



City of Mount Dora
Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7112
Fax: 352-735-7191
E-mail: plandev@cityofmountdora.com

HISTORIC PRESERVATION BOARD
City Hall, 510 N. Baker Street – Mount Dora, FL
Wednesday, February 23, 2022 - 4:00 P.M.

AGENDA

- I. Call To Order
- II. Roll Call With Determination Of Quorum
- III. Approval Of Minutes for January 26, 2022
- IV. Public Participation/Hearing for Non-Agenda Items
- V. Certificate of Appropriateness
 - a. 229 E 6th Avenue – Detached Garage
 - i. Ex Parte Communication Disclosure
 - ii. Swearing in of staff/applicants
 - iii. Staff presentation
 - iv. Public Input
 - v. Discussion
- VI. Other Business
- VII. Announcement of next scheduled meeting date: March 30, 2022
- VIII. Adjournment

NOTICE: For purposes of Section 286.011, Florida Statutes, two or more members of the City Council may be present at this meeting, and this meeting may be considered a City Council meeting.

NOTICE: If any person decides to appeal any decision made at this meeting with respect to any matter considered at this meeting, such person may need a record of these proceedings. For such purpose, a person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

NOTICE: In accordance with the *Americans with Disabilities Act* of 1990, persons needing special accommodations to participate in this proceeding should contact the Planning and Development department no later than seven (7) days prior to the proceedings. Telephone (352) 735-7112 for assistance. If hearing impaired, telephone the Florida Relay Service numbers (800) 955-8771 (TDD) or (800) 955-8770 (Voice) for assistance.

All regularly scheduled meetings are held the last Wednesday of each month at 4:00 p.m. at City Hall – 510 N. Baker Street.



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HISTORIC PRESERVATION BOARD MEETING
City Hall Conference Room, 510 N. Baker Street, Mount Dora, FL
Wednesday, January 26, 2022 – 4:00 PM

MINUTES

I. CALL TO ORDER

Having been duly noticed as required by law, the January 26, 2022 meeting of the Mount Dora Historic Preservation Board was called to order at 4:00 p.m. by Det Joks. Chairman.

II. ROLL CALL WITH DETERMINATION OF QUORUM

Present: Det Joks, Tracey Gerken, Sharon Nichols, Don Marx, Amanda Kelley, Andrea Lother

Absent: Philip Crotwell

City Staff: Shelby Eldridge, *Planner II*; Adam Sumner, *Administrator*; Faith Gibbs, *Administrative Coordinator*; Sherry Sutphen, *City Attorney*

III. APPROVAL OF MINUTES

Mr. Marx motioned to approve the December 16, 2021 minutes. Ms. Nichols seconded the motion and all approved unanimously.

IV. ELECTION

A. CHAIRPERSON

Ms. Kelly motioned to nominate herself for Chairperson. The nomination failed by a roll call vote (2:4).

Ms. Nichols motioned to nominate Mr. Joks for Chairperson. The nomination was approved by a roll call vote (4:2).

B. VICE-CHAIR



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Mr. Marx motioned to nominate Ms. Kelley for Vice-Chairperson. The nomination was approved by a roll call vote (6:0).

V. PUBLIC PARTICIPATION/HEARING FOR NON-AGENDA ITEMS

VI. CERTIFICATE OF APPROPRIATENESS

A. 244 E 3rd Avenue - Reroof

- i. Ex Parte Communication Disclosure**
- ii. Swearing in of staff/applicants**
- iii. Staff presentation**

Ms. Eldridge stated that the Maria Martin house was constructed, in 1885. The applicant wants to replace the asphalt shingles on the roof with a standing seam metal roof. The staff recommends that the item be approved since it is appropriate. Per the application, the new roof has no impact on the chimney. Ms. Nichols asked about the risks of asbestos. If a permit is required, the applicant must follow the process, per the staff. Ms. Nichols asked if the home is going to stay on the Historic Tour brochure. This home would remain on the brochure with updated photos, according to the staff. The Board reviewed the historical significance of this 137-year-old mansion, which was built by RC Tremain for the congregational church's first minister.

- iv. Public Input**
- v. Discussion**

Ms. Kelley motioned to approve staff recommendations. Mr. Marx seconded and all approved unanimously.

B. 810 N Tremain Street - Reroof

- i. Ex Parte Communication Disclosure**
- ii. Swearing in of staff/applicants**
- iii. Staff presentation**

Ms. Eldridge stated that Hackett-Burnham House was constructed in 1895 the applicant is proposing a change from asbestos shingles and metal to complete metal panels. Staff recommends approval as the material is appropriate. Ms. Kelley asked about the age of the current metal roof. Staff will research building permits within the last ten years and provide information if available. Ms. Kelley said she had been in the home when it was for sale and the roof is inconsistent; as there are various roofing materials. She agrees the home would look more consistent with one material.



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iv. Public Input

John Miller mentioned the discussion of panel roof versus standing seam roof which differ. He asked which of the two are on the application. Staff replied that the applicant is proposing a mill finished standing seam metal roofing. The board members were reminded the color of roofing materials cannot be a factor in the board's decision.

v. Discussion

Ms. Nichols requested verification that the asbestos shingles would be handled correctly and that the fire chimney will not be affected. Ms. Eldridge said that as shown on the application, the chimney would not be affected and the roofer would ensure the asbestos shingles were handled appropriately.

Ms. Huizing motioned to approve staff recommendations. Ms. Gerken seconded and all approved unanimously (6:0).

C. 828 E 7th Avenue – Detached Garage

- i. Ex Parte Communication Disclosure**
- ii. Swearing in of staff/applicants**
- iii. Staff presentation**

Ms. Eldridge stated that this structure was built in 1970, recently hit the 52nd mark. The applicant is requesting a detached garage which would bring the home in compliance with the current zoning code requirements. The structure will not be visible from the street, as it is in the rear of the home. The applicant will include the horizontal siding seen on the front porch onto the garage to match. Staff recommends approval. Mr. Joks commended that it does not appear to be enough room for vehicles to turn the area on the driveway. Staff stated zoning issues are not under the purview of this board.

iv. Public Input

v. Discussion

Ms. Kelley motioned to approve staff recommendations. Ms. Gerken seconded and all approved unanimously (6:0).

D. 975 N. McDonald Street - Demo

- i. Ex Parte Communication Disclosure**

Ms. Kelley informed the board that she is recusing herself from the discussion and vote as she works for West Construction. Ms. Gerken stated that she has had conversations with Jay Smith



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regarding the property being divided and the condition of the home. Mr. Det received a call from Alex Fernandez; a neighbor of the applicant. Mr. Joks directed him to contact Ms. Eldridge with concerns and welcomed him to attend this evening's meeting. Ms. Huizing stated that prior to joining the board she was a member of a Local Citizen's Advocacy Group. There has been a lot of discussion on a group email about the property and its future. She stated she did not respond to any comments made and will request to be removed in the future.

ii. Swearing in of staff/applicants
iii. Staff presentation

Ms. Eldridge stated that the applicant is requesting to demolish the accessory structure once used as a carriage house and detached "servant's quarters" was split in 2019 and now sits on by itself. For staff proposes, there are seven demolition criteria, provided to the board. Although the structure is a historic building and the last of its kind, it is not on the national register due to previous work being done to the structure. The initial engineering report did not provide sufficient evidence to staff for demolition, therefore, a second revised report was provided to staff stating the things wrong with the structure. Staff does recommend approval of demolition. Mr. Joks commented on the Staff Analysis error date June 30, 2022, as to the correct date of June 30, 2021. Staff referenced Section 3.6.44 of the *City's Land Development Code* demolition requirements as the applicant did provide a report from a licensed engineer.

Lou Buigas; a contractor with West Construction Services to build a new home gave background information that their office is in a historical home built in 1925. She stated that they do not wish to destroy things that have merit or historical value. Ms. Buigas stated that the current structure is a hazard as the Building department previously put work stop orders. If members of the board wished to inspect the home, West Construction would be required to sign a waiver as the foundation is problematic as the foundation will not warrant it.

iv. Public Input

According to Thomas Cutshaw, the city of Mount Dora bears the entire responsibility for the current situation with this land by allowing the former owner to split the parcel. Mr. Cutshaw claimed that throughout his five years on the Historic Preservation Board, he questioned this property on a regular basis and that this structure and fence would be protected until summer 2021. He stated that the city should have done more than issue stop work orders on a regular basis. He added that this framework is a piece of history, and that they should examine everything while presenting their argument. Mr. Cutshaw's sentiments were echoed by Jay Smith. Mr. Smith inquired as to what else the board would allow be demolished. The application



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was denied by the Historic Preservation Board, but it was appealed to the City Commission, according to Mr. Joks. According to City Attorney Sutphen, the Historic Preservation Board has final decision-making authority that is appealable in the same manner that any other case is.

Lynn Tacher; Mount Dora resident questioned whether the original house was on the national registry as she recalls seeing a plaque. Ms. Eldridge stated that the original house is on the local registry not the national registry. Ms. Tacher would love to see the structure saved due to the historical markers and by tearing down this structure, it is tearing down a piece of the city. Frank Ford, a Mount Dora homeowner, restated earlier public complaints and blamed the city. He said he went to the Planning Department and was informed there was nothing he could do because it was a zoning problem. According to him, the building is presently included among Mount Dora's top ten historic landmarks. For years, the house had a slew of code problems that were not addressed until the demo notice was issued. Although this may be a financial concern for the owners, Jamie Allen, asked if the city could help with renovations. Attorney Sutphen replied that the city presently does not have any historic preservation grants in its budget. Commercial funds are administered by the CRA, not Historic Preservation. Private house owners would be responsible for finding grants; but, if the city was requested for any grant information, the city would supply it.

v. Discussion

Ms. Gerken inquired if the applicant's budget was a factor in the structure's inability to be saved. Mrs. Buigas indicated that the structure could not be constructed on the easement because the footing and foundation needed to be addressed, and it was not habitable.

Ms. Gerken motioned to table staff recommendation. The motion fails for a lack of a second.

