



City of Mount Dora
510 N Baker Street
Mount Dora, Florida 32757
352-735-7112
Planning@cityofmountdora.com

HISTORIC PRESERVATION BOARD
City Hall – 1st Floor Board Room, 510 N. Baker Street, Mount Dora, FL
June 28, 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
 - 1. 308 N Tremain Street – Façade and Porch Modifications
 - i. Ex Parte Communication
 - ii. Swearing in of staff/applicant
 - iii. Staff presentation
 - iv. Public input
 - v. Discussion
 - 2. 813 E 5th Avenue – Porch Modification
 - i. Ex Parte Communication
 - ii. Swearing in of staff/applicant
 - iii. Staff presentation
 - iv. Public input
 - v. Discussion
 - 3. 515 E 3rd Avenue – Windows and Doors **[POSTPONED]**
 - i. Ex Parte Communication
 - ii. Swearing in of staff/applicant
 - iii. Staff presentation
 - iv. Public input
 - v. Discussion

4. 619 E 9th Avenue – Reroof (shingle to Metal)
 - i. Ex Parte Communication
 - ii. Swearing in of staff/applicant
 - iii. Staff presentation
 - iv. Public input
 - v. Discussion
5. 1006 N Alexander Street – Window Conditions
 - i. Ex Parte Communication
 - ii. Swearing in of staff/applicant
 - iii. Staff presentation
 - iv. Public input
 - v. Discussion

VI. Other Business

1. Verizon Wireless Towers in the Historic District

VII. Announcement of next scheduled meeting date: July 26, 2023

VIII. Adjournment

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 May
BOARD
MINUTES**



May 24, 2023

Call To Order

Having been duly noticed as required by law, the May 24th, 2023 meeting of the Mount Dora Historic Preservation Board was called to order at 3:00 p.m. by Det Joks, Chairman.

Roll Call With Determination Of Quorum

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

Absent: Robert Gordon

City Staff: Ryan Winkler, *Senior Planner*; Catherine Hutcheson, *Administrative Coordinator*; Whitney Scott, *Administrative Coordinator*; Sherry Sutphen, *City Attorney*

Approval of Minutes

Mr. Miller-- motioned to approve May 24th, 2023 minutes. -- Ms. Huizing seconded the motion and all approved unanimously.

Public participation/hearing for non-agenda items

None.

Certificate of Appropriateness

- a. 1010 N Tremain St.
 - i. Ex Parte Communication
 - ii. Swearing in of staff/applicant
 - iii. Staff presentation
 - iv. Public input
 - v. Discussion

Ms. Sutphen swore-in the applicant, Ms. Carolyn Phillips and Mr. Winkler, senior planner.

Mr. Winkler went over the presentation with the board.

Mr. Miller and Ms. Kelley questioned whether or not the window needed shutters. Discussion with Ms. Phillips and the board to remove the shutters as it would be more appealing.

Mr. Miller questioned Ms. Phillips about the grid marks on the windows.

Discussion on the grid and mutton on the windows. Mr. Miller explained to the home-owner what the board meant by "mutton". The board requested she put in some vinyl protection to make the grid appear to look more like muttons.

Ms. Phillips agreed and said she would request that of her contractor.

Mr. Winkler asked what the approved material would be, Ms. Kelley confirmed it would be vinyl.

Ms. Kelley-- motioned to approve the application with the mutton on the outside and to drop the shutters. Ms. Huizing-- seconded the motion and all approved unanimously.

b. 110 W. 5th Avenue

- i. Ex Parte Communication
- ii. Swearing in of staff/applicant
- iii. Staff presentation
- iv. Public input
- v. Discussion

Ms. Sutphen swore-in the applicant, Mark Simpson.

Mr. Winkler gave the presentation of the project to the board. The awnings are to be above the Lake County Arms, Walk in the Woods, and La Petit Sweets.

The board discussed what the color of the awnings would be. Mr. Winkler stated the staff is comfortable with any earth toned colors.

Ms. Kelley and Ms. Huizing discussed the different types of colors and styles of awnings with the applicant, Mr. Simpson.

Ms. Kelley stated that she really liked the idea of the awnings.

Mr. Miller questioned when the original metal awning was put up. Mr. Simpson was unable to provide an answer, stating it was "before his time".

Further discussion on the awnings and if they would add to the historical nature of the building.

Ms. Kelley made a motion to approve the awning, Mr. Miller disagreed. He felt the awning would take away from the historic look of the building. Mr. Miller, the board and the applicant further discussed this.

The board came to an agreement that it makes sense to move forward with the times in regards to the awnings and how they help the tenants with rain and sun damage.

Ms. Kelley-- motioned to approve the application. -- Ms. Huizing seconded the motion and all approved unanimously.

c.

644 N. McDonald

- i. Ex Parte Communication
- ii. Swearing in of staff/applicant
- iii. Staff presentation
- iv. Public input
- v. Discussion

Ms. Sutphen swore-in Mr. David Vedder.

Mr. Winkler gave a description of the project with a presentation.

Mr. Vedder gave further explanation of the project to the board. Discussion on what changes are going to be made between the board and Mr. Vedder.

Mr. Vedder continued to give further explanation about the door being moved to the "new" front part of the structure which will include a gable roof over it.

Mr. Joks asked about the left elevation and symmetry of the property in regards to the windows. Discussion with the applicant and the board about the symmetry of the windows, the doors and the existing elevation of the property.

Mr. Joks needed further clarification on where the new door and windows would be placed.

Ms. Kelley gave further explanation to Mr. Joks that the existing window on the front of the structure will be replaced with the proposed door. To be seen from McDonald Street.

Ms. Kelley questioned the applicant about the damage to the wood on the structure, if it was rotted. Mr. Vedder confirmed that there was some rot.

Ms. Kelley-- motioned to approve the application. -- Mr. Marx seconded the motion and all approved unanimously.

d.

593 E. 1st Ave

- i. Ex Parte Communication
- ii. Swearing in of staff/applicant
- iii. Staff presentation
- iv. Public input
- v. Discussion

Ms. Sutphen swore-in the applicant Mr. Dean Tabor.

Mr. Winkler gave a presentation on the project. It is a request for an extension on the COA request.

The applicant, Mr. Tabor gave comments on the presentation to state that the foundation information given was not correct. He clarified that the entire foundation is on piers with a crawl space underneath.

Mr. Winkler stated staff would update that information on his application. Mr. Tabor discussed the reason for the renewal request with the board and said that he applied for two other COA's previously in 2020/2022 but, due to COVID, could not get the necessary materials to complete the project.

Mr. Joks and the applicant discussed the type of roofing the structure has.

The board clarified what needs to be completed on the project with the applicant.

Mr. Joks asked if there were any further comments. None.

Ms. Benjamin-- motioned to approve the application to fix the roof and complete the construction of the cabana and shed. -- Mr. Marx seconded the motion and all approved unanimously.

Other Business

Ms. Huizing discussed Resiliency and Disaster Camp for historic districts emailed by Ms. Janiszewski. She plans to attend June 8th, 2023, as does Mr. Joks in Sanford, FL. Mr. Sandersfeld was asked about the borders of the Historic District. He confirmed Helen St. and 10th Avenue are part of the historical district.

Ms. Huizing suggested the possible anniversary celebration of the Historic District as an informational agenda item for a future meeting.

Mr. Sandersfeld stated that the Planning Department is planning to spearhead, in 2024, a historical preservation month.

Mr. Winkler stated that Ms. Janiszewski, who was unable to attend, got in touch with Susan Myers, who is part of the Historical Society, will be hosting a celebration in October and will be reaching out to the Mount Dora Library to inform residents about COA's and other important historical matters.

Ms. Huizing requested an email be sent out with any information regarding events before the minutes come out.

Announcement of next scheduled meeting date: June 28, 2023

Mr. Joks stated that he would not be able to attend the June 28th historical board meeting. Ms. Amanda Kelley is planning to attend. However, may be out due to a personal matter.

Mr. Joks stated he would like an email sent out ahead of time to make sure there is a quorum.

Adjournment

-- Ms. Huizing motioned to adjourn the meeting. -- Ms. Kelley seconded the motion and it was approved unanimously. The meeting was adjourned at 3:50 P.M.



CITY OF MOUNT DORA

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

DATE: June 28, 2023

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 1 - Certificate of Appropriateness; 308 N Tremain (Location); Façade and Porch Modifications (Request); 308 North Tremain Street, LLC (Owner); Suzanne Scheck (Applicant).**

Property Information

Site Address: 308 N Tremain Street **Current Use:** Single-Family Residence
Zoning District: Residential Professional **Land Use:** Residential Professional/Office

Structure Information

Construction Date:	1922	Style:	Bungalow
Structural System:	Masonry Vernacular	Foundation Type:	Concrete Footing
Siding:	Concrete Block / Stucco	Stories:	Two
Roof:	Asphalt Shingles / Tin	Windows:	1/1 Sash
Roof Type:	Gable	Chimneys:	One (Concrete Block)
Porch: Elevated step-up covered entrance and two story screen porch in the rear			

Description of Proposed Work: Modifications to exterior façade, porch, and walkway including:

1. Replace four (4) wood exterior doors with fiberglass and composite doors matching the style of the existing doors;
2. Convert one door on the second floor to a window matching the same material, size, and style of the existing windows on the façade;
3. Remove wood floors on first and second floor porch and replace with a wood alternative;
4. Remove wood railings on first and second floor porch and replace with a PVC railings in a different style;
5. Remove wood stairs on front and back of house and replace with concrete stairs with brick veneers and slate stair treads and remove their railings;
6. Modify walkways to match concrete porch materials.

Guidance:

Under Standard 6, deteriorated porch features should be repaired rather than replaced. When replacement proves necessary, replacement features and material should approximate the originals

as closely as possible. If wholesale replacement is required, the new porch should be rebuilt based on historical research and physical evidence. If a porch or individual features of it are missing and no documentation or physical evidence is available, a new porch design that is compatible with the scale, design, and materials of the remainder of the building is appropriate under Standard 9

The Mount Dora Historic Guidelines offers the following recommendations and items to avoid.

Recommendations:

1. Identify, retain, and reserve porches, and their functional and decorative features, that are important in defining the overall historic character of the building-such as columns, balustrades, and stairs.
2. Protect and maintain the masonry, wood, and architectural metal that comprise porches through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems.
3. Repair and replace, where necessary, deteriorated architectural features of wood, terra cotta, tile, brick, and other historical materials.
4. Repair will also generally include the limited replacement in kind – or with compatible substitute material – of those extensively deteriorated or missing parts of repeated features where there are surviving prototypes such as balustrades, columns, and stairs.
5. Replace in kind an entire porch that is too deteriorated to repair – if the form and detailing are still evident – using the physical evidence as a model to reproduce the feature. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.
6. Protect and maintain the masonry, wood, and architectural metal that comprise entrances through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating system.
7. Repair or replace, where necessary, deteriorated material that duplicates in size, shape, and texture of the original as closely as possible. Consider original characteristics such as board width, length, exposure and trim detailing when selecting a replacement material.
8. Replace missing or deteriorated doors with doors that closely match the original, or that are of compatible contemporary design.

