Eustis Main Street Area
 Washington Avenue Historic District

ADDRESS OF PROPERTY: 514 Washington Ave Alt Key: 1634865

Property Owner

Print Name: Andrew Bennett
 Mailing Address: 32100 Bluegill Dr Tavares FL
 Phone: 352-409-4005 Fax: _____
 Email: Trekkersdaddy@gmail.com Trekkersdaddy@gmail.com

Applicant/Agent (if different from property owner)

Print Name: _____
 Mailing Address: _____
 Phone: _____ Fax: _____
 Email: _____

I certify that all information contained in this application is true and accurate to the best of my knowledge.

Applicant/Owner: [Signature] Date: 2/26/24

Incomplete applications will not be reviewed and will be returned to you for more information. You are encouraged to contact Development Services, at (352) 483-5460, to make sure your application is complete.

Description of Proposed Work: (Check all that apply)

- Alteration Demolition Relocation New Construction

Completely describe the entire scope of work: all changes proposed on the exterior of the building, where on the property the work will occur, how the work will be accomplished, and the types of materials to be used. For large projects, an itemized list is recommended. Attach additional pages if necessary. Please include any additional information as may be applicable to your request including such as photos, drawings, samples of materials, and producing brochures.

The only change on exterior will be the window added to detached garage.
Proposed will be to convert detached garage into a separate livable space

OFFICIAL USE ONLY

Date Received: _____ Historic Preservation Board Meeting Date: _____
 File No.: _____ Was a COA issued? Yes _____ No _____

Administrative Approval

Application Approved: _____ Approved with Conditions: _____ Application Denied: _____
 Conditions/Reasons: _____

