



City of Eustis

Development Services Department

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

TO: HISTORIC PRESERVATION BOARD

FROM: SHERRI TAKALLOO, SENIOR PLANNER

DATE: MAY 8, 2024

RE: CERTIFICATE OF APPROPRIATENESS 2024-COA-06 CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AT 805 EAST LEMON AVENUE (NORTHEAST CORNER OF SOUTH PRESCOTT STREET AND EAST LEMON AVENUE / ALTERNATE KEY 1189811)

PROPOSED PROJECT:

Francisco Valdez, owner of the subject property at the northeast corner of South Prescott Street and East Lemon Avenue (Alternate Key Number 1189811), is requesting Historic Preservation Board approval to construct a new single-family residence within the Washington Avenue Historic District.

The new design is proposed as a two-story of approximately cumulative 1,690 sq.ft, which includes 1027 sq.ft living first floor and 663 sq.ft of living second floor.

The width of the building including the porch is 29'-2".

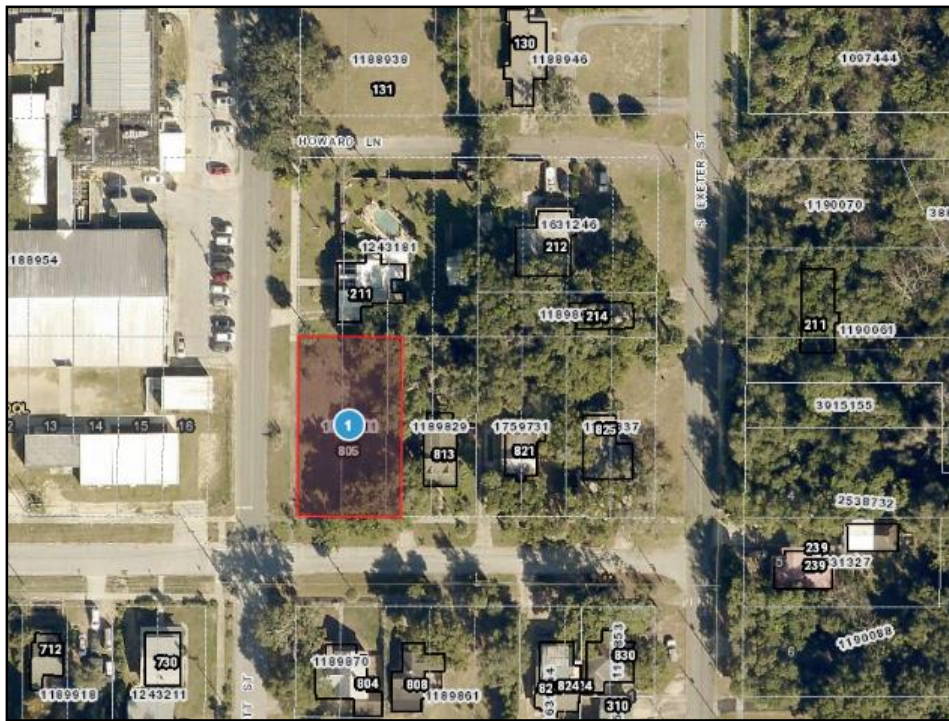
AREA	
Name	Area
LIVING 1ST FLOOR	1027 SF
PORCH	430 SF
LIVING 2ND FLOOR	663 SF
GARAGE	505 SF
BALCONY	190 SF

The previous design was a single-story of approx.2,311 sq.ft. and the width of the house was 49'-4".

The new design shows consistency with the Florida master site file, which describes the historic site architectural style as frame vernacular, in addition shows consistency with surrounding properties in the neighborhood and elsewhere in the Washington Avenue Historic District. (See attached site plan and renderings.)

PROPERTY INFORMATION:

Owner: Francisco Valdez
Site Acreage: 0.23 acres
Alternate Key: 1189811
Future Land Use: Suburban Residential (SR)
Design District: Suburban Neighborhood



Site Location

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

The Washington Avenue Historic District includes a variety of architectural styles as well as non-contributing structures, (see Ordinance Number 1997-33), a majority of which are Frame Vernacular. The revised design that is proposed now shows consistency with the prior house that was on the property as well as the historic district surrounding it.

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

The surrounding nearby properties are in the frame vernacular style as this property is designated from the prior home that existed on the site before it was destroyed by a fire.

(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;

Not applicable; new construction.

(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 should move forward to complete final design and apply for a building permit.

- (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 a historic district.

The proposed home is two-story and will not exceed the maximum height of 35-feet permitted in a suburban residential land use district. The proposed home's height should be consistent with the surrounding and the historic style.

Frame vernacular homes generally consist of masonry (usually brick) piers. Spaces between piers are left open to allow for ventilation and for protection from high water.

(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.

Generally, the frame vernacular style features double-hung sash windows made of wood, and windows are spaced evenly along all facades. Windows can be single-pane, or 2- or 4-pane. Doors contain recessed wood panels.

The proposed elevations are generally consistent with this. The proposed windows are making balance windows on elevations which is consistent with the neighborhood and the frame vernacular 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.

Proposed setbacks are consistent with the required and shall meet code requirements.

Roofs in the frame vernacular style generally should consider the following characteristics:

- ***Earlier period homes have steep pitches, to accommodate attic space.***
- ***Later period homes have a lowered roof pitch.***
- ***Overhanging Eaves.***
- ***Rafter ends are unadorned, exposed, and extend beyond the face of the wall.***
- ***Wood shingles were often used to cover the roofs in early homes.***
- ***Metal shingles or metal sheets were used on later-period structures, or as a replacement roof material.***

The provided elevations show roof lines are generally consistent with this in the roof style provided.

