



# City of Eustis

Development Services Department

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

TO: HISTORIC PRESERVATION BOARD

FROM: KYLE WILKES, SENIOR PLANNER

DATE: SEPTEMBER 11, 2024

RE: CERTIFICATE OF APPROPRIATENESS 2024-COA-09, GARAGE DEMOLITION AND REPLACEMENT AND REPAIRS (RE-SIDING OF RESIDENTIAL STRUCTURE) AT 1198 E WASHINGTON AVE (AK 1427177)

## **PROPOSED PROJECT:**

Dane Nichols on behalf of HD Nichols Properties, LLC, the owner of 1198 E Washington Avenue, is requesting Historic Preservation Board approval to alter the exterior of the existing residential unit and demolish and replace the existing garage structure with a larger footprint and exterior materials consistent with the residential dwelling unit, within the Washington Avenue Historic District. The application for a Certificate of Appropriateness (see attached for complete submittal) indicates the following requests:

The applicant is requesting permission to replace the existing house siding with Hardie board-style siding; demolition of the existing garage with a replacement garage with a larger floor area/footprint that includes siding that matches the proposed siding for the residential dwelling unit.

Any proposed work in the historic district that is visible from the street must be reviewed and approved by the Historic Preservation Board. There is an open building permit (Permit # 23-00488) for this property. The subject property is located one lot to the west of Morningside Drive (Eustis High School) and Washington Avenue, on the south side of Washington Avenue. The site is considered a non-contributing structure with a Traditional Minimal architectural style which has been altered previously (see Florida Master Site File). The proposed garage is fourteen (14) feet by thirty (30) feet in dimensions and a height of one story, consistent with that of the existing residential structure.

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 east side of the home.

**PROPERTY INFORMATION:**

Owner: HD Nichols Properties, LLC  
Site Acreage: 0.23 acres  
Date Built: 1949  
Future Land Use: Suburban Residential (SR)  
Design District: Suburban Neighborhood

**Location of 1198 E Washington Avenue**



**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 a historic district upon which such work is to be done;

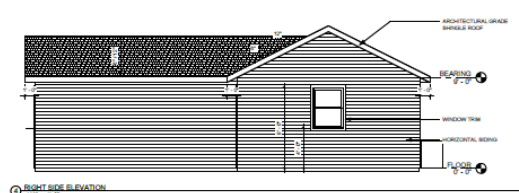
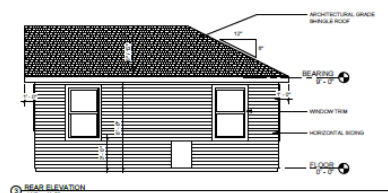
***The Washington Avenue Historic District includes myriad architectural styles as well as non-contributing structures, (see Ordinance Number 1997-33), a majority of which are Frame Vernacular. The subject property is a Non-Contributing Structure and has been altered previously (see Master Site File enclosed).***

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

***The proposed garage 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 garage should be of a matching or significantly similar shade so as to blend with the proposed re-siding of the residential structure.***

***The dual-gabled roof is consistent with that of the residential structure, and the is consistent with that of the residential structure.***

***The proposed garage as it faces Washington Avenue and east toward Eustis High School does have facing features that would make it consistent and compatible with the residential structure, including vertically oriented windows and doors.***



Proposed garage/game room elevations provided by applicant

(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 garage and siding has not been provided. The “paneling” on the proposed garage and home is both horizontal. Overall, the elements of the garage replacement and proposed residential siding are consistent with the existing architectural character. The color of the garage will need to be consistent with the existing structure and its new, proposed siding.***



Proposed horizontal Hardie Board siding

(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.***

(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.

***The applicant has indicated that the proposed height of the existing residential structure, which is consistent with the requirements of the Future Land Use Designation, Design District and Lot Typology.***

(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 proposed garage will have garage and entry doors – as well as vertically-oriented windows facing east toward Eustis High School, that are compatible proportionately and in character with the existing residential structure and those in the surrounding district.***

(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.

