



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-10, BREEZEWAY ENCLOSURE AND NEW FENCE AT 701 E KEY AVE (AK 1631319)

PROPOSED PROJECT:

Michael Orman of Michael Orman Construction/All-Star Fence, applicants for Gema Properties, Inc., the owner of 701 E Key Avenue, is requesting Historic Preservation Board approval to modify/enclose the existing breezeway feature on the residential dwelling unit and construct a new existing fence, within the Washington Avenue Historic District. The subject property is located at the corner of E Key Avenue and South Salem Street, on the north side of E Key Avenue. The property also has lake frontage to Lake Gracie, on the south side of E Key Avenue. The request consists of two separate application submittals being processed as one request for a Certificate of Appropriateness. The requests include the following:

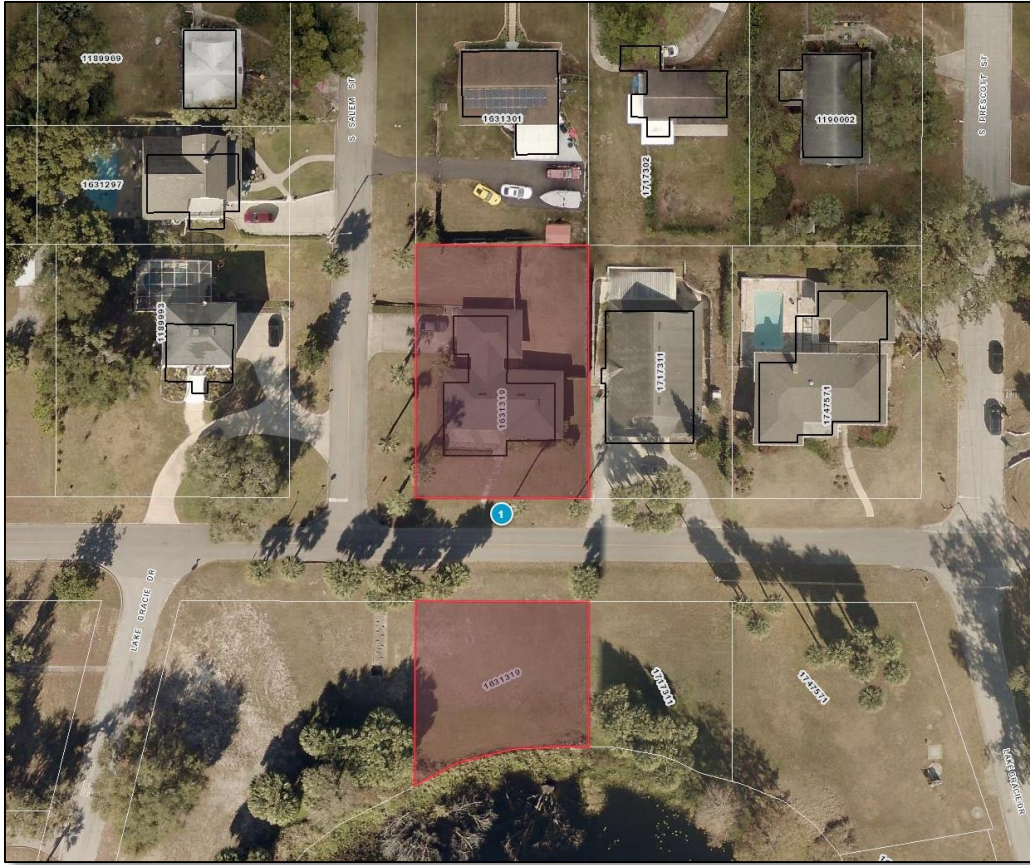
Enclosure of an existing, screened breezeway with materials consistent with existing residential and garage structures (stucco). In addition, the applicant requests placement of a new, four (4) foot high wood-style fence along the front and a portion of the perimeter of the property (see Fence Site Plan).

The subject site is considered non-contributing, and represents a Ranch-style home with alterations that have impacted the structure's original materials (see Florida Master Site File).

PROPERTY INFORMATION:

Owner: Gema Properties, Inc.
Site Acreage: 0.41 acres
Date Built: 1957
Future Land Use: Suburban Residential (SR)
Design District: Urban Neighborhood

Location of the Property



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 99-33). a majority of which are Frame Vernacular. The subject property is a Non-Contributing Structure and is Ranch-style architecturally.

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

The proposed work does not seem it will pose a significant conflict with other structures on the property nor other properties in the historic district.