Porches and facades in the frame vernacular architectural style shall consider the following elements:

- ***Most commonly simple entrance or end porches***
- ***one-story front porches, and gabled or hipped roofs with overhanging eaves.***
- ***Columns are typically narrow and made of wood; usually spaced evenly across the facade, with few details***
- ***In most cases, porches were built without railings***

The new designed elevations show a porch and balcony on first and second floor on both, side and front elevations, creating balanced elevations which is one of the most common features for frame vernacular architectural style.

(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 provided elevations show roof lines that reflect the typical design elements of the frame vernacular style. The roof line of the frame vernacular style is typically simple (hip or gabled) with deep overhanging eaves.

(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.

The landscaping around the building and on both sides of entrances are consistent and compatible with the frame vernacular architectural style.

(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 structure is reasonably compatible with its architectural style and character and with surrounding structures. (See renderings).

(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 location of the property and the dimensional characteristics of the property create a condition where there is no dominant horizontal or vertical expression of surrounding structures.

(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 elevation's material is horizontal siding, Brick veneer and shingles for the roof, are all consistent with the common material for the frame vernacular architectural style and surrounding buildings.

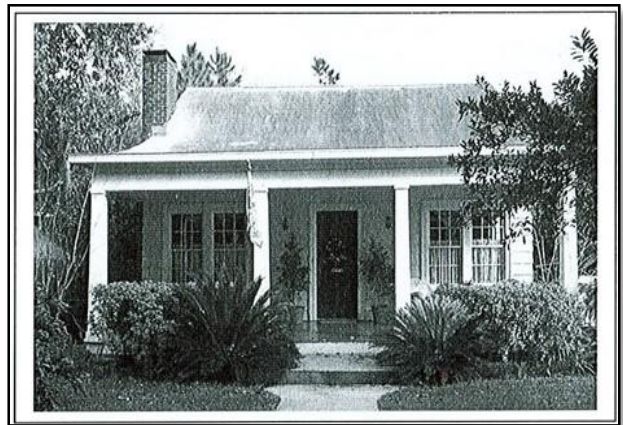
Homes in the frame vernacular style are typically rectangular and sometimes may be L-shaped to maximize cross ventilation. The proposed design floor plans is consistent with the architectural style.

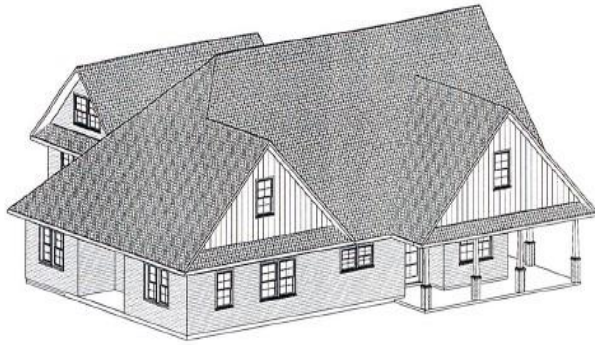
(9) *Impact on archaeological sites.* New construction shall be undertaken in such a manner as to preserve the integrity of archaeological sites and landmark sites.

The new design for floor plans, the balanced elevations with porches and balconies on first and second floor, the material and the landscaping on entrances, all around the building are consistent with main features of the frame vernacular architectural style and surrounding neighborhood.

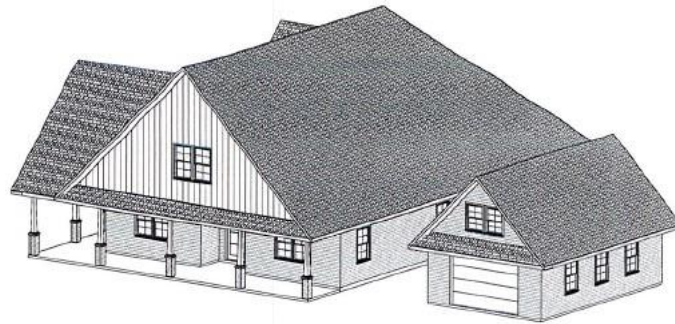


Frame Vernacular Architectural Style Buildings



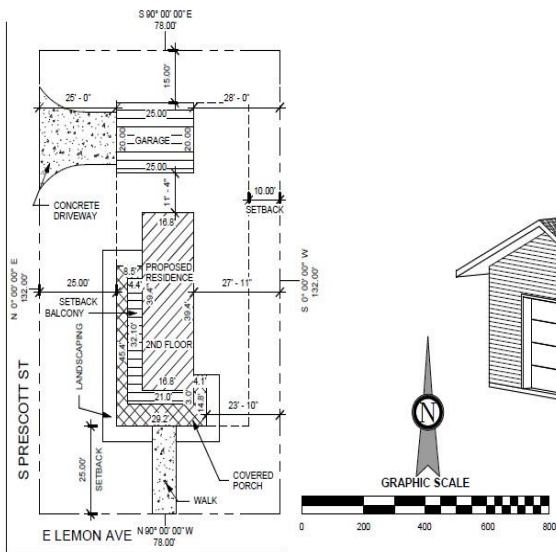


③ PERSPECTIVE VIEW "B"



