



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: MAY 10, 2023

RE: CERTIFICATE OF APPROPRIATENESS 2023-COA-06 CONVERSION OF
A GARAGE TO AN ACCESSORY DWELLING UNIT AND EXTERIOR
MODIFICATIONS AT 708 E LEMON AVE (AK 1631271)

PROPOSED PROJECT:

Amy Taylor, the owner of 708 East Lemon Avenue, is requesting Historic Preservation Board approval to convert a garage to an accessory dwelling unit, including modification of windows, doors, roof, and paint, within the Washington Avenue Historic District. The application for a Certificate of Appropriateness (see attached for complete submittal) states:

- Existing building will remain
- Replacing missing and wood rotten windows and doors with new vinyl energy-efficient Lowe's windows (white) to match existing as close as possible
- Outside walls to remain (will paint only)
- Roof to remain (will coat with silver coating)
- Door to be six-panel metal to match existing

PROPERTY INFORMATION:

Owner: Amy Taylor
Site Acreage: 0.21 acres
Future Land Use: Suburban Residential (SR)
Design District: Suburban Neighborhood



CRITERIA FOR EVALUATION: EUSTIS CODE OF ORDINANCES CHAPTER 46:

Section 46-227

(I) 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 colonial revival 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 is generally consistent with the overall property and the surrounding properties in the historic district. The existing structure will remain, but renovations will be done internally along with the replacement of some features of the structure, such as doors and windows in addition to a silver coating on the roof. The replacement windows and doors are proposed to be energy efficient, however, the images provided appear to lack some consistency with the current styles. The existing windows on the subject structure (garage to be converted to a dwelling unit) are four-pane windows,

but the new replacement windows that are proposed are single-paned. The proposed door does not match the style of the main dwelling unit on the property.

(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;

As stated above, there are some gaps in consistency with the current and historic structural features.

(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 or Conditional Use approval. The City's Land Development Regulations require conditional use approval for accessory dwelling units in the Suburban Residential land use.

(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 existing windows on the subject structure (garage to be converted to a dwelling unit) are four-pane windows, but the new replacement windows that are proposed are single-paned. The proposed door does not match the style of the main dwelling unit on the property.

(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.

This application proposes a silver coating be applied to the existing roof.

(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 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 silver coating on the roof does not appear to be consistent with the current development of the property or the primary residence.

(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 that the proposal be revised and resubmitted for reconsideration.

ATTACHMENTS:

COA Application and Building Permit Submittal Documents

c: Property Owner and Applicant
Historic Preservation Board Members
File: 2023-COA-06

IMAGES FROM GOOGLE STREET VIEW

View from E Lemon Ave



View from Salem St







HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE

09/07/

91

HISTORICAL STRUCTURE FORM

Alt key 1631271

Original: X

Update:

Site:

Recorder: DL 12-13

Sitename:

W.H. MEYERS RESIDENCE

Historic Contexts:

BOOM TIMES

Natl Register Cat:

BUILDING

Other Names/MSF Nos.:

County:

LAKE

Ownership Type: PRIVATE-INDIVIDUAL

Project Name:

EUSTIS SITE SURVEY DHR#:

Location (Attach copy of USGS map, sketch-map of immediate area)

Address: 708 E. LEMON AVENUE City: EUSTIS

Vicinity of/route to: SOUTH SIDE OF E. LEMON AVENUE BETWEEN SALEM AND PRESCOTT STREETS.

Subdivision: PRESCOTT'S ADDITION Block: 22 Lot: 6 MAP 69

Plat or Other map:

Township: 19S Range: 26E Section: 11 1/4: 1/4-1/4:

Irregular sec?: Land Grant:

USGS 7.5' map: EUSTIS 1966 PR 1980 Easting:

UTM:

Northing:

Coordinates - Latitude: D M S Longitude: D M S

History

Architect:

Builder:

Date Built: 1924 Circa: C Restoration Date(s):

Modification Date(s):

Move Date: Original Location:

Original Use: PRIVATE RESIDENCE

Present Use: PRIVATE RESIDENCE

Description

Style: COLONIAL REVIVAL

Plan: Exterior: IRREGULAR

Interior: IRREGULAR

No.: Stories 2 Outbuildings 0 Porches 0 Dormers 0

Structural System(s): WOOD FRAME

Exterior Fabric(s): WOOD SIDING

Foundation - Type: CONTINUOUS

Materials: CONCRETE BLOCK

Infill:

Porches:

Roof - Type: GABLE Surfacing: COMPOSITION SHINGLE

Secondary Structure(s):

Chimney - Number: 1 Material: FORMED STONE

Location: W: EXTERIOR, END

Windows: DHS, 1/1

Exterior Ornament:

Condition: GOOD Surroundings: RESIDENTIAL

Narrative (general, interior, landscape, context; 3 lines only)

THIS COLONIAL REVIVAL STYLE RESIDENCE WAS BUILT IN THE POSTMEDIEVAL -ENGLISH SOUTHERN TRADITIC N STYLE IN 1924. THE FRONT PORCH ENTRY WITH FLATTENED ARCH HAS BEEN INFILLED WITH WOOD SIDING AND NEW WINDOWS ALTERING ITS ORIGINAL CHARACTER.

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE

09/07/

91 HISTORICAL STRUCTURE FORM

Archaeological remains at the site

FMSF Archaeological form completed?: N

Artifacts or other remains: NONE OBSERVED

Recorder's Evaluation of Site

Areas of significance: ARCHITECTURE

Eligible for National Register?: N

Significant as part of district?: N

Significant at local level?: N

Summary of significance:

THIS RESIDENCE HAS BEEN ALTERED BUT STILL CONTRIBUTES TO THE OVERALL HISTORY AND DEVELOPMENT OF THE NEIGHBORHOOD. W.H. MEYERS RESIDED HERE FROM 1924-26. IT REMAINS IN GOOD CONDITION AND IS SURROUNDED BY LOW FOLIAGE.

