



# 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: MARCH 8, 2023

RE: REVISED CERTIFICATE OF APPROPRIATENESS 2022-COA-06 (NOW 2023-COA-05) CONSTRUCTION OF A NEW SHED AT 403 SOUTH MARY STREET (ALTERNATE KEY 1189977)

### **PROPOSED PROJECT:**

Tuff Shed, as the applicant/agent on behalf of Diane H Sanders, property owner, is requesting Historic Preservation Board approval for the construction of a new shed at 403 South Mary Street. The shed would be visible from the street, and if not, it could potentially be approved administratively by staff (without being reviewed by the Board) if it meets review criteria. Any proposed work in the historic district that is visible from the street must be reviewed and approved by the Historic Preservation Board. The subject property is located at the southeast corner of South Mary Street and Washington Avenue. The proposed shed is ten feet by sixteen feet in dimensions, and a height of twelve and a half feet.

The proposed shed would be located:

17 feet from the southern side property line

7.5 feet from the rear (eastern) property line

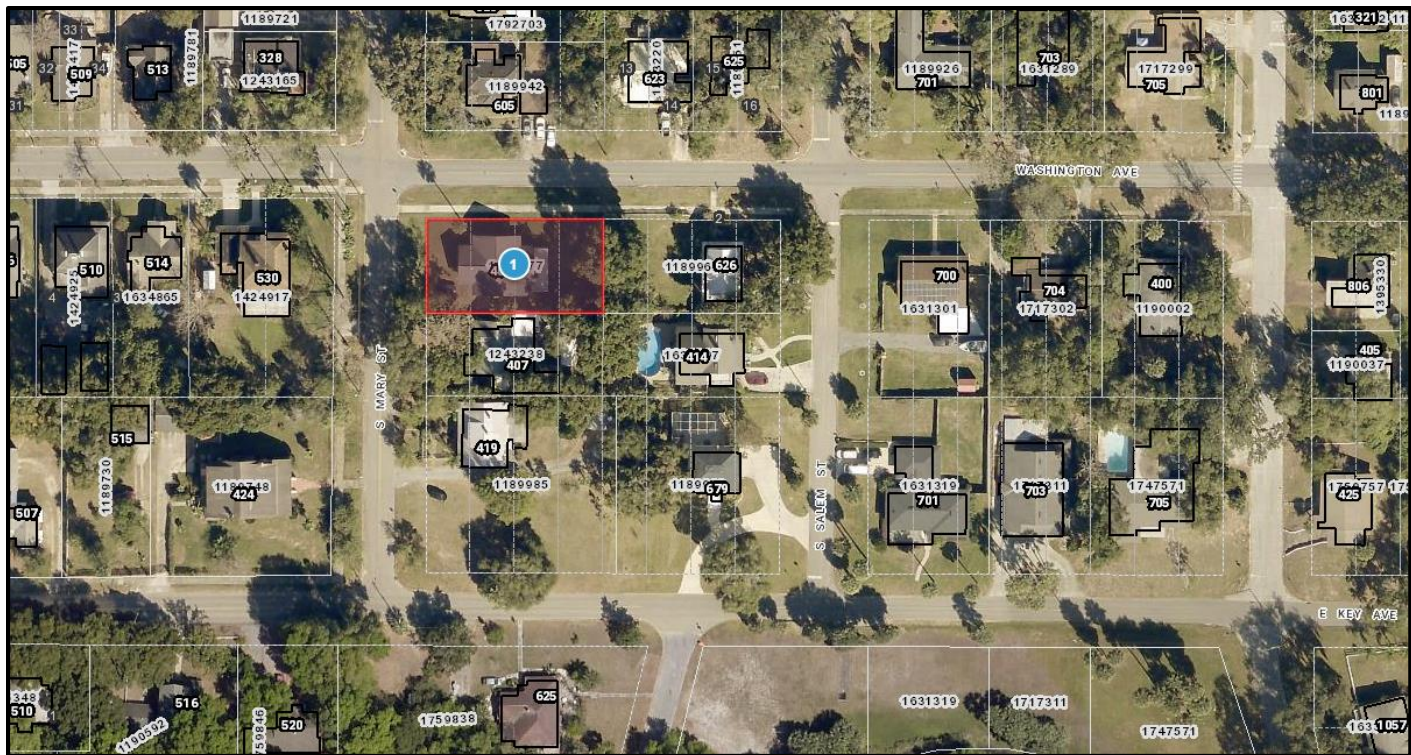
45 feet from the northern property line that is adjacent to E Washington Ave