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 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.
3. Introducing or changing the location of doors and entrances that alter the architectural character of the building.
4. Removing significant door features that can be repaired.
5. Replacing deteriorated or missing doors with stock doors or doors of inappropriate designs or constructed of inappropriate materials.
6. Removing or radically changing wood features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

7. Removing major portion of the historic wood from a facade instead of repairing or replacing only the deteriorated wood, then reconstructing the facade with new material in order to achieve a uniform or “improved” appearance
8. Radically changing the type of finish or its color or accent scheme so that the historic character of the exterior is diminished
9. Failing to identify, evaluate, and treat the causes of wood deterioration, including faulty flashing, leaking gutters, cracks and holes in siding, deteriorating caulking in joints and seams, plant material growing too close to wood surfaces, or insect or fungus infestation.
10. Resurfacing frame buildings with new material that is inappropriate or was unavailable when the building was constructed such as artificial stone, brick veneer, asbestos or asphalt shingles, rustic shakes, and vinyl or aluminum siding.
11. Replacing an entire wood feature such as a cornice or wall when repair of the wood and limited replacement of deteriorated or missing parts are appropriate.
12. Removing an entire wood feature that is unrepairable and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

Staff Analysis:

The Applicant obtained a COA on June 29, 2022, to redo the second story porch. On September 28, 2022, the Applicant obtained a COA to allow tile to be installed on an exterior wall within a porch area.

The Applicant is seeking to replace four (4) wood doors with fiberglass and composite doors because the existing doors do not stay closed and are rotted. The proposed doors are the same style of the existing doors. Under Standard 2, doors and entrances and associated detailing should be preserved. Replacement doors should either match the original - under Standard 6 or substitute new materials and designs sympathetic to the original under Standard 9. Under Standard 3 historic doors that do not match the composition and stylistic details of the building or missing door should not be substituted. The Applicant contends that the existing wood doors are rotted. If the doors cannot be repaired and the doors are deteriorated, the proposed replacement door is the same style and would satisfy the guidelines.

An additional door opening is proposed to be converted into a window which will match the size, style, and material of the existing vinyl windows. The door is on the second floor and serves as an entrance to the porch. The modification is not a character defining feature, will not be highly visible, and will match the existing window openings. Staff has no concerns with this modification.

The Applicant is also seeking to remove the existing wood porch and wood railings due to rot and replace the porch with a wood alternative and PVC railings. The Applicant included three possible options for railings in the submittal, one of which matches the style of the existing railing. The guidelines state that rehabilitation efforts should avoid removing an entire wood feature that is unrepairable and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

The guidelines emphasize identifying and addressing the causes for wood deterioration in addition to protecting and maintaining wood entrances.

The previous wood steps in the front and rear of the residence have been removed and replaced with concrete stairs with brick veneers and the Applicant is seeking approval of this after-the-fact work. The new stairs do not have railings like the former wood stairs. The guidelines state that rehabilitation efforts should avoid resurfacing frame buildings with new material that is inappropriate or was unavailable when the building was constructed such as artificial stone, brick veneer, asbestos or asphalt shingles, rustic shakes, and vinyl or aluminum siding.

Staff Recommendation:

If the Historic Preservation Board wishes to approve the application, staff recommends considering the following conditions:

1. The replacement railings should match the style of the existing railings (option 3).
2. The steps should include railings matching the replacement railings on the porch, similar to the former wood steps.

Attachments:

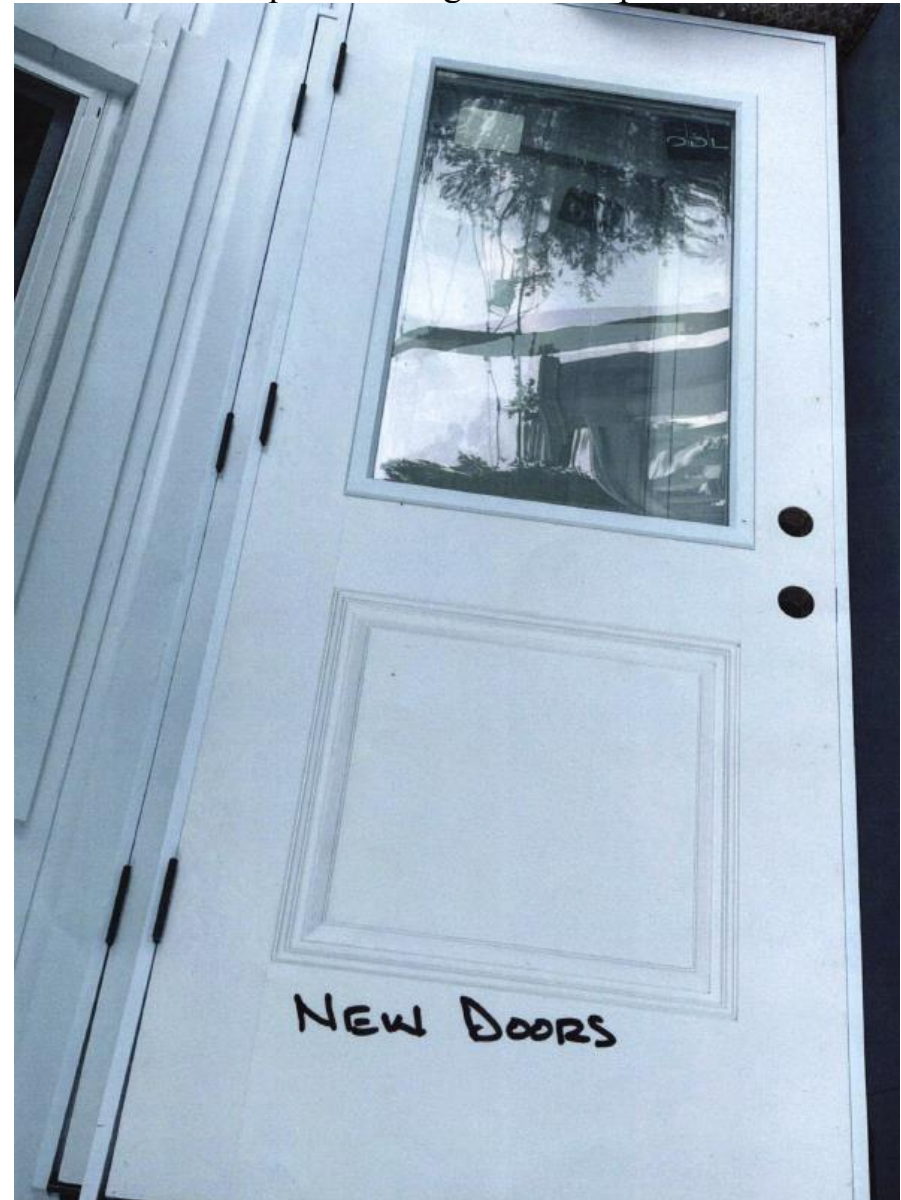
Photos
Scope of Work
2008 Site Form
Application

Replace four (4) wood doors with fiberglass and composite doors

Existing Wood Door



Proposed Fiberglass / Composite Door

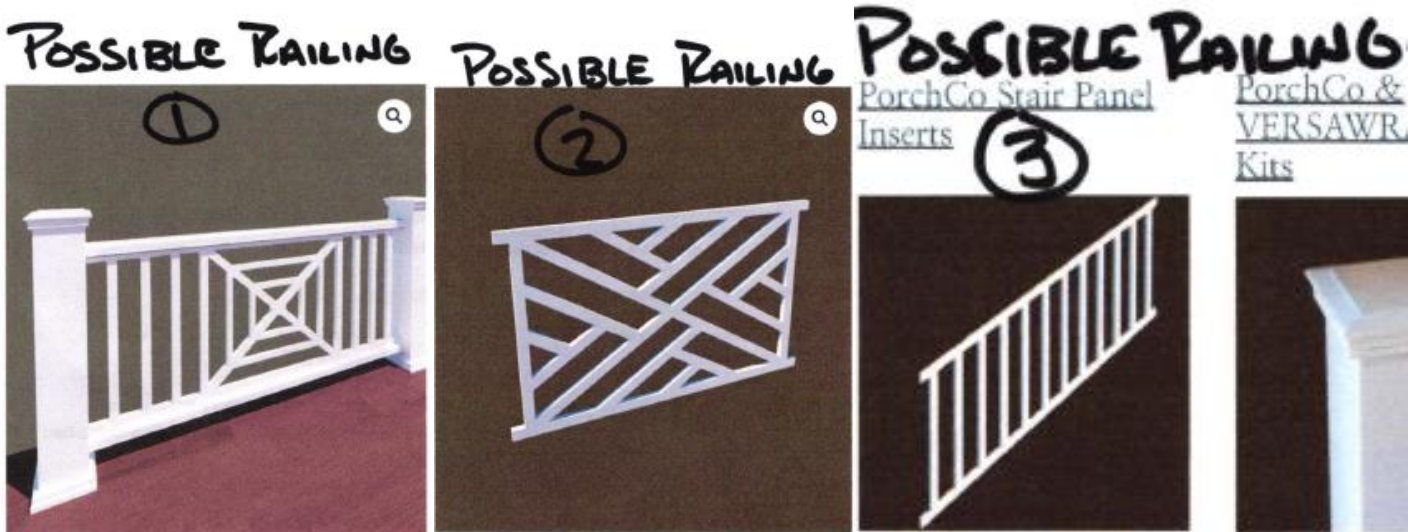


Remove the wood railings on the first and second floor porches and replace with a RVA railing in a different style

Existing Wood Railings:



Proposed PVC Railings:



Remove wood stairs on front and back of house and replace with concrete stairs with brick veneers and slate stair treads

Rear Wood Steps



Front Wood Steps



Rear Concrete Steps



Front Concrete Steps



Remove wood floors on first and second floor porch and replace with a wood alternative. No Change in footprint.

Current Wood Porch



Proposed Wood Alternative for Porch



Size: 1" thick x 3-3/8" wide, including tongue. Installed width is approximately 3-3/16".

Order Below ↓

Outstanding features include:

- Lifetime Limited Warranty
- Truly Low Maintenance
- Slip Resistant Surface
- Stain Resistance
- Mold Resistance
- Scratch Resistance
- Solid Workability & Beauty
- Permanent Colors

With all these great features, AZEK® Porch Boards are by far your best choice in porch flooring. Over time it's also your least expensive choice!



*** PORCH FLOORING**

Tongue and groove installation with a slight crack between boards... just like wood porch flooring! Wood grain surface is almost impossible to distinguish from wood porch decking.



Limited Lifetime Warranty

AZEK® Porch Flooring carries a [Lifetime Limited Warranty](#) by AZEK® Building Products, the leader in Cellular PVC technology. With more than 20 years of experience in Cellular PVC manufacturing, AZEK® also makes [AZEK® Deck](#), the best decking on the market. Together with **AZEK® Porch Flooring**, these high performance, low maintenance products have revolutionized the porch and decking industries!

See the Videos

View a [5-part video series](#) showing how one of our owners installed AZEK® Porch Boards on his own porch! Series starts with repairs to the porch foundation and ends with a beautiful, authentic-looking, lifetime porch floor.



Truly Low Maintenance

Because the finish is built in, AZEK® Porch Flooring requires almost no [maintenance](#). An occasional, optional soap-and-water cleaning is all it takes to keep it looking and performing like new. This miracle material resists stains, moisture, scuffs, scratching, fading, mold, and mildew. (The Cellular PVC formulation doesn't contain wood fibers - something which can promote mold and mildew growth.)