***The proposed increase in garage building mass is compatible with the surrounding neighborhood and it is consistent with the required setbacks.***

(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.

***No roof modification is proposed. The existing roof above the current screened breezeway will remain once the breezeway is enclosed with stucco.***

(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.

***The proposed replacement will have an increased square footage from 360 square feet to 717 square feet, which is compatible with the architectural style and character of the surrounding district and consistent with the Future Land Use, Design District and Lot Type land development regulations.***

(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.

***The proposed replacement garage and game room will have a vertical and horizontal expression which is consistent with the existing residential structure, compatible with the architectural style and character. Additionally, the proposed horizontal siding for residential structure and the garage will be both horizontal in nature.***

(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 work would be utilizing Hardie Board style material for both the proposed replacement garage “paneling” and residential structure siding, which would provide complementary and harmonious materials with the architectural style and character. Color for the proposed shed shall be consistent or compatible with the existing home.***

(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 information from the applicant, staff recommends approval as the physical presence of the garage – and architectural consistency of materials for the proposed residential structure re-siding – is consistent with the character of the site and surrounding area.

### **ATTACHMENTS:**

Additional Images of Subject Property

COA Application

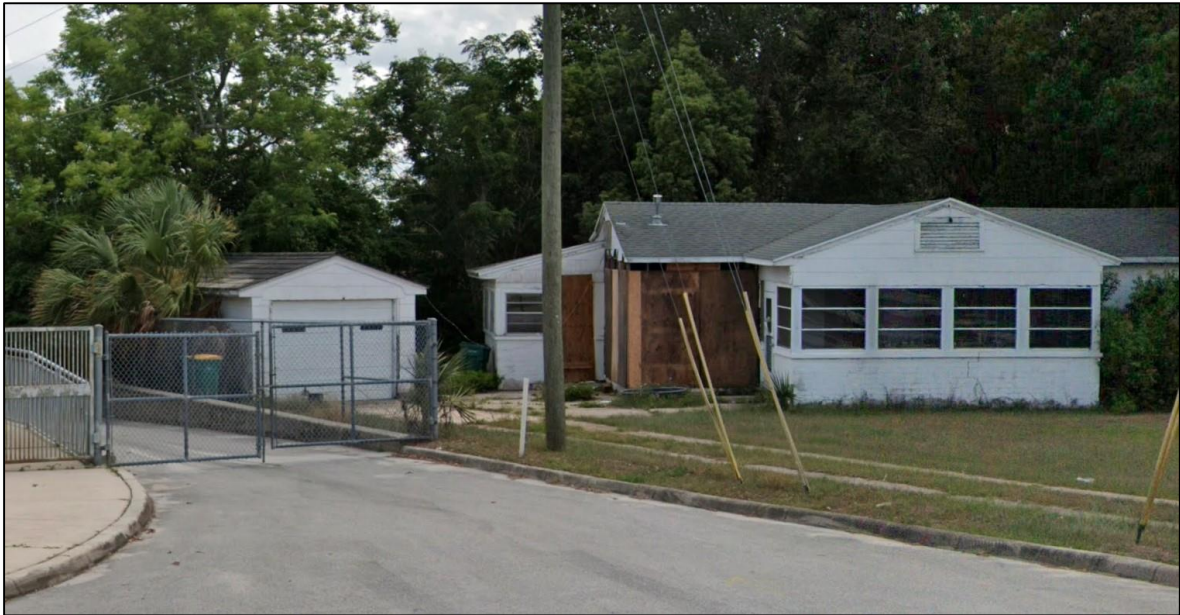
Existing and Proposed Floor Plan

Historic Structural Form – Florida Master Site File for Subject Property

c: Property Owner/ Applicant  
Historic Preservation Board Members  
File: 2024-COA-09

ADDITIONAL IMAGES OF SUBJECT PROPERTY

Google Street View August 2022



# ABUTTING PROPERTIES





CERTIFICATE OF APPROPRIATENESS APPLICATION



TI RI PRE  
IF

ARD  
RIAT

: planner@ci.eustis.fl.

