



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

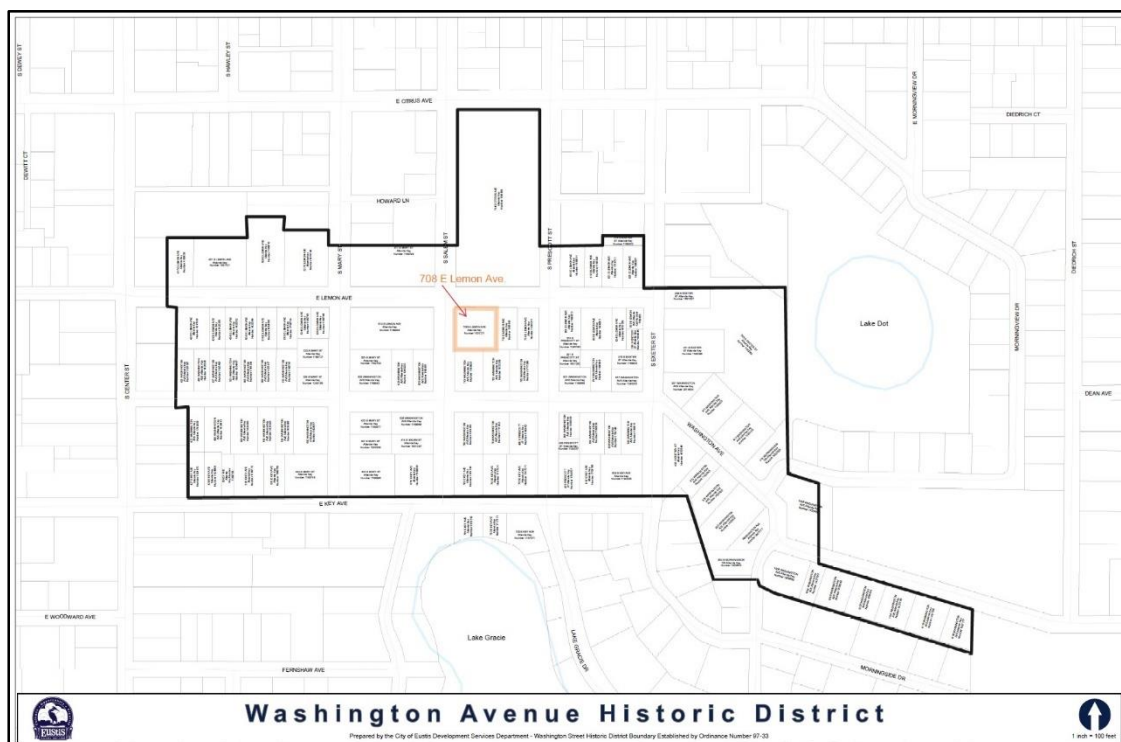
RE: CERTIFICATE OF APPROPRIATENESS 2024-COA-08
CONSTRUCTION OF A NEW FENCE FOR THE GARAGE APARTMENT AT
708 EAST LEMON AVENUE (AK 1631271)

PROPOSED PROJECT:

On behalf of Amy Taylor, the property owner, Dave's Fencing Inc., the applicant/ agent, is requesting approval from the Historic Preservation Board for the installation of a new fence. The proposed fence is a 6-foot-tall white PVC fence with additional beam in the posts for added security, along with a 4-foot walk gate. The proposed fence installation will be positioned directly behind the former garage, which was converted and approved to be another living area under 2023-COA-06.

PROPERTY INFORMATION:

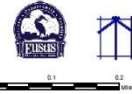
Owner: Amy Taylor
Applicant: Dave's Fencing Inc.
Site Acreage: 0.4 acres / 17,424 square feet (Lake County Property Appraiser Records)
Year Built: 1924
Future Land Use: Suburban Residential (SR)
Design District: Urban Neighborhood



