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, January 26, 2022 - 4:00 P.M.

AGENDA

I. Call To Order

II. Roll Call With Determination Of Quorum

III. Approval Of Minutes for December 16, 2021

IV. Election
   A. Chairperson
   B. Vice-Chair

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
      iv. Public Input
      v. Discussion

   B. 810 N Tremain Street - Reroof
      i. Ex Parte Communication Disclosure
      ii. Swearing in of staff/applicants
      iii. Staff presentation
      iv. Public Input
      v. Discussion

   C. 828 E 7th Avenue – Detached Garage
      i. Ex Parte Communication Disclosure
      ii. Swearing in of staff/applicants
      iii. Staff presentation
      iv. Public Input
      v. Discussion

D. 975 N. McDonald Street - Demo
   i. Ex Parte Communication Disclosure
   ii. Swearing in of staff/applicants
   iii. Staff presentation
   iv. Public Input
   v. Discussion

VII. Other Business

VIII. Announcement of next scheduled meeting date: February 23, 2022 (4:00pm)

IX. Adjournment

NOTICE: For purposes of Section 286.011, Florida Statues, 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 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
Thursday, December 16, 2021– 4:00 PM

MINUTES

I. CALL TO ORDER

Having been duly noticed as required by law, the December 16, 2021 meeting of the Mount Dora Historic Preservation Board was called to order at 4:02 PM by Det Joks, Chairman.

II. ROLL CALL WITH DETERMINATION OF QUORUM

Present: Det Joks, Tracey Gerken, Philip Crotwell, Sharon Nichols

Absent: Don Marx**,** Amanda Kelley, Thomas Cutshaw

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

III. APPROVAL OF MINUTES October 27, 2021

Mr. Crotwell moved to approve the October 27, 2021 with corrections. Ms. Nichols seconded and all approved unanimously.

IV. PUBLIC PARTICIPATION/HEARING FOR NON-AGENDA ITEMS

Patricia Huizing newly appointed Historical Preservation Board member looks forward to joining the board next month.

Mr. Jay Smith, expressed concerns with rotting accessory building on the vacant lot of the property on the corner of McDonald and 10th. He asked if there was a timeline on building. Ms. Shelby Eldridge said there was a change in ownership and that the new owner wants to save the building. The COA is good for one year and work would need to begin by July 2022.

V. CERTIFICATE OF APPROPRIATENESS

a. 323 E 9th Avenue - Roof
- **i. Ex-parte Communication Disclosure**
- **ii. Swearing in of staff / applicants**
- **iii. Staff Presentation**

DRAFT

Ms. Eldridge stated that the applicant is requesting a change from shingles to metal panels. Staff recommended approval as the material is appropriate.

iv. Public Input
v. Discussion

Ms. Crotwell motioned to approve staff recommendation. Ms. Nichols seconded and all approved unanimously.

b. 326 E 7th Avenue - Reroof
i. Ex-parte Communication Disclosure
ii. Swearing in of staff / applicants
iii. Staff Presentation

Ms. Eldridge stated that the applicant is requesting a change from shingles to metal panels. The applicant is in need of a new roof; as photos show the current roof covered with tarps. Staff recommends approval as the material is appropriate. Mr. Charles Goodwin stated that the roof is leaking and would like to move forward to get it fixed. Ms. Nichols asked if there was any asbestos concerns. Mr. Goodwin stated there are no concerns because the last permit for the roof required the roof be removed down to the wood decking.

iv. Public Input
v. Discussion

Ms. Gerken motioned to approve staff recommendation. Mr. Nichols seconded and all approved unanimously.

c. 642 N Tremain Street - Reroof
i. Ex Parte Communication Disclosure
ii. Swearing in of staff/applicants
iii. Staff presentation

Ms. Eldridge stated that the applicant is requesting a change from shingles to metal panels. Staff recommended approval as the material is appropriate.

iv. Public Input
v. Discussion

Mr. Nichols motioned to approve staff recommendation. Mr. Crotwell seconded and all approved unanimously.

d. 822 N Hackett Court – Garage
i. Ex Parte Communication Disclosure
ii. Swearing in of staff/applicants
iii. Staff presentation

DRAFT

Ms. Eldridge stated that the existing ranch styled home has a garage and the applicant is requesting a detached garage in the rear to store vehicles. The structure would not block the primary façade and will match the design and style of the home. Staff recommended approval.

Mr. Elliott Humble; homeowner stated that he loves his classic cars and wants to keep these vehicles off the road to keep a clean look. He stated that he does not foresee needing neighbor approval for access, however, he is working with them if needed.

iv. Public Input
v. Discussion

Mr. Crotwell motioned to approve staff recommendation. Ms. Nichols seconded and all approved unanimously.

e. 728 N McDonald Street – Garage
i. Ex Parte Communication Disclosure
ii. Swearing in of staff/applicants
iii. Staff presentation

Ms. Eldridge stated that the applicant and application came before the board on August 25th and was approved for detached garage. Due to the costs of the previously approved materials, the applicant is requesting a change of metal roof, change to single hung windows and omission of brick. Staff recommends approval as the materials will still match the rest of the home.

Mr. Richard Solomon the homeowner stated that the price of previously approved materials had a wait of over a year and were unable to get the shingles to match the rest of the home.

iv. Public Input

v. Discussion

Mr. Jay Smith stated that it would be nice to view the applications on the projector so that the audience can see applications and materials are being discussed. He also shared that the pressed metal shingles retains the authentic look of the home.

Mr. Crotwell motioned to approve staff recommendation. Ms. Gerken seconded and all approved unanimously.

f. 544 E 11th Avenue - Garage
i. Ex Parte Communication Disclosure
ii. Swearing in of staff/applicants
iii. Staff presentation

Ms. Eldridge stated that the applicant is requesting approval to take down part of the current existing garage as it was built originally without footers. This garage is proposed to be rebuilt in kind.

Mr. David Vedder; applicant stated that the structure was built without footers around it. The structure will be demoed and the applicant voluntarily amended the application for entire garage to be reroofed with shingles to match the roof of the home and that chimney would not be affected.

iv. Public Input
v. Discussion

Mr. Crotwell motioned to approve the application with the understanding that the applicant voluntarily agreed to make the work on the garage be asphalt shingles to match the existing house. Mr. Nichols seconded and all approved unanimously.

g. 615 E 3rd Avenue – Accessory Structure
i. Ex Parte Communication Disclosure
ii. Swearing in of staff/applicants
iii. Staff presentation

Ms. Eldridge stated that the applicant is requesting approval for an accessory structure; guest cottage by zoning code to be occupied by a non-paying guest to stay in and will not have a full kitchen. Per land development code, the guess cottage cannot be rented out. This structure will be located on the rear of the home, obscurely from the road. The guest home would match the materials on the home in kind.

iv. Public Input
v. Discussion

Ms. Nichols motioned to approve staff recommendation. Mr. Gerken seconded and all approved unanimously.

h. 964 N Grandview Street – New Single Family Residence
i. Ex Parte Communication Disclosure
ii. Swearing in of staff/applicants
iii. Staff presentation

Ms. Eldridge stated that the applicant is requesting approval for a new single family residence proposing a craftsmen bungalow design. The proposed home fits with the character or the neighborhood. Staff recommends approval as exposed block as secondary and rear façade materials are appropriate and fit in with the surrounding properties.

Mrs. Monique McCutcheon; applicant and homeowner, stated that they spoke with staff and amended their plan from all stucco due to budget and a financial concern. The addition of hardy board shingles on the on the front and rear and other details to add character to the home were a compromise and believed these changes would be an improvement to the home. The addition of landscaping and a gates would be added in afterwards so that the sides would not be visible. Since the applicants are new to the area, Mrs. McCutcheon asked on clarification on the homes she and her husband have viewed that have exposed blocks.

Mr. Dennis McCutcheon the applicant and homeowner, stated that the sides and rear of the home are so narrow and with the existing fence on the rear, with landscaping the exposed block would not be visible. Mr. McCutcheon stated that they are willing to amend their application if need be; as they would like to move forward with building the home and do not want any delays as they have already waited an additional month to go before the board since there was not a meeting in November.

iv. Public Input

Mr. Frank Ford expressed his displeasure with the board; that the board should be consistence going forward as this is unfair to the current applicants since they are compliant for the façade. Mr. Jay Smith said that homes on the same street have concrete and urged the board to approve the application as it is presented.

v. Discussion

Mr. Crotwell, Ms. Gerken and Mr. Joks agreed that the previous applications have not been consistent, that the board needs to set a standard since surrounding homes and neighbors are being affected. Ms. Nichols stated that as members on the Historic Preservation Board, the members are required to do what is best for the historical preservation of the city.

Mrs. Sutphen stated that regarding the concern with consistency, if Ms. Eldridge were concerned that the proposed materials it would have indicated prior to the application coming before the board. If an application for another area in the Historic area comes to Ms. Eldridge, she would review that area to ensure whatever is proposed fits within the area. Ms. Sutphen explained to the applicants that these stipulations are for homes within the Historic area only and homes outside the Historic District may be different. Ms. Eldridge stated that any homes within the Historic District that have exposed blocks were built prior to the guidelines being in place and no application approved sets precedence; as each application stands on its own merit.

Ms. Eldridge asked Ms. Sutphen if the current application is not approved by the board, could the applicants then propose to amend their application before the board. Ms. Sutphen stated that the applicants could go forward as their application has been submitted and after the vote, if it is not approved, the applicants could on record to amend their application then a vote could be heard again.

Ms. Gerken motioned to approve staff recommendation. Motioned failed for lack of a second.

Mr. and Mrs. McCutcheon voluntarily requested to amend their application to reflect stucco on the four sides of the home.

Mr. Crotwell motioned to amend the applicant's application to state stucco finish applied to sides and rear of the exterior of the home and the reminder of the application stays the same as the applicant's original application approved by staff recommendation. Ms. Nichols seconded and all approved unanimously.

VI. OTHER BUSINESS

a. Board Appointments

Ms. Eldridge informed the board of their terms, when they expire and introduced the newly appointment board member, Patricia Huizing whom will join the board in January. All board members will be emailed a copy of the updated term appointment

VII. ANNOUNCEMENT OF NEXT SCHEDULED MEETING:

a. Regularly Scheduled Meeting: Wednesday, January 26, 2022 (4:00 pm)

VIII. ADJORNMENT

Mr. Crotwell motioned to adjourn the meeting. Ms. Gerken seconded the motion and it was approved unanimously. The meeting was adjourned at 5:13 PM.

Det Joks, Chairman	*Faith Gibbs, Administrative Coordinator*
Historic Preservation Board	*Planning & Development*

DRAFT

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@cityofmountdora.com

DATE: January 26, 2022

TO: Historic Preservation Board

FROM: Shelby Eldridge, Planner II

RE: **Certificate of Appropriateness; 244 E 3rd Avenue (Location); Reroof (Request); Peter Caravette (Owner/Applicant)**

Site Name: The Maria Martin House

Date of Construction: 1885 +/-

Zoning/Use: R-1/ Residential

Style: Frame Vernacular

Siding: Wood

Porch: One Open

Roof: Asphalt Shingles

Windows: Casement

Description of proposed alteration: Replace asphalt shingles with standing seam metal panels.

Guidelines:

Recommendations

- Identify, retain, and preserve roofs – and their functional and decorative features – that are important in defining the overall historic character of the building. This includes the roof's shape, such as hip, gambrel, and mansard; decorative features such as cupolas, cresting, chimneys and weathervanes; and roofing material such as slate, wood, clay tile, and metal, as well as its size, color, and patterning.

- Provide adequate roof drainage and insure that the roofing material provides a weather-tight covering for the structure.

- Protect a leaking roof with plywood or tarp and building paper until it can be properly repaired.

- Replace deteriorated roof surfacing with matching materials or new materials, such as composition shingles or tabbed asphalt shingles, in dark shades that match the original in composition, size, shape, color, and texture.

- Retain or replace where necessary: dormer windows, cupolas, cornices, brackets, chimneys, cresting, weather vanes, and other distinctive architectural or stylistic features that give a roof its essential character.

- Repair a roof by reinforcing the historic materials which comprise roof features. Repairs will also generally include the limited replacement in kind – or with compatible substitute material – of those extensively deteriorated or missing parts of features when there are surviving prototypes such as cupola louvers, dentils, dormer roofing; or slates, tiles, or wood shingles on a main roof.

- Replace in kind an entire feature of the roof that is too deteriorated to repair – if the overall form and detailing are still evident – using the physical evidence as a model to reproduce the feature. Examples can include a large section of roofing, or a dormer or chimney. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

- Design and construct a new feature when the historic feature is completely missing, such as a chimney or cupola. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.

Avoid

- Removing a feature of the roof that is unrepairable, such as a chimney or dormer, and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

- Constructing additional stories so that the historic appearance of the building is radically changed.

- Removing a major portion of the roof or roofing material that is repairable, then reconstructing it with new material in order to create a uniform or “improved” appearance.

- Changing the essential character of a roof by adding inappropriate features such as dormers, vents, skylights, air-conditioners, and solar collectors which are visible from public right-of-ways.

- Stripping the roof of sound historic materials such as slate, clay tile, wood, and architectural metal.

- New materials, such as roll roofing, whose composition, size, shape, color, and texture alter the appearance of the building.

- Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the roof or that is physically or chemically incompatible.

Staff Analysis: The application is requesting for a change in roofing material from asphalt shingles to metal panels. Metal panels are an appropriate material for historic homes and similar applications have been approved by the City's Historic Preservation Board. The proposed change from an asphalt shingle roof to a metal roof is appropriate.

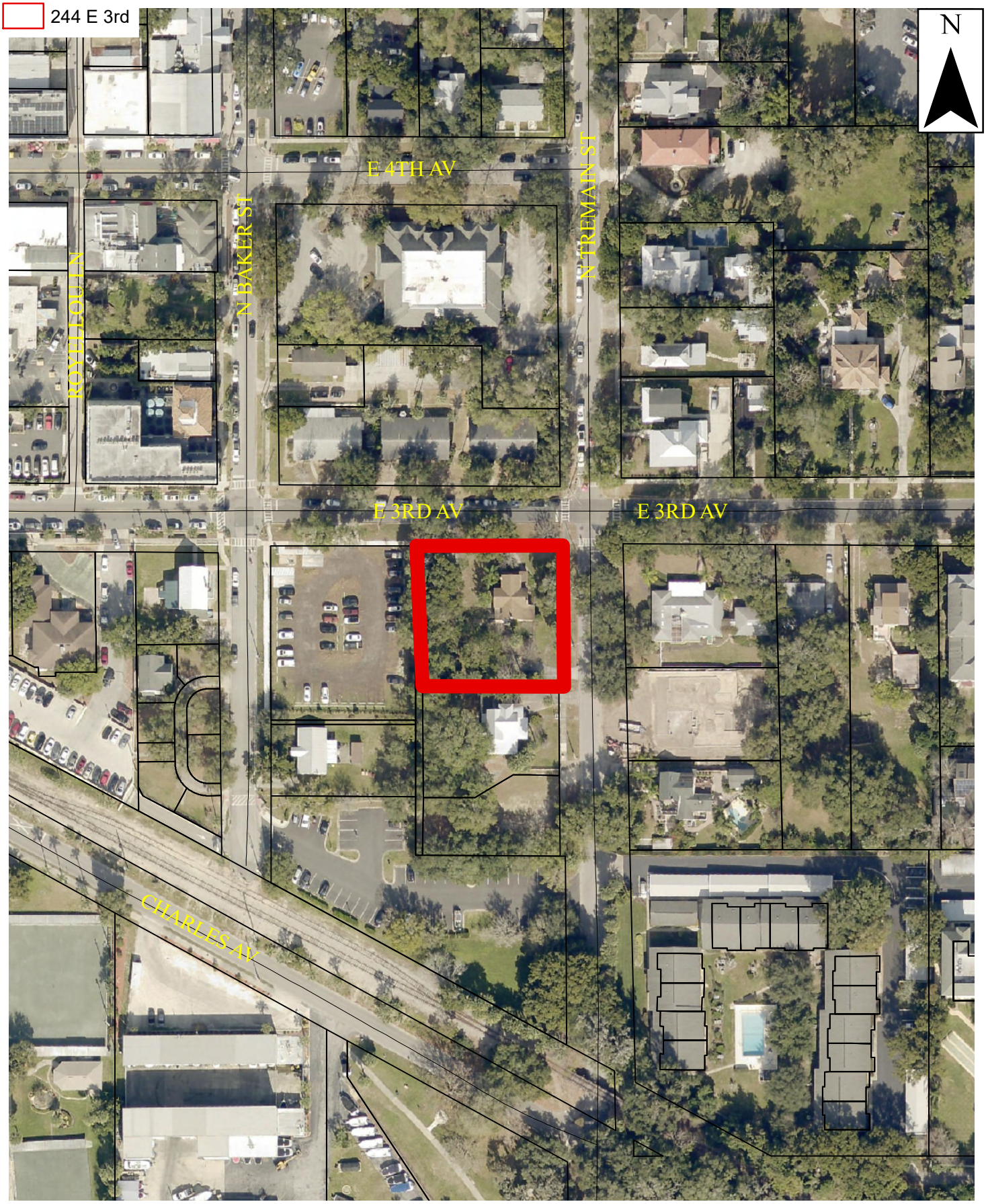
Staff Recommendation: Staff recommends approval.