Ms. Nichols agrees with the public's concerns about tearing down another piece of Mount Dora's history, citing the 1993 guideline that instructed Historic Preservation Board members to strive for the preservation of Mount Dora's heritage. She mentioned that the existing structure is included in the Historic Tour book, which informs the public and citizens about how ancient and vital the home is to Mount Dora; yet, it is requested to be demolished. Ms. Huizing worked with a number of commissions that were dealing with the same problem in New Jersey, referred to as "demolition by neglect." This structure is a type of social history and should be preserved since it is the last of its kind in Mount Dora's Historic District. Mr. Joks indicated that the Wardell-Wilmot House was dismantled piece by piece by being divided, with the understanding that it would remain intact as a historic landmark. After appearing before the Historic Preservation Board in June 2021 to request permission to build a new home on the vacant lot with the



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assurance that the existing structure will be preserved. Mr. Joks stated that the purpose of this board is to maintain the city's history and the relevance of structures like these. Ms. Huizing offered to collaborate with the community to discover methods for the town to act to prevent structures from being demolished due to neglect.

Betty Morgan, the owner, stated that when the application for renovation was brought to the board in June of 2021, with previous contractor Design South Homes who provided no examination of the home's and this is the first time learning of the condition that the accessory structure was in. Ms. Huizing inquired about the prior stop-work orders issued against the previous owners. Ms. Eldridge added that the building department was notified of work being done without approvals. Staff is unable to get access to a building since no permits have been issued for it; the property owner's permission would be required for staff to enter. The homeowner was also informed that this structure does not have to be habitual, but rather an additional structure, such as a shed.

Ms. Gerken amended motion has been made to table the matter to allow the City Building Official to be able to go into the structure to observe it and be able to give an opinion on it and also to have a more detailed report from the applicant's engineer as to the specific reasons for why the structure is appropriate for demolition. The motion was approved by roll call vote (3:2, with one abstention).

VII. OTHER BUSINESS

VIII. ANNOUNCEMENT OF NEXT SCHEDULED MEETING DATE: February 23, 2022 (4:00 pm)

IX. ADJOURNMENT

Mr. Joks motioned to adjourn the meeting. Ms. Huizing seconded the motion and it was approved unanimously. The meeting was adjourned at 5:19 p.m.

Det Joks, Chairman
Historic Preservation Board

Faith Gibbs
Administrative Coordinator



CITY OF
MOUNT
DORA

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CERTIFICATE OF APPROPRIATENESS APPLICATION FORM
(Renovations, Additions and New Construction)

229 E. 6th Ave., Mt. Dora FL 32757
Property Address

229 E. 6th Ave, L.L.C c/o Angela Register & Chris Sweazy
Property Owner (If Different From Applicant)

Applicant Name: CHRIS SWEAZY

Address: 229 E. 6th Ave.

City/St/Zip: Mt. Dora, FL 32757

407-252-3590
Business Phone

Alternate Phone

CSWEAZY@YAHOO.COM
Email

Full Description of Proposed Alteration(s) or Construction. (Attach additional documentation if needed)

SEE ATTACHED LETTER

Current Building Use (i.e. residential or commercial): RESIDENTIAL

Is there currently a chimney on the building? NO

If so, will the chimney be affected? —

Required Documentation:

Renovations or Additions:

1. Property Record Card ✓
2. Survey ✓
3. Elevation drawings of each side of the building affected by the proposed work
 - a. Drawings must be to scale and clearly illustrate the detail of the work proposed
 - b. (2) Drawings labeled with existing and proposed
4. Materials Listing or Cut Sheet
5. Photographs of existing structure
6. \$50 Application Fee

New Construction on Undeveloped Land:

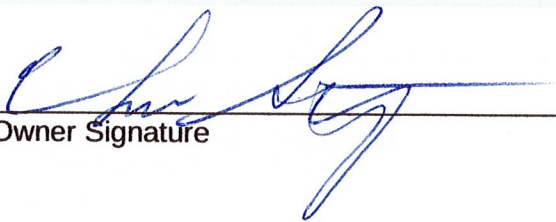
1. Survey
2. Elevations of the Surrounding Structures which will be influenced by New Structure
3. Proposed Design(s) of New Structure
4. Intended Materials to be Used on Exterior of Structure
5. \$100 Application Fee

Demolition Requests:

1. Please see separate application for demolition requests.
2. \$100 Application Fee

PLEASE NOTE - APPLICATIONS MUST BE RECEIVED THREE WEEKS PRIOR TO THE MEETING.
INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED.

Note: This application is for a Certificate of Appropriateness from the Historic Preservation Board only. The proposed work must also meet Zoning and Building Code Requirements. Submission of the application implies permission is granted to the City of Mount Dora to inspect and


Applicant/Owner Signature

Land Development Code

3.6.4 Certificate of appropriateness.

1. Basic requirements.

- a. *Certificate of appropriateness required.*
 - 1) No building, structure, appurtenance, improvement or landscape feature within the City of Mount Dora, which has been designated a historic site, will be erected, altered, restored, renovated, excavated, relocated, or demolished until a certificate of appropriateness regarding any exterior architectural features, landscape features, or site improvements has been approved under the procedures in this section.
 - 2) A certificate of appropriateness shall be required for the erection, alteration, restoration, renovation, excavation, relocation, or demolition of any building, structure or appurtenance within any historic district established by the City of Mount Dora under the procedures specified in this ordinance.
 - 3) A certificate of appropriateness shall be required for any material change in existing walls, fences and sidewalks or construction of new walls, fences and sidewalks.
- b. *Architectural features.* Architectural features include, but are not limited to, the architectural style, scale, massing, siting, general design and general arrangement of the exterior of the building or structure, including the type, style of roofs, windows, doors and appurtenances.
- c. *Landscape features.* Landscape features and site improvements will include, but are not limited to, walls, fences, courtyards, signs, and exterior lighting.
- d. *Plan approval required.* No certificate of appropriateness will be approved unless the architectural plans for said construction, reconstruction, relocation, alteration, excavation, restoration, renovation, or demolition are approved by the board.
- e. *Relocation.* Relocation of a building or structure will include, but not be limited to, moving a building or structure into or within any historic district, and moving a historic building or structure within or out of the City of Mount Dora or any historic district.
- f. *Certificate not required.* A certificate of appropriateness will not be required for general, occasional maintenance of any historic buildings, structure or site, or any building or structure within a historic district. General, occasional maintenance will include, but is not limited to, lawn and landscaping care, painting and minor repairs that restore or maintain the historic site or current character of the building or structure. General, occasional maintenance will not include any of the activities described and defined in paragraphs 1. through 5. of this subsection, nor will it include an addition or change of awnings, signs, or alterations to porches and steps. A certificate of appropriateness will not be required for any interior alteration, construction, reconstruction, restoration, renovation or demolition. General, occasional maintenance and repair shall also include any ordinary maintenance which does not require a building permit for the city.

Angela Register and Chris Sweazy
Homeowners
229 E. 6th Ave
Mt Dora, FL 32757
January, 2022



City of Mt Dora Historical Preservation Committee
City Planning and Development
510 N. Baker St.
Mt Dora FL 32757

229 E. 6th Ave Proposed Improvements

Dear Committee Members,

Thank you for reviewing our request to make improvements to our property located at 229 E. 6th Avenue in Mt Dora. The property in question is a listed historical property named "Bellissimo Castello Di Mt Dora" that was originally constructed in 1925. We are a local central Florida family having lived in Longwood and Tangerine for over 30 years. We purchased this home in August 2021 and while the home is in a great location it has a smaller garage and lacks backyard features to make it our desired forever home. The residence is zoned R3 but regulated as R1-B.

We truly love the the historical Spanish bungalow feel of the home and the large trees on the property that give it so much character. It is our desire to keep these characteristics but add usable space to the garage and new backyard features to entertain our family and friends. Past improvements to the exterior of the property were made in 1950 with the addition of a single car garage and again 2018 with the addition of corbel roof accents, an electric driveway gate and matching fencing in the front yard. We are seeking permission to modify the current cinder block car garage to allow continued single car parking while expanding storage/workshop areas. An existing oak tree and other proposed lot improvements prevents garage expansion to the rear or side. Our proposal is to expand the current garage forward 13.5 feet and raise the elevation to 18 ft allowing for a potential car lift and expanded storage/workshop. The construction would include renovating the garage exterior to match the character of the existing home including matching eaves, windows and a flat roof with matching barrel tiles and corbels. The proposed garage renovations will utilize the existing four garage walls and extend the height similar to that of the home.

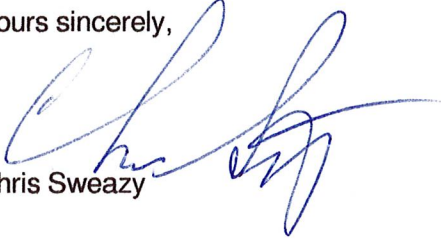
In addition to the garage improvements we are looking to add a small spa/pool with surrounding decking, a cabana/shed, and a fire pit area to the back yard. We also plan to renovate an existing patio with new pavers and covering to increase usability. The pool cabana/shed will retain the Spanish bungalow style and will be utilized as office and storage area for pool related items. The cabana/shed will be built on a concrete slab and will have barrel type tiles matching the existing home. The spa/pool will be no larger than 10x14 ft in size and is proposed as in-ground construction of either concrete or fiberglass shell. The fire pit area is proposed to the rear of the property with seating for 4-6 people and will have flagstone or pavers as a base. None of these features will be visible from the front of the property.

The trees are one of the most important features of this property. None of the renovation/construction activities proposed will require removal of existing trees. All existing trees will be retained on the property although some pruning may be required to remove dead or low hanging branches.

As we are in the preliminary design phase of construction a detailed materials or cut list is limited. Renovations to the garage and the cabana/shed will be made to code using lumber framing from either new or recycled sources attached to the existing cinder block walls. Exterior finishes including stucco finish on garage, paint colors, windows, barrel roofing details and corbels will match the existing home.

Thank you for your consideration and review and we look forward to your positive approval of our proposed property changes.