(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;

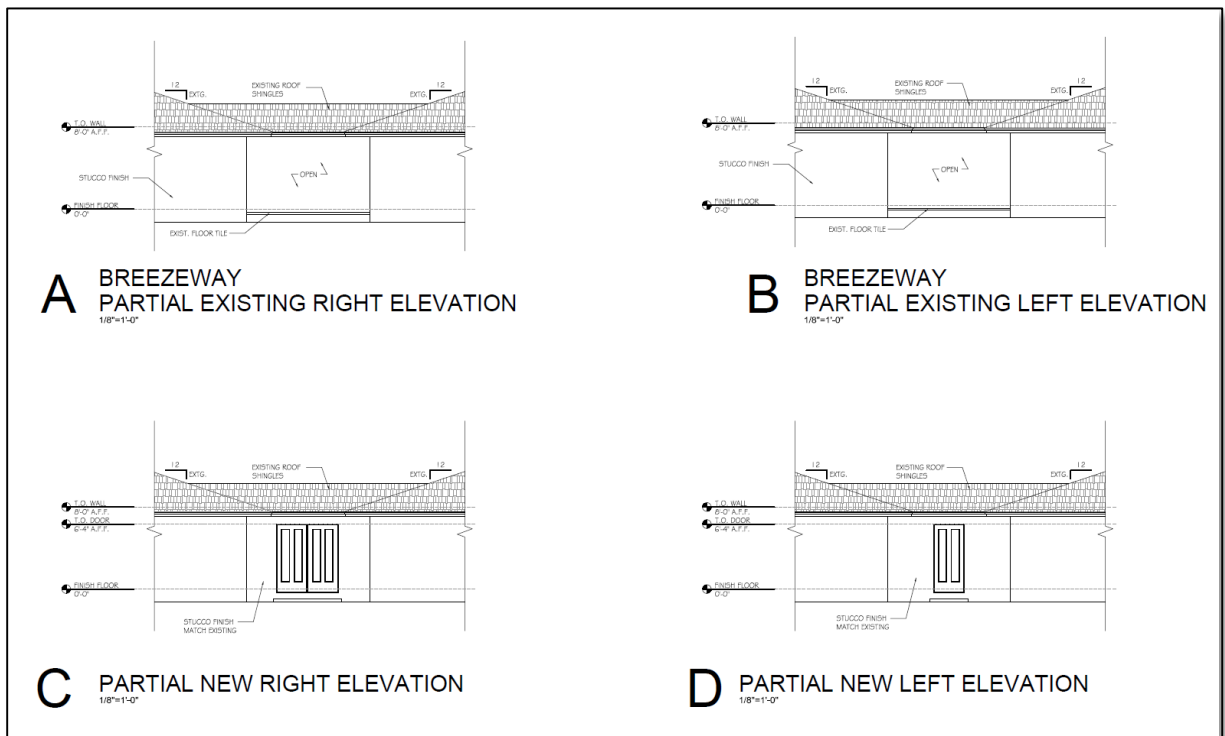
The modification that is proposed is consistent with the existing architectural style, including materials.

The proposed work includes removal of existing screen enclosure and door, and replacement with stucco enclosure with single-window pane door, facing S Salem Street and two-windowed doors on the interior lot elevation.

The existing ranch-style residential structure features a low-pitch roof and wide eaves. The proposed enclosure would utilize these existing features, simply enclosing the breezeway in stucco material, consistent with the materials of the existing home.



Existing, Screened Breezeway



Proposed Breezeway Enclosure Elevations

In addition, the applicant intends to include a new, wood fence that would complement the existing architectural style, materials and colors of the residential and garage structure, as well as surrounding, neighboring structures. The proposed fence would extend along the front build line of the existing residential structure, as well as a portion of the side lot lines AND lakefront portion of the lot (see full COA application).



Existing wooden fence (seen from E. Key Avenue)



Example of proposed fence style and material provided by applicant

(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.

There is no height alteration proposed for the enclosure. The proposed breezeway enclosure will utilize the existing roofline, while the fence replacement will be four feet in height along the front build line and portion of the home.

(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 proportion of proposed breezeway door(s) are consistent with the architectural style of existing windows and doors on the non-contributing residential structure.

(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.

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.

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 a 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 work would be utilizing stucco similar to that of the original home style, appearance, and with goals to keep the structural appearance consistent.

(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.

The following pictures depict the fences of neighborhood buildings for evaluation of consistency within the neighborhood;





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 requests will have aesthetics to match the rest of the home and the historic context. In addition, the replacement of the existing wooden fence with a shorter, horizontally-oriented wooden slat fence will enhance the visual aesthetics of the site and the surrounding historic district by having less visual impact.

