



# 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-11 CONSTRUCTION OF A NEW GARAGE – AFTER THE FACT - AT 700 E WASHINGTON AVENUE (ALTERNATE KEY 1631301)

## **PROPOSED PROJECT:**

Shane Pitman, the property owner, is requesting Historic Preservation Board approval for an after-the-fact Certificate of Appropriateness for a two-car garage at 700 E Washington Avenue. The property is a corner lot, located at the corner of E Washington Avenue and S Salem Street. The garage is partially visible from S Salem 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 applicant was unaware that a Certificate of Appropriateness was required, and seeks approval to bring the garage in compliance with historic district requirements. The subject property is located at the corner of S Salem St and Washington Avenue, on the south side of Washington Avenue. The garage is twenty-four (24) feet by thirty (30) feet in dimensions and a height of approximately 15 feet to the peak of the truss line.

The proposed garage would be located:

Approximately 15 feet from the southern side property line

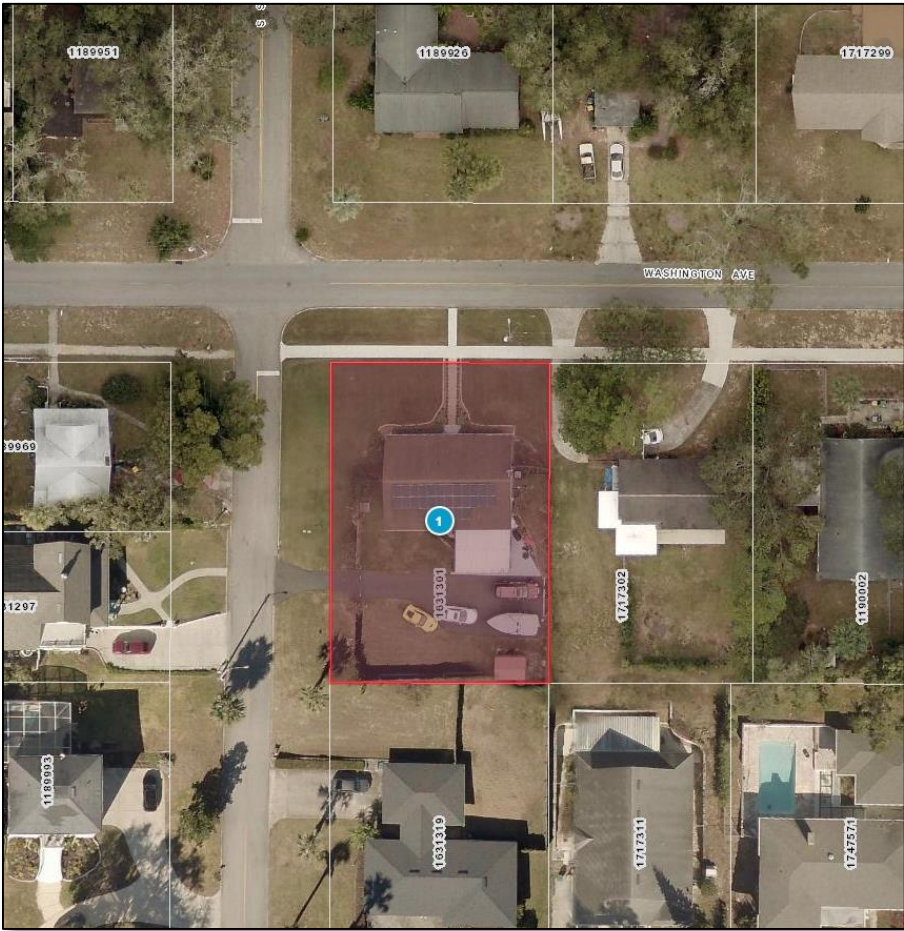
5 feet from the side (eastern) property line

Approximately 63 feet from S Salem Street at the corner of the property to the end of the driveway on the west side of the home.