Convert one door opening on the second floor to a window

Current Door to be replaced with a vinyl window matching the size of the existing windows





CITY OF MOUNT DORA

Site Visit Photos





HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA00359
Recorder # 333
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) 308 N TREMAIN ST Multiple Listing (DHR only) _____
Other Names _____ >> _____
Survey or Project Name _____ Survey# _____
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
<u>308</u>	<u>North</u>	<u>TREMAIN</u>	<u>Street</u>	

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

MAPPING

USGS 7.5' Map Name _____ Publication Date _____ >> EUSTIS; 1980
Township: _____ Range: _____ Section: _____ 1/4 section: _____ >> 19S ; 27E ; 32 ; UNSP
Irregular Section Name: _____
Landgrant _____
UTM: Zone _____ Easting _____ Northing _____
Plat or Other Map (map's name, location) _____

DESCRIPTION

Style Frame Vernacular Other Style _____
Exterior Plan Irregular Other Exterior Plan _____
Number of Stories 2
Structural System(s) _____ >> Wood frame
Other Structural System(s) _____
Foundation Type(s) _____ >> Continuous
Other Foundation Types _____
Foundation Material(s) _____ >> Poured Concrete Footing
Other Foundation Material(s) _____
Exterior Fabric(s) _____ >> Drop siding
Other Exterior Fabric(s) _____
Roof Type(s) _____ >> 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 2
Chimney Material _____
Other Chimney Material(s) _____
Chimney Location(s) _____

HISTORICAL STRUCTURE FORM

81A00359

DESCRIPTION (continued)

Window Descriptions METAL SASH, 6/1

Main Entrance Description (stylistic details) _____

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

Porch Roof Types(s) _____

Exterior Ornament _____

Interior Plan _____

Other Interior Plan _____

Condition Good

Structure Surroundings

Commercial: _____ Residential: MOSTly this category

Institutional: _____ Undeveloped: _____

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

Archaeological Remains (describe): _____

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

Narrative Description (optional) _____

HISTORY

Construction year 1911

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; 1911;

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? 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

8LA00359

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: 5/28/2008

SHPO's Evaluation of Resource

Date _____

Form Comments: _____

REQUIRED PAPER ATTACHMENTS

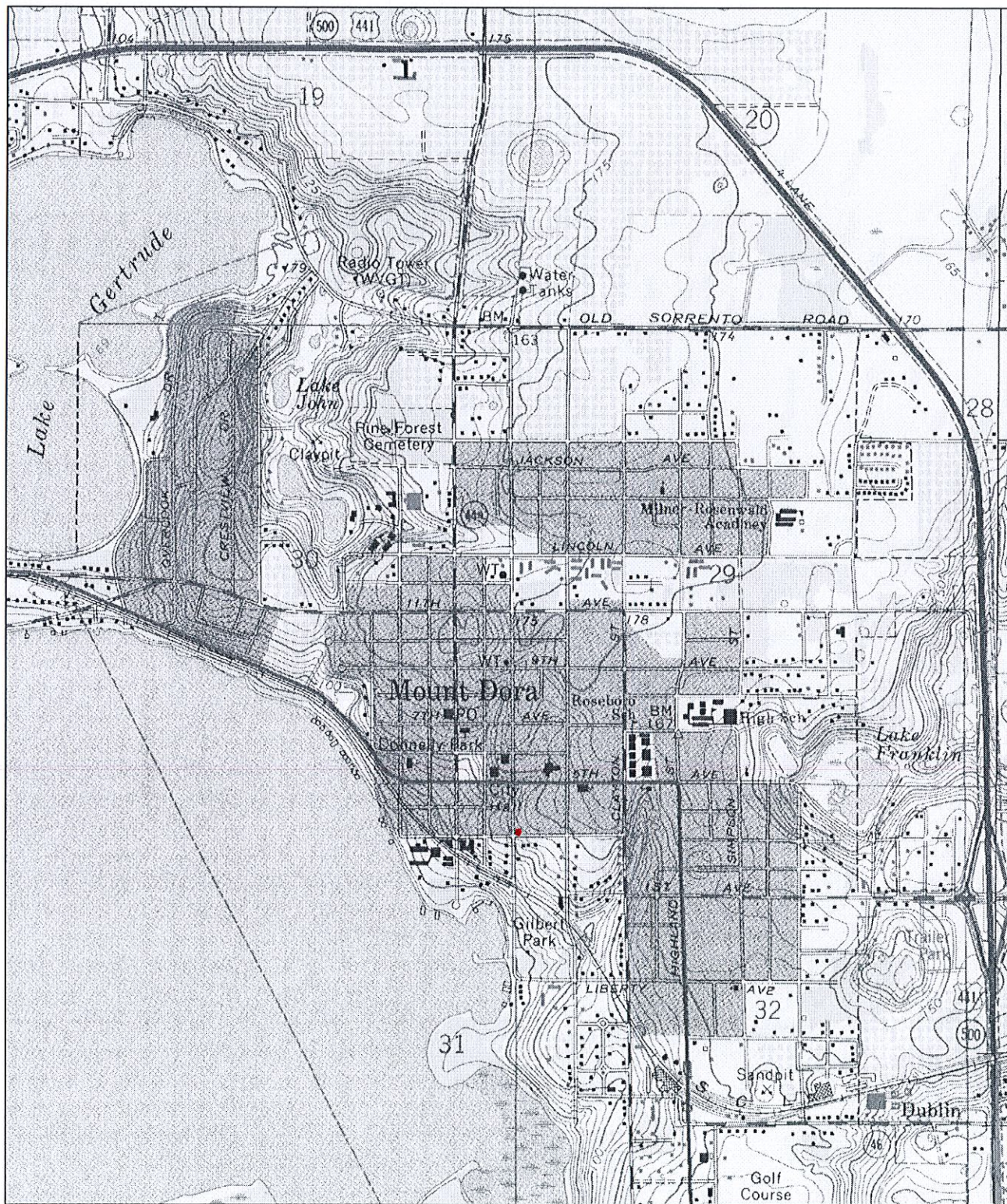
- (1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

LA00359-200803

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:**
Drop siding
- > **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;1911;
- > **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)]:**

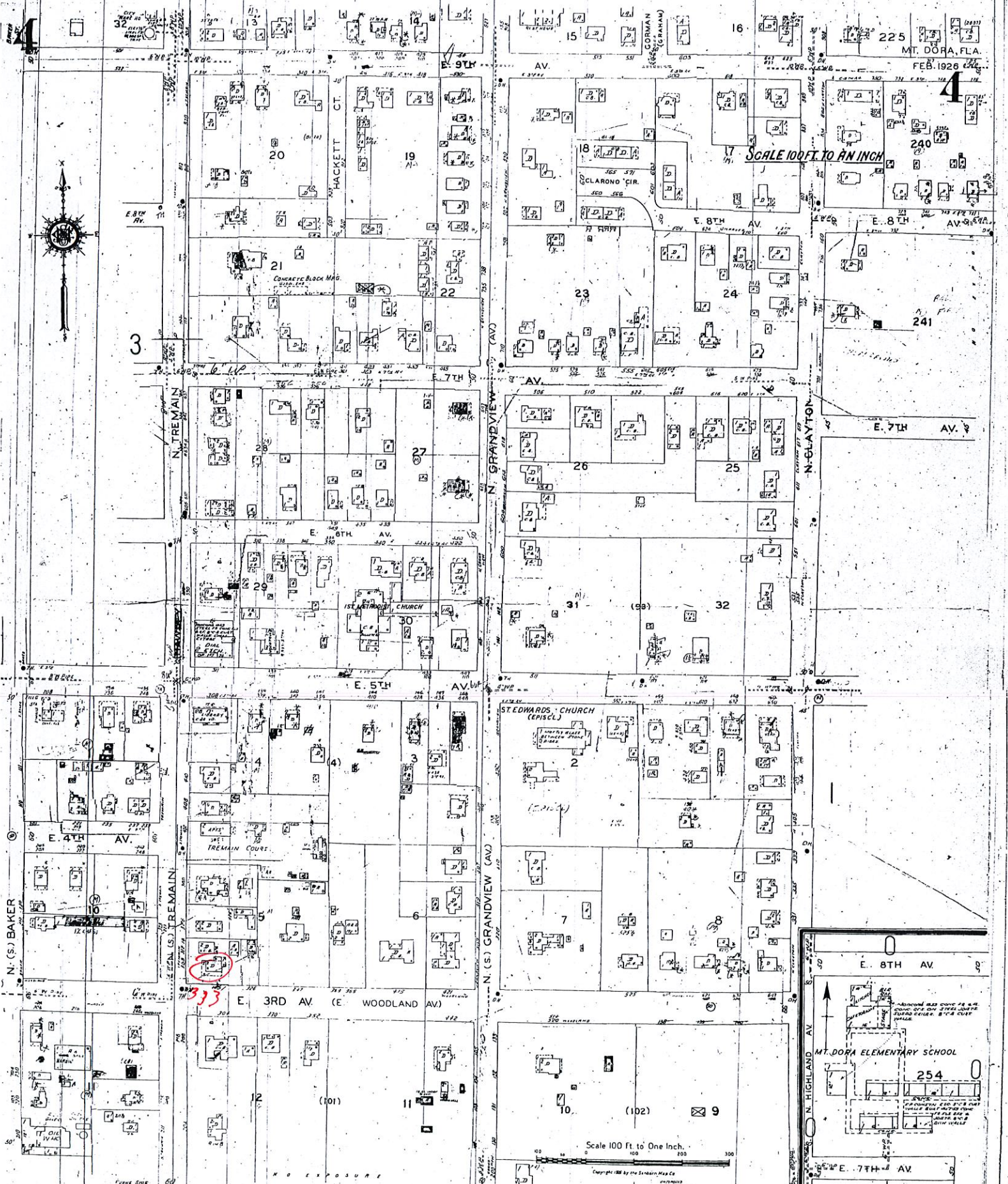
333



0 0.5 Mi
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Map provided by MyTopo.com

LA359

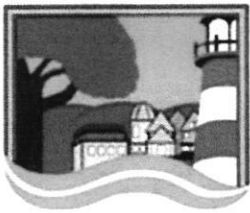


LA359



333

LA359



CITY OF MOUNT DORA

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

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS Renovations, Additions and New Construction

Subject Property Address: 308 N TREMAIN ST, MOUNT DORA, FL
Property Owner: 308 NORTH TREMAIN STREET, LLC
Applicant: SUZANNE SCHECK
Applicant's Mailing Address: 308 N TREMAIN ST, MOUNT DORA, FL
Applicant's Phone Number: 516.982.1129
Applicant's Email Address: SUZANNE M SCHECK @ GMAIL.COM

Full Description of Proposed Alteration(s) or Construction including materials; please attach additional documentation if needed: REPLACE WOOD STAIRS WITH CONCRETE STAIRS ON FRONT & BACK OF HOUSE. FACED WITH AGED

BRICK VENEERS & SLATE STAIR TREADS. SIDEWALKS SQUARED & FACED WITH VENEERS TO MATCH. (ON BOTH HOUSES)
Current Building Use (e.g. residential or commercial): RESIDENTIAL

Is there currently a chimney on the building? YES

If so, will the chimney be affected? NO

Required Documentation:

Renovations or Additions:

1. Property Record Card
2. Survey
3. Elevation drawings of each side of the building affected by the proposed work
 - a. Drawings must be to scale and clearly illustrate the detail of the work proposed
 - b. (2) Drawings labeled with existing and proposed
4. Materials Listing or Cut Sheet
5. Photographs of existing structure
6. \$100 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. \$150 Application Fee

Demolition Requests: Please see separate application for demolition requests.