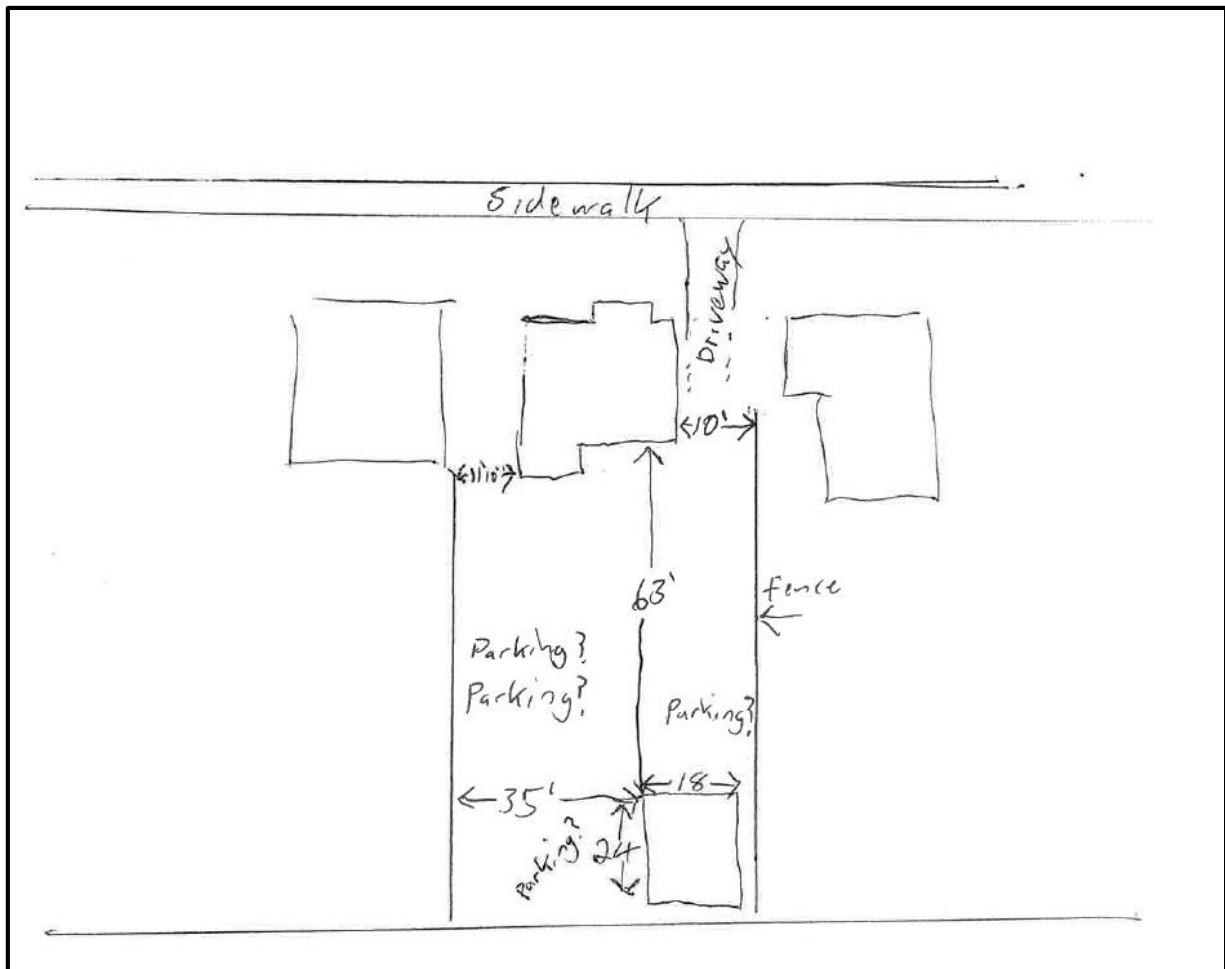
Signed: _____ Date: _____

514 Washington ave Eustis proposed conditional use of detached garage building as an efficiency apartment.

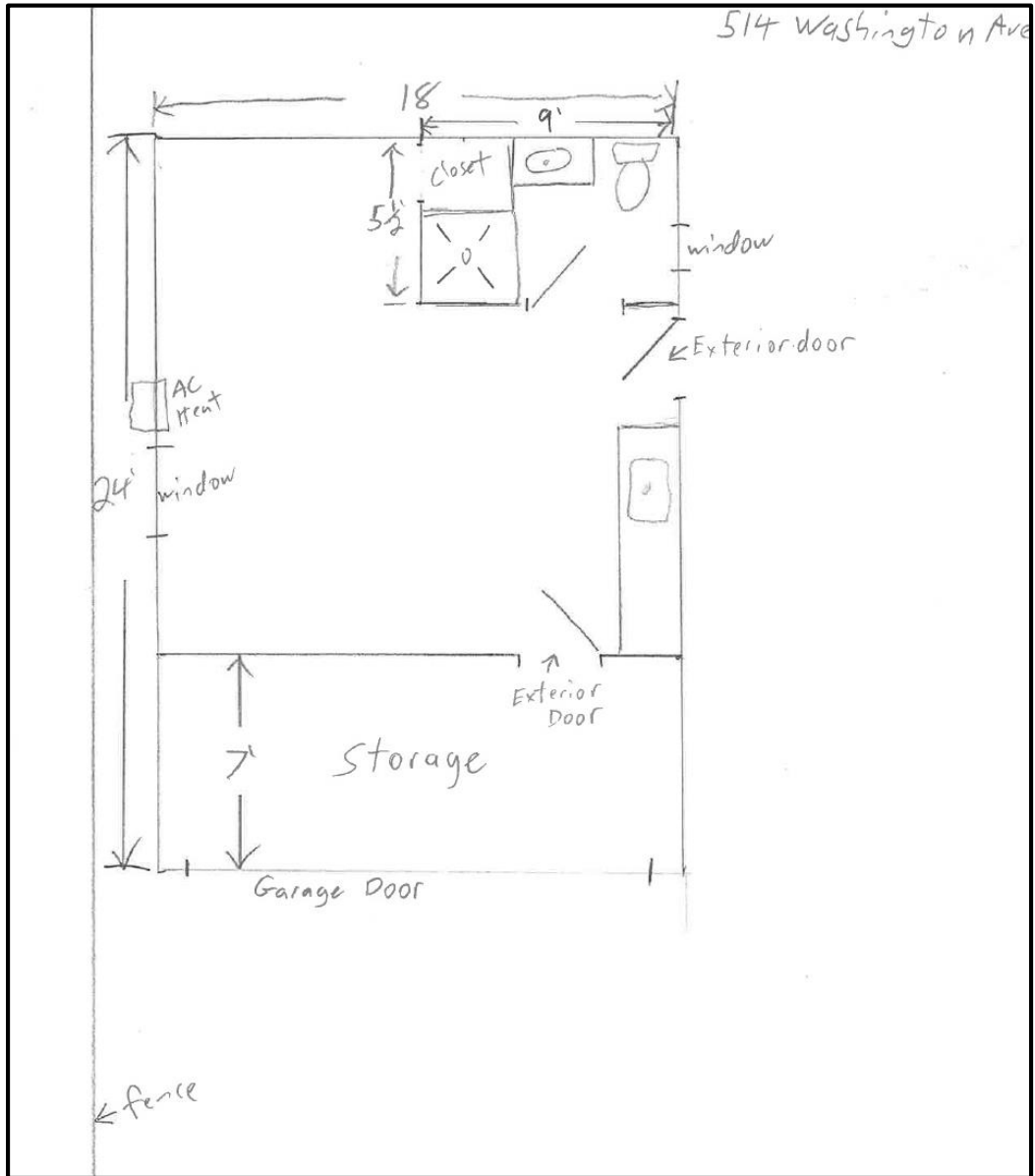
There is a 350 sf building at the rear of the property behind the main house. There is already a metal garage door on it. We would keep the front 7'x14' of it as outside storage. The remaining area would be used as an efficiency apartment. A standard 2x4 constructed wall divides the spaces already. It has drywall on the inside, insulation and OSB on the garage storage side. There is a steel exterior door from proposed apartment to the storage area. There is plenty of space behind the main house for extra parking and a driveway that already goes back there.

