



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@cityofmounddora.com

HISTORIC PRESERVATION BOARD

City Hall – 1st Floor Board Room, 510 N. Baker Street, Mount Dora, FL
May 24, 2023 at 3:00 PM

AGENDA

- I. Call To Order
- II. Roll Call With Determination Of Quorum
- III. Approval of Minutes
- IV. Public participation/hearing for non-agenda items
- V. Certificate of Appropriateness
 - a. 1010 N Tremain St. (Windows)
 - i. Ex Parte Communication
 - ii. Swearing in of staff/applicant
 - iii. Staff presentation
 - iv. Public input
 - v. Discussion
 - b. 110 W 5th Avenue (Awnings)
 - i. Ex Parte Communication
 - ii. Swearing in of staff/applicant
 - iii. Staff presentation
 - iv. Public input
 - v. Discussion
 - c. 644 N. McDonald St.
 - i. Ex Parte Communication
 - ii. Swearing in of staff/applicant
 - iii. Staff presentation
 - iv. Public input
 - v. Discussion

- d. 593 E. 1st A
 - i. Ex Parte Communication
 - ii. Swearing in of staff/applicant
 - iii. Staff presentation
 - iv. Public input
 - v. Discussion

VI. Other Business

VII. Announcement of next scheduled meeting date: May 31, 2023

VIII. Adjournment

Historic Preservation Board Meeting Agenda – April 26, 2023 -- Page 2 of 2

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

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

NOTICE: If any person decides to appeal any decisions at this meeting with respect to any matter considered, 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: For purposes of Section 286.011, *Florida Statutes*, two (2) or more members of the City Council may be present at this meeting and this meeting may be considered a City Council meeting although no decision of the City Council will be made at this meeting and the City Council shall comply with the requirements of controlling State law in every respect.

NOTICE: In accordance with the Americans with Disabilities Act (“ADA”) and Florida Statutes, Section 286.26, persons with disabilities needing a reasonable accommodation to participate in a public hearing or meeting should contact the City of Mount Dora’s ADA Coordinator at least 48 hours prior to the proceeding. The ADA Coordinator may be contacted by phone at 352735-7126, ext. 1111, or by email at clerk@cityofmounddora.com.

If hearing impaired, telephone the Florida Relay Service numbers (800) 955-8771 (TDD) or (800) 955- 8770 (Voice) for assistance.

CITY OF MOUNT DORA, FLORIDA HISTORIC PRESERVATION BOARD MINUTES FOR APRIL 26, 2023



I. Call to Order

Having been duly noticed as required by law, the April 26, 2023, Historic Preservation Board meeting of the Mount Dora Historic Preservation Board was called to order at 3:00 p.m. by Det Joks, Chairman.

II. Roll Call with Determination of Quorum

Present: Det Joks, John Miller, Kathleen Benjamin, Amanda Kelley and Patricia Huizing

Absent: Donald Marx, Robert Gordon

City Staff & Attorney: Michele Janiszewski; Senior Planner; Ryan Winkler, Senior Planner; Whitney Scott; Administrative Coordinator; Catherine Hutcheson; CRA Administrative Coordinator; Sherry Sutphen; City Attorney; Building Official, Michael Wieland; Deputy Building Official, John Abner

III. Approval of Minutes

The Board requested that the minutes be revised to accurately state the Board members which were present in the previous minutes.

On a motion by Ms. Benjamin, seconded by Mr. Miller, the Board unanimously approved the minutes for the February 22nd, March 22nd, & April 4, 2023 meetings with the revisions discussed.

IV. Public Comment for Items Not on the Agenda

None.

V. Certificate of Appropriateness

Ms. Janiszewski requested to start with the second item on the agenda, 416 N Highland Street, because additional staff was present at the meeting to provide testimony, if needed. The Board agreed to the request.

A. 416 N. Highland Street – Demolition

Ms. Janiszewski and the Applicant, Seble Gabre-Madhin, were sworn in. The Board had no ex parte communications on the case.

Ms. Janiszewski provided a summary of the application and stated that the staff finds the request consistent with LDC Section 3.6.4 (4) and recommends approval of the application to demolish the existing residence.

Ms. Kelley and Ms. Janisewski discussed the need for demolishing the structure and although the original concept plan was to have a single family residence re-built it would not be possible due to the property's commercial zoning district.

Mr. Joks discussed the preservation of the home with the current home owner, Ms. Gabre-Madhin. Discussion on what is being done to conserve the historical nature of the home. Ms. Gabre-Madhin explained it is not going to be possible to keep the home due to the unsafe nature of the home from the tree falling on it during Hurricane Ian.

Mr. Joks and Ms. Janiszewski discussed the possible demolition of the home. The home resides in a commercial zoning area.

Mr. Miller and the owner discussed the engineering process and demolition for the home. Mr. Miller questioned Ms. Gabre-Madhin on what the cost analysis was to repair the home.

Mr. Joks questioned the rehabilitation qualifications of the engineer with Ms. Gabre-Madhin. Ms. Kelley brought up demolition by neglect as the home was in poor shape prior to the tree falling on it.

Ms. Janiszewski introduced the Building Official, Michael Wieland, and Deputy Building Official, John Abner, to discuss possible engineering for the home. Mr. Abner and Mr. Wieland were asked by Mr. Joks about the possibility to re-build the home in its original state. Mr. Wieland stated that the home could be rehabbed; however, the home had considerable damage and would cost a lot. Mr. Wieland commented on the structure's condition prior to the storm and described it as succumbing to demolition by neglect.

Mr. Wieland stated it could be re-built but not fixed. Mr. Wieland also stated it would need to be re-built to fit the commercial zoning area.

Mr. Abner stated that the engineer also worked on "The Palms" would be the same to work on this project. Mr. Abner confirmed his experience in rehabilitation of buildings.

The board had further discussion on demolition by neglect and the current standards in place to prevent demolition by neglect on commercial and residential properties.

Ms. Sutphen and the board discussed the code enforcement process for unsafe conditions as it related to the home.

MOTION by Ms. Kelley, SECONDED by Ms. Benjamin, to APPROVE the application to demolish the residence at 416 N Highland Street.

FOR: JOKS, MILLER, BENJAMIN, KELLEY, HUIZING

AGAINST: NONE

MOTION CARRIED: 5 – 0

B. 1006 N Alexander Street – Window Replacement

The Applicant, Erik North, was sworn in and Ms. Janiszewski was reminded that she was under oath. The Board had no ex parte communications to report.

Ms. Janiszewski provided a summary of the proposed application and stated that the request is consistent with Section 3.6.4 of the City's Land Development Code and adopted Historic Design Guidelines and recommended approval of the application with the condition that the grids are provided on the windows installed on the western and southern elevation which both front right-of-way.

The Applicant gave a brief description of the project.

Ms. Benjamin and Mr. Miller discussed the issue of matching the type and style of windows on the home to keep its historic look.

Mr. North stated he could make the windows look as similar as possible to the original. Ms. Janiszewski and the board discussed whether the current windows were original or not.

Mr. Joks agreed with Mr. Miller about the appearance of the windows and that they should be as historical looking as possible.

Ms. Kelley asked if the windows had already been ordered and the Mr. North indicated that the windows had already been ordered.

The Board, Staff, and the Applicant discussed the new windows, their grid patterns, and whether or not the new windows can replicate the grid pattern on the existing windows.

Ms. Kelley stated the homeowners' first thought is not HPB when it comes to changing historic homes and that education may be the key to changing that.

Mr. Miller further discussed a colonial grid that would keep the windows matching.

The board agreed to the installation of new windows as long as grids are provided prior to the final inspection.

MOTION by Huizing, SECONDED by Benjamin, to approve the window replacement with the condition that the grid pattern is replicated on the western and southern elevation with the exception of the window to the right of the front door, which will be provided a grid pattern to match the new windows.

FOR: JOKS, MILLER, BENJAMIN, KELLEY, HUIZING

AGAINST: NONE

MOTION CARRIED: 5 – 0

C. 529 E 7th Avenue – Window Replacement

The Applicant, David Keaton, was sworn in and Ms. Janiszewski was reminded that she was under oath. The Board had no ex parte communications to report.

Ms. Janiszewski provided a summary of the application and stated that the request is consistent with Section 3.6.4 of the City's Land Development Code and adopted Historic Design Guidelines and recommends approval of the application, as presented. She stated that the Applicant has indicated that the grid pattern on the new windows will replicate the grid pattern on the existing windows.

Ms. Kelly and Mr. Keaton had discussion on window plans and the proposed grids.

The applicant, Mr. Keaton, gave a brief description of the project and indicated that the windows are being replaced for energy efficiency.

Ms. Kelley and Mr. Miller further discussed the grids on the window plans. Mr. Miller stated the grids need to be on the exterior of the window.

Mr. Keaton responded by describing windows types, supply and demand issues, and cost for homeowners. Ms. Kelley and Mr. Miller had a discussion on the HPB and its need to consider the price for the homeowner.

Discussion on setting a precedent for replacing windows.

Mr. Miller asked the Applicant about the material of the existing windows and whether or not they are wood. Mr. Keaton explained that eight (8) of the windows on the original home are wood and the other windows are metal.

The Board and the Applicant discussed the need for replacing the wood windows, the location of the wood windows, the existing and proposed grid patterns, and the cost of the new windows.

Further discussion on the flexibility of the historic district and wood windows. Ms. Huizing and the board discussed the validity of wholesale replacement of windows in historic districts.

Ms. Kelley asked Mr. Keaton if the contractor finds out the requirements for a historic district before taking on a project. Mr. Keaton stated that he does research requirements for projects within Historic Districts. Further discussion on customer service through the permitting process and how to provide information on the Historic District to customers.

Mr. Keaton and the Board had further discussion on the accuracy of the application submitted for the Certificate of Appropriateness. Mr. Keaton agreed that the application was not wholly correct.

Ms. Huizing brought up other recommendations that should be looked at prior to new window installations.

The Board and the Applicant has further discussion of historical board standards for energy efficiency.

MOTION by Huizing, SECONDED by Benjamin, to table the application in order for the Applicant to update the application to provide accurate information on the request; provide more information on the condition of the wood windows the Applicant is seeking to replace; and provide an update on what the customer is willing to do based on the discussions.

FOR: JOKS, MILLER, BENJAMIN, KELLEY, HUIZING

AGAINST: NONE

MOTION CARRIED: 5 – 0

D. 1010 N. Tremain St. – Window Replacement

The Applicant, David Keaton, and Ms. Janiszewski were reminded that they were under oath. The Board had no ex parte communications to report.

Ms. Janiszewski provided a summary of the proposed application and stated that the staff recommended approval of the application with the condition that shutters are provided on the windows installed on the front façade. Ms. Janiszewski stated that the Applicant had indicated that grids will be provided on the new windows.

The board and the Applicant discussed shutters, grids, and the size of the existing and proposed windows.

Mr. Keaton stated that the application submitted for the Certificate of Appropriateness was inaccurate he needed to provide corrected drawings.

Mr. Joks stated that he would like a drawing of the pre-work and proposed modifications, to see the characteristics of the windows.

The Board and the Applicant discussed window characteristics; style of home and windows during the mid-century; window tinting; cost of windows; and internal and external muntins. Ms. Sutphen stated what is done on the inside of the home cannot be monitored.

Amanda Kelley left the meeting at 4:22PM.

MOTION by Huizing, SECONDED by Miller, to table the application.

FOR: JOKS, MILLER, BENJAMIN, HUIZING

AGAINST: NONE

MOTION CARRIED: 4 – 0

VI. Other Business

Discussion on educational opportunities for Board members.

Ms. Janisewski discussed a grant through the State which could pay to have the Historic Mount Dora Design Guidelines updated.

MOTION by Huizing, SECONDED by Miller to direct staff to apply for the grant to have the Historic Mount Dora Design Guidelines updated.

FOR: JOKS, MILLER, BENJAMIN, HUIZING

AGAINST: NONE

MOTION CARRIED: 4 – 0

VII. Announcement of next scheduled meeting date: May 31, 2023

Ms. Janisewski stated that the next meeting would be May 24th, not the 31st, as she was unable to be in attendance.

VIII. Adjournment.

MOTION by Miller, SECONDED by Huizing, to adjourn the meeting. Motion Carried, 4 – 0.

The meeting adjourned at 4:32 P.M.



CITY OF MOUNT DORA

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

DATE: May 24, 2023

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 1 - Certificate of Appropriateness; 1010 N Tremain (Location); Remove and Replace Four Aluminum Windows with Vinyl Windows and Expand Three of the Window Openings (Request); Carolyn L. Phillips (Owner); Windows Plus, C/O David Keaton (Applicant).**

Property Information:

Address:	1010 N Tremain	Current Use:	Single-Family Residence
Zoning District:	R-2	Land Use:	Medium Density

Structure Information:

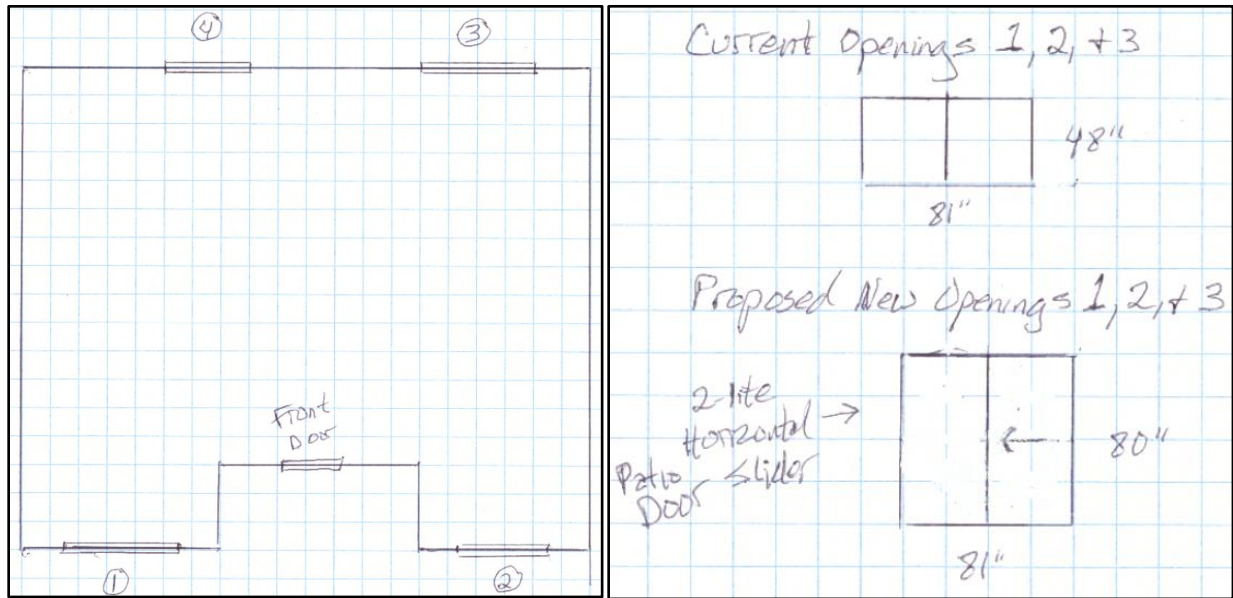
Date of Construction:	1963	Style:	Ranch
Structural System:	Brick	Foundation Type:	Concrete Slab
Siding:	Brick	Stories:	One
Roof Type:	Gable	Chimneys:	None
Windows:	The structure has two windows that are decorated with ornamental shutters on the front exterior.		
Narrative:	This ranch style structure with a red brick exterior, contributes to the simple charm of the Mount Dora residential neighborhood.		

Background on Architectural Style:

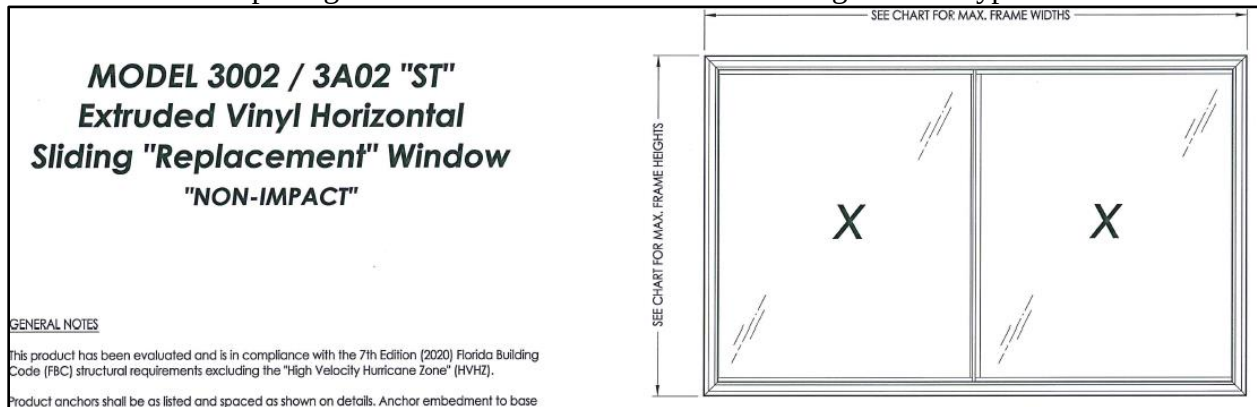
The subject structure was constructed as a residence in Ranch style in 1955. First appearing as a residential style in the 1920s, the ranch was extremely popular with the booming post-war middle class of the 1940s to the 1970s. Ranch homes typically have a broad, one-story shape; built low to the ground; low-pitched roof without dormers; off-centered front entry; garage attached to the main façade; large picture window; and an asymmetrical façade. In Mount Dora, Ranch homes are constructed primarily of concrete block or Ocala brick.

Staff Analysis:

The applicant is seeking to remove four metal windows and replace them with vinyl windows. The Applicant is seeking to expand three of the four windows from 48" X 81" to 81" X 80", two of which are on the front façade and face Tremain Street.



The new window openings will be constructed with the following window type:



The guidelines discourage changing the size of windows and other openings that alter the architectural and historic character of a building; however, the Mount Dora Historic Guidelines characterize Ranch style homes as having large, picture windows. The larger window openings will be featured on the front façade (western elevation) and the rear façade (eastern elevation). The house has two front windows, both of which are proposed to be enlarged, which will keep the existing symmetry on the front façade.

Staff Recommendation:

Staff recommends approval of the application.

Attachments:

Photos
Window Guidelines
2019 Site Form
Application



CITY OF MOUNT DORA

1010 N Tremain Street
Site Visit



Windows Guidelines

Mount Dora Historic Design Guidelines

Applicable Standards: 2,3,6,9

2. Retention of Distinguishing Architectural Character

3. Recognition of Historic Period

6. Repair / Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence

9. Compatible Contemporary Design for New Alteration/Additions

The placement, design, and materials of windows are often a significant part of the architectural character of a building. Common historic windows in Mount Dora are double-hung sash in a 1/1, 2/2, 3/1 or multi-light/1 pattern, wood or steel casement, and commercial show windows. Non-historic windows include awning, jalousie, and pivot types. Awning and jalousie windows have been put to an unfortunate use as replacement windows or porch enclosures in many of Mount Dora's historic Craftsman Bungalows.

Under Standard 2 of the Interior Secretary's Standards, the visual role of historic window design and its detailing or craftsmanship would be carefully considered in planning window repair or replacement. Factors to consider include the size and number of windows in relation to a wall surface and their pattern or repetition; their overall design and detailing; their proximity to ground level and key entrances; their visibility on key elevations.

Whether to repair or replace windows is an issue that can pose considerable problems in rehabilitation. Distinctive windows are a significant part of the overall design of a building and should not be destroyed under Standard 6. Careful repair is the preferred method. If repair is not technically or economically feasible, new windows that match the original in size, general muntin/mullion configuration, and reflective qualities may be substituted for missing or irreparable windows.

If 50% or more of a window is deteriorated or missing, then wholesale replacement of windows is allowable. But replacement windows must be selected with care. Small differences between replacement and historic windows can make a big difference in appearance. When choosing replacements the following features of the original windows should be used as criteria:

- trim detail
- size, shape of frame, sash
- location of meeting rail
- reveal or set-back of window from wall plane
- separate planes of two sash
- color, reflective qualities of glass
- muntin, mullion profiles, and configuration

If these criteria are fulfilled, the new windows need not be exact replicas of the originals. The Standards further permit new windows to be constructed of non-historic materials such as aluminum or vinyl and to have a tint of up to 10%. Of course, matching the original materials and visual qualities is always preferable. ***In general, changes to window openings should be avoided.***

Owners often wish to replace windows to create a new look, for energy efficiency, to decrease maintenance costs or because of problems operating existing units. Highly tinted windows, windows with reflective qualities or stock windows of both incompatible design and materials often result from such an approach and conflict with Standards 3, 6, and 9.

The rhythm of window and door openings is an important part of the character of buildings in Mount Dora. In some instances, new window or door openings should be located on non-significant walls. For commercial buildings these would be common or party walls or secondary elevations. For residential structures, these would be side or rear walls not readily visible from a main thoroughfare.

Recommendations:

1. Retain and repair window openings, frames, sash, glass, lintels, sills, pediments, architraves, hardware, awnings, and shutters where they contribute to the architectural and historic character of the building.
2. Conduct an in-depth survey of the conditions of existing windows early in rehabilitation planning so that repair and upgrading methods and possible replacement options can be fully explored.
3. Protect and maintain the wood and architectural metal which comprise the window frame, sash, muntin, and surrounds through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coating systems.
4. Repair window frames and sash by patching, splicing, consolidating or otherwise reinforcing. Such repair may include replacement-in-kind of those parts that are either extensively deteriorated or are missing when there are surviving prototypes such as architraves, hood molds, sash, sills, and interior or exterior shutters and blinds.
5. Improve the thermal performance of existing windows and doors through adding or replacing weather-stripping and adding storm windows that are compatible with the character of the building and which do not damage window frames
6. Replace missing or irreparable windows on significant elevations with new windows that match the original in material, size, general muntin, mullion proportion and configuration, and reflective qualities of the glass.
7. Design and install new windows when the historic windows (frames, sash, and glazing) are completely missing. The replacement windows may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the window openings and historic character of the building.
8. 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:

1. Introducing or changing the location or size of windows, and other openings that alter the architectural and historic character of a building.
2. Replacing window features on significant facades with historically and architecturally incompatible materials such as anodized aluminum, mirrored or tinted glass.
3. Removing window features that can be repaired where such features contribute to the historic and architectural character of a building.
4. Changing the size or arrangement of window panes, muntins, and rails where they contribute to the architectural and historic character of the building.
5. Installing on significant facades shutters, screens, blinds, security grills, and awnings which are historically inappropriate and detract from the building's character.
6. Replacing windows that contribute to the character of a building with those that are incompatible in size, configuration, and reflective qualities or which alter the setback relationship between window and wall.
7. Installing heating/air-conditioning units in window frames when the sash and frames may be damaged. Window installations should be considered only when all other visible heating/cooling systems would result in significant damage to historic materials. If installation proves necessary, window units should be placed on secondary elevations not readily visible from public thoroughfares.
8. Installing metal or fiber-glass awnings
9. Installing awnings that obscure architecturally significant detailing or features.
10. Replacing architecturally significant detailing, such as commercial canopies, with awnings.
11. Replacing windows that contribute to the character of a building with those that are incompatible in size, configuration, and reflective qualities or which alter the setback relationship between window and wall.

☒ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 5.0 3/19

Shaded Fields represent the minimum acceptable level of documentation.
 Consult the *Guide to Historical Structure Forms* for detailed instructions.

Clear Form Values

Site#8 **LA04858**
 Field Date 11-16-2019
 Form Date 11-16-2019
 Recorder # 52

Site Name(s) (address if none) 1010 North Tremain Street Multiple Listing (DHR only) _____
 Survey Project Name Mount Dora Historic Site Survey Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☒ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Clear Location Values

Address: Street Number 1010 Direction N Street Name Tremain Street Type Street Suffix Direction

Cross Streets (nearest / between) Between 10th Ave & 11th Ave

USGS 7.5 Map Name EUSTIS USGS Date 2018 Plat or Other Map Guller's Homestead

City / Town (within 3 miles) Mount Dora In City Limits? ☒ yes ☐ no ☐ unknown County Lake

Township 19S Range 27E Section 29 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____

Tax Parcel # 29-19-27-1300-000-01201 Landgrant _____

Subdivision Name GULLER'S HOMESTEAD SUB Block _____ Lot 12

UTM Coordinates: Zone ☐ 16 ☒ 17 Easting 437293 Northing 3186581

Other Coordinates: X: -81.64260 E Y: 28.80527 N Coordinate System & Datum WGS84

Name of Public Tract (e.g., park) _____

HISTORY

Clear History Values

Construction Year: 1963 ☒ approximately ☐ year listed or earlier ☐ year listed or later

Original Use Private Residence (House/Cottage/Ca From (year): 1963 To (year): 2019

Current Use Private Residence (House/Cottage/Ca From (year): 1963 To (year): 2019

Other Use _____ From (year): _____ To (year): _____

Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address N/A

Alterations: ☐ yes ☒ no ☐ unknown Date: _____ Nature N/A

Additions: ☐ yes ☒ no ☐ unknown Date: _____ Nature N/A

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

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

Charles and Helen Cooper bought their property in 1962 from Carl and Naomi Seabury, who also owned land close by.

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

DESCRIPTION

Clear Description Values

Style Ranch Exterior Plan Rectangular Number of Stories 1

Exterior Fabric(s) 1. Brick 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.)

The structure has two windows that are decorated with ornamental metal shutters on the front exterior.

Distinguishing Architectural Features (exterior or interior ornaments)

The structure features ornamental shutters and a gable vent.

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

N/A

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 ☐ insufficient info Date _____
	NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see <i>National Register Bulletin</i> 15, p. 2)

DESCRIPTION (continued)

Clear Description Values

Chimney: No. _____ Chimney Material(s): 1. _____ 2. _____ 3. _____
 Structural System(s): 1. Brick 2. _____ 3. _____
 Foundation Type(s): 1. Slab 2. _____
 Foundation Material(s): 1. Concrete, Generic 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)

The main entrance is almost flushed and is located behind the screened in front porch.

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

The porch is located in the front of the structure and is screened in. The porch is under the full gable.

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

Narrative Description of Resource

This ranch style structure with a red brick exterior, contributes to the simple charm of the Mount Dora residential neighborhood.

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) <u>Field visit and documentation</u> | | | |

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)

This structure is significant for its ranch style architecture.

