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, May 25, 2022 - 4:00 P.M.

AGENDA

I. Call To Order

II. Roll Call With Determination Of Quorum

III. Approval Of Minutes for April 27, 2022

IV. Public Participation/Hearing for Non-Agenda Items

V. Certificate of Appropriateness

a. 844 N Clayton Street – (Historic Site with Marker)
   i. Ex Parte Communication Disclosure
   ii. Swearing in of staff/applicants
   iii. Staff presentation
   iv. Public input
   v. Discussion

b. 208 W 10th Avenue (Steps and Pavers)
   vi. Ex Parte Communication Disclosure
   vii. Swearing in of staff/applicants
   viii. Staff presentation
   ix. Public input
   x. Discussion

c. 724 N Alexander Street – (Roof over)
   xi. Ex Parte Communication Disclosure
   xii. Swearing in of staff/applicants
   xiii. Staff presentation
   xiv. Public input
   xv. Discussion

VI. Other Business

VII. Announcement of next scheduled meeting date: June 29, 2022

VIII. 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
Wednesday, April 27, 2022 – 4:00 PM

MINUTES

I. CALL TO ORDER

Having been duly noticed as required by law, the April 27, 2022 meeting of the Mount Dora Historic Preservation Board was called to order at 4:00 p.m. by Det Joks. Chairman.

II. ROLL CALL WITH DETERMINATION OF QUORUM

Present: Det Joks, Tracey Gerken, Sharon Nichols, Patricia Huizing, Kathleen Benjamin

Absent: Don Marx, Amanda Kelley

City Staff: Vince Sandersfeld, *Planning & Development Director*; Michele Janiszewski, *Senior Planner;* Faith Gibbs*, Administrative Coordinator*; Sherry Sutphen, *City Attorney*

III. APPROVAL OF MINUTES

Phil Crotwell resigned from the board.

Ms. Nichols motioned to approve the March 30, 2022 minutes with corrections. Ms. Gerken seconded the motion and all approved unanimously.

IV. PUBLIC PARTICIPATION/HEARING FOR NON-AGENDA ITEMS

V. CERTIFICATE OF APPROPRIATENESS

A. 208 W 10th Ave- Reroof

i. Ex Parte Communication Disclosure

Ms. Nichols stated that she drove by the property.

ii. Swearing in of staff/applicants

iii. Staff presentation

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Michele Janiszewski, Senior Planner stated that the COA applicant is proposing the reroof material change from asphalt shingles to standing seam metal panels. The material is appropriate and complimentary to the existing roof on the detached garage. No alternation of chimney with the exception of installing new flashing; material installed at the base of the chimney to create a waterproof seal. Staff recommended approval as it is consistent with the City's Land Development Code and adopted Historic Design Guidelines. Ms. Nichols asked is the asbestos shingles would be disposed of properly. Ms. Janiszewski explained that the current roof is asphalt shingles, not asbestos shingles. Mr. Joks asked why there is a portion of the roof that will not be improved. Ms. Janiszewski explained that there is an enclosed screen room with an aluminum roof which will not have shingles.

iv. Public Input
v. Discussion

Ms. Huizing motioned to approve staff recommendations. Ms. Gerken seconded and all approved unanimously.

VII. OTHER BUSINESS

Frank Ford, City resident said that since Mr. Crotwell is no longer on the board, he noticed a new board member and requested an introduction. Mr. Joks said that the new Historic Preservation Board member is Mrs. Kathleen Benjamin and welcomed her to the board Ms. Benjamin said that she is all for assisting.

Mr. Joks said that in the last meeting, there was a question regarding an old garage building and someone from the community asked if the city could do something to enforce that the building be maintained. Attorney Stephen's response said that if code enforcement is involved, the city would come in and tear the structure down, which is what the Historic Preservation Board wants to prevent. Mr. Joks asked if there is not something in the current ordinance that the board can use to maintain the old buildings, the board should consider revising the ordinance with some teeth to enforce the preservation of historic buildings.

Attorney Sutphen explained that there is not a particular ordinance stating that a property must be maintained a certain way, other than lot mowing. There is not an otherwise maintenance until it gets to the point that it is unmaintained until it is a structure for demolition. The current ordinance is an all or nothing with maintenance and does not have a

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middle ground. When the building department goes out to inspect a property, they have to find a code issue. Property maintenance standards are more difficult to enforce for governments because some of those things are not a safety hazards. Code enforcement is approached as code compliance and codes are health safety welfare driven.

Ms. Nichols said that there must be something that the board can do as some of the properties are let go intentionally so that is can be demoed. Attorney Sutphen said that there are other jurisdictions that have dealt with this with unique codes that could be pulled from that have a middle ground for their historic preservation district. Mr. Vince Sandersfeld said that this board has talked about this frequently. There is already language of code compliance in the historic preservation requirements, however, it becomes discretionary and subjective. Michele will spend some time going through the current code, and contacting the interior of secretary for their best practices and certified local government liaison to get research information back from other cities. This will take a couple months to research to bring before the board. Mr. Joks asked if the board is allowed to look at other historic districts. Mr. Sandersfeld said yes and whatever information the members find to send it to staff and staff will get the information out.

Mr. Joks asked about the statewide convention for the Historic Preservation that will be held in Deland. He asked if the city were able to pay for the members to attend or if members would need to pay. Mr. Sandersfeld said that there is not a budget for it for this year and that next year's budget is time, therefore, individuals would have to fund it. Mrs. Gerken said that the conference in Deland is July 27, 2022 to July 30, 2022. Staff will get the information for this conference to the board members. Ms. Janiszewski will get webinars scheduled for board members to attend this year.

Mr. Joks mentioned items that came up last year regarding development downtown in Royellou alley which were declined approval based on height higher than 35 ft. He asked for follow up as the city commission approved minus the height requirement. Mrs. Sandersfeld said that the proposals were higher than 35ft. The Historic Preservation Board mandate is to look at the building architectural and design elements and not measurements. It was appealed by council as the historic preservation board's denial was substantiated based on measurement and nothing else. Council can not violate the height; the design was approved and the applicant went to the planning commission with their site plan and struck it to comply with the height standards. Mr. Sandersfeld offered to meeting with member who would like to review the design of the building.

DRAFT

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Mrs. Gerken asked how are building such as the Sunset building approved historical based on the requirements as people are more focused on the height rather than the architecture. Mr. Sandersfeld said that the elements were not changed, other than the removal of the awnings. The Historic Preservation guidelines match those of downtown. Going forward, the Historic Preservation Board has the ability to scrutinize the applications that come before them. The denial was not based on architectural style but because of height. Mr. Joks said that when the board make deliberations, spend more time trying to convince and discuss whether an application is pleasing to the area. Ms. Janiszewski stated that the board can make recommendations as well.

Ms. Nichols asked if someone was hired for the parking behind JK. Mr. Joks said that there is an ordinance coming to prevent parking Mr. Sandersfeld said that the ordinance is going for second reading in June.

VIII. ANNOUNCEMENT OF NEXT SCHEDULED MEETING DATE: May 25, 2022 (4:00 pm)

IX. ADJOURNMENT

Ms. Nichols motioned to adjourn the meeting. Ms. Gerken seconded the motion and it was approved unanimously. The meeting was adjourned at 4:32 p.m.

Det Joks, Chairman
Historic Preservation Board

Faith Gibbs
Administrative Coordinator

DRAFT

CITY OF MOUNT DORA

Planning and Development
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DATE: May 25, 2022

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Historic Site & Marker Request (HS-22-01); "The Bouton Cottage" (Marker Name Proposal); 844 N. Clayton St., Mount Dora; Lawrence G. & Mark A. Miceli (Owners and Applicants).**

Property Information

Site Address:	844 N. Clayton Street	**Site Name:**	The Bouton Cottage (Proposed)
Zoning District:	Single-Family Residential (R-1)	**Land Use:**	Medium Density Residential (MD)
Current Use:	Single-Family Residence	**Alternate Key No.:**	1476437

Structure Information

Date of Construction:	1925	**Style:**	Frame Vernacular
Structural System:	Wood Frame	**Foundation:**	Poured Concrete Footing
Siding:	Wood / Plywood	**Porch:**	One Closed
Roof:	Asphalt Shingles	**Windows:**	1/1 with metal side awnings
Roof Type:	Gable	**Chimneys:**	One Brick with metal cap
Distinguishing Architectural Features: Rafter tails; gable vents; wood lattice skirt			

Staff Analysis: The application is for a structure to be designated as a Historic Site pursuant to the provisions of Section 3.6 of the City's *Land Development Code* for inclusion in the City's Historic Site and Marker Program. The subject property is located on the east side of Clayton Street between 8th Avenue and 9th Avenue (see Vicinity Map).

Pursuant to Land Development Code Section 3.6.3.c, to qualify as a historic site, said property must fulfill one or more of the criteria set forth in the paragraphs below:

1. A building, structure, site or preservation review area will be deemed to have **historical or cultural significance** if it meets the following criteria:
   a. Is associated in a significant way with the life or activities of a major person important in city, state or national history (i.e., the homestead of a local founding family), or
   b. Is the site of a historic event with significant effect upon the city, state or nation, or
   c. Is associated in a significant way with a major historic event whether cultural, economic,

social, military, or political, or

d. Exemplifies the historical, political, cultural, economic or social trends of the community in history, or
e. Is associated in a significant way with a past or continuing institution which has contributed substantially to the life of the city.

2. A building, structure, site or preservation review area is deemed to **have architectural or aesthetic significance** if it fulfills one or more of the following criteria:
   a. Portrays the environment in an era of history characterized by one or more distinctive architectural styles, or
   b. Embodies those distinguishing characteristics of an architectural style, period or method of construction, or
   c. Is a historic or outstanding work of a prominent architect, designer, landscape architect, or builder, or
   d. Contains elements of design, detail, material, or craftsmanship of outstanding quality or which represented, in its time, a significant innovation or adaptation to the Central Florida environment.

The subject property is Lot 2 within the Wildwood subdivision which was platted in 1924. Records indicate that the existing, frame vernacular dwelling unit was constructed in 1925. Frame vernacular buildings were widely constructed in Mount Dora from the 1800s to the 1930s and gave the City its distinctive residential character. The development pattern for residential structures showed modest wood frame structures that were primarily used as winter residences. This was likely the case for the original owners, Jerome H. and Frances Bouton, who listed Albany, New York as their address on the deed purchasing the property in 1925. Jerome H. and Cora Bouton listed Albany, New York as their address on the deed selling the property in 1941 as well. The proposed name for the site is the 'Bouton Cottage;' a dedication to the original owners.

The structure is a one-story, frame vernacular residence with a gable roof, wood siding, and asphalt shingles The dwelling featured distinguishing architectural features such as rafter tails; gable vents; and a wood lattice skirt on the 2019 historical structure form (enclosed). Both the 2008 and 2019 historical structure surveys noted that the building is a contributing structure within the Historic Preservation Review Boundary area due to its historic integrity exhibiting its original construction and location within a collection of well-preserved historic buildings.

Based on this information, staff found that the structure is architectural and aesthetically significant because it embodies the distinguishing characteristics of the frame vernacular which were widely constructed in Mount Dora at the time of construction. The gable vent and rafter tails are still observable on the dwelling unit and contribute to the structure's architectural and aesthetic significance. The structure has cultural significance because it exemplifies the development trends of the time period and its intended end user.

Staff Recommendation: Staff finds the application consistent with LDC Section 3.6.3.c, and recommends that the site be designated as a Historic Site and receive a Historic Marker.

Attachments:
Vicinity Map
Photographs
Site Inventory Form (2008)
Site Inventory Form (2019)
Application

844 N Clayton Street

0 37.5 75 150 Feet

Map Date: 5/17/2022

CITY OF MOUNT DORA

PHOTOS
April 27, 2022
844 N. Clayton

CITY OF MOUNT DORA

PHOTOS
April 27, 2022
844 N. Clayton

Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA03774
Recorder # 261
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) 844 N Clayton 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
844	North	Clayton	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 Rectangular
Other Exterior Plan
Number of Stories 1
Structural System(s) >> Wood frame
Other Structural System(s)
Foundation Type(s) >> Continuous
Other Foundation Types
Foundation Material(s) >> Poured Concrete Footing
Other Foundation Material(s)
Exterior Fabric(s) >> Wood/Plywood
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

8LA03774

DESCRIPTION (continued)

Window Descriptions 1/1

Main Entrance Description (stylistic details)

Porches: #open ____ #closed ____ #incised ____ Location(s)

Porch Roof Types(s)

Exterior Ornament

Interior Plan Other Interior Plan

Condition Fair

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 1925

Architect (last name first): Builder (last name first):

Changes in Locations or Conditions

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

Structure Use History

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

Other Structure Uses

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

RESEARCH METHODS

Research Methods >> Examine local tax records

Other research methods

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? YES Name of Local Register if Eligible

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

8LA03774

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: 5/26/2008

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"

LA03774-200803

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:**
Continuous

> **Foundation materials:**
Poured Concrete Footing

> **Exterior fabrics:**
Wood/Plywood
Drop siding

> **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;1925;

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

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

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

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

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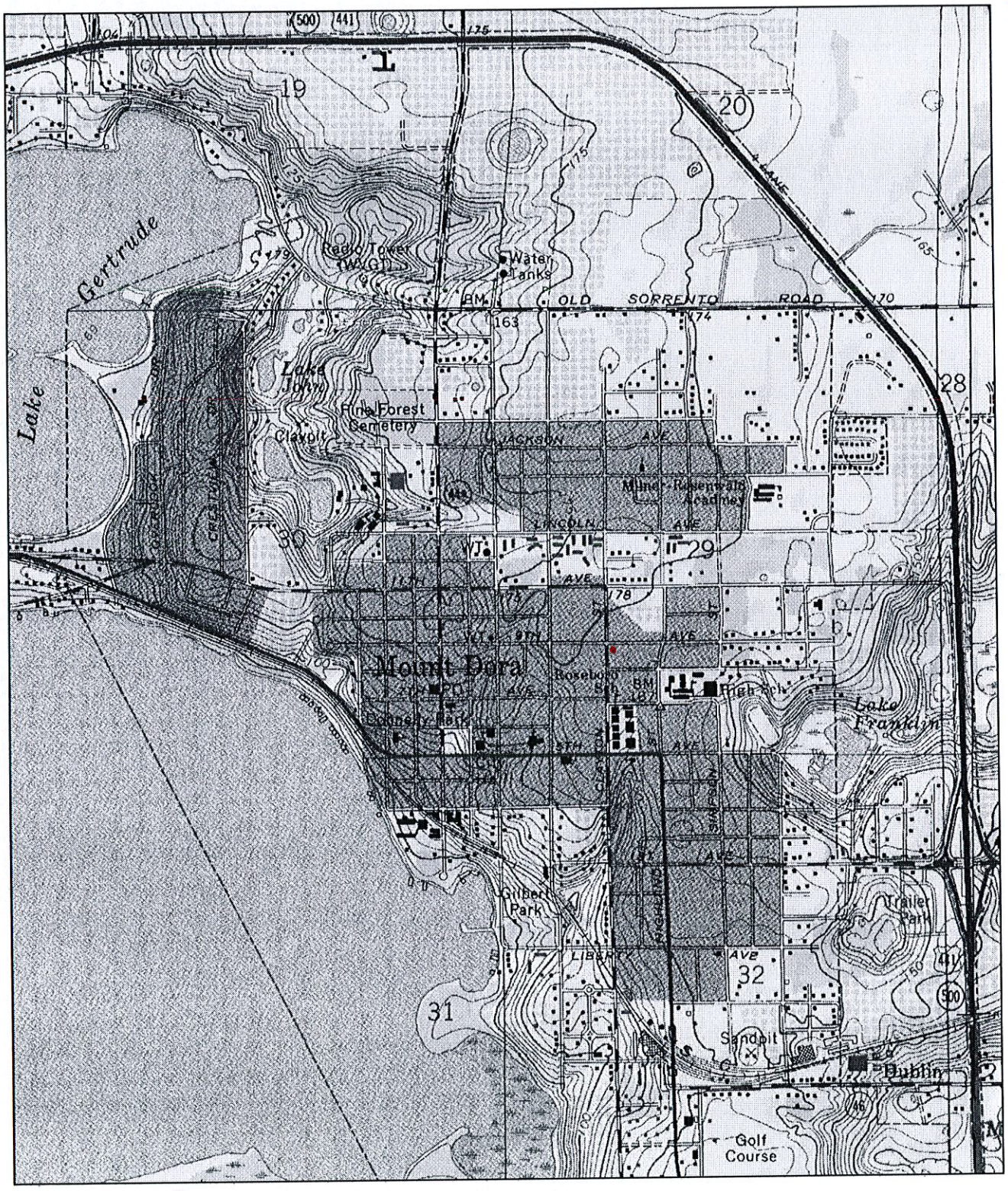

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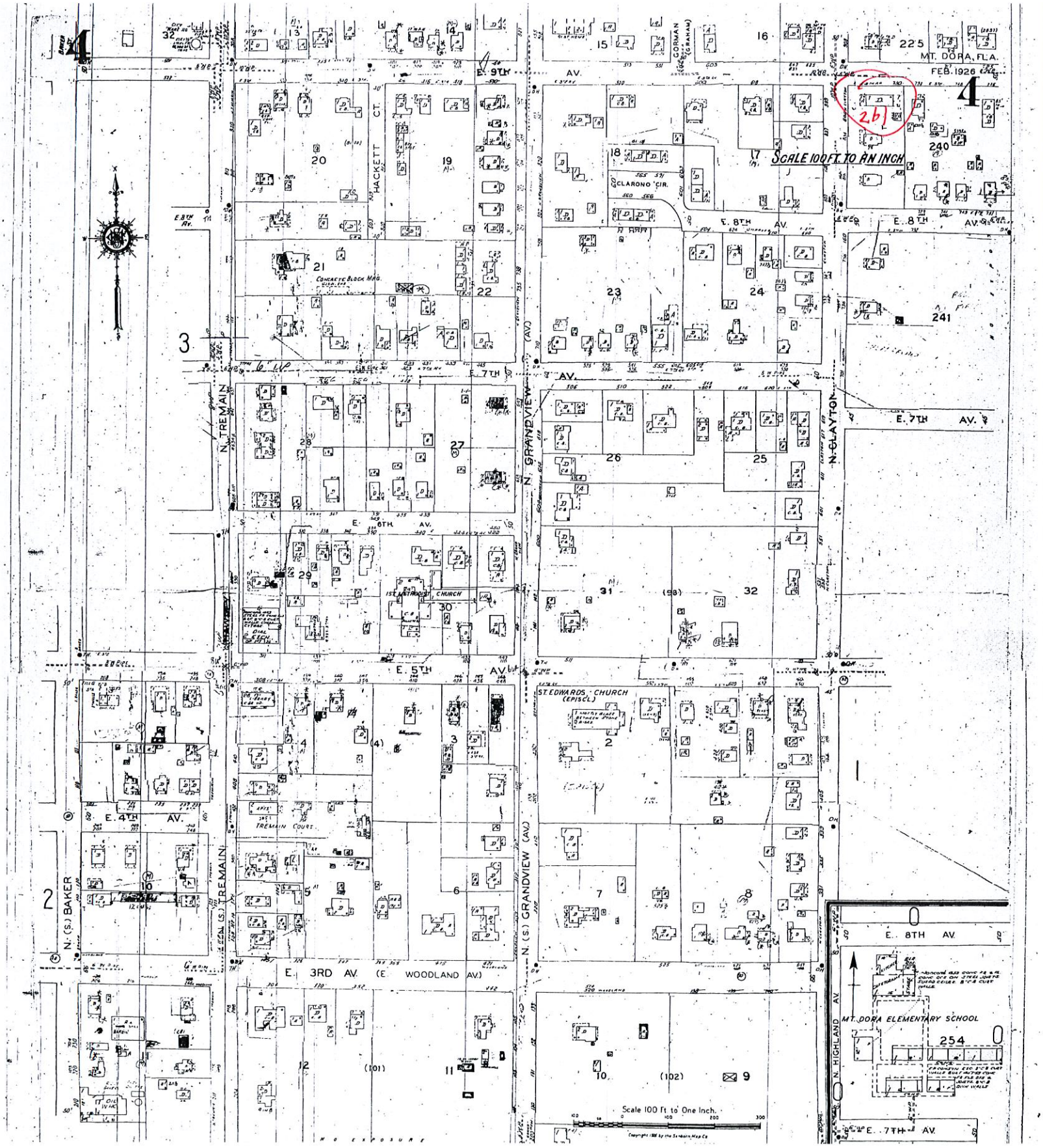
Map provided by MyTopo.com

LA 3774


MT. DORA, FLA.
FEB. 1926
SCALE 100 FT. TO AN INCH
E. 9TH AV.
HACKETT CT.
CLARONO CIR.
E. 8TH AV.
CONCRETE BLOCK MAG.
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.