Attachments:
Vicinity Map
Photos
1987 Site Form
2008 Site Form
Application

244 E 3rd Avenue
Vicinity Map

Legend

244 E 3rd



0 85 170 340 Feet

Map Date: 1/18/2022

CITY OF MOUNT DORA

PHOTOS
January 26, 2022
244 E 3rd Avenue

North Elevation

Northeast Elevation

FLORIDA MASTER SITE FILE R 4-6

Site Inventory Form

Site No._____

Site Name The Maria Martin House Survey Date 8709
Address of Site 244 E. 3rd Ave., Mount Dora, Fl. 32757
Instruction for locating

Location Mount Dora Sub. 011 00006
Subdivision Name Block No. Lot No.

County Lake
District name if applicable
Owner of Site: Name Pace, William E. and Barbara Lynn Duffy
Address 441 Perugia Ave., Coral Gables Fl. 33146

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)
___ Excellent
x Good
___ Fair
___ Deteriorated

Integrity of Site: (Check One or More)
x Altered
___ Unaltered
x Original Use
___ Restored/Date
___ Moved/Date

Original Use private residence
Present Use private residence
Dates c. +1885
Cultural Phase American
Period 19th Century

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

Areas of Significance: Early Community Development

Significance:

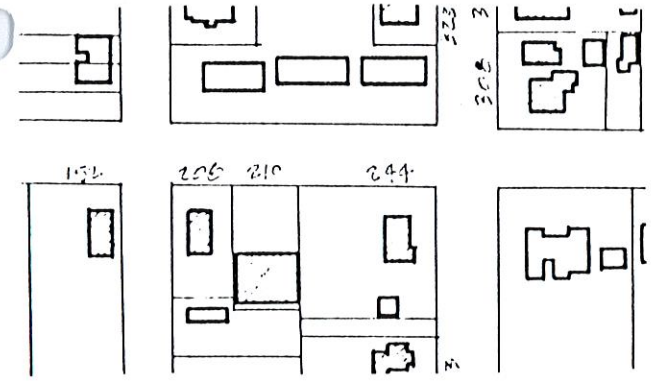
This house was built in 1885 by R.C. Tremain and its first owner was the Rev. P.B. Fiske. The Congregationalist Church was organized in the home of Ross and George Tremain in 1883. The Reverend Fisk of Vermont was called to be the pastor in September 1885 and was formally installed as its pastor on March 5, 1886. He was pastor when the church began to organize to build a house of worship. The 1887 Congregational Church stands today on Donnelly St. as a result of their efforts. Mr. Fiske returned to the north in 1887. Mr. Tremain reportedly repurchased the house. Maria E.F. Martin, the widow of Charles, owned the house longer than anyone else. It has been divided into apartments and much of its nineteenth century character has been lost.

Architect
Builder
Style and/or Period frame vernacular
Plan Type irregular: irregular
Exterior Fabric(s) wood: novelty siding # asbestos: shingles
Structural System(s) wood frame: balloon
Porches N & E/ 1 story, enclosed
Orientation N
Foundation continuous: concrete block
Roof Type cross gables
Secondary Roof Structure(s) porch: hip
Roof Surfacing asphalt shingles
Window Type DHS, 6/1, wood # DHS, 2/2, wood
Ornament Exterior
Chimney brick with corbelled caps
Chimney Location E: wall, exterior # S: wall,exterior # W: wall, exterior
No. of Chimneys 3 No. of Stories 2
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) LT1

LOCATION SKETCH OR MAP N

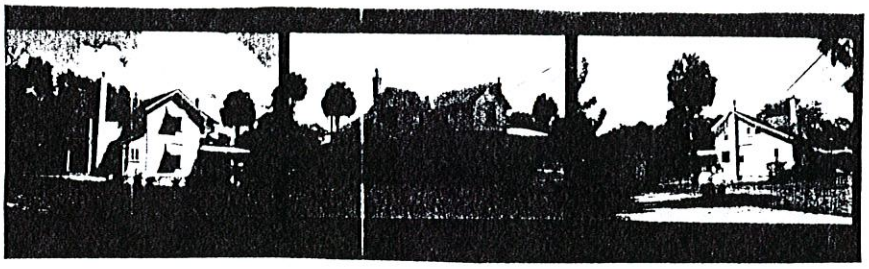


Township	Range	Section
19	27	31

UTM Coordinates:

Zone Easting Northing

Photographic Records Number R 4-6
Please attach Photographic Print



Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA00381
Recorder # 347
Field Date 3/15/2008
Form Date 3/15/2008
FormNo 200803
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

GENERAL INFORMATION

Site Name (address if none) 244 E 3rd 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
244	East	3RD	Avenue	

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 ;31;UNSP
Irregular Section Name:
Landgrant
UTM: Zone
Easting
Northing
Plat or Other Map (map's name, location)

DESCRIPTION

Style Frame Vernacular
Other Style
Exterior Plan Irregular
Other Exterior Plan
Number of Stories 2
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) >> Drop siding
Other Exterior Fabric(s)
Roof Type(s) >> Gable
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 2
Chimney Material
Other Chimney Material(s)
Chimney Location(s)

HISTORICAL STRUCTURE FORM

8LA00381

DESCRIPTION (continued)

Window Descriptions CASEMENT 3, 1/1, 6/1, 2/2

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 category

Institutional: 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 1885

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;1885;

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

Idividually Eligible for National Register? NO

Potential 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

8LA00381

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, Myles

Recorder Address / Phone 4104 St. Augustine Road Jacksonville, FL

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

Is a Text-Only Supplement File Attached (Surveyor Only)? NO

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

SHPO's Evaluation of Resource

_____ Date _____

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 6/2/2008

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"

LA00381-200803

Supplementary Printout

> **USGS map name/year of publication or revision:**
EUSTIS;1980

> **Township/Range/Section/Qtr:**
19S ;27E ;31;UNSP

> **Structural system(s):**
Wood frame

> **Foundation types:**
Continuous

> **Foundation materials:**
Poured Concrete Footing

> **Exterior fabrics:**
Drop siding
Asbestos

> **Roof types:**
Gable

> **Roof materials:**

> **Roof secondary structures (dormers etc):**

> **Change status/year changed/date noted/nature:**

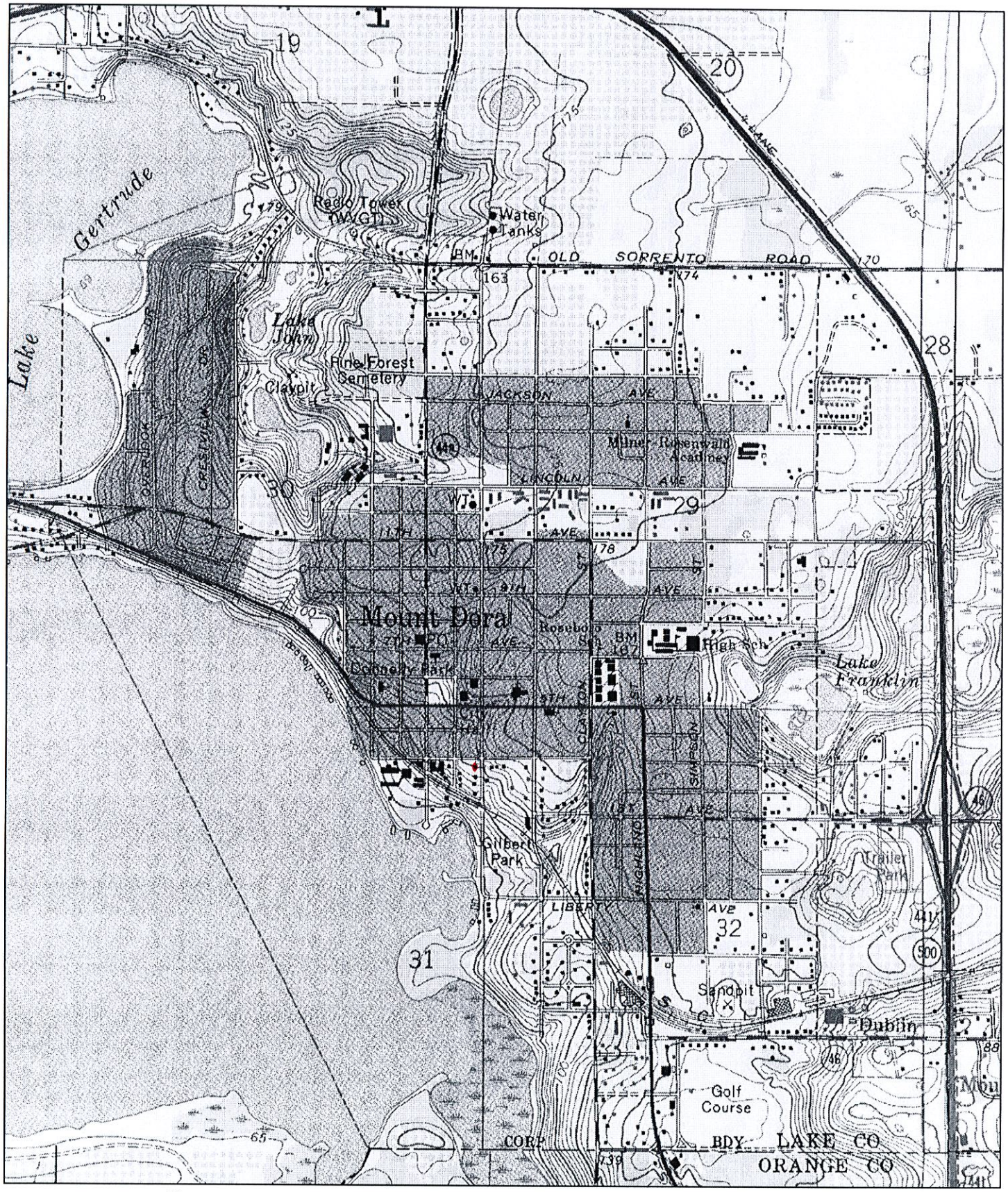
> **Original, intermediate, present uses/year started/year ended:**
Private residence;1885;

> **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)]:**



N

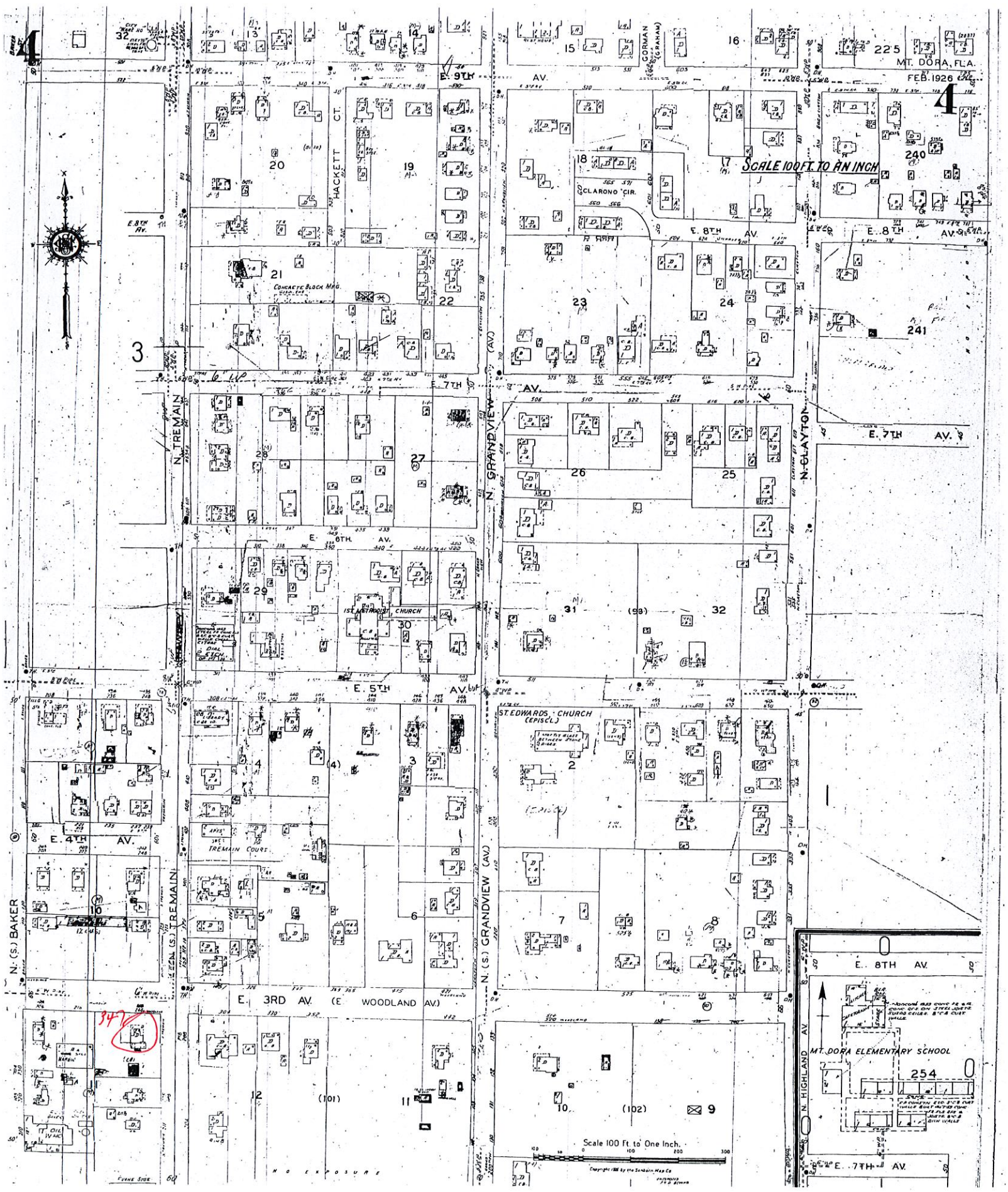
0 0.5 Mi

0 3000 Ft

Map provided by MyTopo.com

347

LA381


MT. DORA, FLA.
FEB. 1926
SCALE 100 FT. TO AN INCH
E. 9TH AV.
HACKETT CT.
CLARONO CIR.
E. 8TH AV.
CONCRETE BLOCK MFG.
E. 7TH AV.
N. TREMAIN
N. GRANDVIEW (AV.)
N. CLAYTON
E. 6TH AV.
1ST METHODIST CHURCH
E. 5TH AV.
ST. EDWARDS CHURCH (EPISCL.)
E. 4TH AV.
TREMAIN COURT
N. (S.) BAKER
N. (S.) TREMAIN
E. 3RD AV. (E. WOODLAND AV.)
N. (S.) GRANDVIEW (AV.)
MT. DORA ELEMENTARY SCHOOL
N. HIGHLAND AV.
Scale 100 Ft. to One Inch.
NO EXPOSURE

LA 381

347

LA381

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

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

244 E. Third Ave
Property Address

Property Owner (If Different From Applicant)

Applicant Name: Peter Caravette

Address: 225 N. Tremain St.

City/St/Zip: MT Dora, FL 32757

727-809-0097 **Business Phone** | **Alternate Phone** | peter caravette@gmail.com **Email**

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

Metal Roof Replacement.

Current Building Use (i.e. residential or commercial): Residential
Is there currently a chimney on the building? Yes
If so, will the chimney be affected? NO.

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.

PROPERTY RECORD CARD

General Information

Name:	CARAVETTE PETER M & LISA G	**Alternate Key:**	1465753
Mailing Address:	225 N TREMAIN ST MOUNT DORA, FL 32757 *Update Mailing Address*	**Parcel Number:**	29-19-27-0030-011-00006
		Millage Group and City:	0MD1 (MOUNT DORA)
		2021 Total Certified Millage Rate:	18.7017
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	244 EAST 3RD AVE MOUNT DORA FL 32757 *Update Property Location*	**Property Name:**	-- *Submit Property Name*
		School Information:	*School Locator & Bus Stop Map* *School Boundary Maps*
Property Description:	MOUNT DORA 31-19-27 NE 1/4 OF BLK 11--LESS ANY PART LYING WITHIN THE FOLLOWING: BEG 110 FT S OF THE NW COR OF SAID BLK 11, RUN S 32 FT, E 140 FT, N 17 FT, W 70 FT, N 15 FT, W 70 FT TO POB--PB 3 PG 37-43 ORB 4622 PG 1278		

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	MULTI FAMILY <5 UNITS (0800)	136	138		136	FF	$0.00	$98,838.00

Click here for Zoning Info **FEMA Flood Map**

Residential Building(s)

Building 001

Residential	Duplex	Building Value: $126,976.00

Summary

Year Built: 1921	Total Living Area: 2170	Central A/C: Yes	Attached Garage: No
Bedrooms: 3	Full Bathrooms: 2	Half Bathrooms: 0	Fireplaces: 1

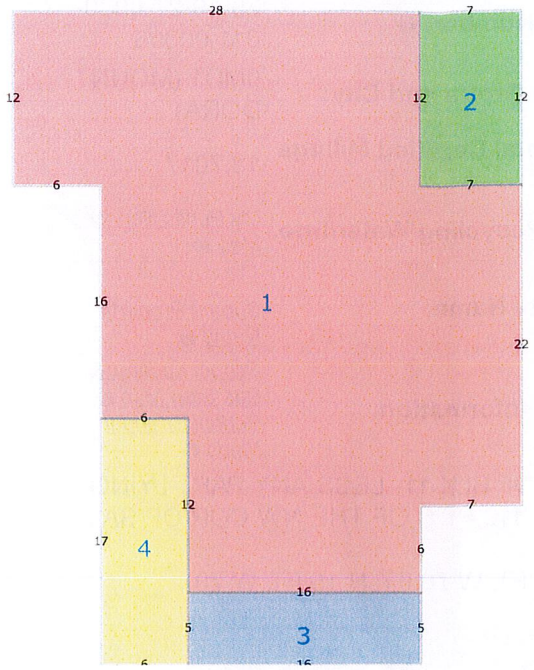
Incorrect Bedroom, Bath, or other information?

