



City of Eustis

Development Services Department

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

TO: HISTORIC PRESERVATION BOARD

FROM: Jeff Richardson, AICP, Deputy Director

DATE: September 13, 2023

RE: Certificate of Appropriateness 2023-COA-11 Construction of a New Shed at 826 E Washington Avenue (Alternate Key 1759749)

PROPOSED PROJECT:

Jason and Koren Obispo, the property owners, are requesting Historic Preservation Board approval for the construction of a new shed at 826 E Washington Avenue. The shed would be partially visible from the street, if not, it could potentially be approved administratively by staff, without formal review 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 one lot to the west of the intersection of S Exeter St and Washington Avenue, on the south side of Washington Avenue. The proposed shed is ten feet by twelve feet in dimensions and a height of 10 feet to the peak of the truss line.

The proposed shed would be located:

5 feet from the southern side property line

5 feet from the side (western) property line

Approximately 105 feet from Washington Ave at the rear of the property and the end of the driveway on the west side of the home.

PROPERTY INFORMATION:

Owner: Jason and Koren Obispo
Applicant: Owner
Site Acreage: 7,128 square feet

(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, 826 Washington Avenue, is classified as Bungalow Style architecture, 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 shown to have features consistent with those of the existing single-family home on the property. The color is not shown on the provided elevations and samples. The shed should be of a matching or significantly similar shade so as to blend. The proposed shed as it faces Washington Avenue does have facing features that would make it more consistent and compatible with the bungalow style.

Peak vent and carriage-style doors with windows are consistent elements of the bungalow style and the existing home.



(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 has not been provided. The “paneling” on the proposed shed is vertical whereas the paneling on the existing home is horizontal, so these two structures will lack some similarities with each other. Overall the elements of the shed are consistent with the bungalow style, i.e..

Low roof pitch, low structural build, gable vent, carriage doors with windows, etc. The color of the shed will need to be consistent with the existing structure.

(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 would then be able to file for building permitting and install the shed. The usual inspections and any other requirements with a building permit would apply.

(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 an historic district.

The proposed shed's height of 10 feet does not pose a conflict with the bungalow 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.

The visible efface of the shed incorporates a door and window style that is compatible with the bungalow style.

(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 shed 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 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.

Color for the proposed shed shall be consistent or compatible with the existing home. The proposed roof pitch is consistent with that of the existing home and the bungalow architectural 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 only visible to the street from the front along the driveway. The visible elements of the shed are generally compatible with the bungalow architectural style and do not pose any overt incompatibilities.

RECOMMENDATION:

Based on the analysis above, the criteria for evaluation provided in this memorandum, the revised shed is consistent with the subject property's historic bungalow architectural style and existing development.

Staff recommends approval of this request.

ATTACHMENTS:

Site Plan to Show Proposed Shed Location

Proposed Shed Elevations

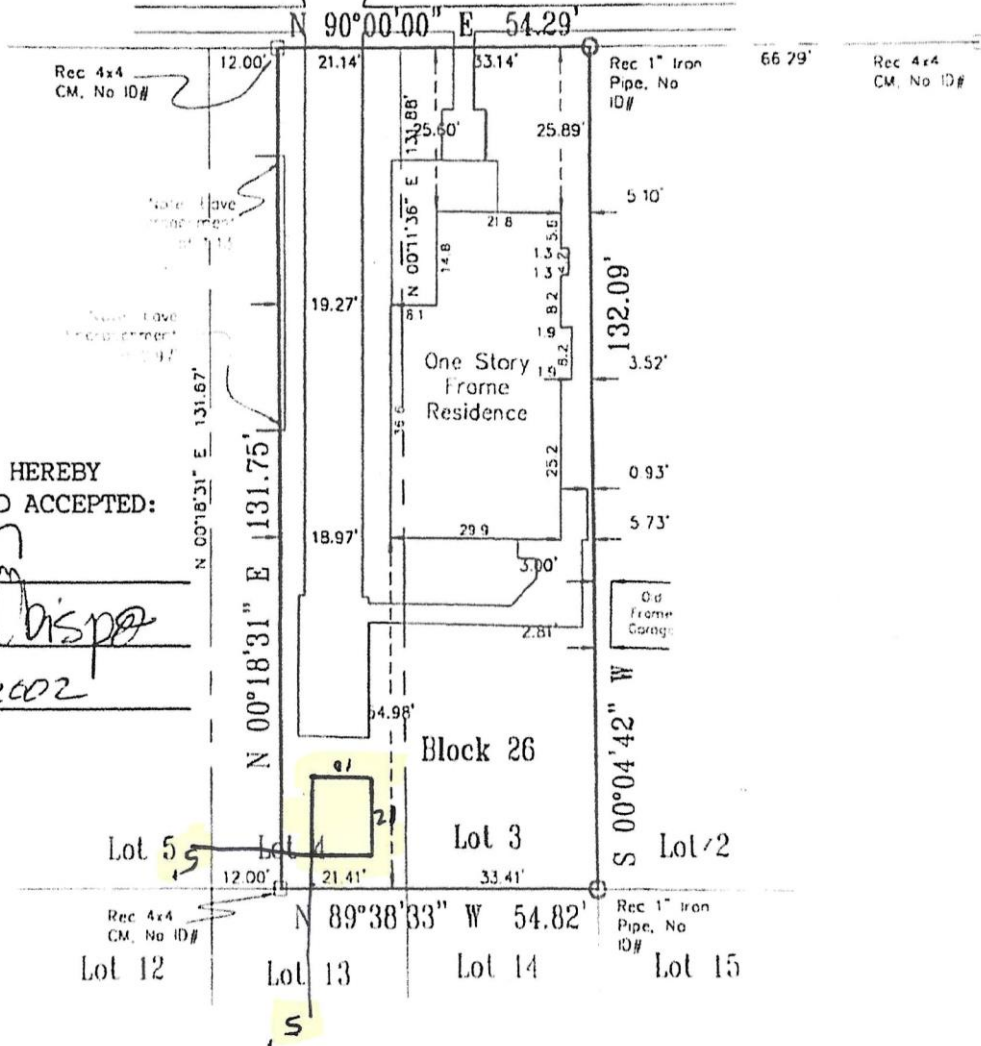
COA Application

Historical Structure Form – Florida Master Site File for the subject property

Bungalow 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



THIS SURVEY IS HEREBY
AGREED UPON AND ACCEPTED:

[Signature]
 DATE
 11/27/2002

EXHIBIT B: ELEVATIONS OF PREVIOUSLY PROPOSED SHED

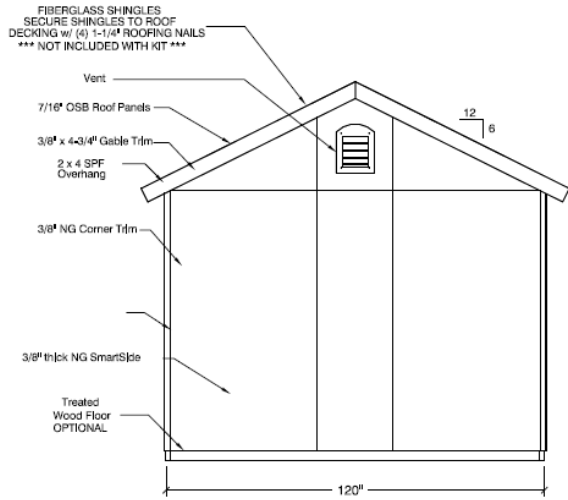
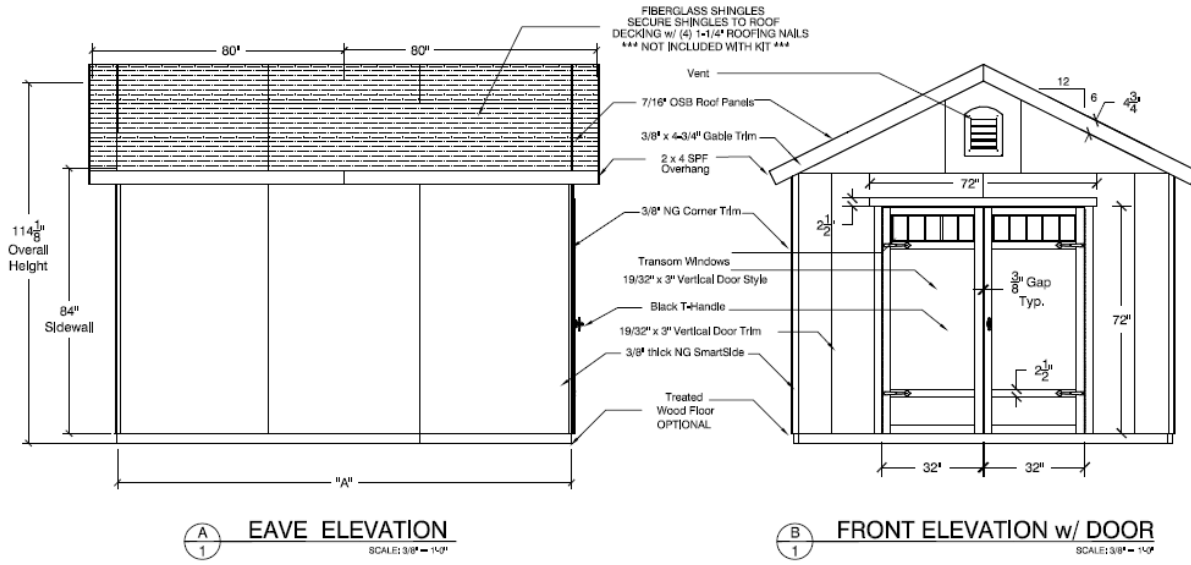


EXHIBIT C: ELEVATIONS OF NEW REVISED PROPOSED SHED



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: 826 E. Washington Ave. Eustis FL

Property Owner

Print Name: Jason and Koren Obispo
Mailing Address: 826 E. Washington Ave. Eustis FL
Phone: 352-531-4948 Fax: _____
Email: jobispo@comcast.net

Applicant/Agent (if different from property owner)

Print Name: Backyard Storage Solutions Gary West
Mailing Address: 1051 Monroe Rd. Sanford FL 32771
Phone: 407-549-2627 Fax: _____
Email: permitgirl82@gmail.com

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

Applicant/Owner:  Date: 7/31/23

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.

10x12 Shed built onsite, Will be painted to match the color of the home

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: _____