LA3774

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LA3774

Clear Form Values

Page 1

☐ Original
☒ Update

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

Site#8 LA03774
Field Date 11-16-2019
Form Date 11-16-2019
Recorder # 29

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) 844 North Clayton 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:	844	N	Clayton	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 # 29-19-27-2300-000-00200 — Landgrant _____
Subdivision Name Wildwood — Block _____ — Lot 2
UTM Coordinates: Zone ☐16 ☒17 — Easting 437732 — Northing 3186433
Other Coordinates: X: -81.63810 E — Y: 28.80396 N — Coordinate System & Datum WGS84
Name of Public Tract (e.g., park) _____

HISTORY

Clear History Values

Construction Year: 1925 ☒approximately ☐year listed or earlier ☐year listed or later
Original Use House — From (year): 1925 — To (year): 2019
Current Use House — From (year): 1925 — To (year): 2019
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown — Date: _____ — Original address N/A
Alterations: ☒yes ☐no ☐unknown — Date: _____ — Nature Metal cap on chimney
Additions: ☒yes ☐no ☐unknown — Date: 1-1-1970 — Nature Utility Building
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 Rectangular — Number of Stories 1
Exterior Fabric(s) 1. Wood siding 2. _____ 3. _____
Roof Type(s) 1. Gable 2. _____ 3. _____
Roof Material(s) 1. Asphalt shingles 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.)

metal side window awnings

Distinguishing Architectural Features (exterior or interior ornaments)

Rafter tails; gable vents; wood lattice skirt

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

Utility Building

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 LA03774

DESCRIPTION (continued)

Clear Description Values

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

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

Foundation Type(s): 1. Piers 2.

Foundation Material(s): 1. 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)

3 wood steps up

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

Enclosed plywood, with two windows

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

Narrative Description of Resource

Rafter tail, set back very far. Metal side window awnings.

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, the architectural styling that has remained from its original construction is consistent with other structures from its time in Mount Dora.

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**

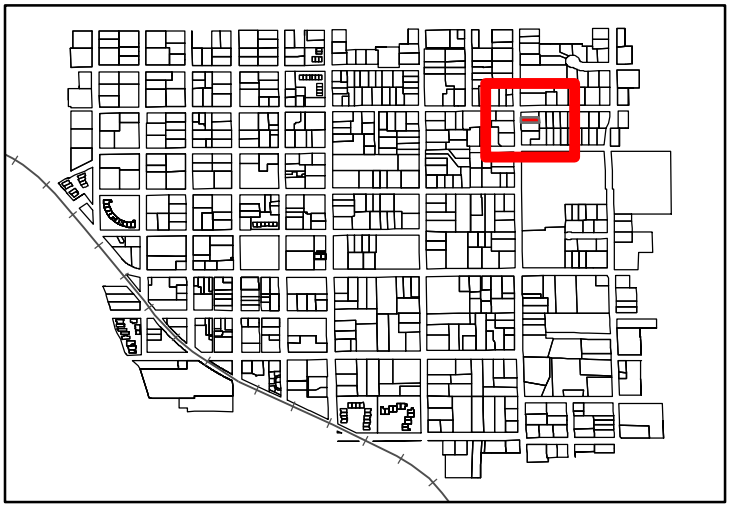
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

Street Map

N

844 NORTH CLAYTON ST MOUNT DORA FL 32757

0 37.5 75 150 Feet

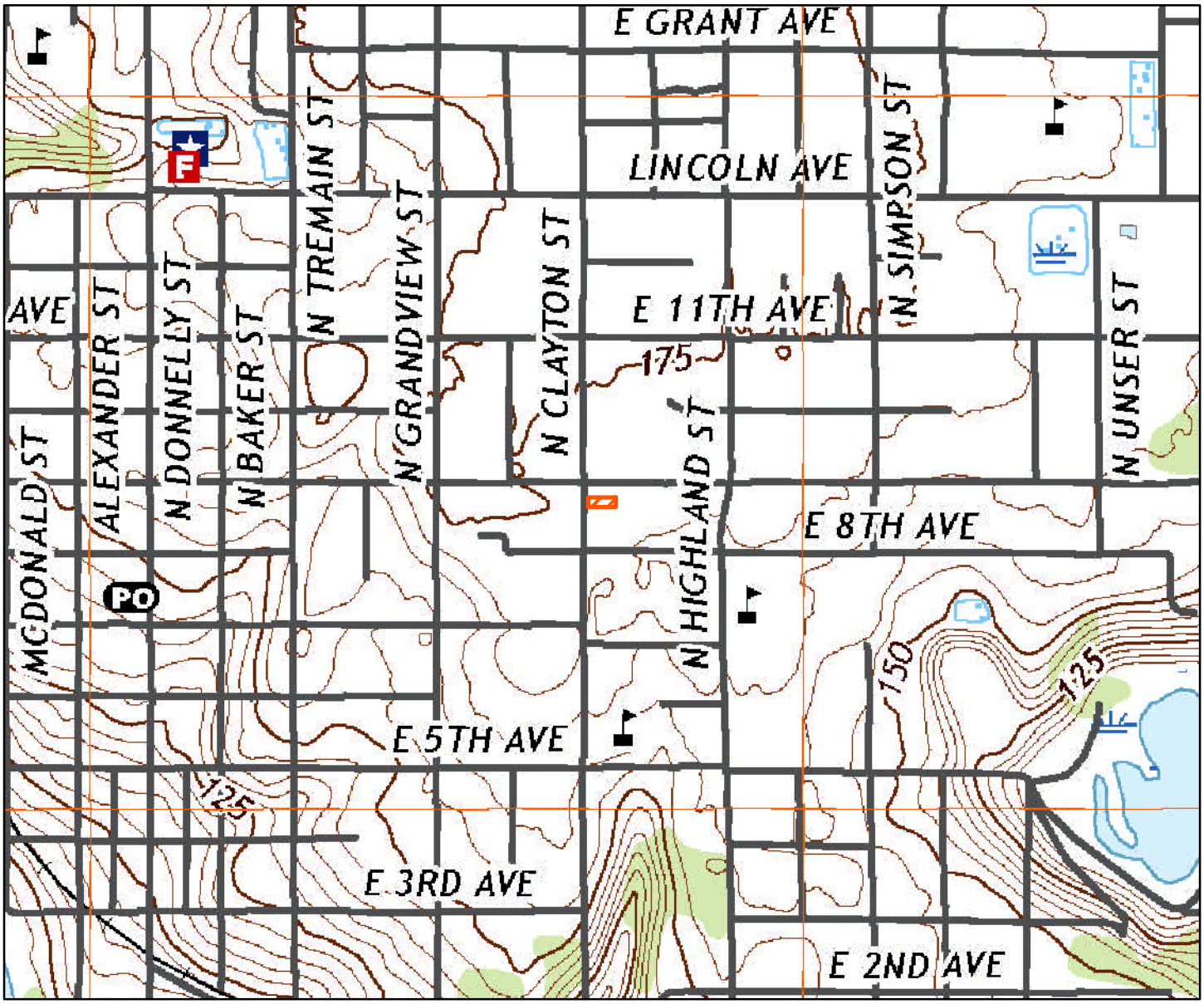


LA03774

KCI TECHNOLOGIES

Data Sources: Lake County, City of Mount Dora

USGS Map



N

LA03774

844 NORTH CLAYTON ST MOUNT DORA FL 32757

Source: United States Geological Survey Eustis, FL 2018

KCI TECHNOLOGIES

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

HISTORIC MARKER PROGRAM APPLICATION FORM

1. Lawrence G. Miceli & Mark A. Miceli
NAME OF APPLICANT

834 N. Clayton St | Mount Dora | FL | 32757
MAILING ADDRESS | **CITY** | **STATE** | **ZIP CODE**

	754-367-2495	lgmiceli@comcast.net
BUSINESS PHONE	**HOME PHONE**	**EMAIL**

2. 844 N. Clayton St., Mount Dora, FL 32757
ADDRESS OF HISTORICAL PROPERTY

3. **HISTORICALLY RELEVANT INFORMATION PERTAINING TO THE PROPERTY:**
The property consists of an original "Worker's Cottage" that was significant to the working class Mount Dora citizen of the early 1900's. With increased development of Mount Dora, it remains one of the only "Worker's Cottages" remaining in the City.

4. **BUILDING INFORMATION:**

Year Built: 1925

Architectural Style: Cottage

Building Materials/Siding/Windows: Clapboard siding / Single Hung 1 over 1 windows

Current Use of the Building Residential

5. **NAME REQUEST FOR MARKER:** The Bouton Cottage

LAWRENCE G. MICELI, Esq.

Attorney at Law
834 N. Clayton St.
Mount Dora, Florida 32757
(754) 367-2495

April 7, 2022

City of Mount Dora
Planning and Zoning Department
Historic Preservation
510 Baker Street
Mount Dora, Florida 32757

Re: Application for Historic Marker
Street Address: 844 North Clayton Street, Mount Dora, Florida
Legal: Lot 2, Wildwood Subdivision, Plat Book 4, Page 57
Official Records of Lake County, Florida.
Proposed Name of Cottage: The Bouton Cottage.

Dear Sir or Madam:

Enclosed please find our Application for Historic Marker for the property located at 844 N. Clayton Street, Mount Dora, Florida 32757. The cottage is located in the Wildwood Subdivision contiguous to my own residence located at 834 N. Clayton St. I enclose herewith the Application as well as various photos documenting the restoration of the property as well as additional documents in support of this request.

History of the Property

To provide some history of the property, the Wildwood Subdivision was originally platted by Mr. George Bidwell on December 17, 1923. Mr. Bidwell received the tract of land from various transactions dating back to the United States Land Grant of 1882.

The Wildwood Subdivision was one of the early subdivisions in the City of Mount Dora. This property is platted as Lot 2, Wildwood Subdivision, and was originally sold from the developer, Mr. Bidwell, to Mr. and Mrs. Bouton, hence the requested name for the cottage, *"The Bouton Cottage."*

Thereafter the property was sold to Mr. Albert Whitman, who bequeathed the property to Susan May Fagen on his death. Ms. Fagen sold the cottage to Fred & Lillian Parclany in the mid 1940's who later sold the property to Mr. & Mrs. Sweenburg.

The property continued to pass between subsequent buyers and sellers including Daniel & Albert North who sold to George & Juliana Weed who then sold to Cora Byers. The Byers family also owned my homestead property located next door at 834 N. Clayton St, Mount Dora, Florida.

Several additional names appear in the record including George & Drucilla Kress, Stanley & Ruth Arthurs, Lawrence & Mable Wages, Jerry Rich, Vula Havens and Greg & Christine Hernandez. We acquired the property from Greg & Christine Hernandez.

We purchased the property from Greg & Christine Hernandez in September of 2021. Greg Hernandez was a long-term Mount Dora city employee who retired in 2020 due to health reasons. These same health issues caused the cottage to fall into significant disrepair and it had become in such disrepair that after residing there for 27 years, Greg and Christine could no longer live in the house.

History of the Wildwood Subdivision

The Wildwood Subdivision consists of 26 separate lots of land, with all but three homes being historic homes (i.e., over 50 years old), having been built between 1920 and 1938. All the historic homes would qualify as "Southern Bungalows" and/or "Cottages."

While most of the historic homes in the Wildwood Subdivision are significant to the Mount Dora historic district, I believe that our cottage at 844 N. Clayton St. has the significant architectural characteristics, and historic significance to the City of Mount Dora which would enable it to qualify for the Historic Marker Program under the guidelines set forth in the Mount Dora Historic Preservation Guidelines.

Specifically, the 844 N. Clayton cottage is one of the only remaining "worker's cottages" in the historic district that has not been significantly modified, added onto, or demolished to make way for larger homes.

Unfortunately, a similar "worker's cottage" on McDonald Street is currently being considered for demolition because the cost of repairing it is claimed to be beyond the capital return of the cottage when completed.

Prior Determinations of Historical Significance

The Historic Structure Survey conducted in both 2008 and 2019 indicated that the cottage was built in 1925. Further, the 2019 survey indicates that the structure appears to meet the criteria for National Register Listing as part of a district, with the specific explanation of, "The structure appears to contribute to the Historic District, the architectural styling that has remained from its original construction is consistent with other structures from its time in Mount Dora." Copies of the 2008 and 2019 Historic Structure Surveys are attached hereto.

The Worker's Cottage:

The "Worker's Cottage" is well documented as an architectural vernacular housing style built from the 1870s to the early 1920's and was used as affordable housing for working class homeowners. These small homes usually feature a narrow rectangular footprint to fit on a city lot and a simple gable roof. Most are one story buildings, with limited interior space. (See, Chicago Workers Cottage Initiative web page https://workerscottage.org/) The Worker's Cottage typifies the style of residence that was built for the working-class families that populated the area and supported the many local businesses, groves, or were employed as domestic help for a larger home. (See, section 4.2 of the Broadway-Fillmore, Buffalo, NY Intensive Level Historic Resources Survey https://buffaloah.com/surveys/bf/ReportSects.1,2,3,4,&6.pdf) which provides in part,

> *" The post-Civil War workers' cottage is a significant house type because of its wide popularity in American urban and semi-urban areas during the second half of the nineteenth century and early twentieth century. Additionally, it is important because it should be considered one of the first forms of fully industrialized housing for working-class Americans."*

These small homes were often built by the business owner or family that employed the resident and could be offered for sale to them as part of their compensation or offered on long term financing via an agreement for deed. However, no evidence of an agreement for deed exists in the public record for 844 N. Clayton St.

The Worker's Cottage Significance in Mount Dora

Since buying my homestead property in Mount Dora nearly 15 years ago, the Historic District has changed dramatically. Once filled with dilapidated old homes, the new residents of the Historic District have poured hundreds of thousands of dollars into restoring original bungalows and cottages or building new homes that attempt to meet the architectural guidelines of the area. Many smaller cottages have either been demolished (such as the home on the corner of Clayton and Ninth due to hurricane damage in 2004, and the 2-story farmhouse on Hackett Court being 2 such examples), or "re-muddled" with inappropriate additions and changes that do not meet the architectural style of the home or the neighborhood.

Originally, we bought the property at 844 N. Clayton simply to stop another historic home from being torn down and to prevent another large concrete block "bunker" being built right outside my dining room window. But the more I dug into the cottage, the more I realized that it was built from excellent materials and was still structurally sound. Materials like original 2" thick cypress roof boards, oak flooring, and ½ inch solid beadboard throughout portions of the interior of the cottage. These factors made me believe that restoration of the cottage was the right thing to do.

Certainly, it was in horrible condition needing a new roof, kitchen, bathroom, HVAC, and electrical upgrade, but as the house was termite free and structurally sound, we agreed to restore rather than destroy.

Florida Bungalow Neighborhoods have been specifically recognized for their historic significance by other Florida Cities such as Lake Worth (Palm Beach County), which has a significant number of Worker's Cottages in its historic district, many on 25' wide lots! Hillsboro County has set aside the Seminole Heights Neighborhood and Hyde Park area as historically significant areas of the City of Tampa which feature Florida Bungalows and cottages; and Jacksonville's Springfield Historic District with a mix of Victorian Four Squares, Bungalows and Cottages, several of which have been placed on the National Register of Historic Places (See, www. nationalregisterofhistoricplaces.com/ FL/) Many historic districts have recognized that the small worker's cottage makes up a significant portion of the history of the area and have significance by representing the typical home of the working-class residents.

Specific Architectural Characteristics of 844 North Clayton Street, Mount Dora

Our cottage is unusual for a typical Workers Cottage in that it had several custom features that would not be expected in a Worker's Cottage of the era. While only a one bedroom, it was equipped with indoor plumbing, oak floors, and ½ "thick beadboard on the ceilings and walls.

The property originally had a kerosene stove installed for heat that was plumbed to a chimney, and while the stove was no longer present when we purchased the property, the tall, thin chimney remained. The chimney was inspected to ensure it was still structurally sound, and once determined to be safe, it remains as part of the cottage's history.

While no serviceable original windows remained in the cottage when we purchased it, older photos show them as being 1 over 1 single hung windows, indicative of the period.

Restoration of the Property Since our Purchase in December 2004

We purchased the property knowing that it was in awful condition. We had known the Hernandez's for more than 18 years, and even before his illness, Greg was never one to keep up on maintenance projects.

The Cottage narrowly missed being crushed by a huge oak that fell during Hurricane Francis in 2004. The same tree destroying the home that was previously on the corner of 9th Ave. and Clayton St., and the same tree that damaged my roof at 834 N. Clayton. I thought that if the cottage could survive that storm, it deserved a second chance. I also knew that we had a major project on our hands but felt that the cottage was worth saving. We began the restoration only after proper permits and the certificate of appropriateness were issued.

To give an idea of the condition of the home at the time of purchase, the front roof was leaking and full of black mold, the shower pan was being held in place with an automotive bottle jack from beneath the house, and the floors were covered in "industrial grade" carpet which was laid over ancient linoleum.

The kitchen and bathroom had been the subject of a poorly executed 1970's renovation, and both were barely serviceable. In fact, the entry to the shower was through the bedroom closet, and the entry to the toilet was through the kitchen side, even though they were both contained in a 6x8 room.

The outside clapboard siding was covered in multiple coats of peeling paint, there was open plumbing under the cottage allowing sewer gas to escape into the home, and there was junk everywhere! Before we could start work, and while waiting for the permits to be issued, we took four full dumpster loads of junk out of the cottage as well as piles of debris left around the property to the landfill.

Electric Service

The first issue to be addressed and the biggest safety issue was updating the old and outdated four glass fuse electrical panel. It was located on the back of the home and the panel hooked up to some original knob and tube electric service. While it had survived for almost 80 years, it was a fire hazard. We hired a local electrician and, after proper permits were issued, had a new panel installed and relocated to a safer area of the home, and made sure that all the knob and tube wiring was removed and no longer in service.

Roof Repair and Replacement

While the main roof area didn't appear to be leaking, the front portion was clearly leaking badly resulting in black mold in the roofing boards of the front living room area. Once again, after the proper permits were issued, we removed the damaged sections, replaced the wet and rotting boards, and repaired the roof, replacing the old shingles with a three-dimensional architectural shingles. Unfortunately, due to supply chain interruptions caused by the pandemic, original style green shingles were not available, so we replaced them with a 3-tab architectural black shingle which is also a period color for the home. All repairs were inspected and passed by the City of Mount Dora Building Department.

Floors

The next job we tackled was the removal of the old carpet and linoleum. We stripped the floor to reveal original oak wood flooring in portions of the home, however, water damage and poorly executed prior repairs made restoration of the original oak floors financially impracticable. Rather than have a patchwork of flooring, I elected to use a high-grade vinyl flooring product that mimics the oak flooring, so that it could be removed without damaging the remaining original floors if we later decide to tackle the original floor repairs.

Bathroom

The existing bathroom was completely unserviceable, with the shower and toilet leaking and the drains blocked. We knew that the bathroom had "issues," but we did not expect to find rotten floors and crumbling pipes. The 1970's wall tile was cracked and peeling from the walls, so we began the process by removing all existing tile and repairing the water damaged wall boards. Once all repairs were completed, the bath was tiled in period style white subway tile and one inch hex dot black and white floor tile. The result is a clean, efficient bathroom that re-creates what could have been original to the home.

Kitchen

The kitchen was similarly butchered with a 1970s "renovation." A rusty avocado colored stove and peeling particle board counter and cabinets were removed along with the wall paneling. The new cabinets are simple white wood cabinets with a period style solid birch butcher block countertop, and white subway tile backsplash. A white quartz sink is fitted in the kitchen being as close to soapstone as I could find available due to supply chain interruptions. All new appliances were fitted including stove, refrigerator, and washer/dryer.

Windows

The cottage has a lot of windows for a 600 sq. ft residence. As previously noted, during the history of the house, all the original windows in the cottage had been removed and replaced with a mix of jalousie windows, awning windows, and vinyl windows. Replacing all the windows with wooden frame single hung windows was prohibitively expensive, so (with proper permits and certificate of appropriateness), we replaced all nine windows with period appropriate "one over one" high efficiency single hung design. This gives the cottage a uniformity that it did not have previously and provides an R factor of insulation as well, while maintaining the look of the original windows.

Siding

The original siding was wooden clapboard style siding but was in very bad condition with layers and layers of peeling paint and evidence of prior bug damage. Rather than try and remove and replace, we opted for the more economical choice of using a siding product that is similar to the original clapboard siding but is fully waterproof and which allowed us to line the underlayment with a vapor barrier and insulation before installing the siding. The siding was also approved by the Historic Preservation Board.

Paint & Interior

The cottage exterior had been painted a variety of colors for the entire 15 years I lived next door to it, with white on some areas, yellow in others and light green in yet other areas. We elected to paint the house a true cottage friendly light yellow with white trim and a soft-white interior color. Given that the cottage is only 600 sq. ft. in size, ensuring all rooms are light in color, along with the nine new windows providing plenty of light, makes the home feel much larger than it really is.

We were able to save the original dark stained bead board on the ceiling in the dining room and bedroom, as well as retaining the beadboard wainscotting on one wall in the bedroom. Period reproductions of Hunter Ceiling fans are installed in the dining room and bedroom to augment the air flow of the replacement HVAC system.