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)	Wood (001)	2	1034	N	0%	0%	
2	SCREEN PORCH	No Wall	1	84	N	0%	0%	

	FINISHED (SPF)	Type (000)						
3	OPEN PORCH FINISHED (OPF)	No Wall Type (000)	1	80	N	0%	0%	
4	FINISHED LIVING AREA (FLA)	Wood (001)	1	102	N	0%	0%	

View Larger / Print / Save



Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
0001	GARAGE DETACHED (DGF)	576	SF	1949	$8,785.00

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. Follow this link to search all documents by owner's name..

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
4622 / 1278	4/21/2015	Warranty Deed	Qualified	Improved	$115,000.00
1085 / 1480	10/18/1990	Warranty Deed	Unqualified	Improved	$0.00
807 / 868	5/1/1984	Warranty Deed	Qualified	Improved	$70,000.00
598 / 1006	1/1/1975	Misc Deed/Document	Qualified	Improved	$31,000.00

Click here to search for mortgages, liens, and other legal documents.

Values and Estimated Ad Valorem Taxes

Values shown below are 2022 WORKING VALUES that are subject to change until certified.
The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	$234,599	$191,773	$191,773	5.05290	$969.01
LAKE COUNTY MSTU AMBULANCE	$234,599	$191,773	$191,773	0.46290	$88.77

SCHOOL BOARD STATE	$234,599	$234,599	$234,599	3.59400	$843.15
SCHOOL BOARD LOCAL	$234,599	$234,599	$234,599	2.99800	$703.33
CITY OF MOUNT DORA	$234,599	$191,773	$191,773	5.96030	$1,143.02
ST JOHNS RIVER FL WATER MGMT DIST	$234,599	$191,773	$191,773	0.21890	$41.98
LAKE COUNTY VOTED DEBT SERVICE	$234,599	$191,773	$191,773	0.09180	$17.60
LAKE COUNTY WATER AUTHORITY	$234,599	$191,773	$191,773	0.32290	$61.92
NORTH LAKE HOSPITAL DIST	$234,599	$191,773	$191,773	0.00000	$0.00
				Total: 18.7017	**Total:** $3,868.78

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to $25,000)	Learn More	View the Law
Additional Homestead Exemption (up to an additional $25,000)	Learn More	View the Law
Limited Income Senior Exemption (applied to county millage - up to $50,000)	Learn More	View the Law
Limited Income Senior Exemption (applied to city millage - up to $25,000)	Learn More	View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More	View the Law
Widow / Widower Exemption (up to $500)	Learn More	View the Law
Blind Exemption (up to $500)	Learn More	View the Law
Disability Exemption (up to $500)	Learn More	View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More	View the Law
Veteran's Disability Exemption ($5000)	Learn More	View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More	View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More	View the Law
Deployed Servicemember Exemption (amount varies)	Learn More	View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More	View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More	View the Law
Conservation Exemption (amount varies)	Learn More	View the Law
Tangible Personal Property Exemption (up to $25,000)	Learn More	View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More	View the Law
Economic Development Exemption	Learn More	View the Law
Government Exemption (amount varies)	Learn More	View the Law

Exemption Savings

The exemptions marked with a ✓ above are providing a tax dollar savings of: $0.00

Assessment Reduction Information (3% cap, 10% cap, Agricultural, Portability, etc.)

This property is benefitting from the following assessment reductions with a checkmark ✓

Save Our Homes Assessment Limitation (3% assessed value cap)	Learn More	View the Law
Save Our Homes Assessment Transfer (Portability)	Learn More	View the Law

✓ Non-Homestead Assessment Limitation (10% assessed value cap) Learn More View the Law

Conservation Classification Assessment Limitation Learn More View the Law

Agricultural Classification Learn More View the Law

NOTE: Should a determination be made that a property no longer meets the criteria for a bona fide agricultural purpose, a formal denial will be mailed on or before July 1 of the applicable tax year.

Assessment Reduction Savings

The assessment reductions marked with a ✓ above are providing a tax dollar savings of: $518.61

NOTE: Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted Site Notice.

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Property data last updated on October 4, 2021.
Site Notice

TITAN ROOFING Materials & Installation

Managers Initials _____

Del. Co _____ Emailed to _____ Google Earth Search Performed? O Y O N

Name Peter Caraucette Phone _____ Community _____ HOA O Y O N

Street 244 E. 3rd Ave. Date _____ Plants O Y O N Painted Driveway O Y O N Fountain/Statues O Y O N

City Mt. Dora FL Zip 32757

Salesperson Sara

Pitch 8 /12 Stories 2

Extended Warranty ☐ 3 Star ☐ 4 Star ☐ 5 Star

Check Choice ☐ *No Extended Warranty Purchased By Customer*

Permit # _____ Project # _____ Other _____

Delivery/Dumpster Access ☑ Open ☐ Restricted (trees,wires) ☐ Concrete ☐ Pavers ☐ Steep ☑ Unpaved

Sqs		
Sqs		
Sqs		
Bdl	Starters 75 LF	
Bdl	Hip and Ridge 30 LF	
Pcs	Drip Edge ☐ 2" ☐ 2.5" 10 ft	☐ White ☐ Brown ☐ Black
Each	4' Shingle Over Ridge Vent	
Each	Spray Paint	☐ White ☐ Brown ☐ Black
Each	4' Off Ridge Vent	
Each	4" Gooseneck	
Each	10" Gooseneck	
Each	Dryer Jack	
Each	1.5" Lead Boot	
Each	2" Lead Boot	
Each	3" Lead Boot	
Each	Power Pole Zipper Boot	
Ft	6" New Gutters	☐ White ☐ Brown ☐ Black
Each	3x4 New Downspouts 1 Story	Gutter Drawing Attached
Each	3x4 New Downspouts 2 Story	☐ YES ☐ NO
Ft	Gutters Detatch and Reset	☐ Spikes ☐ Hidden Hangers
	Metal Plumbing Vent	

2	Bkt	Roof Cement	20 sq
	Roll	Synthetic Underlayment	10 sq
15	Roll	High Temp Underlayment	25 sq
	Roll	Mineral Surfaced Modbit Underlayment	66 ft/2 sq
1	Box	8D Nails	115 sq
	Box	1.25" Coil Nails	15 sq
	Box	1" Simplex Nails	20 sq
	Each	Decking ☐ Plywood ☐ OSB	
1	Roll	SA Plybase	2 sq
	Roll	SA Nailbase	2 sq
2	Roll	SA Cap Sheet Colonial Slate	1 sq
1	Roll	Modified Cement Flat Roof	3 gal
1	Each	Asphalt Prime Spray Can	15 lf
	Each	2'x 2' Glass 2" Curb Skylight	
	Each	2' x 4' Glass 2" Curb Skylight	
	Sq Ft	Window Screens	
	Sq Ft	Screen Enclosure	
3	Ft	L Flashing	
3	Ft	Counter Flashing	
	Each	Satellite Dish ☐ Save ☐ Dispose	
	Each	Solar Panels ☐ Reinstall ☐ New ☐ Dispose ☐ Save	
5 tubes		Try Polymer / NP1	

Additional notes _____

Other _____

Use from warehouse _____

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@cityofmountdora.com

DATE: January 26, 2022

TO: Historic Preservation Board

FROM: Shelby Eldridge, Planner II

RE: **Certificate of Appropriateness; 810 N. Tremain Street (Location); Reroof (Request); Michael and Kristen Larkin (Owner); T. Scott Roofing, Inc. (Applicant)**

Site Name: Hackett-Burnham House

Date of Construction: 1895 +/-

Zoning/Use: R-2/ Residential

Style: Frame Vernacular

Siding: Beaded Weatherboard

Porch: One Open

Roof: Asbestos Shingles and Metal

Windows: Metal Sash

Description of proposed alteration: Replace asbestos shingles with standing seam metal panels.

Guidelines:

Recommendations

- Identify, retain, and preserve roofs – and their functional and decorative features – that are important in defining the overall historic character of the building. This includes the roof's shape, such as hip, gambrel, and mansard; decorative features such as cupolas, cresting, chimneys and weathervanes; and roofing material such as slate, wood, clay tile, and metal, as well as its size, color, and patterning.

- Provide adequate roof drainage and insure that the roofing material provides a weather-tight covering for the structure.

- Protect a leaking roof with plywood or tarp and building paper until it can be properly repaired.

- Replace deteriorated roof surfacing with matching materials or new materials, such as composition shingles or tabbed asphalt shingles, in dark shades that match the original in composition, size, shape, color, and texture.

- Retain or replace where necessary: dormer windows, cupolas, cornices, brackets, chimneys, cresting, weather vanes, and other distinctive architectural or stylistic features that give a roof its essential character.

- Repair a roof by reinforcing the historic materials which comprise roof features. Repairs will also generally include the limited replacement in kind – or with compatible substitute material – of those extensively deteriorated or missing parts of features when there are surviving prototypes such as cupola louvers, dentils, dormer roofing; or slates, tiles, or wood shingles on a main roof.

- Replace in kind an entire feature of the roof that is too deteriorated to repair – if the overall form and detailing are still evident – using the physical evidence as a model to reproduce the feature. Examples can include a large section of roofing, or a dormer or chimney. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

- Design and construct a new feature when the historic feature is completely missing, such as a chimney or cupola. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.

Avoid

- Removing a feature of the roof that is unrepairable, such as a chimney or dormer, and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

- Constructing additional stories so that the historic appearance of the building is radically changed.

- Removing a major portion of the roof or roofing material that is repairable, then reconstructing it with new material in order to create a uniform or "improved" appearance.

- Changing the essential character of a roof by adding inappropriate features such as dormers, vents, skylights, air-conditioners, and solar collectors which are visible from public right-of-ways.

- Stripping the roof of sound historic materials such as slate, clay tile, wood, and architectural metal.

- New materials, such as roll roofing, whose composition, size, shape, color, and texture alter the appearance of the building.

- Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the roof or that is physically or chemically incompatible.

Staff Analysis: The application is requesting for a change in roofing material from asbestos shingles to metal panels. Metal panels are an appropriate material for historic homes and similar applications have been approved by the City's Historic Preservation Board. A portion of the existing roof is metal. The proposed change to a metal roof is appropriate.

Staff Recommendation: Staff recommends approval.

Attachments:
Vicinity Map
Photos
1987 Site Form
2008 Site Form
2020 Site Form
Application

Legend

810 N Tremain

Vicinity Map
810 N Tremain Street

N

0 100 200 400 Feet

Map Date: 11/25/2020

CITY OF MOUNT DORA

PHOTOS
January 26, 2022
810 N Tremain Street

West Elevation

Northwest Elevation

PHOTOS
January 26, 2022
810 N Tremain Street

Southwest Elevation

FLORIDA MASTER SITE FILE

0 33, 34

Site Inventory Form

Site No. _____

Site Name Hackett-Burnham House

Address of Site 810 Tremain St., Mt. Dora Fl. 32757 Survey Date 8709

Instruction for locating _____

Location Hackett's Sub. (Subdivision Name) 000 (Block No.) 00200 (Lot No.)

County Lake

District name if applicable _____

Owner of Site: Name Klemetstrud, Dorothy

Address 9220 Holly Dr. D-5, Everett Wa. 98204

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)
- ___ Excellent
- ___ Good
- x Fair
- ___ Deteriorated

Integrity of Site: (Check One or More)
- x Altered
- ___ Unaltered
- x Original Use
- ___ Restored/Date
- ___ Moved/Date

Original Use private residence

Present Use private residence

Dates c. +1895

Cultural Phase American

Period 19th Century

NR Classification Category building Date Listed on NR _____

Threats to Site: (Check One or More)
- ___ Zoning
- ___ Development
- ___ Deterioration
- ___ Transportation
- ___ Fill
- ___ Dredge
- ___ Borrowing
- x Other (See Remarks Below) alterations

Areas of Significance: Early Community Development

Significance:

This house and the house to its south were both owned by Thadeus and Dora Hackett. Mr. Hackett was an undertaker from Norwalk, Ohio. He would bring people of retirement age in Ohio to Mount Dora on excursion trains to see the town. He was also one of the three men on the nominating committee when Mount Dora was incorporated in 1910. Mr. Hackett was in Co. D. 101st Ohio Volunteer Infantry. The next owner of the house was Erastus Burnham who served in the Civil War in the 52nd Mass. Infantry. He died at the age of 86 in Mount Dora. He had been born in 1840 in Deerfield Mass. and married Irvilla State at Bernandson, Mass. They had three children. They lived on a farm near Montague. The Burnhams had lived in Mount Dora since 1916.

The house has been severely disfigured with inappropriate alterations. Everything has been changed; the siding, the windows, the shape of the house. Despite all this it is still obvious it is an early house.

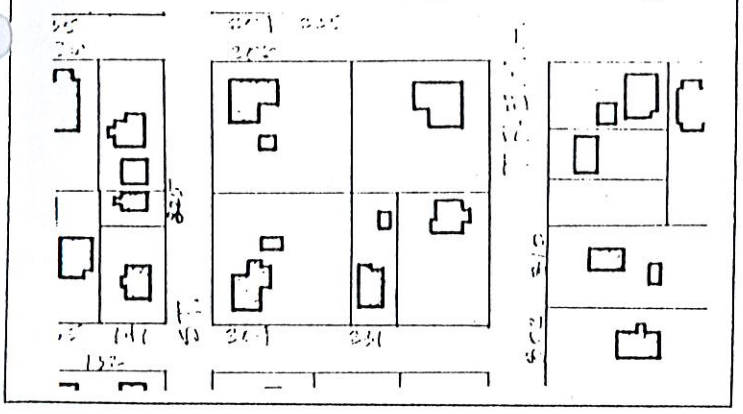
DT 5-20-26, 8-12-26; CD 26; L 64; 1910

Architect
Builder
Style and/or Period bungalow
Plan Type rectangular: irregular
Exterior Fabric(s) asbestos: shingles
Structural System(s) wood frame: balloon
Porches
Orientation W
Foundation piers: concrete block, cast
Roof Type cross gables
Secondary Roof Structure(s)
Roof Surfacing
Window Type DHS, 1/1, wood #awning
Ornament Exterior
Chimney brick with corbelled cap
Chimney Location S
No. of Chimneys 1 No. of Stories 2
No. of Dormers Outbuildings
Surroundings
Map Reference (incl. scale & date) USGS Eustis 7.5 Min. 1966 (PR1980)

Latitude and Longitude

Site Size (approx. acreage of property) LT1

LOCATION SKETCH OR MAP N

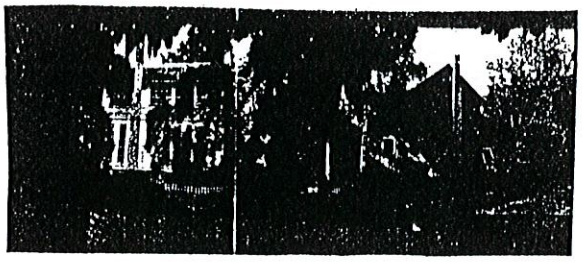


Township	Range	Section
19	27	28

UTM Coordinates:

Zone Easting Northing

Photographic Records Number 0 33, 34
Please attach Photographic Print



Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA03682
Recorder # 169
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) 810 N Tremain St
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
810	North	Tremain	Street	

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 ;29;UNSP
Irregular Section Name:
Landgrant
UTM: Zone
Easting
Northing
Plat or Other Map (map's name, location)

DESCRIPTION

Style Frame Vernacular
Other Style
Exterior Plan Irregular
Other Exterior Plan
Number of Stories 2
Structural System(s) >> Wood frame
Other Structural System(s)
Foundation Type(s) >> Piers
Other Foundation Types
Foundation Material(s) >> Brick
Other Foundation Material(s)
Exterior Fabric(s) >> Board and batten
Other Exterior Fabric(s)
Roof Type(s) >> Gable
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

8LA03682

DESCRIPTION (continued)

Window Descriptions metal sash, metal awning

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 category

Institutional: 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 1890

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;1890;

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? NO Name of Local Register if Eligible

Idividually Eligible for National Register? NO

Potential Contributor to NR District? NO

Area(s) of historical significance >>

Other Historical Associations

Explanation of Evaluation (required) Because the resource has lost much of its historic integrity, it doesn't appear to warrant consideration for the NRHP on an individual basis and doesn't contribute to a historic district.