**Property Owner**

1198 East Washington  
HD Nichols Properties LLC  
22811 Stallion Drive Sarreata  
706 304 2608  
Nicholsdane@yahoo.com

**Applicant/Agent** (if

from

Dane Nichols  
22811 Stallion Drive Sarreata  
706 304 2608  
Email: Nicholsdane@yahoo.com

I certify

Applicant/Owner: Dane Nichols

Incomplete  
to contact Development

**Description of Proposed**

Alteration

Completely describe the entire scope of  
ty the work will occur, how the work will be  
itemized list is recommended. Attach additional pages  
applicable to your request including such as photos, drawings,

Replace siding with house with hardi style siding  
Demolition garage and replace with siding  
that matches house, will add square footage  
to garage from 10ft wide to 14 wide game room  
in back

**OFFICIAL USE ONLY**

Date Received: 06/25/2024  
File No.: 2024-109-01

Historic Preservation Board  
Was a COA issued?

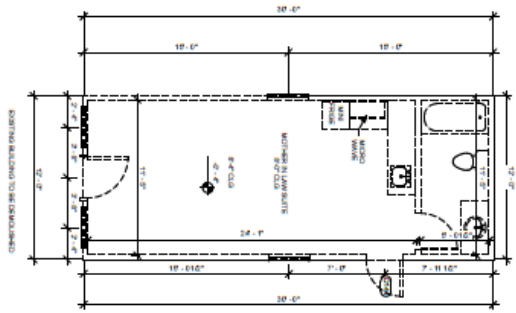
Administrative Approval

Application Approved: \_\_\_\_\_ Approved with Conditions: \_\_\_\_\_ Application \_\_\_\_\_

Conditions/Reasons: \_\_\_\_\_

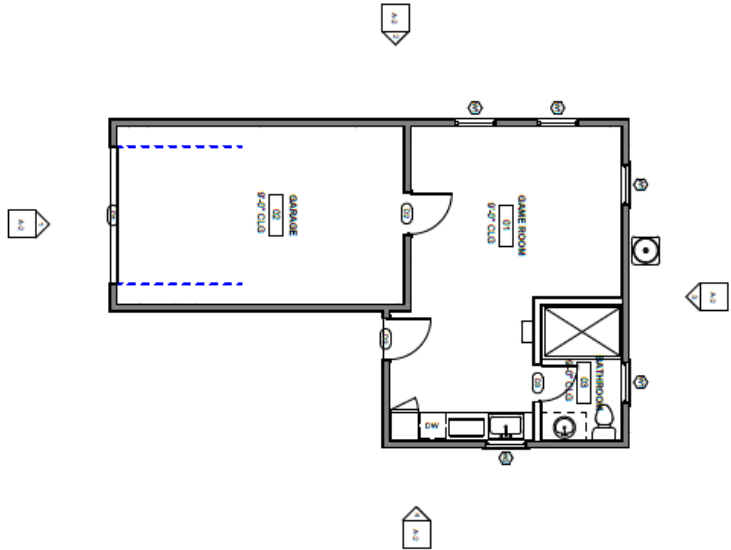
Signed: \_\_\_\_\_ Date: \_\_\_\_\_

# EXISTING AND PROPOSED FLOOR PLAN



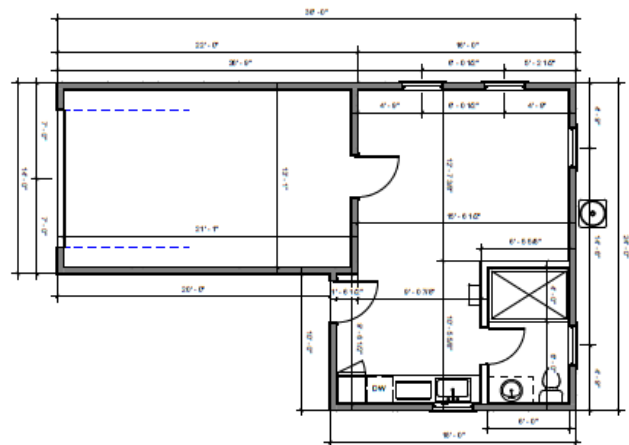
1 FLOOR PLAN - EXISTING/DEM. 1/4" = 1'-0"

