

MINUTES

City of Eustis Historic Preservation Board

Development Services Conference Room
City Hall – 4 North Grove Street

ORDINANCE REVIEW – HISTORIC SURVEY

WORKSHOP

September 19, 2006

MEMBERS PRESENT	Matthew Kalus, Chairperson John McGrath Joe Pellegrini, Secretary Monte Stamper Pauline Yowler, Vice Chairperson
MEMBERS ABSENT	None
STAFF PRESENT	Bobbie Denlinger, Grants Manager Frances Nipe, Planner II Margaret E. Morton, Recording Secretary and Grant Technician Lewis Stone, City Attorney
OTHERS PRESENT	None

Chairperson Kalus called the workshop to order at 6:40 p.m., and adjourned at 7:40 p.m.

Staff Approval of COA Items

Mrs. Nipe identified in Ordinance No. 95-27, Section 12 (n) (5) Landscaping, as an item to consider for staff COA approval. Mr. Stamper sees landscaping requests as coming to the Board as a part of a larger COA request instead as an individual request. City Attorney Stone also sees prospective landscape requests as part of a site plan application to Development Services. The Board will finalize the Staff Approval of Certificate Of Appropriateness Requests at the next meeting by taking a vote of this item.

Ordinance 95-27

Chairperson Kalus requested that all Board members read the ordinance to (re)familiarize themselves with the Board's powers and duties.

Survey Grant Application

Ms. Bobbie Denlinger excused herself as having a prior commitment, and asked Ms. Morton to represent Grants Department regarding the survey grant. Ms. Morton handed out maps identifying which properties were surveyed in 1992 and 1994, which also showed there was little, if any overlap of properties surveyed.

The Florida Department of State Division of Historical Resources Grants-In-Aid application requires at least a 1:1 match. Ms. Morton handed out a map showing the City's redevelopment

area, and explained that matching funds are currently identified for expenditure for the redevelopment area, and that the prior two surveys have very few properties identified in this area.

The original reasons to request an updated historic survey is to:

- Include properties that have aged to a minimum of 50 years old since the 1992/1994 surveys.
- Update survey to include those properties of historic age that were missed in the 1992/1994 survey areas, and
- Review 1992/1994 surveys to re-identify properties that may have had an incorrect architectural style or year built.

In review of the above three criteria, Chairperson Kalus, Vice-Chairperson Yowler, and Mr. Stamper volunteered to assist DS staff in doing a first-cut to review the existing site files to identify items in the third bullet above.

To identify the number of possible structures in the CRA, Chairperson Kalus recommended contacting Lake County Appraiser to obtain a list of properties. Ms. Morton said she will obtain this from the appraiser's office, and start this identification for properties built through 1960.

Ms. Morton handed out a list of recommendations from the 1992/1994 surveys, identifying what has been accomplished and what the Board may choose to still address. Chairperson Kalus requested that the board focus on East Town Residential District as a possible National Register Historic District.

Downtown Historic District COA Reviews

Chairperson Kalus requested that it be clarified whether the Board is to review façade renovations in the Eustis historic commercial district. City Attorney Stone reminded the Board that their power to give advice is limited to jurisdictions that have been given historic designation, such as the Downtown and Washington Avenue Historic Districts, and the national and local landmarks. Mrs. Nipe will confirm, and let the Board know their authority in regard to active historic property grants.

Margaret E. Morton
Recording Secretary

Joe Pellegrini
Eustis Historic Preservation Board Secretary