Floor Plan

While there are few choices in arranging a floor plan for a 600 sq. ft. home, I was insistent that we retain the original floor plan with the placement of bedroom, bathroom, and kitchen. The washer/dryer stack unit now occupy what was the back door utility room. So, the cottage remains as original in appearance both inside and outside, as possible.

Future Projects

We have made great strides in restoring the cottage to its original condition, yet there are still plans to continue improving the property.

Landscaping

The exterior is improving simply by removing truckloads of junk that was buried on the property and by doing basic lawn maintenance.

I hired a lawn company to bring in a bush-hog to cut down portions of the lawn that hadn't been cut in many years. Trees have been transplanted, and 4 yards of cypress mulch have been delivered and placed into garden beds.

A paver parking pad has been installed along N. Clayton St., and a paver patio is now next to the home to allow us to enjoy the cooler weather when possible.

Fencing

The property was surrounded by an old 4 ft. chain link fence that was in horrible disrepair due to storm damage dating back to 2004. We removed the fencing and simply eliminating the "prison yard" vibe that chain link fencing brings with it, giving the property a significant curb appeal improvement. Future plans include installing a white picket fence as finances permit.

Historic Significance to Mount Dora Historic District

I understand that "Historical Significance" is usually associated with a grand home in scale or a significant prior owner, however, in this case, I believe that the cottage is entitled to historic recognition as one of the last, if not the last remaining, "worker's cottage" in the Mount Dora Historic District. It represents how working-class residents of Mount Dora would have lived at the beginning of the 20th century.

Its heritage deserves to be protected from developers who would simply tear it down and build another concrete block monstrosity where it doesn't belong. There simply aren't any other "worker's cottages" still in their original form left. And to me, that is history worth preserving.

Conclusion

While the cottage located at 844 North Clayton Street may not have the historical significance of the Lakeside Inn or the Donnelly House, it does embody the true nature of the working-class Mount Dora citizen in the 1920's. The history of the cottage has been extensively researched and every effort has been made to restore the cottage in a fashion that would be historically accurate, while providing for the modern conveniences in a fashion that does not conflict with the 1920's style of the cottage.

Granting the cottage Historic Marker designation would help preserve the integrity of the property and preserve a small part of the history of Mount Dora for generations to come. As stated on the Mount Dora

Historic Marker Web page, [Granting the property Historic Recognition] "*... encourages the restoration and maintenance of historical properties located in Mount Dora.*"

As a reference, both my home located at 834 N. Clayton St. and my brother's home located at 816 N. Clayton have already been granted Historic Marker recognition. Granting the cottage, which is the subject of this request, Historic Marker recognition would serve to increase the strength of the Mount Dora Historic District as all three homes are contiguous to each other.

I hope that you will consider the cottage at 844 N. Clayton St. as a candidate for a Mount Dora Historic Marker, and I invite members of the Historic Preservation Board to view the property at their convenience.

Thank you for your consideration.

Sincerely,

Lawrence G. Miceli

Enclosures:

- Application for Historic Marker
- Photos
- Historic Structure Survey dated 2008 and 2019
- Ownership Spreadsheet
- Copy of land survey
- Copy of Warranty Deed
- Copy of Tax Authority print out

Research sources cited in this letter include the following:

- City of Mount Dora Historic Preservation Design Guidelines (Mount Dora Historic Preservation Board, 2001)
- National Register of Historic Places, www.nationalregisterofhistoricplaces.com/FL/ Hillsborough/ districts.html and www. nationalregisterofhistoricplaces.com/ FL/)
- Chicago Workers Cottage Initiative https://workerscottage.org/
- Broadway-Fillmore, Buffalo, NY Intensive Level Historic Resources Survey
- Moss Design House, Chicago Building Types: Worker Cottage, http://moss-design.com/worker-cottage/
- Worker Cottages: A Nineteenth-Century Great Lakes Urban House Type https://www.pioneeramerica.org/past2011/past2011artmclennan.html
- The Old House Journal magazine; www.oldhousejournal.com/magazine/bungalows/ohj bungalow3.shtml
- The Story of Mount Dora by R.J. Long Street, (Mount Dora Historical Society, 1960)
- Memories of Mount Dora, from Then Until Now, by David R. Edgerton (David R. Edgerton, 1993)
- Official Records of Lake County, Florida.

Figure 1 Before Picture taken from corner of 9th and Clayton Street

Figure 2 Finished April 2022

Figure 5 Finished with Paver Parking

Figure 4 Original Bathroom

Figure 3 Finished Bathroom

The bathroom fixtures remain in the same location; however, the fiberglass shower enclosure was accessible only from a hole cut in the bedroom wall. The back of the shower enclosure appears directly next to the commode in the picture on the left.

Figure 6 Bedroom Before

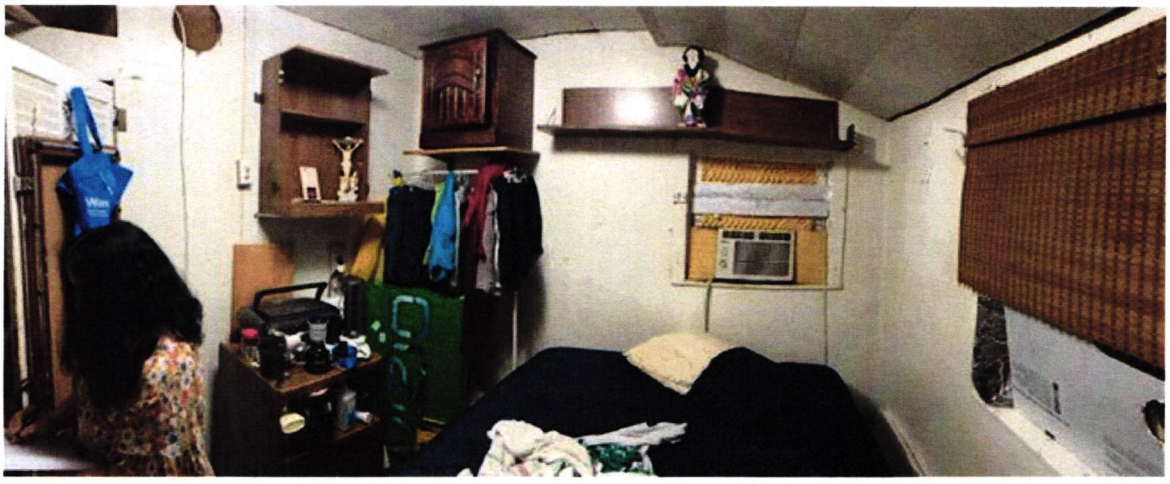
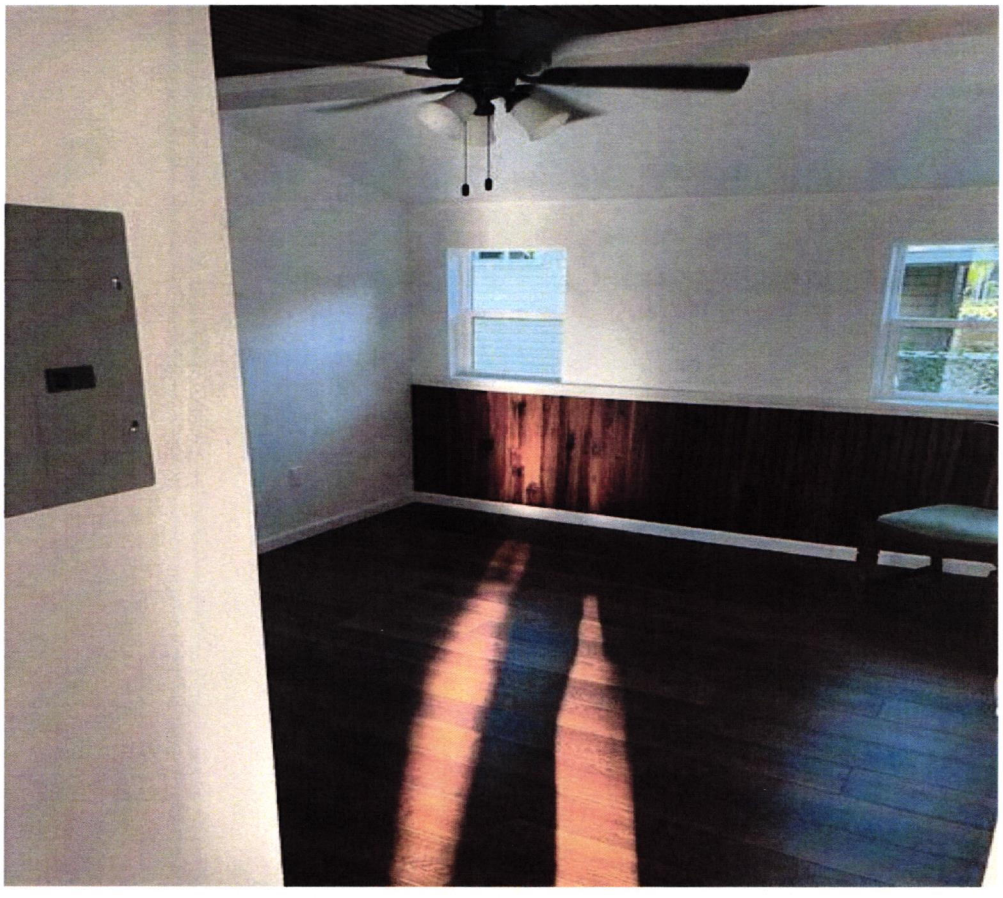


Figure 7 Bedroom After



The bedroom remains the original size, but the camera angle makes it appear larger in the finished picture.

Figure 8 Kitchen Before

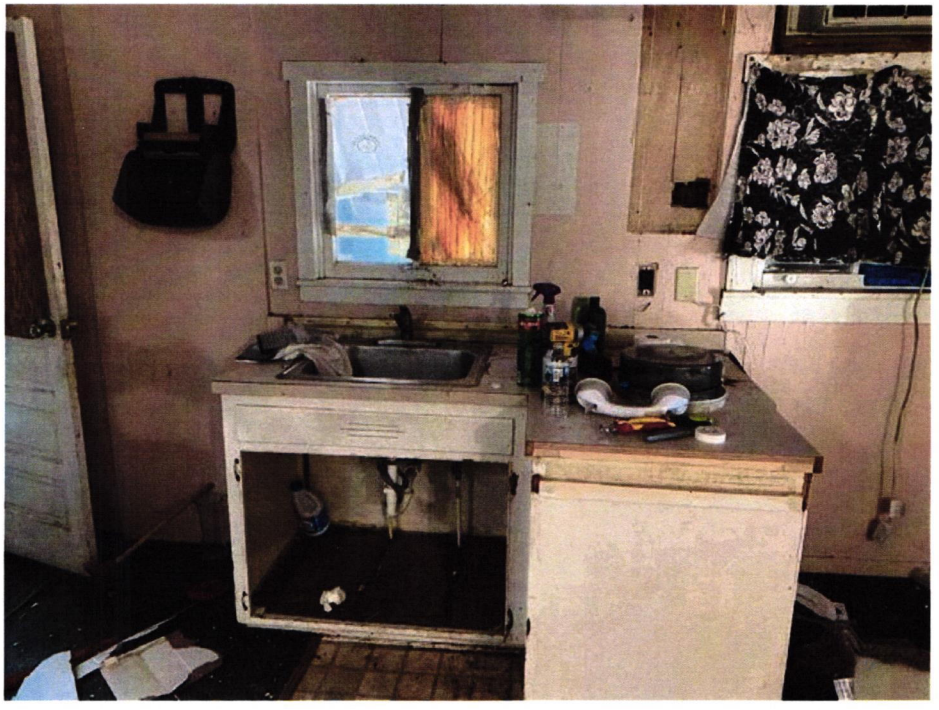


Figure 9 Kitchen After

Much of this original wall beadboard was used to repair the beadboard ceilings in the bedroom & dining area and the bedroom wainscoting.

Figure 11 Original Beadboard Wall

Figure 10 Linoleum Flooring

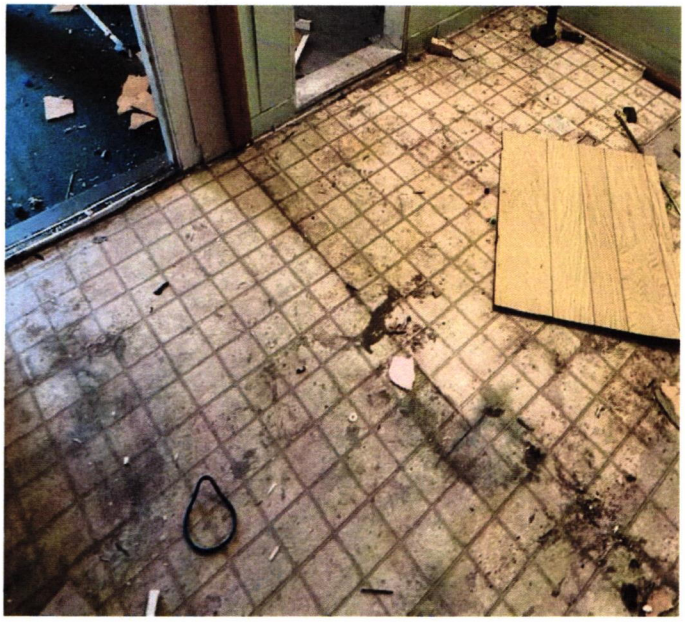


Figure 12 Finished Dining Area

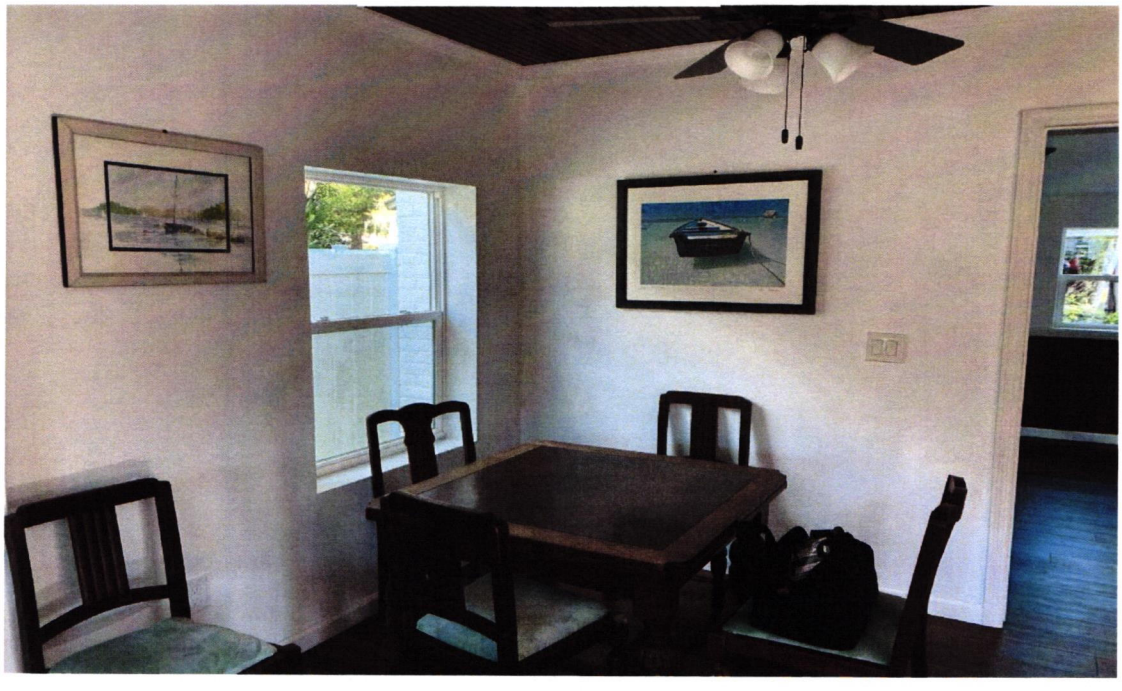


Figure 13 Finished Interior 1

Figure 14 Finished Interior 2

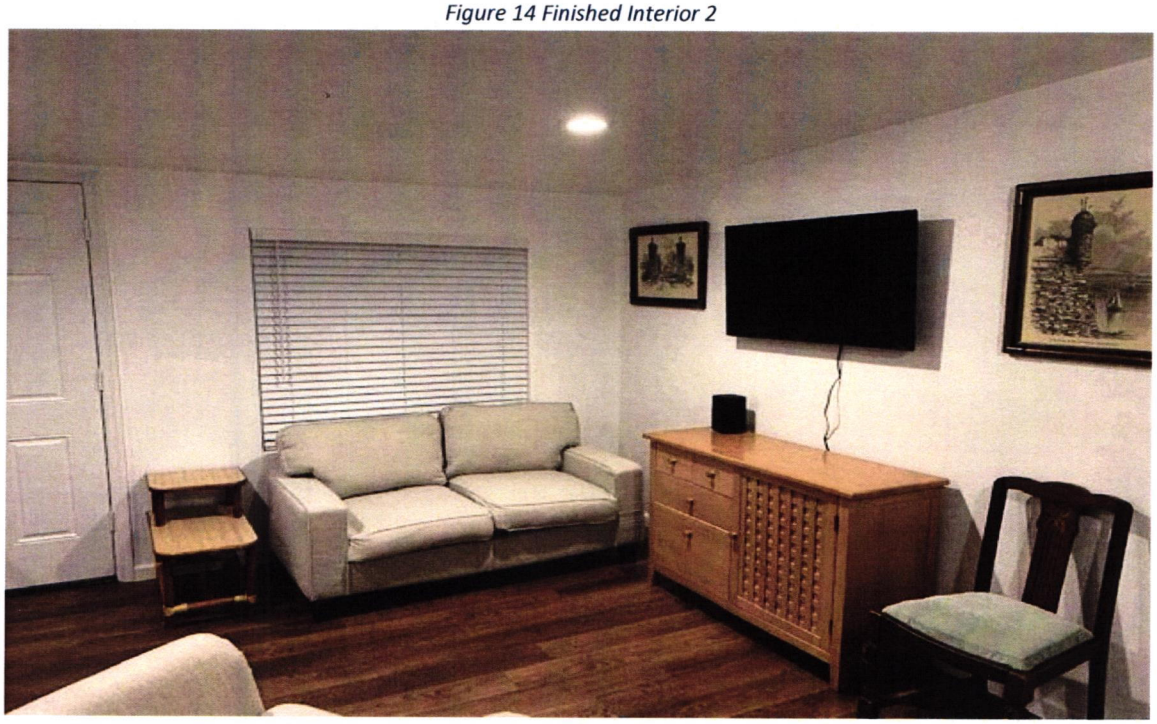
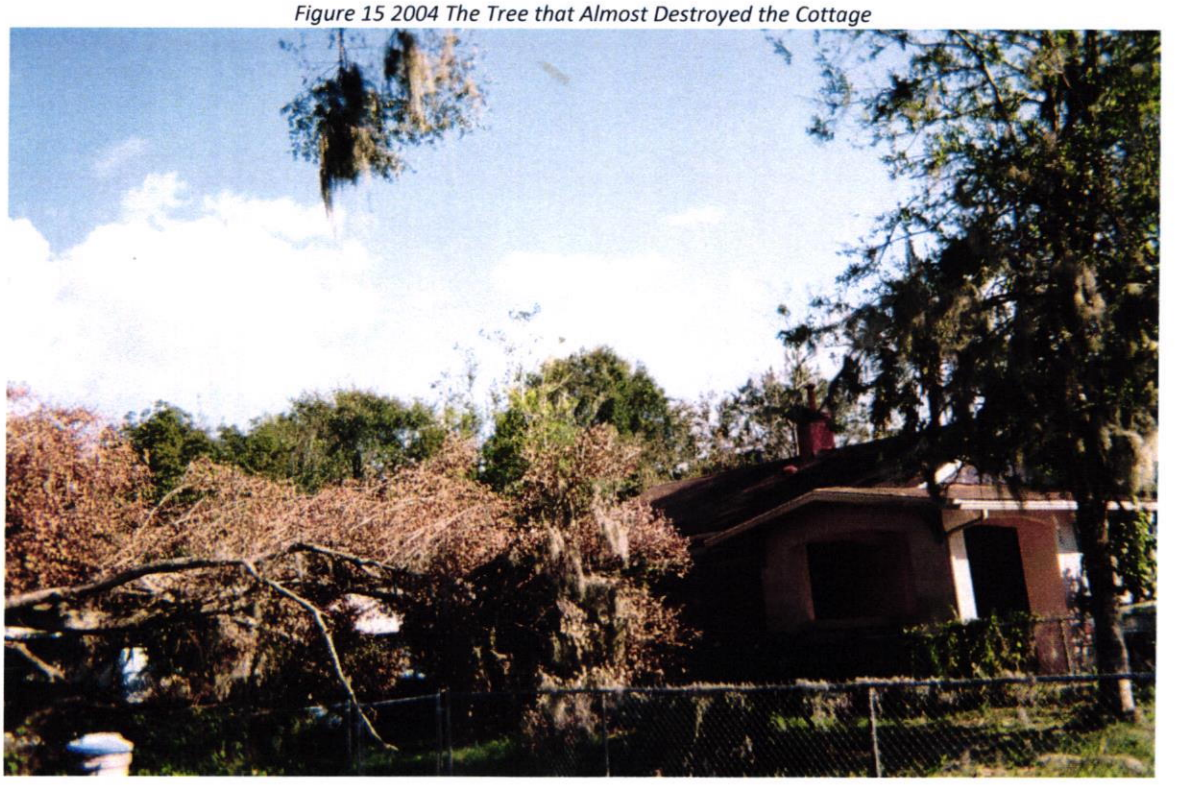


Figure 15 2004 The Tree that Almost Destroyed the Cottage



BOUNDARY SURVEY OF:
Lot 2, WILDWOOD,
according to the plat thereof as recorded in Plat Book 4, Page 57, of the Public Records of Lake County, Florida.