Yours sincerely,



Chris Sweazy

PROPERTY RECORD CARD

General Information

Name:

Mailing Address:

Property Location:

Property Description:

229 EAST 6TH AVENUE LLC

2261 POINSETTIA DR
LONGWOOD, FL 32779-4434
[Update Mailing Address](#)

229 EAST 6TH AVE
MOUNT DORA FL 32757
[Update Property Location](#)

MOUNT DORA, 30-19-27 W 38 FT OF E 140 FT OF S 127.5 FT OF BLK 49--LESS N 3.5 FT OF E 28.5 FT--PB 3 PG 37-43, TOMPKINS BLKS 49 & 61 SUB LOT 6, E 20 FT OF LOTS 7 & 8 BLK 49 PB 5 PG 9
ORB 5772 PG 626

Alternate Key:

Parcel Number:

Millage Group and City:

2021 Total Certified Millage Rate:

Trash/Recycling /Water/Info:

Property Name:

School Information:

1465001

29-19-27-0010-049-00004

00MD (MOUNT DORA)

18.7017

[My Public Services Map](#)

--
[Submit Property Name](#)

[School Locator & Bus Stop Map](#)
[School Boundary Maps](#)

NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	SINGLE FAMILY (0100)	38	124		38	FF		\$0.00	\$60,610.00
2	SINGLE FAMILY (0100)	20	140		20	FF		\$0.00	\$16,700.00

[Click here for Zoning Info](#)

[FEMA Flood Map](#)

Residential Building(s)

Building 001

Residential

Single Family

Building Value: \$147,436.00

Summary

Year Built: 1925

Total Living Area: 1168

Bedrooms: 2

Full Bathrooms: 1

Central A/C: Yes

Attached Garage: No

Half Bathrooms: 0

Fireplaces: 1

[Incorrect Bedroom, Bath, or other information?](#)

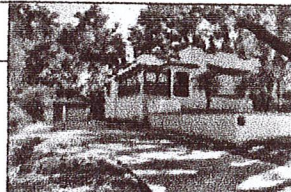
Section(s)								
Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Stucco/Brick (003)	1	959	N	28%	0%	
2	FINISHED LIVING AREA (FLA)	Stucco/Brick (003)	1	209	N	0%	0%	

NOTES:

1. THIS BOUNDARY SURVEY WAS PREPARED FROM TITLE OR OTHER INFORMATION FURNISHED TO THIS SURVEYOR. THERE MAY BE OTHER RESTRICTIONS RECORDED OR UNRECORDED EASEMENTS THAT AFFECT THIS PROPERTY. PROPERTY IS SUBJECT TO ALL TITLE EXCEPTIONS, COVENANTS, RESTRICTIONS, EASEMENTS AND SETBACKS OF RECORD. NO TITLE ABSTRACT PERFORMED BY THIS SURVEYOR. EASEMENTS SHOWN PER PLAT OR PROVIDED INFORMATION.
2. NO UNDERGROUND UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN. SEPTIC - IF SHOWN.
3. THIS SURVEY IS PREPARED FOR THE SOLE BENEFIT OF THOSE CERTIFIED TO AND SHOULD NOT BE RELIED UPON OR USED BY ANY OTHER ENTITY. SURVEYS ARE NOT TRANSFERABLE.
4. DIMENSIONS SHOWN FOR THE LOCATION OF IMPROVEMENTS HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES. BOUNDARY BEARINGS AND DISTANCES ARE SHOWN AS PLATTED UNLESS DENOTED AS MEASURED.
5. BEARINGS ARE BASED ON ASSUMED DATUM AND ON THE LINE SHOWN AS BASE BEARING (BB).
6. BUILDING LINES SHOWN, REPRESENT BUILDING WALLS, EAVES, IF ANY, NOT LOCATED OR SHOWN.
7. NO BUILDING SETBACKS OR BUILDING RESTRICTIONS SHOWN UNLESS PROVIDED TO THIS SURVEYOR.

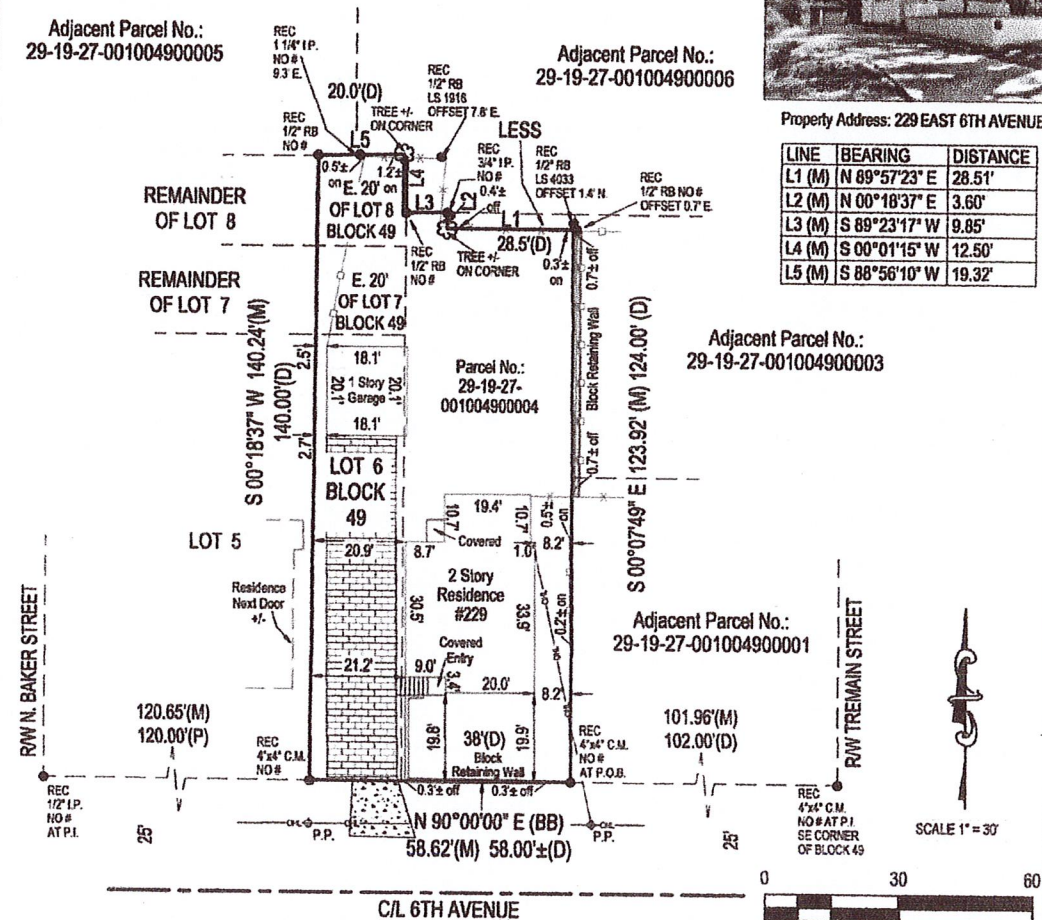
FLOOD ZONE REFERENCE:

PROPERTY APPEARS TO BE LOCATED IN ZONE 'X' PER F.I.R.M. MAP PANEL NO. 12127C 0367 E DATED 02-19-14.

Boundary
And
Mapping
Associates, Inc.LAND
SURVEYORS
LB 4565109 WEST ORANGE STREET
ALTAMONTE SPRINGS, FL.
32714
PH. (407) 698-1155

Property Address: 229 EAST 6TH AVENUE

LINE	BEARING	DISTANCE
L1 (M)	N 69°57'23" E	28.51'
L2 (M)	N 00°18'37" E	3.60'
L3 (M)	S 89°23'17" W	9.85'
L4 (M)	S 00°01'15" W	12.50'
L5 (M)	S 88°56'10" W	19.32'



DESCRIPTION: Begin 102 feet West of the Southeast corner of Block 49, Section 30, Township 19 South, Range 27 East, according to the OFFICIAL MAP OF MT. DORA, 2ND SECTION, filed May 8, 1918 and recorded in Plat Book 3, Page 39, Public Records of Lake County, Florida; run thence West 38 feet, more or less, to a point located 140 feet East of the Southwest corner of said Block 49; thence North 127.5 feet; thence East 38 feet, more or less, to a point 102 feet West of the East Boundary of said Block 49; thence South 127.5 feet to the Point of Beginning. LESS the North 3.5 feet of the East 28.5 feet thereof.

Parcel 2
Lot 6, and the East 20 feet of Lots 7 and 8, Block 49, PROPERTY OF ENOCH J. TOMPKINS, according to the plat thereof, as recorded in Plat Book 5, Page 9, Public Records of Lake County, Florida.

CERTIFIED TO:

DAVID PEREZ
WELLS FARGO BANK, NA
WATSON TITLE SERVICES, INC.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

ORDERED BY:

Title Services, Inc.