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

Note: This application is for a Certificate of Appropriateness from the Historic Preservation Board only. The proposed work must also meet Zoning and Building Code Requirements; 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.



Connect with an agent

Find Out

comparable properties, and other factors.

→ **OLD FRONT STAIRS & SIDEWALK**

[View on Map](#)



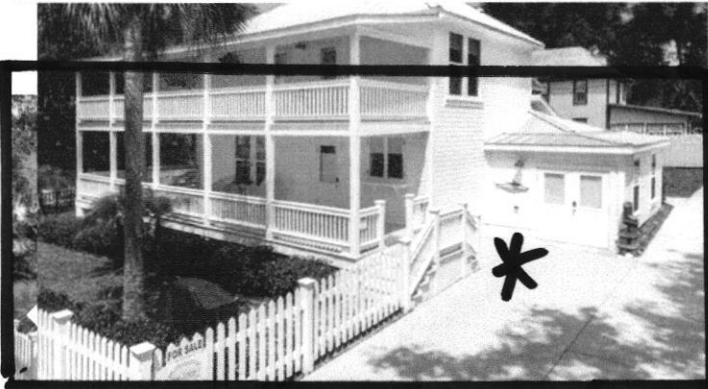
→ **OLD BACK STAIRS**
1912
Year built

Share this home

Edit Facts

NATIONWIDE

Get a Quote with a Long-Distance Mover!



Connect with an agent

it or
?

Find Out

ors.



OLD BACK
STAIRS

[View on Map](#)

1912
Year built

Share this home

Edit Facts

NATIONWIDE

Get a Quote with a Long-Distance Mover!



OLD STAIR
(BACK)

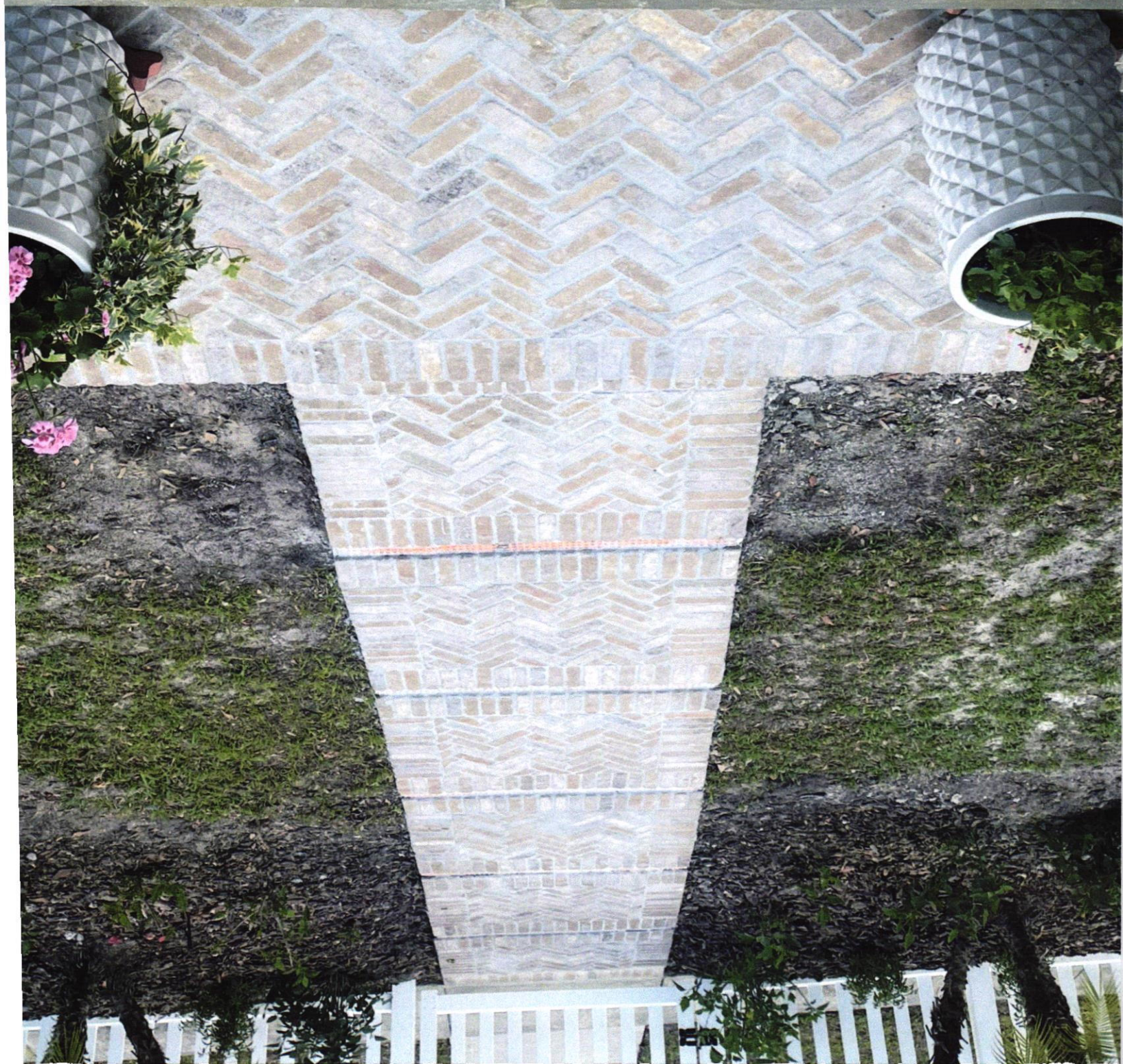


NEW
FRONT WALKWAY
& STAIR



NEW
SIDE VIEW
OF STAIR

VIEW FROM
TOP OF STAIRS
& SIDE WALK





SIDE WALK REDO



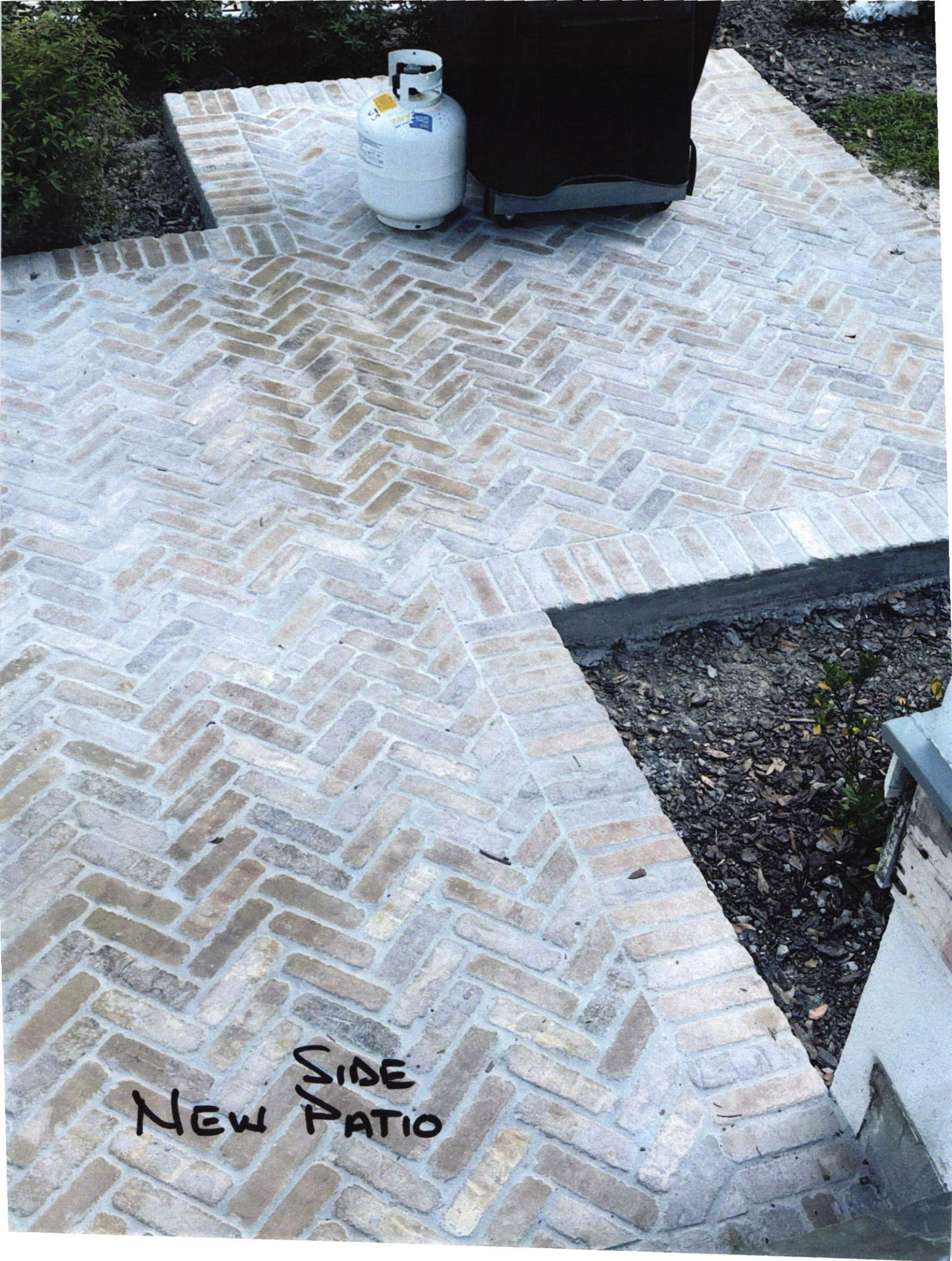
NEW
BACK
STAIR/
SIDE
PATIO



VIEW
BACK STAIR



SIDE VIEW OF
NEW BACK
STAIR & DRAIN



NEW SIDE
PATIO



OLD BRICKS FROM
OLD PATIO



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

Subject Property Address: 308 N TREMAIN ST, MOUNT DORA, FL

Property Owner: 308 NORTH TREMAINS STREET, LLC

Applicant: SUZANNE SCHECK

Applicant's Mailing Address: 308 N TREMAIN ST, MOUNT DORA, FL

Applicant's Phone Number: 516-982-1129

Applicant's Email Address: SUZANNE M SCHECK@GMAIL.COM

Full Description of Proposed Alteration(s) or Construction including materials; please attach additional documentation if needed: REPLACE DOWNSTAIRS & UPSTAIRS PORCH FLOORS & RAILINGS WITH A WOOD ALTERNATIVE BECAUSE OF ROT.