HISTORICAL STRUCTURE FORM

8LA03682

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, Myles

Recorder Address / Phone 4104 St. Augustine Road Jacksonville, FL

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

Is a Text-Only Supplement File Attached (Surveyor Only)? NO

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

SHPO's Evaluation of Resource

_____ Date _____

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 5/25/2008

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"

LA03682-200803

Supplementary Printout

> **USGS map name/year of publication or revision:**
EUSTIS;1980

> **Township/Range/Section/Qtr:**
19S ;27E ;29;UNSP

> **Structural system(s):**
Wood frame

> **Foundation types:**
Piers

> **Foundation materials:**
Brick

> **Exterior fabrics:**
Board and batten

> **Roof types:**
Gable

> **Roof materials:**

> **Roof secondary structures (dormers etc):**

> **Change status/year changed/date noted/nature:**

> **Original, intermediate, present uses/year started/year ended:**
Private residence;1890;

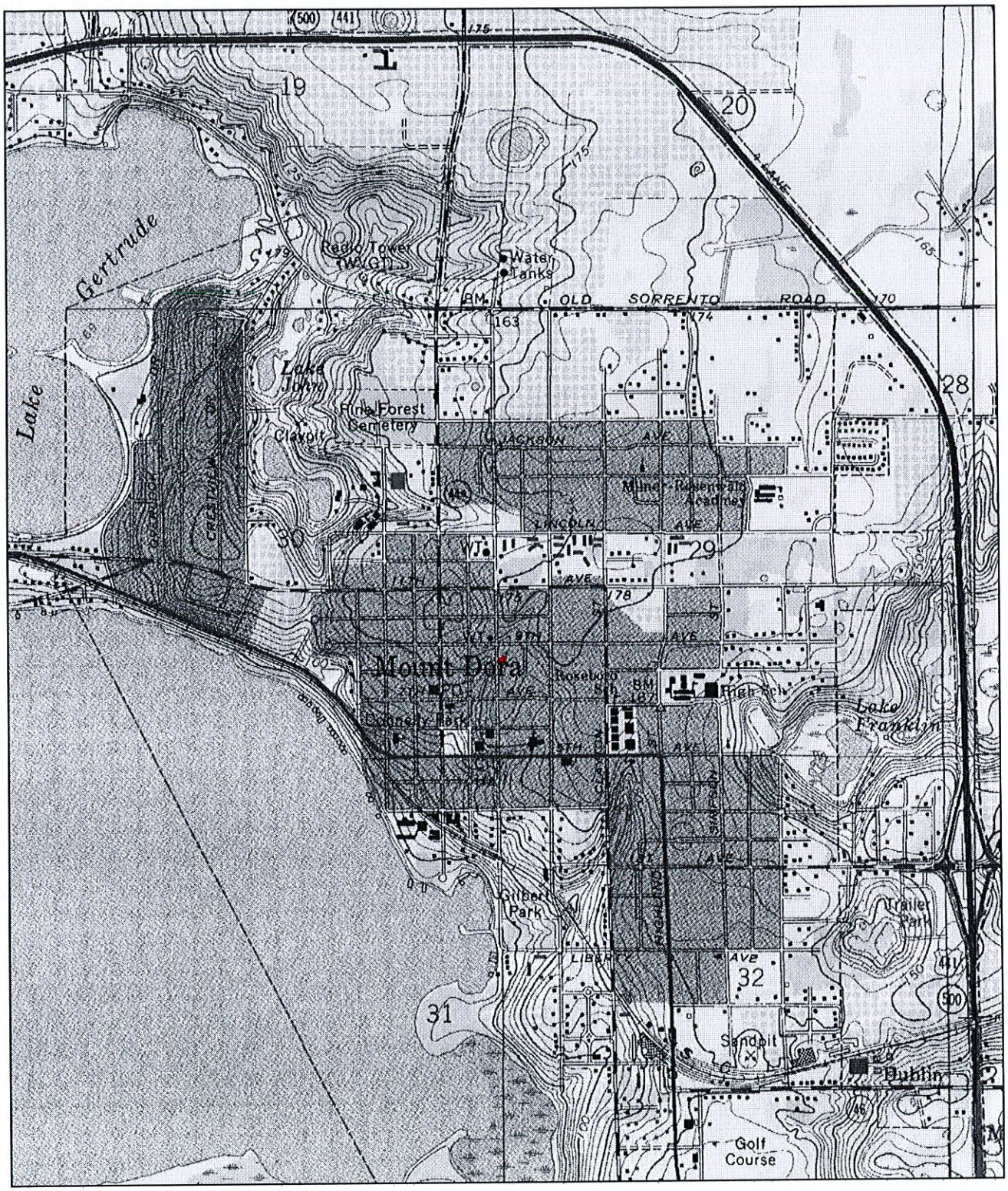
> **Research methods:**
Examine local tax records
FL Master Site File-Cultural Resources
Pedestrian

> **Area(s) of historical significance:**

> **Repositories: Collection/Housed/Accession#/Describe**

> **[Other name(s)]:**

169



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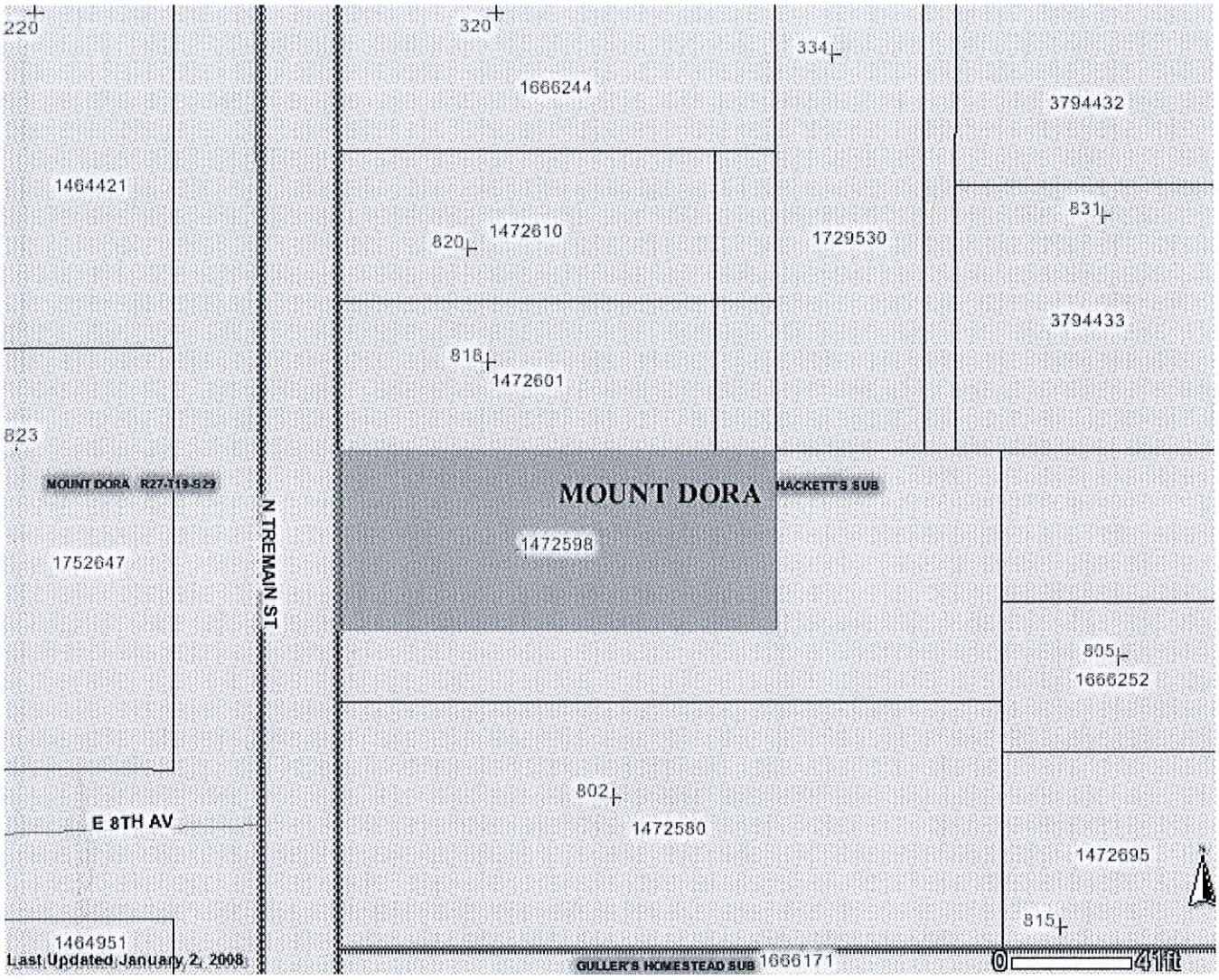
Map provided by MyTopo.com

LA 3682



RN169

LA3682

169

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3682

Clear Form Values

Page 1

☐ Original
☒ Update

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 LA03682
Field Date 11-16-2019
Form Date 11-16-2019
Recorder # 11

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) 810 North Tremain Street — Multiple Listing (DHR only) _____
Survey Project Name Mount Dora Historic Site Survey — 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

Clear Location Values

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	810	N	Tremain	Street	

Cross Streets (nearest / between) Between E 8th Ave & E 9th Ave
USGS 7.5 Map Name EUSTIS — USGS Date 2018 — Plat or Other Map _____
City / Town (within 3 miles) Mount Dora — In City Limits? ☒yes ☐no ☐unknown — County Lake
Township 19S — Range 27E — Section 29 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 29-19-27-1400-000-00200 — Landgrant _____
Subdivision Name _____ — Block _____ — Lot _____
UTM Coordinates: Zone ☐16 ☒17 — Easting 437294 — Northing 3186382
Other Coordinates: X: -81.64258 — Y: 28.80347 — Coordinate System & Datum WGS84
Name of Public Tract (e.g., park) _____

HISTORY

Clear History Values

Construction Year: 1961 ☒approximately ☐year listed or earlier ☐year listed or later
Original Use House — From (year): 1961 — To (year): 2019
Current Use House — From (year): 1961 — To (year): 2019
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown — Date: _____ — Original address N/A
Alterations: ☒yes ☐no ☐unknown — Date: 1-1-2017 — Nature Garage
Additions: ☒yes ☐no ☐unknown — Date: _____ — Nature Front porch, front shed roof where pitch
Architect (last name first): _____ — Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? ☒yes ☐no ☐unknown — Describe Historic District Boundary

DESCRIPTION

Clear Description Values

Style Frame Vernacular — Exterior Plan Irregular — Number of Stories 2
Exterior Fabric(s) 1. Beaded weatherboard — 2. _____ — 3. _____
Roof Type(s) 1. Gable — 2. _____ — 3. _____
Roof Material(s) 1. _____ — 2. Metal shingles — 3. Asbestos Shingles
Roof secondary strucs. (dormers etc.) 1. _____ — 2. _____
Windows (types, materials, etc.)

Distinguishing Architectural Features (exterior or interior ornaments)
Ginger bread detail on porch

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

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info Date _____ Init. _____ KEEPER – Determined eligible: ☐yes ☐no Clear Check Boxes Date _____ NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

Florida Master Site File / Div. of Historical Resources / R. A. Gray Bldg / 500 S Bronough St., Tallahassee, FL 32399-0250
Phone **850.245.6440** / Fax **850.245.6439** / E-mail **SiteFile@dos.myflorida.com**

HISTORICAL STRUCTURE FORM

Site #8 LA03682

DESCRIPTION (continued)

Clear Description Values

Chimney: No. 1 Chimney Material(s): 1. Brick 2.

Structural System(s): 1. Wood frame 2. 3.

Foundation Type(s): 1. Piers 2.

Foundation Material(s): 1. Brick 2.

Note: you may use the last box in each field to type in an answer that does not appear in the list provided

Main Entrance (stylistic details)

Railed with 5 Steps

Porch Descriptions (types, locations, roof types, etc.)

Front porch, railed with scrolling gingerbread atop columns

Condition (overall resource condition): ☐ excellent ☐ good ☒ fair ☐ deteriorated ☐ ruinous

Narrative Description of Resource

Archaeological Remains ☐ Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

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

☒ other methods (describe) Field visit and documentation

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Clear Significance Values

Appears to meet the criteria for National Register listing individually? ☐ yes ☒ no ☐ insufficient information

Appears to meet the criteria for National Register listing as part of a district? ☒ yes ☐ no ☐ insufficient information

Explanation of Evaluation (**required**, whether significant or not; use separate sheet if needed)

The structure appears to contribute to the Historic District, with similar architectural style to other structures within the boundary.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. Architecture 3. 5.

2. Community planning & developm 4. 6.

DOCUMENTATION

Clear Documentation Values

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type Maintaining organization

Document description File or accession #'s

2) Document type Maintaining organization

Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Bradley Benmoshé, CNU-A Affiliation Other

Recorder Contact Information 6500 North Andrews Avenue, Fort Lauderdale, Florida 33309 / 954-776-1616

(address / phone / fax / e-mail)

Required Attachments

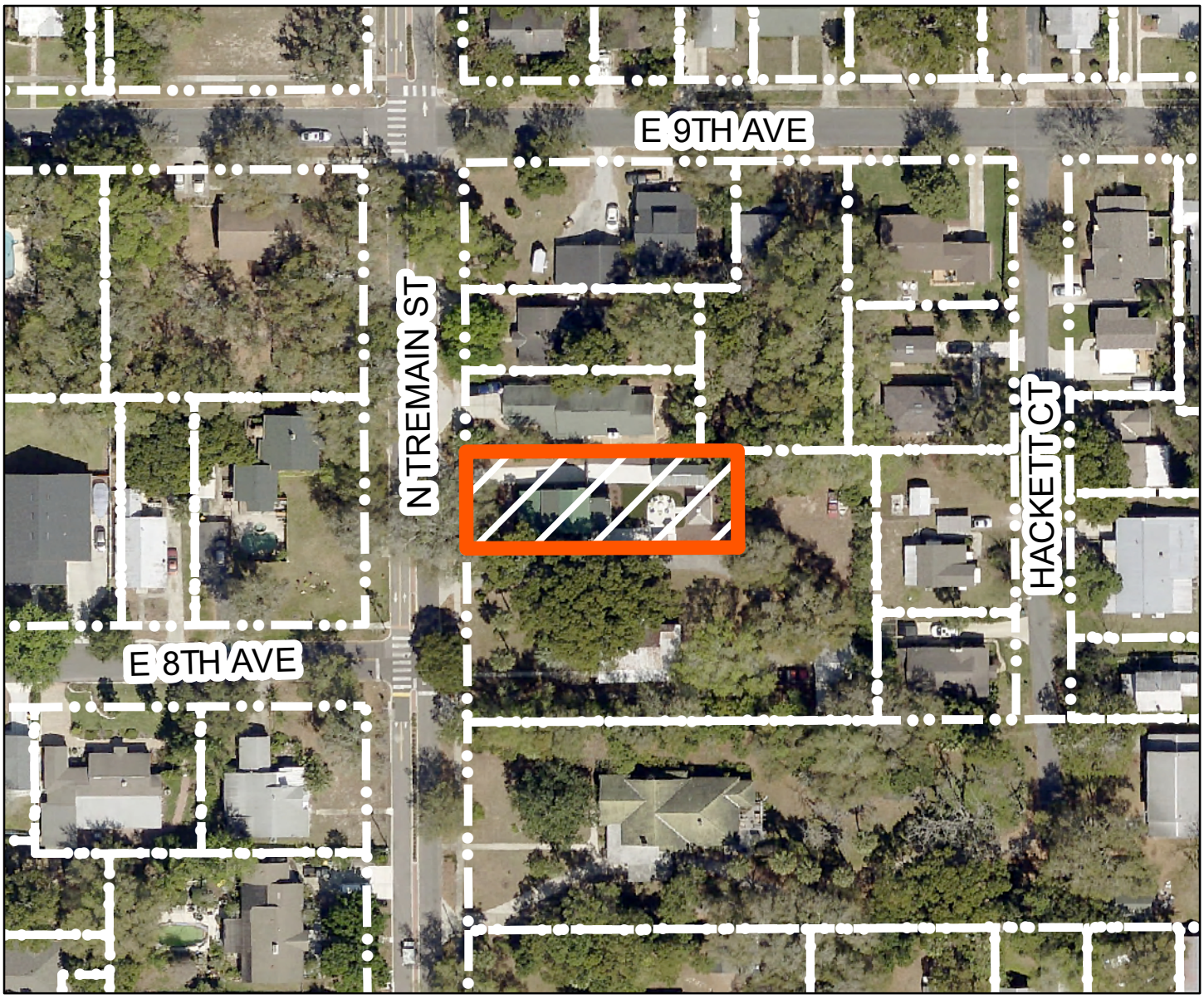
❶ **USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED**

❷ **LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)

❸ **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.