JOB NO.: 18-1202

DATE:

FIELD: 08-15-18

SIGNED: 06-25-18

DRAWN BY: JOB

P.C.: CJC

CHECKED BY: RWJ

REC - RECOVERED
I.P. - IRON PIPE
I.C. - IRON PIPE
C.M. - CONCRETE MONUMENT
R.B. - REBAR
RAD. - RADIAL
N.R. - NOT RADIAL
M.D. - MIM & DISC
(P) - PER PLAT
(M) - AS MEASURED
(D) - PER DESCRIPTION
O.L. - ON LINE
P.C. - POINT OF CURVATURE
P.T. - POINT OF TANGENCY
R.W. - RIGHT-OF-WAY
P.O.B. - POINT OF BEGINNING
P.B. - PLAT BOOK
O.R.B. - OFFICIAL RECORDS BOOK
M.B. - MAP BOOK

LEGEND

PRC - POINT OF REVERSE CURVE
R.P. - RADIUS POINT
R. - RADIUS
L. - LENGTH OF ARC
S.E. - SIDEWALK EASEMENT
U.E. - UTILITY EASEMENT
D.E. - DRAINAGE EASEMENT
L.E. - LANDSCAPE EASEMENT
P.E. - POOL EASEMENT
P.P. - POWER POLE
C.L. - CHAIN LINK/WIRE FENCE LINE
W.F. - WOODEN FENCE LINE
U.F. - U.N.I.F. FENCE LINE
A.F. - ALUMINUM FENCE LINE
O.F. - OVERHEAD LINE

PLATERS

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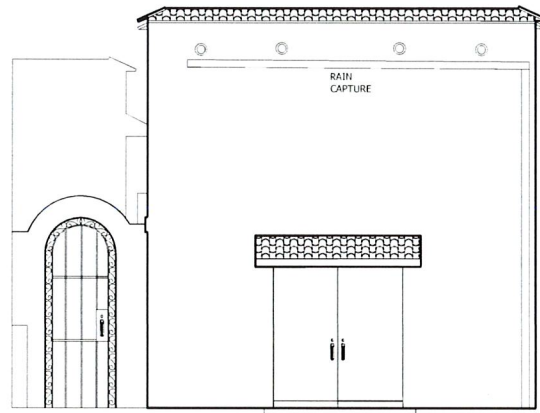
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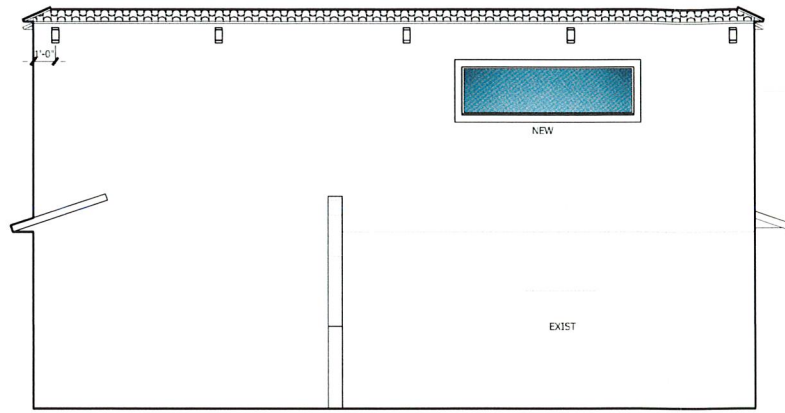
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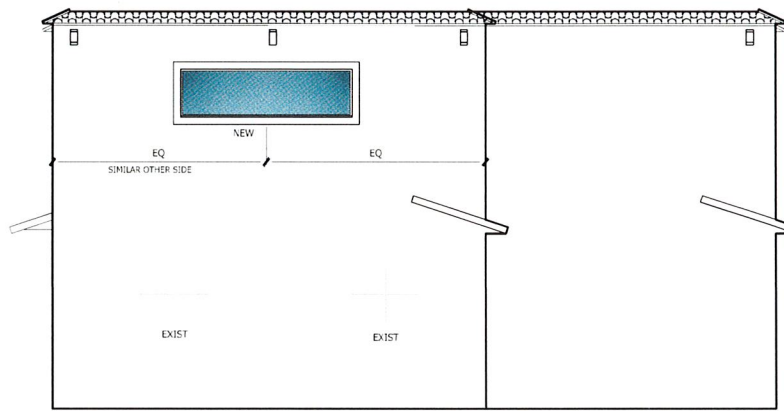
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SCALE 1/4" = 1'-0"



EAST ELEVATION

SCALE 1/4" = 1'-0"



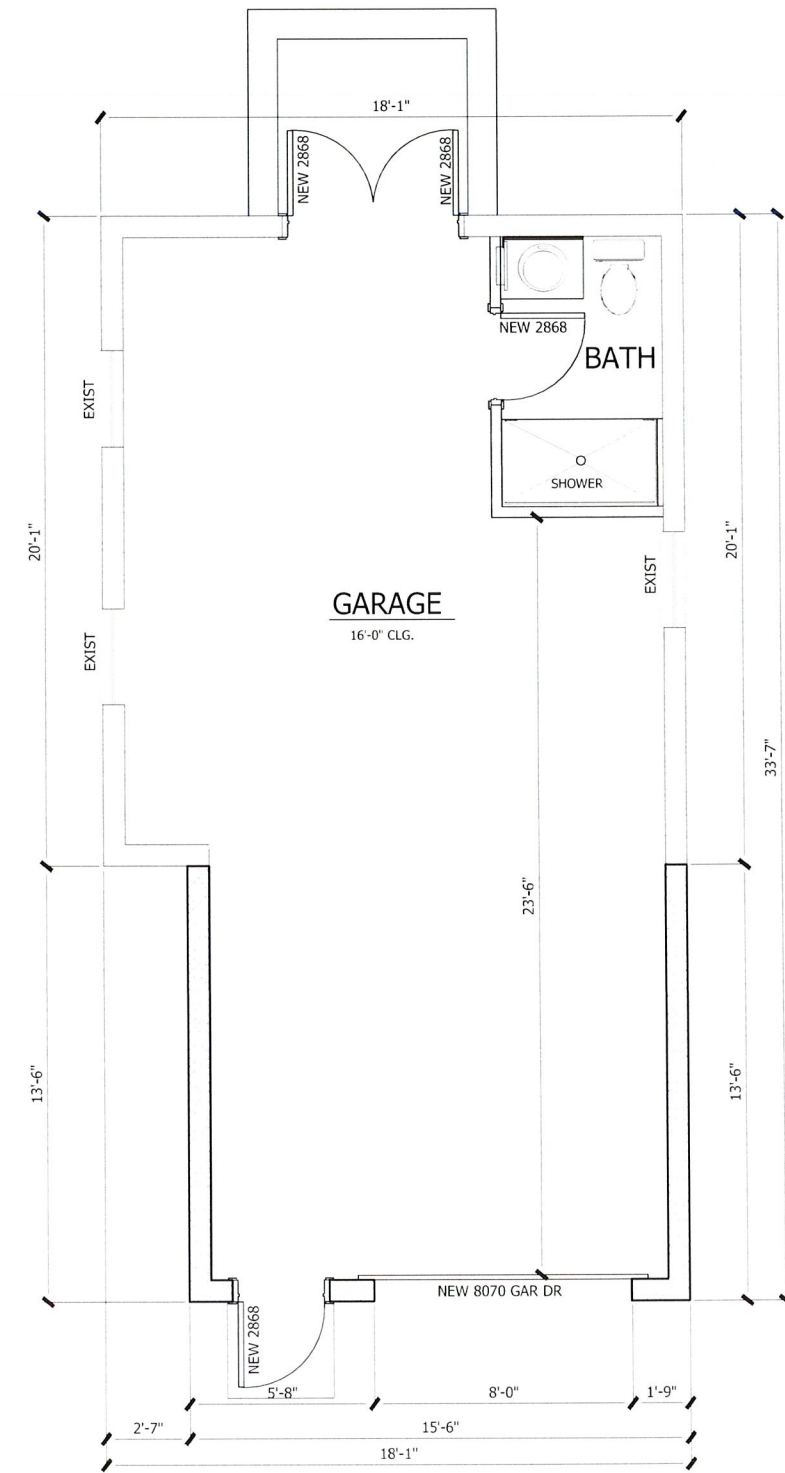
WEST ELEVATION

SCALE 1/4" = 1'-0"



FRONT ELEVATION

SCALE 3/8" = 1'-0"



FLOOR PLAN

SCALE 3/8" = 1'-0"

Engineer of Record:
Osigma Assoc.
MICHAEL THARP, P.E. 58869
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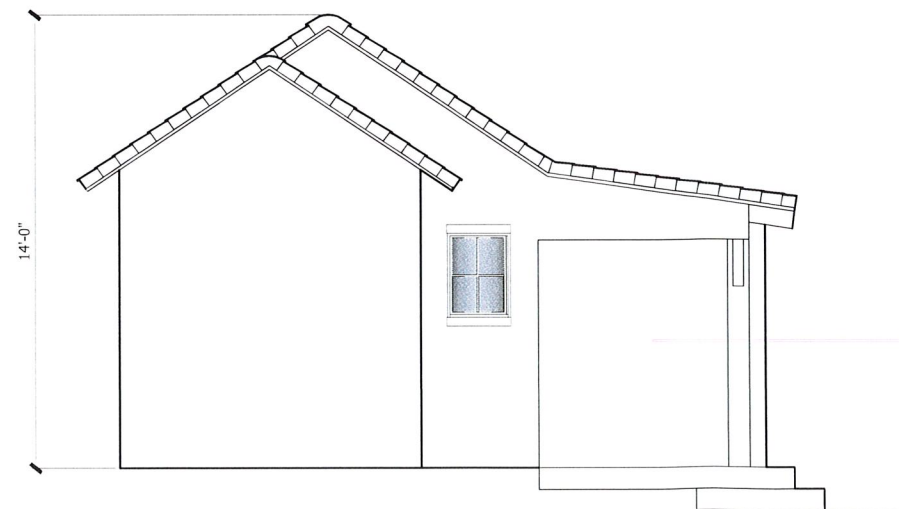
PROPERTY IMPROVEMENTS
229 6TH AVE.
MOUNT DORA, FL 32757
Sweazy Residence

Drawing Information:
Drawn by: RS
Checked by: MS/NT
Approved by: MS/NT
Date: 12/18/21
Sheet number:
Drafter/Designer Information:
Capl Universe LLC
407-325-0254

Revisions:

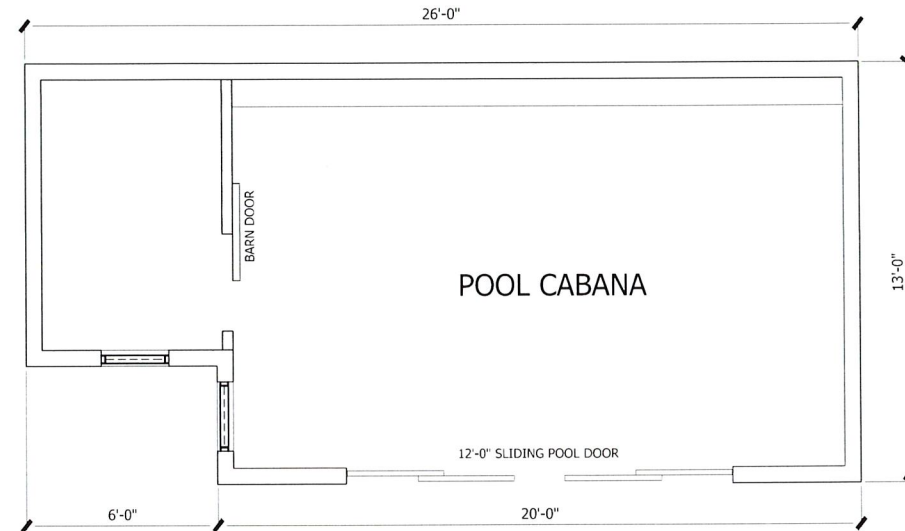
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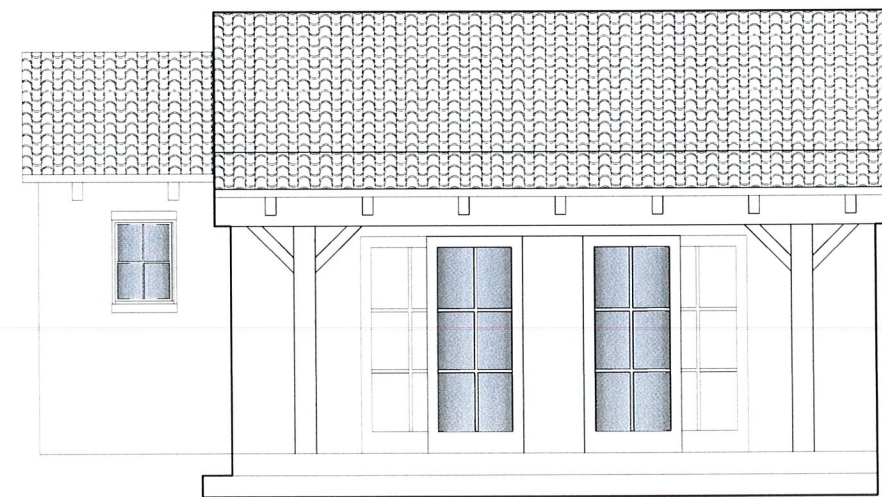
WEST ELEVATION

SCALE 1/4" = 1'-0"



FLOOR PLAN

SCALE 3/8" = 1'-0"



SOUTH ELEVATION

SCALE 1/4" = 1'-0"

Revisions:

Drawing information:

Drawn by:	RS
Checked by:	MF/M
Approved by:	M thal
Date:	12/18
Job number:	

Drafter/Designer information:
Cad Universe LLC
407-325-0254

PROPERTY IMPROVEMENTS
229 6TH AVE.
MOUNT DORA, FL. 32757

Sweazy Residence

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MICHAEL A. THARP, P.E.
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Osigma
Assoc.

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Phone: (407) 694-4865
Fax: (407) 888-1190
Email: mtharp@csur.com

44,000 sq. ft. (100,000 sq. ft. max.)
100% LEED GOLD CERTIFICATION
100% LEED GOLD CERTIFICATION

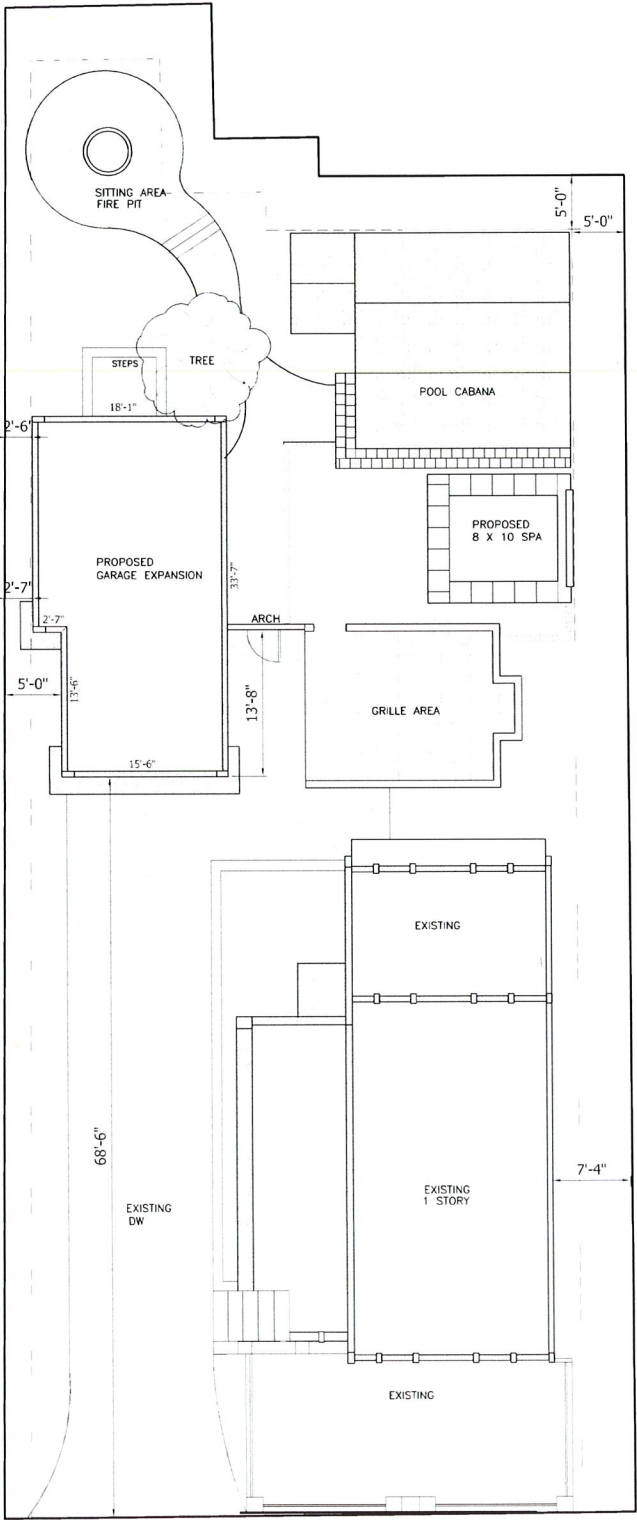
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Drawing Number:

Sheet nomenclature:

PLANS

A1.2



SITE PLAN

SCALE 1/8" = 1'-0"

Engineer of Record:
Qsigma
Assoc.

MICHAEL THARP, P.E. 58869
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MICHAEL A. THARP, P.E.
NO. 58869

PROPERTY IMPROVEMENTS
229 6TH AVE.,
MOUNT DORA, FL, 32757

Sweazy Residence

Drawing information:
RS
MF/MT
M tharp
12/18/21

Drawn by:
Checked by:
Date:
Job number:

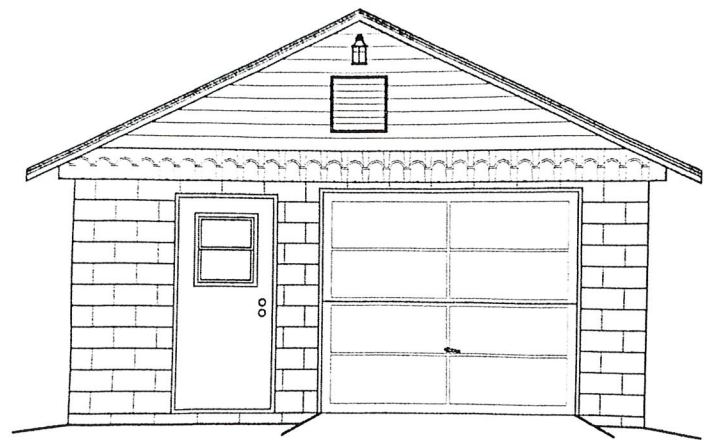
Drafter/Designer information:
Cad Universe LLC
407-335-0254

Revisions:

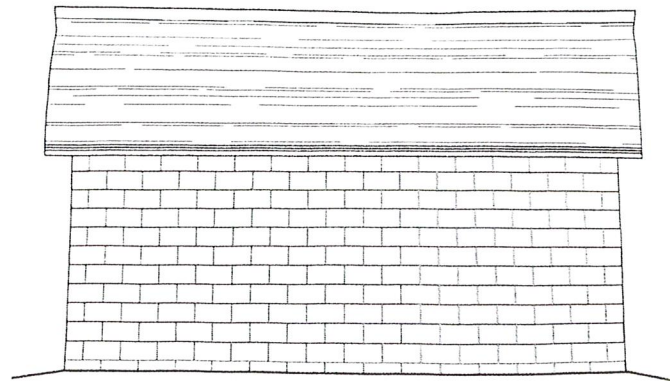
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SITE PLAN

