



City of Eustis

Development Services Department

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TO: HISTORIC PRESERVATION BOARD

FROM: HEATHER CRONEY, SENIOR PLANNER

DATE: JULY 12, 2023

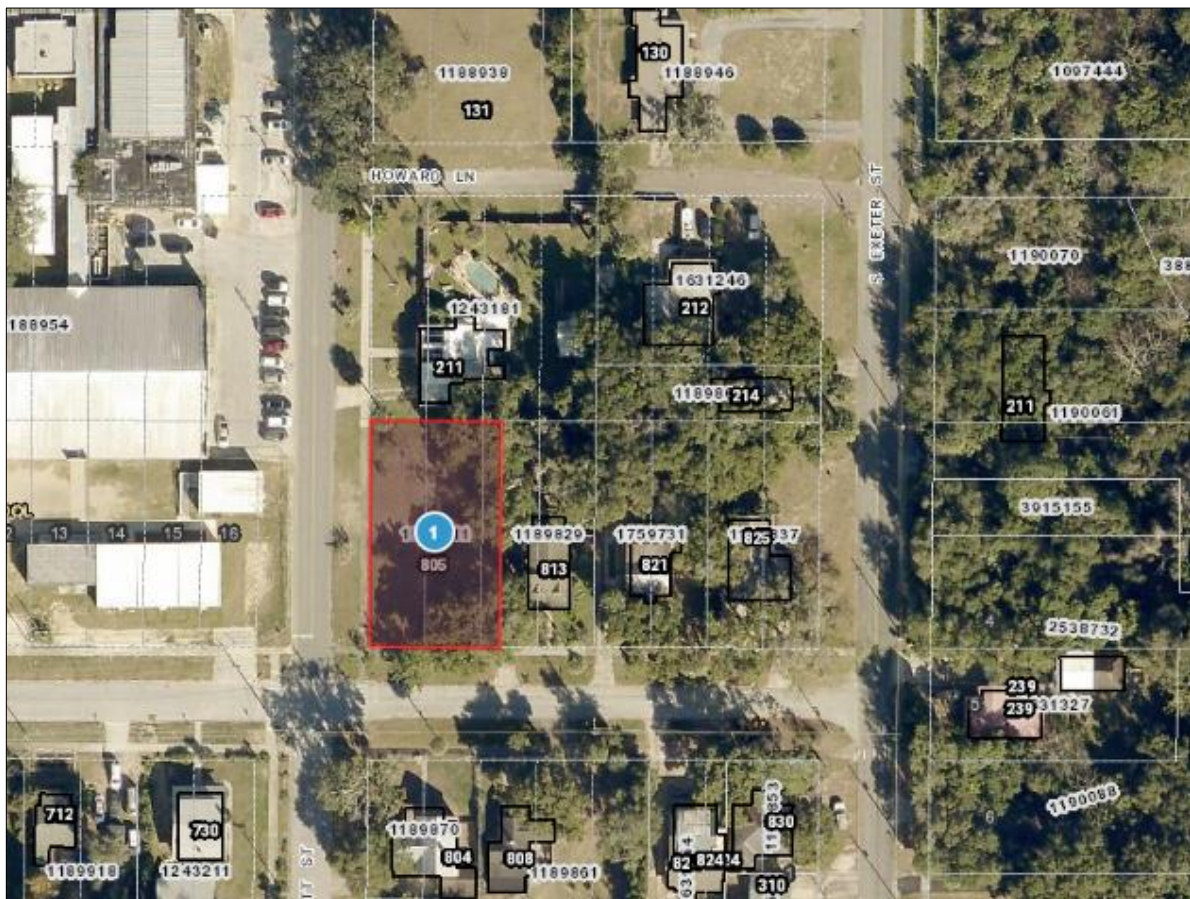
RE: CERTIFICATE OF APPROPRIATENESS 2023-COA-07 CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AT 805 EAST LEMON AVENUE (NORTHEAST CORNER OF SOUTH PRESCOTT STREET AND EAST LEMON AVENUE / ALTERNATE KEY 1189811)

PROPOSED PROJECT:

Francisco Valdez, owner of the subject property at the northeast corner of South Prescott Street and East Lemon Avenue (Alternate Key Number 1189811), is requesting Historic Preservation Board approval to construct a new single-family residence within the Washington Avenue Historic District. The new home is proposed as a single-story of approximately cumulative 3,389-square-foot residence, which includes a 417-square foot front porch, 420-square foot front porch, 95-square foot lanai, 2,311-square feet of living area, and a 563-square foot garage. The proposed design of the home and garage are much more fitting than the original design proposed with the architectural style of the prior house that existed here and with the surrounding historic district. The design does now show consistency with the Florida master site file, which describes the historic site architectural style as frame vernacular, and the design shows consistency with surrounding properties in the neighborhood and elsewhere in the Washington Avenue Historic District. (See attached site plan and renderings.)