The only change I made that is visible from outside is the small window on the left side of garage. The only other proposed changes that could affect the exterior visual appearance of the home would be designated rear parking.

Pre existing items of the rear garage building are these: AC/heat, electrical service, insulation, finished drywall, exterior door on right side, small window to the right of right side exterior door, metal garage door on front, water supply.



Site Plan



The Proposed Storage and Garage

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE

Alt Key
16348 b5

09/07/

91

HISTORICAL STRUCTURE FORM

Original: X
Update:
Sitename: C.T. NICHOLSON RESIDENCE
Historic Contexts: BOOM TIMES
Nat'l Register Cat: BUILDING
Other Names/MSF Nos.:
County: LAKE Ownership Type: PRIVATE-INDIVIDUAL
Project Name: EUSTIS SITE SURVEY DHR#:
Site:
Recorder: DL 15-22

Location (Attach copy of USGS map, sketch-map of immediate area)

Address: 514 E. WASHINGTON AVENUE City: EUSTIS
Vicinity of/route to: SOUTH SIDE OF E. WASHINGTON AVENUE BETWEEN CENTER AND MARY STREETS.

Subdivision: MAYER'S BLOCK Block: 21 Lot: 3 map 69

Plat or Other map:
Township: 19S Range: 26E Section: 11 1/4: 1/4-1/4:
Irregular sec?: Land Grant:
USGS 7.5' map: EUSTIS 1966 FR 1980 Easting:
UTM: Northing:
Coordinates - Latitude: D M S Longitude: D M S

History

Architect:
Builder:
Date Built: 1924 Circa: C Restoration Date(s):

Modification Date(s):
Move Date: Original Location:
Original Use: PRIVATE RESIDENCE
Present Use: PRIVATE RESIDENCE

Description

Style: CRAFTSMAN
Plan: Exterior: IRREGULAR
Interior: IRREGULAR
No.: Stories 1 Outbuildings 1 Porches 1 Dormers 0
Structural System(s): WOOD FRAME
Exterior Fabric(s): WOOD SIDING
Foundation - Type: PIERS
Materials: CONCRETE BLOCK
Infill:
Porches:
Roof - Type: INTERSECTING GABLE Surfacing: COMPOSITION SHINGLE
Secondary Structure(s):
Chimney - Number: 1 Material: CONCRETE BLOCK
Location: E: EXTERIOR, END
Windows: DHS, 9/1
Exterior Ornament:
Condition: GOODS Surroundings: RESIDENTIAL

Narrative (general, interior, landscape, context; 3 lines only)

THIS CRAFTSMAN STYLE RESIDENCE HAS A SCREEN ENCLOSED FRONT PORCH ENTRY. PAIRED WOOD WINDOWS AND THEIR SCREENS STILL REMAIN ORIGINAL TO THE STRUCTURE. THE RESIDENCE IS IN GOOD CONDITION AND LOW FOLIAGE SURROUNDS.