Street Map



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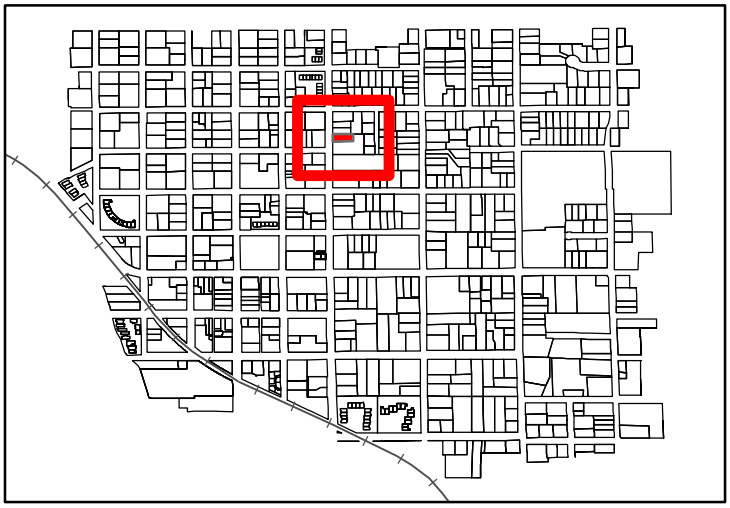
810 NORTH TREMAIN ST MOUNT DORA FL 32757

0 37.5 75 150 Feet

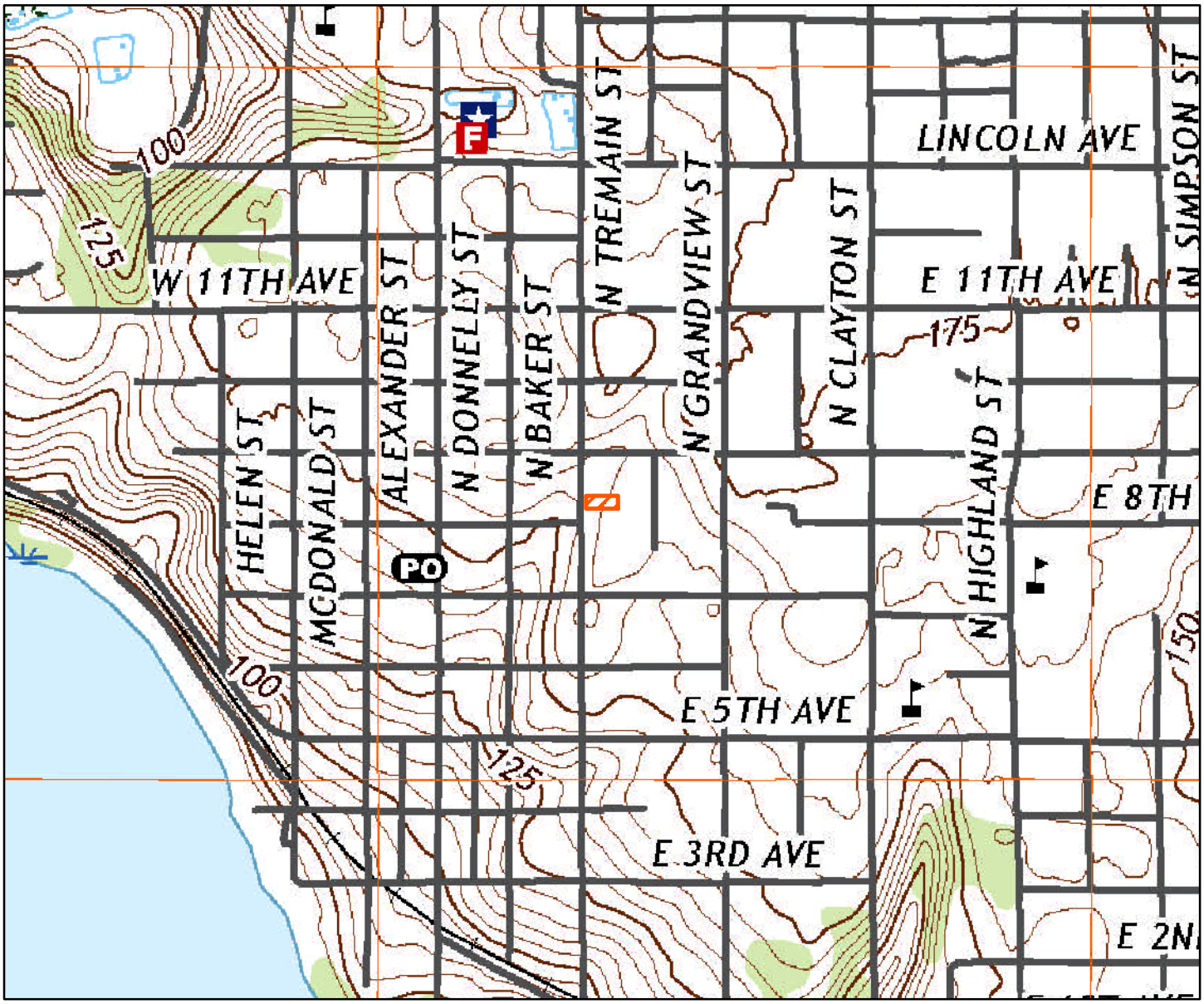


LA03682

KCI TECHNOLOGIES

Data Sources: Lake County, City of Mount Dora

USGS Map



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LA03682

810 NORTH TREMAIN ST MOUNT DORA FL 32757

Source: United States Geological Survey Eustis, FL 2018

KCI TECHNOLOGIES

810

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

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

810 N. Tremain St. Mt. Dora FL 32757
Property Address

Michael Larkin
Property Owner (If Different From Applicant)

Applicant Name: Thomas G. Scott / T. Scott Roofing, Inc.

Address: P.O. Box 988

City/St/Zip: Tavares FL 32778

(352) 343-7788 — tscottroofing@gmail.com
Business Phone **Alternate Phone** **Email**

Full Description of Proposed Alteration(s) or Construction. (Attach additional documentation if needed)
To tear off existing shingle & metal roofing systems and replace all with new Mill Finish (silver) 1 and 1/2 inch standing seam metal roofing - 2100 sqft

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? N/A

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.

Property Record Card

General Information

Name:	LARKIN MICHAEL T & KRISTEN J	**Alternate Key:**	1472598
Mailing Address:	12399 SYCAMORE VISTA LN LOVETTSVILLE, VA 20180 *Update Mailing Address*	**Parcel Number:**	29-19-27-1400-000-00200
		Millage Group and City:	00MD (MOUNT DORA)
		2021 Total Certified Millage Rate:	18.7017
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	810 NORTH TREMAIN ST MOUNT DORA FL 32757 *Update Property Location*	**Property Name:**	-- *Submit Property Name*
		School Information:	*School Locator & Bus Stop Map* *School Boundary Maps*
Property Description:	MOUNT DORA, HACKETT'S SUB W 147 FT OF N 59.3 FT OF LOT 2 PB 4 PG 25 ORB 5549 PG 1983		

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)	59	147		59	FF	$0.00	$85,330.00

Click here for Zoning Info **FEMA Flood Map**

Residential Building(s)

Building 001

Residential	Single Family	Building Value: $158,041.00

Summary

Year Built: 1961	Total Living Area: 1447	Central A/C: Yes	Attached Garage: No
Bedrooms: 2	Full Bathrooms: 2	Half Bathrooms: 0	Fireplaces: 0

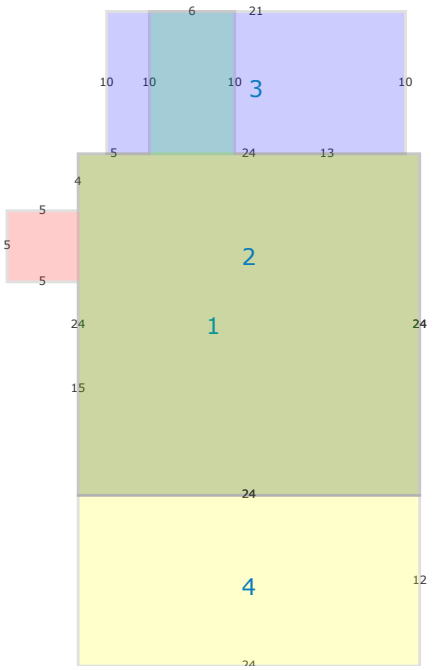
Incorrect Bedroom, Bath, or other information?

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)	Wood (001)	1	601	N	0%	0%	
2	FINISHED AREA UPPER STORY (FUS)	Wood (001)	1	636	N	0%	0%	
3	FINISHED LIVING AREA (FLA)	Wood (001)	1	210	N	0%	0%	

4	OPEN PORCH FINISHED (OPF)	No Wall Type (000)	1	288	N	0%	0%	

View Larger / Print / Save



Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
0001	DECKING - WOOD (DEC)	400	SF	1994	$926.00
0002	GARAGE DETACHED (DGF)	360	SF	2017	$8,236.00
0003	FINISHED SCREENED PORCH (FSP)	192	SF	2017	$2,678.00
0004	POOL DECKING (PLD)	528	SF	2017	$1,588.00

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. Follow this link to search all documents by owner's name..

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
5549 / 1983	9/24/2020	Warranty Deed	Qualified	Improved	$305,000.00
4583 / 1374	2/3/2015	Warranty Deed	Qualified	Improved	$167,000.00
3166 / 92	5/13/2006	Warranty Deed	Unqualified	Improved	$25,000.00
1675 / 150	12/30/1998	Warranty Deed	Qualified	Improved	$91,000.00
1263 / 2283	12/1/1993	Warranty Deed	Qualified	Improved	$75,000.00
1073 / 2340	8/1/1990	Warranty Deed	Qualified	Improved	$35,000.00
974 / 102	7/1/1988	Warranty Deed	Qualified	Improved	$11,000.00
974 / 103	7/1/1988	Warranty Deed	Qualified	Improved	$11,000.00

Click here to search for mortgages, liens, and other legal documents.

Values and Estimated Ad Valorem Taxes

Values shown below are 2022 WORKING VALUES that are subject to change until certified.
The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	$256,799	$256,799	$256,799	5.05290	$1,297.58

LAKE COUNTY MSTU AMBULANCE	$256,799	$256,799	$256,799	0.46290	$118.87
SCHOOL BOARD STATE	$256,799	$256,799	$256,799	3.59400	$922.94
SCHOOL BOARD LOCAL	$256,799	$256,799	$256,799	2.99800	$769.88
CITY OF MOUNT DORA	$256,799	$256,799	$256,799	5.96030	$1,530.60
ST JOHNS RIVER FL WATER MGMT DIST	$256,799	$256,799	$256,799	0.21890	$56.21
LAKE COUNTY VOTED DEBT SERVICE	$256,799	$256,799	$256,799	0.09180	$23.57
LAKE COUNTY WATER AUTHORITY	$256,799	$256,799	$256,799	0.32290	$82.92
NORTH LAKE HOSPITAL DIST	$256,799	$256,799	$256,799	0.00000	$0.00
				Total: 18.7017	**Total:** $4,802.57

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to $25,000)	Learn More	View the Law
Additional Homestead Exemption (up to an additional $25,000)	Learn More	View the Law
Limited Income Senior Exemption (applied to county millage - up to $50,000)	Learn More	View the Law
Limited Income Senior Exemption (applied to city millage - up to $25,000)	Learn More	View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More	View the Law
Widow / Widower Exemption (up to $500)	Learn More	View the Law
Blind Exemption (up to $500)	Learn More	View the Law
Disability Exemption (up to $500)	Learn More	View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More	View the Law
Veteran's Disability Exemption ($5000)	Learn More	View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More	View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More	View the Law
Deployed Servicemember Exemption (amount varies)	Learn More	View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More	View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More	View the Law
Conservation Exemption (amount varies)	Learn More	View the Law
Tangible Personal Property Exemption (up to $25,000)	Learn More	View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More	View the Law
Economic Development Exemption	Learn More	View the Law
Government Exemption (amount varies)	Learn More	View the Law

Exemption Savings

The exemptions marked with a ✓ above are providing a tax dollar savings of: $0.00

Assessment Reduction Information (3% cap, 10% cap, Agricultural, Portability, etc.)

This property is benefitting from the following assessment reductions with a checkmark ✓

Save Our Homes Assessment Limitation (3% assessed value cap)	Learn More	View the Law
Save Our Homes Assessment Transfer (Portability)	Learn More	View the Law
Non-Homestead Assessment Limitation (10% assessed value cap)	Learn More	View the Law
Conservation Classification Assessment Limitation	Learn More	View the Law
Agricultural Classification	Learn More	View the Law

NOTE: Should a determination be made that a property no longer meets the criteria for a bona fide agricultural purpose, a formal denial will be mailed on or before July 1 of the applicable tax year.

Assessment Reduction Savings

The assessment reductions marked with a ✓ above are providing a tax dollar savings of: $0.00

NOTE: Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted Site Notice.

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Property data last updated on October 4, 2021.
Site Notice

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@cityofmountdora.com

DATE: January 26, 2022

TO: Historic Preservation Board

FROM: Shelby Eldridge, Planner II

RE: **Certificate of Appropriateness; 828 E 7th Avenue (Location); New Detached Garage (Request); Michael and Brenda Jarmer (Owners); Vedder Construction, LLC (Applicant)**

Site Name: None

Date of Construction: 1970

Zoning: R-2/ SFR

Style: Ranch

Siding: Brick, Drop Siding

Porch: One Open

Roof: Asphalt Shingles

Windows: Single Hung 6/6

Description of proposed alteration: New Detached Garage

Guidelines:

- New construction should complement 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 insure 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 parapet. 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, 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.

Staff Analysis: The applicant is proposing a new detached garage. The existing house does not have a garage. The addition of a garage will bring the house into compliance as garages are a residential requirement in the City of Mount Dora. The proposed garage will be of block construction with stucco siding. And proposes hardie board plank siding on the gables in order to match the existing wood drop siding on the home.

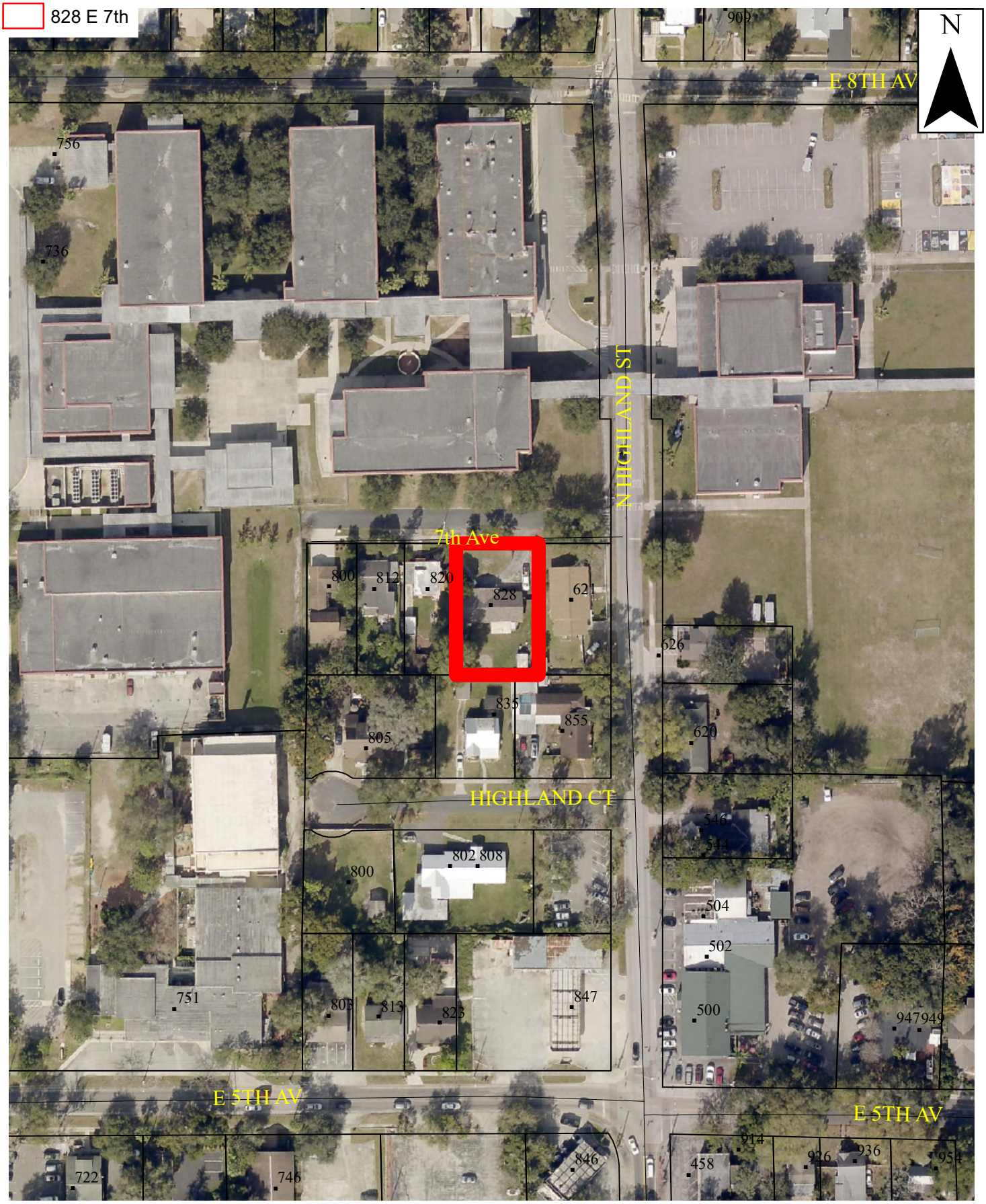
Staff Recommendation: Staff recommends approval.