① PERSPECTIVE VIEW

Previous Design



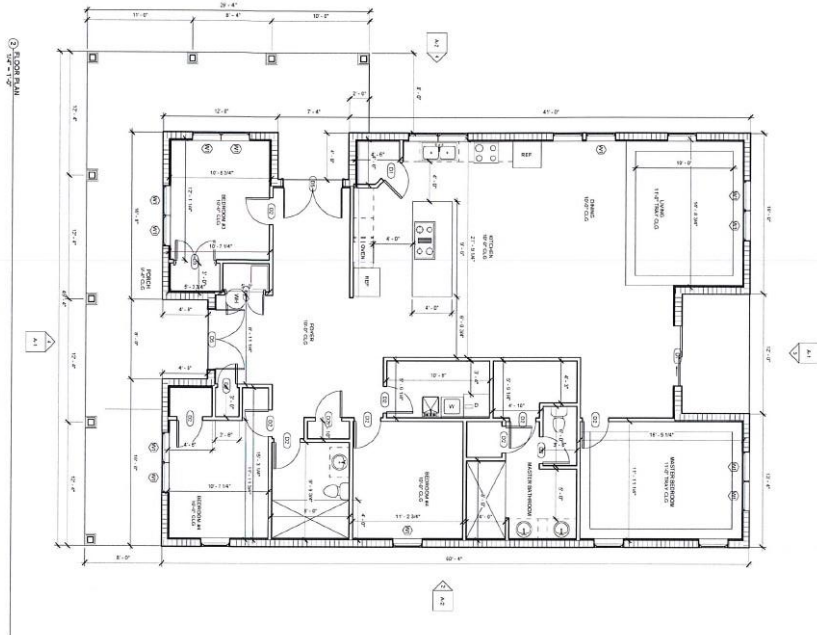
④ SITE PLAN
1" = 20'-0"

NOTE: CERTIFICATION OF SITE PLAN APPLIES ONLY TO THE LOCATION OF THE PROPOSED WORK, AND DO NOT CONSTITUTE A SURVEY. CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND LOCATION BEFORE CONSTRUCTION.

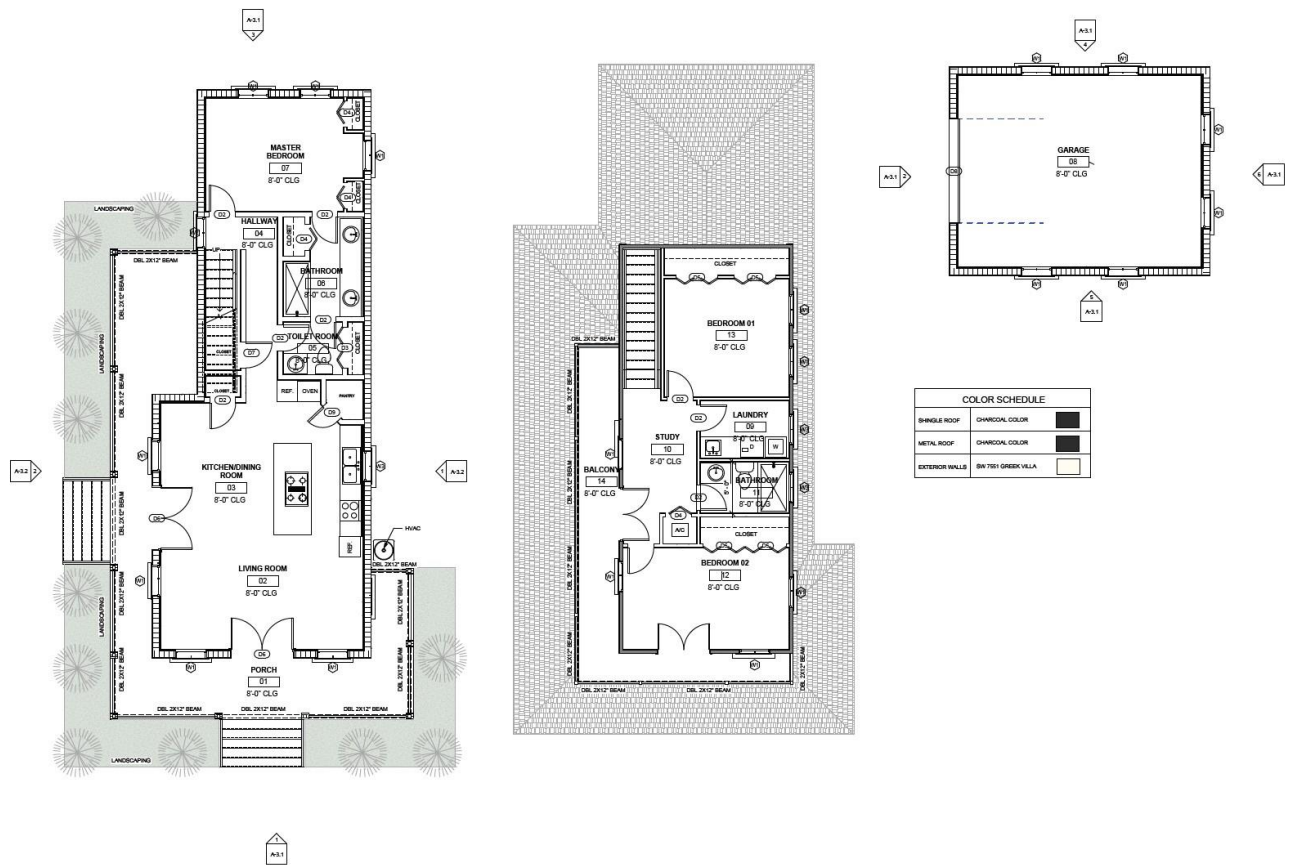


① PERSPECTIVE VIEW

Revised Design



Previous floor plan (1 Story)