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

Is there currently a chimney on the building? YES

If so, will the chimney be affected? NO

Required Documentation:

Renovations or Additions:

1. Property Record Card
2. Survey
3. Elevation drawings of each side of the building affected by the proposed work
 - a. Drawings must be to scale and clearly illustrate the detail of the work proposed
 - b. (2) Drawings labeled with existing and proposed
4. Materials Listing or Cut Sheet
5. Photographs of existing structure
6. \$100 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. \$150 Application Fee

Demolition Requests: Please see separate application for demolition requests.

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

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* NEEDS REPLACING
* ROT



* NEEDS REPAIRING
* ROT





* ROTTED FLOOR
TO BE REPLACED

* ROTTED RAILINGS
&
FLOOR

*

*

*

*

*

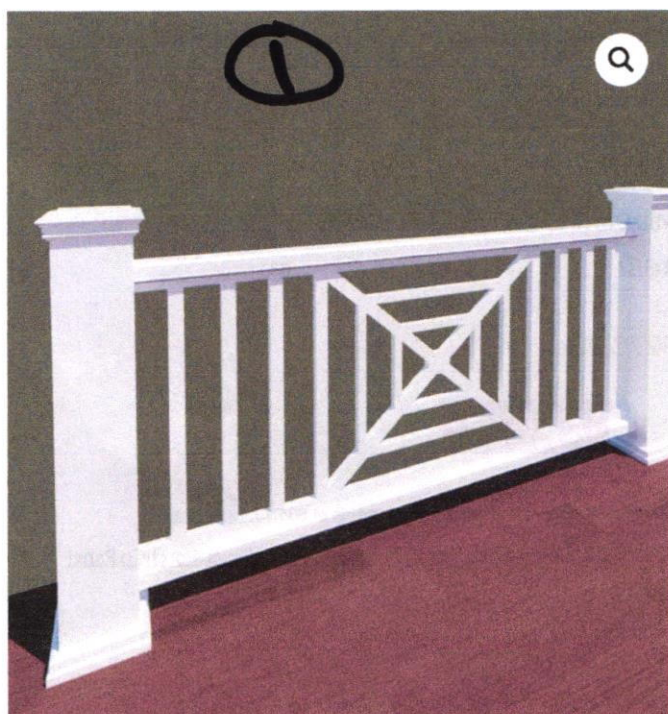


ROT

CATEGORIES:

[Mantels](#) [Bed Swings](#) [Gates](#) [Railings](#) [Screen Doors](#) [Planters](#) [*NEW* Overstocked Items](#) [Installation Instructions](#)

POSSIBLE RAILING



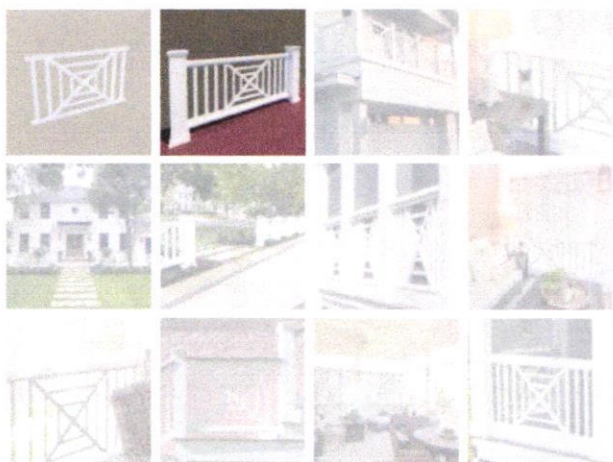
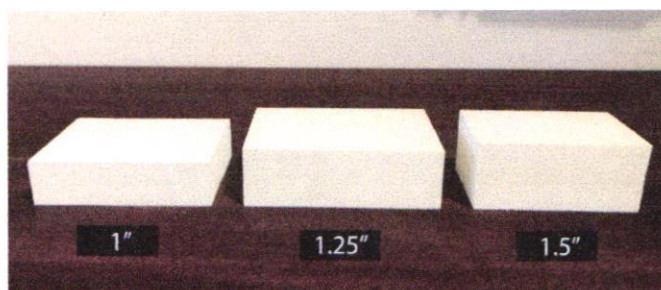
★★★★★ 15 Reviews
\$136.50 - \$519.75

The Southern Cross Panel makes a statement alone or can be combined with the Picket Panel to complete rail sections exceeding 48" spans.

Our panels are designed to be used with a number of different railing systems. Depending on which system you use, plan on adding approximately 7" to the panel height to determine your finished rail height. (Typically between 30" and 42")

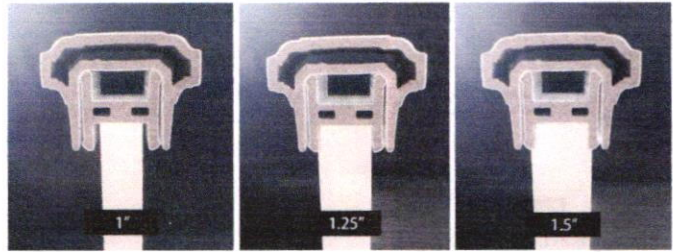
The Porch Store custom panels have the body and substance of wood without the character flaws or necessary maintenance.

They are made from 1", 1.25" or 1.5" thick solid cellular PVC. The white panels are made from [Versatex](#) brand sheet goods.



Our panels are cut from sheets of cellular PVC. The core of the material may have slight variation in color from the finished exterior. This core is exposed as we cut out the design of the railing. The thicker the panel, the more likely that this discoloration will be visible. Generally this is faint enough that our clients don't see this as a problem. The panels *can* be painted to resolve this matter if you so desire. And don't worry—proper exterior house paint bonds to PVC extremely well—and you will not have the same maintenance as painted wood!

If you plan to install our 1.25" or 1.5" thick panels with the Timbertech rails that we sell, please specify in the drop down below. This will inform us if we need to cut small grooves on the top of the panels, to ensure they will fit with this system.



Curbside Delivery is our standard method of shipment. You are required to meet the semi-truck in front of your home or at the closest point of access to your home, and you are responsible for receiving the product from the truck. Alternatively, the panels may be picked up by the client at the shipper's local terminal.

Need a Sample of the material? [Order a sample](#)

Item dimensions below are listed height x width

Item Dimensions

35" x 47.75"

Color

White

Thickness

1"

Mill Down Edges to Fit Timbertech

N/A

Rails?

[Clear](#)

\$273.00

1

[Add to cart](#)

PayPal Pay in 4 interest-free payments of \$34.13. [Learn more](#)

SKU: PSC Categories: [For Porch and Deck Railings](#), [PorchCo Panel Inserts](#)

[Additional Information](#)

[Product Inquiry](#)

[Customer Support](#)

Additional Information

Item Dimensions [23.5" x 47.75"](#), [29" x 47.75"](#), [31" x 47.75"](#), [35" x 47.75"](#)

Color [White](#), [Black](#)

Thickness [1"](#), [1.25"](#), [1.5"](#)

Mill Down Edges to Fit Timbertech [Yes, mill down edges](#), [No, don't mill down edges](#), [N/A](#)

Rails?

Related products



THE
PORCH COMPANY



THE PORCH STORE

About Us

Services

Porches We've Built

Get PorchoCo Products

Q1

CATEGORIES:

[Mantels](#)

[Bed Swings](#)

[Gates](#)

[Railings](#)

[Screen Doors](#)

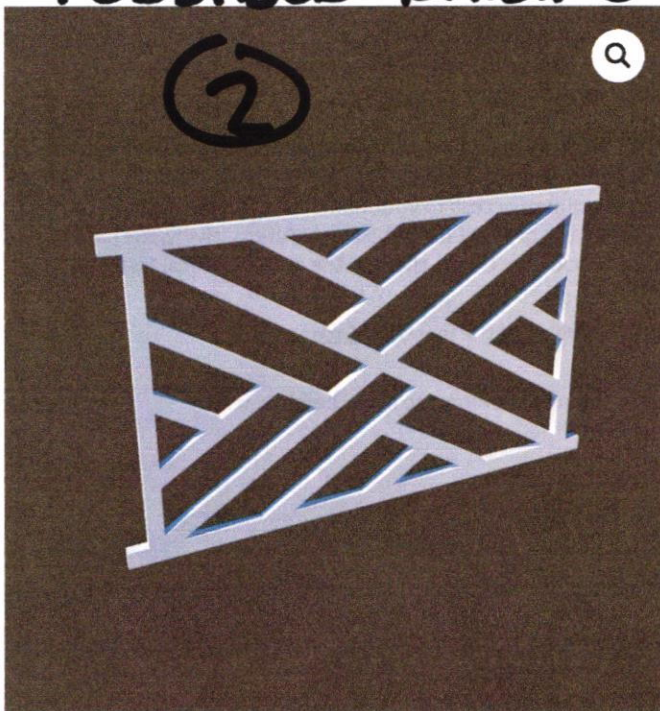
[Planters](#)

[*NEW* Overstocked Items](#)

[Installation Instructions](#)

POSSIBLE RAILING

②



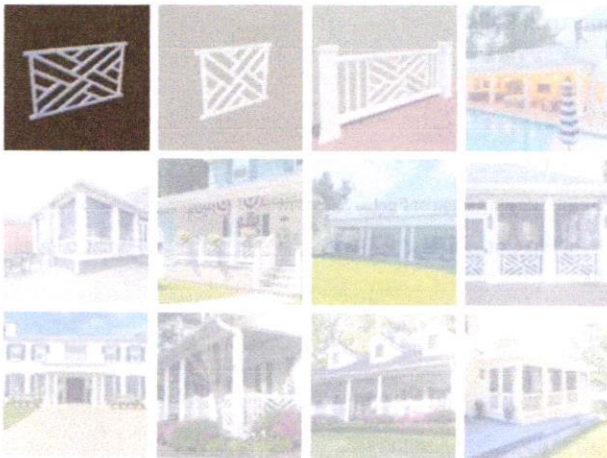
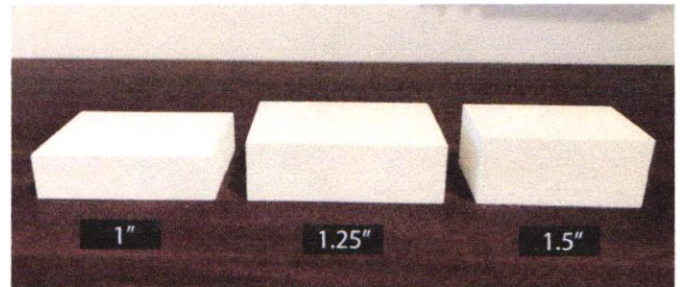
★★★★★ 24 Reviews

\$136.50 - \$519.75

Classic Chippendale design railing panel. This panel looks good combined with the picket panel.

Our panels are designed to be used with a number of different railing systems. Depending on which system you use, plan on adding approximately 7" to the panel height to determine your finished rail height. (Typically between 30" and 42")

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THE
PORCH COMPANY



THE PORCH STORE

[About Us](#)

[Services](#)

[Porches We've Built](#)

[Get PorchoCo Products](#)

Q ?