106 feet from the front property line, adjacent to S Mary St

28 feet from the existing single-family residence

### **PROPERTY INFORMATION:**

Owner: Diane H Sanders  
Applicant: Tuff Shed  
Site Acreage: 0.21 acres



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 an historic district upon which such work is to be done;

***This historic site, 403 South Mary Street, is classified as the Frame Vernacular architectural style, so to complement the landmark site, the shed should complement the architectural style of the existing home on the property.***

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

***The proposed shed is not shown to have features and colors to be consistent with that of the existing single-family home on the property. The color that is shown on the provided elevations is a similar color, but darker shade than the house appears to be. The proposed shed also does not have other features that would make it more consistent and compatible with the frame vernacular style.***

(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 proposed color of the shed is not consistent with that of the current home on the site. The color that is shown on the provided elevations is a similar color, but darker shade than the house appears to be. The paneling on the proposed shed is vertical whereas paneling on the existing home is horizontal, so these two structures will lack some similarities with each other.***

(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 able to be approved. The applicant would then be able to shortly later install the shed. The usual inspections and any other requirements with a building permit would apply.***

(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 shed's height of 12.5 feet does not pose a conflict with the frame vernacular style nor the compatibility with the current home on the site.***

(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.

***No windows are proposed to be as part of the shed, but the addition of windows, or even faux windows, would increase the suitability and agreeability with the frame vernacular architectural style. New windows could potentially be only added on the façade that faces the road and is visible to the public. In this style, double-hung sash windows are generally made of wood and spaced evenly along all facades. Windows can be single-pane, or 2- or 4-pane.***

***Doors typically contact recessed wood panels. The shown doors are reasonably consistent with this.***

***The frame vernacular style had elements to maximize cross-ventilation, so windows and doors reflected such goal.***

(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 setbacks are consistent with the requirements of the lot type and design district in addition to posing no issues with the relationship to the historic district and open space.***

(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 pitch and style of the roof of the new, revised shed that is now proposed more closely match that of the existing single-family residence on the property.***

(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 shed is compatible with the existing building, and the frame vernacular style architecture.***

(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 shed 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.

***The proposed shed not in the same color as the existing home, but the proposed color is similar. The proposed roof pitch is not consistent with that of the existing home nor the frame vernacular style.***

(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.***

## **CONSIDERATIONS:**

Staff has reviewed the COA application for a new shed and offers the following:

The proposed shed is not extensively consistent with the frame vernacular style, and staff would like to see greater effort, as discussed above, towards incorporation of frame vernacular elements as well as for the proposed shed to be more consistent with the existing home on site. Major elements that revision would be beneficial to on the proposed shed would be the color and windows as well as for siding to be horizontal as opposed to vertical.

**RECOMMENDATION:**

Based on the analysis above, the criteria for evaluation provided in this memorandum, the revised shed is now more consistent with the subject property's historic frame vernacular style and existing development, but there are still areas for improvement and a greater consistency, such as in regards to windows and color. During the last Historic Preservation Board meeting, during discussion of this request, members of the public stated that there is a fence on the property that should block most of the view of the shed from the public, and there is a fence permit approval on record from 2009 for 6-foot tall white vinyl fence on this property. Especially if there is (and is to remain) a fence on the property that would hide or disguise the shed and any lack of consistency with the historic site, staff would recommend approval of this request. The Board may choose to, if they would like, require that a fence remain to hide the shed from the public view.

staff recommends denial of this request until the applicant shows a greater consistency in their proposal.