Attachments:
Vicinity Map
Photos
Application

828 E 7th Avenue
Vicinity Map

Legend

828 E 7th



0 85 170 340 Feet

Map Date: 1/18/2022

CITY OF MOUNT DORA

PHOTOS
January 26, 2022
828 E 7th Avenue

North Elevation

Northwest Elevation

PHOTOS
January 26, 2022
828 E 7th Avenue

Northeast Elevation

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

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

828 E 7th AVE
Property Address

MICHAEL & BRENDA JARMER
Property Owner (If Different From Applicant)

Applicant Name: VEDDER CONSTRUCTION LLC - DAVID VEDDER

Address: 4301 W OLD US HWY 441

City/St/Zip: MT DORA FL 32757

352 735 3132 **Business Phone** | 352 223 4630 **Alternate Phone** | DAVID@VEDDERCONSTRUCTIONLLC.COM **Email**

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

DETACHED GARAGE

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? NO

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.

PROPERTY RECORD CARD

General Information

Name:	JARMER MICHAEL G & BRENDA S	**Alternate Key:**	1469821
Mailing Address:	828 E 7TH AVE MOUNT DORA, FL 32757 *Update Mailing Address*	**Parcel Number:**	29-19-27-0200-000-00200
		Millage Group and City:	0MD1 (MOUNT DORA)
		2021 Total Certified Millage Rate:	18.7017
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	828 EAST 7TH AVE MOUNT DORA FL 32757 *Update Property Location*	**Property Name:**	-- *Submit Property Name*
		School Information:	*School Locator & Bus Stop Map* *School Boundary Maps*
Property Description:	MOUNT DORA, BELMONT SUB W 30 FT OF LOT 2, LOT 3 PB 4 PG 60 ORB 5750 PG 1476		

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)	80	128		80	FF	$0.00	$50,090.00

Click here for Zoning Info **FEMA Flood Map**

Residential Building(s)

Building 001

Residential	Single Family	Building Value: $78,943.00

Summary

Year Built: 1970	Total Living Area: 1680	Central A/C: Yes	Attached Garage: No
Bedrooms: 3	Full Bathrooms: 2	Half Bathrooms: 0	Fireplaces: 0

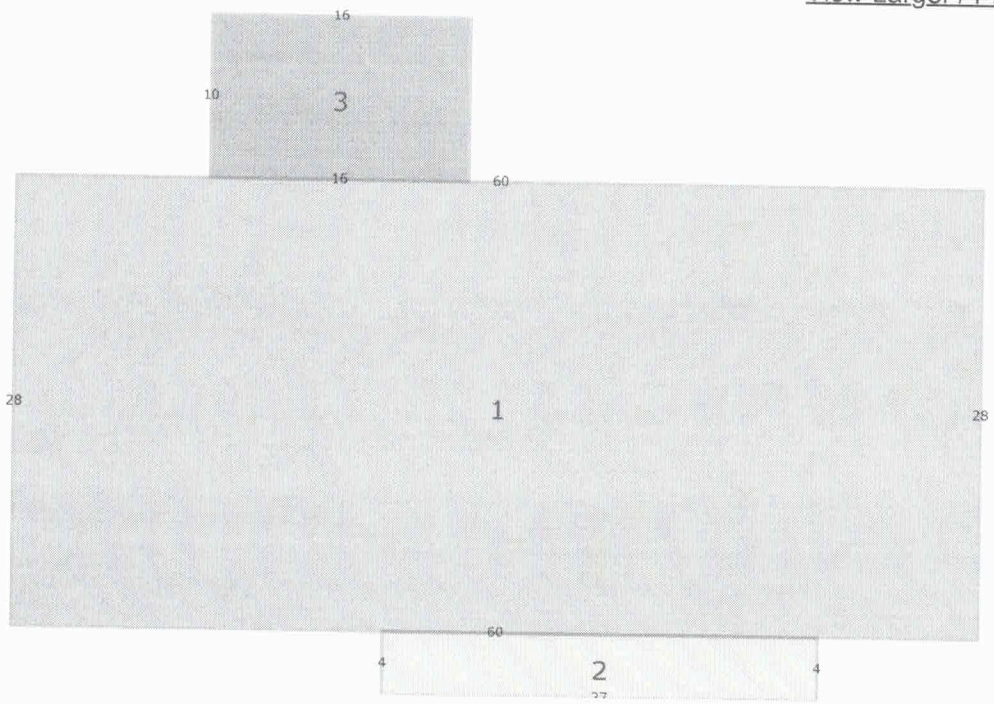
Incorrect Bedroom, Bath, or other information?

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)	Block (002)	1	1680	N	0%	0%	
2	OPEN PORCH FINISHED (OPF)	No Wall Type (000)	1	108	N	0%	0%	

3	UTILITY / STORAGE FINISHED WOOD (SAF)	Wood (001) 1	160	N	0%	0%	

View Larger / Print / Save



Miscellaneous Improvements

There is no improvement information to display.

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. Follow this link to search all documents by owner's name.

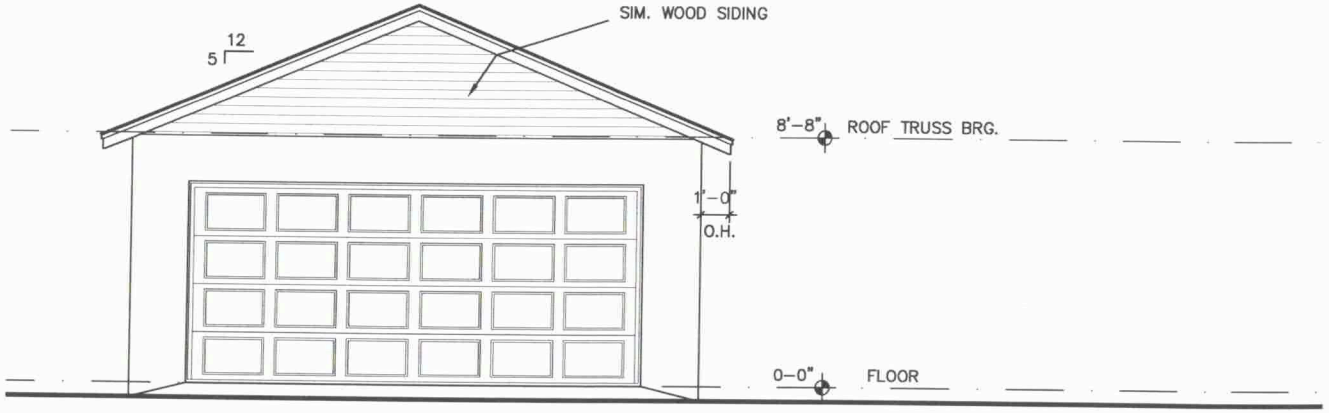
Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
5750 / 1476	6/29/2021	Warranty Deed	Qualified	Improved	$285,000.00
4981 / 2400	7/28/2017	Warranty Deed	Qualified	Improved	$199,000.00
1828 / 2228	5/19/2000	Warranty Deed	Unqualified	Improved	$48,000.00
1789 / 705	12/10/1999	Quit Claim Deed	Unqualified	Improved	$0.00
773 / 2254	12/1/1982	Warranty Deed	Unqualified	Improved	$1.00
649 / 412	1/1/1978	Misc Deed/Document	Qualified	Improved	$35,000.00

Click here to search for mortgages, liens, and other legal documents.

Values and Estimated Ad Valorem Taxes

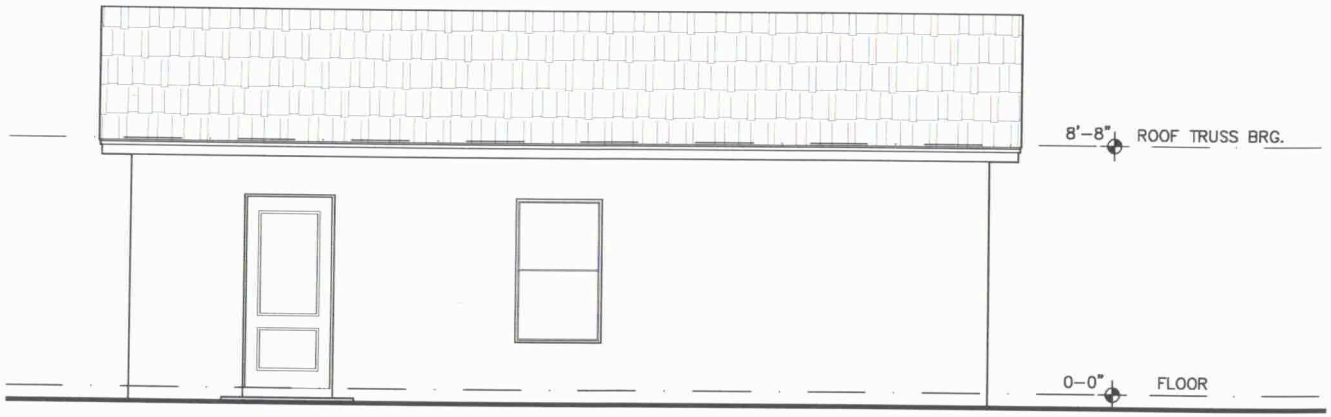
Values shown below are 2022 WORKING VALUES that are subject to change until certified.
The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	$129,033	$119,609	$69,609	5.05290	$351.73
LAKE COUNTY MSTU AMBULANCE	$129,033	$119,609	$69,609	0.46290	$32.22



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



SIDE ELEVATION

SCALE: 1/4" = 1'-0"

Jeana Golden Burt
ARCHITECT
AR0013912
375 Crane Ave.
Mt. Dora, FL 32757
(352) 385-3575
(407) 353-2898
jeanaburt@aol.com
www.JGBarchitect.com

SEAL

A Custom Garage for
Brenda & Mike Farmer
by Vedder Construction
Mount Dora, FL
828 E. 7th Ave.

REVISIONS

PROJECT NO
23001

DATE
1-4-22

SHEET NO

DETACHED GARAGE MATERIAL LIST

Block Construction

HARDI PLANK GABLE ENDS

STUCCO

FIBER GLASS ENTRY DOOR

VINYL WINDOW

NON INSULATED GARAGE DOOR

BOUNDARY SURVEY

LEGAL DESCRIPTION:

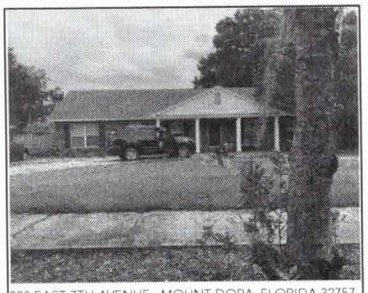
WEST 30 FEET OF LOT 2, LOT 3, MOUNT DORA, BELMONT SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 60, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

FLOOD INFORMATION:

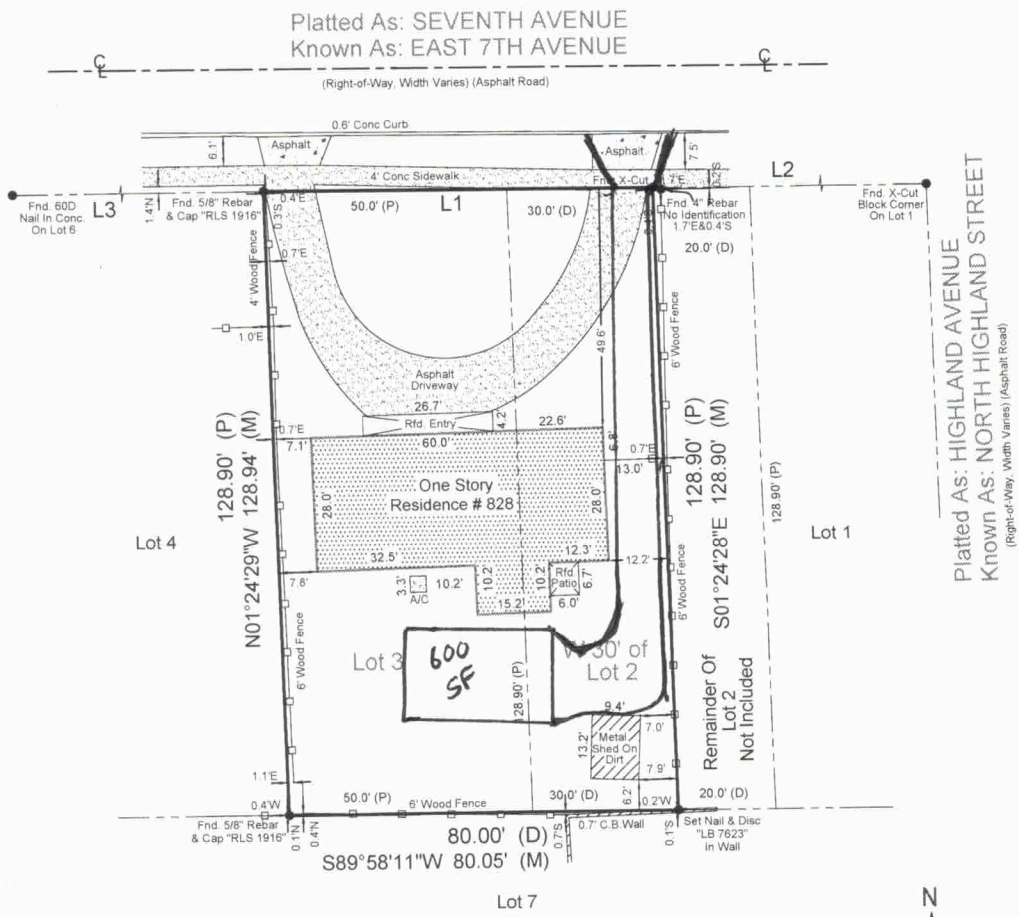
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X, AE. THIS PROPERTY WAS FOUND IN CITY OF MOUNT DORA , COMMUNITY NUMBER 120137, DATED 12/18/2012.

CERTIFIED TO:

MICHAEL AND BRENDA JARMER; NONA TITLE INC; OLD REPUBLIC TITLE; THE MORTGAGE FIRM



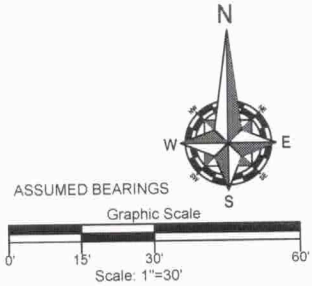
828 EAST 7TH AVENUE, MOUNT DORA, FLORIDA 32757



L1
80.00' (D)
N90°00'00"E 80.05' (M)
"BB"

L2
70.00' (P)
N89°45'18"E 70.25' (M)

L3
142.10' (P)
N89°41'04"E 142.00' (M)



Field Date: 6/17/2021	Date Completed: 06/18/21
Drawn By: V.T.	File Number: IS-90710

-Legend-

C	- Calculated	PC	- Point of Curvature
℄	- Centerline	Pg.	- Page
CB	- Concrete Block	PI	- Point of Intersection
CM	- Concrete Monument	P.O.B.	- Point of Beginning
Conc.	- Concrete	P.O.L.	- Point on Line
D	- Description	PP	- Power Pole
DE	- Drainage Easement	PRM	- Permanent Reference Monument
Esmt.	- Easement	PT	- Point of Tangency
F.E.M.A.	- Federal Emergency Management Agency	R	- Radius
		Rad.	- Radial
FFE	- Finished Floor Elevation	R&C	- Rebar & Cap
Fnd.	- Found	Rec.	- Recovered
IP	- Iron Pipe	Rfd.	- Roofed
L	- Length (Arc)	Set Rebar	- Set ½" Rebar & Cap "LB 7623"
M	- Measured		
N&D	- Nail & Disk	Typ.	- Typical
N.R.	- Non-Radial	UE	- Utility Easement
ORB	- Official Records Book	WM	- Water Meter
P	- Plat	Δ	- Delta (Central Angle)
P.B.	- Plat Book	-O-	- Chain Link Fence
-□-	- Wood Fence		

-NOTES-

>Survey is Based upon the Legal Description Supplied by Client.
>Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.
>Subject to any Easements and/or Restrictions of Record.
>Bearing basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
>Building Ties are NOT to be used to reconstruct Property Lines.
>Fence Ownership is NOT determined.
>Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
>Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
>Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to give ANY Rights or Benefits to Anyone Other than those Certified.

-POINTS OF INTEREST-

NONE VISIBLE

I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 5J-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

Patrick K. Ireland FOR THE FIRM

Patrick K. Ireland PSM 6637 LB 7623

This Survey is intended ONLY for the use of Said Certified Parties.
This Survey NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.