Drawing Number:
SP

Existing Home and Garage Structures



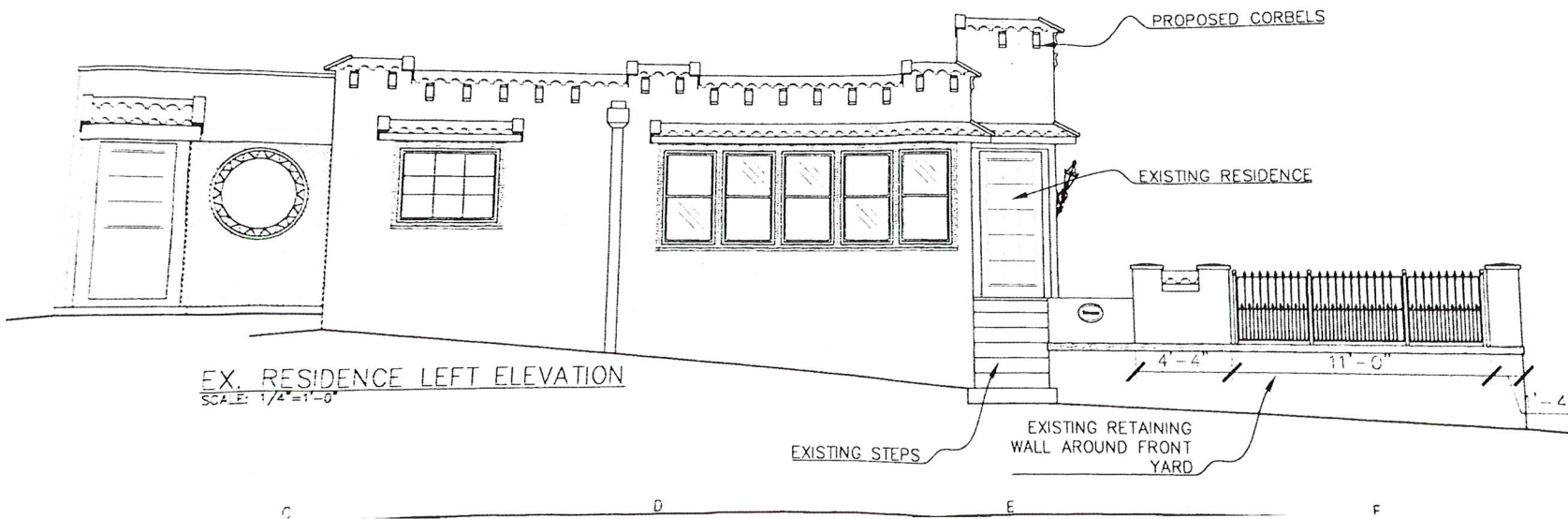
EXISTING FRONT ELEVATION
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EXISTING LEFT ELEVATION
SCALE: 1/4"=1'-0"

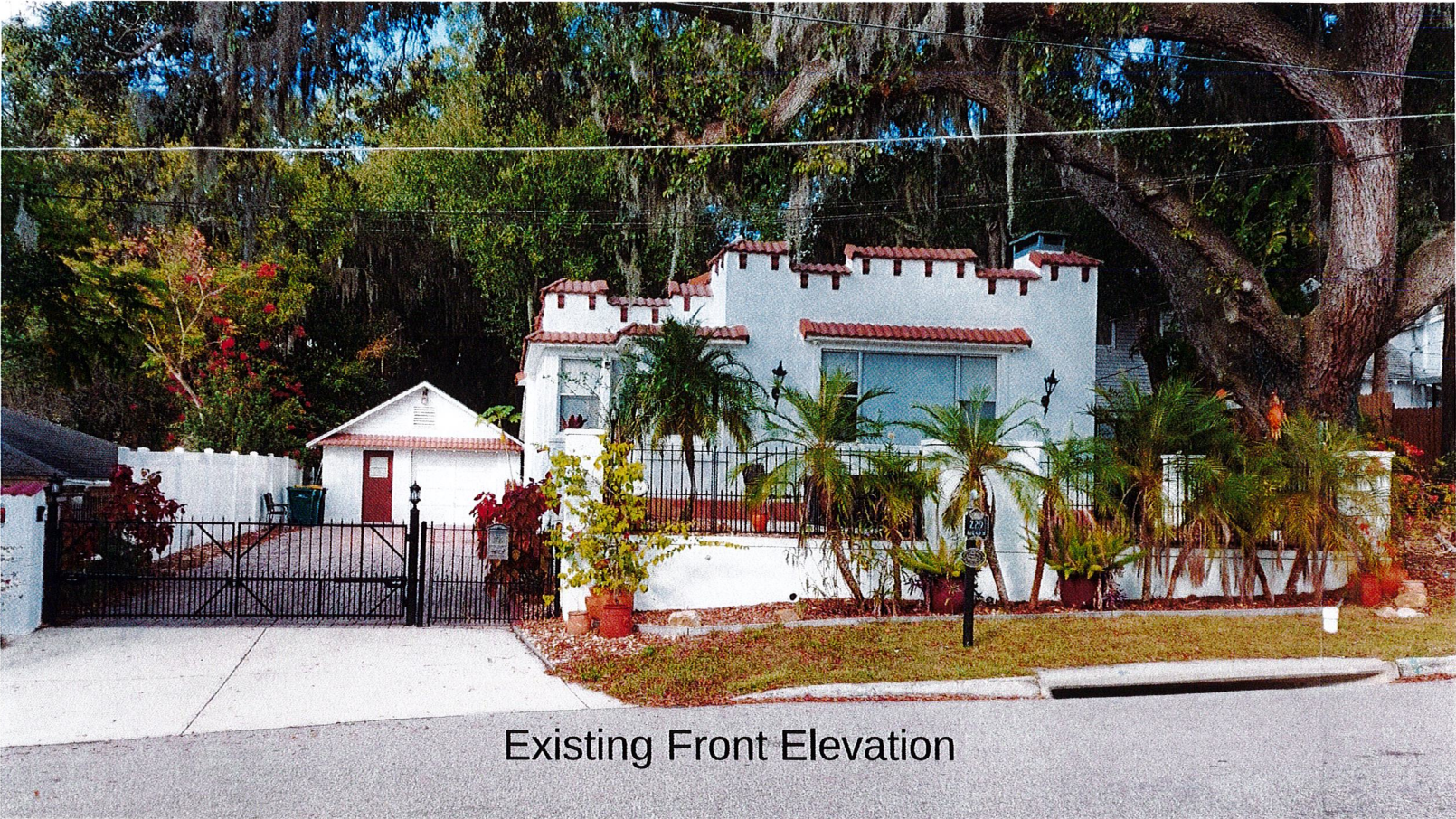


EX. RESIDENCE FRONT ELEVATION
SCALE: 1/4"=1'-0"



EX. RESIDENCE LEFT ELEVATION
SCALE: 1/4"=1'-0"

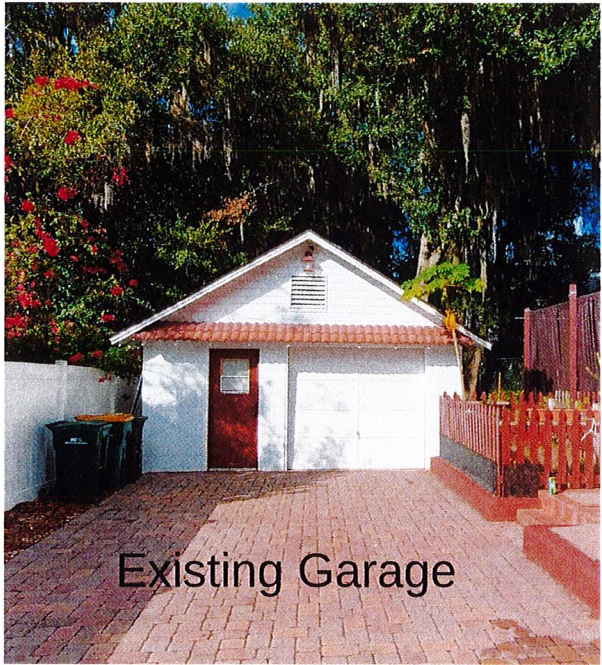
Image examples for existing and proposed features



Existing Front Elevation



Similar to proposed cabana / spool area



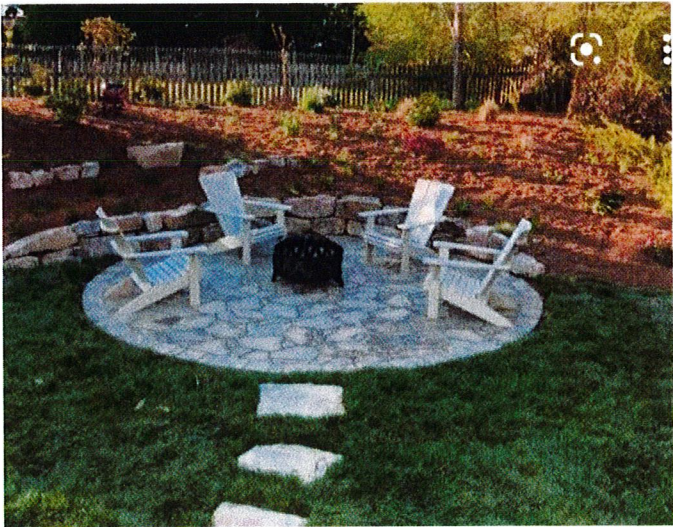
Existing Garage



Existing backyard



Upgrade patio area



Proposed fire pit area



CITY OF MOUNT DORA

Planning and Development

510 N. Baker St.

Mount Dora, FL 32757

352-735-7113

Fax: 352-735-7191

E-mail: plandev@cityofmoundora.com

DATE: February 15, 2022

TO: Historic Preservation Board

FROM: Shelby Eldridge, Planner II

RE: **Certificate of Appropriateness; 229 E 6th Avenue (Location); Detached Garage and Pool Cabana; (Request); Chris Sweazy (Owner/ Applicant)**

Site Name: Bellissimo Castello

Date of Construction: 1925

Zoning/Use: R1/ Residential

Style: Mediterranean Revival

Siding: Stucco

Porch: Open

Roof: Flat

Windows: Jalousie - Fixed

Description of proposed alteration: Remodel of detached garage and new pool cabana.

Guidelines:

- New construction should complement the historic architecture. Through sound planning and design, it can reinforce and respect the existing patterns of a historic district. Successful infill design does not have to imitate demolished or extant buildings to be successful. Rather, it picks up significant themes, such as height, materials, roof form, massing, set-back, and the rhythm of opening to ensure that a new building blends with its context.
- The following criteria should be used when reviewing new construction in historic districts:

Setback: Setback is the distance a building is located from property lines. Buildings in historic districts often share a common front and side setback.

Proportion of openings: Window opening in historic districts often share similar size, spacing, and shape. On many buildings, particularly the Colonial Revival and other classically inspired styles, they are stacked with a narrow space between them. Other styles, particularly Queen Anne, exhibit randomly placed openings.

Horizontal Rhythms: Repeated elements on neighboring buildings are characteristic of buildings in Florida. Divisions between upper and lower floors, uniform porch heights, and alignment of window and window sills are examples of such rhythms. New construction in historic districts should maintain or extend these strong shared streetscape elements in blocks where they appear.