THIS SURVEY IS CERTIFIED TO:
LAWRENCE G. MICELI and MARK A. MICELI

FLOOD CERTIFICATION:
This is to certify that I have consulted the National Flood Insurance Flood Hazard Boundary Map and found the subject property is not within a special flood hazard area, according to Map No. 12069D 0367E, dated 12/18/2012. (ZONE X)

PROPERTY ADDRESS:
844 N. CLAYTON ST., MOUNT DORA, FL

BEARINGS BASED ON ASSUMED DATUM--The Southerly line of Lot 2 being N.90°00'00"W.

NOTES:
1) Subject to restrictions, reservations, easements and rights-of-way, if any, appearing of record.
2) Survey performed without the benefit of a title search.
3) Underground utilites and other below ground features, not located, other than shown.

LEGEND:
U.E.=Utility Easement
D.E.=Drainage Easement
U.& D.E.=Utility & Drainage Easement
(P)=Plat data
(D)=Deed data
(M)=Field measured data
(C)=Calculated data
F.=Found
F.C.=Fence corner
P.C.=Point of Curve
P.T.=Point of Tangency
P.C.C.=Point of Compound Curve
P.R.C.=Point of Reverse Curve
R/W=Right of way
LS=Land Surveyor
LB=Licensed Business
PSM=Professional Surveyor & Mapper
C/S=Concrete Slab
WPF=Wood Privacy Fence
WRF=Wood Rail fence
BWF=Barbed Wire Fence
WF=Wire Fence
MRF=Metal Rail Fence
CLF=Chain Link Fence
PF=Privacy Fence
WM=Water Meter
ETP=Electric Transformer Pad
TR=Telephone Riser
TVR=Cable TV Riser
CM=Concrete Monument
CBW=Concrete Block Wall

SCALE 1"=30'

0 30 60

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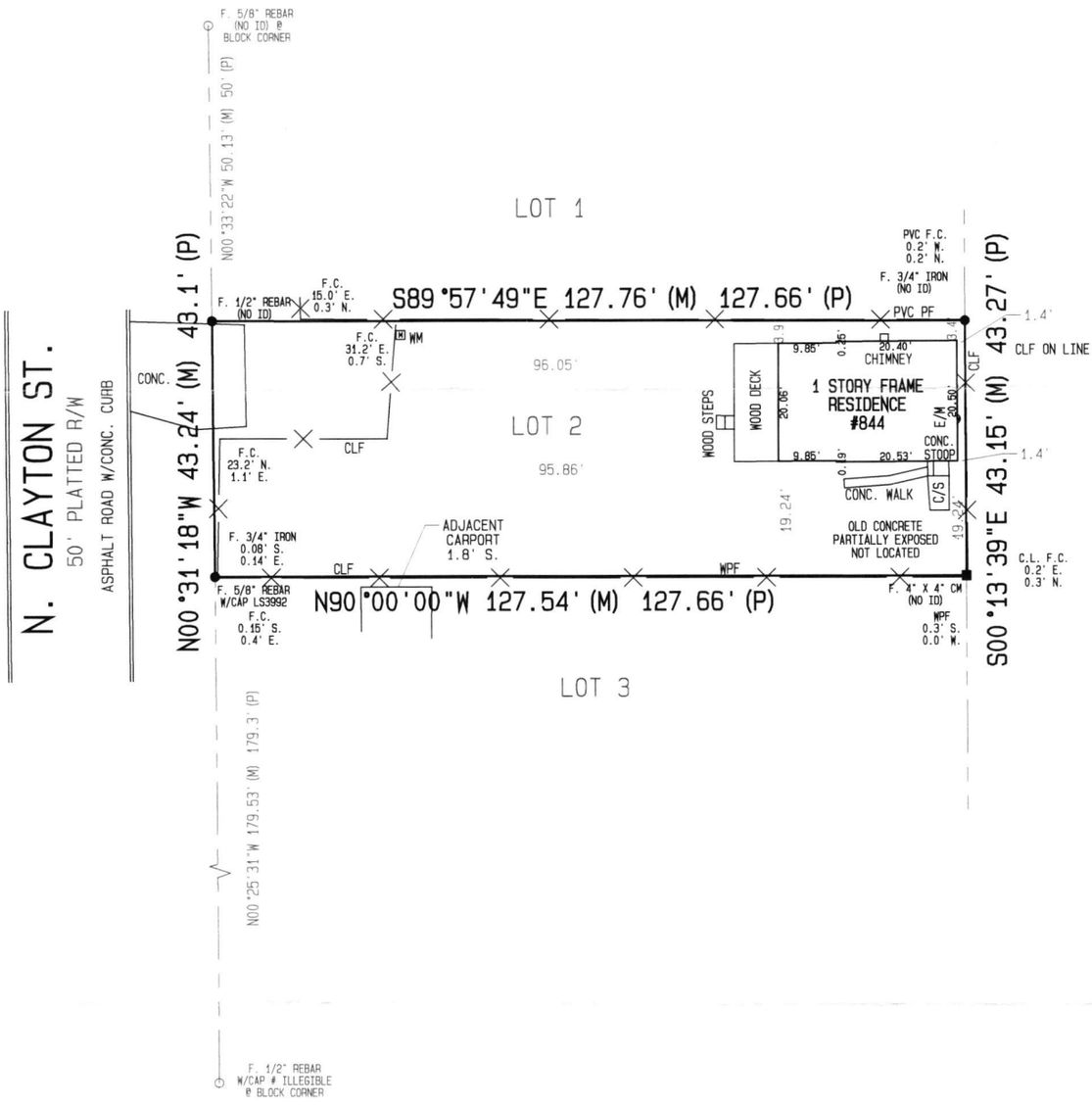

This survey is certified to and prepared for the exclusive benefit of the entities and/or individuals shown hereon, valid as of the most current date shown, and shall not be relied upon by any other entity or individual whatsoever.

There may be additional restrictions and/or other matters of record not shown on this Survey that may be found in the Public Records of the County or contained within the Title Commitment.

THIS DRAWING IS THE SOLE PROPERTY OF LANGFORD SURVEYING CFL, INC AND CANNOT BE EDITED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF LANGFORD SURVEYING CFL, INC. OTHER THAN THE ORIGINAL CLIENT, REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE EXPRESSED WRITTEN PERMISSION OF LANGFORD SURVEYING CFL, INC. ©

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Altamonte Springs, FL 32714
407-332-7202 386-738-5080
www.langfordsurveying.com
jim@langfordsurveying.com

NOTE:
Date of survey may differ from date of signature. If so, the date of survey is the applicable date.

JAMES P. LANGFORD CERTIFICATE No. 3992 STATE OF FLORIDA REGISTERED SURVEYOR & MAPPER

DATE SIGNED: 7/31/2021
James P. Langford, P.L.S. 3992 LB 7803
VALID ONLY WITH AN AUTHENTICATED ELECTRONIC OR EMBOSSED SURVEYOR'S SEAL & SIGNATURE

Date of Survey:	Drawn by:	Checked by:	Scale:	File name/no.
7/30/2021	JPL	JPL	1"=30'	21-07/

844 N. Clayton St., Mount Dora, Florida property record							
Date	**Seller**	**Buyer**	**Type**	**Legal**	**Consideration**	**OR Book/Page**	Notes
12/6/1923	**Original Plat**					**Plat Book 4/ pg 57**	**Wildwood Plat recorded. Platted by George Bidwell**
12/18/1923	George L. & Ethel B. Bidwell	Jerome & Frances Bouton		Lot 2 Wildwood	10.00	101/265	
2/24/1941	Jerome & Cora Bouton	Albert T. Whitman	WD	Lot 2 Wildwood	10.00	188/428	This deed makes reference to a deed to the Grantors (Jerome H. Bouton) dated 12/18/1923 OR book 101 pg 265. Also established that Frances Bouton had died.
5/7/1945	Susan May Fagen	Fred R. & Lillian C. Parciany				257/155	Fagen was also from New York. This deed states that Susan May Fagen received the property by the Last Will of Albert T. Witman.
9/11/1946	Fred R. Parciany & Lillian C. Parciany	John H. Sweenburg & Laura N. Sweenburg	WD	Lot 2 Wildwood	2000.00	257/374	This deed cites the prior deed Fagen to Sweenburg 5/7/45. This deed was notqarized in New York State.
9/28/1948	John H. Sweenburg & Laura N. Sweenburg	Daniel P. North & Albert S. North	WD	Lot 2 Wildwood		280/103	
5/17/1955	Albert S. North & Frances A. North	Juliana Weed & George Weed	WD	Lot 2 Wildwood		370/353	
1/22/1958	Juliana N. Weed & George W. Weed	Cora L. Byers	WD	Lot 2 Wildwood	10.00	37/649	
9/28/1966	1st Natl Bank Mt. Dora as Executor of Estate of Cora Byers	Mary Anna Byers	WD	Lot 2 Wildwood	0	321/351	Mary Ann Byers also owned Lot 3. Her interest in Lot 3 descended by will to the Culvers. SO Lot 2 & 3 were owned together in the late 50's to the mid 60's.
10/13/1966	Mary Anna Byers	George L Kress & Drucilla N. Kress	WD	Lot 2 Wildwood		322/224	Kress also owned Lot 1 purchased on 11/25/1958. Purchased Lot 1 on 11/25/1958 OR69/PG437
4/4/1977	George L. & Drucilla N. Kress	Stanley & Ruth Arthurs	WD	Lots 1 & 2	$ 27,900.00	626/1304	Mt recorded for $27.9K 626/1305
6/1/1983	Stanley & Ruth Arthurs	Lawrence & Mabel Wages	WD	Lot 1 & 2 Wildowood	$ 10.00	778/454	Parcel was owned by corner lot.
3/1/1988	Lawrence & Mabel Wages	Jerry Rich & Vula Havens	WD	Lot 1 & 2 Wildowood	$ 65,000.00	956/986	
3/1/1990	Jerry Rich	Vula Havens	QCD	Lots 1&2 Wildwood	$ 10.00	1051/1933	
6/1/1991	Vula Havens	Vula Havens	WD	Lot 2 Wildwood		1111/283	Here Vula Havens splits the properties into 2 pacrels again. Not necessary, but she did it.
12/1/1994	Vula Havens	Greg Hernandez & Christine Potts	WD	Lot 2 Wildwood		1334/1284	Doc Stamps paid $196.00
4/19/2001	Greg Hernandez & Christine Potts	Greg Hernandez & Christine Hernandez husband and wife	WD	Lot 2 Wildwood	$ 10.00	1952/463	
9/1/2020	Greg Hernandez & Christine Hernandez	Lawrence Miceli & Mark Miceli (TIC)	WD	Lot 2 Wildwood	$ 60,315.81	5537/2158	Our original purchase date
3/29/2021	Lawrence Miceli & Mark Miceli as TIC	Lawrence Miceli and Mark Miceli JTWRS	QCD	Lot 2 Wildwood	$ 10.00	5709/208	change from Tenants in Common to JTWRS

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

MEETING DATE: May 25, 2022

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Certificate of Appropriateness; 208 W 10th Avenue (Location); Remove and Replace Steps (Request); Gregory L. Portner (Owner/Applicant).**

Property Information

Site Address:	208 W 10th Avenue	**Site Name:**	None
Zoning District:	R-1A	**Land Use:**	Residential Professional/Office
Current Use:	Single-Family Residential		

Structure Information

Date of Construction:	1928	**Style:**	Bungalow
Structural System:	Wood Frame	**Foundation Type:**	Piers (stone)
Siding:	Wood Shingles	**Porch:**	One Closed
Roof:	Asphalt Shingles	**Windows:**	1/1 Sash
Roof Type:	Cross-Gabled	**Chimneys:**	One (Brick)

Description of proposed alteration: Replace wooden front steps with brick steps in the same footprint.

Staff Analysis:
The subject structure was constructed as a residence in the Frame Vernacular/Bungalow style in 1928. The structure features six (6) wooden steps leading up to the door on the screened-in porch. The door to the main house is located within the screened front porch. The Applicant is seeking to remove the existing wooden stairs and replace them with brick stairs in the same footprint.

Entrances and porches are quite often the focus of historic buildings, particularly when they occur on primary elevations. Together with their functional and decorative features such as doors, steps, balustrades, pilasters, and entablatures, they can be extremely important in defining the overall historic character of a building. Their retention, protection, and repair should always be carefully considered when planning rehabilitation work.

In rehabilitation, repairing also includes the limited replacement in kind or with a compatible substitute material of extensively deteriorated or missing components of features when there are surviving prototypes features that can be substantiated by documentary and physical evidence. Although using the same kind of material is always the preferred option, a substitute material may be an acceptable alternative if the form, design, and scale, as well as the substitute material itself, can effectively replicate the appearance of the remaining features.

The Applicant is seeking to utilize brick for the new stairs which is an appropriate material and will complement the existing brick chimney. The Applicant indicated that the wooden stairs have been replaced multiple times over the past few years so they are not the original material. Replacing the stairs is part of the Applicant's development intentions to improve the property by laying bricks around the existing driveway, installing a walkway to the driveway and laying a brick porch in the backyard. The Applicant indicated that the same type of bricks will be used for both projects to provide a uniform appearance.

Staff Recommendation: The request to remove the front stairs and replace them with brick stairs in the same footprint is consistent with Section 3.6.4 of the City's Land Development Code and adopted Historic Design Guidelines.

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

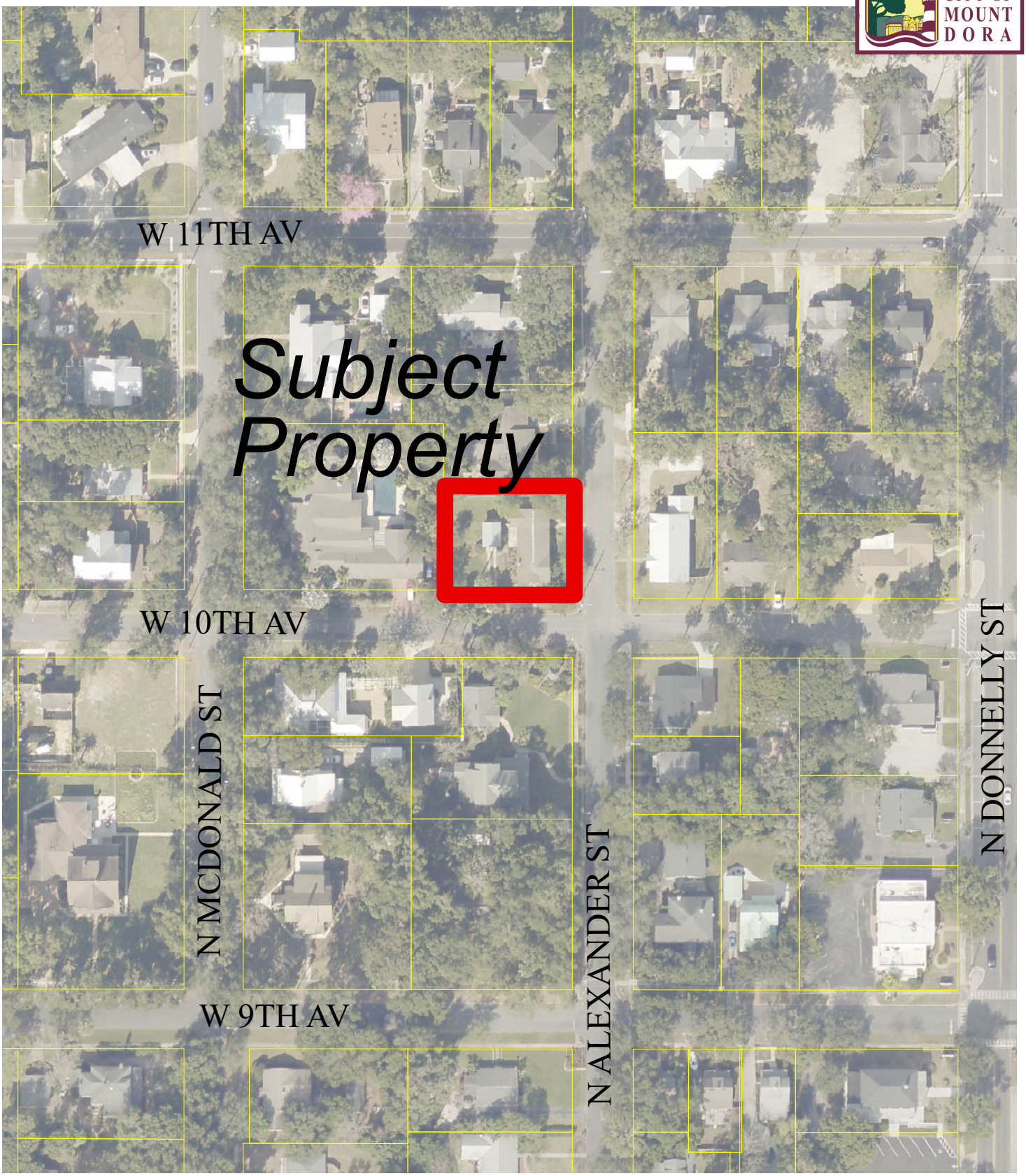
VICINITY MAP

N

N.T.S.