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 Samantha Kanach Affiliation Other
 Recorder Contact Information 6500 North Andrews Avenue, Fort Lauderdale, Florida 33309 / 954-776-1616
 (address / phone / fax / e-mail)

Required Attachments

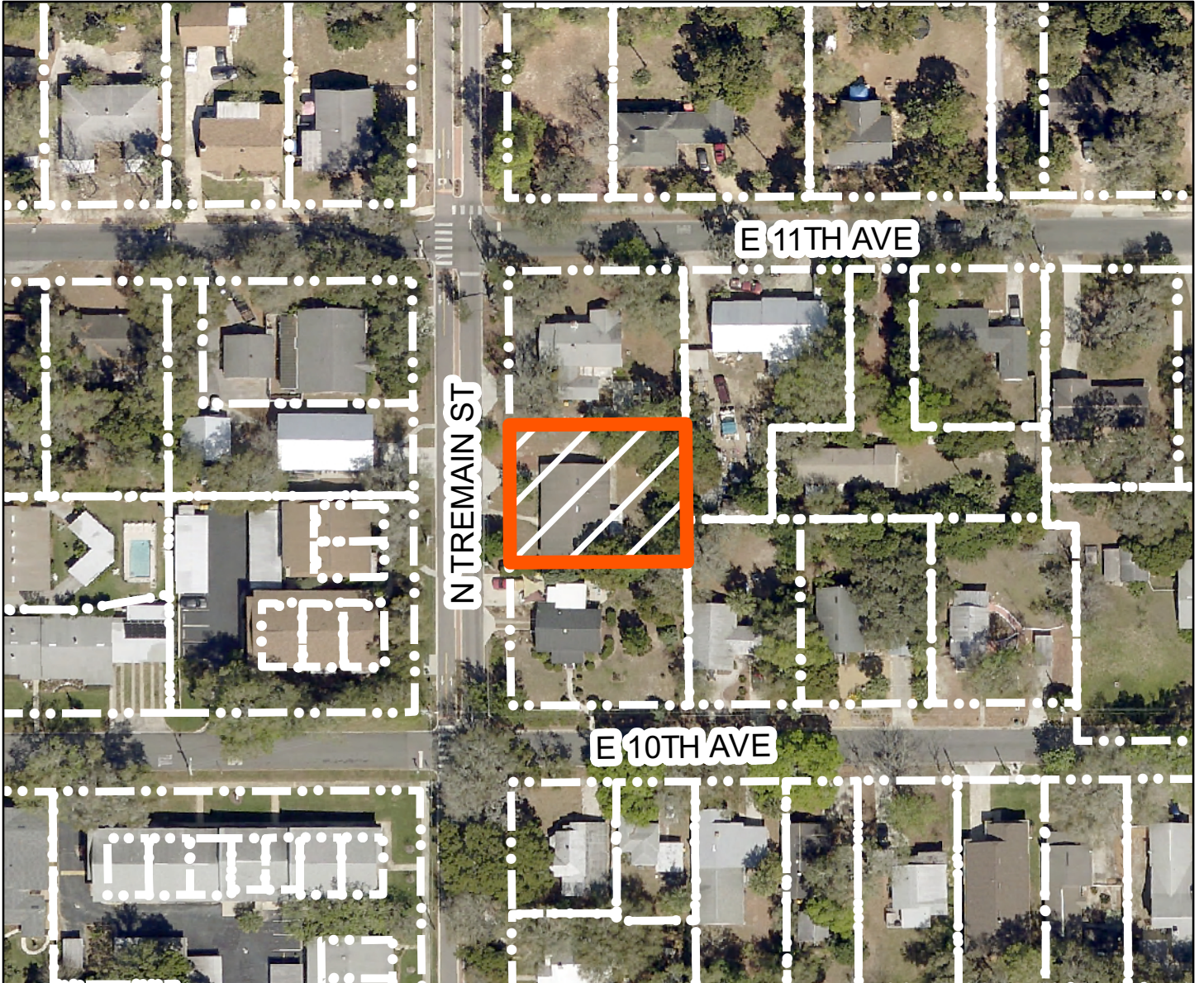
① USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED

② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

③ 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

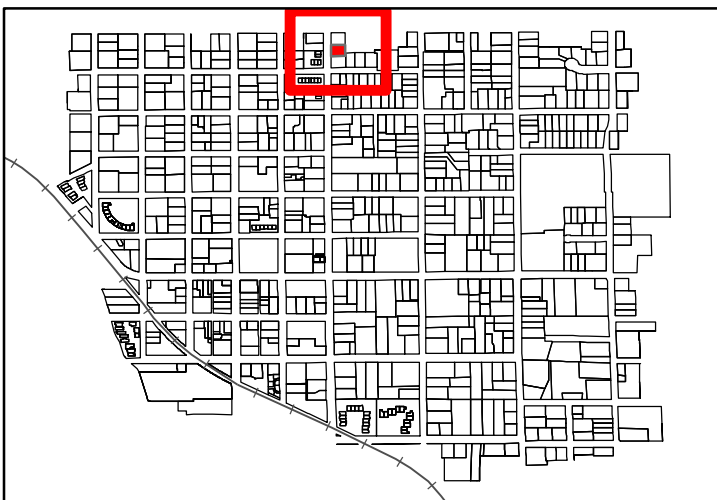


N



1010 NORTH TREMAIN ST MOUNT DORA FL 32757

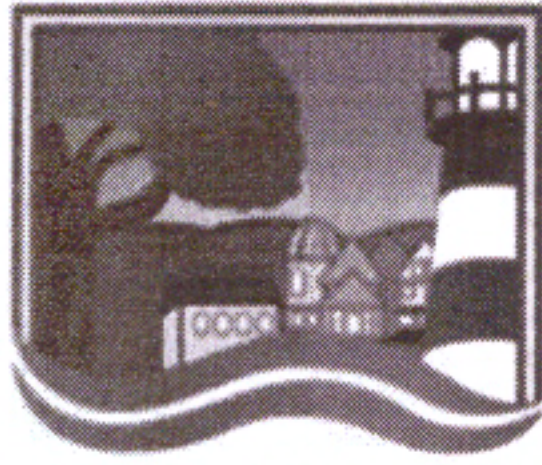
0 40 80 160
Feet



LA04858



Data Sources: Lake County, City of Mount Dora



**CITY OF
MOUNT
DORA**

Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7113
plandev@cityofmoundora.com

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Renovations, Additions and New Construction

Property Address: 1010 N. Tremain St Alternate Key No.: 1472148
Property Owner: Carelyn L. Phillips
Applicant: Windows Plus - David Keaton
Applicant's Mailing Address: 1225 Bennett Dr. Suite 132 Longwood, FL 32750
Applicant's Phone Number: 407-599-5525
Applicant's Email Address: WindowsplusFL@gmail.com
Current Building Use (e.g. residential or commercial): Residential

Application Type:

☐ New Construction ☐ Addition ☒ Renovation

Check any structural systems or elements which will be affected by this project:

☐ Steps or Stairways	☐ Foundation	☐ Siding/Stucco/Façade Work
☒ Windows	☐ Porches or Porte Cochere	☐ Walls/Structural
☐ Doors	☐ Chimney	☐ Roof
☐ Walls or Fences	☐ Exterior Lighting	☐ Landscape Features

Existing Materials: Aluminum Framed, Single Glaze Windows (Black Framed)
Proposed Materials: Black Vinyl Framed Windows, Insulated Glass
Is there currently a chimney on the building? No
If so, will the chimney be affected? No

Full Description of Proposed Alteration(s) or Construction including materials; please attach additional documentation if needed: Change 3 existing opening @s 81" x 48" by removing lower wall and Filling in with Horizontal Sliding window milled over Tempered Fixed glass. New Net size: 81" x 80"

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; additional permits may be required.

Submission of the application implies permission is granted to the City of Mount Dora to inspect and document any necessary information needed to process this request.

4th opening Change window "Size For Size"

Window Installation Diagram

Caylon Phillips
1010 N. Tremain St
Mt Dora FL 32757

① 81" X 80" 2-panel sliding patio doors

② 81" X 80" " " " "

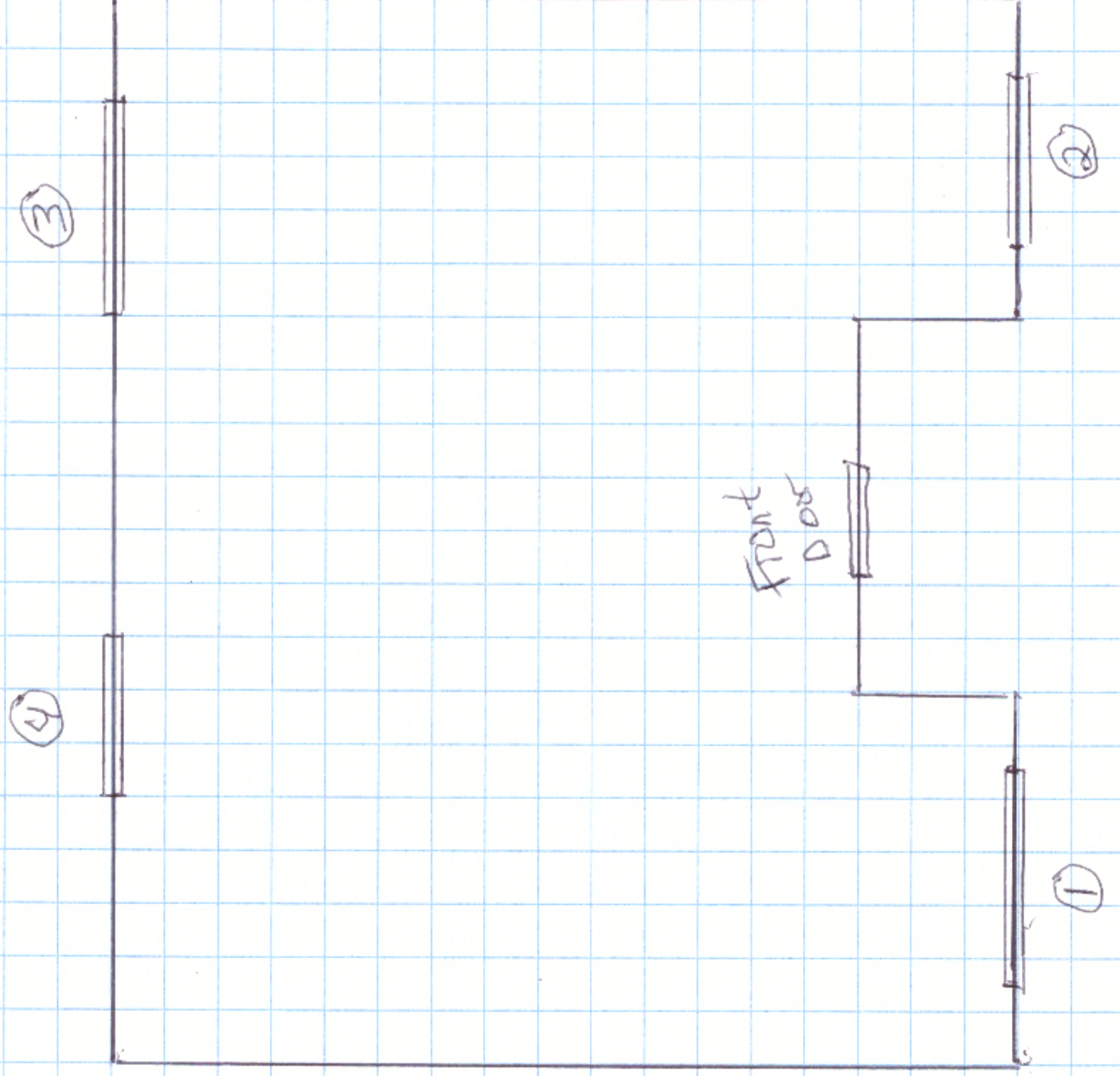
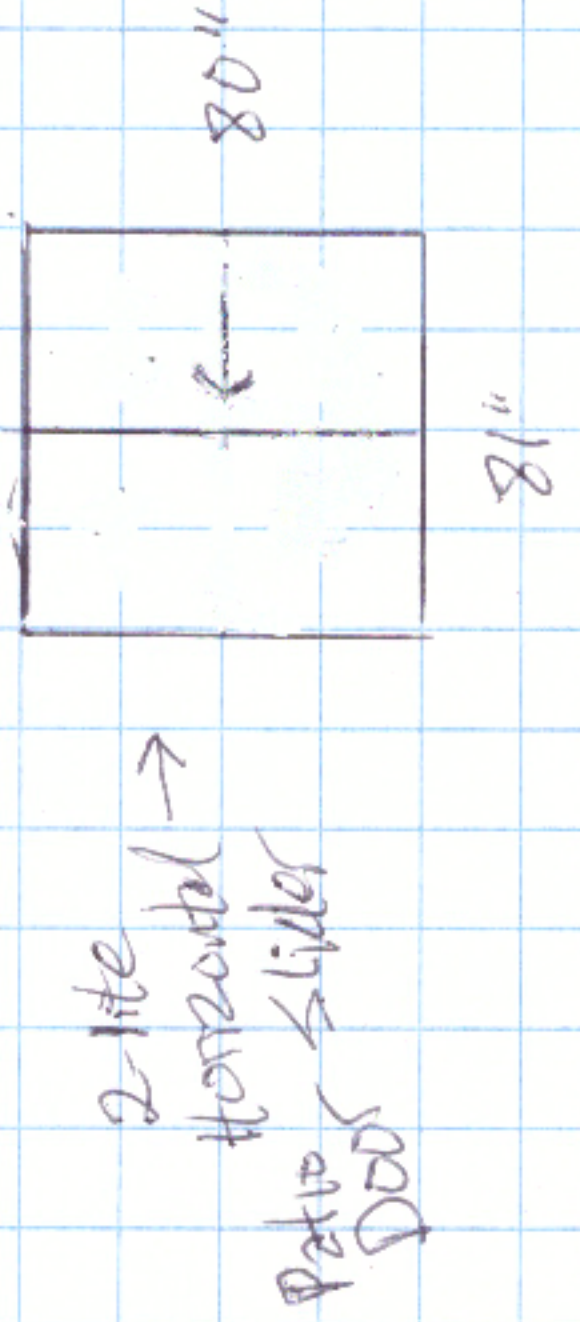
③ 81" X 80" " " " "

④ 81" X 48" (size for size) 2-lite slider

Current Openings 1, 2, & 3



Proposed New Openings 1, 2, & 3





CITY OF MOUNT DORA

BUILDING & FIRE PREVENTION
CONSTRUCTION SERVICES

Building & Fire Prevention Construction Services
510 North Baker Street
Mount Dora, FL 32757
(352) 735-7115
Fax: (352) 735-7191
Email: building@cityofmoundora.com

PRODUCT APPROVAL SPECIFICATION SHEET

BFP-011

As required by Florida Statute 553.842 and Florida Administrative Code 9B-72, please provide the information and approval numbers on the building components below, if they will be utilized on the construction project for which you are applying for a building permit. We recommend you contact your local product supplier should you not know the product approval number for any of the applicable listed products. *A COPY OF THE MANUFACTURERS APPROVED INSTALLATION DOCUMENTS MUST BE AVAILABLE ONSITE FOR INSPECTION.*

Category/Subcategory	Manufacturer	Product Description	Approval Number(s)
1. EXTERIOR DOORS			
A. SWINGING			
B. SLIDING	Assoc. Materials	Series 6406	12323.24
C. SECTIONAL			
D. ROLL UP			
E. AUTOMATIC			
F. OTHER			
2. WINDOWS			
A. SINGLE HUNG			
B. HORIZONTAL SLIDER	Assoc. Materials	Model 3002	11141.27
C. CASEMENT			
D. DOUBLE HUNG			
E. FIXED			
F. AWNING			
G. PASS THROUGH			
H. PROJECTED			
I. MULLION			
J. WIND BREAKER			
K. DUAL ACTION			
L. OTHER			
3. PANEL WALL			
A. SIDING			
B. SOFFITS			
C. EIFS			
D. STOREFRONT			
E. CURTAIN WALLS			
F. WALL LOUVER			
G. GLASS BLOCK			
H. MEMBRANE			
I. GREENHOUSE			
J. OTHER			
4. ROOFING PRODUCTS			
A. ASPHALT SHINGLES			
B. UNDERLAYMENTS			
C. ROOFING FASTENERS			



CITY OF MOUNT DORA

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

DATE: May 24, 2023

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 2 - Certificate of Appropriateness; 110 W 5th Avenue (Location); Install New Awning on Commercial Store Front (Request); Simpson Commercial Properties LLC (Owner); Mark Simpson (Applicant).**

Property Information:

Address:	110 W 5 th Avenue	Current Use:	Retail Businesses
Zoning District:	C-2	Land Use:	Commercial

Structure Information:

Date of Construction:	1925	Style:	Commercial Vernacular
Structural System:	Brick	Foundation Type:	Concrete Footing
Siding:	Brick	Stories:	Three
Roof Type:	Flat with Parapet	Chimneys:	None

Background on Architectural Style:

To exploit land value to the fullest, commercial buildings were constructed in close proximity to one another and designed to cover most of the lot. The side walls of one commercial building often formed party walls with adjacent buildings. Because of such design constraints, commercial buildings from the mid- 1850s to the 1940s shared many of the same characteristics. Most commercial buildings were rectangular in plan. One narrow elevation, facing the street, became the focus of the design and provided the building's identifying features. Facades were organized into distinct sections or zones, commonly containing one or two parts.

The one-part facade generally was a one-story building. It was formed by a structural framework consisting of columns, bulkheads or kick-panels, and a cornice topped by a parapet. Large show windows were generally placed within this framework to display merchandise and light the interior.

The two-part commercial block was a multi-story building, organized into upper and lower zones with distinct uses. The lower zone generally housed public spaces such as retail stores, banking room, insurance offices, or hotel lobbies. The upper zone often provided space for private uses, including apartments, offices, hotel rooms, and meeting halls.

The commercial vernacular style is characterized by a regular, rectangular plan; one to three stories in height; flat roof with a parapet; and brick, concrete block, stucco, rough texture as the primary exterior materials.

Roofs were usually flat built-up types with parapets. Brick was frequently used in combination with cast iron. Beginning in the 1920s, two new masonry materials, hollow terracotta tile and concrete block, gained wide use in construction of commercial buildings. Stucco finishes and terracotta detailing became widespread.

Guidance on Awnings:

Canvas awnings were sometimes featured on buildings in Mount Dora. They are functional, decorative and appropriate to many of our historic buildings, particularly Bungalows, Mediterranean Revivals and Commercial Vernacular. Standard 3 should be considered when awnings are proposed as part of a rehabilitation.

Under standard 9, new awnings should be of compatible contemporary design. They should follow the lines of the window opening. Round or bell-shaped are appropriate for Mediterranean Revival. Angled, rectangular awnings are most appropriate for flat headed windows and storefronts. Fiberglass and metal awnings or awnings that obscure significant detailing are inappropriate.

Recommendation: Install awnings that are historically appropriate to the style of the building or that are of compatible contemporary design. Awnings should follow the line of the window or door opening they are intended to cover.

Avoid: Install awnings that are historically appropriate to the style of the building or that are of compatible contemporary design. Awnings should follow the line of the window or door opening they are intended to cover.

Staff Analysis:

The applicant is seeking to install four (4) awnings measuring 13'2" X 3'5" X 5' along the northern façade of 110 W 5th Avenue which faces 5th Avenue. Awnings have been installed on multiple commercial vernacular buildings within the downtown.

Staff Recommendation:

Staff recommends approval of the application for awnings on the northern façade of 110 W 5th Avenue.

Attachments:

Photos
Plans
Property Record Card
1987 Site Survey
2008 Site Survey
2020 Site Survey



CITY OF MOUNT DORA

110 W 5th Avenue
Site Visit





CITY OF MOUNT DORA

110 W 5th Avenue
Historic Photo

1926



Site Inventory Form

Site No. _____

110-116
 Site Name The Simpson Hotel Survey Date 8709
 Address of Site 115-117 W. 5th Ave., Mt. Dora Fl. 32757
 Instruction for locating _____

Location Mt. Dora Sub 003 00101
 Subdivision Name Block No. Lot No.

County Lake
 District name if applicable _____
 Owner of Site: Name Simpson, Robert L.
 Address 445 Limit Ave., Mt. Dora 32757

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

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

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

Areas of Significance: Early Community Development

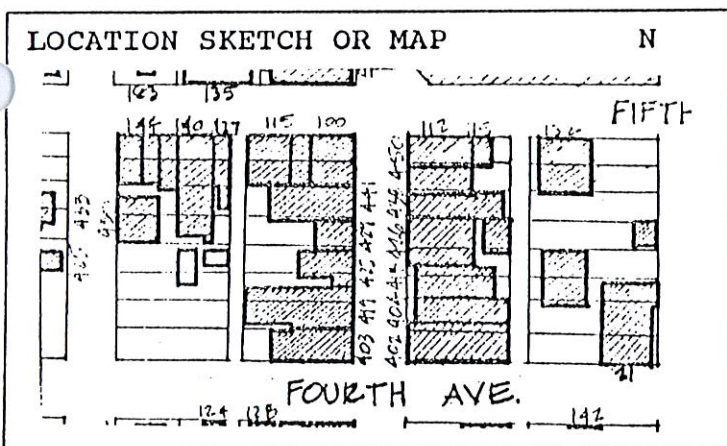
Significance:

James Simpson built this building at the same time he built the bank building on the corner of 5th and Donnelly. Both buildings were designed by Gamble Rodgers of Winter Park. The first tenants were E.E. Truskett, a realtor and vineyard owner, who also happened to live in James Simpson's original house at 748 Donnelly St., and the Western Union Telegraph Co. Dr. Wells Miller, a dentist had his office on the second floor and the Eastern Star Chapter No. 103, Knights of Pythias, Mr. Dora Chapter No. 233 F & AM, and the Mt. Dora Temple No. 12, Pythian Sisters had offices on the third floor, as well as photographer George Lamoreux. The Mt. Dora Chamber of Commerce was in one of the store fronts in 1939. The building was also a hotel on the second and third floors. The lobby was moved to the first floor in 1949. Mr. Simpson's daughter Blanche Simpson Erlick managed the hotel. A small one story rear addition was added for the Mount Dora Cafe.

HS 10-20; CD 26,39

Architect _____
 Builder _____
 Style and/or Period masonry vernacular
 Plan Type rectangular: irregular
 Exterior Fabric(s) brick: running
 Structural System(s) masonry: brick
 Porches _____
 Orientation N
 Foundation continous: block
 Roof Type flat with parapet
 Secondary Roof Structure(s) _____
 Roof Surfacing _____
 Window Type DHS, 1/1, wood, # DHS, 8/1, # plate glass
 Ornament Exterior _____
 Chimney _____
 Chimney Location _____
 No. of Chimneys _____ No. of Stories 3
 No. of Dormers _____ Outbuildings _____
 Surroundings _____
 Map Reference (incl. scale & date) USGS Eustis 7.5 Min. 1966 (PR1980)
 Latitude and Longitude _____

Site Size (approx. acreage of property) LT1



Township	Range	Section
19	27	31

UTM Coordinates:

Zone Easting Northing

Photographic Records Number _____
 Please attach Photographic Print

D 33- 36





HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA00398
Recorder # 391
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) 110-116 W 5TH AVE Multiple Listing (DHR only) _____
Other Names _____ >> _____
Survey or Project Name _____ Survey# _____
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address _____
Street No. 110-116 Direction West Street Name 5TH Street Type Avenue Direction Suffix _____

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

MAPPING

USGS 7.5' Map Name _____ Publication Date EUSTIS; 1980
Township: _____ Range: _____ Section: _____ 1/4 section: 19S ; 27E ; 31; UNSP
Irregular Section Name: _____
Landgrant _____
UTM: Zone _____ Easting _____ Northing _____
Plat or Other Map (map's name, location) _____

DESCRIPTION

Style Masonry Vernacular Other Style _____
Exterior Plan Rectangular Other Exterior Plan _____
Number of Stories 2
Structural System(s) >> Brick
Other Structural System(s) _____
Foundation Type(s) >> Slab
Other Foundation Types _____
Foundation Material(s) >> Poured Concrete Footing
Other Foundation Material(s) _____
Exterior Fabric(s) >> Brick
Other Exterior Fabric(s) CASTCRETE
Roof Type(s) >> Flat
Other Roof Type(s) _____
Roof Material(s) >> _____
Other Roof Material(s) _____
Roof Secondary Structure(s) (dormers etc) >> _____
Other Roof Secondary Structure(s) _____
Number of Chimneys _____
Chimney Material _____
Other Chimney Material(s) _____
Chimney Location(s) _____

HISTORICAL STRUCTURE FORM

8IA00398

DESCRIPTION (continued)

Window Descriptions FIXED, 8/1, 4/1

Main Entrance Description (stylistic details)

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

Porch Roof Types(s) _____

Exterior Ornament _____

Interior Plan _____

Other Interior Plan _____

Condition Good

Structure Surroundings

Commercial: MOSTly this category

Residential: _____

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 _____ >> Commercial unspecified; 1925;

Other Structure Uses _____

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

RESEARCH METHODS

Research Methods _____

>> Examine local tax records

Other research methods _____

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? YES

Name of Local Register if Eligible _____

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

Area(s) of historical significance _____

>>

Other Historical Associations _____

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

HISTORICAL STRUCTURE FORM

8LA00398

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

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

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

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

FMSF Staffer: _____

Computer Entry Date: 5/29/2008

SHPO's Evaluation of Resource

Date _____

Form Comments: _____

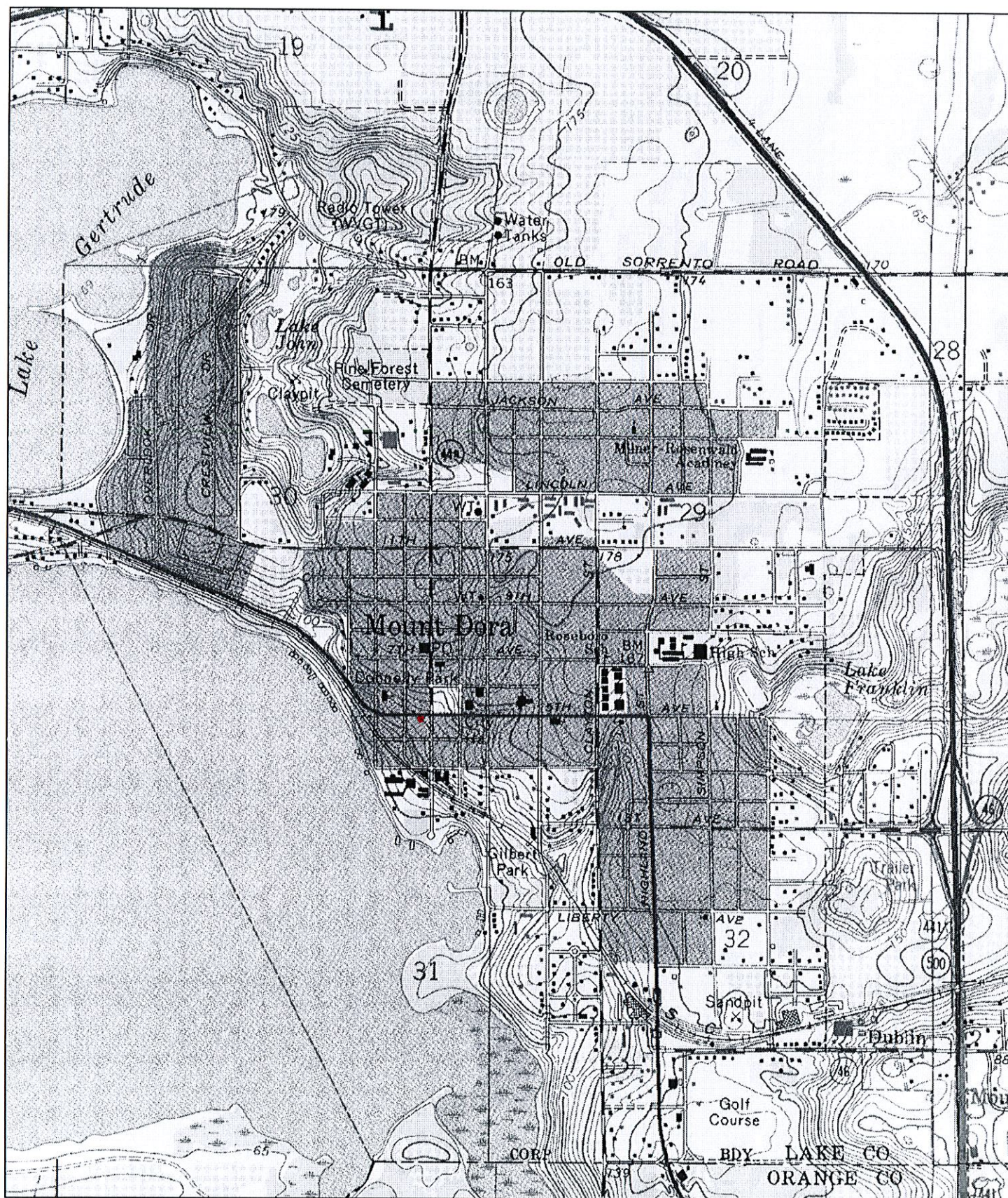
REQUIRED PAPER ATTACHMENTS

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

LA00398-200803

Supplementary Printout

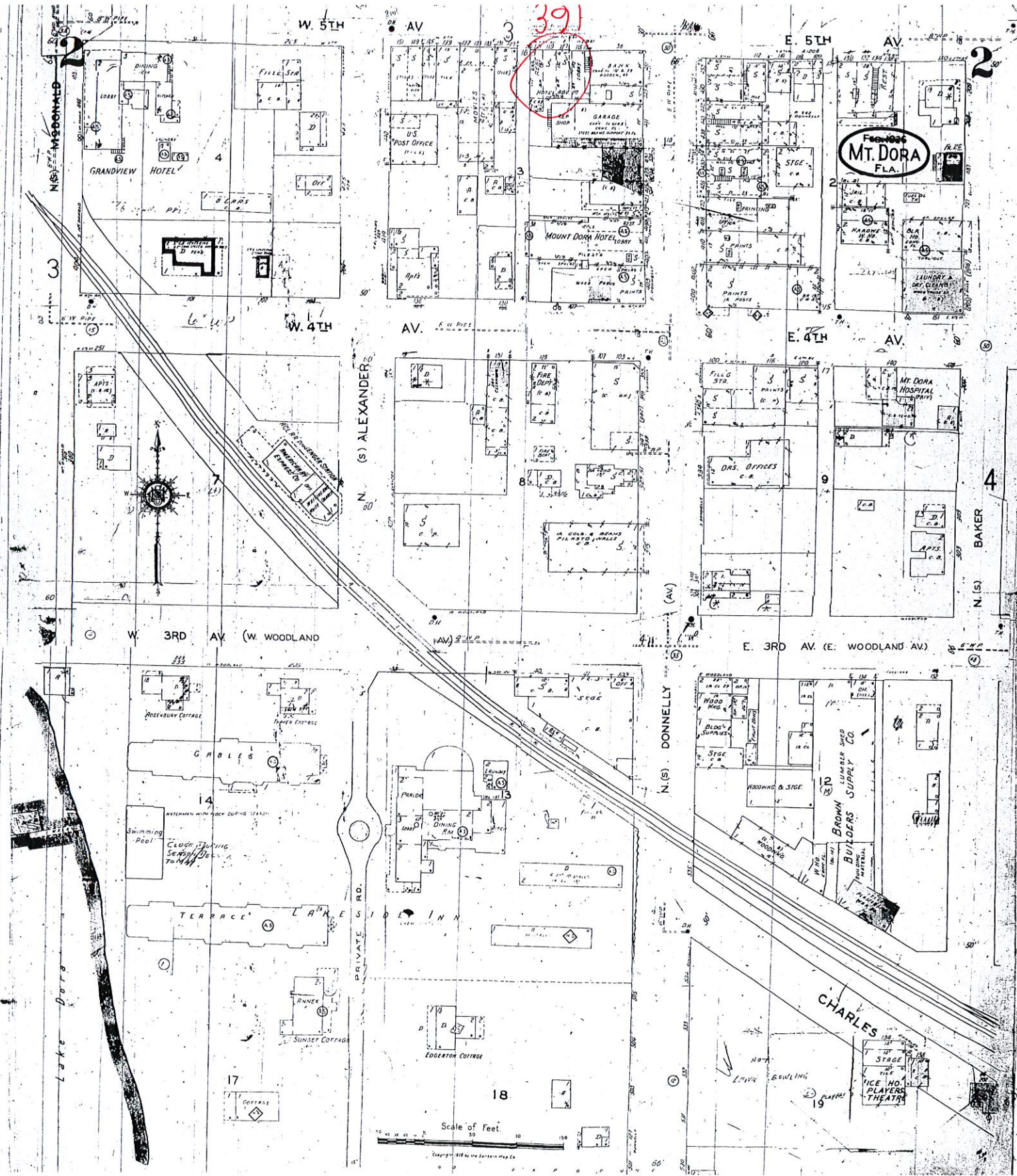
- > **USGS map name/year of publication or revision:**
EUSTIS;1980
- > **Township/Range/Section/Qtr:**
19S ;27E ;31;UNSP
- > **Structural system(s):**
Brick
- > **Foundation types:**
Slab
- > **Foundation materials:**
Poured Concrete Footing
- > **Exterior fabrics:**
Brick
Other
- > **Roof types:**
Flat
- > **Roof materials:**
- > **Roof secondary structures (dormers etc):**
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**
Commercial unspecified;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)]:**



0 0.5 Mi
0 3000 Ft

Map provided by MyTopo.com

391
LA398





391
LA
398

☐ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 5.0 3/19

Shaded Fields represent the minimum acceptable level of documentation.
 Consult the *Guide to Historical Structure Forms* for detailed instructions.

