



City of Eustis

Development Services Department

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TO: HISTORIC PRESERVATION BOARD

FROM: KYLE WILKES, SENIOR PLANNER

DATE: NOVEMBER 13, 2024

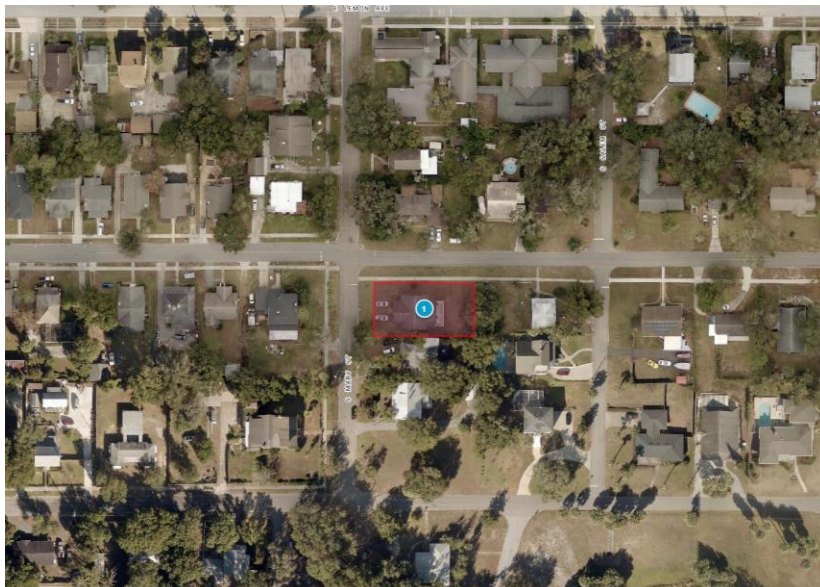
RE: CERTIFICATE OF APPROPRIATENESS 2024-COA-14 DECK
REPLACEMENT AT 403 S MARY AVE (AK 1189977)

PROPOSED PROJECT:

Diane Sanders, the owner of 403 S Mary St., is requesting Historic Preservation Board approval to modify the exterior deck feature on the residential dwelling unit, within the Washington Avenue Historic District. The application for a Certificate of Appropriateness requests the removal of an existing, elevated deck visible from S Mary and E Washington Avenues. The proposal is to replace the existing deck with like materials and construction/footprint, while adding steps to the southern portion of the new deck. The applicant states that the deck had steps previously but were removed due to disrepair.

PROPERTY INFORMATION:

Owner: Diane H. Sanders
Site Acreage: 0.21 acres
Date Built: 1924
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 a 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. The subject property is in the Frame Vernacular 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 does not seem to pose a significant conflict with other structures on the property or 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 will replace an aging deck structure but it will not impact the historical or architectural significance of the existing primary residential structure or the surrounding historic district.

(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.

(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. The replacement will be of the same height as the existing deck.

(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.

There are no proposed changes to windows or doors.

(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.

The change would be the addition of stairs to the south side of the proposed deck, which will reduce the setback to the southern property line to approximately eight (8) feet.

(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.

Not applicable.

(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.

The scale of the replacement deck is consistent with that of the decking to be replaced, with the only increase in scale being the addition of steps.

(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 wood material like the original deck, appearance, and with the goal of replicating the existing deck to the extent possible, while replacing the aging structure. The proposed deck will consist of squared columns and posts that complement the frame vernacular architecture of the primary residential structure. It will have minimal impact on the surrounding neighborhood.

(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 provided information from the applicant, staff recommends approval as this will be a safer alternative and will have aesthetics to match the rest of the home and the historic context. The removal of the deck completely and no replacement of stairs that once existed does not seem historically significant to require.

c: Property Owner and Applicant
Historic Preservation Board Members
File: 2024-COA-14

ATTACHMENTS:

Images from Google Street View Showing Deck
Survey Showing Proposed Deck and Stairs
Engineering Plans Submitted by Applicant
Historical Structure Form – Florida Master Site File