*** DHR USE ONLY ***
* Keeper determination of eligibility date: / / / / *
* SHPO evaluation of eligibility date: / / / / *
* Local determination of eligibility date: / / / / *
* Office: *
*
*** DHR USE ONLY ***

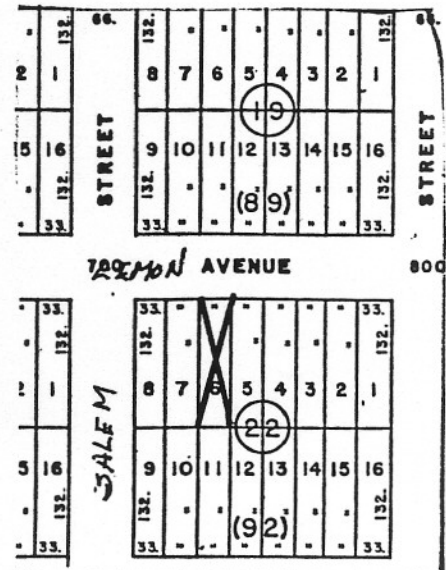
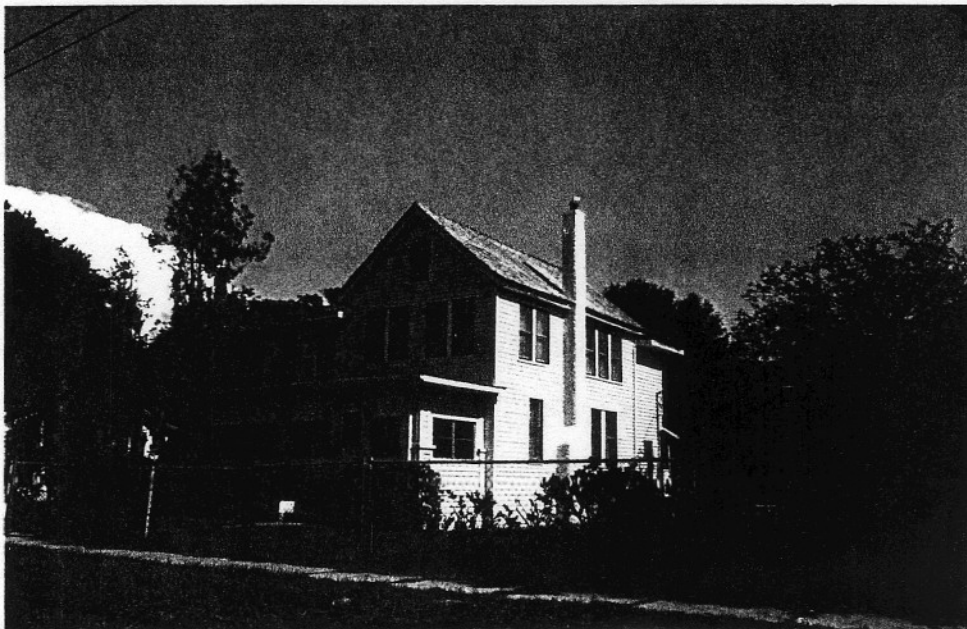
Recorder information: DONNA G LOGSDON

Date: 08/1991 Affiliation: THE HISTORIC WORKS

Photographs (Attach a labeled print bigger than contact size)

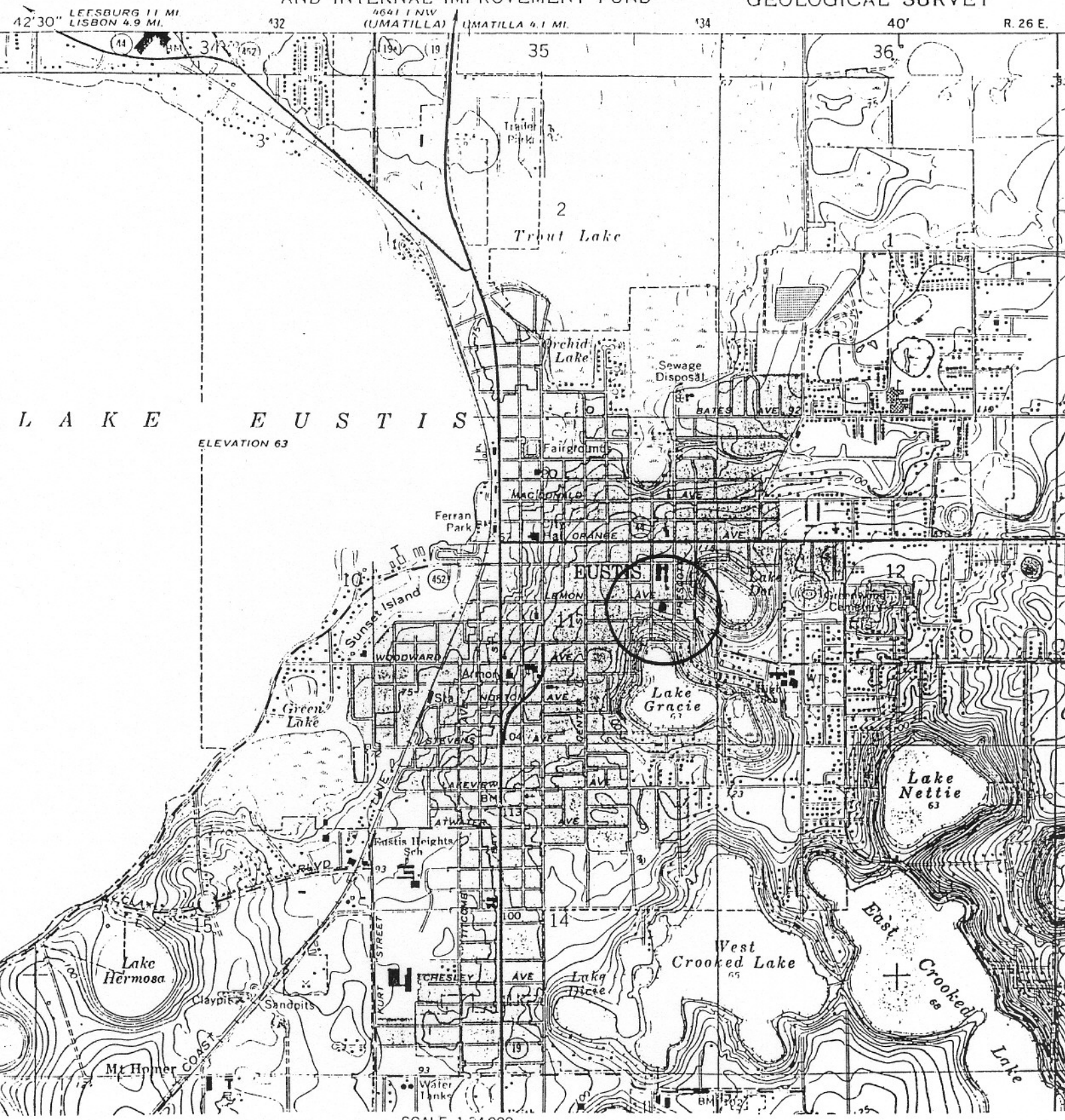
Location of negatives: EUSTIS HIST. MUSEUM