**ATTACHMENTS:**

Site Plan to Show Proposed Shed Location

Proposed Shed Elevations

COA Application

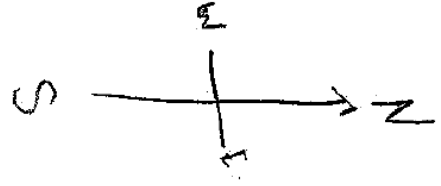
Historical Structure Form – Florida Master Site File for subject property

Frame Vernacular Architectural Style Information Referenced by Staff in Analysis

c:     Applicant and Property Owner  
       Historic Preservation Board Members  
       File: 2023-COA-05

# EXHIBIT A: SITE PLAN

S. Mary St.



10x16 site built  
shed

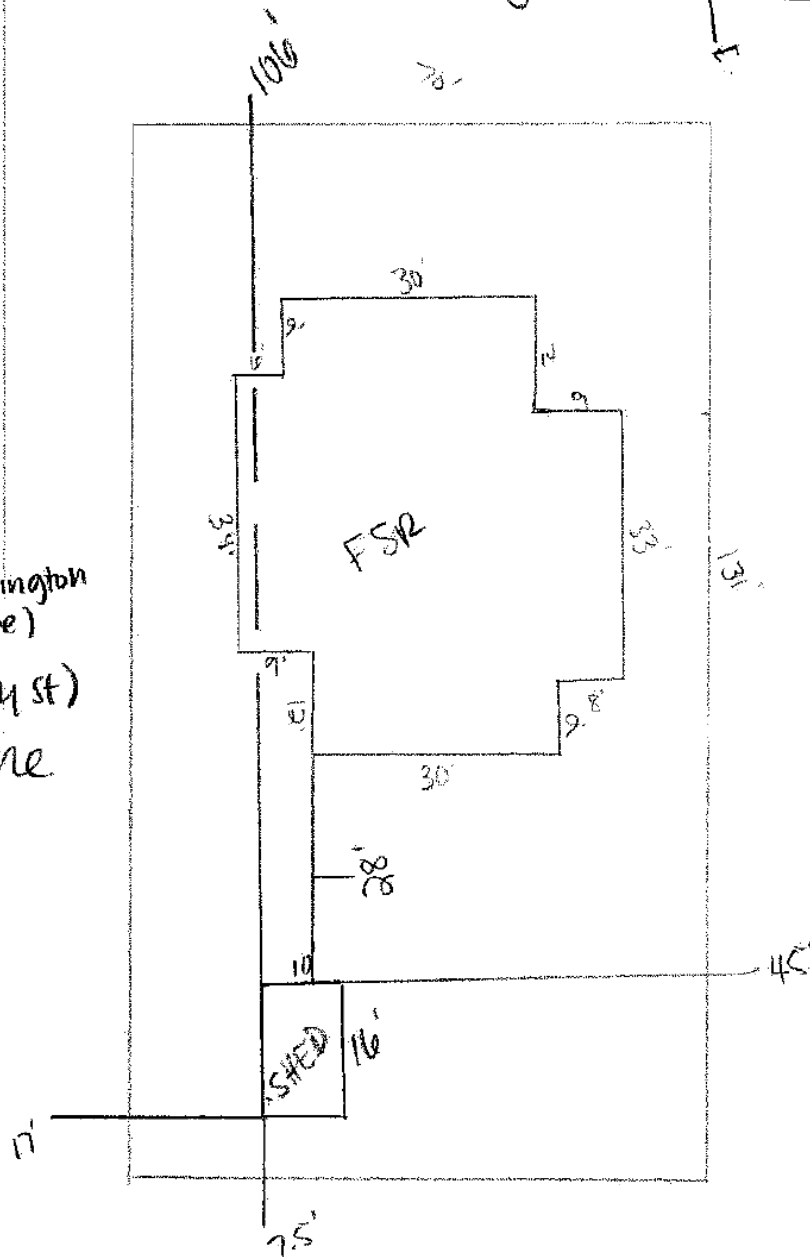
17'- side

7.5'- rear

45'- side (Washington Ave)

106'- Front (Mary St)

28'- from home



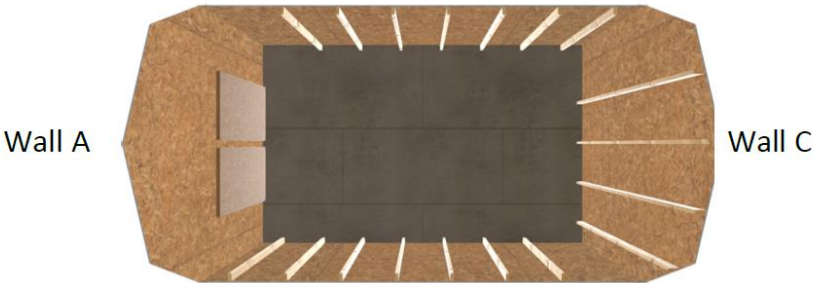
E Washington Ave.