Revised floor plans (2 Story)



Previous Elevations (1 Story)

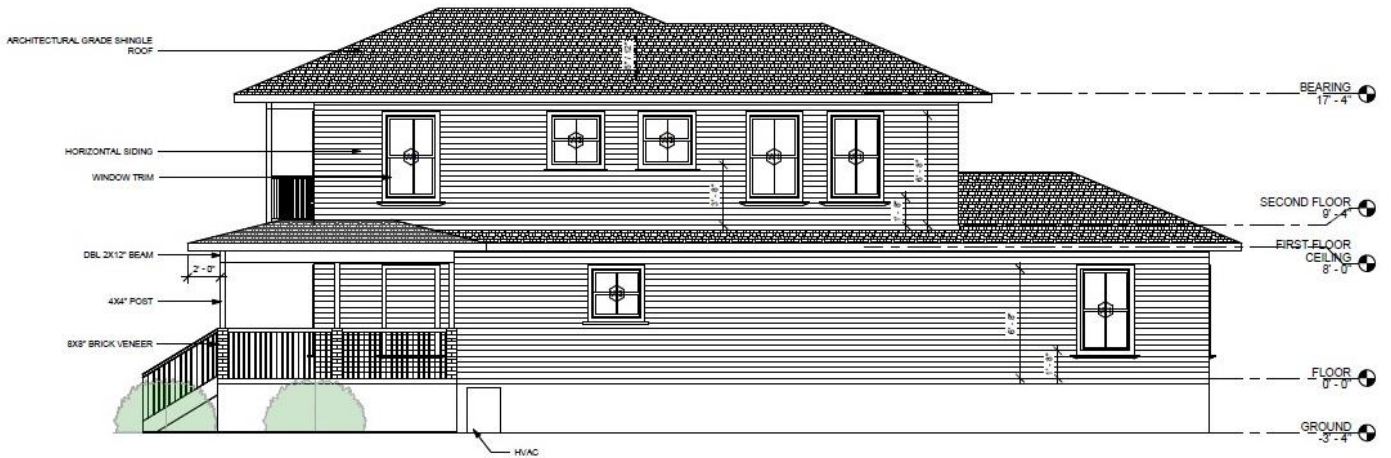


Left Side Elevation

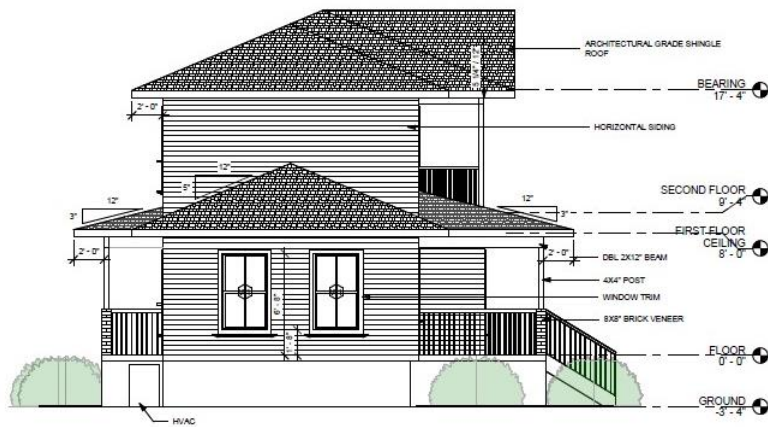
Revised Elevations (2 Story)