Clear Form Values

Site#8 **LA04858**
 Field Date 11-16-2019
 Form Date 11-16-2019
 Recorder # 52

Site Name(s) (address if none) 1010 North Tremain Street Multiple Listing (DHR only) _____
 Survey Project Name Mount Dora Historic Site Survey Survey # (DHR only) _____
 National Register Category (please check one) ☐ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☐ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Clear Location Values

Address: Street Number 1010 Direction N Street Name Tremain Street Type ST Suffix Direction ▼
 Cross Streets (nearest / between) Between 10th Ave & 11th Ave
 USGS 7.5 Map Name EUST USGS Date 2018 Plat or Other Map Guller's Homestead
 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 # 29-19-27-1300-000-01201 Landgrant _____
 Subdivision Name GULLER'S HOMESTEAD SUB Block _____ Lot 12
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting 437293 Northing 3186581
 Other Coordinates: X: -81.64260 E Y: 28.80527 N Coordinate System & Datum WGS84
 Name of Public Tract (e.g., park) _____

HISTORY

Clear History Values

Construction Year: 1963 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use RESI From (year): 1963 To (year): 2019
 Current Use RESI From (year): 1963 To (year): 2019
 Other Use ☒ From (year): _____ To (year): _____
 Moves: ☐ yes ☐ no ☐ unknown Date: _____ Original address N/A
 Alterations: ☐ yes ☐ no ☐ unknown Date: _____ Nature N/A
 Additions: ☐ yes ☐ no ☐ unknown Date: _____ Nature N/A
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.)
Charles and Helen Cooper bought their property in 1962 from Carl and Naomi Seabury, who also owned land close by.

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

DESCRIPTION

Clear Description Values

Style RANC Exterior Plan RECT Number of Stories 1
 Exterior Fabric(s) 1. BRIC 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.)

The structure has two windows that are decorated with ornamental metal shutters on the front exterior.

Distinguishing Architectural Features (exterior or interior ornaments)

The structure features ornamental shutters and a gable vent.

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

N/A

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 ☐ insufficient info Date _____
	NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see <i>National Register Bulletin</i> 15, p. 2)

DESCRIPTION (continued)

Clear Description Values

Chimney: No. _____ Chimney Material(s): 1. _____ 2. _____ 3. _____
 Structural System(s): 1. BRIC 2. _____ 3. _____
 Foundation Type(s): 1. SLAB 2. _____
 Foundation Material(s): 1. CONC 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)

The main entrance is almost flushed and is located behind the screened in front porch.

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

The porch is located in the front of the structure and is screened in. The porch is under the full gable.

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

Narrative Description of Resource

This ranch style structure with a red brick exterior, contributes to the simple charm of the Mount Dora residential neighborhood.

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) <u>Field visit and documentation</u> | | | |

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)

This structure is significant for its ranch style architecture.

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 Samantha Kanach Affiliation OTHR
 Recorder Contact Information 6500 North Andrews Avenue, Fort Lauderdale, Florida 33309 / 954-776-1616
 (address / phone / fax / e-mail)

Required Attachments

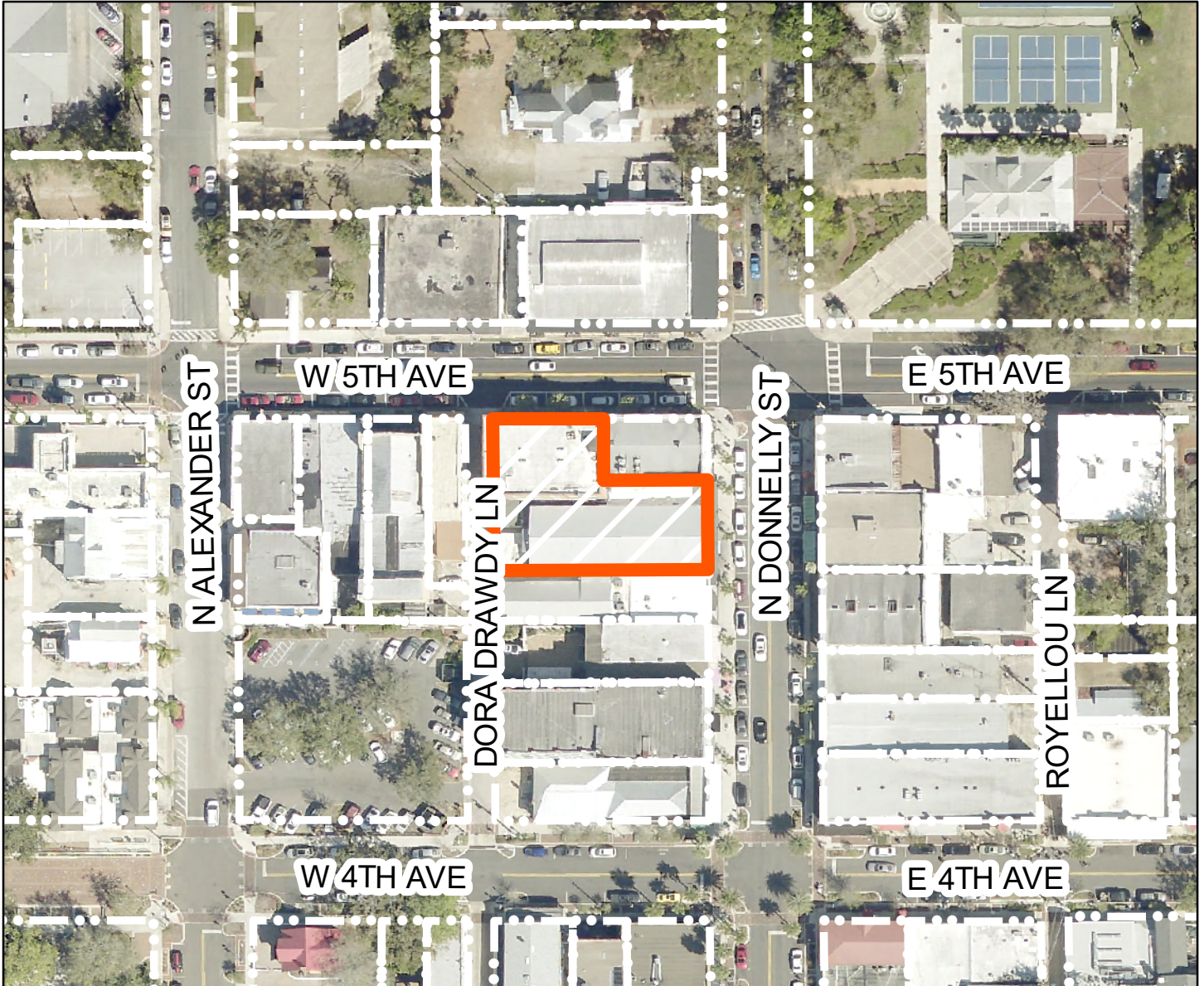
① USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED

② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

③ 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



110 WEST 5TH AVE MOUNT DORA FL 32757

0 40 80 160
Feet



LA00398



Data Sources: Lake County, City of Mount Dora

PROPERTY RECORD CARD

General Information

Name:	SIMPSON COMMERCIAL PROPERTIES A LLC	Alternate Key:	1465427
Mailing Address:	PO BOX 38 MOUNT DORA, FL 32756-0038 Update Mailing Address	Parcel Number: 	29-19-27- 0030-003- 00101
		Millage Group and City:	0MD1 Mount Dora
		2022 Total Certified Millage Rate:	18.8051
		Trash/Recycling/Water/Info:	My Public Services Map 
Property Location:	110 W 5TH AVE MOUNT DORA FL, 32757	Property Name:	-- Submit Property Name 
		School Information:	School Locator & Bus Stop Map  School Boundary Maps 
Property Description:	MOUNT DORA, 31-19-27 W 64 FT OF LOT 1, S 26 FT OF LOT 2 W 64 FT OF N 7 FT OF LOT 2, LOT 3, BLK 3 PB 3 PGS 37-43 ORB 5110 PG 1449		
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	STORE - 1 STORY FREE STANDING (1100)	0	0		9876.000	Square Feet	\$0.00	\$525,798.00
				Click here for Zoning Info 📍	FEMA Flood Map			

Commercial Building(s)

Building 1

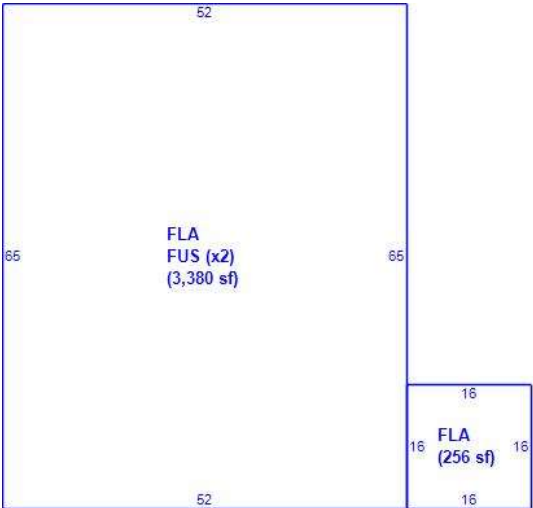
Commercial		Building Value: \$57,722.00 Building Use: OFFICE BLDG 1 STORY (17C) Structure Type:		
Summary		Section(s)		
Year Built:	1925	Section Type	No. Stories	Ground Floor Area
Total Effective Area:	882	COMMERCIAL CANOPY (COP)	1.00	72
Full Bathrooms:	1	FINISHED LIVING AREA (FLA)	1.00	810
Half Bathrooms:	1			
Elevators:	0			
Elevator Landings:	0			
View Larger				

Residential Units: 0
Kitchens: 0
Fireplaces: 0

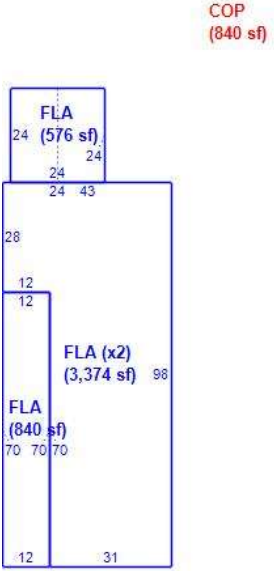
COP
(72 sf)



Building 2

Commercial	Building Value: \$548,140.00 Building Use: COMMERCIAL & RESIDENTIAL COMBO (12C) Structure Type:		
Summary	Section(s)		
Year Built: 1925	Section Type	No. Stories	Ground Floor Area
Total Effective Area: 11241	BASEMENT FINISHED (BSF)	3.00	845
Full Bathrooms: 5	FINISHED LIVING AREA (FLA)	3.00	3636
Half Bathrooms: 7	FINISHED AREA UPPER STORY (FUS)	3.00	6760
Elevators: 0	View Larger 		
Elevator Landings: 0			
Residential Units: 0			
Kitchens: 0			
Fireplaces: 0			

Building 3

Commercial	Building Value: \$393,143.00 Building Use: COMMERCIAL & RESIDENTIAL COMBO (12C) Structure Type:		
Summary		Section(s)	
Year Built:	1920	Section Type	No. Stories Ground Floor Area
Total Effective Area:	9004	COMMERCIAL CANOPY (COP)	2.00 840
Full Bathrooms:	6	FINISHED LIVING AREA (FLA)	2.00 8164
Half Bathrooms:	0	View Larger 	
Elevators:	0		
Elevator Landings:	0		
Residential Units:	0		
Kitchens:	0		
Fireplaces:	0		

Miscellaneous Improvements

There is no improvement information to display.

Sales History

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

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
5110 / 1449	05/2018	Quit Claim Deed	Unqualified	Improved	\$100.00
749 / 427	05/1982	Warranty Deed	Qualified	Improved	\$250,000.00

[Click here to search for mortgages, liens, and other legal documents.](#) ⓘ

Values and Estimated Ad Valorem Taxes ⓘ

Values shown below are 2023 WORKING VALUES that are subject to change until certified.

The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$1,524,803	\$1,524,803	\$1,524,803	5.0364	\$7,679.52

SCHOOL BOARD STATE	\$1,524,803	\$1,524,803	\$1,524,803	3.2500	\$4,955.61
SCHOOL BOARD LOCAL	\$1,524,803	\$1,524,803	\$1,524,803	2.9980	\$4,571.36
LAKE COUNTY WATER AUTHORITY	\$1,524,803	\$1,524,803	\$1,524,803	0.3083	\$470.10
NORTH LAKE HOSPITAL DIST	\$1,524,803	\$1,524,803	\$1,524,803	0.5000	\$762.40
ST JOHNS RIVER FL WATER MGMT DIST	\$1,524,803	\$1,524,803	\$1,524,803	0.1974	\$301.00
CITY OF MOUNT DORA	\$1,524,803	\$1,524,803	\$1,524,803	5.9603	\$9,088.28
LAKE COUNTY MSTU AMBULANCE	\$1,524,803	\$1,524,803	\$1,524,803	0.4629	\$705.83
LAKE COUNTY VOTED DEBT SERVICE	\$1,524,803	\$1,524,803	\$1,524,803	0.0918	\$139.98
				Total:	Total:
				18.8051	\$28,674.08

Exemptions Information

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

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) ⓘ	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$5,000)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$5,000)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5,000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

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



PROPOSAL PRESENTED TO:
WALK IN THE WOODS

RE: 116 W 5TH AVE, MOUNT DORA, FL

ATTN: STEVE ROCCA
EMAIL: SPROCCA13@GMAIL.COM

NEW STANDARD AWNINGS

4 @ 13' -2" WIDE X 3'-5" DROP X 5'-0" PROJECTION

PRICE \$ 10,450.00 (NON FIRE RETARDANT SUNBRELLA)

PRICE \$ 13,100.00 (FIRE RETARDANT SUNBRELLA)

OPTION – POWDER COATED FRAMES

PRICE \$ 1,500.00

INCLUDES:

12 MONTH WORKMANSHIP WARRANTY
WELDED ALUMINUM FRAME CONSTRUCTION
MATERIAL TO BE: **TBD**
PAINTED FRAMES: **POWDER COATED (OPTION)**
INSTALLATION
ALL APPLICABLE TAXES
ENGINEER SIGN & SEAL

DOES NOT INCLUDE:

BUILDING PERMIT @ COST

THANK YOU FOR THE OPPORTUNITY!

PROPOSAL BY: RICHARD HAWES

NOTE: THE PRICE IS GOOD FOR 30 DAYS FROM THE DATE OF THE PROPOSAL: 2/9/2023

50 KEYES COURT SANFORD, FL 32773 TEL: 407-330-1044 FAX: 407-330-1477







CITY OF MOUNT DORA

Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7113
plandev@cityofmoundora.com

DATE: May 24, 2023

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 3 - Certificate of Appropriateness; 644 N McDonald (Location); Modifications to Accessory Dwelling Unit (Request); Sarah and Mark Frazier (Owner); Vedder Construction, C/O David Vedder (Applicant).**

Property Information:

Address:	644 N McDonald	Current Use:	Accessory Dwelling Unit
Zoning District:	R-3	Land Use:	High Density

Primary Dwelling Unit:

Date of Construction:	1905	Style:	Bungalow
Structural System:	Wood Frame	Foundation Type:	Concrete Footing
Siding:	Wood Shingles	Stories:	One
Roof Type:	Gable, Asphalt Shingles	Chimneys:	One, Brick

Accessory Dwelling Unit & Subject Structure:

Date of Construction:	1934	Style:	Frame Vernacular
Structural System:	Unknown	Foundation Type:	Unknown
Siding:	Wood Siding	Stories:	One
Roof Type:	Gable	Chimneys:	None

Background on Architectural Style:

Bungalows are typically one or two stories in height and typically have a rectangular floor plan; exterior material comprised of horizontal wood siding and shingles (less frequently, stucco, brick); gable roof; tapered chimneys; simple; exposed structural elements (ridge beams, truss work, rafters, purlins); gable porch roof; and open porches. Roofing materials were typically sheet metal or composition shingles. Bungalows typically feature a balanced and well-proportioned, but not symmetrical, appearance from the front; a low, exposed roof, often with beams or rafters showing; 1.5 stories in height; a modest front porch or veranda; and square, tapered columns, sometimes called “bungalow columns.”

The primary residence was constructed in the Bungalow style but did not reference the accessory dwelling unit nor was a site survey ever been completed for the accessory dwelling unit.

Staff Analysis:

The applicant is seeking to modify an accessory dwelling unit located at 644 N McDonald Street. Modifications include:

1. Expand window openings on the western façade and replace with a door;
2. Construct a covered entry for the western entry with wood columns;
3. Decrease door opening on southern elevation and replace with windows;
4. Remove patio and steps on southern elevation (existing entrance);
5. Repair and/or replace wood lap siding as needed;
6. Reroof with architectural shingles; and
7. Remove and replace either (8) wood windows with vinyl windows.

The Applicant is seeking to modify the accessory dwelling unit to have the entrance on the western façade of the structure and front McDonald Street the same way the primary residence fronts McDonald. In addition to modifying the entrance location, the Applicant is seeking to replace the wooden windows with vinyl windows and provide architectural shingles on the structure. The architectural shingles will match the primary residence. The Applicant indicated that the new windows will provide the same grid patterns as the existing windows. No information was provided on the condition of the existing windows.

The modifications will be compatible with the primary residence whose main entrance is also on the western façade, fronting on McDonald Street. The covered entry with wooden posts will be compatible with the existing residence which also features a large, open porch with tapered columns as part of its entrance.

Staff Recommendation:

Staff recommends approval of the application with the condition that the existing grid patterns are replicated on the replacement windows.

Attachments:

Photos
1987 Site Survey
2008 Site Survey
Application
Plans



CITY OF MOUNT DORA

644 N McDonald Street
Site Visit

Western Façade of Primary Residence



Northern Elevation of Primary Residence





CITY OF MOUNT DORA

644 N McDonald Street
Site Visit

Western View of Subject Property from McDonald Street



Western Elevation of Accessory Dwelling Unit



Site Inventory Form

Site No. _____

Name The Fuller-Birkbeck House Survey Date 8709
Address of Site 644 McDonald, Mt. Dora Fl. 32757
Instruction for locating _____

Location Mt. Dora Sub 52 00002
Subdivision Name Block No. Lot No.

County Lake
District name if applicable _____
Owner of Site: Name Curtis, Margaret
Address 644 McDonald, Mt. Dora Fl. 32757

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

Condition of Site:	Integrity of Site:	Original Use <u>private residence</u>
(Check One)	(Check One or More)	
☐ Excellent	☒ Altered	Present Use <u>private residence</u>
☒ Good	☐ Unaltered	Dates <u>c. +1905</u>
☐ Fair	☒ Original Use	Cultural Phase <u>American</u>
☐ Deteriorated	☐ Restored/Date	Period <u>20th Century</u>
	☐ Moved/Date	

NR Classification Category building Date Listed on NR _____
Threats to Site:
(Check One or More)

☐ Zoning	☐ Transportation	☐ Borrowing
☐ Development	☐ Fill	☐ Other (See Remarks Below)
☐ Deterioration	☐ Dredge	

Areas of Significance: Early Community Development

Significance:

This shingle style home was built for H.C. Fuller, the first Commodore of the Yacht Club. He was remembered as being a stout man, florid of face with a beautiful mane of white hair, and a tremendous white "walrus" mustache and goatee. He was always dressed in white and was called Commodore Fuller. He invited some of the men to meet in his boathouse in 1913 to discuss forming a yacht club. Articles of incorporation were drawn up, money subscribed to build a boathouse and officers elected. Thus H.C. Fuller can be considered the "father" of the Yacht Club. He was the Commodore for the first 9 years. The Yacht Club had the distinction of being the first inland yacht club in the state and only Miami and Jacksonville have older yacht clubs.

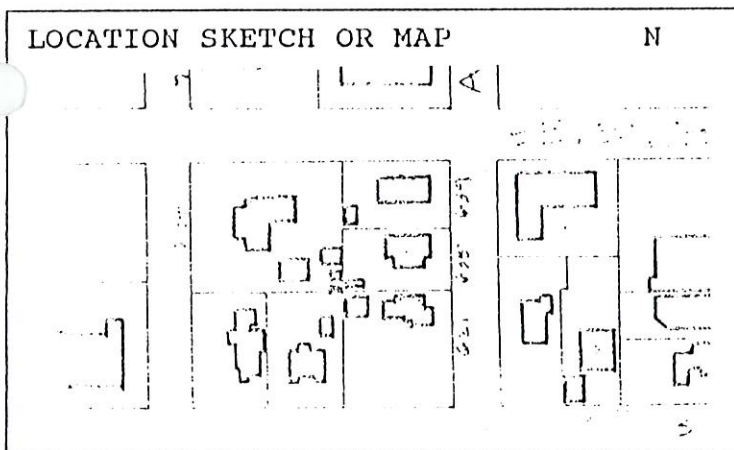
The next owners were Alex and Anna Birkbeck of Cedartown, Ga. Dr. Glendy Sadler also owned the house.

E 42,132; L 160; 1958; CD 24,26,39

Architect _____
 Builder _____
 Style and/or Period shingle style
 Plan Type irregular: irregular
 Exterior Fabric(s) wood: shingle, butt
 Structural System(s) wood frame: balloon
 Porches N & W/ 1 story porch
 Orientation W
 Foundation piers: concrete block, cast
 Roof Type cross gable
 Secondary Roof Structure(s) dormer: shed
 Roof Surfacing asbestos shingles, hexagon
 Window Type casement, wood, # DHS, 1/1, wood, # jalousie, # DHS, 2/2, wood
 Ornament Exterior _____
 Chimney brick with corbelled cap
 Chimney Location S: wall, exterior
 No. of Chimneys 1 No. of Stories _____
 No. of Dormers 1 Outbuildings _____
 Surroundings _____
 Map Reference (incl. scale & date) USGS Eustis 7.5 Min. 1966 (PR1980)

Latitude and Longitude _____

Site Size (approx. acreage of property) 1.11



Township	Range	Section
19	27	30

UTM Coordinates:

Zone	Easting	Northing

Photographic Records Number L 19-21
 Please attach Photographic Print





HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA00342

Recorder #

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) 644 N McDonald Street 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
644	North	McDonald	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 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 2
 Chimney Material
 Other Chimney Material(s)
 Chimney Location(s)

HISTORICAL STRUCTURE FORM

8LA00342

DESCRIPTION (continued)

Window Descriptions casement 4, casement 8, 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 1905

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; 1905;

Other Structure Uses _____

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

RESEARCH METHODS

Research Methods _____ >> FL Master Site File-Cultural Resources

Other research methods _____

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? YES

Name of Local Register if Eligible _____

Individually Eligible for National Register? 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

BLA00342

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

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

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

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

FMSF Staffer: _____

Computer Entry Date: 5/20/2008

SHPO's Evaluation of Resource

Date _____Form Comments: _____

REQUIRED PAPER ATTACHMENTS

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

LA00342-200803

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;1905;
- > **Research methods:**
FL Master Site File-Cultural Resources
Pedestrian
Examine local tax records
- > **Area(s) of historical significance:**
- > **Repositories: Collection/Housed/Accession#/Describe**
- > **[Other name(s)]:**



CITY OF MOUNT DORA

Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7113
plandev@cityofmoundora.com

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS Renovations, Additions and New Construction

Property Address: 644 N. McDonald Alternate Key No.: 1416 5150

Property Owner: SARAH + MARK FRAZIER

Applicant: VEDDER CONSTRUCTION LLC

Applicant's Mailing Address: 4301 W Old US Hwy 441 MT DORA FL 32757

Applicant's Phone Number: 352 735 3132

Applicant's Email Address: DAVID@VEDDERCONSTRUCTIONLLC.COM

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

Application Type:

☐ New Construction

☒ Addition

☐ Renovation

Check any structural systems or elements which will be affected by this project:

☒ Steps or Stairways

☐ Foundation

☒ Siding/Stucco/Façade Work

☒ Windows

☐ Porches or Porte Cochere

☐ Walls/Structural

☐ Doors

☐ Chimney

☒ Roof

☐ Walls or Fences

☐ Exterior Lighting

☐ Landscape Features

Existing Materials: WOOD SIDING, PT WOOD POST - Asphalt shingle

Proposed Materials: WOOD SIDING PT WOOD POST - Asphalt shingle

Is there currently a chimney on the building? N/A

If so, will the chimney be affected? N/A

Full Description of Proposed Alteration(s) or Construction including materials; please attach additional documentation if needed: MOVE ENTRANCE FROM SIDE OF

BUILDING TO THE FRONT - REMOVE + REPLACE WINDOWS

LIKE FOR LIKE w/ GRIDS

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; additional permits may be required.