Ireland & Associates Surveying, Inc.
800 Currency Circle | Suite 1020
Lake Mary, Florida 32746
www.irelandsurveying.com
Office-407.678.3366 Fax-407.320.8165

BOUNDARY SURVEY

LEGAL DESCRIPTION:

WEST 30 FEET OF LOT 2, LOT 3, MOUNT DORA, BELMONT SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 60, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

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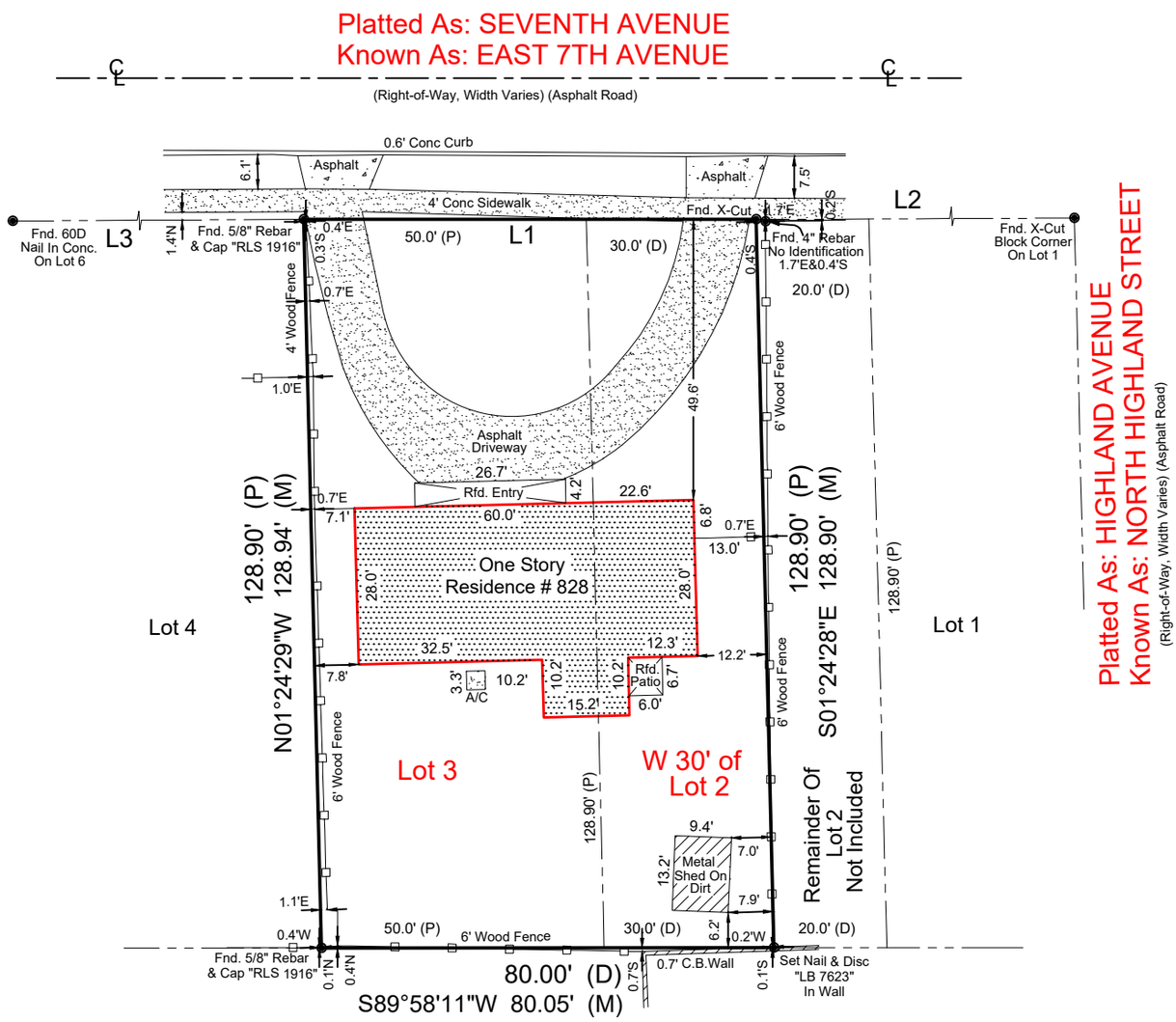

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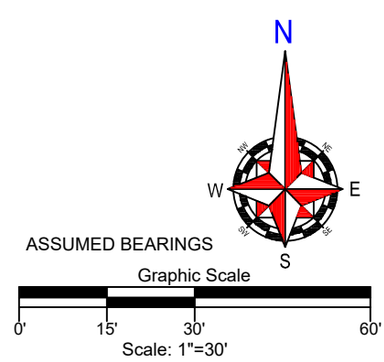

Field Date: 6/17/2021	Date Completed: 06/18/21
Drawn By: V.T.	File Number: IS-90710

-Legend-

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F.E.M.A.	- Federal Emergency Management Agency	R	- Radius
FFE	- Finished Floor Elevation	Rad.	- Radial
Fnd.	- Found	R&C	- Rebar & Cap
IP	- Iron Pipe	Rec.	- Recovered
L	- Length (Arc)	Rfd.	- Roofed
M	- Measured	Set Rebar	- Set ½" Rebar & Cap "LB 7623"
N&D	- Nail & Disk	Typ.	- Typical
N.R.	- Non-Radial	UE	- Utility Easement
ORB	- Official Records Book	WM	- Water Meter
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	- Wood Fence		- Chain Link Fence

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PATRICK IRELAND CERTIFICATE NO. 6637 STATE OF FLORIDA

FOR THE FIRM

Patrick K. Ireland PSM 6637 LB 7623

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This Survey NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.

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Lake Mary, Florida 32746
www.irelandsurveying.com
Office-407.678.3366 Fax-407.320.8165

CITY OF MOUNT DORA
PLANNING AND DEVELOPMENT

Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7113
Fax: 352-735-7191
E-mail: plandev@cityofmountdora.com

DATE: January 26, 2022

TO: Historic Preservation Board

FROM: Shelby Eldridge, Planner II

RE: **Certificate of Appropriateness; 975 N. McDonald Street (Location); Demo Existing Carriage House (Request); Neil and Betty Worgan (Owner); West Construction Services (Applicant)**

Site Names: None

Integrity: Poor/Fair

Date of Construction: 1912

Zoning/Use: R-1A; Residential

Description of Existing Building: Accessory Structure once used as a carriage house and detached "servant's quarters".

Description of proposed alteration: Demolish existing carriage house and build new single family residence.

Evaluation Guidelines for Applications for Demolition:

Section 3.6.4.4.h. of the Historic Preservation Chapter of the City of Mount Dora Land Development Code lists the guidelines by which the Historic Preservation Board will evaluate demolition requests. Staff responses are in **BOLD/CAPS**.

h. The board will consider these guidelines in evaluating applications for a certificate of appropriateness for demolition of designated historic sites or buildings, structures or appurtenances within designated historic districts:

1. Is the structure of such interest or quality that it would reasonably fulfill criteria for designation for listing on the National Register? **NO**

2. Is the structure of such design, craftsmanship or material that it could be reproduced only with great difficulty and/or economically unviable expense? **NO**

3. Is the structure one of the last remaining examples of its kind in the neighborhood, city or designated historic district? **YES**

4. Would retaining the structure promote the general welfare of the City of Mount Dora by providing an opportunity to study local history, architecture and design, or by

developing an understanding of the importance and value of a particular culture and heritage? **NO**

5. Are there definite plans for immediate reuse of the property if the proposed demolition is carried out, and what effect will those plans have on the character of the surrounding area? **YES. THE HISTORIC PERSERVATION BOARD APPRVED AN APPLICATION FOR A NEW SINGLE FAMILY RESIDENCE ON JUNE 30, 2022.**

6. Does the building or structure contribute significantly to the historic character of the historic area or district and to the overall ensemble of buildings in the neighborhood? **NO**

7. Has the building or structure been determined to be structurally unsound and unsuitable for rehabilitation by a qualified engineer or architect? **YES. THE STURCUTRAL ENGINEERING REPORT IS ATTACHED.**

Staff Analysis:
The parcel was split from its parent parcel in 2019. The accessory structure on the property was originally connected with the Wardell-Wilmot House as a servants quarters. The Historic Preservation Board approved alterations to the structure in question when the plans for the new single family residence were approved on June 30, 2022. However, after further inspection of the structure the property owner is wishing to demolish the building as the structure has been deemed unjustifiable to rehabilitate by the engineering report.

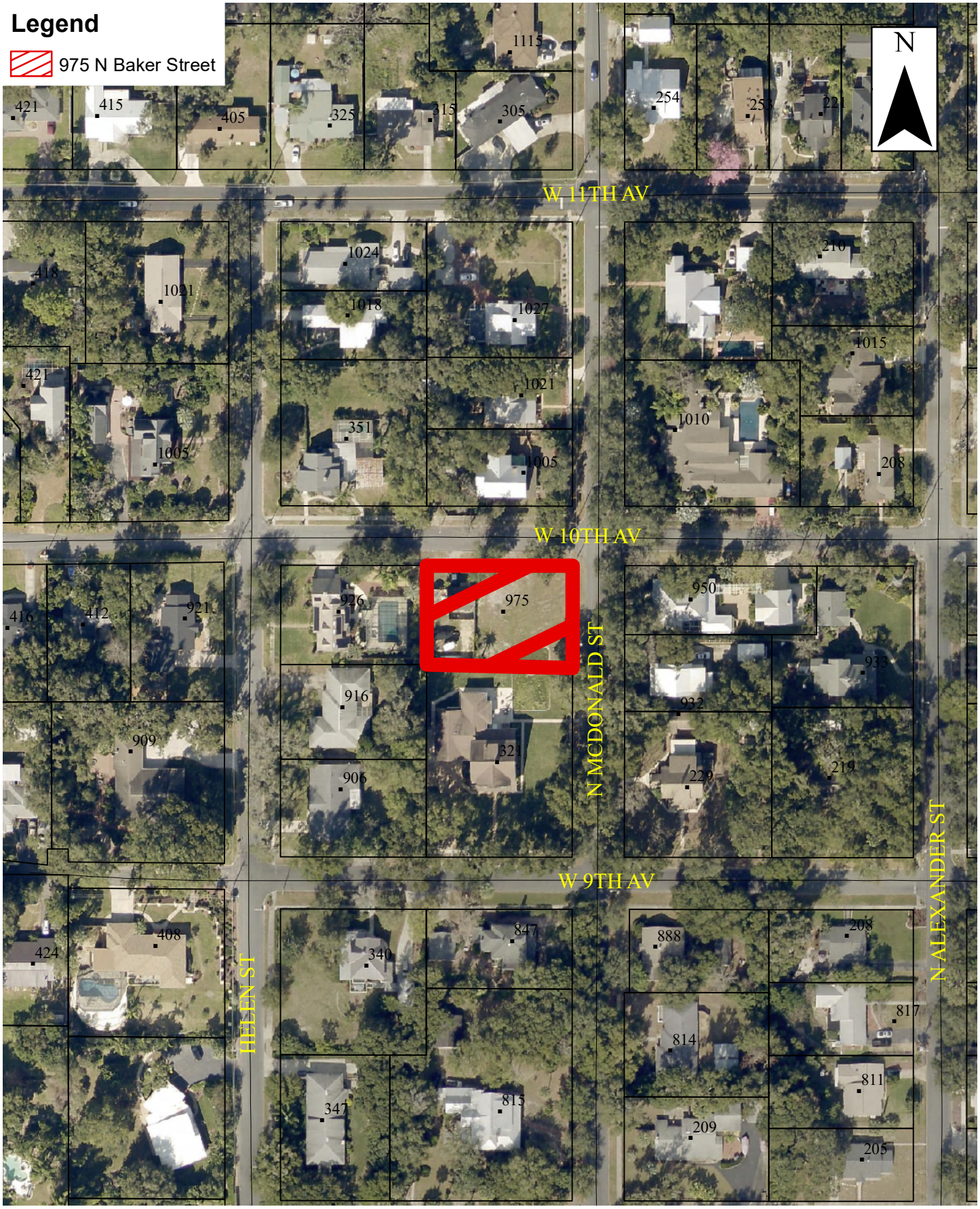
Section 3.6.4.4 of the City's *Land Development Code* states "Whenever a property owner clearly demonstrates that a building, structure or appurtenance designated as a historic site, or a contributing building, structure or appurtenance within a designated historic district, has been condemned by the chief building official of the city such building or structure may be demolished if a report from a licensed engineer or architect with experience in rehabilitation states that the building is structurally unsound and unsuitable for rehabilitation."

In accordance with Section 3.6.4.4 the applicant has provided a structural engineer's report advising demolition of the structure as every aspect of the structure would need to be replaced. The application also includes plans for the new garage. As can be seen from the plans the garage will match the house in design and materials.

Recommendation:
Staff recommends approval of the demolition based on the conclusion of the engineering report.

Attachments:
Vicinity Map
Demo Notice
Photographs
1987 Site Form
Application

975 N Baker Street
Vicinity Map



0 85 170 340 Feet

Map Date: 6/4/2021

NOTICE

975 N McDonald Street

APPLICATION FOR DEMOLITION HAS BEEN RECEIVED

SAID APPLICATION WILL BE REVIEWED BY THE HISTORIC PRESERVATION BOARD
JANUARY 26, 2022
4:00 PM
AT CITY HALL
510 N BAKER ST

Posted:
01/19/2022

CITY OF MOUNT DORA

PHOTOS
January 26, 2022
975 N McDonald Street

North Elevation

Northeast Elevation

CITY OF MOUNT DORA

PHOTOS
January 26, 2022
975 N McDonald Street

Northwest Elevation

East Elevation

CITY OF MOUNT DORA

PHOTOS
January 26, 2022
975 N McDonald Street

Notice of Demo Application Posted on 1/19/2022

Site Inventory Form

Site No.

Site Name The Wardell-Wilmot House Survey Date 8709

Address of Site 321 W. 9th Ave. Mt. Dora Fl. 32757

Instruction for locating

Location Mt. Dora Sub (Subdivision Name) 28 (Block No.) 00003 (Lot No.)

County Lake

District name if applicable

Owner of Site: Name Ray, Jefferson III

Address 321 W. 9th Ave., Mt. Dora Fl. 32757

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)
- x Excellent
- ___ Good
- ___ Fair
- ___ Deteriorated

Integrity of Site: (Check One or More)
- ___ Altered
- ___ Unaltered
- x Original Use
- ___ Restored/Date
- ___ Moved/Date

Original Use private residence

Present Use private residence

Dates c. + 1917

Cultural Phase American

Period 20th Century

NR Classification Category building Date Listed on NR

Threats to Site: (Check One or More)
- ___ Zoning
- ___ Development
- ___ Deterioration
- ___ Transportation
- ___ Fill
- ___ Dredge
- ___ Borrowing
- ___ Other (See Remarks Below)

Areas of Significance: Early Community Development

Significance:

The Wardell House is a beautiful house that typifies pattern-book architecture, and exhibits virtually no alterations. Its early landscaping plan is still evident, and some original outbuildings remain. It is a picturesque Craftsman bungalow and occupies half of a city block. The yard is demarcated by a low cast block wall with an iron railing. The pond where alligators once basked is still in place, as are the servants' quarters.

Thomas Wardell was a winter visitor from Fulton, Mo., near Macon. He lived here with his wife, Hallie. They first came to Mount Dora on their honeymoon in 1900 at age 17. They had eloped. Mr. Wardell later become active in the Yacht Club and was the Commodore in 1921-22. He also owned groves and land. He was noted as winning premiums and championships with his exhibition herd of cattle in 1926. The next owner was thought to be Fred Gutelius of Montreal. He came to Mount Dora in a private railroad car each winter. He was a vice-president for the Delaware and Hudson Railway. His chauffer lived in the servants' quarters. The house was then purchased by Jesse Wilmott, a winter visitor from Lexington, Ky. He was the president of the Lions Club in 1958.