Negative numbers: 12-13



STATE OF FLORIDA
STATE ROAD DEPARTMENT
AND INTERNAL IMPROVEMENT FUND

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY





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: 708 E. LEMON STREET. ADV

Property Owner

Print Name: Amy Taylor
Mailing Address: 14275 SW. 161 ST. AVE PORTLAND OR 97224
Phone: 503-347-9932 Fax: _____
Email: AMY.TA@SMALL.COM

Applicant/Agent (if different from property owner)

Print Name: SAME AS ABOVE
Mailing Address: _____
Phone: _____ Fax: _____
Email: _____

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

Applicant/Owner: X Amy Taylor Date: 3/7/2023

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.

EXISTING BUILDING TO REMAIN REPLACING MISSING AND
WOOD ROTTEN WINDOWS AND DOORS WITH NEW VINYL ENERGY EFF.
LOW E WINDOWS (WHITE) TO MATCH EXISTING AS CLOSE AS POSSIBLE
OUTSIDE WALLS TO REMAIN (WILL PAINT ONLY) ROOF TO REMAIN (WILL
CURT WITH SILVER COATING) - PORCH TO BE GRANITE METAL TO MATCH EXISTING

OFFICIAL USE ONLY

Date Received: _____ Historic Preservation Board Meeting Date: _____
File No.: _____ Was a COA issued? Yes _____ No _____

Administrative Approval

Application Approved: _____ Approved with Conditions: _____ Application Denied: _____
Conditions/Reasons: _____

Signed: _____ Date: _____

Requirements for Certificate of Appropriateness Application City of Eustis, Florida

The Historic Preservation Board meets every two months at 5:30 pm in the City Commission Chambers, 10 N. Grove St., Eustis, Florida. Applications reviewed by the Board must be submitted by the deadlines indicated in Development Services Application Review Schedule.

Any exterior work, including repairs, on a Local Landmark, Landmark Site, or on a structure of property located in the Washington Avenue Historic District, must receive a Certificate of Appropriateness before the work begins. In addition to a Certificate of Appropriateness, a building permit may be required (Building Department at (352) 483-5462)

Applications submitted for review must be complete. In addition to a completed and signed application for Certificate of Appropriateness, one copy of each applicable item is required (if sized less than 11" x 17"). If items are larger than 11" x 17", then 8 copies of each are required. The requirements for each improvement type are listed:

1. Site Improvements/Driveway/Walkway/AC/Mechanical

- Drawings and site plan showing lot dimensions, location and dimensions of existing building, location and dimensions of proposed improvements.
- Description of/or samples of materials to be used.
- AC/Mechanical equipment must be screened by shrubs.

2. Replacement Windows/Doors

- Photo(s) of building facades where replacement will occur
- Photo(s) of each deteriorated windows/doors
- Dimensions of all replacement windows and doors and the existing dimensions of the openings
- Pictures (brochures of photos) of the proposed windows/doors
- Composition of proposed replacement windows/doors
- Written reason for replacement. Explanation of how the proposed replacement complies with Secretary of Interior's standard: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

3. New Construction/Additions

- Elevation drawings to scale of each façade indicating proposed alterations or additions. Drawing must clearly depict the existing building and the proposed changes
- Site plan showing lot dimensions, location and dimensions of existing building, location and dimensions of proposed addition, location of all exterior ground and roof mounted equipment
- Description and/or samples of materials to be used

- Where applicable, drawings and site plan of other improvements such as fences, walkways, lighting, decks, etc.
- Photo of existing structure

4. Replacement Siding/ Porches, Etc.

- Photo(s) of existing deteriorated materials
- Description of replacement materials
- Written reason for replacement. Explanation of how the proposed replacement complies with Secretary of Interior's standard: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

5. Underskirting/Roofs/Gutters/Downspouts

- Photo(s) of building facades impacted by improvements
- Description and/or small sample of building materials to be used

6. Awnings/Signs

- Sketch or elevation drawing of the building façade with proposed sign/awning
- Dimensioned drawing of awning/sign
- Sample of colors
- Photo(s) of building

7. Paint

- Color samples of all colors must be submitted

8. Moving Structures

- Provide a reason for the relocation
- Explain what will be moved, where, why and any proposed changes
- Include photo of the existing site and structure to be moved and the proposed relocation site
- Provide a dimensioned site plan of the new site showing the location and dimensions of the structure
- Describe any site features which will be altered as a result of the placement of the structure

9. Fences/Gates/Pergolas/Sheds/Decks, Etc.

- Drawing and site plan of the property showing the location of the fence, gates and/or pergola. The plan must show applicable dimensions
- A picture of the proposed structure. This can be an elevation drawing, sketch, brochure or photo of the shed, fence, gate or pergola, etc. provided that the dimensions are included
- A description of the materials that will be used in the project
- Photo of the yard (s) in which the structure will be placed