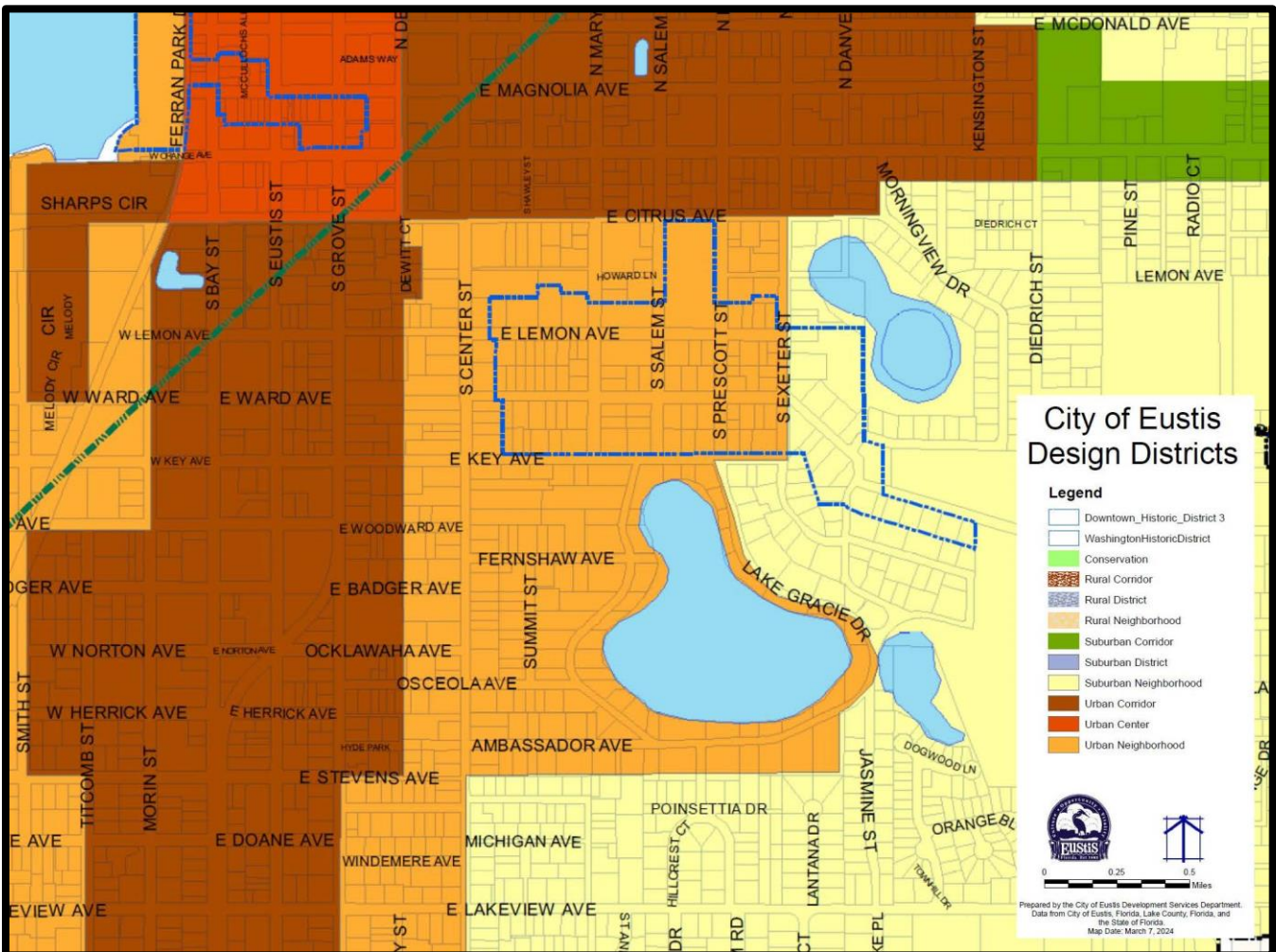
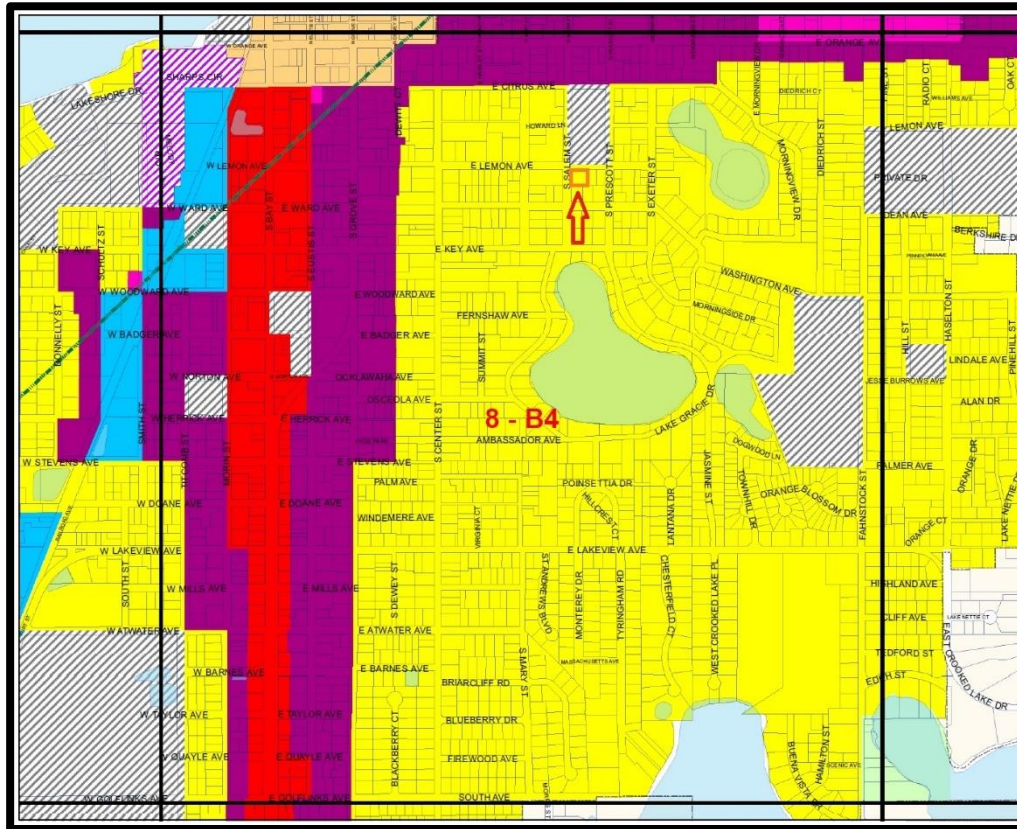
24 - E1	25 - E2	26 - E3	27 - E4	28 - E5	29 - E6	30 - E7
17 - D1	18 - D2	19 - D3	20 - D4	21 - D5	22 - D6	23 - D7
12 - C3 13 - C4 14 - C5 15 - C6 16 - C7						
6 - B2	7 - B3	8 - B4	9 - B5	10 - B6	11 - B7	
1 - A2	2 - A3	3 - A4	4 - A5	5 - A6		