## **PROPERTY INFORMATION:**

Owner: Shane Pitman  
Applicant: Owner  
Site Acreage: 0.27  
Year Built: 1973  
Future Land Use: Suburban Residential (SR)  
Design District: Urban 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 an historic district upon which such work is to be done;

***This site, 700 E Washington Avenue, is classified as non-contributing. There is no Florida Master Site File for this property. However, the garage complements the architectural style of the existing concrete block home on the property. Additionally, it is consistent with the applicable Future Land Use Designation, Design District and Lot Typology regulations.***

***A previous Certificate of Appropriateness for a six (6) foot wood privacy fence was approved in 2015 (2015-COA-07), which partially hides the garage from the surrounding neighborhood (see Exhibit A for photos showing provided by applicant showing the garage in relationship to the fence and surrounding area).***

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

***The garage as shown is a shade of gray that is complementary to the gray color palette of the existing residential structure. The peaked roof line and height is consistent with that of the architectural 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 color of the garage complements the dark gray color of existing home. The “paneling” on the garage is horizontal, which complements the horizontal concrete blocks of the existing home, so these structures are similar to one another. Overall, the design elements of the garage complement the architectural style of the existing home (i.e. complementary colors, building materials, structural shape of the build).***



(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 in compliance with Land Development Regulations regarding the Washington Avenue Historic District. 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 garage height of 15 does not pose a conflict with the compatibility with the current home on the site. It is consistent with the Future Land Use Designation and Design District regulations.***

(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 garage incorporates doors that are compatible with and proportionate to the size of the garage. However, the doors are incompatible with the character of the surrounding structures in the historic district but are compatible with a traditional, modern block build of the existing home.***

(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 garage 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 non-contributing 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 garage is compatible with the existing home. The roof pitch is compatible with that of the existing house.***

(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 garage is only visible to the street from S Salem Street. The visible elements of the garage are generally compatible with the architectural style of the non-contributing existing residential structure and do not pose any overt incompatibilities. Additionally, the garage meets the setback and other applicable land development regulations for the site.

#### **RECOMMENDATION:**

Based on the analysis above, the criteria for evaluation provided in this report, the garage is consistent with the subject property's architectural style and the existing development of the property.

Staff recommends approval of this request.

#### **ATTACHMENTS:**

Photos to Show Garage from Street Provided by Applicant  
COA Application

c: Applicant/Property Owner  
Historic Preservation Board Members  
File: 2024-COA-11

EXHIBIT A: PHOTOS TO SHOW GARAGE PROVIDED BY APPLICANT



EXHIBIT B: 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](mailto: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: 700 East Washington Ave Eustis FL 32726

**Property Owner** Shane Pitman  
 Print Name: \_\_\_\_\_  
 Mailing Address: 700 East Washington Ave Eustis FL 32726  
 Phone: 352-516-5996 Fax: \_\_\_\_\_  
 Email: lcs01102@yahoo.com

**Applicant/Agent** (if different from property owner)  
 Print Name: Shane Pitman  
 Mailing Address: 700 East Washington Ave Eustis FL 32726  
 Phone: 352-516-5996 Fax: \_\_\_\_\_  
 Email: lcs01102@yahoo.com

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

**Applicant/Owner:** [Signature] Date: 7/24/24

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.

When i purchased my house it did not come with a garage. I recently had a 2 car garage installed in my back yard to contain my boat and vehicle. The garage is 24 feet wide and 30 feet long with 2 garage doors and matches the color of the house. I was unaware that i needed approval to build it and was told wrong information about the permit. I am sorry for this and will go through all procedures required by your department.

**OFFICIAL USE ONLY**

Date Received: 7/24/2024 Historic Preservation Board Meeting Date: \_\_\_\_\_  
 File No.: 2024-COA-11 Was a COA issued? Yes \_\_\_\_\_ No \_\_\_\_\_

Administrative Approval

Application Approved: \_\_\_\_\_ Approved with Conditions: \_\_\_\_\_ Application Denied: \_\_\_\_\_  
 Conditions/Reasons: \_\_\_\_\_

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