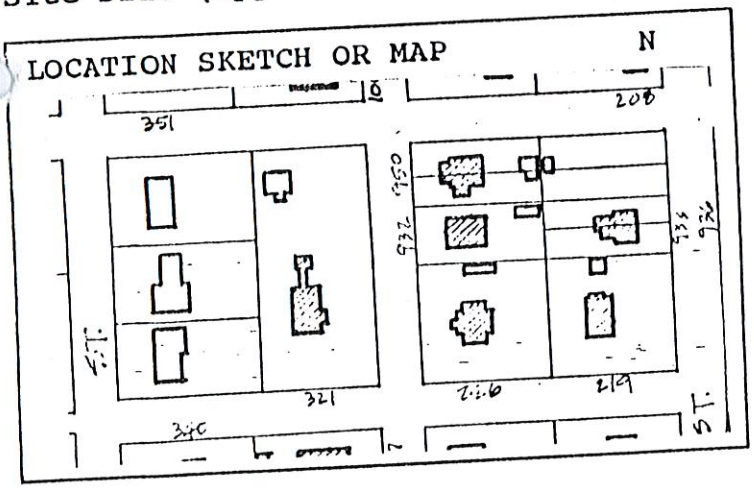
150,161; CD 26,29; E 90; MDT 11-18-26, 2-16-26; RP 10-19

Architect
Builder
Style and/or Period craftsman bungalow
Plan Type irregular: irregular
Exterior Fabric(s) wood: novelty siding
Structural System(s) wood frame: balloon
Porches S/ 1 story porch, 3 large Tuscan columns, grille work balustrade
Orientation S
Foundation piers: brick
Roof Type intersecting gable, # cross gable
Secondary Roof Structure(s)
Roof Surfacing asphalt shingles
Window Type casement, wood, # DHS, 6/1, wood, # bay window
Ornament Exterior
Chimney brick with corbelled cap
Chimney Location ridge
No. of Chimneys 1
No. of Stories 2
No. of Dormers
Outbuildings servants' quarters-garage
Surroundings
Map Reference (incl. scale & date) USGS Eustis 7.5 Min, 1966 (PR1980)

Latitude and Longitude

Site Size (approx. acreage of property)

LOCATION SKETCH OR MAP

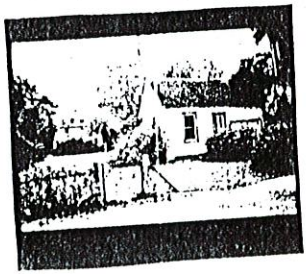


Township	Range	Section
19	27	30

UTM Coordinates:

Zone Easting Northing

Photographic Records Number J 20-25
Please attach Photographic Print



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@cityofmountdora.com

CERTIFICATE OF APPROPRIATENESS APPLICATION FORM
(Demolitions Requests Only)

975 N. McDonald Street, Mount Dora
Property Address

Neil & Betty Morgan
Property Owner (If Different From Applicant)

5/7/2021
Date Home was Purchased

Applicant Name: West Construction Services
Address: 1004 N. Donnelly Street
City/St/Zip: Mount Dora, FL 32757

352-483-9378
Business Phone

352-205-5992
Alternate Phone

LouBuigas@AOL.com
Email

Full Description of the Need for Demolition. (Attach additional documentation if needed)

Please Refer to Engineering Evaluation Letter

Building Information:
Current Building Use (i.e. residential or commercial): Single family Residential
Year Built: 1912

Required Documentation for Demolition Request:

1. Property Record Card
2. Licensed Engineer Report stating that the building is structurally unsound and unsuitable for rehabilitation.
3. Statement stating that the building has been condemned by the Building Official
4. When an applicant seeks a Certificate of Appropriateness for the purpose of demolition of a **non-condemned** structure, the applicant must satisfactorily demonstrate to the board that no reasonable alternative (such as relocation) to demolition can be found.
5. A conceptual building design and/or redevelopment plan for the property if a demolition request is approved. A demolition approval may only be granted in conjunction with the approval of such submittal.
6. $100 Application Fee

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

Applicant/Owner Signature

Note: By signing this form and submitting this application for demolition, you are granting permission to the City of Mount Dora to inspect the property and obtain any necessary documentation needed to research and process this request. Additionally, you are granting permission to post the property for demolition as required in the Land Development Code (3.6.4.4i).

Property Record Card

General Information

Name:	WORGAN NEIL & BETTY	**Alternate Key:**	3915715
Mailing Address:	431 E 9TH AVE MOUNT DORA, FL 32757 *Update Mailing Address*	**Parcel Number:**	30-19-27-0030-028-00100
		Millage Group and City:	00MD (MOUNT DORA)
		2021 Total Certified Millage Rate:	18.7017
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	NORTH MCDONALD ST MOUNT DORA FL 32757 *Update Property Location*	**Property Name:**	-- *Submit Property Name*
		School Information:	*School Locator & Bus Stop Map* *School Boundary Maps*
Property Description:	GOBIE BLOCK 28 PARTIAL REPLAT PB 71 PG 37 LOT 1 BLOCK 28 ORB 5705 PG 569		

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)	141	98		141	FF	$0.00	$82,626.00

Click here for Zoning Info **FEMA Flood Map**

Residential Building(s)

Building 001

Residential	Single Family	Building Value: $89,144.00

Summary

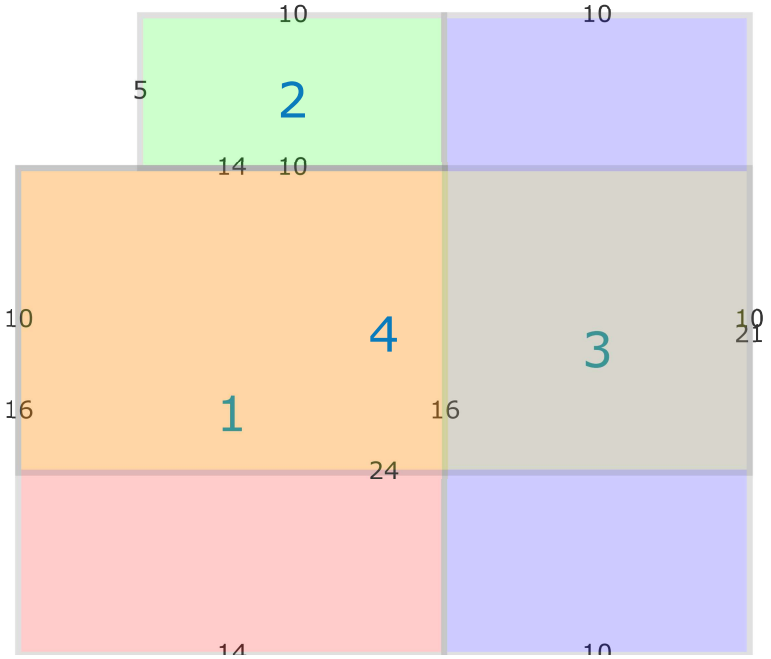
Year Built: 1912	Total Living Area: 674	Central A/C: No	Attached Garage: No
Bedrooms: 1	Full Bathrooms: 1	Half Bathrooms: 0	Fireplaces: 0

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)	Wood (001)	1	224	N	0%	0%	
2	OPEN PORCH FINISHED (OPF)	No Wall Type (000)	1	50	N	0%	0%	
3	FINISHED LIVING AREA (FLA)	Wood (001)	1	210	N	0%	0%	
4	FINISHED AREA UPPER STORY (FUS)	Wood (001)	1	240	N	0%	0%	

View Larger / Print / Save



Miscellaneous Improvements

There is no improvement information to display.

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. Follow this link to search all documents by owner's name..

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
5705 / 568	5/7/2021	Quit Claim Deed	Unqualified	Improved	$100.00
5705 / 569	5/7/2021	Warranty Deed	Qualified	Improved	$325,000.00
5561 / 2252	10/13/2020	Quit Claim Deed	Unqualified	Improved	$0.00

Click here to search for mortgages, liens, and other legal documents.

Values and Estimated Ad Valorem Taxes

Values shown below are 2022 WORKING VALUES that are subject to change until certified.
The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	$171,770	$171,770	$171,770	5.05290	$867.94
LAKE COUNTY MSTU AMBULANCE	$171,770	$171,770	$171,770	0.46290	$79.51
SCHOOL BOARD STATE	$171,770	$171,770	$171,770	3.59400	$617.34
SCHOOL BOARD LOCAL	$171,770	$171,770	$171,770	2.99800	$514.97
CITY OF MOUNT DORA	$171,770	$171,770	$171,770	5.96030	$1,023.80
ST JOHNS RIVER FL WATER MGMT DIST	$171,770	$171,770	$171,770	0.21890	$37.60
LAKE COUNTY VOTED DEBT SERVICE	$171,770	$171,770	$171,770	0.09180	$15.77
LAKE COUNTY WATER AUTHORITY	$171,770	$171,770	$171,770	0.32290	$55.46
NORTH LAKE HOSPITAL DIST	$171,770	$171,770	$171,770	0.00000	$0.00

Total:	Total:
18.7017	$3,212.39

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to $25,000)	Learn More	View the Law
Additional Homestead Exemption (up to an additional $25,000)	Learn More	View the Law
Limited Income Senior Exemption (applied to county millage - up to $50,000)	Learn More	View the Law
Limited Income Senior Exemption (applied to city millage - up to $25,000)	Learn More	View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More	View the Law
Widow / Widower Exemption (up to $500)	Learn More	View the Law
Blind Exemption (up to $500)	Learn More	View the Law
Disability Exemption (up to $500)	Learn More	View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More	View the Law
Veteran's Disability Exemption ($5000)	Learn More	View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More	View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More	View the Law
Deployed Servicemember Exemption (amount varies)	Learn More	View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More	View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More	View the Law
Conservation Exemption (amount varies)	Learn More	View the Law
Tangible Personal Property Exemption (up to $25,000)	Learn More	View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More	View the Law
Economic Development Exemption	Learn More	View the Law
Government Exemption (amount varies)	Learn More	View the Law

Exemption Savings

The exemptions marked with a ✓ above are providing a tax dollar savings of: $0.00

Assessment Reduction Information (3% cap, 10% cap, Agricultural, Portability, etc.)

This property is benefitting from the following assessment reductions with a checkmark ✓

Save Our Homes Assessment Limitation (3% assessed value cap)	Learn More	View the Law
Save Our Homes Assessment Transfer (Portability)	Learn More	View the Law
Non-Homestead Assessment Limitation (10% assessed value cap)	Learn More	View the Law
Conservation Classification Assessment Limitation	Learn More	View the Law
Agricultural Classification	Learn More	View the Law

NOTE: Should a determination be made that a property no longer meets the criteria for a bona fide agricultural purpose, a formal denial will be mailed on or before July 1 of the applicable tax year.

Assessment Reduction Savings

The assessment reductions marked with a ✓ above are providing a tax dollar savings of: $0.00

NOTE: Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted Site Notice.

Copyright © 2014 Lake County Property Appraiser. All rights reserved.
Property data last updated on October 4, 2021.
Site Notice

DESIGN SOUTH HOMES
CBC1252156 - 823 East 5th Avenue, Mount Dora, FL 32757 - Phone 352-308-7796

Custom Home for
6/1/2021

Neil and Betty Worgan
North McDonald Street, Mount Dora, FL 32757
Lake County Alt Key 3915715

Front Exterior Elevation Rendering

North McDonald Street Proposed View

THIS IS THE GENERAL DESIGN INTENT FOR THE NEW RESIDENCE. SOME CHANGES WILL BE MADE SO AS NOT TO PLAGIARISE OTHERS DESIGNS. ALL FEATURES OF THE DESIGN WILL FOLLOW HISTORIC APPROPRIATENESS WITH THE NEIGHBORHOOD.

DESIGN SOUTH HOMES
CBC1252156 - 823 East 5th Avenue, Mount Dora, FL 32757 - Phone 352-308-7796

Custom Home for
6/1/2021

Neil and Betty Worgan
North McDonald Street, Mount Dora, FL 32757
Lake County Alt Key 3915715

Right Side Exterior Elevation Rendering

10th Avenue Proposed View

WEST
CONSTRUCTION SERVICES, INC.

West Construction Services Inc.
CBC 057387
1004 N Donnelly St.
Mount Dora, FL 32757
Office: 352-483-9378

Historical Review Board,

Please indulge us on a brief history of who we are as a company and what we do. We are a Florida company since our inception and have been in business for 33 years. We started in Fort Lauderdale and have been in the Mount Dora area for nearly half of that time. We are a custom home builder and do some restorations as well. We appreciate local values and history and the preservation thereof. We have been awarded on projects for period correct rehabilitation such as the Pendleton House, which is on the national registry.

The existing structure located at 975 North McDonald is considered by the Property Appraiser's office as a 694 square foot single-family residence. The structure is in a condition of serious disrepair and will require a complete rebuild. As well the structure currently sits within the city easement. Starting with foundation issues including footers, it would require new exterior wall framing, roof trusses, siding, Interior wall framing, drywall, windows, flooring, as well as electrical and plumbing rework. To properly rebuild and bring up to current building codes, and the significant costs thereof, the structure is best served to be demolished. Please refer to the engineering report submitted.

The proposed new single-family residence will have significant architectural elements that will follow the period of the existing homes nearby. The front of the property has a fence with a 2ft tall base of Grimsley block adding to the historic charm of the property and will compliment the new home. This feature will help set the tone for this historic site. The property owners, Mr. and Mrs. Worgan, had every intention to keep the structure and incorporate it along with their new forever home. However due to the deterioration of the structure and the faulty, unpermitted remodeling by former owners the cost to do so is prohibitive. Putting those dollars into the new home with period elements seems much more fiscally responsible.

In closing, the cost to demolish the structure is in the range of$10,000.00 and to then rebuild it properly would be near $200,000.00. The new residence will be in the $700,000.00 range and will add to your tax base accordingly. If the existing structure is considered a single-family residence, it would make sense that there should be no impact fees assessed on the property for the new build.

We appreciate your time and consideration.

Sincerely,

Lou Buigas CBC 1256151

ENGINEERING SERVICES GROUP, LLC
391 W. Alfred Street, Tavares, FL 32778
Phone 352.388.1735 CA# 8886

To: Mount Dora Building Department

Project Location: 975 N Mc Donald Street, Mt. Dora, FL 32757 (Alternate Key: 3915715)

Tuesday December 21, 2021 at 10:00 AM, Engineering Services Group performed a visual inspection of the aforementioned residential home structure.

In examining the structure we find the following:

The structure inspected was a converted garage / carriage house that was previously part of a larger estate. The property has since been separated from 321 W 9th Ave leaving the carriage house as the only structure on the new lot. Upon arrival stop work orders were found posted on the front door. The postings noted that interior alterations and mechanical equipment had been installed without permit. Per inspection of the interior of the structure it is understood that a complete interior renovation had been started approximately 2 years prior. Per inspection of the structures exterior it is understood that roof replacement, exterior wall framing retrofits and foundation repairs are needed as well. Based upon the amount of work underway and the remaining repairs and retrofits needed to the structure, the level of alteration would be classified as a Level 3 per the Florida Building Code, Existing Building Code, 7th Edition as the work exceeds 50 percent of the building area. Per level 3 alteration all affected areas need to brought up to the current Florida Building Code structural requirements.

The existing structure is conventionally framed and does not meet the length or spacing requirements of the Florida Building Code and National Design Specification for Wood Construction which will require extensive retrofits. In addition to the framing deficiencies, the structure appears to have uneven settlement. The settlement is believed to be from a combination of long term settlement, inadequately sized pier footings, and floor wood framing deterioration due to the age of the structure. In order to stabilize the structure, there would need to be significant foundation work required as well.

Conclusion: Per discussions with the property owners contractor. It does not appear to be justifiable or financially feasible to bring all the systems up to current code. It is recommended that the structure be demolished and rebuilt to current codes.

If there are questions or concerns, please contact our office. Thank you.

JAMES LEE SMITH
LICENSE
No 36177
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

This item has been electronically signed and sealed by James Lee Smith, P.E. using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Digitally signed by James L Smith
Date: 2021.12.28 18:50:13 -05'00'

J. Lee Smith, P.E. #36177

ENGINEERING SERVICES GROUP, LLC
391 W. Alfred Street, Tavares, FL 32778
Phone 352.388.1735 CA# 8886

To: Mount Dora Building Department

Project Location: 975 N Mc Donald Street, Mt. Dora, FL 32757 (Alternate Key: 3915715)

Tuesday December 21, 2021 at 10:00 AM, Engineering Services Group performed a visual inspection of the aforementioned residential home structure. In examining the structure we find the following:

The structure inspected was a converted garage / carriage house that was previously part of a larger estate. The property has since been separated from 321 W 9th Ave leaving the carriage house as the only structure on the new lot. Upon arrival, stop work orders were found posted on the front door. The postings noted that interior alterations and mechanical equipment had been installed without permit. Per inspection of the interior of the structure it is understood that a complete interior renovation had been started approximately 2 years prior. The existing structure is conventionally framed and does not meet the length or spacing requirements of the Florida Building Code and National Design Specification for Wood Construction which will require extensive replacement & retrofits. In addition to the framing deficiencies, the structure appears to have uneven settlement. The settlement is believed to be from a combination of long term settlement, inadequately sized pier footings, and floor wood framing deterioration due to the age of the structure. In order to stabilize the structure, there would need to be significant foundation work required as well.

Based upon the amount of work underway and the remaining repairs and retrofits needed to the structure, the level of alteration would be classified as a Level 3 per the Florida Building Code, Existing Building Code, 7th Edition as the work exceeds 50 percent of the building area. Per level 3 alteration all affected areas need to brought up to the current Florida Building Code structural requirements.

Per level 3 alteration all structural components are required to be replaced, retrofit or reinforced to meet the current building code design standards. In order to meet these requirements, the entire structural will require disassembly and reassembly. The structure will need to be lifted off of the existing foundation to provide access for constructability to replace insufficient and deteriorated foundation. All siding will need to be removed, deteriorated wall framing will be replaced and new wall studs, window & door headers will be added throughout to meet the size spacing requirements per current design criteria. Hurricane straps will need to be installed connecting the wall framing to foundation, and new wall sheathing installed prior to replacement of what siding is salvageable and the installation of new replacement siding boards. The roof framing will also require sheathing replacement and replacement of deteriorated roof rafters, plus the addition of new rafters to meet current size & spacing requirements The roof structure will also require the addition of hurricane strapping to the wall framing.

Conclusion: Per discussions with the property owners contractor, we cannot find a justifiable reason or financially feasible way to rehabilitate the structure to meet the safety requirements of the Florida Building. It is recommended that the structure be demolished and rebuilt to current codes.

If there are questions or concerns, please contact our office. Thank you.

J. Lee Smith, P.E. #36177

JAMES LEE SMITH LICENSE No 36177 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been electronically signed and sealed by James Lee Smith, P.E. using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Digitally signed by James L Smith
Date: 2022.01.13 23:08:28 -05'00'