AREA	
NAME	AREA
GARAGE	303 SF
GAME ROOM	414 SF
	717 SF



2 FLOOR PLAN/PROPOSED 1/4" = 1'-0"

Door Schedule					
Count	Type	Rating	Width	Height	Finish
1	MD	INTERIOR DOOR	3'-0"	8'-0"	Standard
1	OD	SINGLE EXTERIOR HALL/CL	3'-0"	8'-0"	Standard
1	OS	POOR INTERIOR SHIELD 1	7'-0"	8'-0"	interior



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

Window Schedule					
Count	Type	Rating	Width	Height	Finish
1	WD	SINGLE WINDOW	3'-0"	4'-0"	Standard
1	WD	SINGLE WINDOW	3'-0"	4'-0"	Standard

# HISTORICAL STRUCTURE FORM – FLORIDA MASTER SITE FILE FOR SUBJECT PROPERTY

Page 1

Original  
 Update



## HISTORICAL STRUCTURE FORM FLORIDA MASTER SITE FILE Version 5.0 3/19

Site#8 LA05245  
Field Date 6-22-2023  
Form Date 7-20-2023  
Recorder # \_\_\_\_\_

Shaded Fields represent the minimum acceptable level of documentation.  
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) 1198 Washington Avenue Multiple Listing (DHR only) \_\_\_\_\_  
Survey Project Name City of Eustis Historical Survey 1940-1973 Survey # (DHR only) \_\_\_\_\_  
National Register Category (please check one)  building  structure  district  site  object  
Ownership:  private-profit  private-nonprofit  private-individual  private-nonspecific  city  county  state  federal  Native American  foreign  unknown

### LOCATION & MAPPING

Street Number 1198 Direction \_\_\_\_\_ Street Name Washington Street Type Avenue Suffix Direction \_\_\_\_\_  
Address: \_\_\_\_\_  
Cross Streets (nearest / between) SW corner Washington Ave and Morningside Dr  
USGS 7.5 Map Name EUSTIS USGS Date 1966 Plat or Other Map PB 5 Pg 17  
City / Town (within 3 miles) Eustis In City Limits?  yes  no  unknown County Lake  
Township 19S Range 26E Section 12 ¼ section:  NW  SW  SE  NE Irregular-name: \_\_\_\_\_  
Tax Parcel # 12-19-26-3000-000-00200 Landgrant \_\_\_\_\_  
Subdivision Name Sentinel Hill Block N/A Lot 2-3  
UTM Coordinates: Zone  16  17 Easting 434320 Northing 3191255  
Other Coordinates: X: \_\_\_\_\_ Y: \_\_\_\_\_ Coordinate System & Datum \_\_\_\_\_  
Name of Public Tract (e.g., park) \_\_\_\_\_

### HISTORY

Construction Year: 1949  approximately  year listed or earlier  year listed or later  
Original Use Residence, private From (year): 1949 To (year): \_\_\_\_\_  
Current Use Residence, private From (year): \_\_\_\_\_ To (year): 2023  
Other Use \_\_\_\_\_ From (year): \_\_\_\_\_ To (year): \_\_\_\_\_  
Moves:  yes  no  unknown Date: \_\_\_\_\_ Original address \_\_\_\_\_  
Alterations:  yes  no  unknown Date: 1-1-1970 Nature Encl porch, entrance altered  
Additions:  yes  no  unknown Date: 1-1-1980 Nature East elevation  
Architect (last name first): unknown Builder (last name first): unknown  
Ownership History (especially original owner, dates, profession, etc.)  
HD Nichols Properties LLC (since 2022)

Is the Resource Affected by a Local Preservation Ordinance?  yes  no  unknown Describe Washington Ave Local District