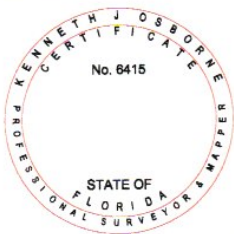
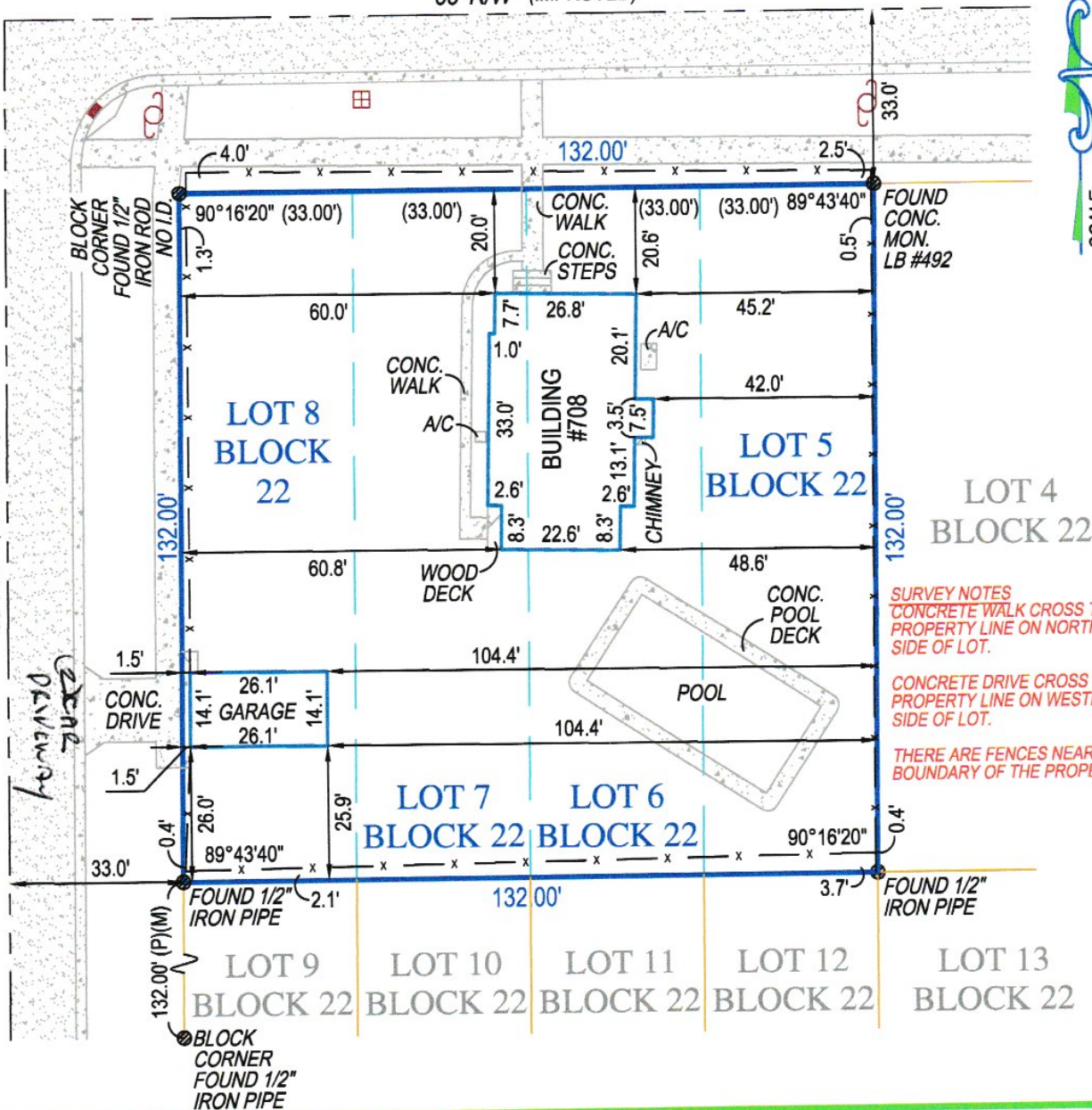
10. Demolition of Structure

- See City of Eustis Code of Ordinances Chapter 46: Historic Preservation

66' R/W (IMPROVED)

SCALE
1"=30'

SOUTH SALEM STREET
66' R/W (IMPROVED)



I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY
IS A TRUE AND CORRECT REPRESENTATION OF A
SURVEY PREPARED UNDER MY DIRECTION.
NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC
SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL,
OR A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED)

KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #8415

PAGE 2 OF 2 PAGES
(NOT COMPLETE WITHOUT PAGE 1)



SERVING FLORIDA

6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: <http://targetsurveying.net>

LEGAL DESCRIPTION AND CERTIFICATION

LOTS 5, 6, 7 AND 8, BLOCK 22, PRESCOTT'S ADDITION TO EUSTIS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 14, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA

A/K/A

LOTS 5, 6, 7 AND 8, BLOCK 92, CITY OF EUSTIS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 79, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

Community Number: 120134 Panel: 0356 Suffix: E Flood Zone: X Field Work: 9/24/2020

Property Address:

708 EAST LEMON AVENUE
EUSTIS, FL 32726

Survey Number: 434946

Client File Number: 708 E LEMON















ABBREVIATION DESCRIPTION:

A.E. ANCHOR EASEMENT
A/C AIR CONDITIONER
B.M. BENCH MARK
B.R. BEARING REFERENCE
(C) CALCULATED
Δ CENTRAL / DELTA ANGLE
CH CHORD
(D) DEED / DESCRIPTION
D.E. DRAINAGE EASEMENT
D.H. DRILL HOLE
D/W DRIVEWAY
E.O.W. EDGE OF WATER
F.C.M. FOUND CONCRETE MONUMENT

F.F. EL. FINISH FLOOR ELEVATION
F.I.P. FOUND IRON PIPE
F.I.R. FOUND IRON ROD
F.P.K. FOUND PARKER-KALON NAIL
(L) LENGTH
L.A.E. LIMITED ACCESS EASEMENT
L.M.E. LAKE MAINTENANCE EASEMENT
(M) MEASURED / FIELD VERIFIED
M.H. MANHOLE
N&D NAIL & DISK
N.R. NOT RADIAL
N.T.S. NOT TO SCALE
O.H.L. OVERHEAD UTILITY LINES

O.R.B. OFFICIAL RECORDS BOOK
(P) PLAT
P.B. PLAT BOOK
P.C. POINT OF CURVATURE
P.C.C. POINT OF COMPOUND CURVE
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
P.R.C. POINT OF REVERSE CURVE
P.T. POINT OF TANGENCY
R/W RIGHT-OF-WAY
(R) RADIAL / RADIUS
S.I.R. SET IRON ROD
T.O.B. TOP OF BANK
U.E. UTILITY EASEMENT

SYMBOL DESCRIPTIONS:

 = CATCH BASIN
 = CENTERLINE ROAD
 = COVERED AREA
 = EXISTING ELEVATION
 = HYDRANT
 = MANHOLE
 = METAL FENCE
 = MISC. FENCE
 = PROPERTY CORNER
 = UTILITY BOX
 = UTILITY POLE
 = WATER METER
 = WELL
 = WOOD FENCE

PAGE 1 OF 2 PAGES
(NOT COMPLETE WITHOUT PAGE 2)

GENERAL NOTES:

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS
- 2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- 5) ONLY VISIBLE ENCROACHMENTS LOCATED.
- 6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 7) FENCE OWNERSHIP NOT DETERMINED.
- 8) ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFERENCED TO N.G.V.D. 1929
- 9) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