Submission of the application implies permission is granted to the City of Mount Dora to inspect and document any necessary information needed to process this request.

PROPERTY RECORD CARD

General Information

Name:	FRAZIER MARK R & SARAH K	Alternate Key:	1465150
Mailing Address:	644 N MCDONALD ST MOUNT DORA, FL 32757 Update Mailing Address	Parcel Number: ⓘ	29-19-27- 0010-052- 00002
		Millage Group and City:	00MD Mount Dora
		2022 Total Certified Millage Rate:	18.8051
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	644 N MCDONALD ST MOUNT DORA FL, 32757	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	MOUNT DORA, 30-19-27 N 147 FT OF W 160 FT OF BLK 52 PB 3 PGS 37-43 ORB 5636 PG 868		
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.			

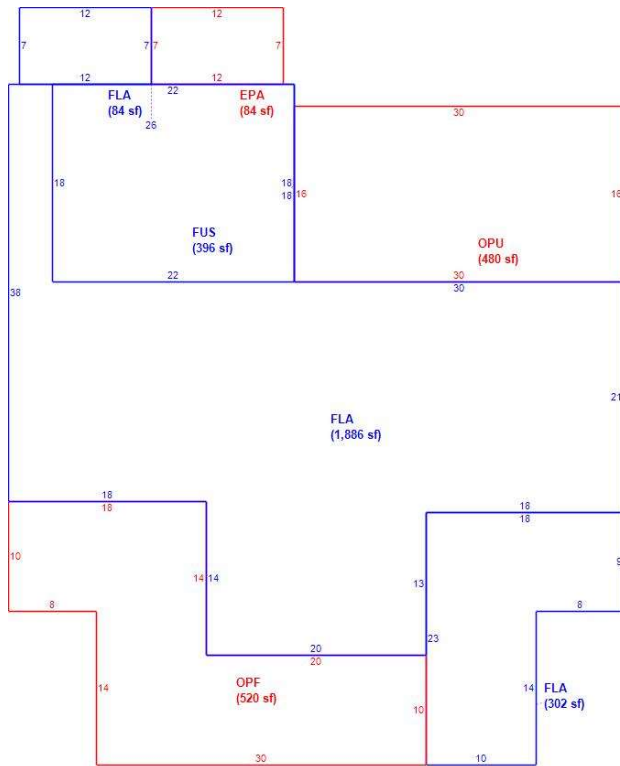
Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	SINGLE FAMILY (0100)	147	160		23520.000	FD		\$0.00	\$238,824.00
Click here for Zoning Info ⓘFEMA Flood Map									

Residential Building(s)

Building 1

Residential	Building Value: \$374,054.00		
Summary			
Year Built: 1905	Total Living Area: 2668 ⓘ	Central A/C: Yes	Attached Garage: No
Bedrooms: 4	Full Bathrooms: 4	Half Bathrooms: 0	Fireplaces: 2
Incorrect Bedroom, Bath, or other information? ⓘ			
Section(s)			
Section Type	Ext. Wall Type	No. Stories	Floor Area
ENCLOSED PORCH WOOD (EPA)	Wood (01)	1.00	84
FINISHED LIVING AREA (FLA)		1.00	2272
FINISHED AREA UPPER STORY (FUS)		1.00	396
OPEN PORCH FINISHED (OPF)		1.00	520
OPEN PORCH UNFINISHED (OPU)		1.00	480

[View Larger / Print / Save](#)


Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	OPEN PORCH FINISHED (FOP3)	175	SF	1934	\$1,160.00
2	ACCESSORY STRUCTURE DWELLING (ASF4)	560	SF	1934	\$11,550.00

Sales History

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

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
5636 / 868	01/2021	Warranty Deed	Qualified	Improved	\$569,000.00
4709 / 1857	11/2015	Warranty Deed	Unqualified	Improved	\$230,000.00
4630 / 557	05/2015	Personal Rep Deed	Unqualified	Improved	\$100.00
1625 / 2102	07/1998	Warranty Deed	Unqualified	Improved	\$0.00

[Click here to search for mortgages, liens, and other legal documents.](#) ⓘ

Values and Estimated Ad Valorem Taxes ⓘ

Values shown below are 2023 WORKING VALUES that are subject to change until certified.

The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
---------------	--------------	----------------	---------------	---------	-----------------

LAKE COUNTY BCC GENERAL FUND	\$625,588	\$480,920	\$430,920	5.0364	\$2,170.29
SCHOOL BOARD STATE	\$625,588	\$480,920	\$455,920	3.2500	\$1,481.74
SCHOOL BOARD LOCAL	\$625,588	\$480,920	\$455,920	2.9980	\$1,366.85
LAKE COUNTY WATER AUTHORITY	\$625,588	\$480,920	\$430,920	0.3083	\$132.85
NORTH LAKE HOSPITAL DIST	\$625,588	\$480,920	\$430,920	0.5000	\$215.46
ST JOHNS RIVER FL WATER MGMT DIST	\$625,588	\$480,920	\$430,920	0.1974	\$85.06
CITY OF MOUNT DORA	\$625,588	\$480,920	\$430,920	5.9603	\$2,568.41
LAKE COUNTY MSTU AMBULANCE	\$625,588	\$480,920	\$430,920	0.4629	\$199.47
LAKE COUNTY VOTED DEBT SERVICE	\$625,588	\$480,920	\$430,920	0.0918	\$39.56
				Total: 18.8051	Total: \$8,259.69

Exemptions Information

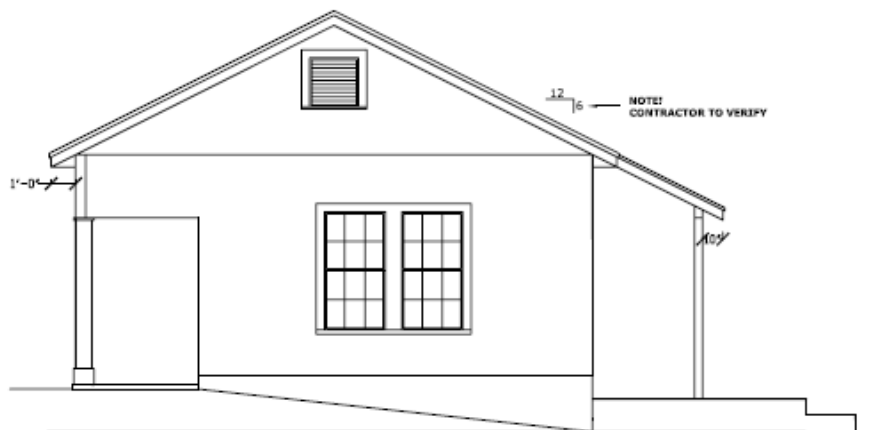
This property is benefitting from the following exemptions with a checkmark ✓

✓ Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
✓ Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) ⓘ	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$5,000)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$5,000)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5,000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

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

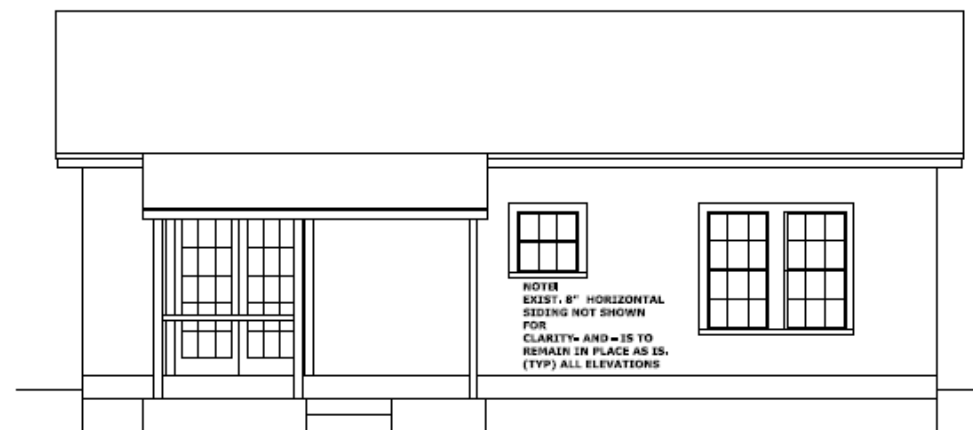
Cut Sheet

Pressure treated lumber construction.
Stem wall with masonry steps and slab
Asphalt shingle to match main home
Wood lap siding/Repair to match existing



FRONT ELEVATION

SCALE 1/4" = 1'-0"

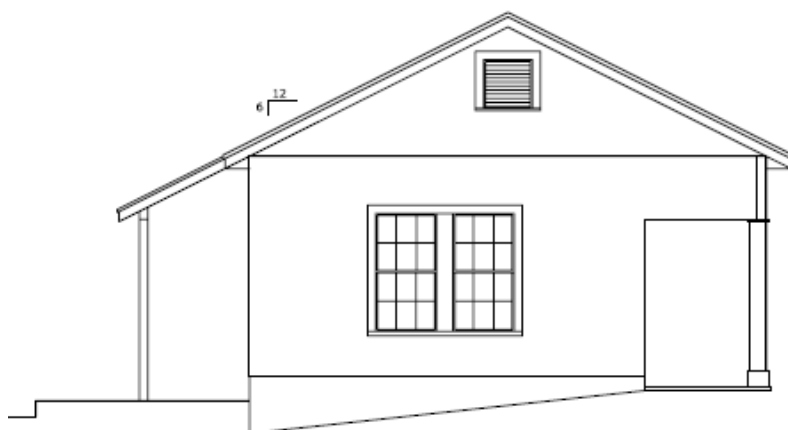


RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0"

(EXISTING) ELEVATIONS

SCALE 1/4" = 1'-0"



REAR ELEVATION

SCALE 1/4" = 1'-0"

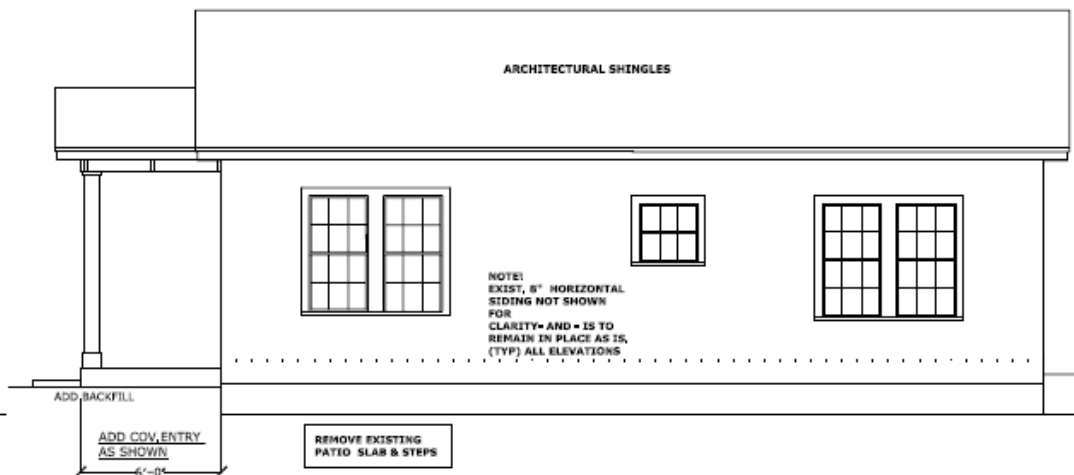


LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"



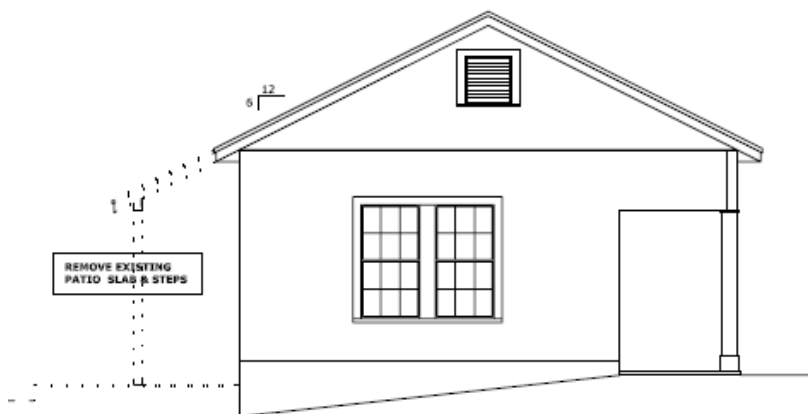
FRONT ELEVATION



RIGHT SIDE ELEVATION

(PROPOSED) ELEVATIONS

SCALE 1/4" = 1'-0"



REAR ELEVATION

SCALE 1/4" = 1'-0"



LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"

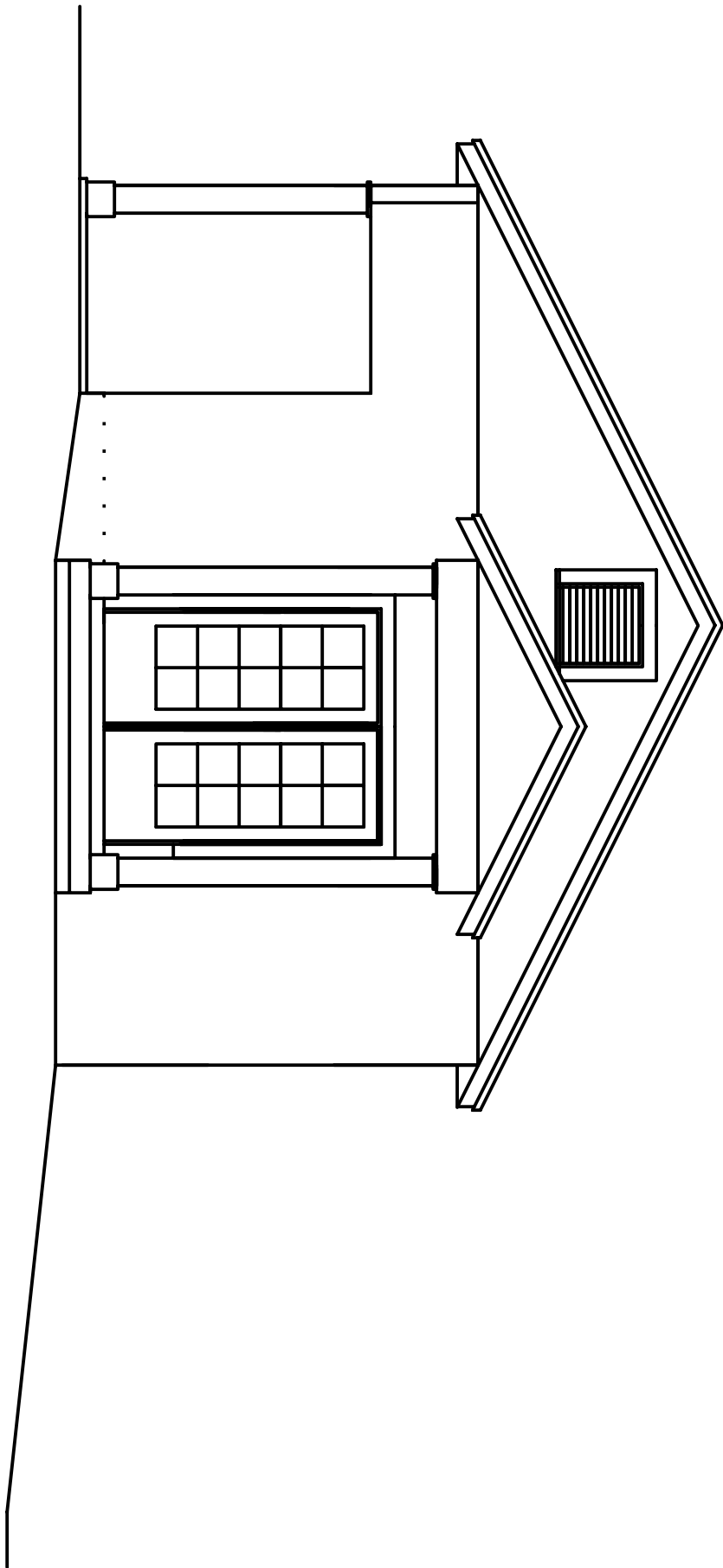












COVER SHEET

PLAN PAGE INDEX

DRAWING # 1- COVER SHEET

DRAWING # 2 EXISTING FLOOR PLAN & ELEVATIONS

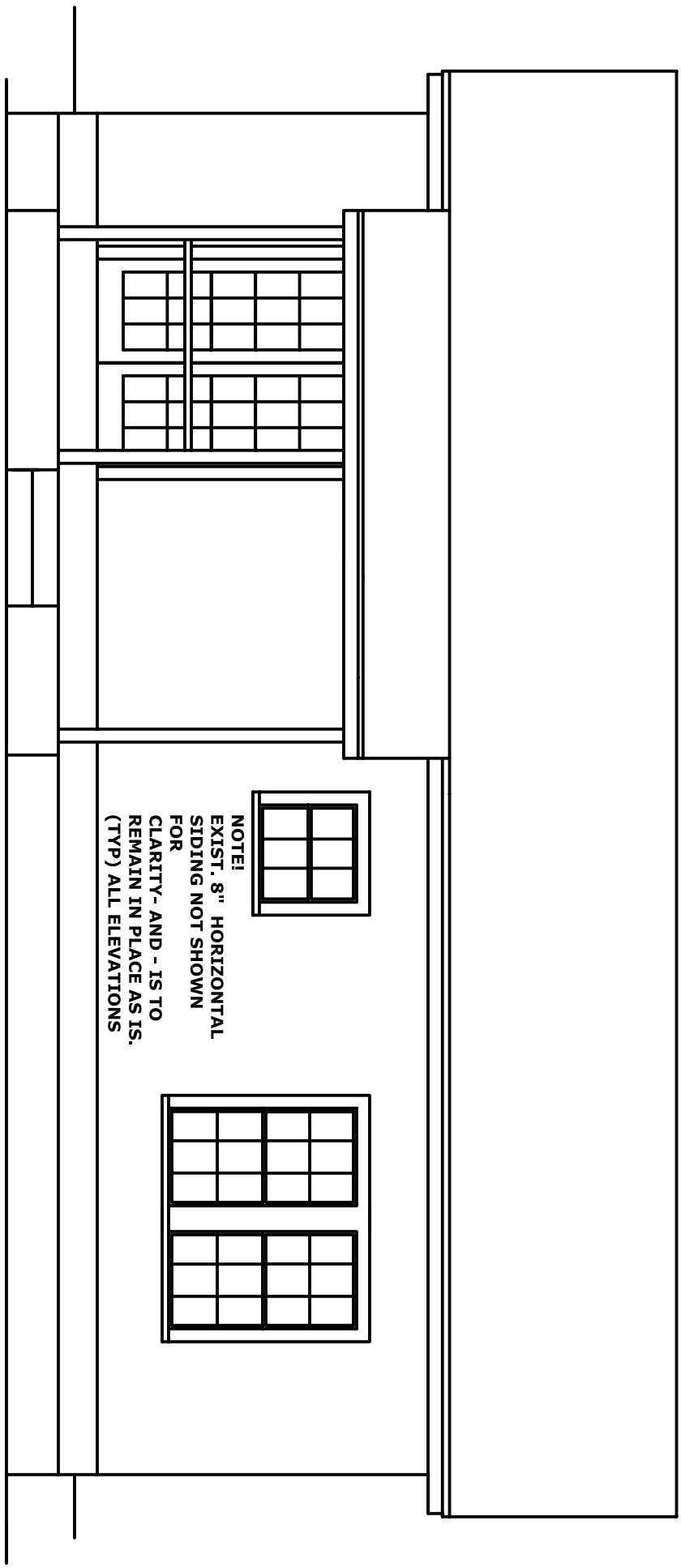
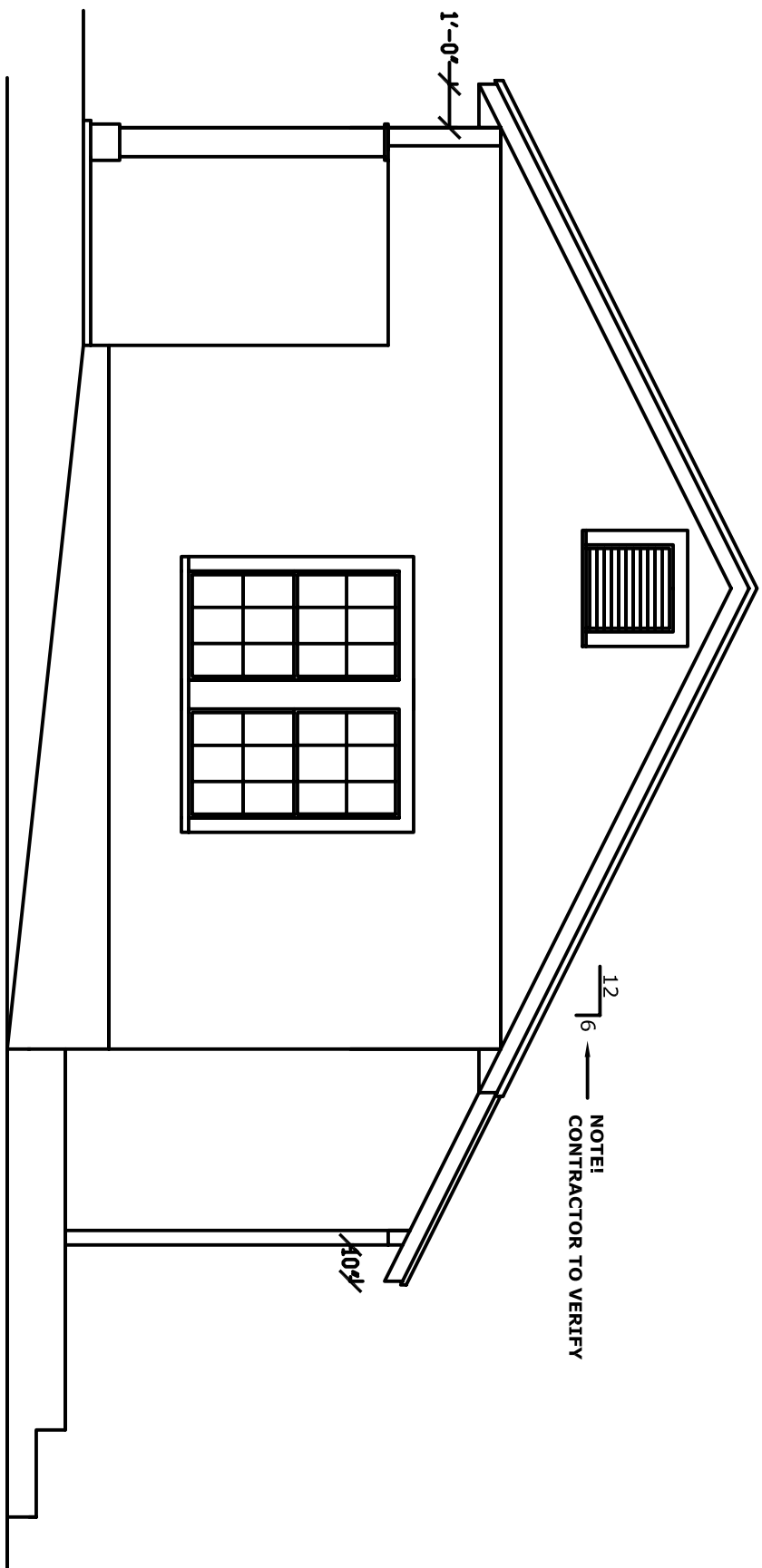
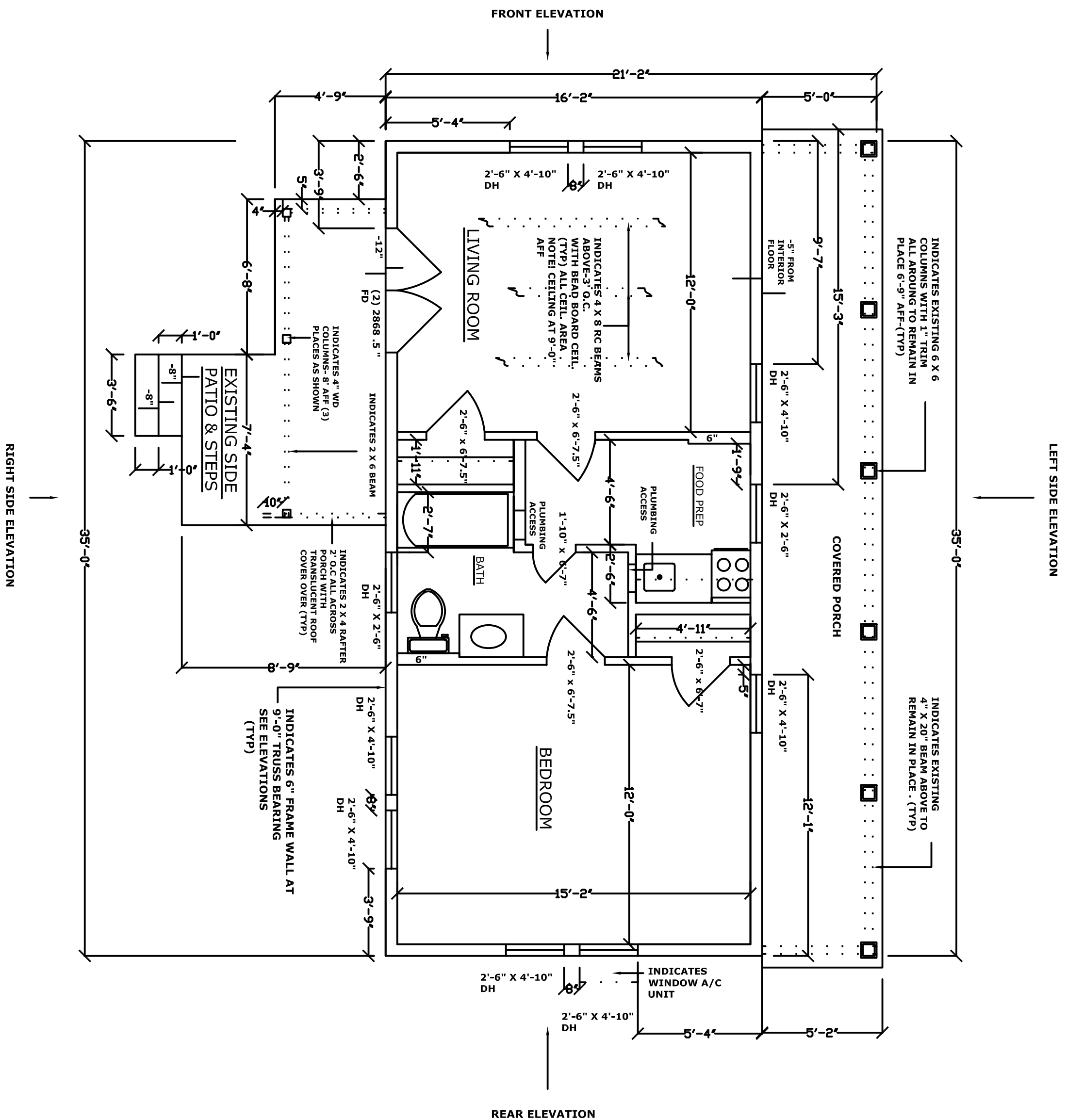
DRAWING # 3 PROPOSED FLOOR PLAN & ELEVATIONS