Front Elevation

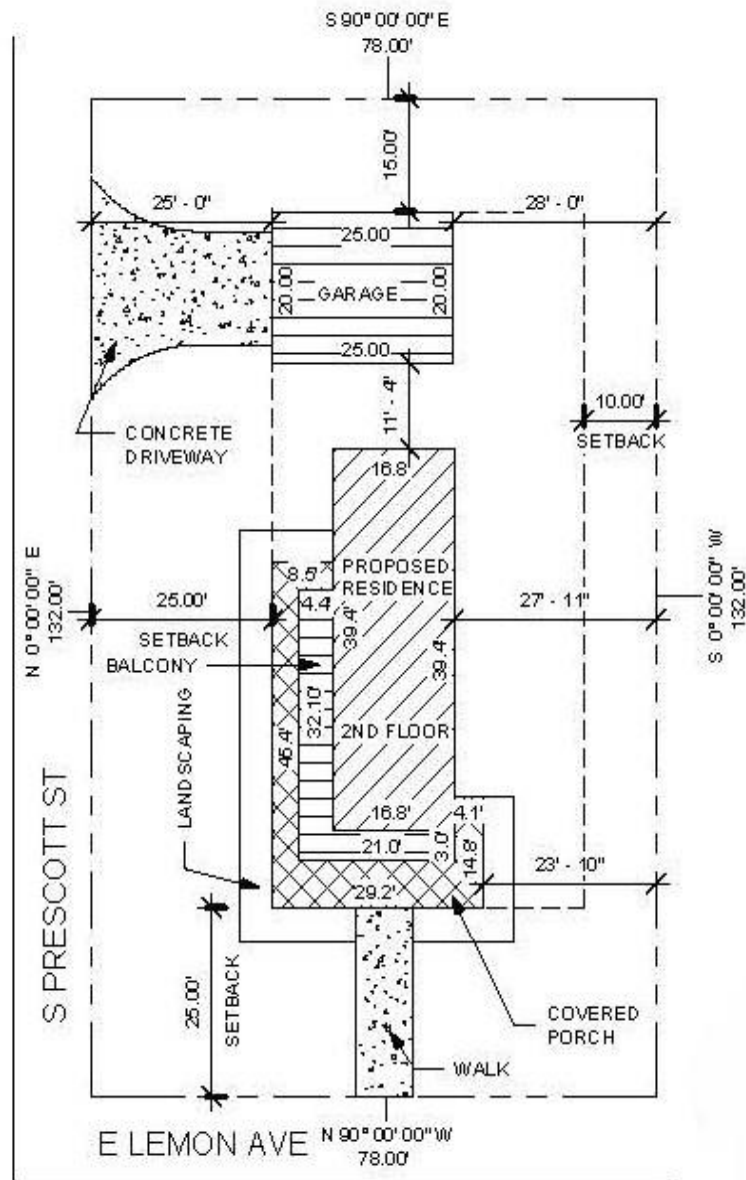


Right Side Elevation



Rear Elevation

Revised Elevations (2 Story)



Proposed Site Plan

The building lot type for this property is designated as an "Estate lot":

- ✓ Minimum required street setbacks of 25 feet for both the front and left side facing the street.
- ✓ Minimum required common lot setback of 10 feet.
- ✓ Minimum required rear setback of 15 feet.

Features of the revised drawings that are compatible with the Frame Vernacular architectural style and the surrounding neighborhood include:

- ✓ Rectangular plans.
- ✓ Elevated floor slabs, not on the ground.
- ✓ Simple entrance with end porches and narrow columns.
- ✓ Landscaping surrounding the building and on entrance sides.
- ✓ Lower roof pitches with shingle material and overhangs.
- ✓ Horizontal sidings for the exterior wall elevations.
- ✓ 4-pane, wood frame windows, balanced on elevations.
- ✓ Balconies and porches on the first and second floors, creating balanced elevations.
- ✓ Balanced structure for the first and second floors.

RECOMMENDATION:

Based on the analysis above, the new design for floor plans, elevations and material provided in this application, staff recommends approval of the request.

The proposed two-story home maintains consistency with the surrounding neighborhood. Setbacks meet code requirements, and the elevations including the porches and balconies, landscaping around the entrances are compatible with frame vernacular style.

In addition, materials like horizontal siding, brick veneer, and shingle roof blend into the neighboring buildings.

ATTACHMENTS:

COA Application

Proposed House Drawings

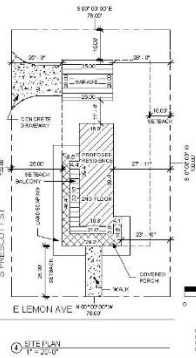
Historical Structure Form – Florida Master Site File for the subject property

Photos of the Property Following House Fire in 2005

c: Applicant and Property Owner
Historic Preservation Board Members
File: 2024-COA-06

VALDEZ RESIDENCE

805 E Lemon Ave, Eustis, FL 32726



NOTE: CERTIFICATION OF SITE PLAN APPLIES ONLY TO THE LOCATION OF RESIDENCES WITHIN AND TO THE CONCEPTUAL & SURVEY CONTROL FOR ITS DEVELOPMENT. DIMENSIONS AND LOCATIONS SUBJECT TO CHANGE.

TOOLBOX
RESIDENTIAL SERVICES
TOOLBOXDRAWINGS.COM

LEE SMITH
REGISTERED ARCHITECT
Professional Seal
Registration # 21077
100 W. Main St. Gainesville, FL 32601
PH: 352.384.7752

SIGN/SEAL

DATE

PROJECT INFORMATION
OWNER: [Redacted]
PROJECT NO: [Redacted]
SHEET NO: [Redacted]

SCOPE OF WORK

HOUSE BUILDING

Sheet Number	Sheet Name
0-0	COVER SHEET
A-1	FLOOR PLAN
A-2	FLOOR PLAN- DIMENSION
A-3.1	ELEVATIONS
A-3.2	ELEVATIONS
SN	STANDARD NOTES

MATERIAL INDEX

[Symbol]	EARTH
[Symbol]	SAND/MORTAR
[Symbol]	CONCRETE
[Symbol]	BRICK
[Symbol]	METAL
[Symbol]	WOOD
[Symbol]	INSULATION
[Symbol]	CONCRETE MASONRY
[Symbol]	GYPSUM BOARD
[Symbol]	BOARD AND BATTEN

SYMBOLS

[Symbol]	2 X FRAME WALL
[Symbol]	2 X BEARING WALL W/ STUDS @ 16" O.C.
[Symbol]	8" X 16" CMU WALL W/ EXTERIOR STUCCO W/ INTERIOR R-MAX, 3/4" FLOORING STRIPS & 1/2" DRYWALL
[Symbol]	8" X 16" CMU GARAGE WALL W/ EXTERIOR STUCCO
[Symbol]	EXISTING WALL
[Symbol]	EXISTING WALL TO BE DEMOLISHED

