



City of Eustis

Development Services Department

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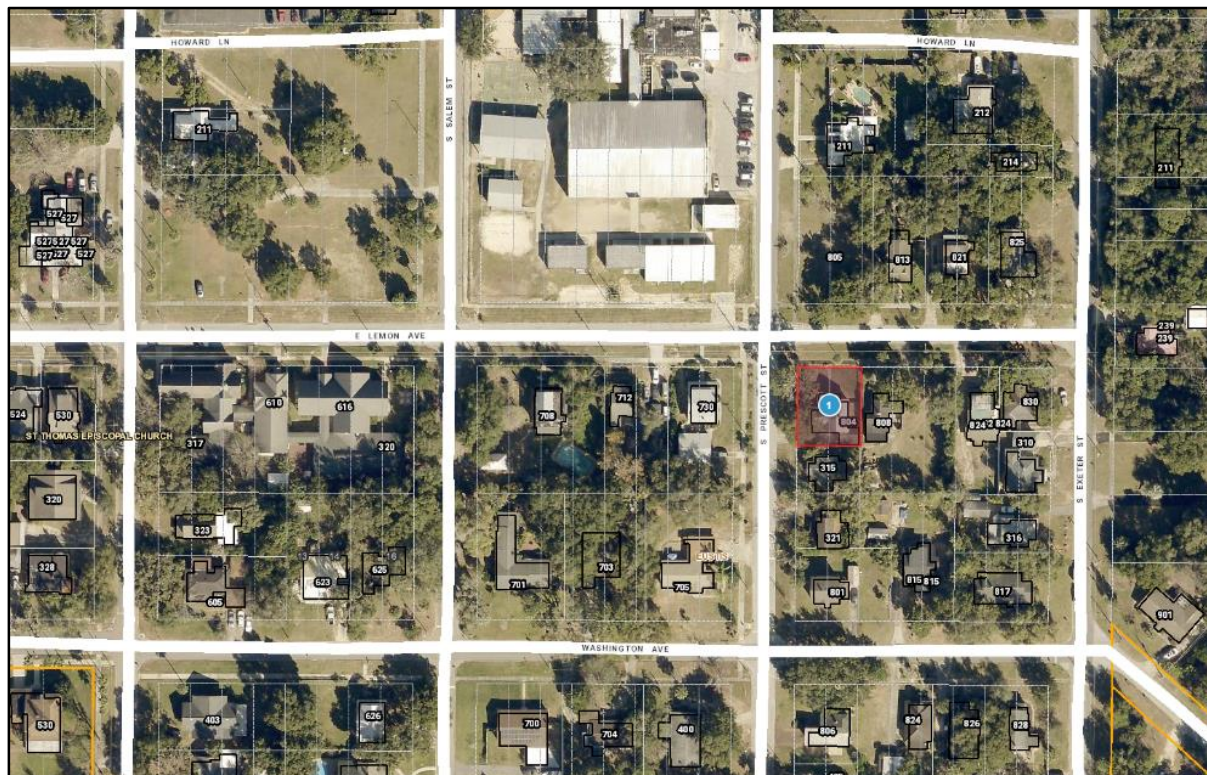
TO: HISTORIC PRESERVATION BOARD
FROM: HEATHER CRONEY, SENIOR PLANNER
DATE: MARCH 8, 2023
RE: CERTIFICATE OF APPROPRIATENESS 2023-COA-02
INSTALLATION OF SOLAR PANELS AT 804 EAST LEMON AVENUE
(ALTERNATE KEY 1189705)

PROPOSED PROJECT:

On behalf of Estrella Shelton, property owner, Thomas Wilkison with Affordable Solar Roof and Air, applicant/agent, is requesting Historic Preservation Board approval for installation of solar panels at 804 East Lemon Avenue. The proposed solar panels would be roof-mounted and would be placed on the majority of the surfaces of the roof.

PROPERTY INFORMATION:

Owner: Estrella Shelton
Applicant: Thomas Wilkison with Affordable Solar Roof and Air
Site Acreage: 0.124 acres / 5,412 square feet



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 solar panels may affect the historical appearance and aesthetics of the landmark site and overall property. Solar panels are not something that were evident in the historical context of when the subject property was initially developed.

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

The proposed solar panels would be visible from the street and to the public.

(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, 804 East Lemon Avenue, was built in 1924 and is classified as the Frame Vernacular architectural style. Homes that were constructed in this time period did not feature solar panels.

(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 processed and reviewed.

- (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 height of the proposed solar panels is not anticipated to interfere with the surrounding structures, but this addition may not be compatible with the historic time period of the property.

(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 request for approval to add solar panels to a roof.

(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 solar panels should not have any negative effect on 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 an historic district.

Solar panels on the roof is generally not compatible with the architectural style and character of the landmark and surrounding structures in the historic district.

(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 solar panels are not generally compatible with the existing building, nor with 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 solar panels 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, 804 East Lemon Avenue, was built in 1924 and is classified as the Frame Vernacular architectural style. Homes that were constructed in this time period did not feature solar panels.

(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 fencing COA application and offers the following:

Per the master site file for this property, the historical context is the “boom times”. The home was built in 1924 with a frame vernacular style. Generally, the Frame Vernacular resources in the survey area are one-story high, constructed of wood structural frames set on continuous concrete block foundations. Frame Vernacular residences built in the 1920s oftentimes exhibit Craftsman influences such as the exposed rafter tails and wide, overhanging roof eaves. The common features of the Craftsman style include low-pitched gable (triangular) roofs, overhanging eaves with exposed rafters and beams, heavy, tapered columns, patterned window panes and a covered front porch. Craftsman house exteriors emphasize harmony with surrounding nature.

Around 1924, solar panels were not utilized so were not evident in any context.

RECOMMENDATION:

Based on the analysis above, the criteria for evaluation provided in this memorandum, and the physical presence and site plan for the fence, in addition to a memorandum provided by the City attorney, the Board may suggest preferred locations for the solar panels to be affixed, but the overall request to add solar panels should not be denied as a whole.

ATTACHMENTS:

COA Application

Site Plan to Show Request

National Register of Historic Places Nomination Information for subject property

Memorandum on Solar Panels from City Attorney

c: Applicant
Historic Preservation Board Members
File: 2023-COA-02