PROPERTY INFORMATION:

Owner: Francisco Valdez
Site Acreage: 0.23 acres
Future Land Use: Suburban Residential (SR)
Design District: Suburban 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 the historic district upon which such work is to be done;

The Washington Avenue Historic District includes a variety of architectural styles as well as non-contributing structures, (see Ordinance Number 1997-33), a majority of which are Frame Vernacular. The revised design that is proposed now shows consistency with the prior house that was on the property as well as the historic district surrounding it.

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

The surrounding nearby properties are in the frame vernacular style as this property is designated from the prior home that existed on the site before it was destroyed by a fire.

(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;

Not applicable; new construction.

(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 should move forward to complete final design and apply for a building permit.

- (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 a historic district.

The proposed home is single-story and will not exceed the maximum height of 35-feet permitted in a suburban residential land use district. The proposed home's height should be consistent with the surrounding and the historic style.

Frame vernacular homes generally consist of masonry (usually brick) piers. Spaces between piers are left open to allow for ventilation and for protection from high water.

(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.

Generally, the frame vernacular style features double-hung sash windows made of wood, and windows are spaced evenly along all facades. Windows can be single-pane, or 2- or 4-pane. Doors contain recessed wood panels.

The proposed elevations are generally consistent with this.

(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.

Proposed setbacks are consistent with the required and shall meet code requirements.

Roofs in the frame vernacular style generally should consider the following characteristics:

- a. Earlier period homes have steep pitches, to accommodate attic space***
- b. Later period homes have a lowered roof pitch***
- c. Overhanging Eaves***
- d. Rafter ends are unadorned, exposed, and extend beyond the face of the wall***
- e. Wood shingles were often used to cover the roofs in early homes***
- f. Metal shingles or metal sheets were used on later-period structures, or as a replacement roof material***

The provided elevations show roof lines are generally consistent with this in the roof style provided.

Porches and facades in the frame vernacular architectural style shall consider the following elements:

- a. Most commonly simple entrance or end porches***
- b. one-story front porches, and gabled or hipped roofs with overhanging eaves.***
- c. Columns are typically narrow and made of wood; usually spaced evenly across the facade, with few details***
- d. In most cases, porches were built without railings***

The provided elevations show a porch that is generally consistent with the historic style.

(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.

The provided elevations show roof lines that reflect the typical design elements of the frame vernacular style. The roof line of the frame vernacular style is typically simple (hip or gabled) with deep overhanging eaves.

(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.

A landscape plan has not been provided, so this item cannot be evaluated at this time.

(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 structure is reasonably compatible with its architectural style and character and with surrounding structures. (See renderings).

(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 location of the property and the dimensional characteristics of the property create a condition where there is no dominant horizontal or vertical expression of surrounding structures.

(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 is new construction, so compatibility with the original architectural style generally would not apply; however, there previously was a single-family residence on this property that no longer exists due to a house fire that took place. The incorporation of Frame Vernacular features will provide for compatibility with the historic district.

Homes in the frame vernacular style are typically rectangular and sometimes may be L-shaped to maximize cross ventilation.

Generally, in the frame vernacular architectural style, ornamentation is sparse, and includes:

i. shingles,

- ii. cornerboards,*
- iii. porch columns,*
- iv. brackets,*
- v. rafter tails,*
- vi. vents in the gable ends, and*
- vii. oolitic limestone detailing*

(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 renderings and site plan staff recommends approval of the request and can see a greater effort of consistency than was previously evident in the original submittal.

ATTACHMENTS:

COA Application

Proposed House Plans

Historical Structure Form – Florida Master Site File for the subject property

Photos of the Property Following House Fire in 2005

Frame Vernacular Architectural Style Information Referenced by Staff in Analysis

Ordinance 10-14 designating the subject property as a historic local landmark

- c: Applicant and Property Owner
Historic Preservation Board Members
File: 2023-COA-07