DRAWING # 4 ELECTRICAL PLAN

DRAWING # 5 FOUNDATION & NEW FRONT PORCH ROOF FRAMING

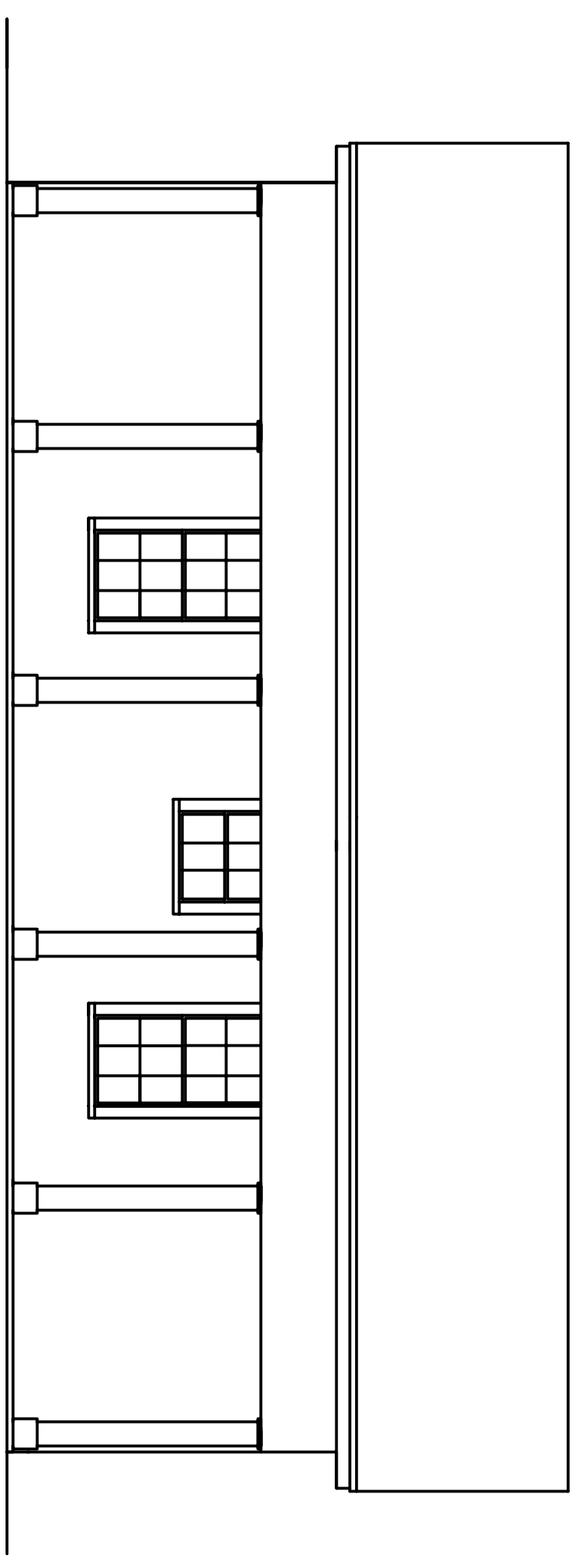
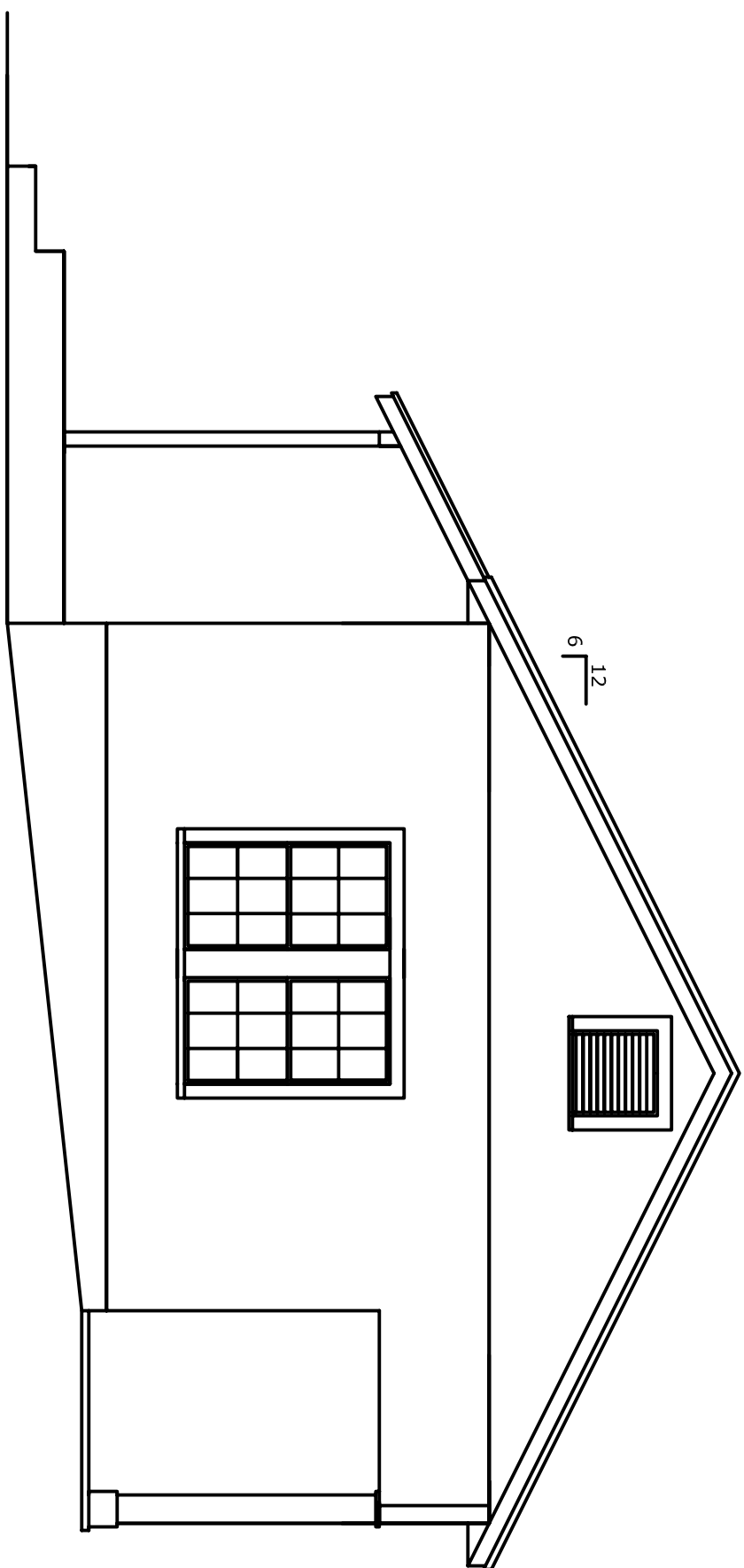
NOTE:
CONTRACTOR AND OR OWNER IS TO VERIFY THAT ALL EXISTING DIMENSIONS ARE CORRECT AND THAT ALL PROPOSED CONSTRUCTION IS BUILDABLE AS ACCORDING TO THESE PLANS. IF ANY PROBLEMS ARE FOUND, THE CONTRACTOR AND/OR OWNER IS RESPONSIBLE FOR NOTIFYING CALLAHAN HOME PLAN DESIGNS FOR DRAWING CORRECTION BEFORE ANY CONSTRUCTION IS STARTED.
SCALE AND DIMENSION ARE APPROXIMATE ONLY.
THIS NOTE APPLIES TO ALL DRAWINGS WITHIN THIS SET OF PLANS.

DIMENSIONS ARE CORRECT AND THAT ALL PLANS, IF ANY PROBLEMS ARE FOUND, THE DESIGNER ASSUMES NO RESPONSIBILITY FOR CORRECTIONS FOR DRAWING CORRECTIONS REQUIRED		BUILDER: VEDDER CONSTRUCTION 4301 W. OLD HWY 441 MOUNT DORA , FLORIDA 32757 PHONE 352-735-3132		PLAN # 2022-21
ENGINEERING: LP Structural Design, LLC 223 Magnolia Circle Eustis, FL 32726 FPE # 47617 (352) 989- 1934		GUEST HOUSE OWNER FRAZIER 644 NORTH McDONALD ST. MOUNT DORA FL. 32757		
CALLAHAN HOME PLAN DESIGNS 352-483-6155		DWG # 1		



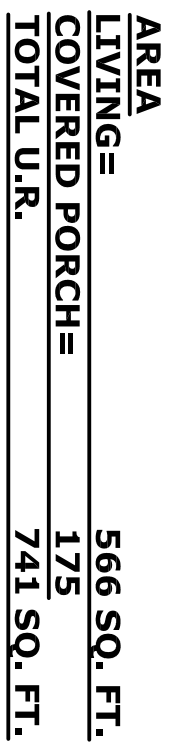
FRONT ELEVATION

(EXISTING) ELEVATIONS



RIGHT SIDE ELEVATION

(EXISTING) FLOOR PLAN

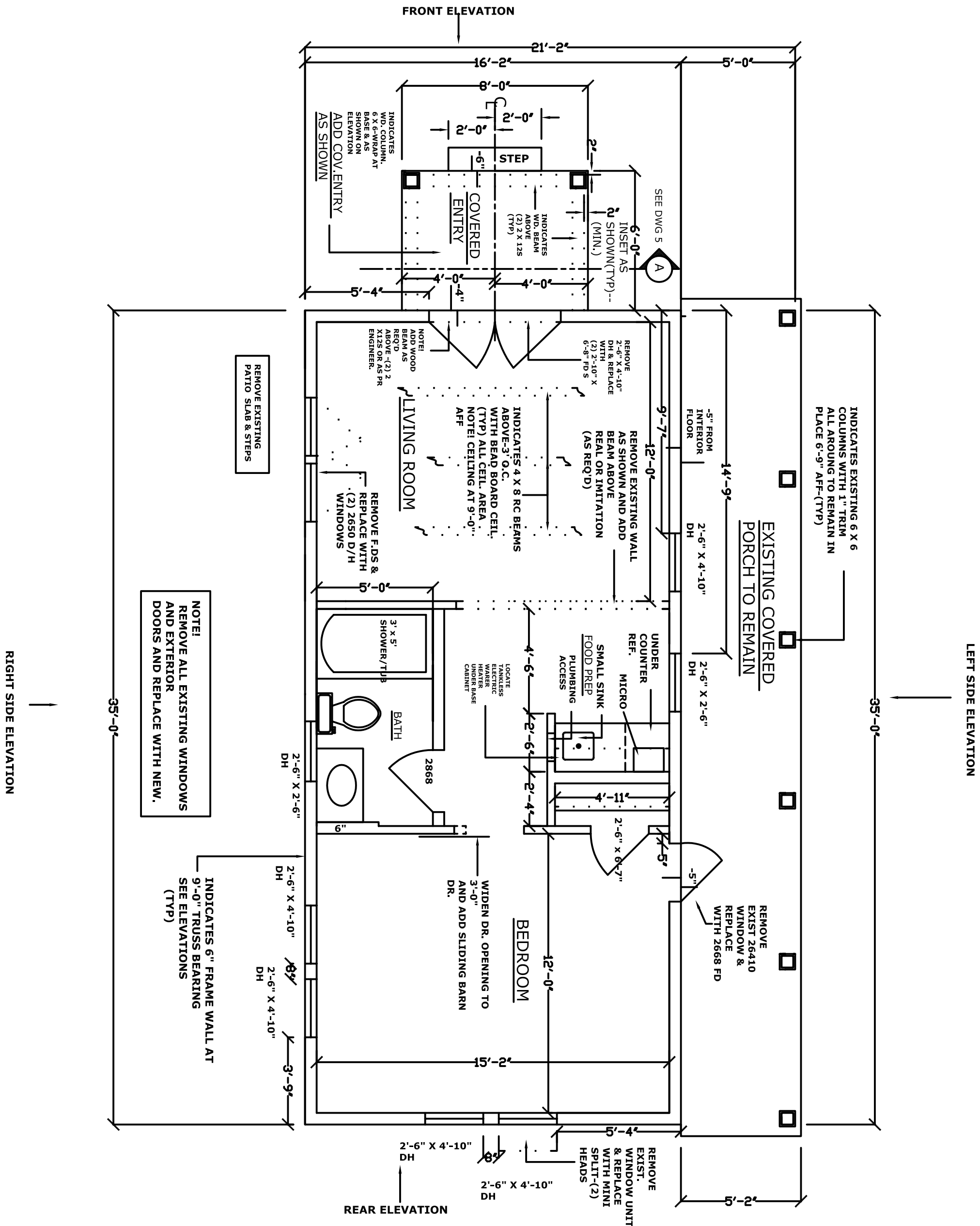


REAR ELEVATION

LEFT SIDE ELEVATION

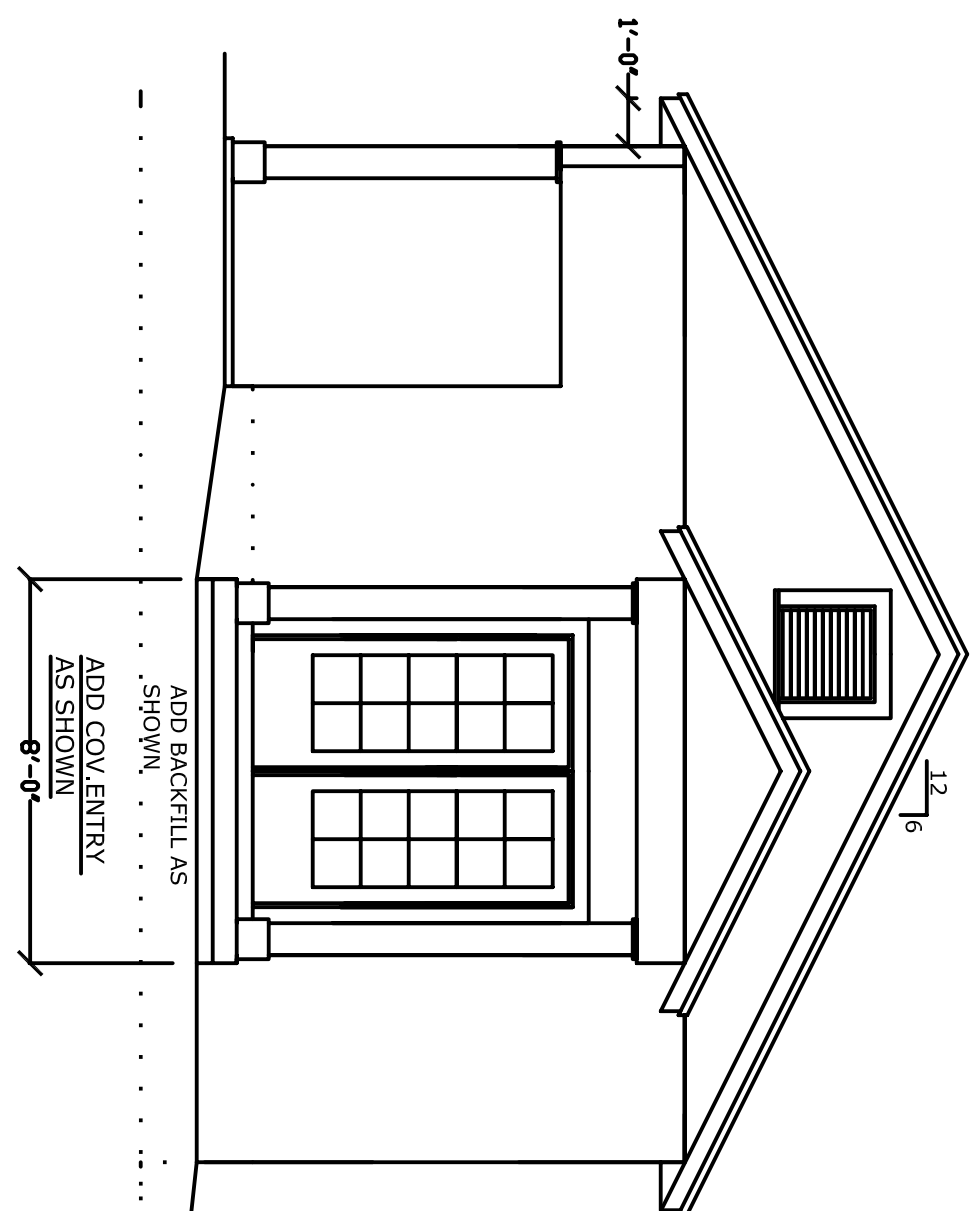
NOTE: CONTRACTOR AND/OR OWNER IS TO VERIFY THAT ALL EXISTING DIMENSIONS ARE CORRECT AND THAT ALL PROPOSED CONSTRUCTION IS BUILDABLE AS ACCORDING TO THESE PLANS. IF ANY PROBLEMS ARE FOUND, THE CLIENT MUST IMMEDIATELY CALL/MEET WITH THE PLANNING DEPARTMENT TO DISCUSS ANY CORRECTIONS. NO CONSTRUCTION IS TO BE STARTED UNTIL ALL CORRECTIONS HAVE BEEN MADE. SCALE AND DIMENSION ARE APPROXIMATE DURING THIS SET OF PLANS. THIS NOTE APPLIES TO ALL DRAWINGS WITHIN THIS SET OF PLANS.

ALL DIMENSIONS ARE CORRECT AND THAT ALL PLANS, IF ANY PROBLEMS ARE FOUND, THE ENGINEER ASSUMES RESPONSIBILITY FOR CORRECTING BEFORE PROCEEDING.		BUILDER: VEDDER CONSTRUCTION 4301 W. OLD HWY 441 MOUNT DORA, FLORIDA 32757 PHONE 352-735-3132		PLAN # 2022-21	
ENGINEERING: LP Structural Design, LLC 223 Magnolia Circle Eustis, FL 32726 FPE # 47617 (352) 989- 1934		GUEST HOUSE OWNER FRAZIER 644 NORTH McDONALD ST. MOUNT DORA FL. 32757		DWG # 2	
CALLAHAN HOME PLAN DESIGNS 352-483-6155					

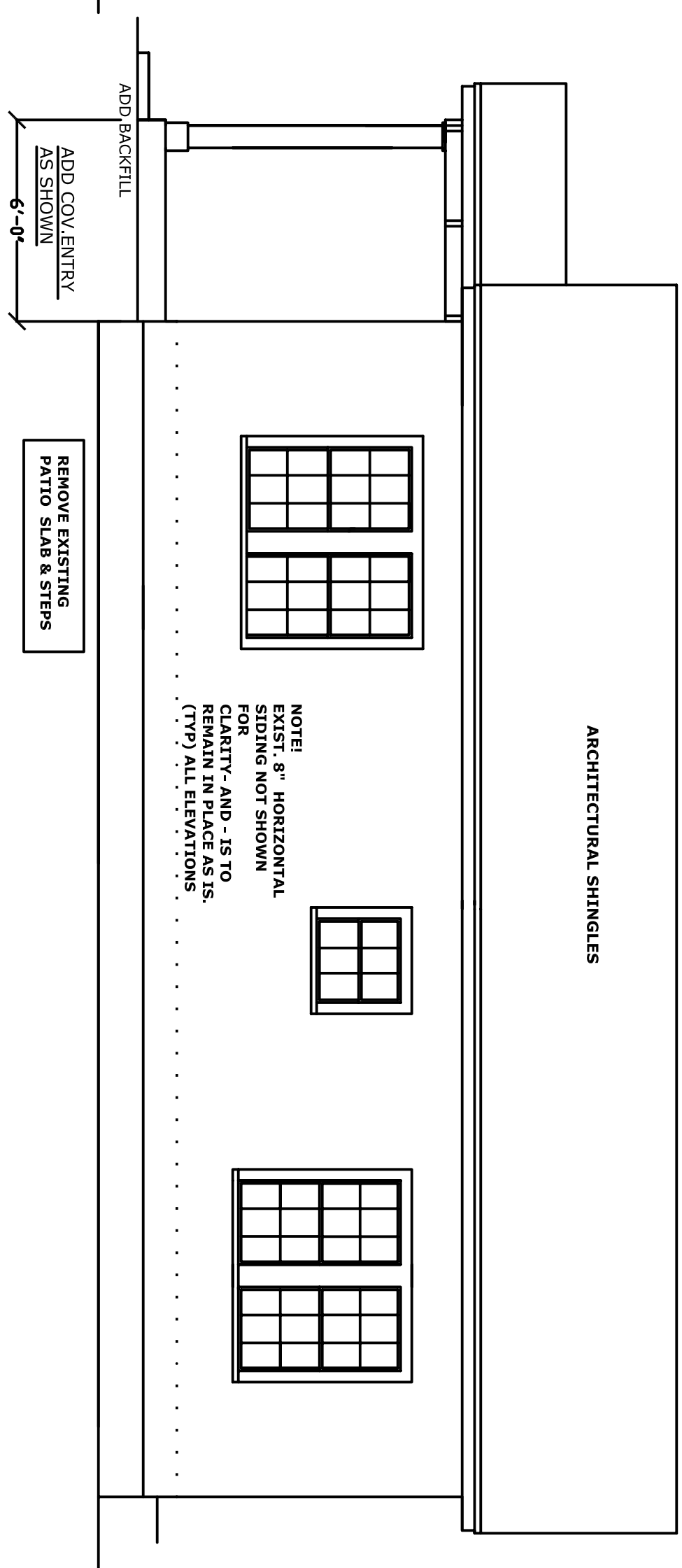


(PROPOSED) FLOOR PLAN

SCALE 1/4" = 1'-0"



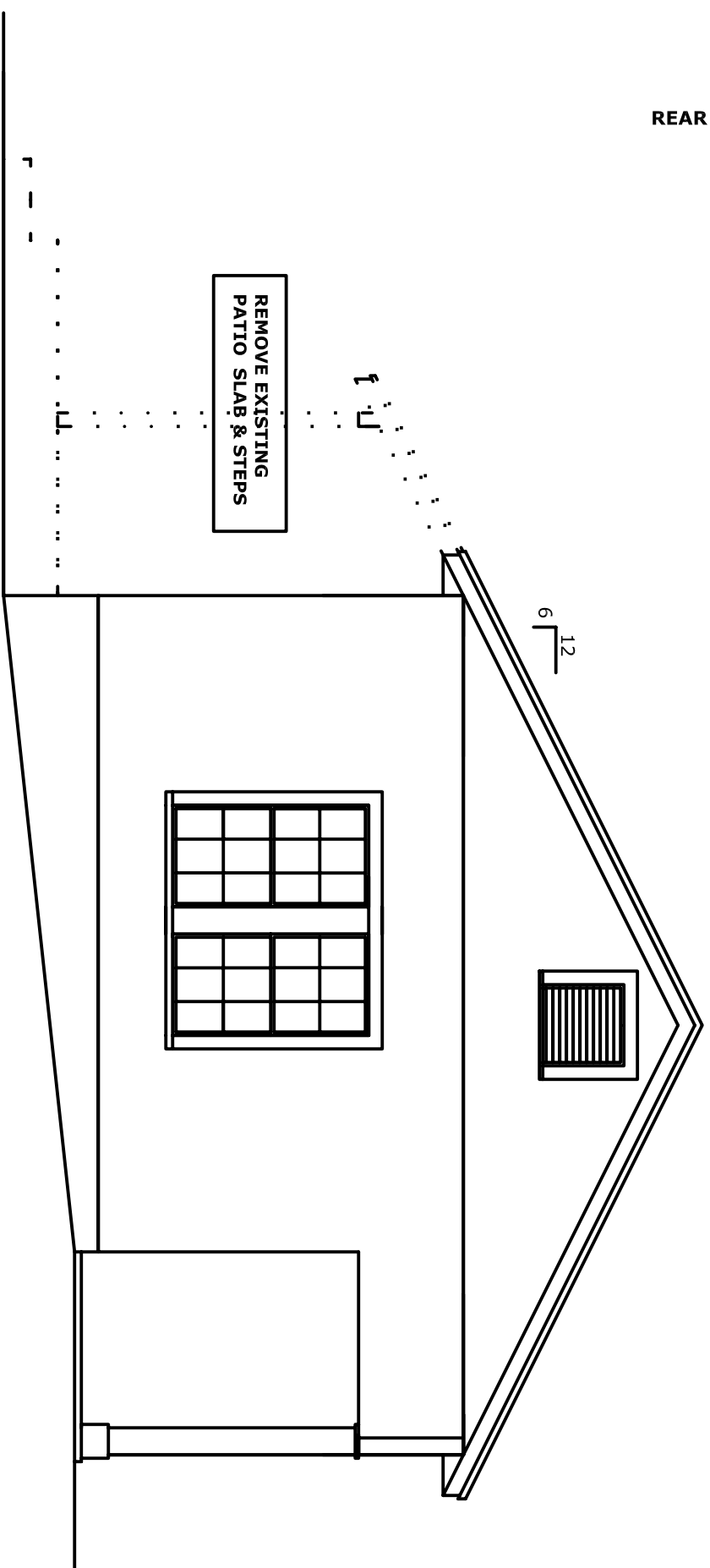
FRONT ELEVATION



RIGHT SIDE ELEVATION

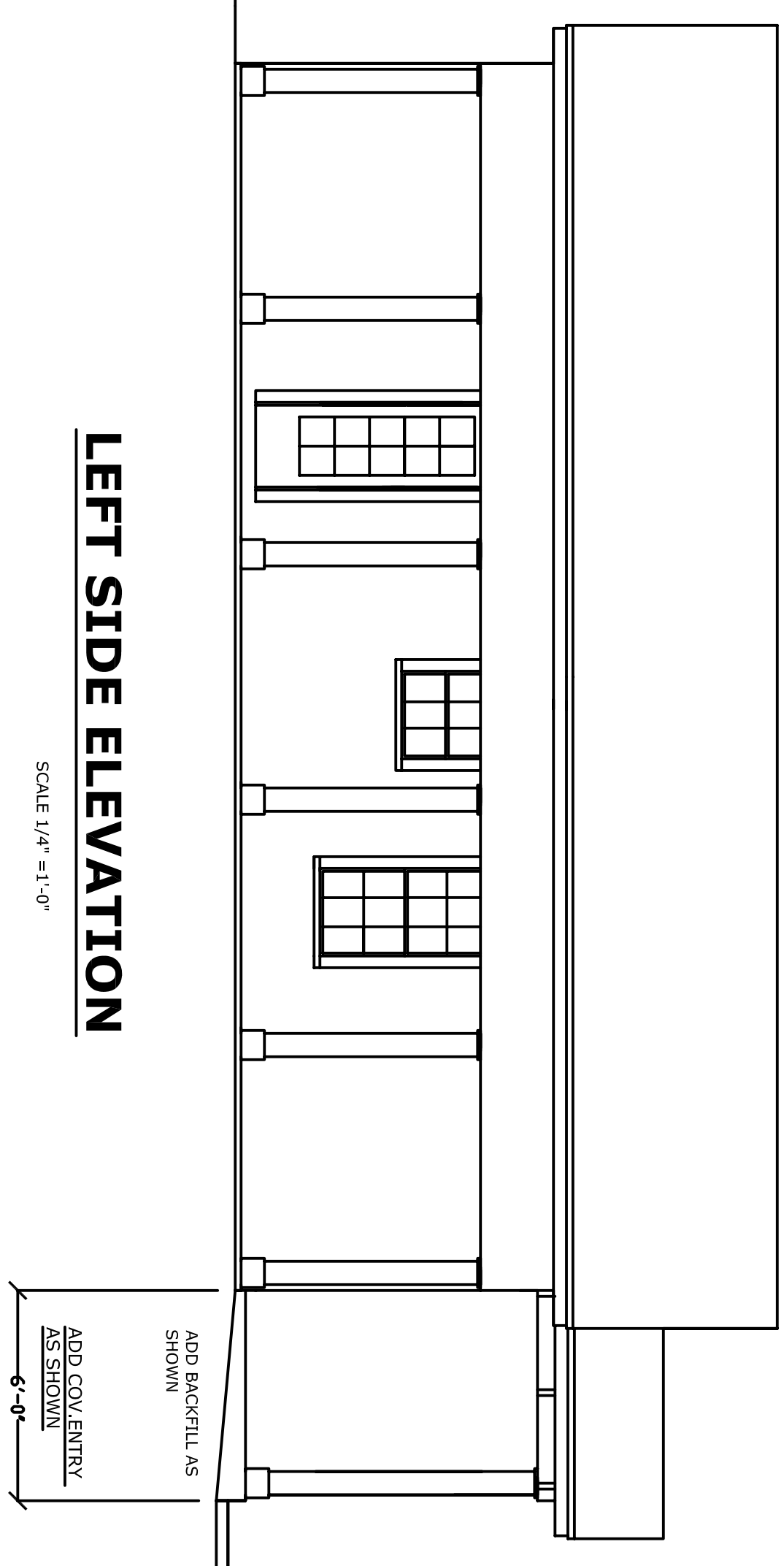
(PROPOSED) ELEVATIONS

SCALE 1/4" = 1'-0"



REAR ELEVATION

SCALE 1/4" = 1'-0"



LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"

AREA	566 SQ. FT.
LIVING=	175
COVERED PORCH =	48
PROPOSED COV. ENTRY	789 SQ. FT.
TOTAL U.R.	