ROOM NAME: X'X' O' CLG

ROOM TAG

DETAIL NUMBER: SHEET NUMBER

DETAIL KEY

VIEW ORIENTATION: DETAIL NUMBER

SHEET NUMBER

BUILDING SECTION KEY

VIEW ORIENTATION: DETAIL NUMBER

SHEET NUMBER

ELEVATION KEY

NOTICE

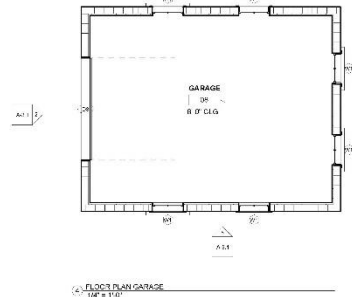
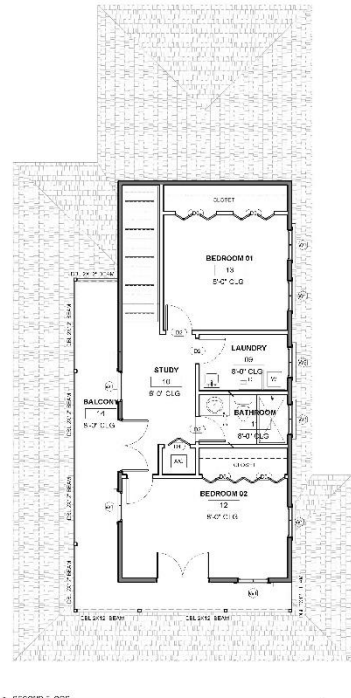
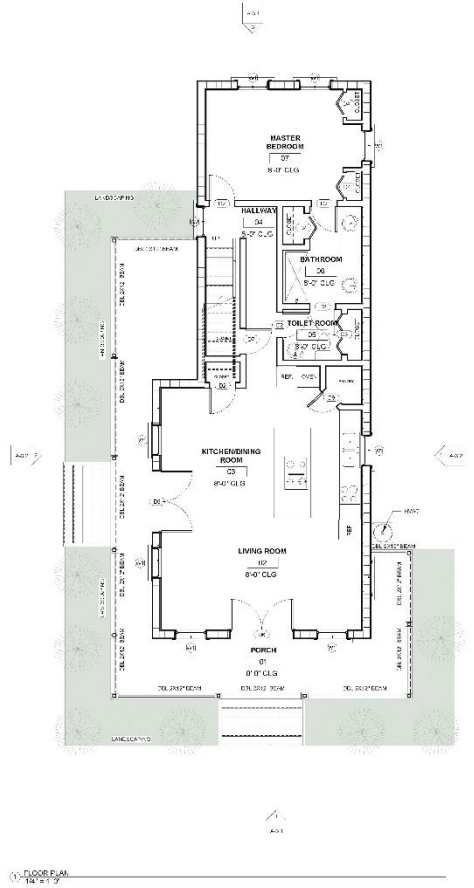
OWNER AND CONTRACTOR SHALL EXAMINE THE DRAWINGS AND ANY DOCUMENTATION IN DETAIL. IT SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR TO REVIEW AND CONTEMPLATE THE DRAWINGS AND TO CONCLUDE WITH REGULATORY AGENCIES. IT IS DEEMED NOT TO INCLUDE DETAILS OF COMMON PRACTICE AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN NECESSARY PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A CONSTRUCTION PERMIT AND START THE CONSTRUCTION. OTHERWISE THE CONTRACTOR AND OWNER ASSUME RESPONSIBILITY FOR THE CONSTRUCTION. THE METHOD OF CONSTRUCTION SHALL BE DETERMINED BY THE CONTRACTOR. GENERAL CONTRACTOR SHALL VERIFY WITH OWNER THAT CONDITIONS INDICATED ON THE PLAN AND COMPLY WITH ALL LOCAL RETAINAGE REQUIREMENTS AND SHALL NOTIFY THE OWNER OF RECORD OF ANY CONFLICTS BEFORE CONSTRUCTION. TO THE BEST OF OUR KNOWLEDGE THESE PLANS ARE DEEMED TO COMPLY WITH OWNERS AND/OR BUILDERS SPECIFICATIONS AND ANY CHANGES MADE ON THEM AFTER PRINTS ARE MADE WILL BE DONE AT THE OWNERS AND/OR BUILDERS EXPENSE AND RESPONSIBILITY.

VALDEZ RESIDENCE

COVER SHEET

PERMIT SET SHEET

0-0



COLOR SCHEDULE

W/ INTERIOR	ORANGE SOLAR	[Color]
W/ EXTERIOR	ORANGE SOLAR	[Color]
W/ INTERIOR	ORANGE SOLAR	[Color]

Door Schedule

Count	Type	Material	Width	Height	Function
2	DF	DOUBLE EXTERIOR FULL GLASS	5'-0"	6'-0"	Exterior
8	DS	SINGLE INTERIOR	2'-0"	6'-0"	Interior
1	DG	4 PANEL FOLD	4'-0"	6'-0"	Interior
4	DA	2 PANEL SWING	2'-0"	6'-0"	Interior
4	DD	SWING	2'-0"	6'-0"	Interior
2	DE	DOUBLE EXTERIOR FULL GLASS	5'-0"	6'-0"	Exterior
1	DF	DOUBLE INTERIOR	5'-0"	6'-0"	Interior
1	DS	OVERHEAD GARAGE DOOR	10'-0"	7'-0"	Exterior
1	DE	SINGLE INTERIOR	2'-0"	6'-0"	Interior

Window Schedule

Count	Type	Material	Width	Height
19	W1	SINGLE JUNG	2'-0"	5'-0"
1	W2	SINGLE JUNG	2'-0"	5'-0"
3	W3	SINGLE JUNG	2'-0"	5'-0"