Legend

Subject Property



Date: 4/13/2022

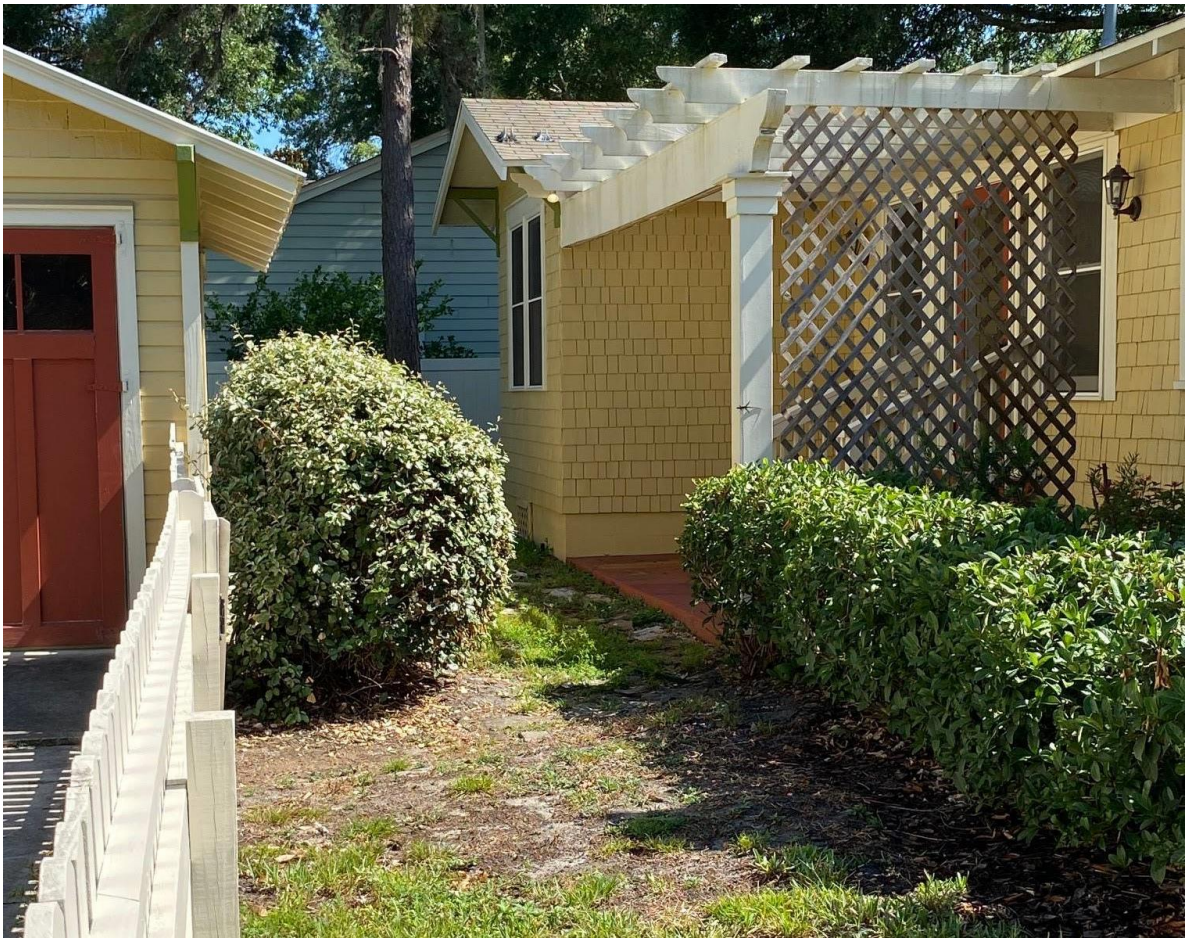
Prepared by: Mount Dora Planning and Development Dept * 510 N. Baker Street, Mount Dora, FL 32757 * 352-735-7112

CITY OF MOUNT DORA

PHOTOS
May 16, 2022
208 W. 10th Ave

CITY OF MOUNT DORA

PHOTOS
May 16, 2022
208 W. 10th Ave



Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA00431
Recorder # 57
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) 208 W 10th 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
208	West	10th	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 ;30;UNSP
Irregular Section Name:
Landgrant
UTM: Zone
Easting
Northing
Plat or Other Map (map's name, location)

DESCRIPTION

Style Bungalow
Other Style
Exterior Plan Irregular
Other Exterior Plan
Number of Stories 1
Structural System(s) >> Wood frame
Other Structural System(s)
Foundation Type(s) >> Continuous
Other Foundation Types
Foundation Material(s) >> Poured Concrete Footing
Other Foundation Material(s)
Exterior Fabric(s) >> Wood shingles
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

8LA00431

DESCRIPTION (continued)

Window Descriptions metal sash, 1/1

Main Entrance Description (stylistic details)

Porches: #open ____ #closed 1 #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 1928

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;1928;

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

8LA00431

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: 5/21/2008

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"

LA00431-200803

Supplementary Printout

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

> **Township/Range/Section/Qtr:**
19S ;27E ;30;UNSP

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

> **Foundation types:**
Continuous

> **Foundation materials:**
Poured Concrete Footing

> **Exterior fabrics:**
Wood shingles

> **Roof types:**
Gable

> **Roof materials:**

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

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

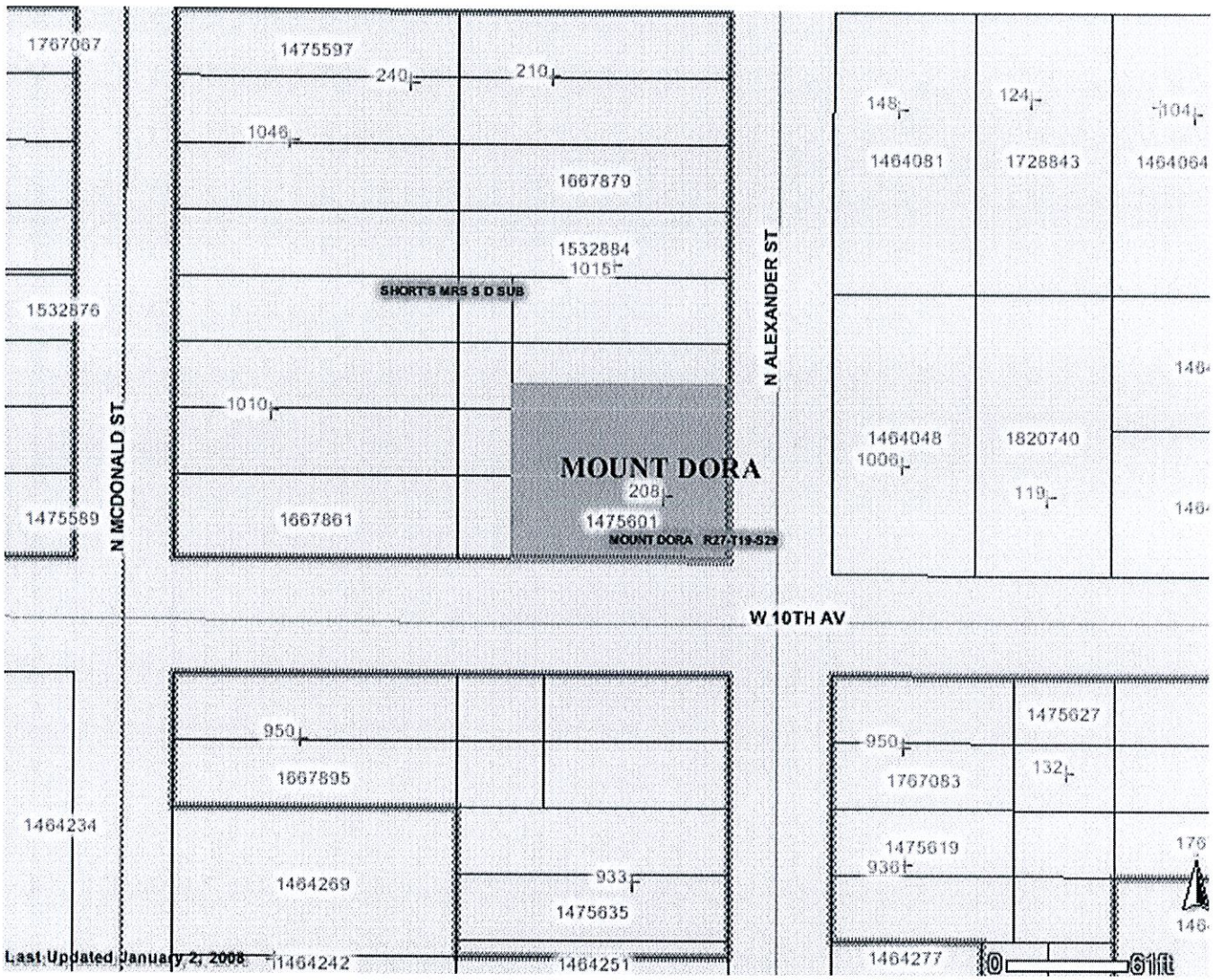
> **Original, intermediate, present uses/year started/year ended:**
Private residence;1928;

> **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)]:**


1767067
1475597
240
210
1046
1667879
1532884
1015
SHORT'S MRS S D SUB
1532876
1010
MOUNT DORA
208
1475601
MOUNT DORA R27-T19-S29
1475589
1667861
N MCDONALD ST
N ALEXANDER ST
148
124
104
1464081
1728843
1464064
1464048
1006
1820740
119
W 10TH AV
950
1667895
1464234
1464269
933
1475635
1464242
1464251
1475627
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61ft
Last Updated January 2, 2008

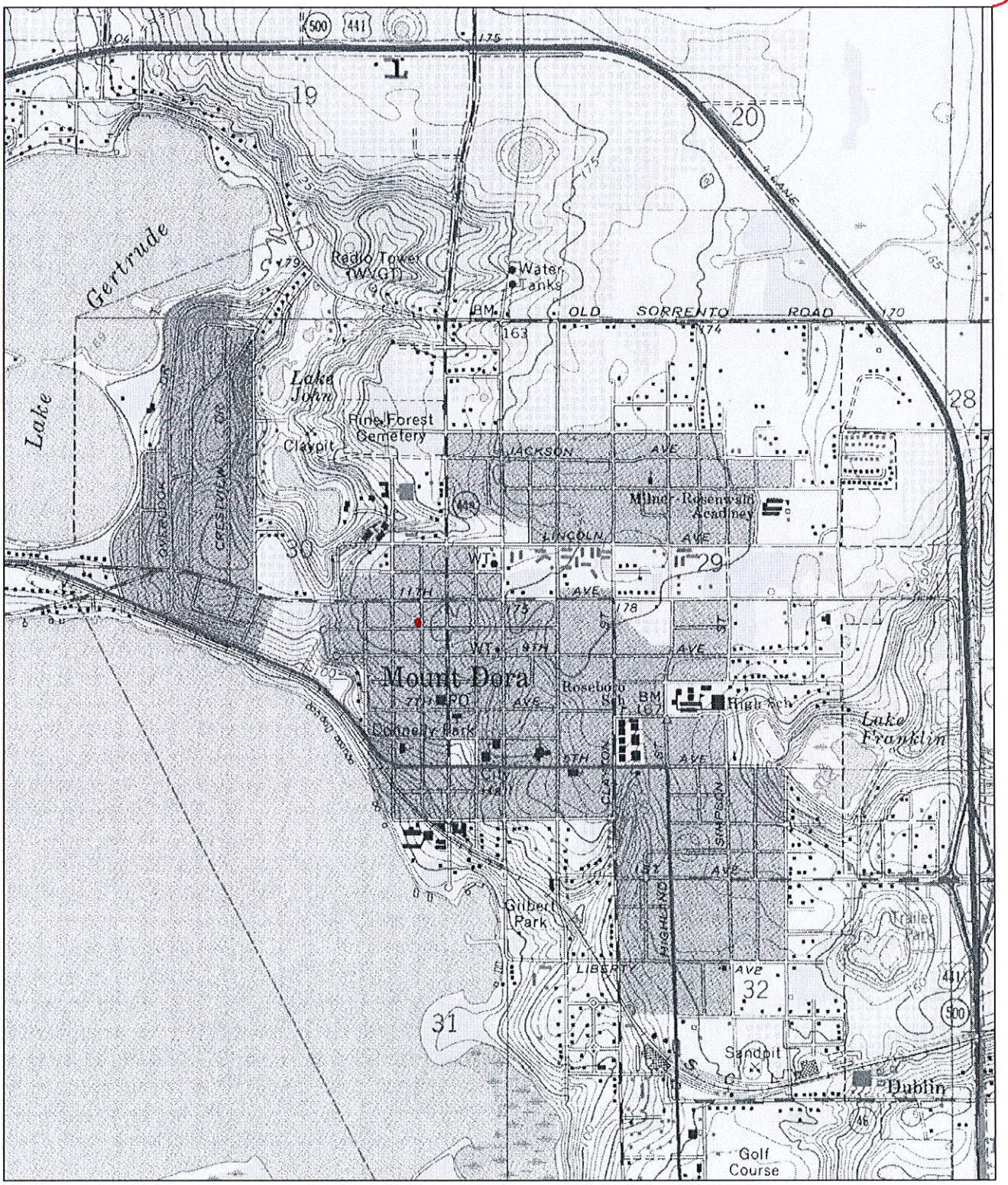
RN57

LA431

57

LA
431

57



N

0 — 0.5 Mi

0 — 2000 Ft

Map provided by MyTopo.com

LA431

Clear Form Values

Page 1

☐ Original
☐ Update

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

Site#8 LA03774
Field Date 11-16-2019
Form Date 11-16-2019
Recorder # 29

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) 844 North Clayton 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:	844	N	Clayton	ST	

Cross Streets (nearest / between) Between E 8th Ave & E 9th Ave
USGS 7.5 Map Name EUST — USGS Date 2018 — Plat or Other Map _____
City / Town (within 3 miles) Mount Dora — In City Limits? ☐yes ☐no ☐unknown — County LA
Township 19S — Range 27E — Section 29 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 29-19-27-2300-000-00200 — Landgrant _____
Subdivision Name Wildwood — Block _____ — Lot 2
UTM Coordinates: Zone ☐16 ☐17 — Easting 437732 — Northing 3186433
Other Coordinates: X: -81.63810 E — Y: 28.80396 N — Coordinate System & Datum WGS84
Name of Public Tract (e.g., park) _____

HISTORY

Clear History Values

Construction Year: 1925 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use RESI — From (year): 1925 — To (year): 2019
Current Use RESI — From (year): 1925 — To (year): 2019
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☐no ☐unknown — Date: _____ — Original address N/A
Alterations: ☐yes ☐no ☐unknown — Date: _____ — Nature Metal cap on chimney
Additions: ☐yes ☐no ☐unknown — Date: 1-1-1970 — Nature Utility Building
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 FRAM — Exterior Plan RECT — Number of Stories 1
Exterior Fabric(s) 1. SDW — 2. _____ — 3. _____
Roof Type(s) 1. GA — 2. _____ — 3. _____
Roof Material(s) 1. ASPH — 2. _____ — 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ — 2. _____

Windows (types, materials, etc.)
metal side window awnings

Distinguishing Architectural Features (exterior or interior ornaments)
Rafter tails; gable vents; wood lattice skirt

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

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____	SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info — Date _____ — Init. _____	
☐Owner Objection	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 LA03774

DESCRIPTION (continued)

Clear Description Values

Chimney: No. 1 Chimney Material(s): 1. BRIC 2. METL

Structural System(s): 1. WF 2. 3.

Foundation Type(s): 1. PIER 2.

Foundation Material(s): 1. 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)

3 wood steps up

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

Enclosed plywood, with two windows

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

Narrative Description of Resource

Rafter tail, set back very far. Metal side window awnings.

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, the architectural styling that has remained from its original construction is consistent with other structures from its time in Mount Dora.

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

1. ARCT 3. 5.

2. CPDV 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 OTHR

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

(address / phone / fax / e-mail)

Required Attachments

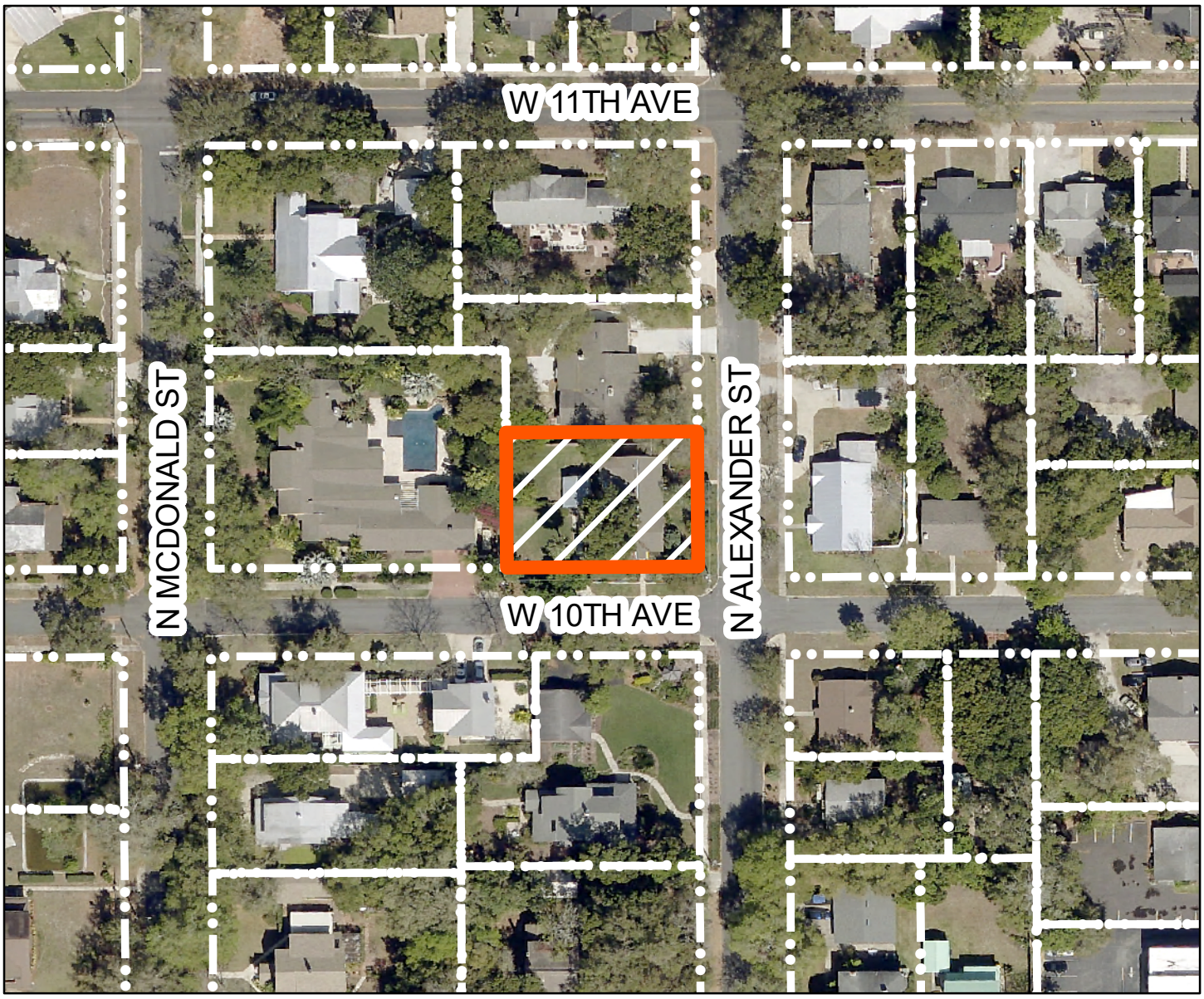
❶ **USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED**

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



N

208 WEST 10TH AVE MOUNT DORA FL 32757

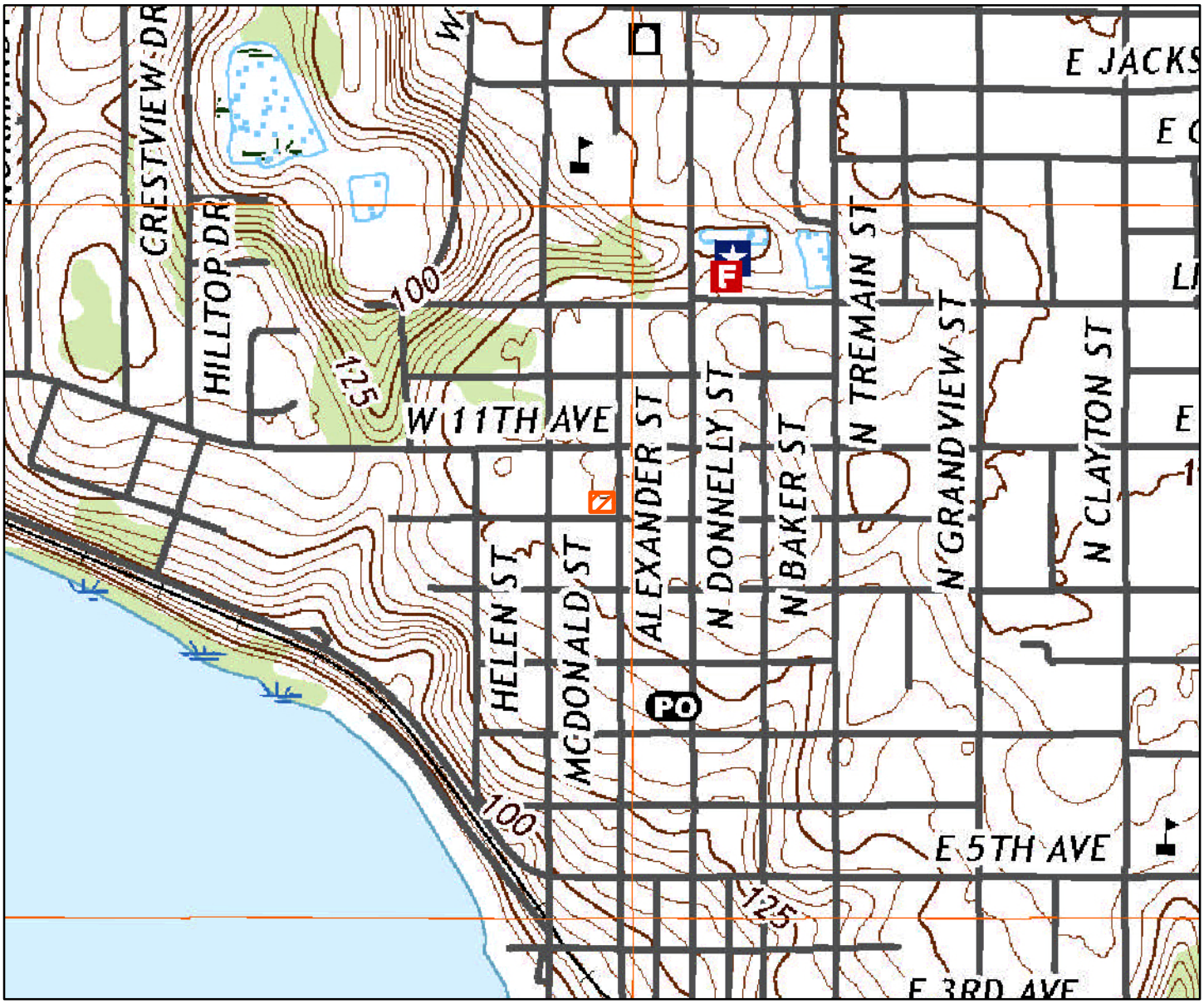
0 40 80 160 Feet

LA00431

KCI TECHNOLOGIES

Data Sources: Lake County, City of Mount Dora

USGS Map



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LA00431

208 WEST 10TH AVE MOUNT DORA FL 32757

Source: United States Geological Survey Eustis, FL 2018

KCI TECHNOLOGIES

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)

208 W. 10th Ave.

Property Address

Property Owner (If Different From Applicant)

Applicant Name: Gregory Portner

Address: 35 Buckingham drive

City/St/Zip: Wyomissing, PA 19610

610-816-1770	610-781-0895	gportner@hydrojet.com
Business Phone	**Alternate Phone**	**Email**

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

Replace wooden front steps with brick and install a brick side patio and walkway to driveway and replace grass/sand in between concrete driveway runways with the same brick. All brick in all areas will be the same brick. Also, we will be repointing the chimney.