 **TARGET**
SURVEYING, LLC
LB #7893

SERVING FLORIDA

6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: <http://targetsurveying.net>

PROPERTY RECORD CARD

General Information

Name: TAYLOR AMY **Alternate Key:** 1631271
Mailing Address: 14275 SW 161ST AVE
PORTLAND, OR 97224 **Parcel Number:** 11-19-26-0100-092-00500
[Update Mailing Address](#) **Millage Group and City:** 000E Eustis
2022 Total Certified Millage Rate: 20.4258
Trash/Recycling/Water/Info: [My Public Services Map](#)
Property Location: 708 E LEMON AVE
EUSTIS FL, 32726 **Property Name:** --
[Submit Property Name](#)
[School Locator & Bus Stop Map](#)
School Information: [School Boundary Maps](#)
Property Description: EUSTIS LOTS 5, 6, 7, 8 BLK 92 PB 1 PG 79 ORB 5893 PG 1219 ORB 5945 PG 244

NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	SINGLE FAMILY (0100)	132	132		17424.000	FD		\$0.00	\$59,727.00

[Click here for Zoning Info](#)

[FEMA Flood Map](#)

Residential Building(s)

Building 1

Residential

Building Value: \$97,408.00

Summary

Year Built: 1925	Total Living Area: 2292	Central A/C: Yes	Attached Garage: No
Bedrooms: 4	Full Bathrooms: 2	Half Bathrooms: 0	Fireplaces: 1

[Incorrect Bedroom, Bath, or other information?](#)

Section(s)

Section Type	Ext. Wall Type	No. Stories	Floor Area
FINISHED LIVING AREA (FLA)	Wood (01)	2.00	2292

[View Larger / Print / Save](#)

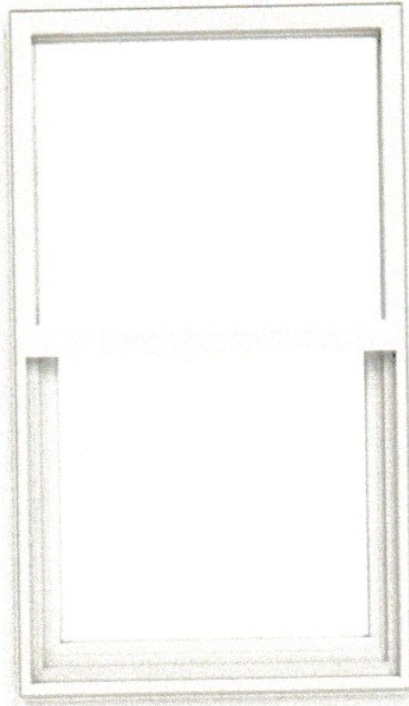








10:58



WHITE

Chat Now

- Affordable, durable vinyl window with an operational bottom sash
- SunResist Low-E insulating glass with argon provides more protection against heat gain by blocking harmful...
- Top sash is stationary; bottom sash slides open vertically

Pickup & Delivery Options

 **FREE Pickup**

Ready within 2 hours

 **Delivery 32159**

Wed, Mar 8 • From \$70.00

AA

 lowes.com

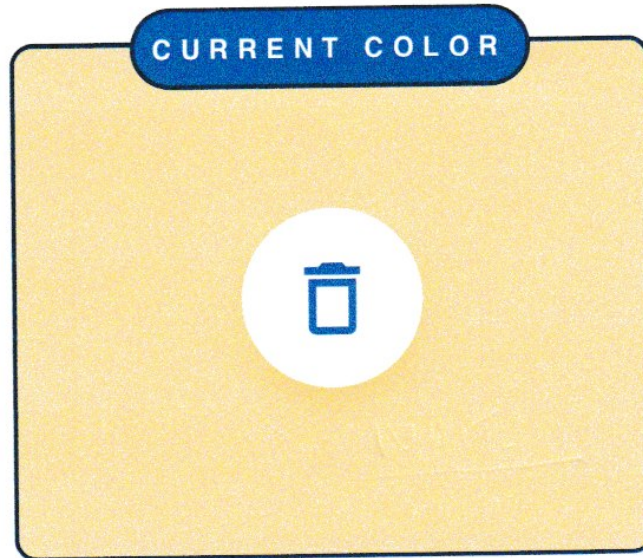


10:53



Sunglow

Compare - Add another col



Sunglow

YELLOW TO
MATCH MAIN HOUSE.

Current Color: Yellow



AA

lowes.com



11:08



Lowe's Home Improvement

Download the Lowe's app to search and shop all our products with ease.

★★★★★ (438K)

Install



- Strong and durable 24-gauge steel with attractive, classic style
- Fully insulated core provides a protective barrier from heat and cold for energy efficiency and exceptional...
- Internal 12-in solid wood lock block and a hidden reinforced steel plate in the door frame improve securit...

Common Size (W x H)

36-in x 80-in



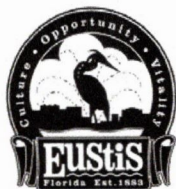
 lowes.com

March 6, 2023

To the Architectural Review Board:

At 708 E. Lemon Ave, we want to convert the 365 square foot single car garage (carriage house) into a studio living space. We want an on-site living space for a family member to serve as caretaker of the pool and property. The resulting conversion will be a match to the existing house in style and color. No structural elements other than windows and doors will be changed. Some of the siding will need to be replaced.

Thank you,
Amy Taylor



CITY OF EUSTIS -- BUILDING PERMIT APPLICATION

111 E. Orange Avenue, P. O. Drawer 68, Eustis, FL 32727-0068

Telephone: 352-483-5462---Fax: 352-589-2651

Code in Effect: FLORIDA BUILDING CODE 2020, 7th Edition

RECEIVED FEB 08 2023

HAND DELIVERED PSVE 001

Property Owner Amy Taylor
Mailing Address 14275 SW 16th Ave
Phone _____
City Palmdale OR. Zip _____
State _____ Fax _____

Contractor(Applicant) JAMES SVENSON
License Holder Svenson Construction Inc.
License Number CB01250553
Address 1715 HERMIT SMITH RD
City APRILLA State FL Zip 32712
Phone 321-291-5453 Fax _____
E-mail Address: SVENSONCONSTRUCTION@gmail.com

Project Address 708 EAST LOMA STREET Alt. Key # 1631271
Subdivision _____ Phase _____ Blk _____ Lot _____

Responding to a Code Violation? ☐ Yes ☒ No Within a Historic District? ☐ Yes ☒ No
Is property in a Floodplain? ☐ Yes ☒ No If "Yes" Base flood elevation must be provided on your Site Plan.