AREA

Name	Area
LIVING 1ST FLOOR	1027 SF
PORCH	420 SF
LIVING 2ND FLOOR	865 SF
GARAGE	805 SF
BALCONY	100 SF
TOTAL	2815 SF

TOOLBOX
RESIDENTIAL SERVICES
TOOLBOXDRAWINGS.COM

LEE SMITH
REGISTERED ARCHITECT
Professional Seal
Registration # 21077
100 W. Main St. Gainesville, FL 32601
PH: 352.384.7752

SIGN/SEAL

DATE

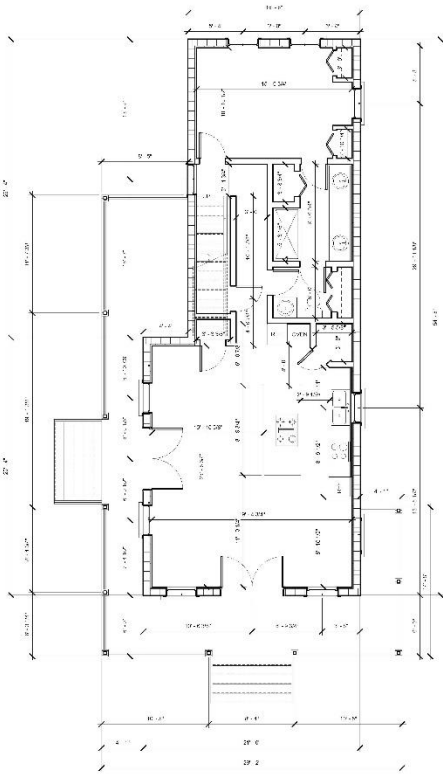
PROJECT INFORMATION
OWNER: [Redacted]
PROJECT NO: [Redacted]
SHEET NO: [Redacted]

VALDEZ RESIDENCE

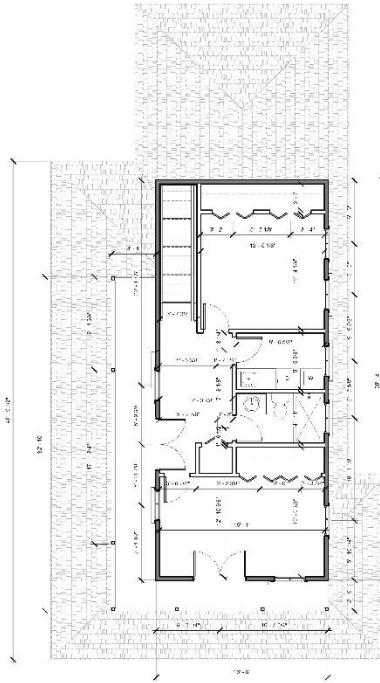
FLOOR PLAN

PERMIT SET SHEET

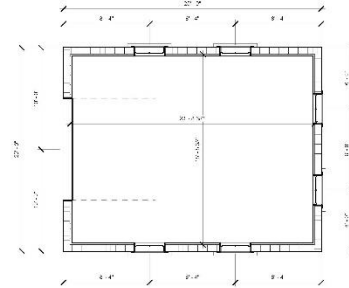
A-1



1 FLOOR PLAN - DIMENSION
1/4" = 1'-0"



2 SECOND FLOOR - DIMENSION
1/4" = 1'-0"



3 FLOOR PLAN GARAGE - DIMENSION
1/4" = 1'-0"



LEE SMITH
2022
TOOLBOX ENGINEERING
TOOLBOXENGINEERING.COM

SIGN/SEAL

DATE

PROJECT INFORMATION

PROJECT NAME: VALDEZ RESIDENCE

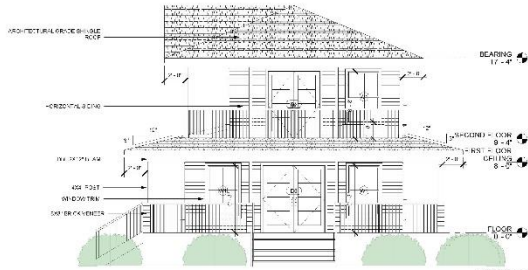
PROJECT NO: 2022-001

**VALDEZ
RESIDENCE**

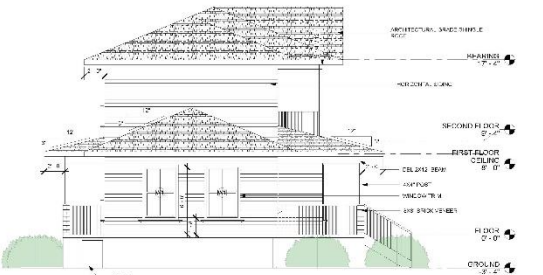
**FLOOR
PLAN -
DIMENSION**

PERMIT SET
SHEET

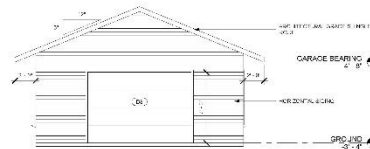
A-2



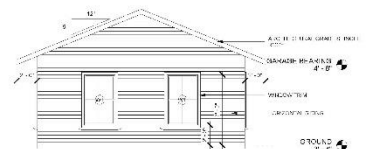
1 FRONT ELEVATION
1/4" = 1'-0"



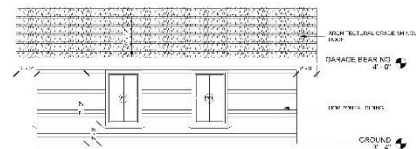
3 REAR ELEVATION
1/4" = 1'-0"