CATEGORIES:

[Mantels](#)

[Bed Swings](#)

[Gates](#)

[Railings](#)

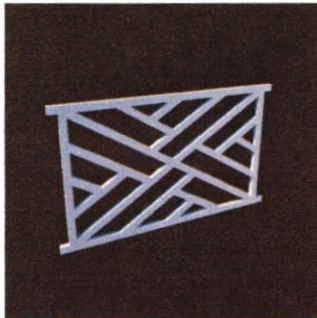
[Screen Doors](#)

[Planters](#)

[*NEW* Overstocked Items](#)

[Installation Instructions](#)

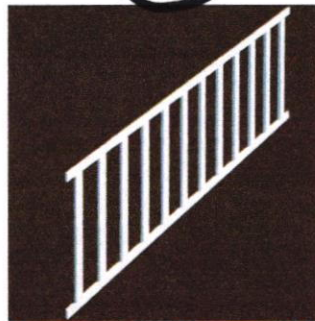
[PorchCo Panel Inserts](#)



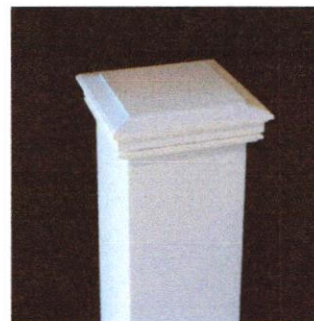
POSSIBLE RAILING-LIKE WHAT IS THERE

[PorchCo Stair Panel Inserts](#)

③



[PorchCo & VERSAWRAP Sleeve Kits](#)



[Timbertech Railings](#)



THE
PORCH COMPANY

618 Vernon Ave
Nashville, TN 37209

[About Us](#)

[Store](#)

[Blog](#)

[FAQs](#)

[Careers](#)

[Contact](#)

☎ Design / Construction: (615) 662-2886

☎ Porch Store Direct: (615) 492-8189



About the Porch Co.

The Porch Company is a full service design, build and fabrication company specializing in porches and porch components

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**Safari**

6 Tabs



Private



Bookmarks



Reading List



History



Shared with You



iCloud Tabs



ices

n Mouldings

Boards, Etc

r & Window Systems

ls & Drops

e Decorations

ry Rails

rails

ers

o Posts

els

dings

el Posts

es, Wall

ls/Medallions, Fretwork

nents

ers

urethane Products

ies - START HERE!

1 Flooring

1 Posts

Spire

ing Trim

n/Storm Doors

gle Siding

ers

l Parts

drels

lles (and Balusters)

Parts, Interior

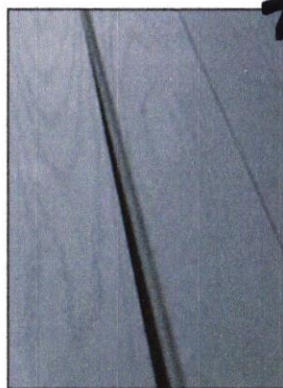


AZEK Porch - the next generation

Outstanding features include:

- Lifetime Limited Warranty
- Truly Low Maintenance
- Slip Resistant Surface
- Stain Resistance
- Mold Resistance
- Scratch Resistance
- Solid Workability & Beauty
- Permanent Colors

With all these great features, AZEK® Porch Boards are by far your best choice in porch flooring. Over time it's also your least expensive choice!



AZEK's Tongue & Groove Joinery

vintagewoodworks.com

Size: 1" thick x 3-3/8" wide, including tongue. Installed width is approximately 3-3/16".

Order Below ↓***PORCH FLOORING**

Tongue and groove installation with a slight crack between boards... just like wood porch flooring! Wood grain surface is almost impossible to distinguish from wood porch decking.

Limited Lifetime Warranty

AZEK® Porch Flooring carries a [Lifetime Limited Warranty](#) by AZEK® Building Products, the leader in Cellular PVC technology. With more than 20 years of experience in Cellular PVC manufacturing, AZEK® also makes [AZEK® Deck](#), the best decking on the market. Together with **AZEK® Porch Flooring**, these high performance, low maintenance products have revolutionized the porch and decking industries!

See the Videos

View a [5-part video series](#) showing how one of our owners installed AZEK® Porch Boards on his own porch! Series starts with repairs to the porch foundation and ends with a beautiful, authentic-looking, lifetime porch floor.

Truly Low Maintenance

Because the finish is built in, AZEK® Porch Flooring requires almost no [maintenance](#). An occasional, optional soap-and-water cleaning is all it takes to keep it looking and performing like new. This miracle material resists stains, moisture, scuffs, scratching, fading, mold, and mildew. (The Cellular PVC formulation doesn't contain wood fibers - something which can promote mold and mildew growth.)



Almost all spills, such as the drink to the left can be taken care of with just



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

Subject Property Address: 308 N TREMAIN ST, MOUNT DORA, FL

Property Owner: 308 NORTH TREMAIN STREET, LLC

Applicant: SUZANNE SCHECK

Applicant's Mailing Address: 308 N TREMAIN ST, MOUNT DORA, FL

Applicant's Phone Number: 516-982-1129

Applicant's Email Address: SUZANNE M SCHECK@GMAIL.COM

Full Description of Proposed Alteration(s) or Construction including materials; please attach additional

documentation if needed: REPLACE 4 OUTSIDE DOORS. CURRENT DOORS

DO NOT STAY CLOSED & ARE ROTTED. REPLACE 5TH DOOR UPSTAIRS
WITH A WINDOW.

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

Is there currently a chimney on the building? YES

If so, will the chimney be affected? NO

Required Documentation:

Renovations or Additions:

1. Property Record Card
2. Survey
3. Elevation drawings of each side of the building affected by the proposed work
 - a. Drawings must be to scale and clearly illustrate the detail of the work proposed
 - b. (2) Drawings labeled with existing and proposed
4. Materials Listing or Cut Sheet
5. Photographs of existing structure
6. \$100 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. \$150 Application Fee

Demolition Requests: Please see separate application for demolition requests.

**PLEASE NOTE - APPLICATIONS MUST BE RECEIVED THREE WEEKS PRIOR TO THE MEETING.
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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.



OLD DOORS
* ROT
* DON'T STAY CLOSED
* JAMMED SHUT
* CAN'T LOCK



NEW DOORS

DOORS TO BE
REPLACED



SIDE OF HOUSE

FRONT OF HOUSE

CHANGE
DOOR TO
WINDOW

DOOR TO
BE
REPLACED



FRONT OF HOUSE

MAKE DOOR
INTO A WINDOW





CITY OF MOUNT DORA

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

DATE: June 28, 2023

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 2 - Certificate of Appropriateness; 813 E 5th Ave (Location); Remove Utility Shed and Porch Addition (Request); Hurley Family Partnership (Owner); Sunshine Properties Source, LLC (Applicant).**

Property Information:

Address:	1010 N Tremain	Current Use:	Vacant Residence
Zoning District:	C-2	Land Use:	Commercial

Structure Information:

Date of Construction:	1924	Style:	Frame Vernacular
Structural System:	Wood Frame	Foundation Type:	Poured Concrete Footing
Siding:	Wood Clapboard	Stories:	Two
Roof Type:	Gable	Chimneys:	One / Brick

Background on Architectural Style:

The subject residence was constructed in the Frame Vernacular style in 1924. This style of buildings were first constructed by lay or self-taught carpenters to provide basic shelter without attention to architectural style. The buildings reflect locally available building materials, the skills and regional background of the builder and environmental conditions. Vernacular buildings were widely constructed in Mount Dora from the 1880s through the 1930s.

This style of architecture is characterized with horizontal wood siding (less common, wood shingles, board and Batten); gable roof with wood shingles during 19th Century, metal during late 19th century, and composition and asbestos shingles beginning in 1920s; and simple detailing including jig-sawn woodwork on porches, around eaves, corbeling on chimneys.

Staff Analysis:

The applicant is seeking to remove a porch and utility room addition on the single family dwelling unit. Based on the property record card, the porch addition do not appear to be part of the original construction of the residence. The 'porch' addition covers the exterior siding, window, and door to the primary residence on the eastern façade. Removing this porch will reveal these original attributes.

Section Type	Ext. Wall Type	No. Stories	Floor Area
FINISHED LIVING AREA (FLA)	Wood (01)	2.00	1672
OPEN PORCH FINISHED (OPF)		2.00	168
UTILITY STORAGE FINISHED WOOD (SAF)		2.00	104
SCREEN PORCH FINISHED (SPF)		2.00	184

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

On May 26th, 2022, Building Services completed a site visit on the property and identified structural damage due to moisture and wood destroying organism. The next day, the property was posted with a Stop Work Order and designated as an unsafe structure which prohibited the structure from being occupied.

Staff Recommendation:

Staff recommends approval of the application.

Attachments:

Photos
Window Guidelines
2008 Site Form
2020 Site Form
Application



CITY OF MOUNT DORA

813 E 5th Avenue
Site Visit











HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA03860

Recorder # 362

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) 813 E 5TH AVE

Multiple Listing (DHR only)

Other Names

>>

Survey or Project Name

Survey#

National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
<u>813</u>	<u>East</u>	<u>5TH</u>	<u>Avenue</u>	

Cross Streets (nearest/ between)

City / Town (within 3 miles) Mount Dora

In Current City Limits? YES

County Lake

Tax Parcel #(s)

Subdivision Name

Block

Lot

Ownership

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

Route to (especially if no street address)

MAPPING

USGS 7.5' Map Name

Publication Date

>> EUSTIS; 1980

Township:

Range:

Section:

1/4 section:

>> 19S ; 27E ; 29; UNSP

Irregular Section Name:

Landgrant

UTM: Zone

Easting

Northing

Plat or Other Map (map's name, location)

DESCRIPTION

Style Frame Vernacular

Other Style

Exterior Plan Irregular

Other Exterior Plan

Number of Stories 2

Structural System(s)

>>

Wood frame

Other Structural System(s)

Foundation Type(s)

>>

Continuous

Other Foundation Types

Foundation Material(s)

>>

Poured Concrete Footing

Other Foundation Material(s)

Exterior Fabric(s)

>>

Drop siding

Other Exterior Fabric(s)

Roof Type(s)

>>

Gable

Other Roof Type(s)

Roof Material(s)

>>

Other Roof Material(s)

Roof Secondary Structure(s) (dormers etc)

>>

Other Roof Secondary Structure(s)

Number of Chimneys 1

Chimney Material

Other Chimney Material(s)

Chimney Location(s)

HISTORICAL STRUCTURE FORM

8LA03860

DESCRIPTION (continued)

Window Descriptions METAL SASH

Main Entrance Description (stylistic details)

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

Porch Roof Types(s)

Exterior Ornament

Interior Plan

Other Interior Plan

Condition Fair

Structure Surroundings

Commercial: SOME of this category

Residential: _____

Institutional: SOME of this category

Undeveloped: _____

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

Archaeological Remains (describe):

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

Narrative Description (optional)

HISTORY

Construction year 1924

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; 1924;