ATTACHMENTS:

Additional Images from Google Street View of Breezeway (S Mary Avenue)
COA Applications
Historical Structure Form – Florida Master Site File for Subject Property

c: Property Owner and Applicant
Historic Preservation Board Members
File: 2024-COA-10

EXHIBIT A: ADDITIONAL IMAGES FROM GOOGLE STREET VIEW OF BREEZEWAY
(S MARY AVENUE)

Google Street View August 2022



Google Street View June 2017



Google Street View May 2011



Google Street View January 2008



EXHIBIT B: CERTIFICATE OF APPROPRIATENESS APPLICATION (BREEZEWAY ENCLOSURE)



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 Email: planner@eustis.org

PLEASE SELECT ALL THAT APPLY TO YOUR PROPERTY:

Local Landmark/Site Eustis Main Street Area
 Washington Avenue Historic District

ADDRESS OF PROPERTY: 701 E. Key Avenue

Property Owner
Print Name: Gema Properties, Inc
Mailing Address: 7135 Horizon Circle, Windermere FL 34786
Phone: 407-399-9613 Fax: _____
Email: bagawire@aol.com

Applicant/Agent (if different from property owner)
Print Name: Mark Orman Construction
Mailing Address: 1213 Upstreet Court, Orlando FL 32837
Phone: 321-945-2500 Fax: 407-209-3560
Email: markorman1@gmail.com

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

Applicant/Owner: *Mark Orman* Date: 7/16/24

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.

Enclose walkway going to the pool. Need approval for replacement fence.

OFFICIAL USE ONLY

Date Received: 7-16-2024 Historic Preservation Board Meeting Date: _____
File No.: 2024-COA-10 Was a COA issued? Yes _____ No _____

Administrative Approval

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

Signed: _____ Date: _____

EXHIBIT C: 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 LA05235
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) 701 E. Key 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	Direction	Street Name	Street Type	Suffix Direction
Address: <u>701</u>	<u>E</u>	<u>Key</u>	<u>Avenue</u>	

Cross Streets (nearest / between) Between S Salem St and S Prescott St on N
USGS 7.5 Map Name EUSTIS USGS Date 1966 Plat or Other Map PB 1 Pg 79
City / Town (within 3 miles) Eustis In City Limits? yes no unknown County Lake
Township 19S Range 26E Section 11 ¼ section: NW SW SE NE Irregular-name: _____
Tax Parcel # 11-19-26-0100-095-00900 Landgrant _____
Subdivision Name Eustis Block 95 Lot 9-11
UTM Coordinates: Zone 16 17 Easting 433855 Northing 3191399
Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1957 approximately year listed or earlier year listed or later
Original Use Residence, private From (year): 1957 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: 1-1-2015 Nature rpl windows, door, cladding, garage door
Additions: yes no unknown Date: _____ Nature _____
Architect (last name first): unknown Builder (last name first): Mabery, J. L.
Ownership History (especially original owner, dates, profession, etc.)
Peter Bendo (since 3/2023)

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

DESCRIPTION

Style Ranch Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1, Stucco 2, Stone 3, _____
Roof Type(s) 1, Hip 2, _____ 3, _____
Roof Material(s) 1, Composition shingles 2, _____ 3, _____
Roof secondary strucs. (domers etc.) 1, _____ 2, _____

Windows (types, materials, etc.)

1/1 SHS (with 6/6 false muntins) vinyl paired; 1/1 SHS (with 8/8 false muntins) vinyl independent; 1-light sliding vinyl flanking 1-light fixed

Distinguishing Architectural Features (exterior or interior ornaments)

Wide eaves, low-pitched roof, attached garage via hyphen, large picture window

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

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 15</i> , p. 2)
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DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. Concrete block 2.
Structural System(s): 1. Concrete block 2. 3.
Foundation Type(s): 1. Continuous 2.
Foundation Material(s): 1. Concrete Block 2.

Main Entrance (stylistic details)
Single glazed paneled wood door; secondary front entrances with 1-light sliding/French doors onto patio

Porch Descriptions (types, locations, roof types, etc.)
Primary porch on south facade uncovered, extends to uncovered raised patio with metal rail; 2nd entrance in hyphen to garage on west facade

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

Narrative Description of Resource
An example of a single-story Ranch style dwelling with alterations that have impacted its original materials. It has design elements such as wide eaves, a low-pitched roof, and large picture windows.

Archaeological Remains None observed. [] Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- [x] FMSF record search (sites/surveys) [x] library research [] building permits [] Sanborn maps
[x] FL State Archives/photo collection [] city directory [] occupant/owner interview [x] plat maps
[x] property appraiser / tax records [x] newspaper files [] neighbor interview [] Public Lands Survey (DEP)
[x] cultural resource survey (CRAS) [] historic photos [] interior inspection [] HABS/HAER record search
[x] other methods (describe) historic aerials

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; Orlando Sentinel, Feb. 10, 1970

OPINION OF RESOURCE SIGNIFICANCE

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

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)
This is a typical example of the Ranch 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
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.