NOTE: CONTRACTOR AND/OR OWNER IS TO VERIFY THAT ALL EXISTING DIMENSIONS ARE CORRECT AND THAT ALL PROPOSED CONSTRUCTION IS BUILDABLE AS ACCORDING TO THESE PLANS. IF ANY PROBLEMS ARE FOUND, THE CLIENT MUST IMMEDIATELY CALLHARRIS HOME PLAN DESIGNS FOR DRAWING CORRECTION. ONCE DRAWING CORRECTION IS STARTED, SCALE AND DIMENSION ARE APPROXIMATE ONLY. THIS NOTE APPLIES TO ALL DRAWINGS WITHIN THIS SET OF PLANS.

DIMENSIONS ARE CORRECT AND THAT ALL PLANS, IF ANY PROBLEMS ARE FOUND, THE DESIGNER FOR PROVIDING CORRECTION DEFINED ANS:		BUILDER: VEDDER CONSTRUCTION 4301 W. OLD HWY 441 MOUNT DORA, FLORIDA 32757 PHONE 352-735-3132		PLAN # 2022-21
ENGINEERING: LP Structural Design, LLC 223 Magnolia Circle Eustis, FL 32726 FPE # 47617 (352) 989-1934		GUEST HOUSE FRAZIER 644 NORTH McDONALD ST. MOUNT DORA FL. 32757		
CALLAHAN HOME PLAN DESIGNS 352-483-6155		DWG # 3		



CITY OF MOUNT DORA

BUILDING & FIRE PREVENTION
CONSTRUCTION SERVICES

Building & Fire Prevention Construction Services
510 North Baker Street
Mount Dora, FL 32757
(352) 735-7115
Fax: (352) 735-7191
Email: building@cityofmountdora.com

PRODUCT APPROVAL SPECIFICATION SHEET

BFP-011

As required by Florida Statute 553.842 and Florida Administrative Code 9B-72, please provide the information and approval numbers on the building components below, if they will be utilized on the construction project for which you are applying for a building permit. We recommend you contact your local product supplier should you not know the product approval number for any of the applicable listed products. *A COPY OF THE MANUFACTURERS APPROVED INSTALLATION DOCUMENTS MUST BE AVAILABLE ONSITE FOR INSPECTION.*

Category/Subcategory	Manufacturer	Product Description	Approval Number(s)
1. EXTERIOR DOORS			
A. SWINGING	Plast Pro	Entry Door	FL 15180 - R3
B. SLIDING			
C. SECTIONAL			
D. ROLL UP			
E. AUTOMATIC			
F. OTHER			
2. WINDOWS			
A. SINGLE HUNG	Simonton		FL-5414-R33
B. HORIZONTAL SLIDER			
C. CASEMENT			
D. DOUBLE HUNG			
E. FIXED			
F. AWNING			
G. PASS THROUGH			
H. PROJECTED			
I. MULLION			
J. WIND BREAKER			
K. DUAL ACTION			
L. OTHER			
3. PANEL WALL			
A. SIDING			
B. SOFFITS			
C. EIFS			
D. STOREFRONT			
E. CURTAIN WALLS			
F. WALL LOUVER			
G. GLASS BLOCK			
H. MEMBRANE			
I. GREENHOUSE			
J. OTHER			
4. ROOFING PRODUCTS			
A. ASPHALT SHINGLES	Owens Corning		FL 10674-R18
B. UNDERLAYMENTS	Rhino		FL 15216-R11
C. ROOFING FASTENERS			

REVISED 06/2013

1 of 2

D. NON-STRUCTURAL METAL ROOFING			
Category/Subcategory	Manufacturer	Product Description	Approval Number(s)
E. WOOD SHINGLES AND SHAKES			
F. ROOFING TILES			
G. ROOFING INSULATION			
H. WATERPROOFING			
I. BUILT UP ROOFING SYSTEMS			
J. MODIFIED BITUMEN			
K. SINGLE PLY ROOFING SYSTEMS			
L. ROOFING SLATE			
M. CEMENTS-ADHESIVE COATINGS			
N. LIQUID APPLIED ROOF SYSTEMS			
O. ROOF TILE ADHESIVE			
P. SPRAY APPLIED POLYURETHANE ROOF			
5. SHUTTERS			
A. ACCORDION			
B. BAHAMA			
C. STORM PANELS			
D. COLONIAL			
E. ROLL UP			
F. EQUIPMENT			
G. OTHERS			
6. SKYLIGHTS			
A. SKYLIGHTS			
B. OTHER			
7. STRUCTURAL COMPONENTS			
A. WOOD ANCHORS/CONNECTORS			
B. TRUSS PLATES			
C. ENGINEERED LUMBER			
D. RAILING			
E. COOLERS-FREEZERS			
F. CONCRETE ADMIXTURES			
G. MATERIAL			
H. INSULATION FORMS			
I. PLASTICS			
J. DECK-ROOF			
K. WALL			
L. SHEDS			
M. PRE-CAST HEADERS			
N. OTHER			
8. NEW EXTERIOR ENVELOPE PRODUCTS			
A.			
B.			

Florida product approval numbers may be obtained from suppliers or by visiting the Florida Building Code Online website at www.floridabuilding.org. Use the Product Approval link to search for current approved products.



CITY OF MOUNT DORA

Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7113
plandev@cityofmoundora.com

DATE: May 24, 2023

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 4 - Certificate of Appropriateness; 593 E 1st Ave (Location); Construct Detached Pool Cabana and Repair Roof / COA Extension (Request); Leilani M. Seltzer (Owner and Applicant).**

Property Information:

Address:	593 E 1 st Avenue	Current Use:	Single-Family Residence
Zoning District:	R-1	Land Use:	Medium Density

Residence Information:

Date of Construction:	1926	Style:	Mediterranean Revival
Structural System:	Wood Frame	Foundation Type:	Poured Concrete
Siding:	Stucco	Stories:	Two
Roof Type:	Hip; Spanish Tiles	Chimneys:	Two, Stucco

Summary of Proposed Alteration(s):

Construct a pool cabana with equipment shed and repair roof on single-family dwelling unit.

Background on Architectural Style:

The Mediterranean Revival styling is an eclectic design containing architectural elements with Spanish or Middle Eastern precedents. Mediterranean Revival buildings in Florida display considerable Spanish influence. It was adapted for a variety of building types ranging from grandiose tourist hotels to two-room residences to public buildings. Hollow-tile construction was typically reserved for use on large, elaborate examples, with wood framing and stucco-on-lathe being the more common construction technique. The popularity of the style became widespread, and many commercial and residential buildings underwent renovation in the 1920's to reflect Mediterranean influences. Identifying features of the style include flat or hip roofs, usually with some form of parapet; ceramic tile roof surfacing; stucco facades; entrance porches, commonly with arched openings supported by square columns; casement and double-hung sash windows; and ceramic tile decorations.

Staff Analysis:

In 2003, the former property owners obtained a COA for the addition of an open portico at the front entrance on the south side of the building, an entryway on the west side, an addition to the west side of the front elevation, the addition of stained glass windows to the east and an addition

to the rear of the building including the addition of two sets of French doors.

In 2004, the former property owners obtained a COA for replacing the front door; replacing the two garden windows on the north with 3/1 windows; replacing four jalousie windows on the south side with 3/1 windows; and enlarging the egress windows in the bedroom and office replacing them with 3/1 windows.

In 2011, the Property Owner was issued a building permit for a new cabana and pool pump shed (Permit 2011090038). The permit was extended multiple times but expired in 2019. The Property Owner obtained a COA in 2016 for roof repairs and the associated building permit also expired.

An application for a COA was submitted in February of 2020 for the cabana and shed but was withdrawn.

Pursuant to LDC Section 3.6.4 (3) (g), “construction for which a certificate of appropriateness is issued shall commence within one year from the date of issuance, and said certificate shall expire if construction is not continuing in a timely manner as outlined in the applicable Building Code.”

As such, the Applicant is seeking to obtain a COA utilizing the previously approved plans to obtain new building permits in order to complete the construction. The Cabana and pool shed are partially constructed but not completed.

Staff Recommendation:

The request is consistent with Section 3.6.4 of the City’s Land Development Code and adopted Historic Design Guidelines and recommends approval of the application, as presented.

Attachments:

Photos
1998 Site Form
2008 Site Form
Application



CITY OF MOUNT DORA

1006 N Alexander Street
Site Visit







HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA03899
Recorder # 443
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) 593 E 1ST 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
593 East 1ST 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 ; 32 ; UNSP
Irregular Section Name: _____
Landgrant _____
UTM: Zone _____ Easting _____ Northing _____
Plat or Other Map (map's name, location) _____

DESCRIPTION

Style Mediterranean Revival Other Style _____
Exterior Plan Irregular Other Exterior Plan _____
Number of Stories 2
Structural System(s) >> Wood frame
Other Structural System(s) _____
Foundation Type(s) >> Continuous
Other Foundation Types _____
Foundation Material(s) >> Poured Concrete Footing
Other Foundation Material(s) _____
Exterior Fabric(s) >> Stucco
Other Exterior Fabric(s) _____
Roof Type(s) >> Hip
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

8LA03899

DESCRIPTION (continued)

Window Descriptions 3/1, 8/8

Main Entrance Description (stylistic details) _____

Porches: #open _____ #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 1926

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; 1926;

Other Structure Uses _____

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

RESEARCH METHODS

Research Methods _____ >> Examine local tax records

Other research methods _____

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? NO

Name of Local Register if Eligible _____

Individually Eligible for National Register? NO

Potential Contributor to NR District? NO

Area(s) of historical significance _____

>>

Other Historical Associations _____

Explanation of Evaluation (required) Because the building is isolated from other historic resources that contribute to a potential historic district & lack sufficient architectural features, it doesn't appear to be pot eligible for the NR & doesn't contribute to a historic district

HISTORICAL STRUCTURE FORM

8LA03899

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

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

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

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

FMSF Staffer: _____

Computer Entry Date: 5/31/2008

SHPO's Evaluation of Resource

Date _____Form Comments: _____

REQUIRED PAPER ATTACHMENTS

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

LA03899-200803

Supplementary Printout

- > **USGS map name/year of publication or revision:**
EUSTIS;1980
- > **Township/Range/Section/Qtr:**
19S ;27E ;32;UNSP
- > **Structural system(s):**
Wood frame
- > **Foundation types:**
Continuous
- > **Foundation materials:**
Poured Concrete Footing
- > **Exterior fabrics:**
Stucco
- > **Roof types:**
Hip
- > **Roof materials:**
- > **Roof secondary structures (dormers etc):**
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**
Private residence;1926;
- > **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)]:**





443

LA

3899

☒ Original
☐ Update
 (give site#)



HISTORICAL STRUCTURE FORM FLORIDA MASTER SITE FILE Version 3.0 11/96

Consult Guide to Historical Structure Forms for detailed instructions.

Site #8 LA 2534
 Recorder # SS20-19
 Field Date 4 / 20 /1998
 Form Date 10 / 21 /1999

Site Name(s) (address if none) Hazelwood House **Multiple Listing [DHR only]**
 Survey Mount Dora Historical Survey Phase II Survey # _____
 National Register Category (Please check one: consult with Site File before using last four): ☒ building ☐ structure ☐ district ☐ site ☐ object

LOCATION & IDENTIFICATION

Address (Include N,S,E,W; #; St., Ave., etc.) 593 E 1st Ave
 Cross Streets (nearest / between) Grandview / Clayton
 City / Town (within 3 miles) Mount Dora In Current City Limits: ☒ y ☐ n ☐ unknown
 County Lake Tax Parcel #(s) 147289
 Subdivision name Hough Plat Block 15 Lot _____
 Ownership (Please check one): ☐ private-profit ☒ private-individual ☐ city ☐ county ☐ Native American
☐ private-nonprofit ☐ private-unspecified ☐ state ☐ federal ☐ foreign ☐ unknown
 Name of Public Tract (e.g., park) _____
 Route to (especially if no street address) _____

MAPPING

USGS 7.5' Map Name & Date Eustis 1966 PR 1980
 Township 19S Range 27E Section 32 ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE ☐ Irregular-name: NA
 Landgrant NA UTM: Zone ☐ 16 ☐ 17 Easting _____0 Northing _____
 0
 Plat or other map (map's name, location) Plat Book 4, page 41

DESCRIPTION

Style* Mediterranean Revival Exterior Plan* Irregular Number of Stories 2
 Structural System(s)* Unknown
 Foundation: Type(s)* Continuous Material(s)* Unknown
 Exterior Fabric(s)* Stucco
 Roof: Type(s)* Hip Material(s)* Spanish tile
 Roof secondary strucs. (dormers etc.)* _____
 Chimney: No. 2 Material(s)* Stucco Location(s)* Exterior, wall
 Windows (types, materials, etc.)* DHS; wood; 3/1

Main Entrance (stylistic details) Two primary entrances: one for owners, one for visitors, both in 1 story wings topped with parapet roofs
 Porches: #open 0 #closed 1 #incised 0 Location(s) E/Entrance
 Porch roof type(s) Parapet
 Exterior Ornament Recessed balcony, supported on brackets, with wrought iron railing in center of main façade of second story
accessed by two sets of French doors, curvilinear parapet roof on first floor wings, large eaves extend from Spanish tiled hip roof
 Interior Plan* Unknown interior plan
 Condition (Please check one): ☐ excellent ☒ good ☐ fair ☐ deteriorated ☐ ruinous
 Surroundings (N=None, S=Some, M=Most, A=All/nearly all): commercial A residential institutional undeveloped
 Ancillary Features (No., type of outbuildings; major landscape features. Use continuation sheet for descriptions of interior, landscaping, etc.) A stuccoed block wall
encircles the landscaped yard that contains large trees, hedges, and other plants. The 1930 Mount Dora Topic reported that the house
was a "showplace," and landscaped with Mr. Hazelwood's "own hands". (He was 90 when the article was written.)
 Archaeological Remains _____ ☐ Check if Archaeological Form completed

* Consult Guide to Historical Structure Forms for preferred descriptions (coded fields at the Site File).

DHR USE ONLY OFFICIAL EVALUATIONS DHR USE ONLY

NR DATE ____/____/____	KEEPER-NR ELIGIBILITY ☐ yes ☐ no	Date ____/____/____
DELIST DATE ____/____/____	SHPO-NR ELIGIBILITY: ☐ yes ☐ no ☐ potentially elig. ☐ insufficient info	Date ____/____/____
	LOCAL DESIGNATION: _____	Date ____/____/____
	Local office _____	
National Register Criteria for Evaluation ☐ a ☐ b ☐ c ☐ d (See National Register Bulletin 15, p. 2)		

Page 2

HISTORICAL STRUCTURE FORM

Site #8 LA2534

Consult Guide to Historical Structure Forms for detailed instructions.

HISTORY

Construction date: Exactly 1926 (year) Approximately _____ (year) Earlier than _____ (year) Later than _____ (year)
Architect (last name first): _____ Builder (last name first): G.A. Nodine
Moves: ☐ yes ☒ no ☐ unknown Dates _____ Original address _____
Alterations: ☒ yes ☐ no ☐ unknown Dates _____ Nature* _____
Additions: ☐ yes ☐ no ☒ unknown Dates _____ Nature* _____
Original Use* (give date ranges) Residence
Intermediate Uses* (give date ranges) _____
Present Use* (give date ranges) Residence
Ownership History (especially original owner, dates, profession, etc.) GA Nodine, originally from Meadville PA, practiced law in Pittsburgh before moving to Mount Dora, built this house in 1926 for Adam Hazelwood. The Mount Dora Topic described the house thusly: "From start to finish its entire plan has been characterized by taste, convenience, excellence of materials, and the best of workmanship. The square New England style front and low Spanish sideline with its many windows give an appearance of inward cheer, as well as solidarity and beauty. The tile roof and handsome chimneys lend distinction to this square type stucco home. A wonderful view of the lakes and hills is seen from the balcony, with its modern up-to-date steel rail." Adam Hazelwood was born in Beighton, Derbyshire, England on Aug. 26, 1840. He moved to Wisconsin with his parents when he was 7. He enlisted in Company C 20th WI. during the Civil War, and served for 3 years. He was present at the surrender in Vicksburg. His first wife was Sarah James of Oconomowac WI, with whom he had 5 children. In 1914 he married Augusta Isabella Gray of Chicago. They moved to Mount Dora in 1916. Hazelwood served as mayor of Mount Dora, and was active in the GAR, the Masons, the Mount Dora Yacht Club and the Episcopal Church.

*Consult Guide to Historical Structure Forms for preferred descriptions (coded fields at the Site File).

RESEARCH METHODS (Check all choices that apply; if needed write others at bottom)

- | | | | |
|---|---|--|---|
| ☐ formal archaeological survey | ☐ past surveys search at FMSF | ☒ local library research | ☒ Sanborn maps |
| ☐ informal archaeological inspection | ☐ past sites search at FMSF | ☒ non-local library research | ☒ subdivision maps |
| ☐ Public Lands Survey (DEP) | ☐ FL Archives (Gray Building) | ☐ building permits | ☒ plat maps |
| ☒ tax records/property deeds | ☒ FL Photo Archives (Gray Building) | ☐ demolition permits | ☒ local newspaper files |
| ☐ tax records only | ☐ occupant/owner interview | ☐ commercial permits | |
| ☐ interior inspection | ☐ neighbor interview | ☐ occupation permits | |
| ☒ other methods (specify) _____ | local historical society research, interview with old families, local history books | | |

SURVEYOR'S EVALUATION OF SITE (Check one choice on each line)

Potentially eligible for local register? ☒ yes: name register at right ☐ no ☐ insufficient info Name of local register if eligible: Mount Dora
Individually eligible for National Register? ☐ yes ☐ no ☒ insufficient info _____
Potential contributor to Nat. Reg. district? ☒ yes ☐ no ☐ insufficient info _____
Area(s) of Historical Significance (See National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
community planning and development
Explanation of Evaluation (required, whether positive or not; limit to three lines; attach longer statement, if needed, on separate sheet)
The Hazelwood house displays an architectural style popular during the 1920's boom time Florida and Adam Hazelwood was a community leader.

DOCUMENTATION (Photos, Plans, etc.)

Bibliographic References (Use Continuation Sheet, give FMSF Manuscript # if relevant) Clerk of Court, Archives Research, The Mount Dora Topic;
5/20/26, 10/28/26, 1/17/29, 8/28/30, 1/28/37

Photographs (required) B&W print(s) at least 3 x 5, at least one main facade.

Location of negatives & negative numbers Melanie V. Barr 216 NE 5th St. Gainesville FL 32601 352-377-4217

RECORDER

Name (last name first) / Address / Phone / Fax / Email / Affiliation Barr, Melanie, 216 NE 5th St. Gainesville FL 32601
Phone/Fax 352-377-4217, e-mail - mvbdata@gru.net

Remember: Use a Supplement for Site Forms or other continuation sheet for descriptions that do not fit in the spaces above.

REQUIRED:

(1) USGS 7.5' MAP WITH STRUCTURE PINPOINTED IN RED



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@cityofmounddora.com

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

593 E. 1st Ave. Mount Dora, FL 32757
Property Address

Property Owner (If Different From Applicant)

Applicant Name: Leilani Seltzer 352-267-2323

Address: 593 E. 1st Ave.

City/St/Zip: Mount Dora, FL 32757

352-636-2817 ^{Taber} 352 636 2817 Kodoc 4@aol.com.
Business Phone Alternate Phone Email

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

Completion of New Pool Cabana - see prev. permitted project.

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

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

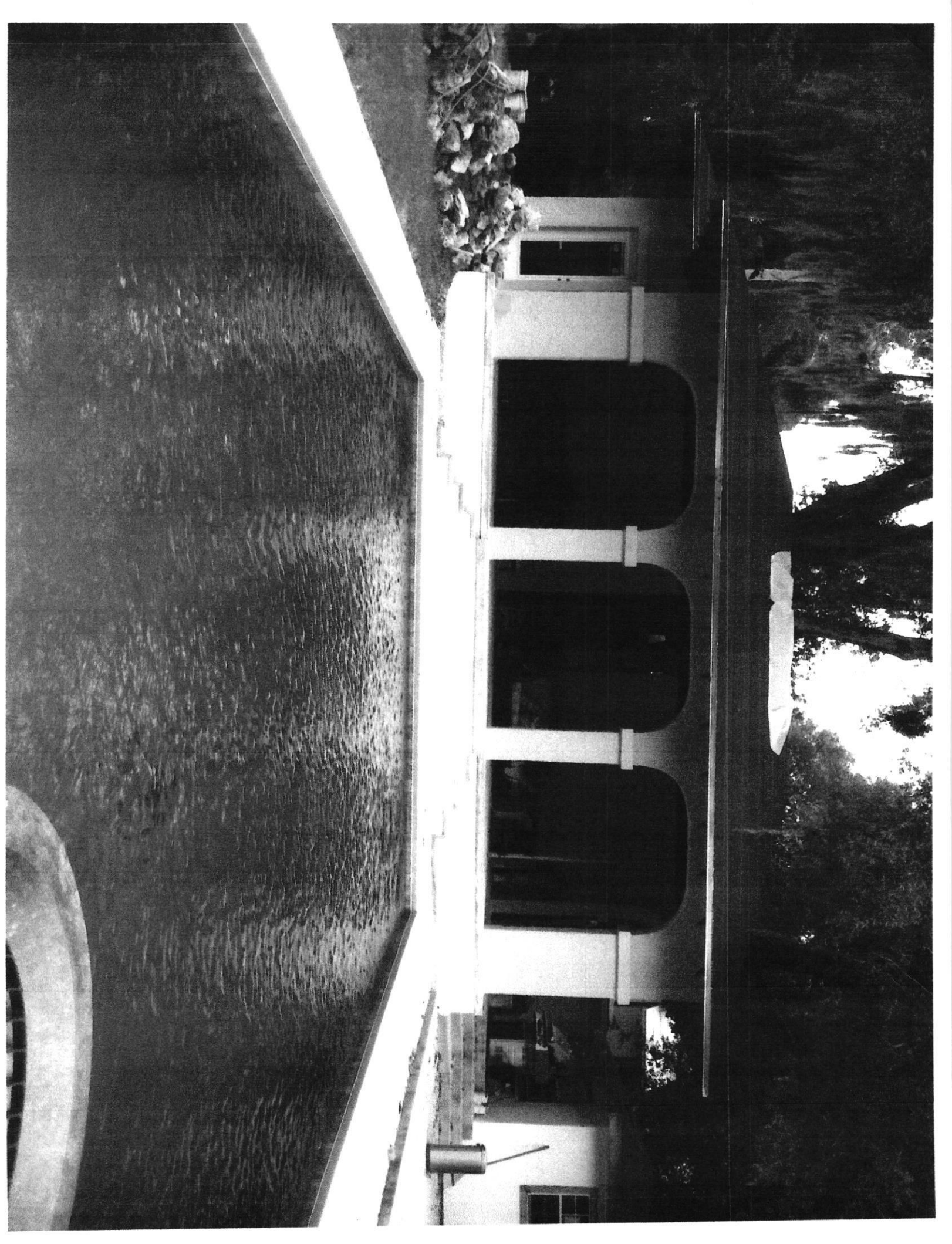
Demolition Requests:

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.

Seltzer
Applicant/Owner Signature

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 document any necessary information needed to process this request.







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@cityofmounddora.com

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

593 E. 1st Ave Mount Dora, FL 32757
Property Address

Property Owner (If Different From Applicant)

Applicant Name: Leilani Seltzer

Address: 593 E. 1st Ave

City/St/Zip: Mount Dora, FL 32757

352-636-2817

Business Phone

Alternate Phone

Email

Kodoc74@aol.com

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

completion of roof repair from prior permit

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

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.

Applicant/Owner Signature

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 document any necessary information needed to process this request.





CITY OF MOUNT DORA

**BUILDING & FIRE PREVENTION
CONSTRUCTION SERVICES**

Building & Fire Prevention Construction Services

510 North Baker Street

Mount Dora, FL 32757

(352) 735-7115

Fax: (352) 735-7191

Email: building@cityofmountdora.com

RESIDENTIAL BUILDING PERMIT APPLICATION

BFP-001

Please print and provide all information, incomplete applications may not be processed.
(Print or Type Application)

Project shall be designed to the locally adopted Florida Building Code

JOB ADDRESS: 593 E. 1st Ave Mt. Dora 32757

ALTERNATE KEY: _____

(ATTACH COPY OF PROPERTY TAX APPRAISERS'S PROPERTY SEARCH RECORD CARD)

PROPERTY OWNER

Name: Leilani Seltzer

Address: 593 E. 1st Ave.

City: Mt. Dora State: FL Zip: 32757 Phone Number: 352-636-2817

Contact Person: Tabor Dean Phone: 352-636-2817 E-Mail: jtov223@aol.com

CONTRACTOR / DEVELOPER

Company Name: ~~DAVID~~ David Lindemann GC, LLC

License Holder Name: David Lindemann

State License #: CGC 046470 Lake Co Comp Card #: _____

Address (street/city/state/zip) 33403 E. Lake Idgona Dr. Eustis FL 32726

Telephone: 407-712-0678 FAX: _____

Contact Person: David Phone: 407-712-0678 E-Mail: _____

WORK DESCRIPTION

New Construction... [] Mechanical..... [] Electrical..... [] Plumbing..... []

Alteration..... [] Roofing..... ☒ Gas..... [] Other..... []

Addition..... [] Fence..... [] Demolition..... [] Change of Use... []

- *Identify type of structure or location and type of work to be performed (i.e. kitchen, bathroom, shed, remodel, replace):

Description of Project*: Re-repair to provide for inspection

Conditioned Square Feet: _____ Unconditioned SF. _____ Total Square Feet: _____

Total Cost of Construction \$2,000.00 Type of Construction (FBC Chap.6): _____

of Story's: 2 Height of Building: _____ # of Bedrooms _____

Architect/Engineer's Name: _____

Phone #: _____ Fax #: _____ E-Mail: _____

**Structures over 50 years old in Historical Review Area, and/ or on the City, County, State or
National Historic Register shall require an additional review and approvals**

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION.

IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in home owner's association's covenants, the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies.

UTILITIES

Potable Water Meter: Size of Meter: ____ # of Meters: ____ Irrigation Meter: Size of Meter: ____ # of Meters: ____

Irrigation Check one: Potable ☐ Reclaimed ☐ (All potable meters will require a backflow preventer)

SUBCONTRACTORS

Electrical: Company Name _____ Lic #: _____ Value: \$ _____

Check one: S.E.C.O. ☐ Duke Energy ☐ Mount Dora Utilities ☐

****MOUNT DORA RULES AND PROCEDURES FOR ELECTRIC SERVICE ARE AVAILABLE IN OFFICE OR ONLINE****

T Pole ☐ Yes ☐ No Size of new Service or increase for service upgrade: ____ v ____ a ____ phase

Plumbing: Company Name _____ Lic #: _____ Value: \$ _____

of Fixtures: _____

Mechanical: Company Name _____ Lic #: _____ Value: \$ _____

Tonage of Unit/s: ____ # of Units: ____ Type of Fuel: Electric ☐ Gas ☐

Roofing: Company Name Fish's Roofing Lic #: CCC 1530258 Value: \$ _____

Type of Roofing: _____ # of Squares: _____

Gas: Company Name _____ Lic #: _____ Value: \$ _____

of Fixtures/appliances: _____

Irrigation: Company Name _____ Lic #: _____ Value: \$ _____

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for DETACHED STRUCTURES, ELECTRICAL WORK, PLUMBING, SIGNS, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, FENCES, FIRE ALARMS, FIRE SUPPRESSION SYSTEMS, FIRE SPRINKLERS and AIR CONDITIONERS, etc.