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? Yes, there will be some repointing of the existing brick

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

Gregory S. Porter

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.

Birds-eye view of 208 W. 10th Ave.

Scope of work:

Section A: 14’ X 11’, 154 Sq. ft. of dry-laid brick patio to be installed

Section B: 18’ X 7’, 126 sq. ft. of dry-laid brick patio to be installed

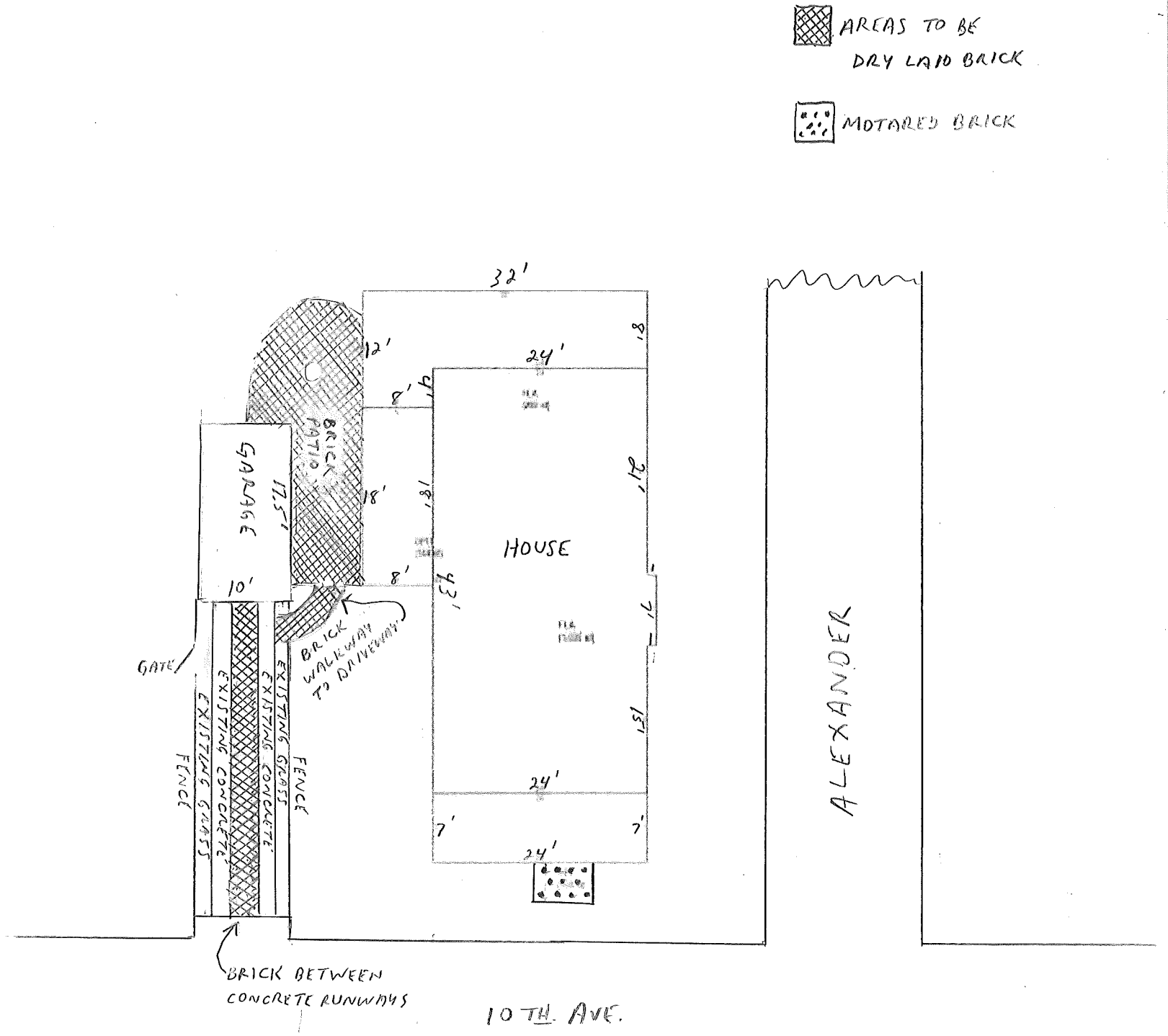
Section C: 15’ X 4’, 60 sq. ft. of dry-laid brick walkway connecting the patio with the driveway to be installed.

Section D: 42’ X 4’ between the concrete runways, and 8” X 42’ on outside of each runway, 252 Sq. ft. of dry-laid brick to be installed

Section E: Wooden steps are to be removed and replaced with mortared brick. Steps currently measure 7’ X 5 ½’ and will remain the same.

NOTE: ALL BRICK TO BE OF THE SAME TYPE, “8”x4”X2.25”, Paver Pine Pathway Full Range bricks (picture of brick included).

208 W. 10TH AVE.



Ford
Faulkner

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: May 25, 2022

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Certificate of Appropriateness; 724 N Alexander Street (Location); Residential Additions (Request); Craig Mielke and Inez Toledo (Owners); Vedder Construction (Applicant)**

Property Information

Site Address:	724 N Alexander Street	**Site Name:**	None
Zoning District:	R-3	**Land Use:**	High Density
Current Use:	Single-Family Residential		

Structure Information

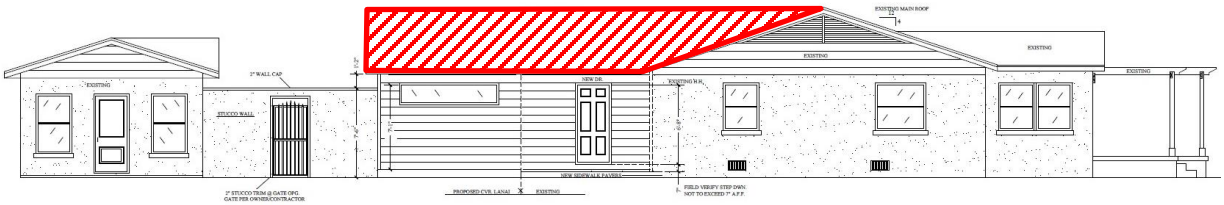
Date of Construction:	1949	**Style:**	Frame Vernacular
Structural System:	Wood Frame	**Foundation Type:**	Concrete Footing
Siding:	Stucco	**Porch:**	One Open
Roof Type:	Gable	**Windows:**	Metal Sash

Description of proposed alteration: Construct a new roof over the rear of the house and proposed covered lanai; Construct a 12 foot wide privacy wall with new window to screen the proposed lanai; Erect a 7'6" stucco wall between the extended exterior wall and the existing accessory structure with a gate opening; and remove existing window on the northern elevation and replace it with a new door.

Staff Analysis:
The subject structure was constructed as a residence in the Frame Vernacular/Bungalow style in 1949. The property was granted a Certificate of Appropriateness on June 30, 2021 for the detached accessory structure which is currently under construction.

If an addition is being constructed, generally it should not be added to the main historic facade of the building and, if possible, it should be located away from the principal public view, possibly to the rear of the building. The proposed additions are located in the rear of the building along W 8th Avenue (the subject property is a corner lot).

Roofover

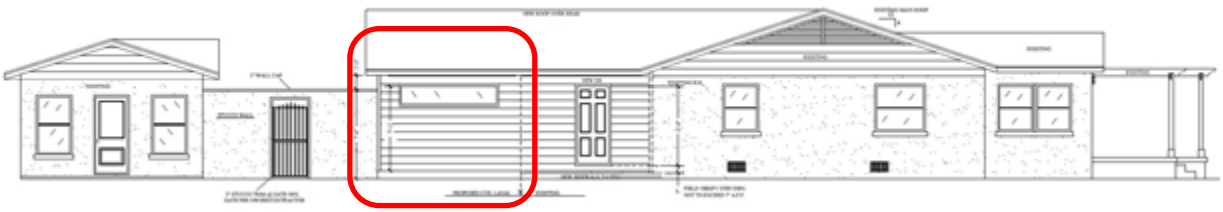


Roofs are highly visible components of historic buildings. They are an integral part of a building's overall design and often help define its architectural style. Roof shapes in Mount Dora include gable, hip, flat and gambrel. Historic roofing materials include standing seam metal, pressed metal shingle, composition shingle and barrel tile.

Rooftop additions are another common change to historic buildings. They are generally not suitable for smaller buildings of three stories or less or for buildings with very distinctive rooflines. They can, however, meet the standards if certain conditions are met. The addition should be designed to be distinguished from the historic portion of the building, be set back from the wall plane and be placed so it is inconspicuous when viewed from the street.

The roof over will be on the rear of the house, match the existing roof line, and will feature open gable bracing on the gable end (eastern elevation). A gable roof with exposed structural elements is a characteristic of the craftsman bungalow and compatible with the existing residence. Staff recommends utilizing the same roofing material but recommends revising the plans to ensure the roof matches the rhythm of the street. This can be accomplished by providing a dormer to match the house and accessory structure's gable ends, adding a chimney, adding another architectural treatment to ensure the roof matches the rhythm of the street.

Privacy Wall on Proposed Lanai with New Window

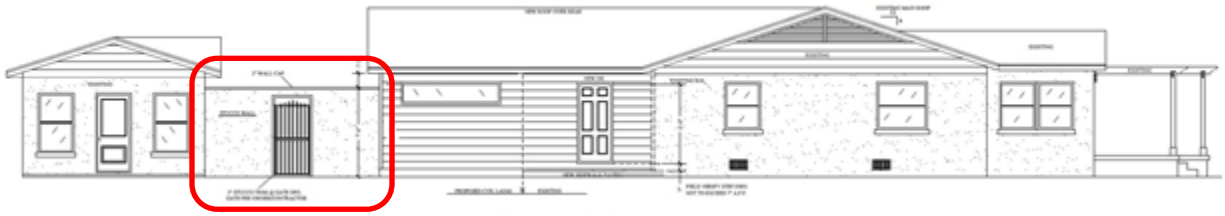


It is recommended to design and install additional windows on rear or other non-character-defining elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character defining elevation. Avoid introducing or changing the location or size of windows, and other openings that alter the architectural and historic character of a building.

New additions should not be designed to look historic. It is inappropriate to imitate a historic style, or use the same roof line, wall plane, or historic details in an attempt to make the addition look like it was originally part of the building. The addition may be contemporary, or may incorporate design motifs that tie it into the historic building. No matter what its design, it should be of quality workmanship and materials.

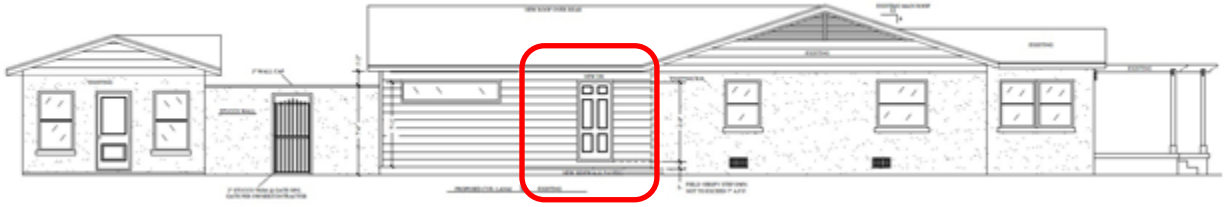
The proposal shows the privacy wall for the lanai on the same wall plane of the house. The wall contains with a window of a different size and style than the existing windows on the residence and accessory structure. Staff recommends recessing the privacy wall for the lanai from the wall plane of the residence and revising the proposed window to match the existing windows.

Stucco Wall with Gate



The Applicant is proposing to construct a 7'6" stucco wall as an architectural feature connecting the existing accessory structure and the proposed privacy wall for the lanai. The stucco wall will have a gate to provide an entrance into the yard.

Remove Window and Replace with Door (Elevation faces 8th Avenue)



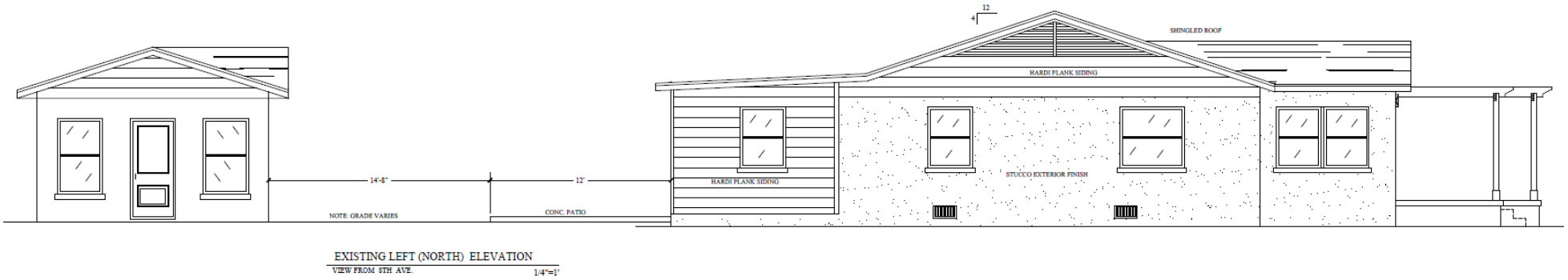
Placement of new entrances on principal facades should be avoided under Standard 2. New entrances can result in loss of historic fabric and detailing and change the rhythm of bays. Under Standard 9, new entrances should be compatible with the building and be located on party walls or side or rear walls that are not readily visible from the public right-of-way. Removing window features that can be repaired where such features contribute to the historic and architectural character of a building should be avoided.

Staff Recommendation: The reviewed the request for consistency with Section 3.6.4 of the City's Land Development Code and adopted Historic Design Guidelines and recommends approval of the request. Staff is providing the following recommendations for considerations:

1. Construct the new roof with the same roof material as the existing roof. The applicant did not include rood materials (existing and proposed).
2. Recesses the privacy wall for the lanai from the wall plane of the existing residence to differentiate between the new wall and the existing historic residence.
3. Develop the privacy wall for the lanai with a window which matches the existing windows on the residence and accessory structure.
4. Revise the plans to ensure the roof matches the rhythm of the street. This can be accomplished by providing a dormer to match the house and accessory structure's gable ends, adding a chimney, adding another architectural treatment to ensure the roof matches the rhythm of the street.

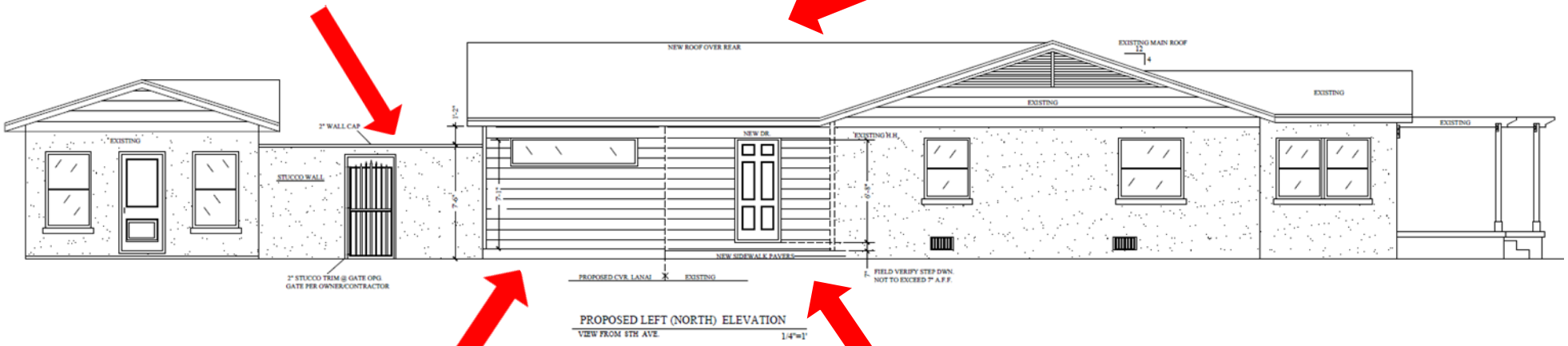
Attachments:
Visual Summary of Proposed Changes
Vicinity Map
Photos
2008 Site Form
Application

Visual Summary of Proposed Changes



3. Construct a 7'6" wall between the extended exterior wall and the existing accessory structure with a gate opening

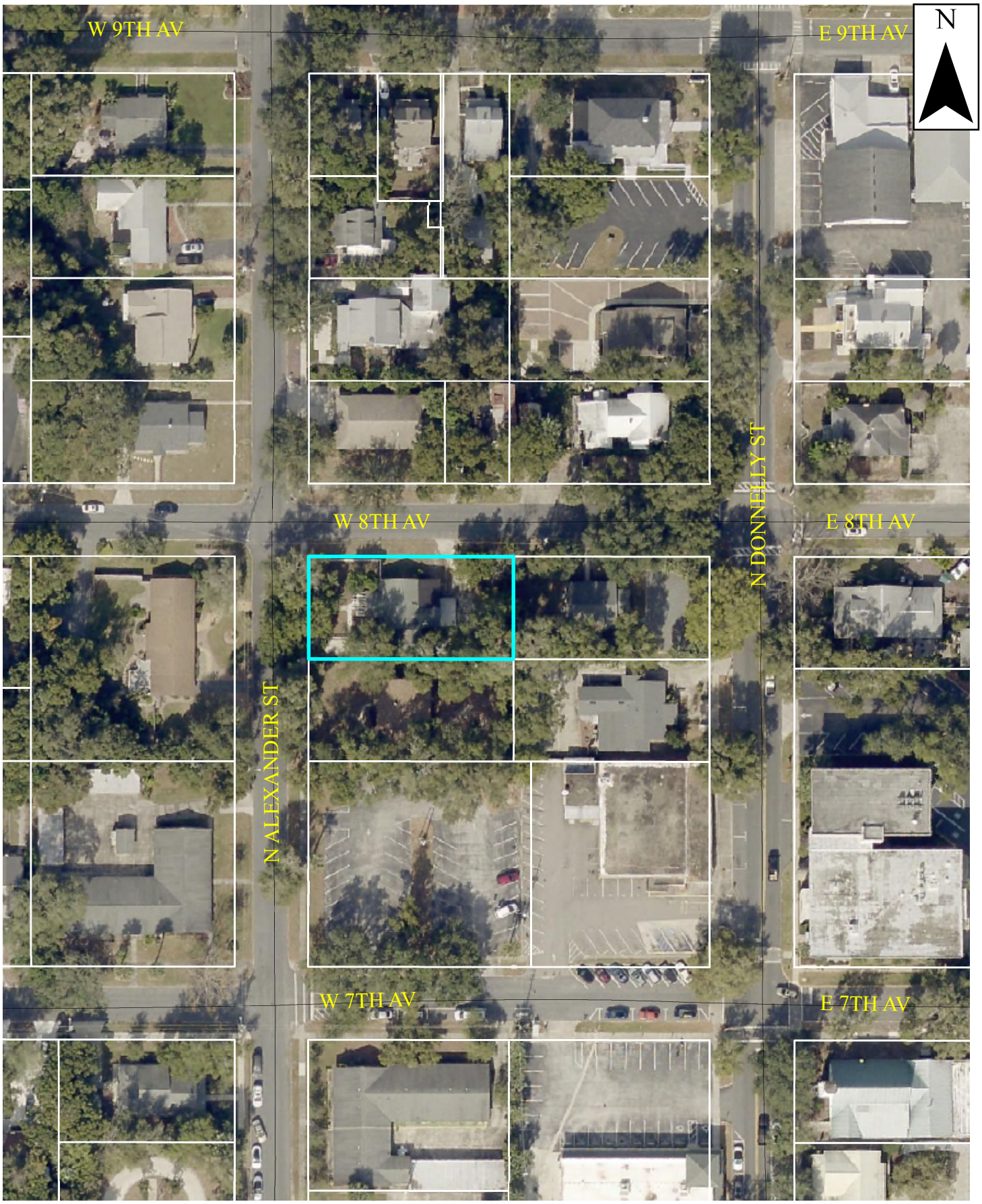
1. Roofover rear of house and proposed lanai



