

CERTIFICATE OF APPROPRIATENESS (COA)

Exterior improvements of local landmarks must obtain a Certificate of Appropriateness (COA) from the Historic Preservation Board.

COAs are reviewed for compliance with Chapter 46 of the City of Eustis Code of Ordinances.

16 DESIGNATED LOCAL LANDMARKS

1. 611 Fernshaw Avenue
2. 250 W. Mills Avenue
3. 1390 E. Lakeview Avenue
4. 706 E. Lakeview Avenue
5. 113-119 N. Bay Street and 112 McCulloch's Alley
6. 1004 Fahnstock Street
7. 1025 Lake Gracie Drive
8. 108 N. Bay Street
9. 535 S. Bay Street
10. 402 N. Bay Street
11. 3300 Grand Island Shores Road
12. 912 S. Center Street
13. 1609 E. Bates Avenue
14. Mt. Olive Cemetery—Huffstetler Road
15. 320 S. Mary Street
16. 410 S. Center Street

Note: Many local landmarks are private residences. Please respect their privacy when viewing these sites.

BENEFITS OF LOCAL LANDMARK DESIGNATION

- Local landmark designation is an honor.
- Guidelines for exterior alterations aid the landmark owner in planning desired exterior changes in such a way that a landmark's historic value is preserved.
- Designation protects against inaccurate or unsympathetic alterations and unnecessary demolition of historic resources.
- Designation retains physical and cultural integrity of the community.
- Designation fosters community pride.



FOR ADDITIONAL INFORMATION AND APPLICATION REQUESTS:

City of Eustis - Development Services
4 N. Grove Street
P.O. Drawer 68
Eustis, FL 32726

Phone: (352) 483-5460
Fax: (352) 357-4177
Website: www.eustis.com

CITY OF EUSTIS HISTORIC PRESERVATION PROGRAM



LOCAL LANDMARK DESIGNATION PROCESS (OVERVIEW)



Note: Complete regulations for Local Landmark designation can be found in the City of Eustis Code of Ordinances Chapter 46

WHAT IS THE CRITERIA FOR DETERMINING A LOCAL LANDMARK?

Applications must demonstrate they meet at least two of the following criteria:

1. Its value is a significant reminder of the cultural, historical, architectural, or archeological heritage of the city, state, or nation.
2. Its location is the site of a significant local, state, or national event.
3. It is identified with a person who significantly contributed to the development of the city, state, or nation.
4. It is identified as the work of a master builder, designer, or architect whose individual work has influenced the development of the city, state, or nation.
5. Its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance.
6. It has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials.
7. It is suitable for preservation or restoration.



APPLICATION SUBMITTAL REQUIREMENTS

- Application
- Written narrative describing how the property under consideration meets at least two criteria of designation
- Date of Construction
- Photographs of the property
- Legal description of the property (Warranty Deed)
- Map of property
- Names and addresses of all property owners within 350 feet



REVIEW PROCESS

Step 1: Application Submittal

Complete application and submit to Development Services.

Step 2: Schedule Historic Preservation Board Hearing

Historic Preservation Board (HPB) Hearing is scheduled, site is posted, surrounding property owner notification is mailed out, and legal advertisement is placed in the newspaper.

Step 3: Staff Recommendation

Development Services staff presents their findings and recommendation to the HPB.

Step 4: Historic Preservation Board: Review and Action

HPB reviews the application and staff report to determine if the request meets the criteria for designation as a local landmark and then makes a recommendation for designation to the City Commission.

Step 5: Schedule City Commission Hearing

City Commission hearing date is set, site is posted, surrounding property owner notification is mailed out, and legal advertisement is placed in the newspaper.

Step 6: City Commission Action

City Commission grants local landmark designation by Ordinance.