Roof Forms: Similar roof form and pitch are characteristics in many historic buildings. Nearly all residential buildings in districts have pitched roofs. Gambrel, pyramidal, and clipped gable (jerkinhead) are also found. In contrast, commercial buildings generally have flat roofs with parapets. Roof design should be compatible with surrounding buildings. Sloped roofs with pitches similar to those of nearby buildings should be required for new residential construction, and flat roofs with the roof plane hidden from view on the front facade should be required for commercial construction.

Mass: Mass relates to the height, width, and depth of a building and its elements. A building is often composed of several different massings – think of it as a compilation of various building blocks. If there are similar massings in the area this should be taken into account.

Materials: Certain materials are characteristics of historic districts. Materials that are compatible in quality, color, texture, finish, and dimension to those common to the district should be used.

Details: Facia, soffit, eave and cornice trim, porch railings and brackets and other decorative details can provide a pattern and scale to historic buildings and areas.

Proportions: Proportion is the ratio of one dimension to another. Individual elements of the building, such as windows, doors, and additions, should be proportional to each other and the building.

Scale: Refers to the apparent relationship between two entities, such as the relationship between the size of an addition and the building to which it is attached.

Rhythm: On the facade of a building a rhythm can be created by the alternating of wall (solid) and window (void). ON the streetscape, a rhythm is created by the alternating of building and open space. It is important to be sensitive to these patterns.

Climate Control Elements: Raised foundations, overhanging eaves, porches, awnings, the orientation of the building, and other features were historically incorporated into our historic structures and provide a common character to the streetscape.

Landscaping Elements: Specific types of native vegetation such as live oaks, shrubs, or expanses of grassy lawns may predominate in an area. Architectural elements such as fences, walls, garden architecture, outbuildings, or vine-covered trellises and pergolas often contribute to the visual continuity in our historic neighborhoods.

Recommendations:

-
- Keep new construction to a minimum
 - Design new buildings to be compatible in materials, size, color, and texture with the surrounding buildings.
 - Employ contemporary design that is compatible with the character and feeling of the district.

Avoid:

- Designing new buildings whose massings and scale is inappropriate and whose materials and textures are non-historic.
- Imitating an earlier style or period of architecture in new construction, except in rare cases where a contemporary design would detract from the architectural unity of an ensemble or group.

Additions

If an addition is being constructed, generally it should not be added to the main historic facade of the building. If possible, locate it away from the principal public view, possible to the rear of the building. Respect the proportions of the building to which it is being added, so the addition does not dominate its historic environment. Do not obstruct the character-defining features of the historic building with the addition.

Sometimes historic photos and Sanborn maps can give clues to where previous additions were constructed on the building, thus providing guidance for the location of new additions. However, the new addition should not be designed to look historic. It is inappropriate to imitate a historic style, or use the same roof line, wall plane, or historic details in an attempt to make the addition look like it was originally part of the building. The addition may be contemporary, or may incorporate design motifs that tie it into the historic building. No matter what its design, it should be of quality workmanship and materials.

Staff Analysis: The applicant is looking to remodel the existing detached garage that was built in 1949 to increase to height to eighteen feet. The garage will still be one story but will have an eighteen-foot ceiling. The new design will match the design of the existing house and will have a similar roof as the existing house.

The applicant is also proposing a detached living space that will function as a pool cabana. The design matches the house and will not be visible from the street.

Staff Recommendation: Staff recommends approval subject to building and zoning codes.

Attachments:

Vicinity Map
1987 Site Form
2008 Site form

Legend

 Located Historic Preservation Review Area

Vicinity Map
229 E. 6th Avenue





HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA03674
Recorder # 161
Field Date 3/15/2008
Form Date 3/15/2008
FormNo 200803
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? YES

GENERAL INFORMATION

Site Name (address if none) 229 E 6th Ave Multiple Listing (DHR only) _____
Other Names _____ >> _____
Survey or Project Name _____ Survey# _____
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
<u>229</u>	<u>East</u>	<u>6th</u>	<u>Avenue</u>	

Cross Streets (nearest/ between) _____
City / Town (within 3 miles) Mount Dora In Current City Limits? YES
County Lake Tax Parcel #(s) _____
Subdivision Name _____ Block _____ Lot _____
Ownership _____
Name of Public Tract (e.g., park) _____
Route to (especially if no street address) _____

MAPPING

USGS 7.5' Map Name _____ Publication Date >> EUSTIS;1980
Township: _____ Range: _____ Section: _____ 1/4 section: _____ >> 19S ;27E ;30;UNSP
Irregular Section Name: _____
Landgrant _____
UTM: Zone _____ Easting _____ Northing _____
Plat or Other Map (map's name, location) _____

DESCRIPTION

Style Mediterranean Revival Other Style _____
Exterior Plan Irregular Other Exterior Plan _____
Number of Stories 1
Structural System(s) >> Wood frame
Other Structural System(s) _____
Foundation Type(s) >> Continuous
Other Foundation Types _____
Foundation Material(s) >> Poured Concrete Footing
Other Foundation Material(s) _____
Exterior Fabric(s) >> Stucco
Other Exterior Fabric(s) _____
Roof Type(s) >> Flat
Other Roof Type(s) _____
Roof Material(s) >> _____
Other Roof Material(s) _____
Roof Secondary Structure(s) (dormers etc) >> _____
Other Roof Secondary Structure(s) _____
Number of Chimneys 1
Chimney Material _____
Other Chimney Material(s) _____
Chimney Location(s) _____

HISTORICAL STRUCTURE FORM

8LA03674

DESCRIPTION (continued)

Window Descriptions casement 3, metal sash, fixed

Main Entrance Description (stylistic details) _____

Porches: #open 1 #closed _____ #incised _____ Location(s) _____

Porch Roof Types(s) _____

Exterior Ornament _____

Interior Plan _____

Other Interior Plan _____

Condition Good

Structure Surroundings

Commercial: _____ Residential: MOSTly this categoryInstitutional: SOME of this category Undeveloped: _____

Ancillary Features (Number / type of outbuildings, major landscape features) _____

Archaeological Remains (describe): _____

If archaeological remains are present, was an Archaeological Site Form completed? _____

Narrative Description (optional) _____

HISTORY

Construction year 1925

Architect (last name first): _____

Builder (last name first): _____

Changes in Locations or Conditions

Type of Change	Year of Change	Date Change Noted	Description of Changes
>>			

Structure Use History

Use _____ Year Use Started _____ Year Use Ended _____ >> Private residence; 1925;

Other Structure Uses _____

Ownership History (especially original owner, dates, profession, etc.) _____

RESEARCH METHODS

Research Methods _____ >> Examine local tax records

Other research methods _____

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? YES

Name of Local Register if Eligible _____

Individually Eligible for National Register? NOPotential Contributor to NR District? YES

Area(s) of historical significance _____

>>

Other Historical Associations _____

Explanation of Evaluation (required) Because the resource retains much of its historic integrity and is located in a well-preserved collection of historic buildings, it appears to contribute to a historic district.

HISTORICAL STRUCTURE FORM

8LA03674

DOCUMENTATION (Photos, Plans, etc.)

Photographic Negatives or Other Collections Not Filed with FMSF, Including Field Notes, Plans, other Important Documents.

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, MylesRecorder Address / Phone 4104 St. Augustine Road Jacksonville, FLRecorder Affiliation Bland & Associates, Inc Other Affiliation _____Is a Text-Only Supplement File Attached (Surveyor Only)? NO

***** MASTER SITE FILE USE ONLY *****

Cultural Resource Type: SSElectronic Form Used: S110Form Type Code: NORMForm Quality Ranking: NEWForm Status Code: SCATSupplement Information Status: NO SUPPLEMENTSupplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 5/25/2008