- Legend**
- JPA_Grid_Index
 - Wikiva Study Area Boundary
 - City Boundary
 - JPA Boundary
 - Central Business District
 - General Commercial
 - General Industrial
 - Mixed Commercial Residential
 - MHRV
 - Public Institutional
 - Rural Residential
 - Residential Transitional
 - Suburban Residential

**City of Eustis
Future land Use**

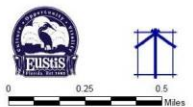


Prepared by the City of Eustis Development Services Department.
Data from City of Eustis, Florida, Lake County, Florida, and
the State of Florida.
Map Date: March 7, 2024



**City of Eustis
Design Districts**

- Legend**
- Downtown_Historic_District 3
 - WashingtonHistoricDistrict
 - Conservation
 - Rural Corridor
 - Rural District
 - Rural Neighborhood
 - Suburban Corridor
 - Suburban District
 - Suburban Neighborhood
 - Urban Corridor
 - Urban Center
 - Urban Neighborhood



Prepared by the City of Eustis Development Services Department.
Data from City of Eustis, Florida, Lake County, Florida, and
the State of Florida.
Map Date: March 7, 2024

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 proposed fence should not have an extensive impact on the landmark, landmark site or property within the historic district of which the fence is proposed. The fence is an external feature to enclose the yard and the proposed color should complement the natural color tones of the home.