EXHIBIT B: ELEVATIONS OF PREVIOUSLY PROPOSED SHED

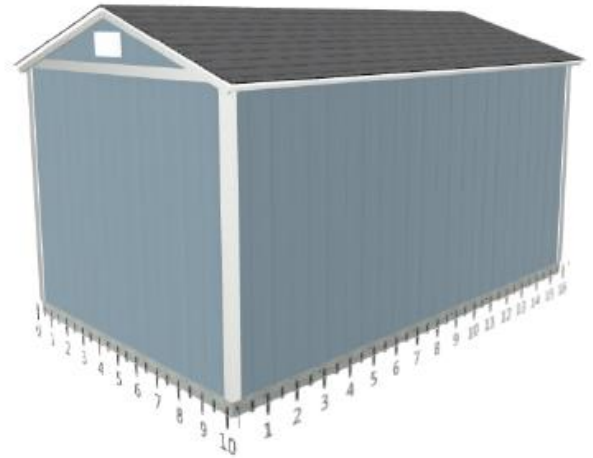
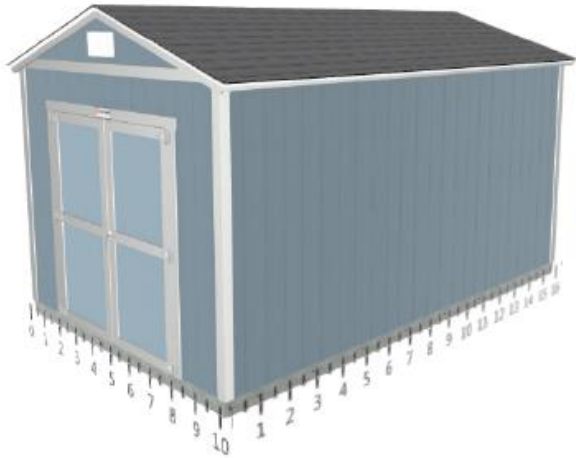


Wall D



Wall B

EXHIBIT C: ELEVATIONS OF NEW REVISED PROPOSED SHED



Wall D



Wall A

Wall C

Wall B



EXHIBIT D: SNAPSHOT FROM GOOGLE STREET VIEW TO SHOW HOUSE  
ARCHITECTURAL DESIGN



# EXHIBIT E: CERTIFICATE OF APPROPRIATENESS APPLICATION



**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: 403 S. Mary St, Eustis FL 32726

**Property Owner**

Print Name: Diane H Sanders

Mailing Address: 403 S Mary St Eustis FL 32726

Phone: 407-765-5870 Fax: \_\_\_\_\_

Email: Diane@grannyannies.com

**Applicant/Agent** (if different from property owner)

Print Name: Tuff Shed

Mailing Address: 8524 E. Colonial Dr., Orlando FL 32817

Phone: 407-242-2444 Fax: \_\_\_\_\_

Email: Cbelangee@tuffshed.com

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

Applicant/Owner: DH Sanders Date: 10/27/22

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.

TB800 10x16 Site built shed,

1. Drawings Engineering
2. Product Approvals (Doors, siding, Roofing shingles + underlayment)
3. Notice of Commencement
4. Drawing of Property

**OFFICIAL USE ONLY**

Date Received: \_\_\_\_\_  
 File No.: \_\_\_\_\_

Historic Preservation Board Meeting Date: \_\_\_\_\_  
 Was a COA issued? Yes \_\_\_\_\_ No \_\_\_\_\_

**Administrative Approval**

Application Approved: \_\_\_\_\_ Approved with Conditions: \_\_\_\_\_ Application Denied: \_\_\_\_\_

Conditions/Reasons: \_\_\_\_\_

Signed: \_\_\_\_\_ Date: \_\_\_\_\_