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

8LA03860

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: 6/2/2008

SHPO's Evaluation of Resource

Date _____Form Comments: _____

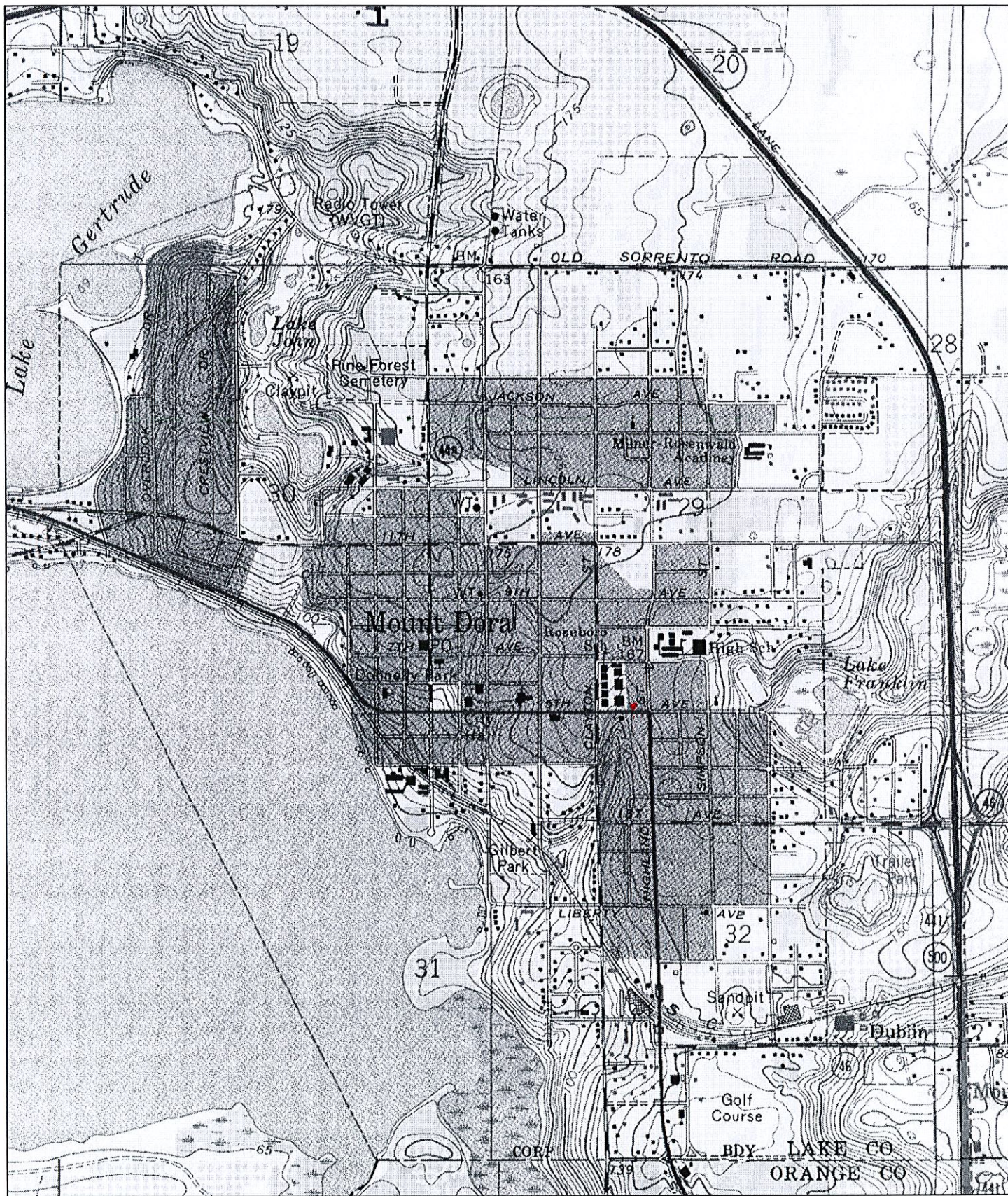
REQUIRED PAPER ATTACHMENTS

- (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"

LA03860-200803

Supplementary Printout

- > **USGS map name/year of publication or revision:**
EUSTIS;1980
- > **Township/Range/Section/Qtr:**
19S ;27E ;29;UNSP
- > **Structural system(s):**
Wood frame
- > **Foundation types:**
Continuous
- > **Foundation materials:**
Poured Concrete Footing
- > **Exterior fabrics:**
Drop siding
- > **Roof types:**
Gable
- > **Roof materials:**
- > **Roof secondary structures (dormers etc):**
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**
Private residence;1924;
- > **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

LA3860

362





362

LA3860

☒ 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 **LA03860**
 Field Date 3-4-2020
 Form Date 3-4-2020
 Recorder # 124

Site Name(s) (address if none) 813 East 5th Avenue Multiple Listing (DHR only) _____
 Survey Project Name Mount Dora Historic Resources 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 813 Direction E Street Name 5th Street Type Avenue Suffix Direction _____
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name EUSTIS USGS Date 2018 Plat or Other Map _____
 City / Town (within 3 miles) Mount Dora In City Limits? ☒ yes ☐ no ☐ unknown County Lake
 Township 19S Range 27E Section 29 ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 29-19-27-0200-000-01600 Landgrant _____
 Subdivision Name BELMONT SUBDIVISION Block 0 Lot 1600
 UTM Coordinates: Zone ☐ 16 ☒ 17 Easting 437815 Northing 3186084
 Other Coordinates: X: -81.63723 Y: 28.80081 Coordinate System & Datum WGS84
 Name of Public Tract (e.g., park) _____

HISTORY

Clear History Values

Construction Year: 1924 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Unknown From (year): _____ To (year): _____
 Current Use Apartment From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address N/A
 Alterations: ☐ yes ☒ no ☐ unknown Date: _____ Nature _____
 Additions: ☐ yes ☒ no ☐ unknown Date: _____ Nature _____
 Architect (last name first): Unknown Builder (last name first): Unknown
 Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Clear Description Values

Style Frame Vernacular Exterior Plan Irregular Number of Stories 2
 Exterior Fabric(s) 1. Clapboard 2. Wood siding 3. _____
 Roof Type(s) 1. Gable-stepped 2. _____ 3. _____
 Roof Material(s) 1. Asphalt shingles 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.)
6/6 sash

Distinguishing Architectural Features (exterior or interior ornaments)

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

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 15</i> , p. 2)

DESCRIPTION (continued)

Clear Description Values

Chimney: No. 1 Chimney Material(s): 1. Brick 2. 3.

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

Foundation Type(s): 1. Piers 2. 3.

Foundation Material(s): 1. Stone 2. 3.

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)

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

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

Narrative Description of Resource

Archaeological Remains ☐ Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- | | | | |
|---|---|--|--|
| ☐ FMSF record search (sites/surveys) | ☐ library research | ☒ building permits | ☐ Sanborn maps |
| ☐ FL State Archives/photo collection | ☐ city directory | ☐ occupant/owner interview | ☐ plat maps |
| ☒ property appraiser / tax records | ☐ newspaper files | ☐ neighbor interview | ☐ Public Lands Survey (DEP) |
| ☐ cultural resource survey (CRAS) | ☐ historic photos | ☐ interior inspection | ☐ HABS/HAER record search |
| ☒ other methods (describe) <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 informationAppears to meet the criteria for National Register listing as part of a district? ☒ yes ☐ no ☐ insufficient information

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

The structure does not appear to meet the criteria for the National Register listing individually, however, the structure does contribute to the overall character of the historic district.

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 Damian Brink 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

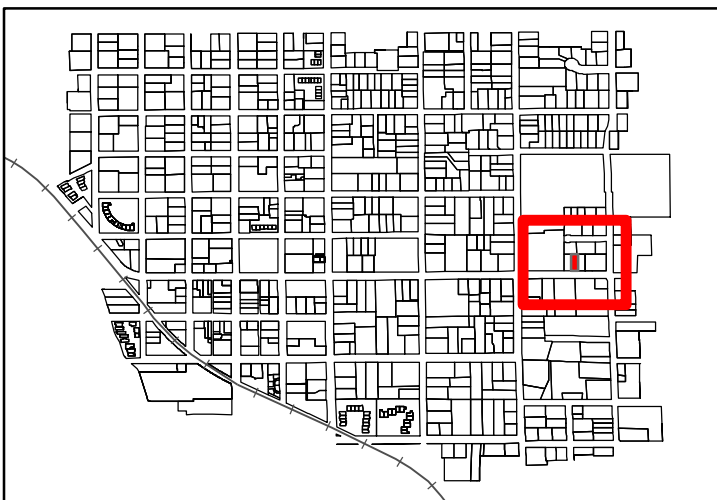


N



813 EAST 5TH AVE MOUNT DORA FL 32757

0 40 80 160
| | | | | Feet

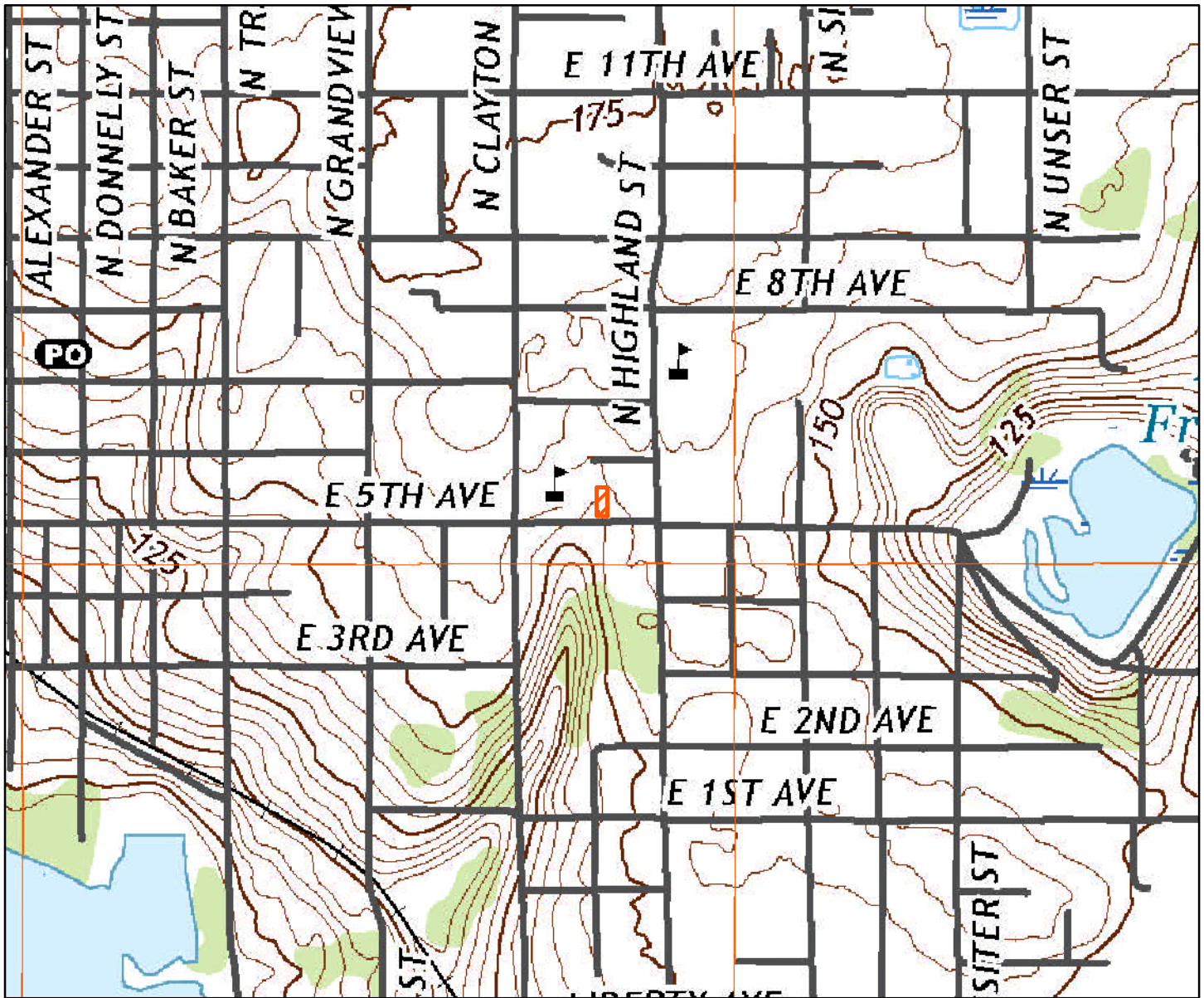


LA03860



Data Sources: Lake County, City of Mount Dora

USGS Map



LA03860

813 EAST 5TH AVE MOUNT DORA FL 32757



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

Subject Property Address: 813 East 5th Avenue, Mount Dora, Florida 32757

Property Owner: Hurley Family Partnership

Applicant: Sunshine Properties Source, LLC

Applicant's Mailing Address: 21015 Wolf Branch Road, Mount Dora, Florida 32757

Applicant's Phone Number: 352-636-3845

Applicant's Email Address: sunshinepropertiesource@gmail.com

Full Description of Proposed Alteration(s) or Construction including materials; please attach additional

documentation if needed: demolition of interior down to the studs (This work

was performed by the owner without a permit) of utility room and east
side structure