Affidavit: I certify that all the foregoing information is accurate and that all the work will be done in compliance with all applicable laws regulating construction and zoning.

David Lindeman
Signature of Contractor (Owner if Owner-Builder)

Date

4/11/23

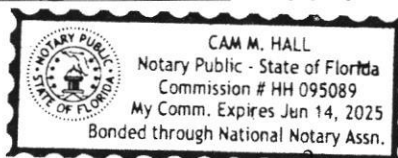
STATE OF Florida COUNTY OF Lake

Sworn to (or affirmed) and subscribed before me by ☒ physical presence or ☐ online notarization, this 11th day of April,

2023, by David Lindeman, who ☐ is personally known to me or ☒ produced File as

identification.

SEAL:



Cam M Hall

Signature of Notary



CITY OF MOUNT DORA

**BUILDING & FIRE PREVENTION
CONSTRUCTION SERVICES**

Building & Fire Prevention Construction Services

510 North Baker Street

Mount Dora, FL 32757

(352) 735-7115

Fax: (352) 735-7191

Email: building@cityofmoundora.com

RESIDENTIAL BUILDING PERMIT APPLICATION

BFP-001

Please print and provide all information, incomplete applications may not be processed.

(Print or Type Application)

Project shall be designed to the locally adopted Florida Building Code

JOB ADDRESS: 593. East 1st Ave. Mount Dora, FL 32757

ALTERNATE KEY: _____

(ATTACH COPY OF PROPERTY TAX APPRAISERS'S PROPERTY SEARCH RECORD CARD)

PROPERTY OWNER

Name: Leilani Setzer

Address: 593 E. 1st Ave

City: Mount Dora State: FL Zip: 32757 Phone Number: 352-636-2817

Contact Person: Tabor Dean Phone: 352-636-2817 E-Mail: kdodoc@4@aol.com

CONTRACTOR / DEVELOPER

Company Name: David Lindemann GC, LLC

License Holder Name: David Lindemann

State License #: CGC 046470 Lake Co Comp Card #: _____

Address (street/city/state/zip) 33403 E. Lake Joanna Dr. Eustis FL 32726

Telephone: 407-712-0678 FAX: _____

Contact Person: David Phone: 407-712-0678 E-Mail: _____

WORK DESCRIPTION

New Construction...☒ Mechanical..... ☐ Electrical.....☐ Plumbing.....☐

Alteration..... ☐ Roofing.....☐ Gas.....☐ Other..... ☐

Addition.....☐ Fence.....☐ Demolition.....☐ Change of Use... ☐

- *Identify type of structure or location and type of work to be performed (i.e. kitchen, bathroom, shed, remodel, replace):

Description of Project*: Completion of 2011 Permitted Project - Pool Cabana

Conditioned Square Feet: _____ Unconditioned SF. _____ Total Square Feet: _____

Total Cost of Construction: \$60,000.00 Type of Construction (FBC Chap.6): _____

of Story's: _____ Height of Building: _____ # of Bedrooms _____

Architect/Engineer's Name: Jeanne Golden Bur

Phone #: _____ Fax #: _____ E-Mail: jeanabur@aol.com

Structures over 50 years old in Historical Review Area, and/or on the City, County, State or National Historic Register shall require an additional review and approvals

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION.

IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in home owner's association's covenants, the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies.

UTILITIES

Potable Water Meter: Size of Meter: ____ # of Meters: ____ Irrigation Meter: Size of Meter: ____ # of Meters: ____

Irrigation Check one: Potable ☐ Reclaimed ☐ (All potable meters will require a backflow preventer)

SUBCONTRACTORS

Electrical: Company Name Baugh Electric Lic #: EC0002875 Value: \$ _____

Check one: S.E.C.O. ☐ Duke Energy ☐ Mount Dora Utilities ☐

****MOUNT DORA RULES AND PROCEDURES FOR ELECTRIC SERVICE ARE AVAILABLE IN OFFICE OR ONLINE****

T Pole ☐ Yes ☐ No Size of new Service or increase for service upgrade: ____ v ____ a ____ phase

Plumbing: Company Name The Plumber Lic #: CR1426360 Value: \$ _____

of Fixtures: _____

Mechanical: Company Name _____ Lic #: _____ Value: \$ _____

Tonage of Unit/s: ____ # of Units: ____ Type of Fuel: Electric ☐ Gas ☐

Roofing: Company Name Eushs Roofing Lic #: CC1330258 Value: \$ _____

Type of Roofing: _____ # of Squares: _____

Gas: Company Name _____ Lic #: _____ Value: \$ _____

of Fixtures/appliances: _____

Irrigation: Company Name _____ Lic #: _____ Value: \$ _____

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for DETACHED STRUCTURES, ELECTRICAL WORK, PLUMBING, SIGNS, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, FENCES, FIRE ALARMS, FIRE SUPPRESSION SYSTEMS, FIRE SPRINKLERS and AIR CONDITIONERS, etc.

Affidavit: I certify that all the foregoing information is accurate and that all the work will be done in compliance with all applicable laws regulating construction and zoning.

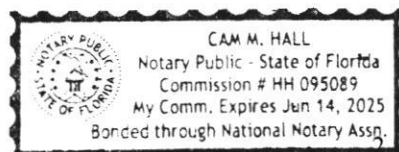
David Lindeman
Signature of Contractor (Owner if Owner-Builder)

4/11/23
Date

STATE OF Florida COUNTY OF Lake

Sworn to (or affirmed) and subscribed before me by ☐ physical presence or ☐ online notarization, this 11th day of April, 2023, by David Lindeman, who ☐ is personally known to me or ☒ produced Flon as identification.

SEAL:



REVISED 07/2015

Cam M. Hall

Signature of Notary

PLAT OF SURVEY

FILE NO: 505-2559

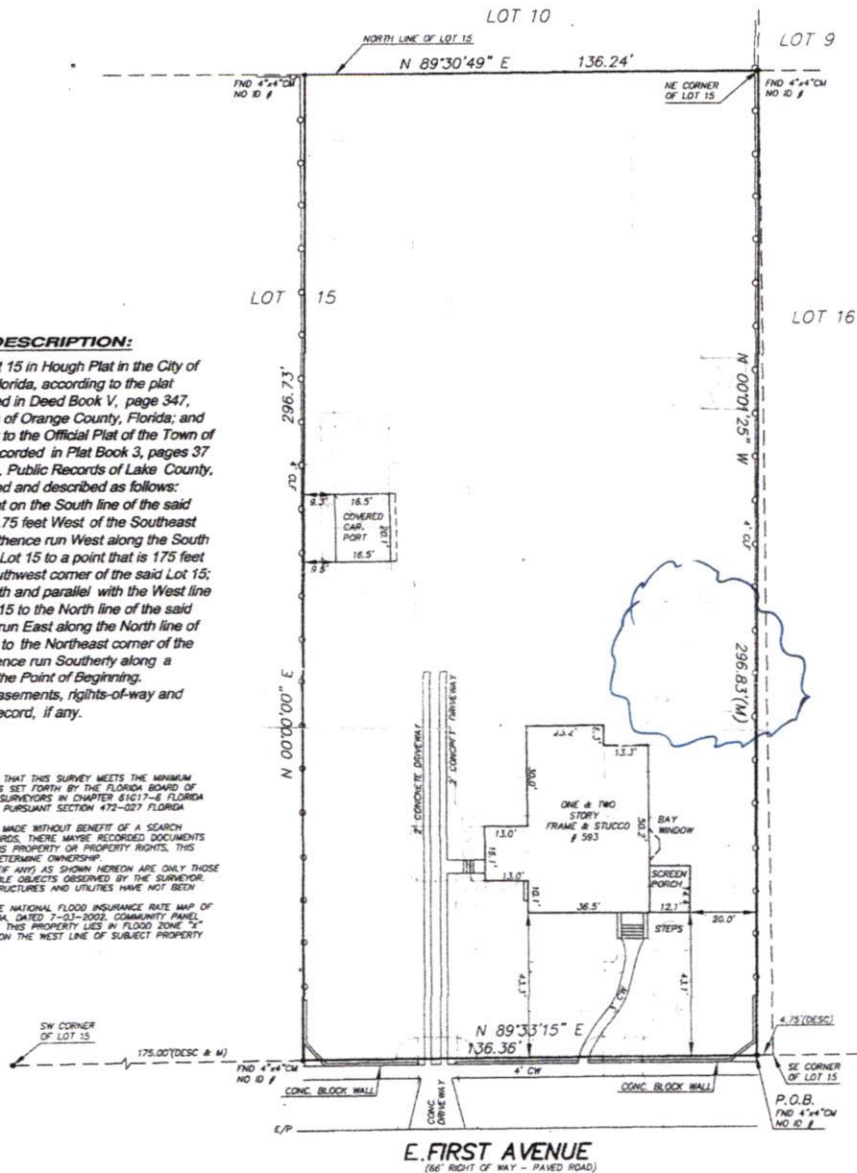
REVISIONS

LEGAL DESCRIPTION:

That part of Lot 15 in Hough Plat in the City of Mount Dora, Florida, according to the plat thereof recorded in Deed Book V, page 347, Public Records of Orange County, Florida; and also according to the Official Plat of the Town of Mount Dora, recorded in Plat Book 3, pages 37 to 43, inclusive, Public Records of Lake County, Florida, bounded and described as follows:
Begin at a point on the South line of the said Lot 15 that is 4.75 feet West of the Southeast corner thereof thence run West along the South line of the said Lot 15 to a point that is 175 feet East of the Southwest corner of the said Lot 15; thence run North and parallel with the West line of the said Lot 15 to the North line of the said Lot 15; thence run East along the North line of the said Lot 15 to the Northeast corner of the said Lot 15; thence run Southerly along a straight line to the Point of Beginning.
Subject to all easements, rights-of-way and restrictions of record, if any.

NOTES:

1. I HEREBY CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 81C17-8, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472-007, FLORIDA STATUTES.
2. THIS SURVEY WAS MADE WITHOUT BENEFIT OF A SEARCH OF THE PUBLIC RECORDS, THERE MAY BE RECORDED DOCUMENTS THAT MAY AFFECT THIS PROPERTY OR PROPERTY RIGHTS, THIS SURVEY DOES NOT DETERMINE OWNERSHIP.
3. ENCROACHMENTS (IF ANY) AS SHOWN HEREON ARE ONLY THOSE ABOVE GROUND, VISIBLE OBJECTS OBSERVED BY THE SURVEYOR.
4. UNDERGROUND STRUCTURES AND UTILITIES HAVE NOT BEEN LOCATED.
5. ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP OF LAKE COUNTY, FLORIDA, DATED 7-03-2002, COMMUNITY PANEL NO. 12059C 0367 D, THIS PROPERTY LIES IN FLOOD ZONE "2".
6. BEARINGS BASED ON THE WEST LINE OF SUBJECT PROPERTY AS BEING "NORTH".



SURVEY ABBREVIATIONS

A - ARC	CD - CHORD DISTANCE	E/P - EDGE OF PAVEMENT	M - MEASURED	SEC - SECTION
COVD - COVERED	CP - CONCRETE PAD	FTE - FINISHED FLOOR ELEVATION	N/D - NAIL AND DISK	R/W - RIGHT OF WAY
CB - CHORD BEARING	CW - CONCRETE WALK	FND - FOUND	POB - POINT OF BEGINNING	TWP - TOWNSHIP
CLF - CHAIN LINK FENCE	DR - DRIVE WAY	IR - IRON ROD	P - PLAT	TYP - TYPICAL
CBW - CONCRETE BLOCK WALL	ESWT - EASEMENT	IP - IRON PIPE	TBM - TEMPORARY BENCHMARK	WF - WOOD FENCE
CM - CONCRETE MONUMENT	ELEC - ELECTRICAL	O/L - ON LINE	PRM - PERMANENT REFERENCE	WM - WATER METER
CONC - CONCRETE	EL - ELEVATION	RNG - RANGE	WV - WATER VALVE	WS - WOOD SHED
CL - CENTER LINE	TEL - TELEPHONE	R - RADIUS	MS - METAL SHED	

CERTIFIED TO:

- ATTORNEYS' TITLE INSURANCE FUND, INC.
- ROBERT F. VASON, JR., P.A.
- LILLIAN M. SELTZER
- WELLS FARGO BANK, N.A.

MIKOSZ SURVEYING, INC.

1325 STOWE AVE. MOUNT DORA FL. 32757
(352) 735-3638 FAX (352) 735-0403

Z. Richard Mikosz
Z. RICHARD MIKOSZ P.L.S. 5344

TYPE OF SURVEY DATE
BOUNDARY 5-14-2005

REG. LAND SURVEYOR, STATE OF FLORIDA
NOT VALID UNLESS SIGNED AND SEALED

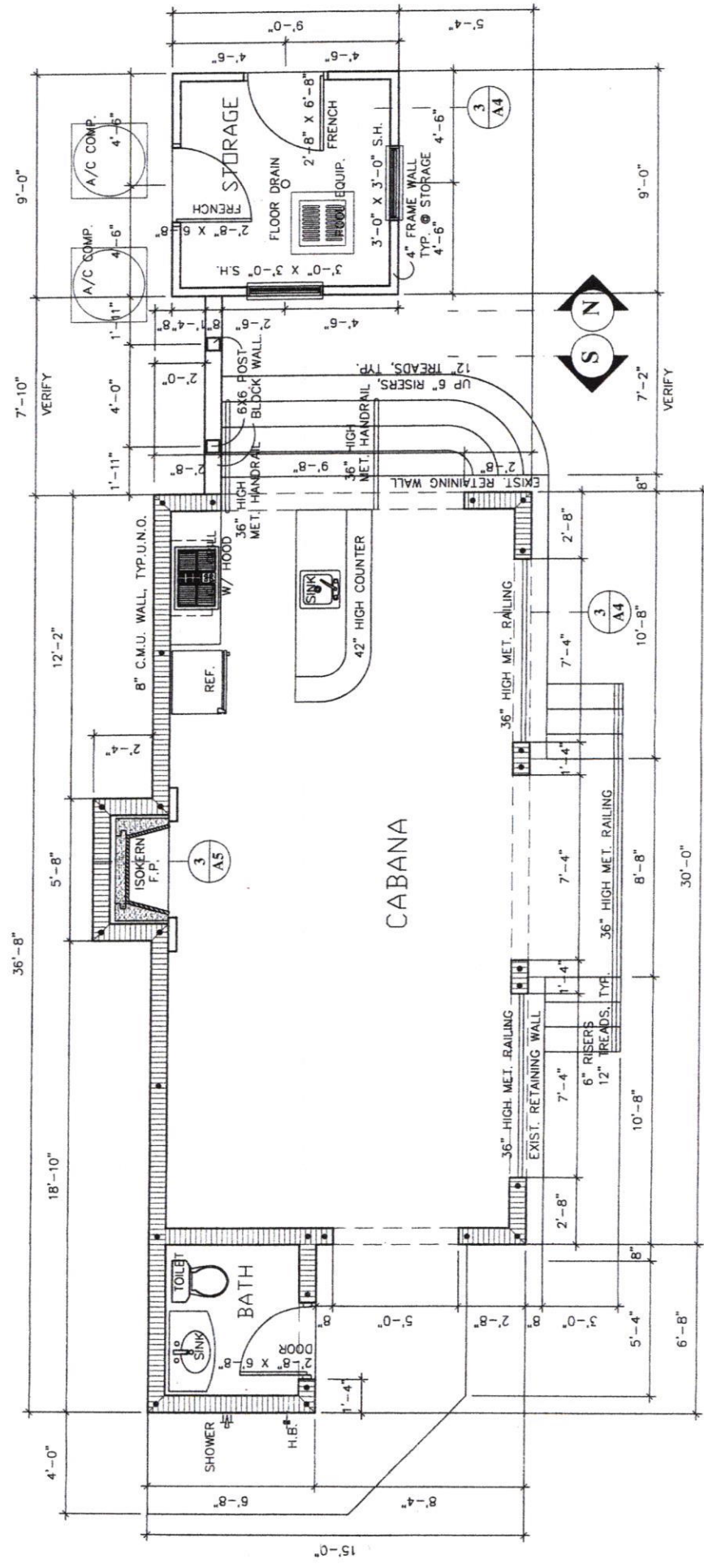
NORTH
SCALE 1"=30'

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH, AND MEETS THE REQUIREMENTS OF ALL APPLICABLE STRUCTURAL SECTIONS OF RESIDENTIAL FLORIDA BUILDING CODE 2007 EDITION AND EXISTING BUILDING FLORIDA BUILDING CODE 2007 EDITION WITH 2009 SUPPLEMENT
 BASIC WIND SPEED = 110 MPH
 WIND IMPORTANCE FACTOR = 1.0
 WIND EXPOSURE CATEGORY = B
 INTERNAL PRESSURE COEFFICIENT = FULLY ENCLOSED .18 / PARTIAL .55
 WIND PRESSURES FOR COMPONENTS AND CLADDING FOR WALL ELEMENTS SHALL BE -34.7 PSF +25.9 PSF UNLESS OTHERWISE NOTED

Jeana Golden Burt
 ARCHITECT
 480013912
 1726 G.E. AVE
 SUITE 100, F.L. 32157
 www.jgoldenburt.com
 (352) 352-3473
 (407) 352-3498
 jeana@jeanaburt.com

Jake & Jeana's Dream
 at Western Wilderness for
 595 East 1st Ave. Mt. Dora, FL

REVISIONS	
PROJECT NO.	1000
DATE	4-12-11
SHEET NO.	A1



FLOOR PLAN

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

Jeana Burt
 4-13-11

C.M.U. WALL SYSTEM SEGMENTS WHICH HAVE AN UNINTERRUPTED LENGTH OF 4'-0" OR MORE SHALL BE CONSIDERED SHEAR WALL

- CONCRETE FILLED CELL WITH 1 #5 VERTICAL ROD FROM FOOTING UP TO TIE BEAM

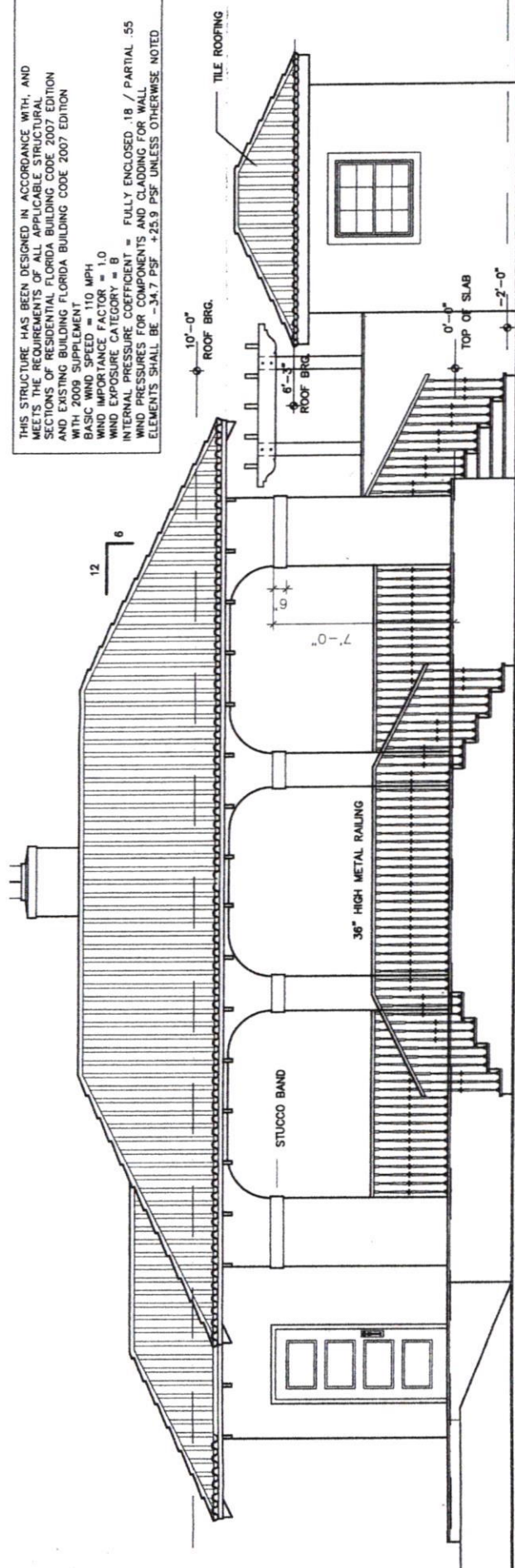
THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH, AND MEETS THE REQUIREMENTS OF ALL APPLICABLE STRUCTURAL SECTIONS OF RESIDENTIAL FLORIDA BUILDING CODE 2007 EDITION AND EXISTING BUILDING FLORIDA BUILDING CODE 2007 EDITION WITH 2008 SUPPLEMENT

BASIC WIND SPEED = 110 MPH
WIND IMPORTANCE FACTOR = 1.0
WIND EXPOSURE CATEGORY = B
INTERNAL PRESSURE COEFFICIENT = FULLY ENCLOSED .18 / PARTIAL .55
WIND PRESSURES FOR COMPONENTS AND CLADDING FOR WALL ELEMENTS SHALL BE $-34.7 \text{ PSF} + 25.9 \text{ PSF}$ UNLESS OTHERWISE NOTED

Jeana Golden Burt
ARCHITECT
ARCHITECT
1720 S.W. 11th Ave.
MIAMI, FL 33137
www.jgoldendesign.com
(305) 351-3875
jgoldendesign@gmail.com

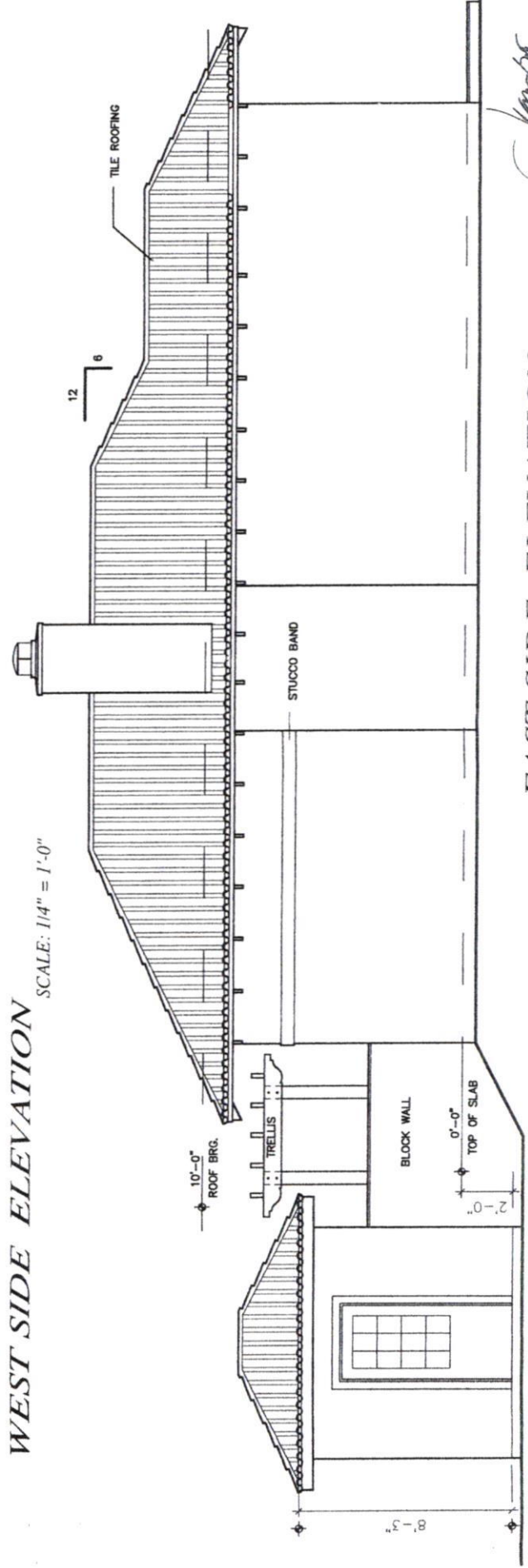
Jaker & Jeilani Dean
of Exterior Windows for
558 East 1st Ave.
MIAMI, FL 33137

REVISIONS	
PROJECT NO.	
DATE	4-13-11
SHEET NO.	A2



WEST SIDE ELEVATION

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



EAST SIDE ELEVATION

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

Handwritten signature
4-13-11

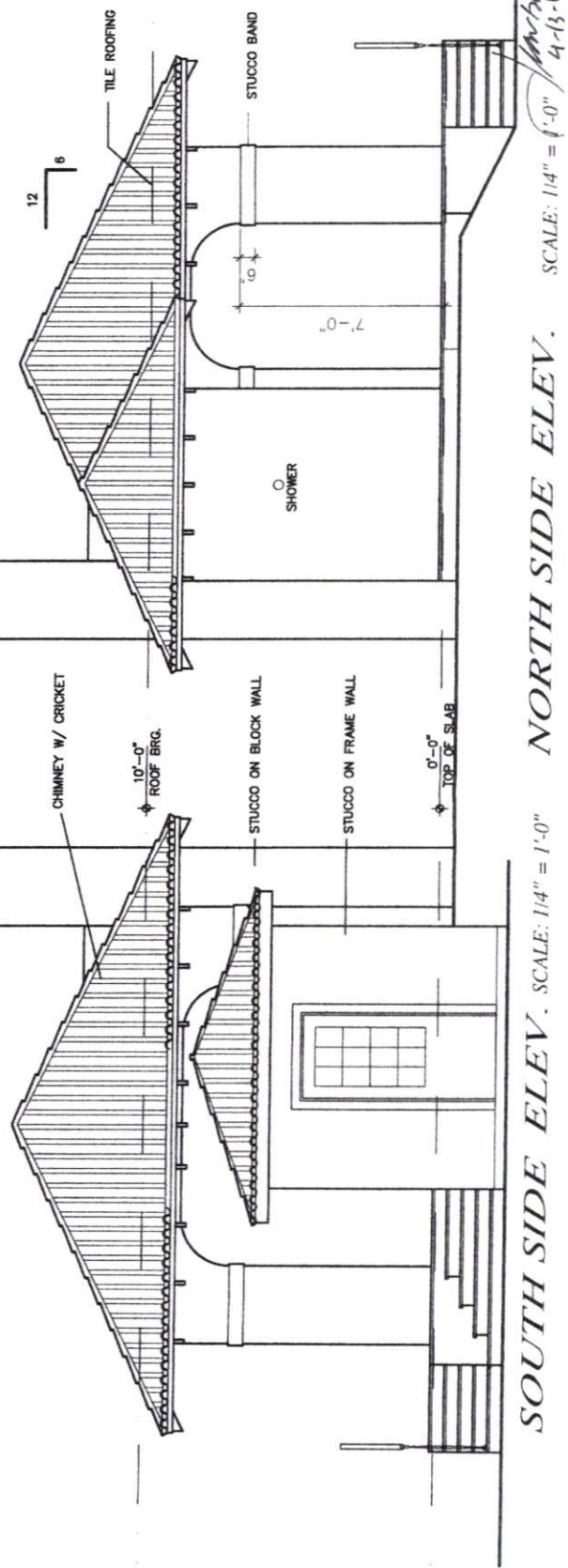
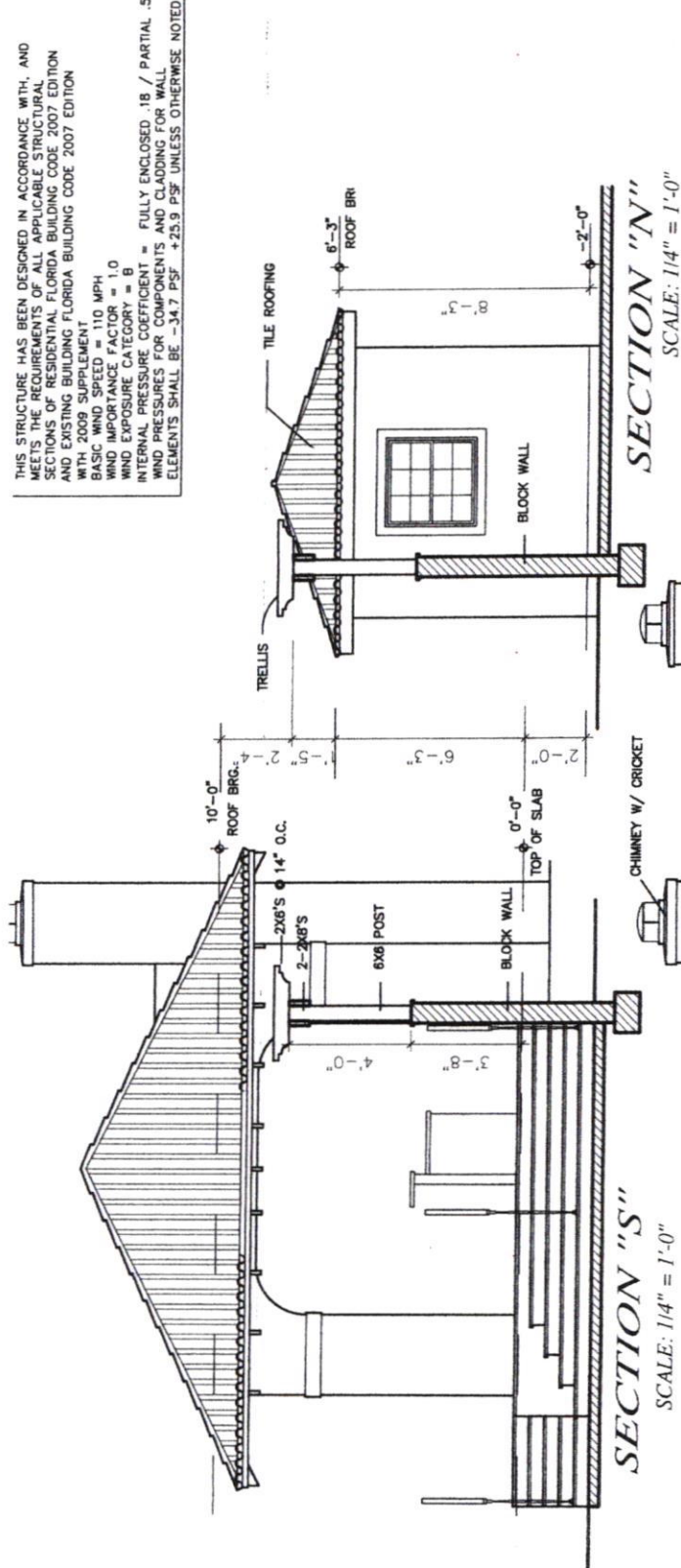
THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH, AND MEETS THE REQUIREMENTS OF ALL APPLICABLE STRUCTURAL SECTIONS OF RESIDENTIAL FLORIDA BUILDING CODE 2007 EDITION AND EXISTING BUILDING FLORIDA BUILDING CODE 2007 EDITION WITH 2009 SUPPLEMENT