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

The fence is reasonably consistent in its design with the home but is constructed in a PVC material rather than wood. The proposed white color should complement the color scheme of the house.

(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, 708 East Lemon Avenue, is classified as Colonial Revival architectural style.

Colonial Revival architectural style houses typically featured various types of fences that complemented the overall design aesthetic. Some common types of fences found around Colonial Revival homes include:

Picket Fences, Wrought Iron Fences, Split Rail Fences, Garden Fences.

The proposed fence seems mostly in consistent with existing fence for this house, with the neighborhood buildings and historic architectural style and features of the property.

(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's building permit that has been submitted will be reviewed, and likely approved. The proposed fence meets the intent and regulations for fences per the City of Eustis Land Development Regulations, so no grounds for denial of the building permit are foreseen at this time.

(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 fence is 6-foot-tall white PVC fence with additional beam in the posts for added security, along with a 4-foot walk gate.

(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 proposed fence should not have any negative effect on building masses, setbacks, and spaces The proposed fence is 6-foot-tall white PVC fence with additional beam in the posts for added security, along with a 4-foot walk gate.

This should be consistent with the surrounding properties and should not detract from the historical significance either.

(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 generally consistent with the Colonial Revival architectural style.

(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.

This local landmark, 708 East Lemon Avenue, is classified as Colonial Revival architectural style.

On the contrary to the above, the home on this property was built in 1924. The proposed fence appears to align closely with the fences commonly found around Colonial Revival homes. This demonstrates an effort to maintain consistency with the historic architectural style, the existing fence and features of the property. The white PVC fence appears to be consistent with the historic architectural style and features of the property.

(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.

The following pictures depict the fences of neighborhood buildings for evaluation of consistency within the neighborhood;



708 E Lemon Avenue.



CONSIDERATIONS:

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

The proposed fence appears to align with the existing fence for the house and with existing neighborhood.

The proposed fence is 6-foot-tall white PVC fence with additional beam in the posts for added security, along with a 4-foot walk gate.

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:

COA Application
Site Plan, Former Garage Pics and the Proposed Fence' Pics to Show Request
National Register of Historic Places Nomination Information for subject property

c: Applicant
Historic Preservation Board Members
File: 2024-COA-08



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 Fax: (352) 357-4177 Email: planner@ci.eustis.fl.us

PLEASE SELECT ALL THAT APPLY TO YOUR PROPERTY:

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

ADDRESS OF PROPERTY: 708 E. LEMON AVE EUSTIS, FL 32726

Property Owner

Print Name: Amy TAYLOR
 Mailing Address: 14275 SW 161ST AVE PORTLAND, OR 97224
 Phone: 503-347-9932 Fax: _____
 Email: amyta57a@gmail.com

Applicant/Agent (if different from property owner)

Print Name: DAVE'S FENCE INC / RYAN HIPPEKOV
 Mailing Address: P.O. BOX 530489 DEBARY, FL 32753-0489
 Phone: 386-789-1700 Fax: _____
 Email: dariened.davesfencea@gmail.com

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

Applicant/Owner: Ry IL Date: 5-6-24

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.

INSTALLING 6' HIGH PVC FENCE WITH I-BEAMS IN THE POSTS (TO MAKE FENCE MORE SECURE) AND 1-4' WALK GATE. INSTALLATION WILL GO DIRECTLY BEHIND THE FORMER GARAGE, WHICH WAS CONVERTED INTO ANOTHER LIVING AREA (THE CARRIAGE HOUSE). PLEASE SEE DRAWINGS AND PICTURES.