### DESCRIPTION

Style Minimal Traditional Exterior Plan Irregular Number of Stories 1  
Exterior Fabric(s) 1. Brick 2. Asbestos 3. Wood/Plywood  
Roof Type(s) 1. Cross-gabled 2. Shed 3. \_\_\_\_\_  
Roof Material(s) 1. Asphalt shingles 2. \_\_\_\_\_ 3. \_\_\_\_\_  
Roof secondary strucs. (dormers etc.) 1. \_\_\_\_\_ 2. \_\_\_\_\_

Windows (types, materials, etc.)  
3-light awning metal ribbon; 2/2 SHS metal independent and paired

Distinguishing Architectural Features (exterior or interior ornaments)  
louvered gable vent

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)  
Detached garage

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____  <input type="checkbox"/> Owner Objection	SHPO – Appears to meet criteria for NR listing: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info Date _____ Init. _____ KEEPER – Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no Date _____ NR Criteria for Evaluation: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (see <i>National Register Bulletin</i> 15, p. 2)	

## DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. \_\_\_\_\_ 2. \_\_\_\_\_   
 Structural System(s): 1. Wood frame 2. \_\_\_\_\_ 3. \_\_\_\_\_  
 Foundation Type(s): 1. Continuous 2. \_\_\_\_\_   
 Foundation Material(s): 1. Concrete Block 2. \_\_\_\_\_

## Main Entrance (stylistic details)

Not visible from right-of-way.

## Porch Descriptions (types, locations, roof types, etc.)

Condition (overall resource condition):  excellent  good  fair  deteriorated  ruinous

## Narrative Description of Resource

Typical Minimal Traditional residence with notable alterations. Main entrance is not visible from right-of-way due to wood boards. Building appears to be vacant.

Archaeological Remains None observed.

Check if Archaeological Form Completed

## RESEARCH METHODS (select all that apply)

- |  |  |   |  |
|--|--|---|--|
| <input checked="" type="checkbox"/> FMSF record search (sites/surveys)               | <input checked="" type="checkbox"/> library research | <input type="checkbox"/> building permits         | <input type="checkbox"/> Sanborn maps              |
| <input checked="" type="checkbox"/> FL State Archives/photo collection               | <input type="checkbox"/> city directory              | <input type="checkbox"/> occupant/owner interview | <input checked="" type="checkbox"/> plat maps      |
| <input checked="" type="checkbox"/> property appraiser / tax records                 | <input checked="" type="checkbox"/> newspaper files  | <input type="checkbox"/> neighbor interview       | <input type="checkbox"/> Public Lands Survey (DEP) |
| <input checked="" type="checkbox"/> cultural resource survey (CRAS)                  | <input type="checkbox"/> historic photos             | <input type="checkbox"/> interior inspection      | <input type="checkbox"/> HABS/HAER record search   |
| <input checked="" type="checkbox"/> other methods (describe) <u>historic aerials</u> |  |   |  |

## Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

Lake County Property Appraiser website; USDA aerial photographs, various years, University of Florida Digital Collections, George A. Smathers Libraries; Plats and Deeds, various years, Lake County Clerk of Circuit Court

## OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually?  yes  no  insufficient information

Appears to meet the criteria for National Register listing as part of a district?  yes  no  insufficient information

## Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

This is a typical example of the Minimal Traditional style and alterations have impacted its integrity. The limited research available did not indicate any significant historical associations to people or events. It is considered to be NRHP ineligible.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. Community planning & developm 3. \_\_\_\_\_ 5. \_\_\_\_\_  
 2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

## DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type All materials at one location Maintaining organization Stantec, Inc.  
 Document description field notes and photographs File or accession #'s \_\_\_\_\_
- 2) Document type \_\_\_\_\_ Maintaining organization \_\_\_\_\_  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

## RECORDER INFORMATION

Recorder Name Kimberly Hinder and Erin McKendry Affiliation Stantec, Inc.  
 Recorder Contact Information 3905 Crescent Park Drive, Riverview FL 33578/kimberly.hinder@stantec.com  
 (address / phone / fax / e-mail)

## Required Attachments

① USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED

② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

③ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable).  
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.