



City of Eustis

Development Services Department

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

TO: HISTORIC PRESERVATION BOARD

FROM: HEATHER CRONEY, SENIOR PLANNER

DATE: JULY 12, 2023

RE: CERTIFICATE OF APPROPRIATENESS 2023-COA-09 MODIFICATIONS TO EXTERIOR DECK FEATURE AT 626 WASHINGTON AVE (AK 1189969)

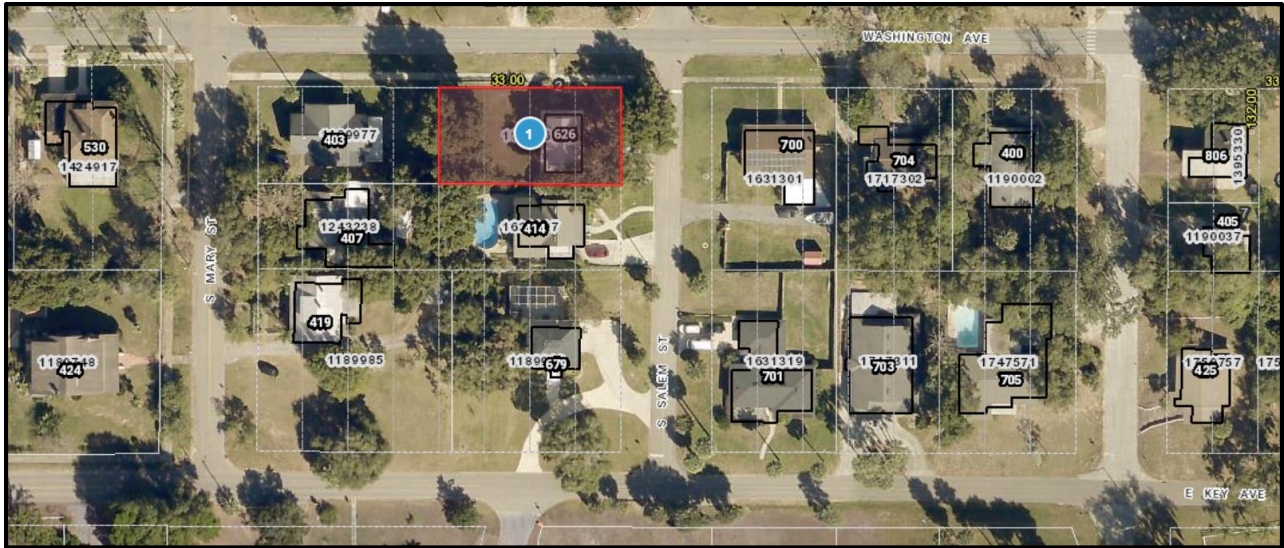
PROPOSED PROJECT:

William Harmening II, representative for Montgomery Street Homes II LLC, the owner of 626 Washington Avenue, 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 (see attached for complete submittal) states:

We are requesting permission to remove the deck, which is currently unsafe. This deck was added at some point, and we are quite confident that this deck was not originally on the house because of the way it is constructed. There is a door that leads out onto the deck, and we are proposing to close that door in and finish the exterior with stucco of the original stucco type. We will finish the inside with drywall. We feel that from a historic preservation standpoint after these renovations have been made, the home will be much closer to the way it was when it was originally built.

PROPERTY INFORMATION:

Owner: Montgomery Street Homes II LLC
Site Acreage: 0.21 acres
Date Built: 1930
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 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), a majority of which are Frame Vernacular. The subject property is in the Dutch Colonial 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 it will pose a significant conflict with other structures on the property nor 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 that is proposed should bring the property closer to how it was when it was originally constructed, but does not appear to be to revert back to the functionality and design exactly of the original 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 intends to move forward quickly to continue this work. This work was initially started without proper permitting nor a Certificate of Appropriateness.

(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.

(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.

The proposed work includes removal and enclosure where there is an existing door near the exterior deck to be removed..

(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.

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 a historic district.

No roof modification is proposed.

(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.

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 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 stucco similar to that of the original home style, appearance, and with goals to modify the home to be more similar to the original appearance when constructed.

(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: 2023-COA-09

IMAGES FROM GOOGLE STREET VIEW

Google Street View August 2022



Google Street View June 2017



Google Street View May 2011



Google Street View January 2008