OFFICIAL USE ONLY

Date Received: 05/06/2024 Historic Preservation Board Meeting Date: _____
 File No.: 2024-COA-08 Was a COA issued? Yes _____ No _____

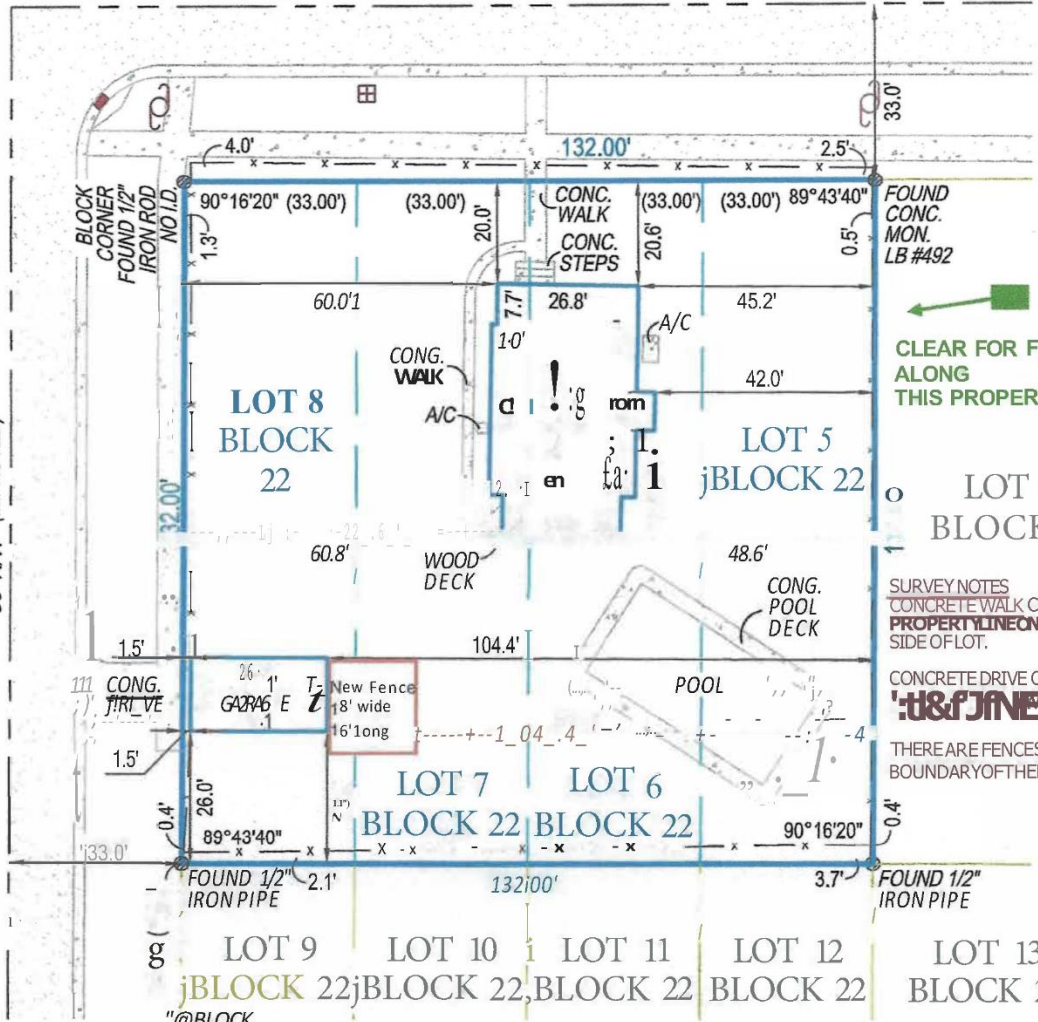
Administrative Approval

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

Signed: _____ Date: _____

BOUNDARY SURVEY
EAST LEMON AVENUE
 66' R/W (IMPROVED)

SOUTH SALEM STREET
 66' R/W (IMPROVED)

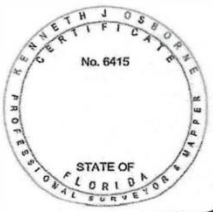


SCALE
 1"=30'

**CLEAR FOR FENCE
 ALONG
 THIS PROPERTY LINE**

SURVEY NOTES
 CONCRETE WALK CROSS THE
PROPERTY LINE ON NORTHERLY
 SIDE OF LOT.
 CONCRETE DRIVE CROSS THE
PROPERTY WESTERLY
 THERE ARE FENCES NEAR THE
 BOUNDARY OF THE PROPERTY.