2. Erect 12' privacy wall with new window to screen proposed lanai

4. Replace existing window with door

724 N Alexander Street



0 60 120 240 Feet

Map Date: 5/17/2022

CITY OF MOUNT DORA

PHOTOS
May 4, 2022
724 N Alexander Street

CITY OF MOUNT DORA

PHOTOS
May 4, 2022
724 N Alexander Street

Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA03631
Recorder # 86
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) 724 N Alexander 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
724	North	Alexander	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 ;30;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 1
Structural System(s) >> Wood frame
Other Structural System(s)
Foundation Type(s) >> Continuous
Other Foundation Types
Foundation Material(s) >> Poured Concrete Footing
Other Foundation Material(s)
Exterior Fabric(s) >> Stucco
Other Exterior Fabric(s)
Roof Type(s) >> 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
Chimney Material
Other Chimney Material(s)
Chimney Location(s)

HISTORICAL STRUCTURE FORM

8LA03631

DESCRIPTION (continued)

Window Descriptions metal sash

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 1949

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;1949;

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

8LA03631

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: 5/24/2008

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"

LA03631-200803

Supplementary Printout

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

> **Township/Range/Section/Qtr:**
19S ;27E ;30;UNSP

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

> **Foundation types:**
Continuous

> **Foundation materials:**
Poured Concrete Footing

> **Exterior fabrics:**
Stucco

> **Roof types:**
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;1949;

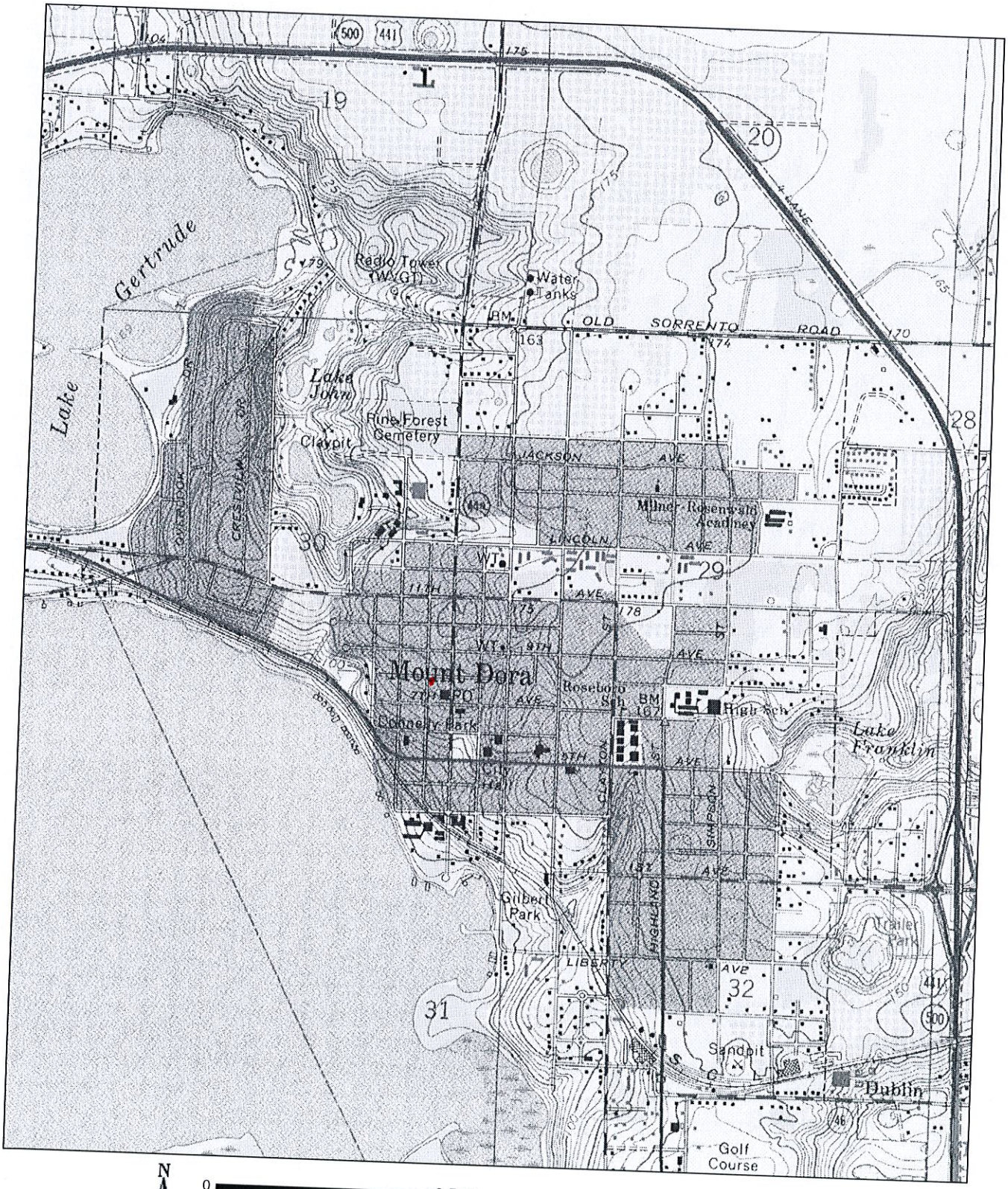
> **Research methods:**
Examine local tax records
FL Master Site File-Cultural Resources
Pedestrian

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

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

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

86



Map provided by MyTopo.com

Lake County, Florida
817
1464617
1464609
834
1464587
1464530
1464510
1464633
811
822
1766176
1464579
821
1464625
205
1464641
179
1464544
1464528
1464552
809
W 8TH AV
MOUNT DORA R27-T19-S29
MOUNT DORA
1464820
777
1464862
N DONNELLY ST
1464765
725
1464773
720
1464846
1464838
717
1464781
N ALEXANDER ST
711
715
1464790
1464803
713
711
215
213
211
209
709
1464871
1464811
Last Updated February 6, 2008
0
55ft
LEGEND
Highlighted Feature
LAKE APOPKA LDR
PARCELS
ALTERNATE KEY NUMBERS
STRUCTURE/ADDRESS
COUNTY PROPERTY
STREETS
BUILT
PLATTED NOT BUILT
CITY LIMITS
ASTATULA
CLERMONT
EUSTIS
(cont)
FRUITLAND PARK
GROVELAND
HOWEY-IN-THE-HILLS
LADY LAKE
LEESBURG
MASCOTTE
MINNEOLA
MONTVERDE
MOUNT DORA
TAVARES
(cont)

RN86

LA3631

86

LA
3631

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)

724 N ALEXANDER ST
Property Address

CRAIG MIELKE + INEZ TOLEDO
Property Owner (If Different From Applicant)

Applicant Name: VEDDER CONSTRUCTION LLC

Address: 4301 W OLD US HWY 441

City/St/Zip: MT DORA FL 32757

352 735 3137 **Business Phone** | 352 203 4630 **Alternate Phone** | DAVID@VEDDERCONSTRUCTIONLLC.COM **Email**

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

ROOF OVER EXISTING PATIO SLAB W/ BLOCK WALL + WINDOW

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

Required Documentation:

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

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

Demolition Requests:
1. Please see separate application for demolition requests.
2. $100 Application Fee

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

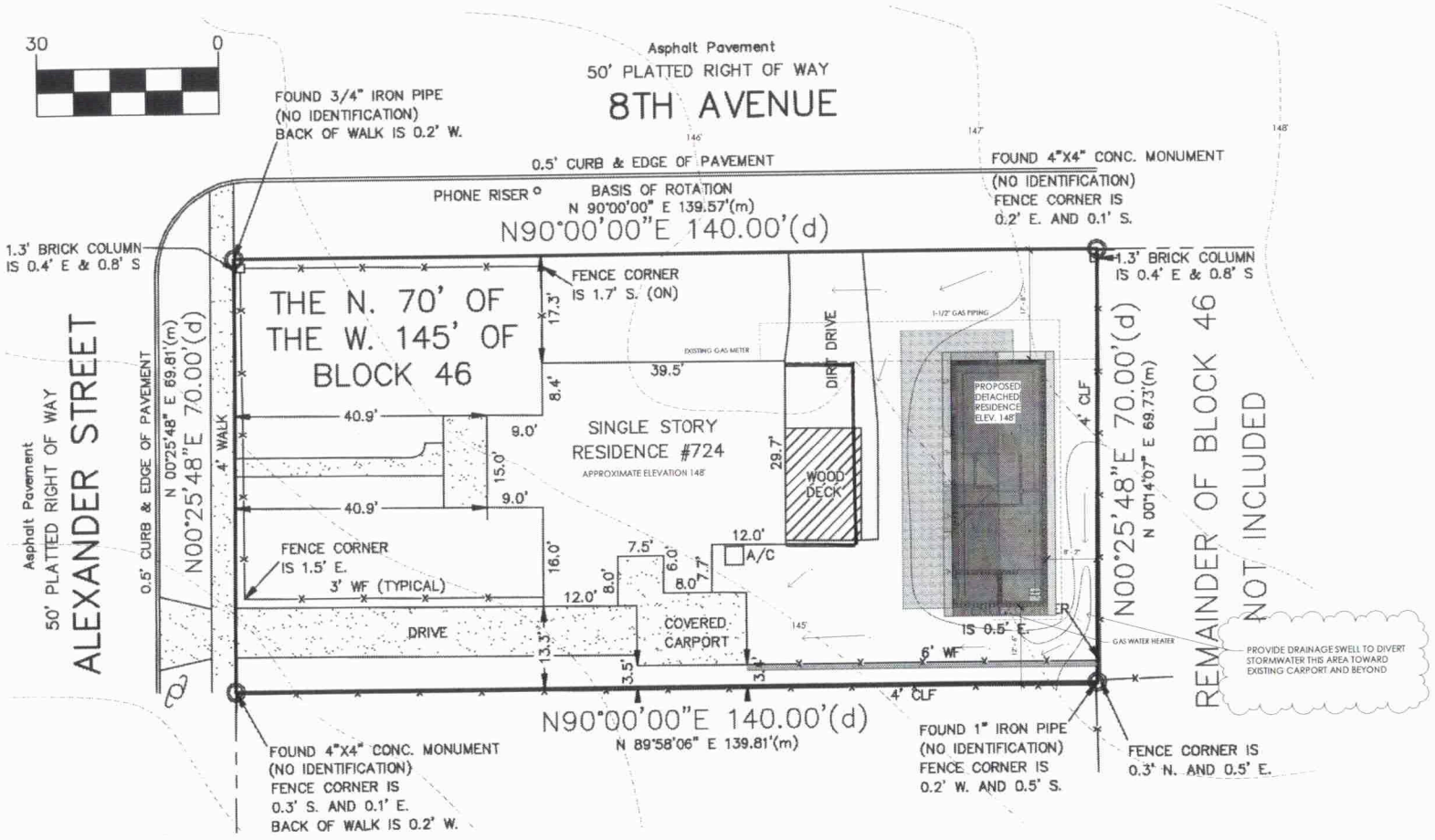
Note: This application is for a Certificate of Appropriateness from the Historic Preservation Board only. The proposed work must also meet Zoning and Building Code Requirements. Submission of the application implies permission is granted to the City of Mount Dora to inspect and

Applicant/Owner Signature

Land Development Code
3.6.4 Certificate of appropriateness.

1. *Basic requirements.*

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



1 Site
1/8" = 1'-0"

Written dimensions on these drawings shall have precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions, conditions and conditions on the job. Arc Design Lab, Inc. must be notified immediately in writing of any variation from the dimensions and conditions shown on these drawings. Field verify all work and dimensions prior to fabrication. Do not scale drawings. Arc Design Lab, Inc. must be notified immediately in writing of any variation from the dimensions and conditions shown on these drawings. Field verify all conditions prior to bidding or construction. Any discrepancies found between the drawings and existing conditions prior to or during construction must be reported to the architect prior to proceeding with the work. Failure to do so will be at the owner's risk and expense. These drawings are the property of the architect and are to be returned upon request. The architect retains all property rights in these documents. These documents are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the written consent of Arc Design Lab, Inc. In the event of unauthorized use of these documents by a third party, the third party assumes all liability for such use. The owner agrees to indemnify and hold Arc Design Lab, Inc. harmless and agrees to reimburse Arc Design Lab, Inc. for any and all costs and expenses incurred in defending any claim or action brought against Arc Design Lab, Inc. in connection with such unauthorized use. The owner agrees to pay Arc Design Lab, Inc. for its services in accordance with the contract between the owner and Arc Design Lab, Inc. In the event of any dispute between the owner and Arc Design Lab, Inc. for services rendered, the owner agrees to pay all costs incurred by Arc Design Lab, Inc. including reasonable attorney's fees, court costs, collection fees and other costs.

AA26002221

ARC DESIGN LAB
ARCDESIGNLAB.US
arcdesignlab@gmail.com
17551 East Lake Jem Road.
Mount Dora, Florida 32757
407.402.0510

CONSULTANT

PROJECT

MIELKE/TOLEDO
CASITA ADDITION

724 ALEXANDER STREET, MOUNT DORA, FLORIDA 32757

SEAL

Darlene Bumbalough, Architect
FLORIDA REGISTRATION AR0095295

REVISIONS

Revision Schedule

#	Revision Description	Revision Date
1	Revision 1	Date 1

DRAWING INFO

PROJECT NUMBER:	2021.41
DRAWN BY:	PC
CHECKED BY:	RB
ISSUE DATE:	2021.04.12

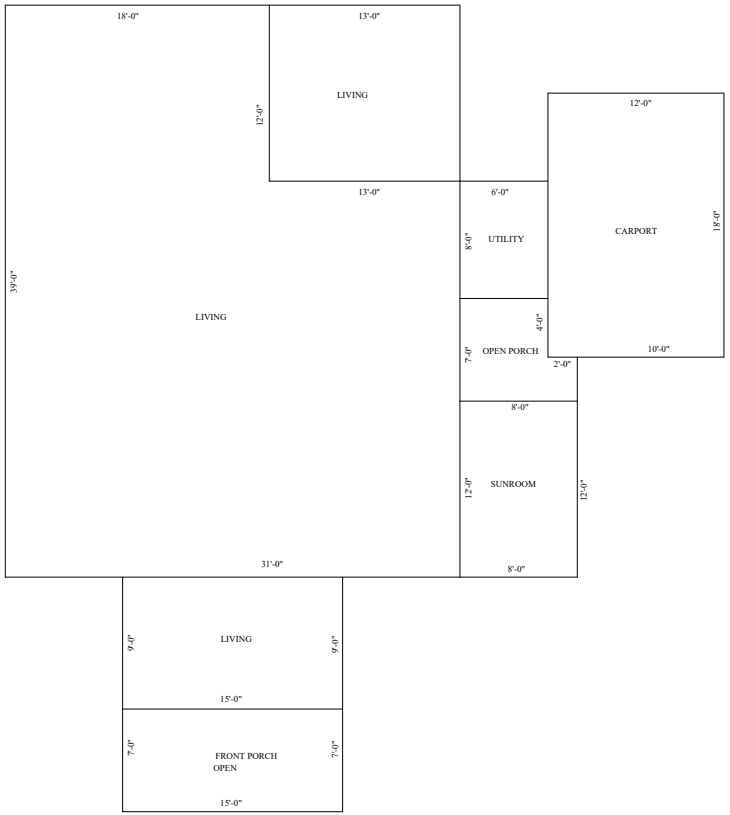
SHEET IDENTITY

SITE PLAN

A100

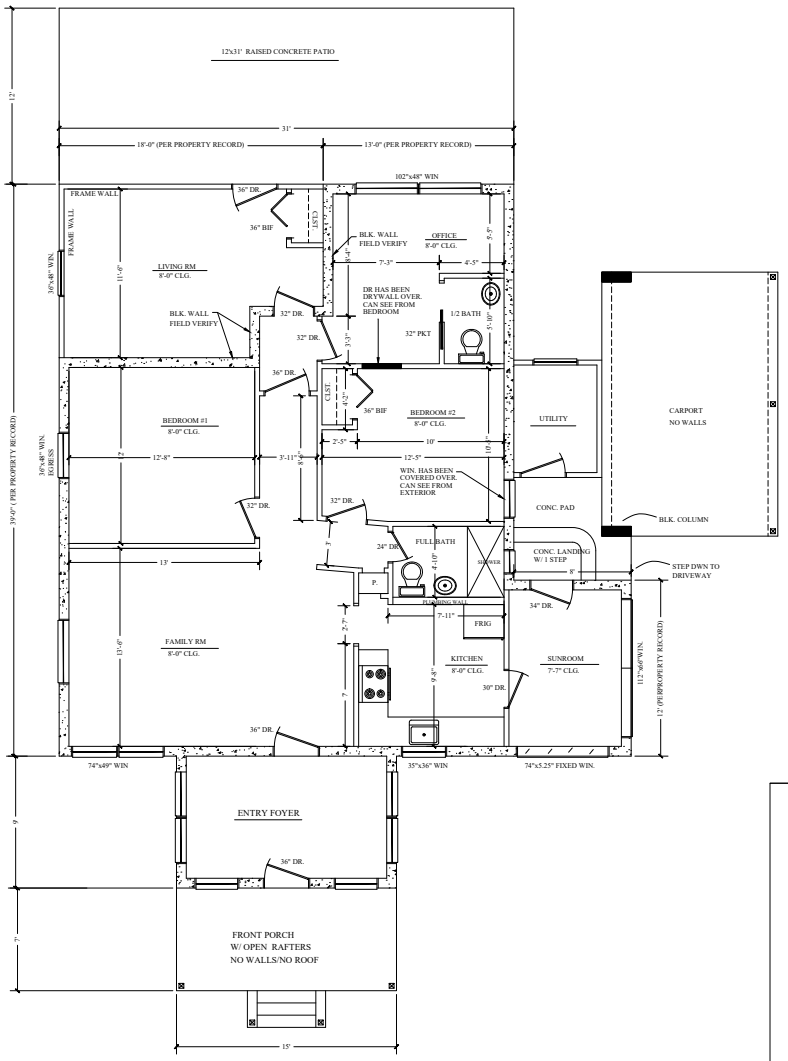
PROPERTY RECORD FOOT PRINT

1/4"=1'



EXISTING FLOOR PLAN

1/4"=1'



DISCLAIMER NOTE:
TJM CAD DESIGN shall not be held liable for any contractors/sub contractors abilities to conform to any code requirements during construction of this project, therefor TJM CAD DESIGN shall have no Liable place upon them for others non ability of payments to subs and or contractors not paid by the owner.
TJM CAD DESIGN nor its affiliates shall be held liable for the workmanship or abilities of others to follow instructions of install.

Prepared for:
Vedder Construction

Project:
New Construction & Interior Alterations

Address:
724 N. Alexander St
Mount Dora Florida

Name:
Mielke & Toledo

Prepared By:

TJM CAD DESIGN
LIC. # 7330000064
OFFICE# 352-669-1026
Email: tjmcad@centurylink.net

SHEET
Existing Floor Plan

REVISIONS

LP Structural Design , LLC
Larry Parkinson FL. Professional Engineer No. 47617
223 Magnolia Circle
Eustis, FL. 32726 352-989-1934

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS STRUCTURE FOR INTEGRITY OF SHEARWALLS, ROOF DIAGRAMS, ETC., & THAT THIS BUILDING COMPLIES WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODES 7TH ED. (2020)

DESIGN CRITERIA

Basic wind speed ---- 140 mph with 2-3 second gust.
Risk Category---2 per Table FBC 1604.5
Wind Exposure Category ---- B
Wind Importance Factor-----1.0
Internal Pressure Coefficient +/-0.18 (Enclosed/Not Enclosed)
Average design wind pressure ---- 25 psf

Wind pressures for components & cladding (Based on worst case scenario, Zone 5)
For wall elements = (+35.3 , -47.2 psf)
Garage Door = (+31.6 , -39.8 psf)

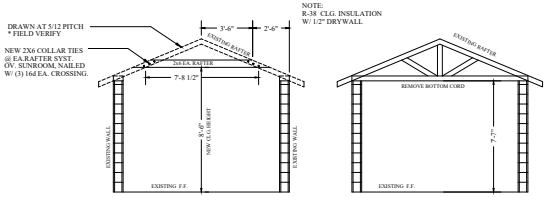
Structural live loads: floors 40 lbs., Balconies & Decks 60 lbs. , Stairs 100lbs. Roofs 20 lbs.