Contract Price/Value: \$ 25,000 Proposed Project Description/Scope: _____

RENOVATION TO EXISTING GARAGE

It is agreed that in all respects the work will be performed & completed in accordance with the permitted and applicable codes of the local jurisdiction. This permit may be revoked at any time upon violation of any of the provisions of said laws, ordinances, or rules & regulations, or upon any unauthorized change in the original approved plans. This permit becomes invalid if an inspection for permanent construction is not requested within 180 days or more than 6 months has elapsed between inspections.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other government entities, such as water management districts, state agencies, or federal agencies.

I certify that, per Chapter 469, F.S., Asbestos Abatement, I will contact FDEP and provide the Notice of Asbestos Renovation or Demolition Form, and will comply with all requirements, including, but not limited to, conducting a thorough asbestos inspection prior to the commencement of demolition or renovation.

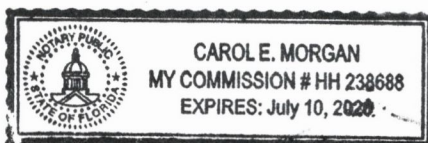
I DO HEREBY SWEAR THAT THE INFORMATION CONTAINED HEREIN AND THE ATTACHMENTS HERETO ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

SIGNATURE (Contractor/Applicant) [Signature] DATE 2/8/23

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 8th day of FEB. 2023 by JAMES SVENSON who is personally known to me or who has produced _____ as identification.

Carole E. Morgan
Notary Public



Permit # _____


3709722

BUILDING PERMIT APPLICATION - PAGE 2

CONTRACTOR—PLEASE COMPLETE INFORMATION AND SIGN IN APPROPRIATE BLOCK BELOW. BY SIGNING BELOW, I HEREBY SWEAR THAT I AM IN COMPLIANCE WITH FLORIDA'S WORKER'S COMPENSATION LAW AND THAT I HAVE SECURED COVERAGE OR HAVE A VALID CERTIFICATE OF EXEMPTION.

Building Contractor: SVENSA CONSTRUCTION INCState/Cert/Reg # CBC1250553Address 1915 HORMIT SMITH RD.City APALHAState FL. Zip 32712Phone 321-299-5153 Fax _____

Cell _____ Email: _____

Signature **M/H Set-up Contractor:** _____

State/Cert/Reg # _____

Address _____

City _____

State _____ Zip _____

Phone _____ Fax _____

Cell _____ Email: _____

Signature _____

Plumb Contractor: _____

State/Cert/Reg # _____

Address _____

City _____

State _____ Zip _____

Phone _____ Fax _____

Cell _____ Email: _____

Signature _____

HVAC Contractor: _____ (*)

State/Cert/Reg # _____

Address _____

City _____

State _____ Zip _____

Phone _____ Fax _____

Cell _____ Email: _____

Signature _____

Elec. Contractor: _____

State/Cert/Reg # _____

Address _____

City _____

State _____ Zip _____

Phone _____ Fax _____

Cell _____ Email: _____

Signature _____

LP Gas Contractor: _____

State/Cert/Reg # _____

Address _____

City _____

State _____ Zip _____

Phone _____ Fax _____

Cell _____ Email: _____

Signature _____

Specialty Contractor: _____

State/Cert/Reg # _____

Address _____

City _____

State _____ Zip _____

Phone _____ Fax _____

Cell _____ Email: _____

Signature _____

Engineer/Architect: _____

State/Cert/Reg # _____

(*) NOTE TO HVAC CONTRACTOR: FLORIDA BUILDING CODE – ENERGY EFFICIENCY, REQUIRES THAT THE CONTRACTOR PROVIDE MANUAL J & MANUAL N ON ALL NEW CONSTRUCTION AND REPLACEMENT HVAC SYSTEMS ; CONTRACTOR MUST ALSO PROVIDE CERTIFICATION THAT ALL DUCTWORK HAS BEEN INSPECTED AND ALL NECESSARY REPAIRS/TAPING HAVE BEEN COMPLETED.

Approved by _____ **Date:** _____



Building Code in Effect:
2020 (Seventh Edition) Florida Building Code

BUILDING PERMIT APPLICATION - PAGE 3

Permit Number: _____

Important!

Yes ☐ No ☒ (Check one) I am filling and /or excavating the property. If yes, provide the Finish Floor Elevation (FFE) , lot corner elevations and drainage plan for the site. Depending on the type of development, not all information will be required. Note: Failure to respond correctly will make you personally liable for future damages.

III. OWNER & LENDER INFO				
A. OWNER OR LESSEE		EMAIL ADDRESS		FAX NO.
NAME			TELEPHONE NO.	
MAILING ADDRESS		CITY	STATE	ZIP CODE
B. BONDING/MORTGAGE NAMES				
Fee Simple Titleholder, Bonding Company, Mortgage Lender and Design Professional information is required when the aggregate value (total cost of all improvements and not just work authorized by the individual permit) is \$2,500 or more (except HVAC repair/replacement > \$7,500).				
NAME		ADDRESS,	CITY,	STATE & ZIP TELEPHONE NO.
FEE SIMPLE TITLEHOLDERS (IF OTHER THAN OWNER)		<input type="checkbox"/> SAME AS OWNER		
BONDING COMPANY <input type="checkbox"/> NOT APPLICABLE				
MORTGAGE LENDERS <input type="checkbox"/> NOT APPLICABLE				
DESIGN PROFESSIONAL		LICENSE #		
		PRIMARY CONTACT EMAIL ADDRESS		PRIMARY CONTACT CELL PHONE NO.

AGENT/APPLICANT'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE
CITY OF EUSTIS

BEFORE ME, the undersigned authority personally appeared Amy Taylor
who being by me first duly sworn on oath, deposes and says:

1. That he/she Affirms and Certifies that he/she understands and will comply with all Ordinances, Regulations, and Provisions of the City of Eustis, and that all statements and diagrams submitted herewith and attached hereto, are true and accurate to the best of their knowledge and belief, and further, that this application and attachments shall become part of the Official Records of the City of Eustis, Florida, and are **Not Returnable**.
2. That he/she desires **City Commission** approval for the use of property as proposed, for the property legally described on this Application.
3. That the submittal requirements for this Application, which are attached hereto, have been completed and attached hereto as part of this Application.