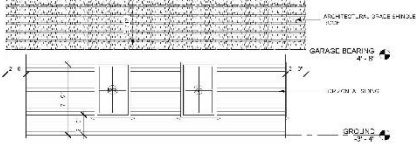
2 GARAGE FRONT ELEVATION
1/4" = 1'-0"



4 GARAGE REAR ELEVATION
1/4" = 1'-0"



5 GARAGE LEFT SIDE ELEVATION
1/4" = 1'-0"



6 GARAGE RIGHT SIDE ELEVATION
1/4" = 1'-0"



LEE SMITH
2022
TOOLBOX ENGINEERING
TOOLBOXENGINEERING.COM

SIGN/SEAL

DATE

PROJECT INFORMATION

PROJECT NAME: VALDEZ RESIDENCE

PROJECT NO: 2022-001

**VALDEZ
RESIDENCE**

ELEVATIONS

PERMIT SET
SHEET

A-3.1

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

Page 1
Y original
update

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE

Site 8LA
Recorder # _____

SITE NAME 805 E LEMON AVENUE
HISTORIC CONTEXTS BOOM TIMES
NAT. REG. CATEGORY BUILDING
OTHER NAMES/FSF #s

COUNTY LA OWNERSHIP TYPE PRIVATE DHR NO.
PROJECT NAME EUSTIS SURVEY PHASE II
LOCATION (Attach copy of USGS map, sketch-map of immediate area)
ADDRESS 805 E LEMON AVENUE CITY EUSTIS
VICINITY OF / ROUTE TO SEE ATTACHED LOCATION & USGS MAPS
SUBDIVISION EUSTIS BLOCK NO. 90 LOT NO. 9-11
PLAT OR OTHER MAP LAKE COUNTY TAX ASSESSOR'S MAPS OF EUSTIS
TOWNSHIP 19S RANGE 26E SECTION 11 1/4 1/4-1/4
IRREGULAR SECTION N LAND GRANT N/A
USGS 7.5' MAP EUSTIS
UTM: ZONE EASTING NORTHING
COORDINATES: LATITUDE LONGITUDE

HISTORY
ARCHITECT: UNKNOWN
BUILDER: UNKNOWN
CONST DATE 1925 CIRCA RESTORATION DATE(S)
MODIFICATION DATE(S)
MOVE: DATE ORIG LOCATION
ORIGINAL USE(S) RESIDENCE
PRESENT USE(S) RESIDENCE

DESCRIPTION
STYLE FRAME VERNACULAR
PLAN: EXTERIOR RECTANGULAR
INTERIOR
NO.: STORIES 2.0 OUTBLDGS 0 PORCHES 1 DORMERS 1
STRUCTURAL SYSTEM(S) CONCRETE BLOCK;WOOD FRAME
EXTERIOR FABRIC(S) CONCRETE BLOCK;WOOD;STUCCO
FOUNDATION: TYPE PIERS;CONTINUOUS MATLS CONCRETE BLOCK
INFILL STUCCO CLAD
PORCH(ES) S/FULL-WIDTH PORCH/1-STY/SCREENED/WOOD POSTS/S
ROOF: TYPE STEPPED GABLE;SHED SURFACING COMPOSITION SHINGLES
SECONDARY STRUCS. S:SHED ADDN;S:CTR GABLE DORMER
CHIMNEY: # 0 MATERIALS LOCNS
WINDOWS DHS,2/2;CASEMENT

EXTERIOR ORNAMENT
CONDITION GOOD SURROUNDINGS RESIDENTIAL
NARRATIVE (general, interior, landscape, context; 3 lines only)
ORIGINAL CB STRUCTURE WRAPPED W/PORCH E-N-W & ADDED S PORCH HAS BEEN
SERIOUSLY REMODELLED TO ALTER (17x28) APPEARANCE TO THAT OF A
FRAME VERNACULAR STRUCTURE.

ARCHAEOLOGICAL REMAINS AT THE SITE
FSF ARCH FORM COMPLETED? NO (IF YES, ATTACH)
ARTIFACTS OR OTHR REMAINS NONE

Page 2

FMSF HISTORICAL STRUCTURE FORM

Site 8LA-

RECORDER'S EVALUATION OF SITE
AREAS/SIGNIFICANCE COMMUNITY DEV/PLANNING
(Answer the following: ___y ___n ___likely, need info ___insf info)
ELIG NAT REG N
SIGNIF PART DIST Y
SIGNIF LOCAL LEVEL Y

SUMMARY SIGNIFICANCE (Limit to three lines provided; see page 3)
THIS IS A CONTRIBUTING RESIDENTIAL STRUCTURE IN THE EUSTIS HISTORIC DISTRICT.

***** DHR USE ONLY ***** DHR USE ONLY *****
*
* DATE LISTED ON NR _____ *
* KEEPER DETERMINATION OF ELIG. (DATE): -YES _____ -NO _____ *
* SHPO EVALUATION OF ELIGIBILITY (DATE):-YES _____ -NO _____ *
* LOCAL DETERMINATION OF ELIG. (DATE): -YES _____ -NO _____ *
* OFFICE _____ *
***** DHR USE ONLY ***** DHR USE ONLY *****

RECORDER INFORMATION: BRENDA J. ELLIOTT, HISTORICAL CONSULTANT
DATE: MO 04 YR 94 2515 HIGHLAND AVE., KISSIMEE, FL 34741

PHOTOGRAPHS (Attach a labeled print bigger than contact size)
LOCATION OF NEGATIVES CITY OF EUSTIS
NEGATIVE NUMBERS 1-2

Photos of the Property Following House Fire in 2005