NOTE:
This structure has been designed in compliance with FBC 2020 7th Edition
Wind load requirements for 140 mph Winds
And is not in windborne debris region.
It also complies with the Residential Section R-301 design criteria, and includes ASCE 7-16 & NEC 2017

DRAWN BY:	J. COSSAR
DATE:	04/09/22
SCALE:	1/4"=1'

SHEET
A-1

ENGINEER SEAL

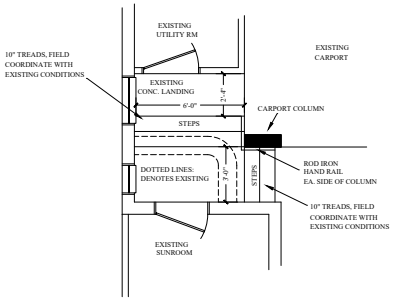


EXISTING SUNROOM / ALTERED RAFTERS

EXISTING SUNROOM RAFTERS

1.) SUNROOM CEILING ALTERATIONS

1/4"=1'



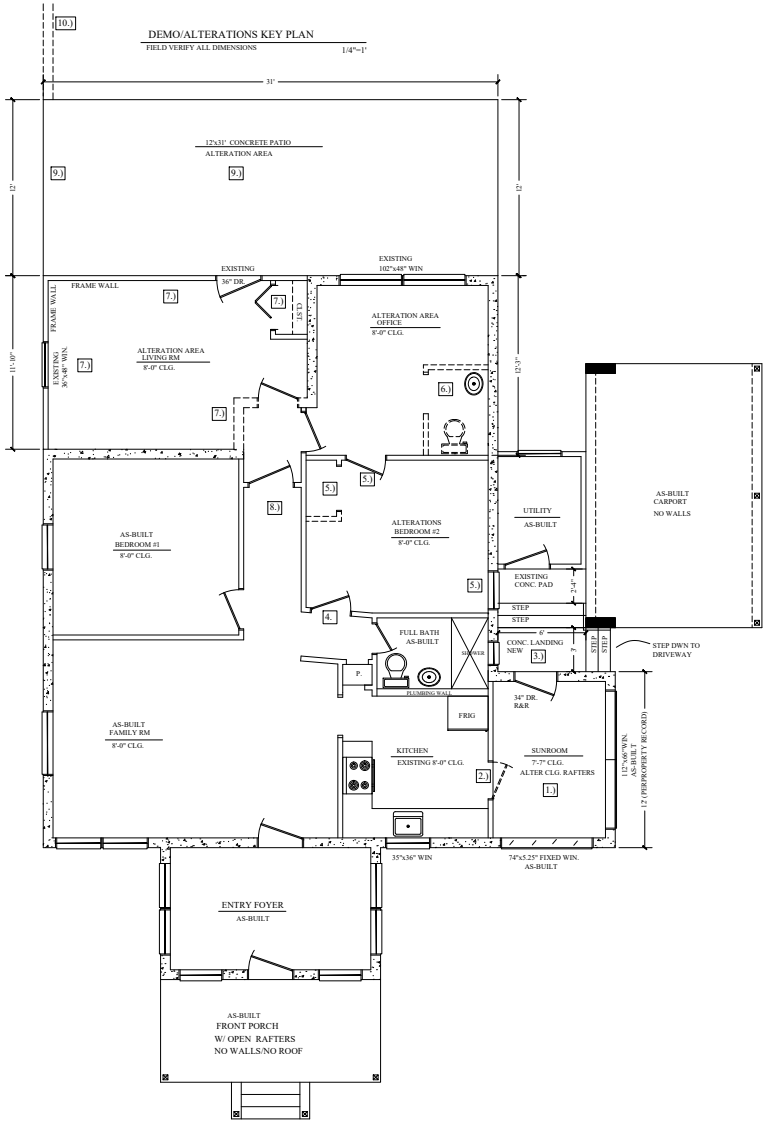
3.) SUNROOM EXTERIOR LANDING ALTERATIONS

N.T.S.

DEMO/ALTERATIONS KEY PLAN

FIELD VERIFY ALL DIMENSIONS

1/4"=1'



DEMO/ALTERATION NOTES

SEE SHEET #3 - NEW PROPOSED FLOOR PLAN LAYOUT.

1.) SUNROOM RAISED CEILING ALTERATION:
* CUT AND REMOVE BOTTOM CORD OF THE EXISTING ROOF RAFTER
* INSTALL NEW 2x6 AT MID POINT OF EACH RAFTER, NEW CEILING AT 8'-6" (FIELD)
* REMOVE STEP AT EXISTING KITCHEN PASS THROUGH OPG.
* REMOVE & REPLACE EXISTING EXTERIOR DOOR,WINDOWS & FLOORING, PER OWNER/CONTRACTOR.

2.) REMOVE EXISTING INTERIOR DOOR ADJACENT TO KITCHEN (OPENING REMAINS AS PASS THROUGH)
* REMOVE DOOR TRIM , CREATE SMOOTH EDGES AROUND OPENING.

3.) CONCRETE LANDING AT SUNROOM ENTRY.
* SQUARE OFF EXISTING ROUNDED CONCRETE LANDING & STEPS AND INSTALL ROD IRON HANDRAILS.
* FIELD COORDINATE WITH EXISTING CARPORT COLUMN LOCATION.
* HANDRAIL FINISH MATERIALS PER OWNER/CONTRACTOR.
NOTE: CONTRACTOR TO DETERMINE IF TO REMOVE EXISTING CONCRETE OR TO RETROFIT TO NEW LAYOUT.

4.) RELOCATE DOOR, REVERSE SWING AND CREATE NEW HALL CLOSET.

5.) BEDROOM #2 ALTERATIONS:
* FIELD LOCATE & EXPOSE THE EXISTING INTERIOR DOOR ADJACENT TO OFFICE. (REVERSE THE SWING)
* REMOVE EXISTING CLOSET. (FIELD LOCATE)
* FIELD LOCATE EXISTING WINDOW & REMOVE WALL COVERING TO EXPOSE EXISTING WINDOW AND REDUCE WINDOW SIZE TO ACCOMMODATE NEW SHOWER, PER PLAN.
* CREATE NEW MASTER BATH , MASTER WALK-IN CLOSET .

6.) OFFICE ALTERATIONS:
* REMOVE EXISTING INTERIOR HALF BATH.
* CREATE ENTRY TO NEW BATH SPACE.

7.) EXISTING REAR LIVING ALTERATIONS:
* REMOVE EXISTING ROOF SYSTEM OVER LIVING ROOM & OFFICE, APPROXIMATELY 11'-10" (FIELD)
* REMOVE EXISTING INTERIOR HALLWAY DOOR AND BLOCK WALL BUMP OUT.
* REMOVE EXISTING SIDE WINDOW & REPLACE WITH EXTERIOR DOOR WITH PAVER LANDING/SIDEWALK
* REMOVE EXISTING INTERIOR CLOSET.
* REMOVE & RELOCATE EXTERIOR DOOR, FRENCH DOOR IN NEW LOCATION.
* INSTALL NEW WINDOWS , FIELD MATCH EXISTING OFFICE WINDOWS.

8.) EXISTING MAIN HALLWAY ALTERATIONS:
* REMOVE INTERIOR DOOR.
* INSTALL NEW CEILING SOLAR TUBE SKYLIGHT FOR NATURAL LIGHTING.
* ADJUST THE EXISTING ATTIC ACCESS OPG.

9.) EXISTING REAR PATIO SLAB:
* NEW ROOF OVER TO CREATE OPEN PORCH WITH VAULTED CEILING
PRESSURE TREATED PER & HEADER SYSTEM WRAPPED PER OWNER/CONTRACTOR.
* 2x6 FRAMED LANAI WALL FACING STREET WITH HARDIE PLANK EXTERIOR SIDE (MATCH EXISTING),
V-GROVE SHIP LAP INTERIOR SIDE AND (1) 8'-0"x 1'-6" TRANSOM WINDOW. ELECTRICAL PER PLAN.

10.) BLOCK PRIVACY WALL: NEW CONSTRUCTION
* WALL HEIGHT AT MIN. 7'-6" (90") TO BE FIELD COORDINATED WITH EXISTING BUILDING WALL HEIGHT
* WALL TO EXTEND TO EXISTING ACCESSORY BUILDING WITH 3'-0" CENTER OPENING FOR GATE INSTALL.

FIELD NOTE:
* VERIFY & COORDINATE ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION.

Prepared for:
Vedder Construction

Project:
New Construction & Interior Alterations
Address:
724 N. Alexander St
Mount Dora Florida

Name:
Mielke & Toledo

Prepared By:

TJM CAD DESIGN
LIC. # 7330000064
OFFICE# 352-669-1026
Email: tjmcad@centurylink.net

SHEET
Demo/Alteration Key Plan Notes

REVISIONS

LP Structural Design , LLC
Larry Parkinson FL. Professional Engineer No. 47617
223 Magnolia Circle
Eustis, FL. 32726 352-989-1934

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS STRUCTURE FOR INTEGRITY OF SHEARWALLS, ROOF DIAGRAMS, ETC., & THAT THIS BUILDING COMPLIES WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODES 7TH ED. (2020)

DESIGN CRITERIA

Basic wind speed ---- 140 mph with 2-3 second gust.
Risk Category:---2 per Table FBC 1604.5
Wind Exposure Category ---- B
Wind Importance Factor----1.0
Internal Pressure Coefficient +/-0.18 (Enclosed/Not Enclosed)
Average design wind pressure ---- 25 psf

Wind pressures for components & cladding (Based on worst case scenario, Zone 5)
For wall elements = (+35.3 , -47.2 psf)
Garage Door = (+31.6 , -39.8 psf)

Structural live loads: floors 40 lbs., Balconies & Decks 60 lbs. , Stairs 100lbs. Roofs 20 lbs.

NOTE:
This structure has been designed in compliance with FBC 2020 7th Edition
Wind load requirements for 140 mph Winds
And is not in windborne debris region.
It also complies with the Residential Section R-301 design criteria, and includes ASCE 7-16 & NEC 2017

DRAWN BY: J. COSSAR

DATE: 04/09/22

SCALE: 1/4"=1'

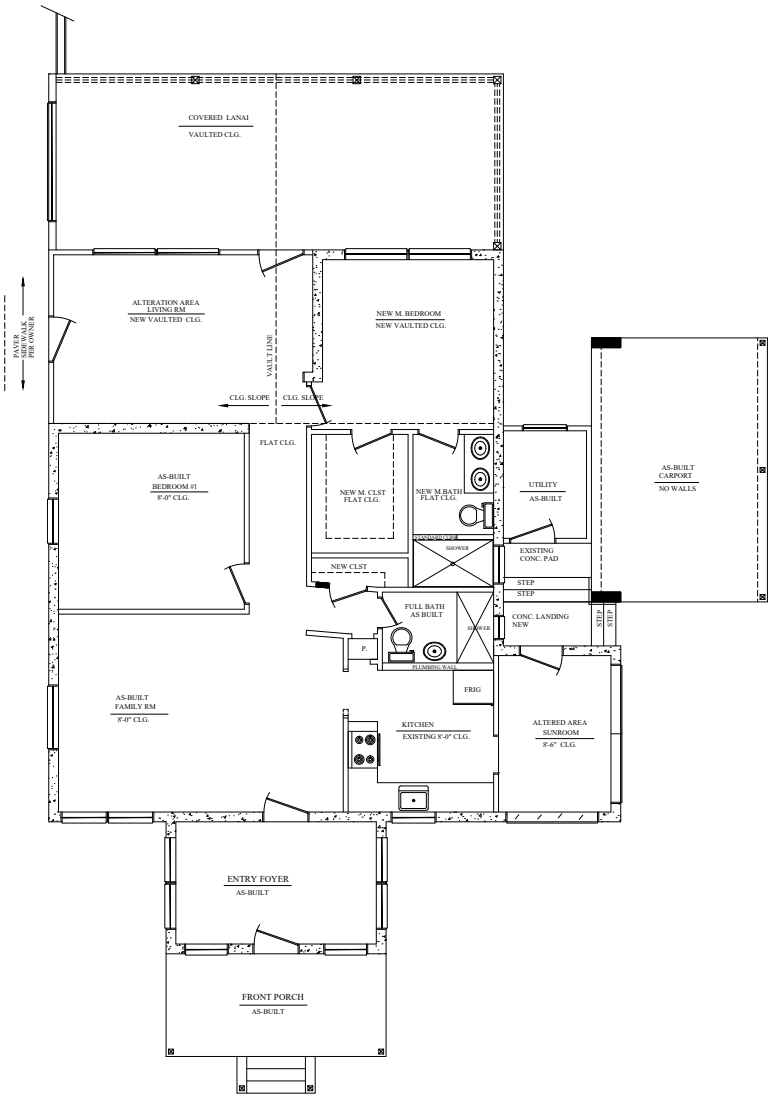
SHEET
A-2

DISCLAIMER NOTE:
TJM CAD DESIGN shall not be held liable for any contractors/sub contractors abilities to conform to any code requirements during construction of this project, therefor TJM CAD DESIGN shall have no Liable place upon it, contractors hired by others to perform for others non ability of payments to take and or contractors hired by the owner, TJM CAD DESIGN nor its affiliates shall be held liable for the workmanship or abilities of others to follow instructions of install.

ENGINEER SEAL

NO DIMENSIONS FOR CLARITY

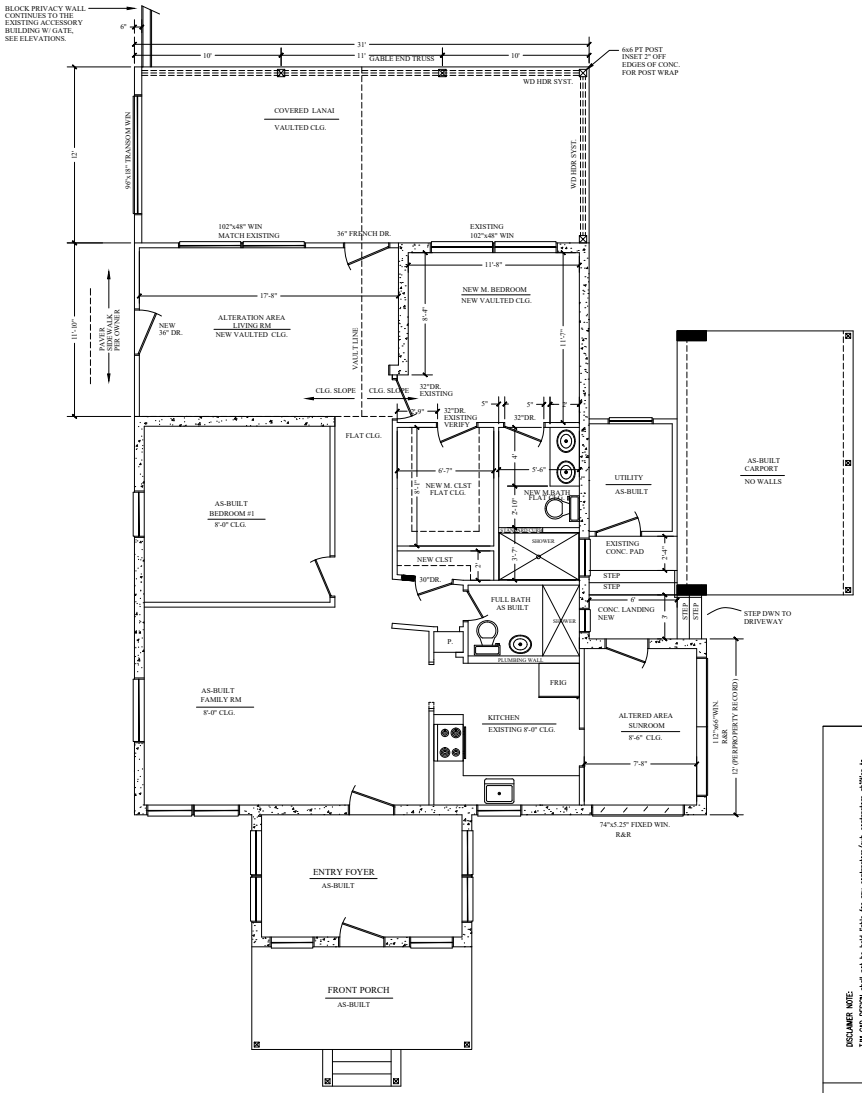
1/4"=1'



NEW PROPOSED FLOOR PLAN

FIELD VERIFY ALL DIMENSIONS

1/4"=1'



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TJM CAD DESIGN nor its affiliates shall be held liable for the workmanship or abilities of others to follow instructions of install.

Prepared for:
Vedder Construction

Project:
New Construction & Interior Alterations

Address:
724 N. Alexander St
Mount Dora Florida

Name:
Mielke & Toledo

Prepared By:

TJM CAD DESIGN

LIC. # 7330000064
OFFICE# 352-669-1026
Email: tjmcad@centurylink.net

SHEET
New Proposed Floor Plan

REVISIONS

LP Structural Design , LLC
Larry Parkinson FL. Professional Engineer No. 47617
223 Magnolia Circle
Eustis, FL. 32726 352-989-1934
I HEREBY CERTIFY THAT I HAVE REVIEWED THIS STRUCTURE FOR INTEGRITY OF SHEARWALLS, ROOF DIAGRAMS, ETC., & THAT THIS BUILDING COMPLIES WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODES 7TH ED. (2020)

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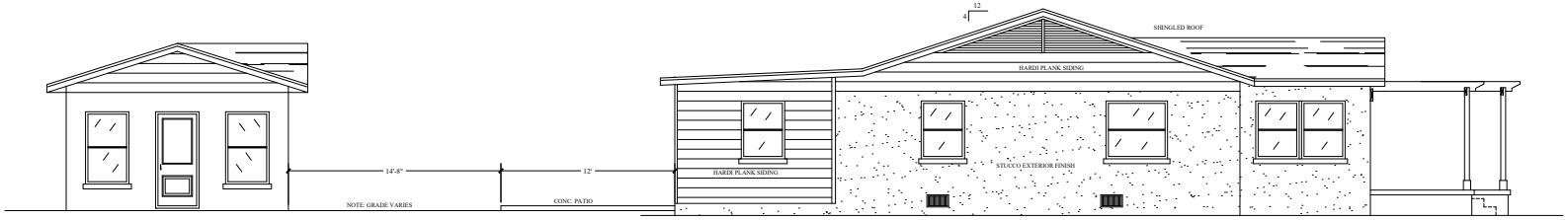
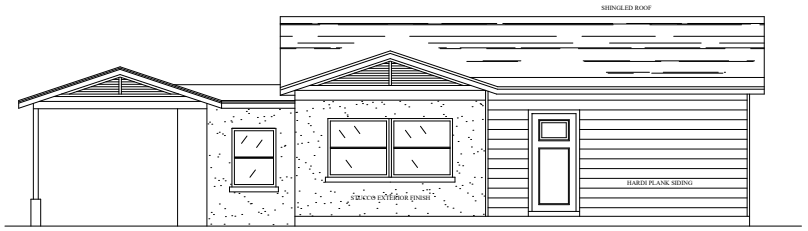
DRAWN BY:	J. COSSAR
DATE:	04/09/22
SCALE:	1/4"=1'

SHEET
A-3

ENGINEER SEAL



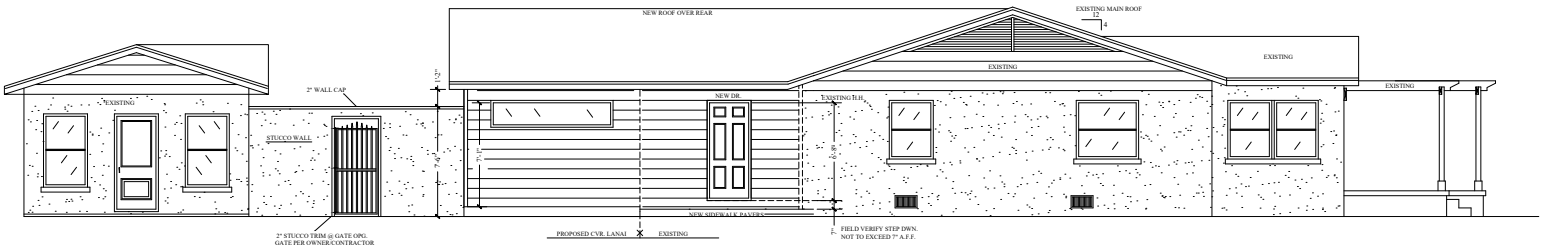
EXISTING LEFT (NORTH) ELEVATION
VIEW FROM 8TH AVE.
1/4"=1'



EXISTING REAR (EAST) ELEVATION
1/4"=1'

EXISTING

PROPOSED



PROPOSED LEFT (NORTH) ELEVATION
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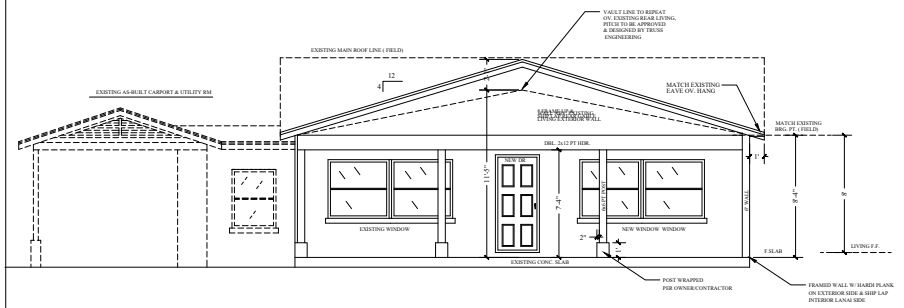

(EAST) ELEVATION DETAIL NOTES
1/4"=1'

PROPOSED REAR (EAST) ELEVATION
1/4"=1'

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SHEET
New Proposed Elevation Views

REVISIONS

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Larry Parkinson FL. Professional Engineer No. 47617
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DATE:	04/09/22
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SHEET
A-4

ENGINEER SEAL