Amy Taylor
(Agent/Applicant's Signature)

STATE OF FLORIDA
COUNTY OF LAKE
CITY OF EUSTIS

The foregoing instrument was acknowledged before me this 26 day of January, 2023, by
Amy Taylor, who is personally known to me or who has
produced Oregon DL as identification.

(SEAL)



MARIAH LESTER
Commission # HH 133877
Expires June 18, 2025
Bonded Thru Budget Notary Services

Mariah Lester
Notary Public (Signature)

Mariah Lester
Print or type Notary Name

Commission (serial) Number HH 133877

My Commission Expires: June 18, 2025

PROPERTY RECORD CARD

General Information

Name:	TAYLOR AMY	Alternate Key:	1631271
Mailing Address:	14275 SW 161ST AVE PORTLAND, OR 97224 Update Mailing Address	Parcel Number: ⓘ	11-19-26-0100-092-00500
		Millage Group and City:	000E Eustis
		2022 Total Certified Millage Rate:	20.4258
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	708 E LEMON AVE EUSTIS FL, 32726	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	EUSTIS LOTS 5, 6, 7, 8 BLK 92 PB 1 PG 79 ORB 5893 PG 1219 ORB 5945 PG 244		

NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	SINGLE FAMILY (0100)	132	132		17424.000	FD		\$0.00	\$59,727.00

[Click here for Zoning Info](#) ⓘ [FEMA Flood Map](#)

Residential Building(s)

Building 1

Residential	Building Value: \$97,408.00		
Summary			
Year Built: 1925	Total Living Area: 2292 ⓘ	Central A/C: Yes	Attached Garage: No
Bedrooms: 4	Full Bathrooms: 2	Half Bathrooms: 0	Fireplaces: 1
Incorrect Bedroom, Bath, or other information? ⓘ			
Section(s)			
Section Type	Ext. Wall Type	No. Stories	Floor Area
FINISHED LIVING AREA (FLA)	Wood (01)	2.00	2292
View Larger / Print / Save			

GENERAL NOTES

DESIGN REQUIREMENTS

WIND DESIGN LOAD INFORMATION:
(PER FBC 2017 6th EDITION R301, REF. ASCE 7-10)
BASIC WIND SPEED (VW) = 139 MPH (2 SECOND GUST)
(VW) = 166 MPH (3 SECOND GUST)
BUILDING CATEGORY = II (ASCE 7-10)
WIND EXPOSURE (ALL SIDES) = B (ASCE 7-10)
INTERNAL PRESSURE COEFFICIENTS (ASCE 7-10)
ENCLOSED BUILDINGS +/- 0.18
PARTIALLY ENCLOSED BUILDINGS +/- 0.56
(NOTE: COEFFICIENTS FOR PARTIALLY ENCLOSED STRUCTURES ARE APPLIED WHEN DESIGN OF MEMBER(S) FALLS UNDER ASCE 7-10 DEFINITIONS CLASSIFYING AS SUCH)
ALL COMPONENTS AND CLADDING NOT SPECIFIED ON PLANS SHALL BE DESIGNED TO WITHSTAND THE FOLLOWING PRESSURES (ASD):
FOR WALL LOCATIONS +12.2 PSF, -28.3 PSF
FOR ROOF LOCATIONS +12.2 PSF, -49.9 PSF

PREFABRICATED WOOD TRUSSES

- ALL PREFABRICATED WOOD TRUSSES SHALL BE SECURELY FASTENED TO THEIR SUPPORTING WALLS OR BEAMS WITH HURRICANE CLIPS OR ANCHORS
- TRUSSES SHALL BE DESIGNED BY MANUFACTURER'S METHODOLOGY FOR LONG SPAN TRUSSES TO DETERMINE UPLIFT AND REACTION VALUES, MEMBER AND PLATE DESIGN TO BE CALCULATED BY COMPONENTS AND CLADDING METHOD UNLESS SPECIFIED OTHERWISE BY TRUSS ENGINEER OF RECORD
- PREFABRICATED WOOD TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE LATEST EDITION OF THE "NATIONAL DESIGN SPECIFICATION FOR STRESS-GRADE LUMBER AND ITS FASTENERS" AS RECOMMENDED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION
- TRUSS MEMBERS AND CONNECTIONS SHALL BE PROPORTIONED (WITH A MAXIMUM ALLOWABLE STRESS INCREASE FOR LOAD DURATION OF 25%) TO WITHSTAND DESIGN LOADS
- BRIDGING FOR PRE-ENGINEERED TRUSSES SHALL BE AS REQUIRED BY TRUSS MANUFACTURER UNLESS NOTED ON PLANS
- TRUSS ELEVATIONS AND SECTIONS ARE FOR GENERAL CONFIGURATION OF TRUSSES ONLY. WEB MEMBERS ARE NOT SHOWN BUT SHALL BE DESIGNED BY TRUSS MANUFACTURER IN ACCORDANCE WITH THE DESIGN LOADS

TRUSS DESIGN LOADS

TOP CHORD: LL = 10 PSF
(TRUSS MFR. MAY TAKE REDUCTION FOR 6:12 SLOPES OR GREATER)
DL = 10 PSF (SHINGLE TYPE ROOF COVER)
DL = 10 PSF (LOW SLOPING MEMBRANE TYPE ROOF COVER)
DL = 14 PSF AT OVERBUILT
BOTTOM CHORD: LL = 10 PSF
BOTTOM CHORD: DL = 10 PSF
WIND LOAD: SEE DESIGN REQUIREMENTS

- THE TRUSS MANUFACTURER SHALL DETERMINE ALL SPANS, WORKING POINTS, BEARING POINTS, AND SIMILAR CONDITIONS. TRUSS SHOP DRAWINGS SHALL SHOW ALL TRUSSES, ALL BRACING MEMBERS AND ALL TRUSS TO TRUSS HANGERS
- PROVIDE ADDITIONAL BRACING AND BLOCKING PER BCOS-1-03 AND TRUSS MANUFACTURER'S DRAWINGS

PROJECT NOTES

BUILDING DATA

2020 Florida Building Code Residential 7th Edition
2020 Florida Building Code existing 7th Edition
NFPA- 70 (NEC) 2017 Edition
2017 FBC Residential, 7th Edition- Electric