SHPO's Evaluation of Resource

Date _____Form Comments: _____

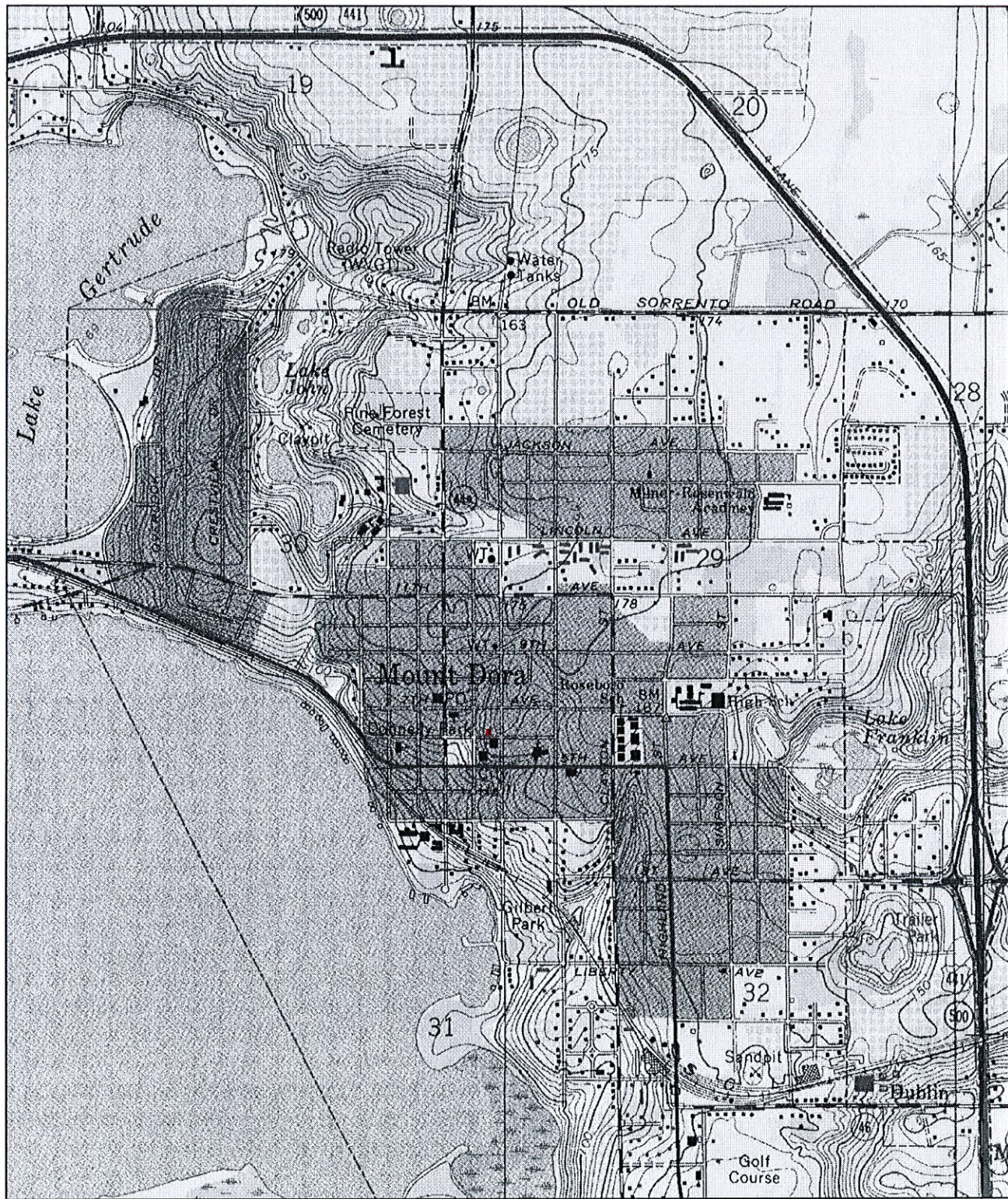
REQUIRED PAPER ATTACHMENTS

- (1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

LA03674-200803

Supplementary Printout

- > **USGS map name/year of publication or revision:**
EUSTIS;1980
- > **Township/Range/Section/Qtr:**
19S ;27E ;30;UNSP
- > **Structural system(s):**
Wood frame
- > **Foundation types:**
Continuous
- > **Foundation materials:**
Poured Concrete Footing
- > **Exterior fabrics:**
Stucco
- > **Roof types:**
Flat
- > **Roof materials:**
- > **Roof secondary structures (dormers etc):**
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**
Private residence;1925;
- > **Research methods:**
Examine local tax records
FL Master Site File-Cultural Resources
Pedestrian
- > **Area(s) of historical significance:**
- > **Repositories: Collection/Housed/Accession#/Describe**
- > **[Other name(s)]:**



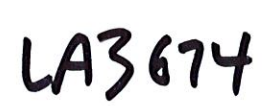
161

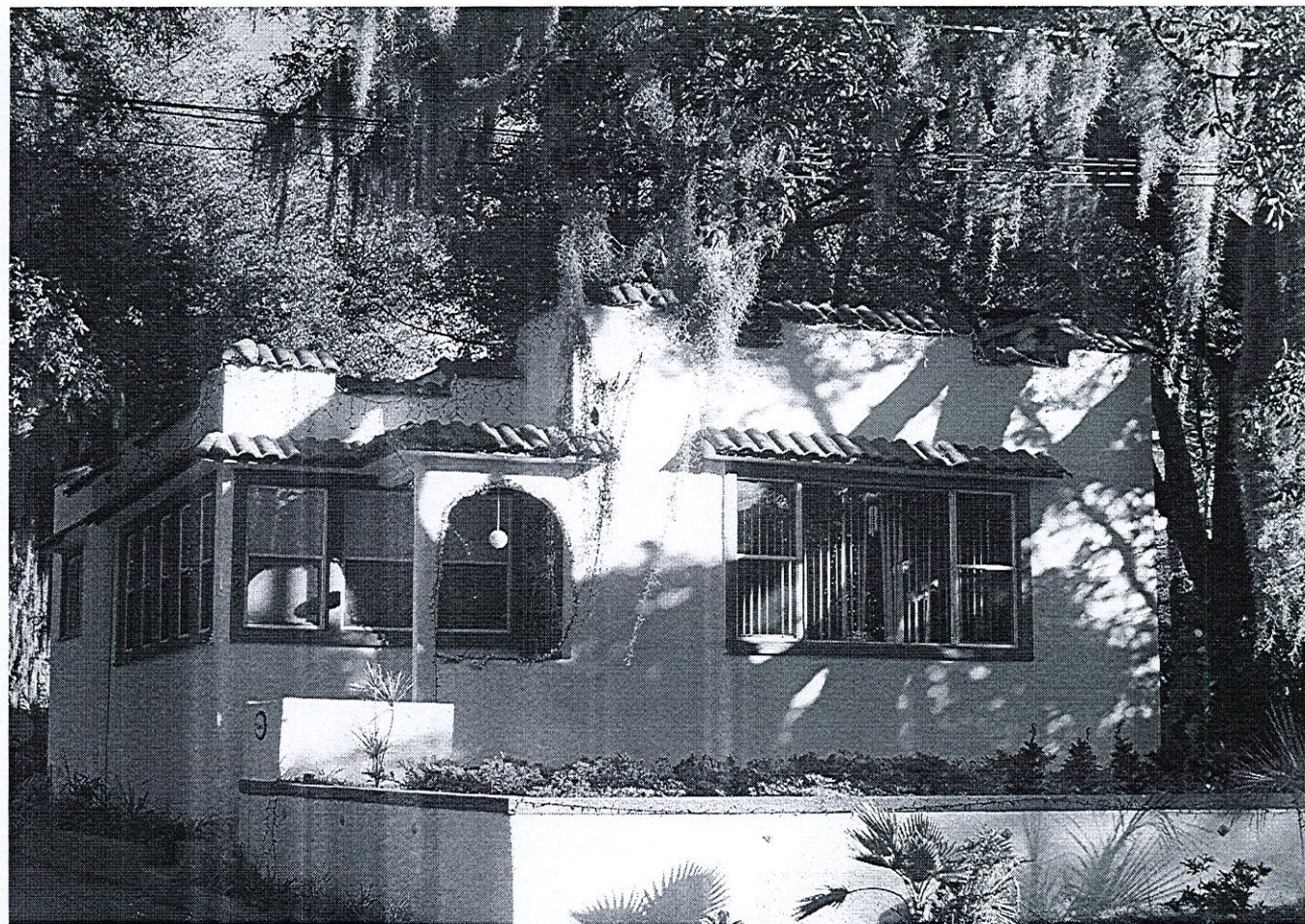


0 0.5 Mi
0 2000 Ft

Map provided by MyTopo.com

LA 3674





161

LA
3674

Site Inventory Form

Site No. _____

Name _____ Survey Date 8709
Address of Site 229 E. 6th Ave., Mount Dora, Fl. 32757
Instruction for locating _____

Location Mount Dora Sub. 049 0004
Subdivision Name Block No. Lot No.

County Lake
District name if applicable _____
Owner of Site: Name Maring, Paul A. and Barbara F.
Address 1005 Inoquois, Elgin Il. 60120

Type of Ownership private Recording Date 8711
Recorder: Name & Title Barr, Melanie (Historic Preservation Consultant)
Address P.O. Box 17, Gainesville Fl. 32602

Condition of Site: (Check One)	Integrity of Site: (Check One or More)	Original Use <u>private residence</u>
☐ Excellent	☒ Altered	Present Use <u>private residence</u>
☒ Good	☐ Unaltered	Dates <u>c. +1925</u>
☐ Fair	☒ Original Use	Cultural Phase <u>American</u>
☐ Deteriorated	☐ Restored/Date	Period <u>20th Century</u>
	☐ Moved/Date	

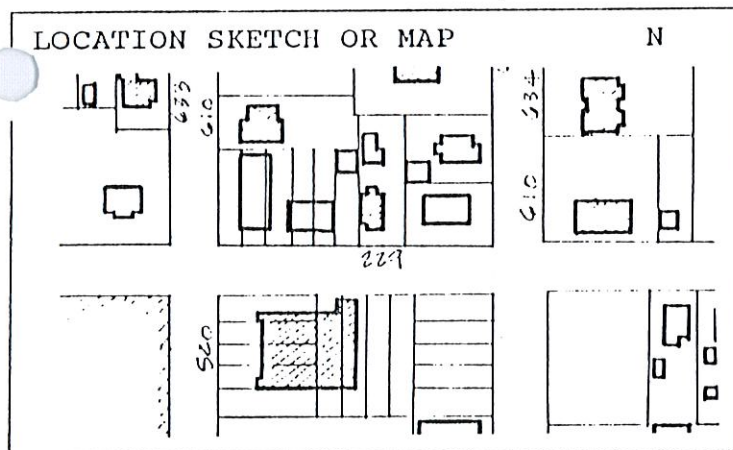
NR Classification Category building Date Listed on NR _____
Threats to Site:
(Check One or More)
☐ Zoning ☐ Transportation ☐ Borrowing
☐ Development ☐ Fill ☐ Other (See Remarks Below)
☐ Deterioration ☐ Dredge

Areas of Significance: Early Community Development

Significance:

This Mediterranean Revival bungalow was apparently built as a rental house since it has no early families associated with it. It is important as one of Mount Dora's somewhat rare examples of the Mediterranean Revival style.

Architect _____
 Builder _____
 Style and/or Period Mediterranean Revival
 Plan Type irregular: irregular
 Exterior Fabric(s) stucco: textured
 Structural System(s) masonry: hollow clay tile
 Porches _____
 Orientation _____
 Foundation continuous: stuccoed
 Roof Type flat
 Secondary Roof Structure(s) _____
 Roof Surfacing tile: mission
 Window Type jalousie # fixed
 Ornament Exterior _____
 Chimney _____
 Chimney Location _____
 No. of Chimneys _____ No. of Stories 1
 No. of Dormers _____ Outbuildings _____
 Surroundings _____
 Map Reference (incl. scale & date) USGS Eustis 7.5 MIN 1966 (PR 1980)
 Latitude and Longitude _____
 Site Size (approx. acreage of property) 1.11



Township	Range	Section
19	27	28

UTM Coordinates:

Zone	Easting	Northing

Photographic Records Number Q 8-9
 Please attach Photographic Print

