



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: CERTIFICATE OF APPROPRIATENESS 2023-COA-04

ROOF REPLACEMENT AND MODIFICATION AT 421 EAST LEMON AVENUE (AK 1631131)

PROPOSED PROJECT:

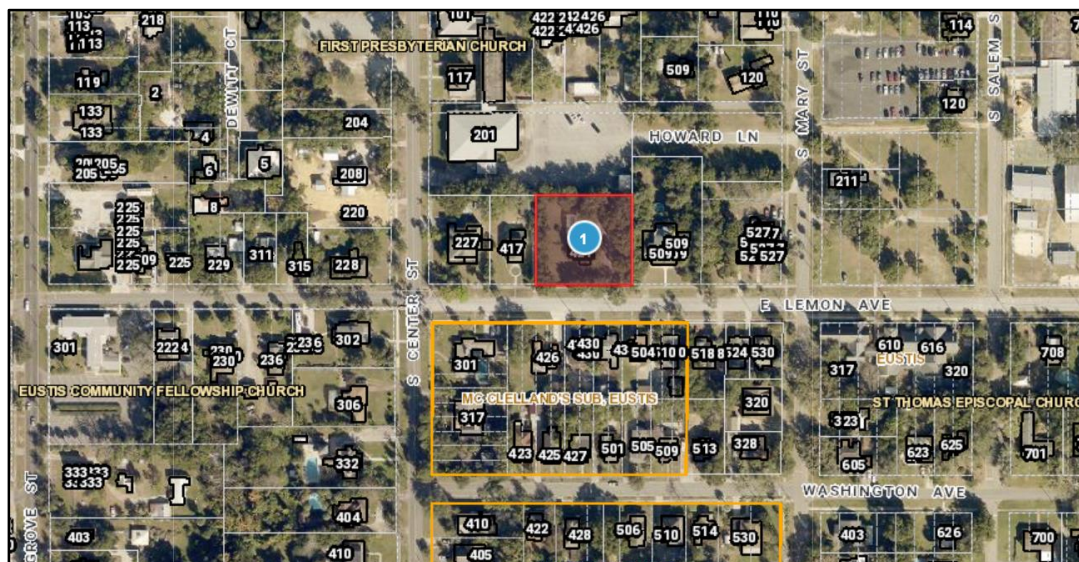
On behalf of Dianne Bunting, property owner, Alexis A. Lopez with Premium Roofing and Construction LLC, applicant/agent, is requesting Historic Preservation Board approval for roof replacement and modification at 421 East Lemon Avenue. The roof currently has asphalt shingles, and the request is for approval to replace the majority of the roof to be metal. The proposed color for the roof is white.

PROPERTY INFORMATION:

Owner: Dianne Bunting

Applicant: Alexis A. Lopez with Premium Roofing and Construction LLC

Site Acreage: 0.594 acres / 25,885 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 re-roof may impact the landmark site and overall fit with the historic district.

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

The proposed re-roof for a metal roof in lieu of shingles is not consistent with the surrounding properties nor the historic time period of the home. Per the Florida Master Site File for this property, the roof was surfaced with composition shingle. The home was originally built in 1920 and is identified as the Colonial Revival architectural 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;

This local landmark, 421 East Lemon Avenue, is classified as the Colonial Revival architectural style.

The Colonial Revival style was an effort to look back to the Federal and Georgian architecture of America's founding period for design inspiration. Colonial Revival homes built in the first wave of construction between 1880 and 1945 tend to be professionally designed and often boast interesting architectural details fashioned from highly durable materials. The so-called Neo-Colonials built during the movement's second wave after 1945 tend to dominate many newer suburbs. They are often plainer, less detailed, and more assembled than crafted. Neo-Colonials also reflect the common practice of constructing a brick facade on a structure otherwise wrapped in aluminum or vinyl siding.

Gable roofs are the typical roof form found in Colonial Revival homes, followed by gambrel and hip roofs. Slate shingles were commonly used until around World War II, when asphalt shingles became a popular, cost-effective alternative.

(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 reviewed, and likely approved. The proposed solar panels meets the regulations per the City of Eustis Land Development Regulations, so no grounds for denial of the building permit are foreseen at this time.

- (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.

This is a roof replacement and should not have any effect on structure heights..

(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 roof replacement, which will not include any new windows or doors.

(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 re-roof 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.

The proposed re-roof for a metal roof in lieu of shingles is not consistent with the surrounding properties nor the historic time period of the home. Per the Florida Master Site File for this property, the roof was surfaced with composition shingle. The home was originally built in 1920 and is identified as the Colonial Revival architectural style.

Gable roofs are the typical roof form found in Colonial Revival homes, followed by gambrel and hip roofs. Slate shingles were commonly used until around World War II, when asphalt shingles became a popular, cost-effective alternative.

(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 roof is compatible with the existing building, and the generally consistent with the colonial revival 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 re-roof should not 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, 421 East Lemon Avenue, is classified as the Colonial Revival architectural style. The proposed metal roof replacement is not consistent with the historical roofs that were generally with shingles.

(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 re-roof 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 1920 with a colonial revival style, wood frame. As stated above, metal roofs were not generally an element in the colonial revival architectural style, but rather shingle roofs were common, which is what is currently on the house at this time.

RECOMMENDATION:

Based on the analysis above, the criteria for evaluation provided in this memorandum, and the site plan for the re-roof, staff recommends denial of the request.

ATTACHMENTS:

COA Application

National Register of Historic Places Nomination Information for subject property

c: Applicant
 Historic Preservation Board Members
 File: 2023-COA-04