CLASSIFICATION: REPAIR

SCOPE OF WORK

SITE LOCATION MAP



SVENSON CONSTRUCTION INC
CBC1250553

ISSUE DATE SCHEDULE

0	DATE	DESCRIPTION
R1		CD SET

INDEX OF DRAWINGS

0	SHEET	DESCRIPTION: INTERIOR DESIGN
A1.1		COVER SHEET
A3.1		FIRST FLOOR PLAN
E1.1		ELECTRICAL



WWW.CREATIVEFUEL.CO.COM

AMY TAYLOR COTTAGE
RENOVATION
718 E Lemon Street, Eustis

RALPH C
MERVINE

Digitally signed by
RALPH C MERVINE
Date: 2023.02.20
06:29:20 -05'00



This item has been digitally signed and sealed by RALPH CARTER MERVINE on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

BUILDING DATA

Living area 400 sf

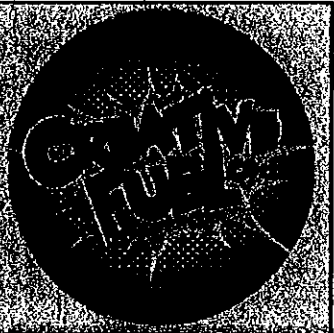
ISSUE DATE APPROVED BY: JDB

REVISION SCHEDULE

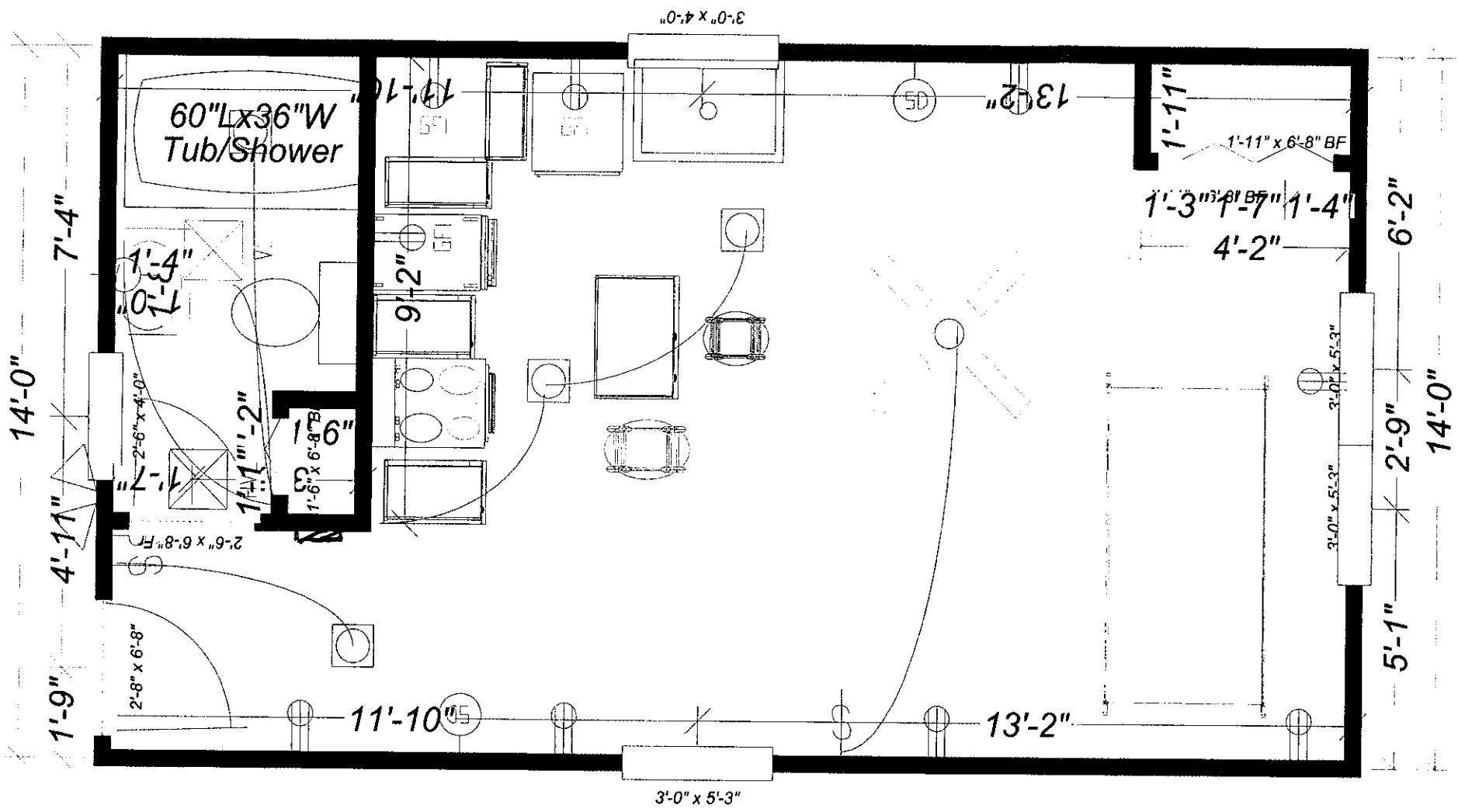
0 DATE DESCRIPTION

COVER SHEET
GENERAL NOTES

A1.1



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- ELECTRICAL LEGEND:**
- OUTLET 110-115
 - ⊖ GFI OUTLET 110-115, GROUND FAULT CIRCUIT INTERRUPTER
 - ⊖ WP GFI OUTLET 110-115, WATERPROOF GROUND FAULT CIRCUIT INTERRUPTER
 - ⊕ C.O. FAN PRE WIRED
 - LIGHT FIXTURE, WALL MOUNTED
 - LIGHT FIXTURE, CEILING MOUNTED
 - LIGHT FIXTURE, RECESSED
 - METER
 - ⊖ DISCONNECT SWITCH
 - ⊖ SWITCH, SINGLE POLE
 - ⊖ SWITCH, THREE WAY
 - ⊖ ELECTRICAL PANEL
 - ⊖ EXHAUST FAN
 - ⊖ GARBAGE DISPOSAL
 - ⊖ OUTLET 220-240, SPECIAL PURPOSE

1 ELECTRICAL PLAN
Scale: 1/4" = 1'-0"

ISSUE DATE: _____ APPROVED BY: JOK

REVISION SCHEDULE	
DATE	DESCRIPTION

ELECTRICAL PLAN
AND LEGEND
E1.1

SHEET NUMBER