



MINUTES

Historic Preservation Board Meeting

5:30 PM – May 8, 2024 – City Hall

CALL TO ORDER: 5:31 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL:

PRESENT: Vice Chair Dina John, Kirk Musselman, Monte Stamper, Dorothy Stevenson, Chairman Kalus

ABSENT: Robyn Sambor (Alternate)

STAFF PRESENT: Mike Lane, Director of Development Services
Deanna Mikiska, Public Hearing/Development Review Coordinator
Jeff Richardson, Deputy Director of Development Services
Sherri Takaloo, Senior Planner

OTHERS PRESENT: Cheyenne Dunn, HPB Attorney

1. AGENDA UPDATES

2. APPROVAL OF MINUTES

2.1 Approval of Minutes

March 13, 2024 Historic Preservation Board Meeting

Motion made by Ms. Stevens, Seconded by Mr. Stamper, to approve the Minutes as submitted. The motion passed by a unanimous vote.

3. AUDIENCE TO BE HEARD

George Chandler of 509 E Lemon Avenue visited Eustis during Georgefest 2024 and just closed on this property. Previously there was a tenant on the property, things need to be repaired, and there is significant termite damage. As the property is repaired and improved, painstaking care will be taken to restore the house to the original design.

Cindy Conklin of 808 E Lemon Avenue is concerned about the potential length of time of construction when the house on 2024-COA-06 (805 E Lemon Avenue) is finally built. Additionally, her mailbox was hit over the weekend and she is troubled with traffic blocking her driveway when

parents are picking up and dropping off children at the school. It makes it very difficult to get in and out of her own home.

Christine Cruz of 813 E Lemon Avenue followed up on comments made by Cynthia Conklin at the Historical Preservation Board Meeting on March 13, 2024, regarding signs or plaques for homes within the historical area. An investment in plaques and distinctive street signs would be a fun and interesting way to add an element of cohesiveness to the district. Ms. Cruz will meet with Tom Carrino, City Manager of the City of Eustis, to discuss next steps with the city commission in light of the Historic Preservation Board's support of new street signs.

Sherri Takaloo, Senior Planner for the City of Eustis, stated that as long as a sign is 11 inches x 17 inches or smaller in size, a homeowner may have it on their own property without obtaining city approval.

4. NEW BUSINESS

4.1 Consideration of 2024-COA-06 – 805 East Lemon Avenue – A New Single-Family Home Building

Sherri Takaloo, Senior Planner of Development Services, explained the requested Certificate of Appropriateness for the construction of a single-family home at 805 E Lemon Avenue (alt key #1189811). The lot is 0.23 acres and the architectural style is classified as frame vernacular. Future land use is Suburban Residential and the Design District is Suburban Neighborhood, the proposed livable square footage is 1,690 sq ft and it is two stories.

Motion made by Mr. Stamper, Seconded by Ms. John, to approve the application with the following conditions:

- a) Increased massing of all the columns including the masonry bottoms;
- b) Gable end treatment be of a different pattern for both the main structure and the garage (cedar shake style would be appropriate);
- c) Foundation level material treatment be a stucco finish;
- d) Both door entrances on the main level are to be a single door with sidelights (rough opening staying the same);
- e) Revision of the right-side elevation (main level on porch) to add a window aligned with the window on the second story.

The motion passed by a unanimous vote.

5. OLD BUSINESS

5.1 1198 E Washington Avenue

Mike Lane, Director of Development Services, has directed the Building Department that no Certificate of Occupancy will be granted for 1198 E Washington Avenue until a COA is issued. The contractor / owner has been notified.

6. **BOARD MEMBER REPORTS: NONE**

7. **STAFF REPORTS: NONE**

8. **ADJOURNMENT: 6:37 p.m.**

DEANNA MIKISKA
Public Hearing/Development Review Coordinator

MATTHEW E. KALUS
Chairperson