@BLOCK
 CORNER
 FOUND 1/2"
 IRON PIPE



SURVEYORS CERTIFICATE
 I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY
 IS A TRUE AND CORRECT REPRESENTATION OF A
 SURVEY PREPARED UNDER MY DIRECTION.
 NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC
 SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL
 OR A RAISED ELECTRONIC SEAL AND SIGNATURE.



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 WEBSITE: <http://target1surveying.net>

(SIGNED)
 KENNETH J OSBORNE
 PROFESSIONAL SURVEYOR AND MAPPER #6415



Proposed Fence Pictures Provided by Applicant

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE

09/07/

91

HISTORICAL STRUCTURE FORM

Alt key 1631271

Original: X Site:
Update: Recorder: DL 12-13
Sitenarre: W.H. MEYERS RESIDENCE
Historic Contexts: BOOM TIMES
Natl Register cat: BUILDING
Other Names/MSF Nos.:
Cotmty: LAKE Ownership Type: PRIVATE-INDIVIDUAL
Project Narre: EUSTIS SITE SURVEY DHR#:

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

Address: 708 E. LEMON AVENUE City: EUSTIS
Vicinity of/route to: SOUTH SIDE OF E. LEMON AVENUE BETWEEN SALEM AND PRESCOTT STREETS.

Subdivision: PRESCO'IT'S ADDITION Block: 22 Lot: 6 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 PR 1980 Easting:
UTM: Northing:
Coordinates - Latitude: DMS Longitude: D MS

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: COLONIAL REVIVAL
Plan: Exterior: IRREGtJLAR
Interior: IRREGULAR
No.: Stories 2 outbuildings 0 Porches 0 Dormers 0
Structural System(s): WOOD FRAME
Exterior Fabric(s): WOOD SIDING
Foundation - Type: CONTINUOUS
Materials: CONCRETE BLOCK
Infill:

Porches:
Roof - Type: GABLE Surfacing: CCMPOSITION SHINGLE
Secondary Structure(s):
Chimney - Number: 1 Material: FORMED STONE
Location: W: EXTERIOR, END
Windows: DHS, 1/1
Exterior Ornament:
Condition: GOODS\lrroundings: REoIDENTII\L

Narrative (general, interior, landscape context; 3 lines only)
THIS COLONIAL REVIVAL STYLE RESIDENCE WAS BUILT IN THE POS'IMEDIEVAL -ENGLISH SOUTHERN TRADITIC
N STYLE IN 1924. THE FRONT PORCH ENTRY WITH FLA'ITENED ARCH HAS BEEN INFILLED WITH WOOD SIDING ANT:
Nm WINIXWS ALTERING ITS ORIGINAL CHARACTER.

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE

09/07/

91 HISTORICAL STRUCTURE FORM

Archaeological remains at the site

FMSF Archaeological form completed?: N
Artifacts or other remains: NONE OBSERVED

Recorder's Evaluation of Site

Areas of significance: ARCHITECTURE

Eligible for National Register?: N
Significant as part of district?: N
Significant at local level?: N

Supplary of significance:.

THIS RESIDENCE HAS BEEN ALTERED BUT STILL CONTRIBUTES TO THE OVERALL HISTORY AND DEVELOPMENT OF THE NEIGHBORHOOD. W.H. MEYERS RESIDED HERE FROM 1924-26. IT REMAINS IN GOOD CONDITION AND IS SURROUNDED BY LOW FOLIAGE.

*** DHR USE ONLY ***
* Keeper determination of eligibility date: / / / / DHR USE ONLY *
* SHPO evaluation of eligibility date: / / / / *
* Local determination of eligibility date: / / / / *
* Office: *
*** DHR USE ONLY *** DHR USE ONLY

Recorder information: DONNA G LOOSDON
Date: 08/1991 Affiliation: THE HISTORIC WORKS

Photographs (Attach a labeled print larger than contact size)

Location of negatives: EUSTIS HIST. MUSEUM
Negative numbers: 12-13