BASIC WIND SPEED = 110 MPH
 WIND IMPORTANCE FACTOR = 1.0
 WIND EXPOSURE CATEGORY = B
 INTERNAL PRESSURE COEFFICIENT = FULLY ENCLOSED .18 / PARTIAL .55
 WIND PRESSURES FOR COMPONENTS AND CLADDING FOR WALL ELEMENTS SHALL BE -34.7 PSF +25.9 PSF UNLESS OTHERWISE NOTED

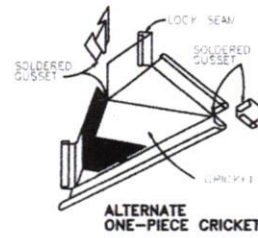
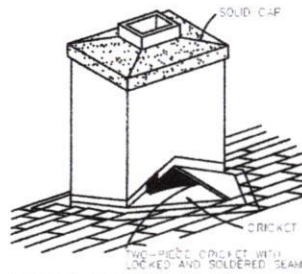
Jeana Golden Burt
 ARCHITECTS
 4800-3913
 17225 N.W. 37th Ave.
 MIAMI, FL 33197
 www.jgbarchitect.com
 (305) 331-3913
 (305) 331-3915
 jeana@jgbarchitect.com

of Western Architecture for
Jabor & Deliani Dean
 593 East 1st Avenue, 11th Floor, 33139

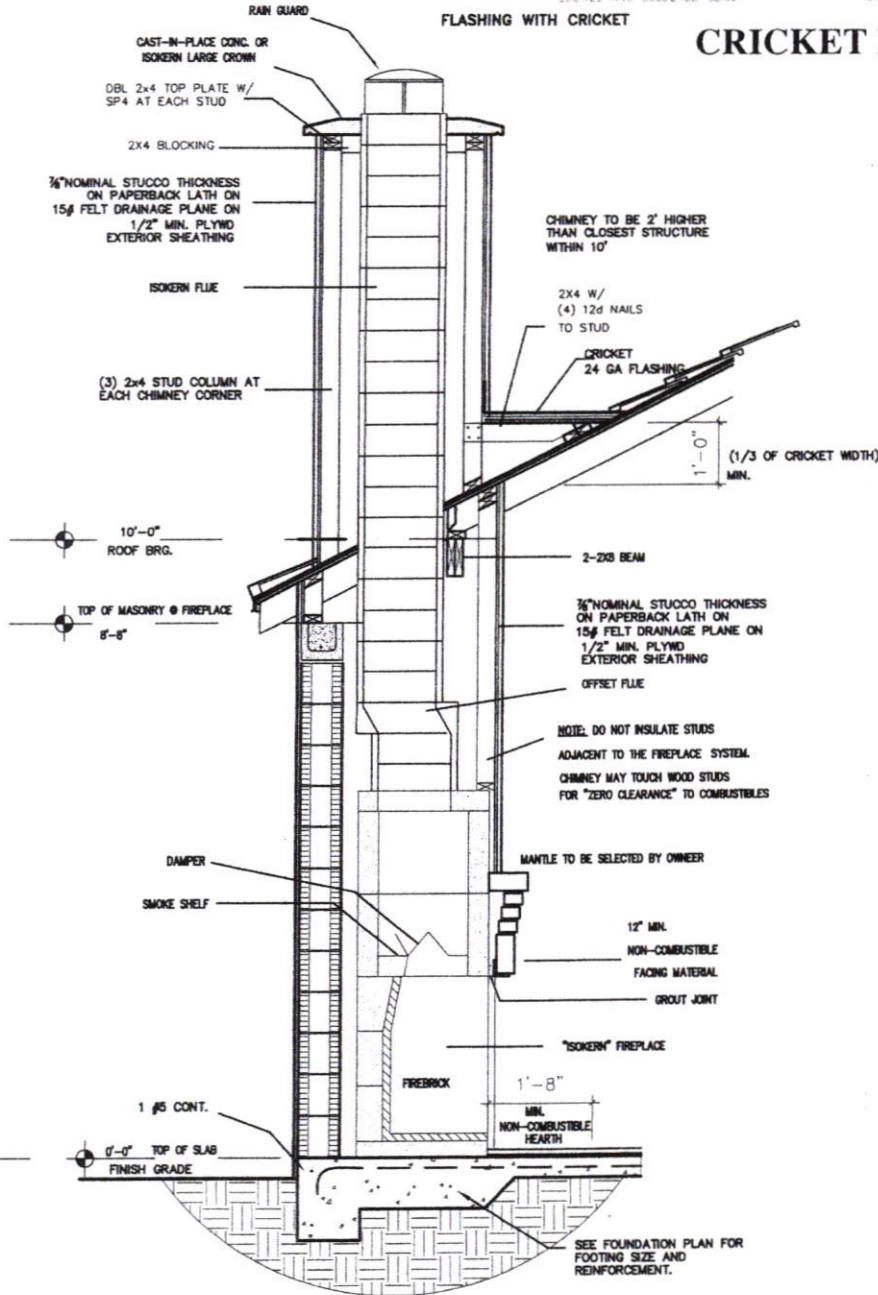
REVISIONS	PROJECT NO 11001	SHEET NO A3
	DATE 4-12-11	



4-13-11



CRICKET DETAIL



"ISOKERN" FIREPLACE SECTION

SCALE: 1/2" = 1'-0"

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH, AND MEETS THE REQUIREMENTS OF ALL APPLICABLE STRUCTURAL SECTIONS OF RESIDENTIAL FLORIDA BUILDING CODE 2007 EDITION AND EXISTING BUILDING FLORIDA BUILDING CODE 2007 EDITION WITH 2009 SUPPLEMENT
 BASIC WIND SPEED = 110 MPH
 WIND IMPORTANCE FACTOR = 1.0
 WIND EXPOSURE CATEGORY = B
 INTERNAL PRESSURE COEFFICIENT = FULLY ENCLOSED .18 / PARTIAL .35
 WIND PRESSURES FOR COMPONENTS AND CLADDING FOR WALL ELEMENTS SHALL BE -34.7 PSF +25.9 PSF UNLESS OTHERWISE NOTED

John But
4-13-11

A5	SHEET NO
DATE	4-13-11
PROJECT NO	
REVISIONS	

A Custom Cabinetry
Tabor & Leilani Dean
 593 East 4th Ave. Mt. Dora, FL

Jeana Golden But
 1700 SE 15th St
 Ft. Lauderdale, FL 33316
 954-561-2812
 jeana@jeanabut.com
 jeanabut.com

FOOTING SCHEDULE			
TYPE	MIN. SIZE	REINFORCEMENT	NOTES
MF-1.4	16" wide x 20" dp	2- No. 5's CONTINUOUS	MONOLITHIC FOOTING
WF-1.4	16" WIDE x 10" DP	2- No. 5's CONTINUOUS BOTTOM	WALL FOUNDATION 8"
TS-.8	8" WIDE x 10" DP	1- No. 5 CONTINUOUS	THICKEN SLAB
F-DIM	AS DIM. X 12" dp.	No 5's @ 9" O.C. E.W.	SEE PLAN FOR DIM.

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH, AND MEETS THE REQUIREMENTS OF ALL APPLICABLE STRUCTURAL SECTIONS OF RESIDENTIAL FLORIDA BUILDING CODE 2007 EDITION AND EXISTING BUILDING FLORIDA BUILDING CODE 2007 EDITION WITH 2009 SUPPLEMENT.
 BASIC WIND SPEED = 110 MPH
 WIND IMPORTANCE FACTOR = 1.0
 WIND EXPOSURE CATEGORY = B
 INTERNAL PRESSURE COEFFICIENT = FULLY ENCLOSED .18 / PARTIAL .55
 WIND PRESSURES FOR COMPONENTS AND CLADDING FOR WALL ELEMENTS SHALL BE -34.7 PSF +25.9 PSF UNLESS OTHERWISE NOTED

Jeana Golden Burt

ARCHITECT
 APR0012012
 17230 C.R. 448
 Mt. Dora, FL 32757
 www.jgharchitect.com
 (352) 385-3875
 (407) 353-2988
 jeanaburt@aol.com

Architect License for
Tabor & Leilani Dean
 Mt. Dora, FL
 350 East 1st Avenue

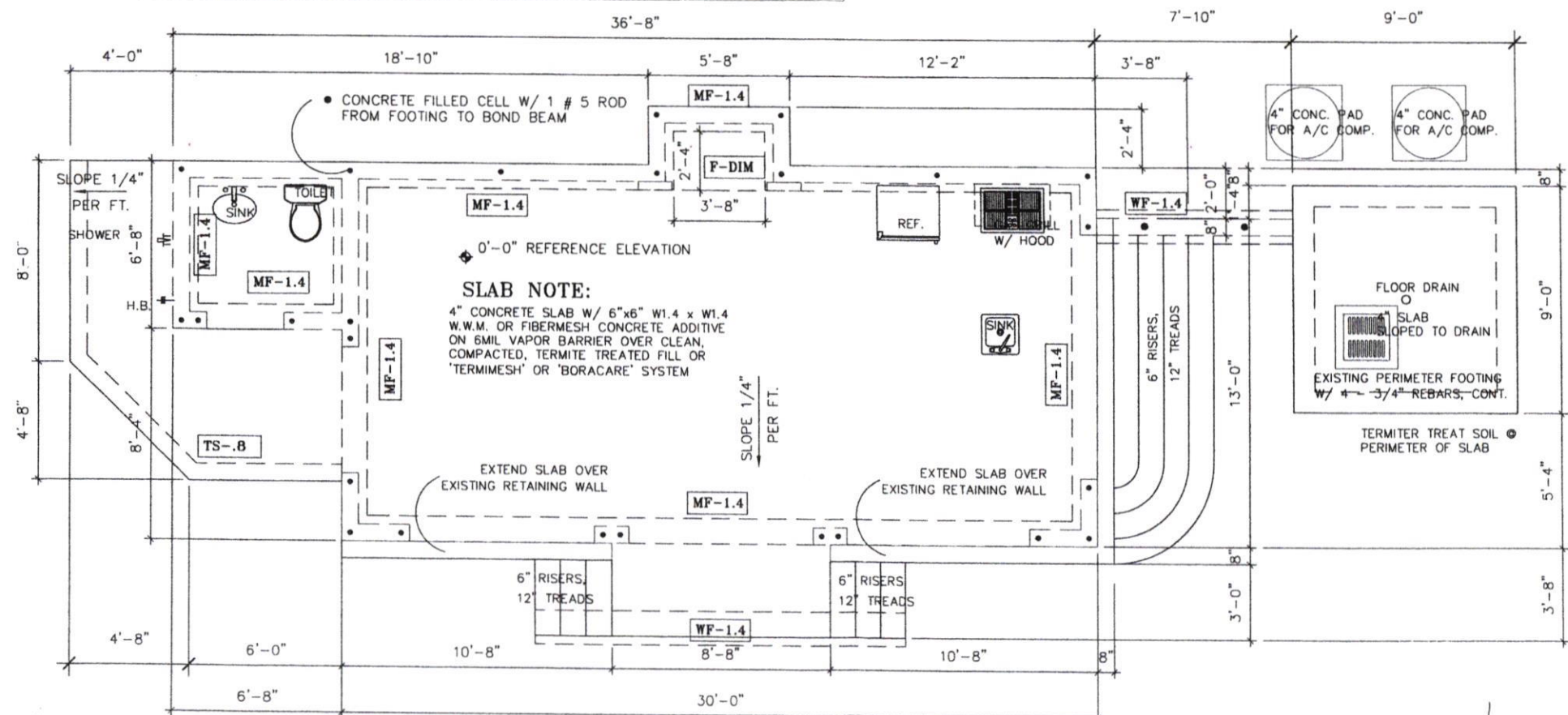
REVISIONS

PROJECT NO
 11002

DATE
 4-12-11

SHEET NO

S1



FOUNDATION PLAN

ELECTRICAL LEGEND :

- ARC FAULT CURRENT INTERRUPTER REQUIRED IN ALL AREAS
- SWITCH
- 3-WAY SWITCH
- SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- 100V DUPLEX CONVENIENCE OUTLET
- SWITCHED OUTLET
- 0FT DUPLEX OUTLET w/ MOUNTING HEIGHT A.F.F.
- 0FT DUPLEX OUTLET w/ WATERPROOF HOUSING
- JUNCTION BOX
- DOOR BELL CHIME
- 220V OUTLET
- QUADPLEX OUTLET
- FLOOR OUTLET - PROVIDE CONDUIT CHASE IN SLAB/FLOOR AS REQUIRED. VERIFY LOCATION w/ OWNER
- PUSH BUTTON
- PULL CORD
- CABLE OUTLET
- DISCONNECT SWITCH
- TELEPHONE OUTLET - MOUNT @ 12" A.F.F. UNLESS OTHERWISE NOTED
- IN 570 COMPLIANT STRUCTURED CABLE OUTLET (1) CAT 3 OUTLETS, (2) NO IN COAX OUTLETS
- ELECTRICAL PANEL
- ELECTRIC METER
- SPEEDED MOTOR
- DESIGN HOOD WITH WALL MTL 1000 CFM FAN
- GAS METER
- GAS METER
- IRRIGATION & LANDSCAPE LT. TIEIN

LIGHTING LEGEND :

- INTERIOR CAN LIGHT
- EXTERIOR CAN LIGHT
- VAPOR PROOF FIXTURE
- MOOR WALL SCENE
- OUTDOOR WALL SCENE
- MOOR PENDANT
- OUTDOOR PENDANT
- MOOR SURFACE MTL. FIXTURE
- OUTDOOR SURFACE MTL. FIXTURE
- POST/COLUMN LIGHT
- EXTERIOR LOW VOLTAGE DOWN LIGHTS
- WALL WICKER
- UNDER CABINET LIGHT
- EXHAUST FAN
- EXHAUST FAN - MOUNTED IN CRUISE HOOD
- GARAGE DOOR OPENER
- SMOKE & CARBON MONOXIDE DETECTOR
- DETECTOR SECURITY / MOTION LIGHTING
- CEILING FAN
- COVE LIGHT
- LOW VOLTAGE TRACK LIGHTS

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH, AND MEETS THE REQUIREMENTS OF ALL APPLICABLE STRUCTURAL SECTIONS OF RESIDENTIAL FLORIDA BUILDING CODE 2007 EDITION AND EXISTING BUILDING FLORIDA BUILDING CODE 2007 EDITION WITH 2009 SUPPLEMENT
 BASIC WIND SPEED = 110 MPH
 WIND IMPORTANCE FACTOR = 1.0
 WIND EXPOSURE CATEGORY = B
 INTERNAL PRESSURE COEFFICIENT = FULLY ENCLOSED .18 / PARTIAL .55
 WIND PRESSURES FOR COMPONENTS AND CLADDING FOR WALL ELEMENTS SHALL BE -34.7 PSF +25.9 PSF UNLESS OTHERWISE NOTED

**Jeana
Golden
Burt**

ARCHITECT

ARCHITECT

17730 CR 418

Alt. Dade, FL 33537

www.jborchitect.com

(351) 385-3878

(407) 353-3948

jeanaburt@aol.com

of Eastern Cabanas for
Tabor & Leilani Dean
 588 East 4th Ave. Alt. Dade, FL

REVISIONS

PROJECT NO

11083

DATE

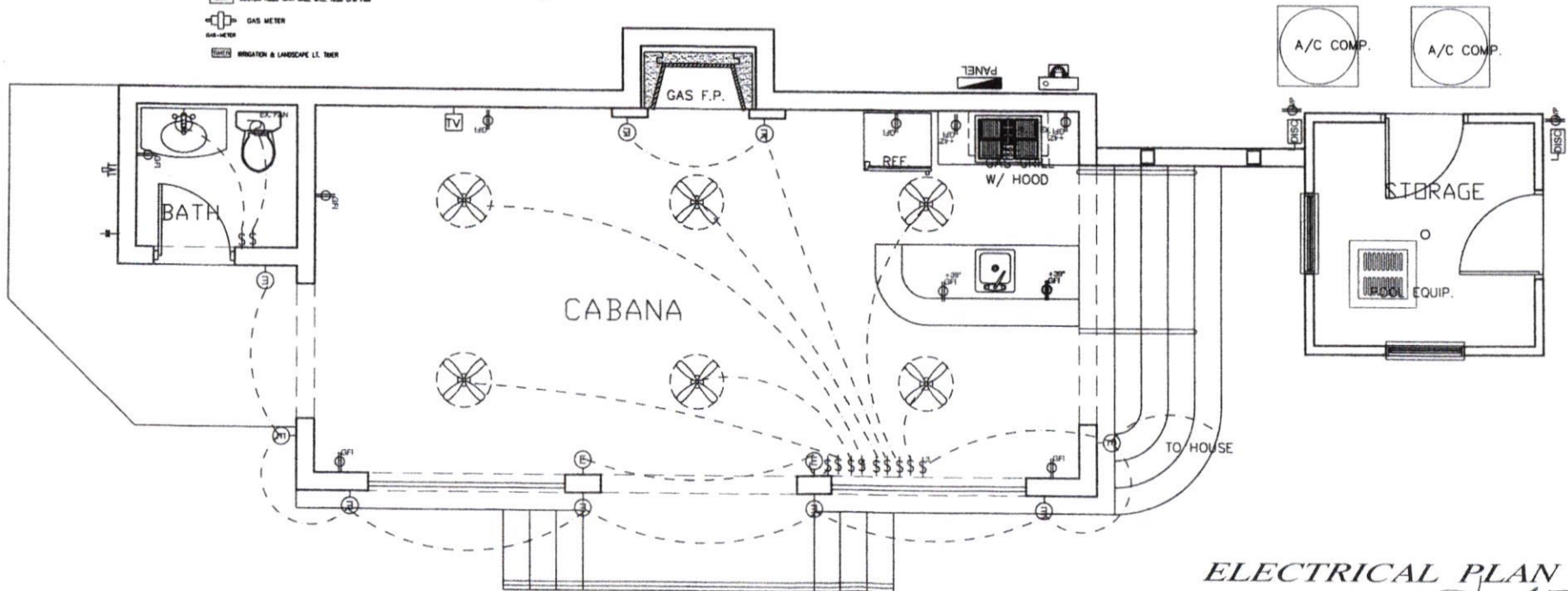
4-12-11

SHEET NO

1

ELECTRICAL PLAN

Jeana Burt
 4-12-11



PROPERTY RECORD CARD

General Information

Name:	SELTZER LEILANI M	Alternate Key:	1472890
Mailing Address:	593 E 1ST AVE MOUNT DORA, FL 32757 Update Mailing Address	Parcel Number: ⓘ	32-19-27-0900-000-01501
		Millage Group and City:	00MD Mount Dora
		2022 Total Certified Millage Rate:	18.8051
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	593 E 1ST AVE MOUNT DORA FL, 32757	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	MOUNT DORA, HOUGH PLAT BEG 4.75 FT W OF SE COR LOT 15, RUN W TO PT 175 FT E OF SW COR OF LOT 15, N TO N LINE OF LOT, E TO NE COR OF LOT, S'LY TO POB PB 3 PG 41 ORB 2852 PG 114		
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.			

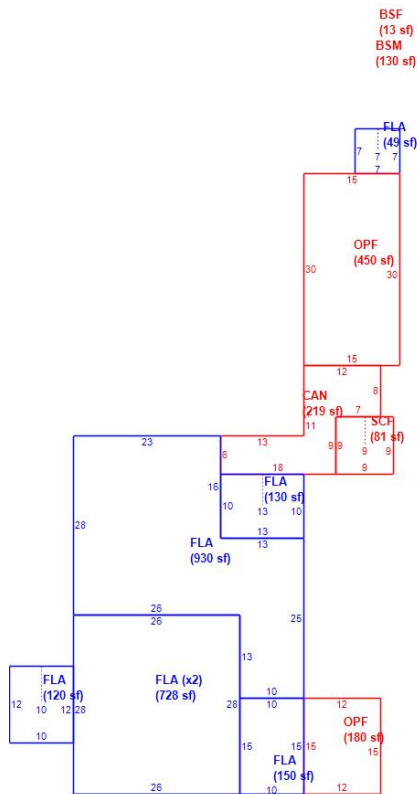
Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	SINGLE FAMILY (0100)	136	296		40256.000	FD		\$0.00	\$455,857.00
				Click here for Zoning Info ⓘ	FEMA Flood Map				

Residential Building(s)

Building 1

Residential		Building Value: \$537,253.00	
Summary			
Year Built: 1926	Total Living Area: 2835 ⓘ	Central A/C: Yes	Attached Garage: No
Bedrooms: 3	Full Bathrooms: 2	Half Bathrooms: 1	Fireplaces: 1
Incorrect Bedroom, Bath, or other information? ⓘ			
Section(s)			
Section Type	Ext. Wall Type	No. Stories	Floor Area
BASEMENT FINISHED (BSF)		1.00	13
BASEMENT (BSM)		1.00	130
CANOPY (CAN)		1.00	219
FINISHED LIVING AREA (FLA)	Stucco/Brick (03)	1.00	2835
OPEN PORCH FINISHED (OPF)		1.00	630
UTILITY STORAGE FINISHED STONE (SCF)		1.00	81

[View Larger](#) / [Print](#) / [Save](#)


Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	CARPORT - FINISHED (FCP3)	576	SF	2007	\$3,776.00
2	SWIMMING POOL - RESIDENTIAL (POL5)	720	SF	2007	\$45,900.00
3	POOL/COOK DECK (PLD3)	1831	SF	2007	\$9,395.00
4	POOL UPGRADE (PUG2)	1	UT	2007	\$3,400.00
5	FRANKLIN STOVE FIREPLACE (FPL2)	1	UT	2014	\$1,440.00
6	RESIDENTIAL MISC (NO BLDG) (RMX)	1	UT	2014	\$8,000.00

Sales History

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

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
2852 / 114	05/2005	Warranty Deed	Qualified	Improved	\$649,900.00
1242 / 204	08/1993	Warranty Deed	Qualified	Improved	\$208,500.00
1003 / 2416	03/1989	Warranty Deed	Qualified	Improved	\$123,000.00

[Click here to search for mortgages, liens, and other legal documents.](#) ⓘ

Values and Estimated Ad Valorem Taxes ⓘ

Values shown below are 2023 WORKING VALUES that are subject to change until certified.

The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$1,065,021	\$701,770	\$651,770	5.0364	\$3,282.57
SCHOOL BOARD STATE	\$1,065,021	\$701,770	\$676,770	3.2500	\$2,199.50
SCHOOL BOARD LOCAL	\$1,065,021	\$701,770	\$676,770	2.9980	\$2,028.96
LAKE COUNTY WATER AUTHORITY	\$1,065,021	\$701,770	\$651,770	0.3083	\$200.94
NORTH LAKE HOSPITAL DIST	\$1,065,021	\$701,770	\$651,770	0.5000	\$325.89
ST JOHNS RIVER FL WATER MGMT DIST	\$1,065,021	\$701,770	\$651,770	0.1974	\$128.66
CITY OF MOUNT DORA	\$1,065,021	\$701,770	\$651,770	5.9603	\$3,884.74
LAKE COUNTY MSTU AMBULANCE	\$1,065,021	\$701,770	\$651,770	0.4629	\$301.70
LAKE COUNTY VOTED DEBT SERVICE	\$1,065,021	\$701,770	\$651,770	0.0918	\$59.83
				Total: 18.8051	Total: \$12,412.79

Exemptions Information

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

✓ Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
✓ Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) ⓘ	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$5,000)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$5,000)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5,000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

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

Janiszewski, Michele

From: jtor223@aol.com
Sent: Monday, May 1, 2023 7:22 AM
To: Janiszewski, Michele; kodoc04@aol.com
Subject: Re: COA RAI 593 E 1st Ave

Follow Up Flag: Follow up
Flag Status: Flagged

**** This message originated outside of the City of Mount Dora network. Please think before you click. ****

Good morning.

Regarding the COA RAI 593 East 1st Ave comments:

1. The asphalt shingles that are currently in place were installed on an emergent basis the day prior to Hurricane Irma in September 2017. The installation was completed in order to protect the structure from possible storm damage. As part of the completion of this project - all asphalt shingles will be removed, new underlayment/waterproofing materials installed and inspected - and the Spanish tiles replaced.
2. The Chimney depicted in the Build plans remains in the plan. It will be completed. In order to protect the structure during the idle period - temporary rafter extensions and roof sheeting were installed that cover the chimney location until Permitting allows for the completion of the fireplace and chimney.
3. The original roof repair primarily involved the southwest corner of the pyramidal roof of the main structure. When Hurricane Irma threatened, we replaced the waterproofing underlayment for the entire pyramidal roof (per spec). Our intention is to remove the temporary asphalt shingles, and underlayment. We intend for the roofing contractor install new materials with required inspections at each step. The original type, "like-for-like" Spanish style roof tiles will be installed.

Please let us know if we may assist further.

Thank you,
Tabor Dean and Leilani Seltzer

-----Original Message-----

From: Leilani Seltzer <kodoc04@aol.com>
To: Tabor ♥ <jtor223@aol.com>
Sent: Mon, May 1, 2023 5:49 am
Subject: Fwd: COA RAI 593 E 1st Ave

Sent from Leilani Seltzer Dean.

Begin forwarded message:

From: Leilani Seltzer <kodoc04@aol.com>
Date: April 24, 2023 at 3:45:13 PM EDT
To: Tabor ♥ <jtor223@aol.com>
Subject: Fwd: COA RAI 593 E 1st Ave