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

Is there currently a chimney on the building? yes

If so, will the chimney be affected? no

Required Documentation:

Renovations or Additions:

1. Property Record Card
2. Survey
3. Elevation drawings of each side of the building affected by the proposed work
 - a. Drawings must be to scale and clearly illustrate the detail of the work proposed
 - b. (2) Drawings labeled with existing and proposed
4. Materials Listing or Cut Sheet
5. Photographs of existing structure
6. \$100 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. \$150 Application Fee

Demolition Requests: Please see separate application for demolition requests.

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

Note: This application is for a Certificate of Appropriateness from the Historic Preservation Board only. The proposed work must also meet Zoning and Building Code Requirements; 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:	HURLEY FAMILY PARTNERSHIP	Alternate Key:	1469872
Mailing Address:	2511 DORAAVE TAVARES , FL 32778 Update Mailing Address	Parcel Number: ⓘ	29-19-27-0200-000-01600
Property Location:	813 E 5TH AVE MOUNT DORA FL, 32757	Millage Group and City:	0MD1 Mount Dora
		2022 Total Certified Millage Rate:	18.8051
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
		Property Name:	-- Submit Property Name ⓘ
Property Description:	MOUNT DORA, BELMONT SUB LOT 16 PB 4 PG 60 ORB 4251 PG 834	School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
		NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.	

Land Data

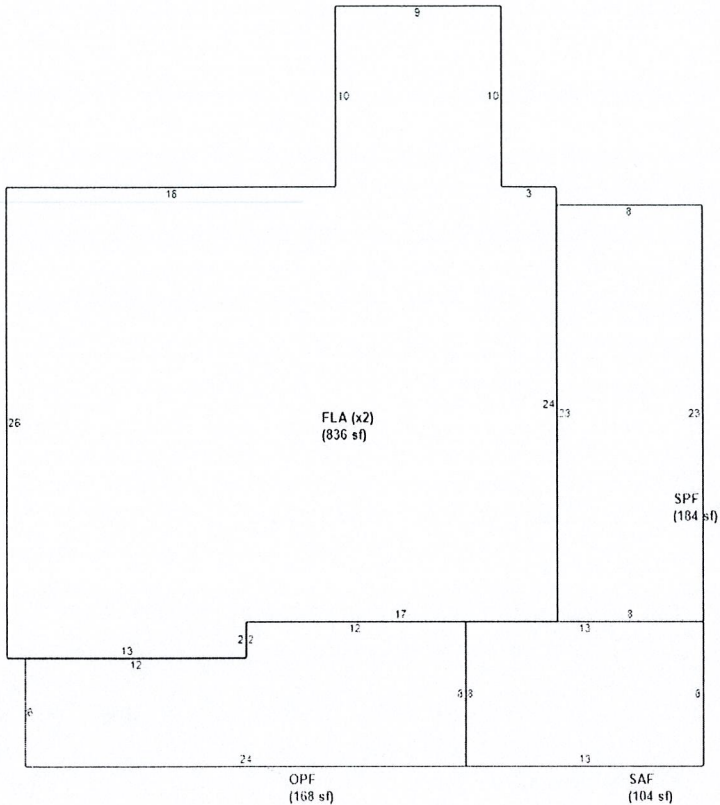
Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	MULTI FAMILY <5 UNITS DRY LOT (0800)	50	130		6500.000	FD	\$0.00	\$115,000.00
Click here for Zoning Info ⓘ					FEMA Flood Map			

Residential Building(s)

Building 1

Residential	Building Value: \$75,935.00		
Summary			
Year Built: 1923	Total Living Area: 1672 ⓘ	Central A/C: Yes	Attached Garage: No
Bedrooms: 3	Full Bathrooms: 2	Half Bathrooms: 0	Fireplaces: 1
Incorrect Bedroom, Bath, or other information? ⓘ			
Section(s)			
Section Type	Ext. Wall Type	No. Stories	Floor Area
FINISHED LIVING AREA (FLA)	Wood (01)	2.00	1672
OPEN PORCH FINISHED (OPF)		2.00	168
UTILITY STORAGE FINISHED WOOD (SAF)		2.00	104

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



Miscellaneous Improvements

There is no improvement information to display.

Sales History

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

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
<u>4251 / 834</u>	12/2012	Warranty Deed	Unqualified	Improved	\$100.00
<u>4251 / 818</u>	12/2012	Warranty Deed	Unqualified	Improved	\$100.00
<u>1534 / 1517</u>	07/1997	Warranty Deed	Qualified	Improved	\$60,000.00
<u>594 / 480</u>	01/1975	Misc Deed/Document	Qualified	Improved	\$18,000.00

[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
---------------	--------------	----------------	---------------	---------	-----------------

GENERAL FUND	\$190,935	\$125,190	\$125,190	5.0364	\$630.51
SCHOOL BOARD STATE	\$190,935	\$190,935	\$190,935	3.2500	\$620.54
SCHOOL BOARD LOCAL	\$190,935	\$190,935	\$190,935	2.9980	\$572.42
LAKE COUNTY WATER AUTHORITY	\$190,935	\$125,190	\$125,190	0.3083	\$38.60
NORTH LAKE HOSPITAL DIST	\$190,935	\$125,190	\$125,190	0.5000	\$62.60
ST JOHNS RIVER FL WATER MGMT DIST	\$190,935	\$125,190	\$125,190	0.1974	\$24.71
CITY OF MOUNT DORA	\$190,935	\$125,190	\$125,190	5.9603	\$746.17
LAKE COUNTY MSTU AMBULANCE	\$190,935	\$125,190	\$125,190	0.4629	\$57.95
LAKE COUNTY VOTED DEBT SERVICE	\$190,935	\$125,190	\$125,190	0.0918	\$11.49
				Total: 18.8051	Total: \$2,764.99

Exemptions Information

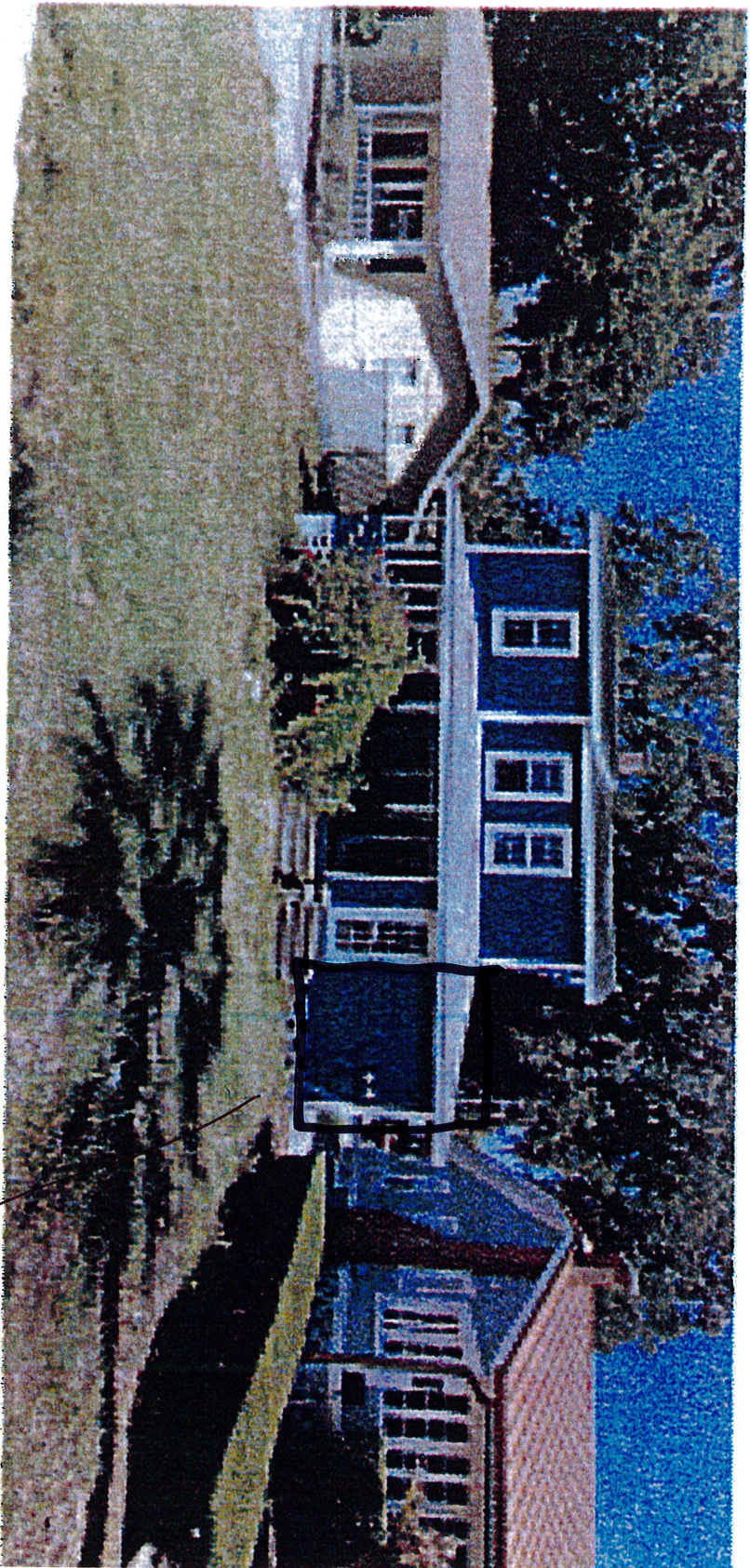
This property is benefitting from the following exemptions with a checkmark ✓

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](#).

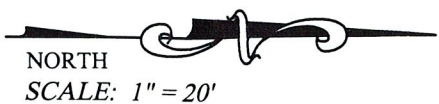


Rear Utility Room
→ demo



East Side Structure

demo

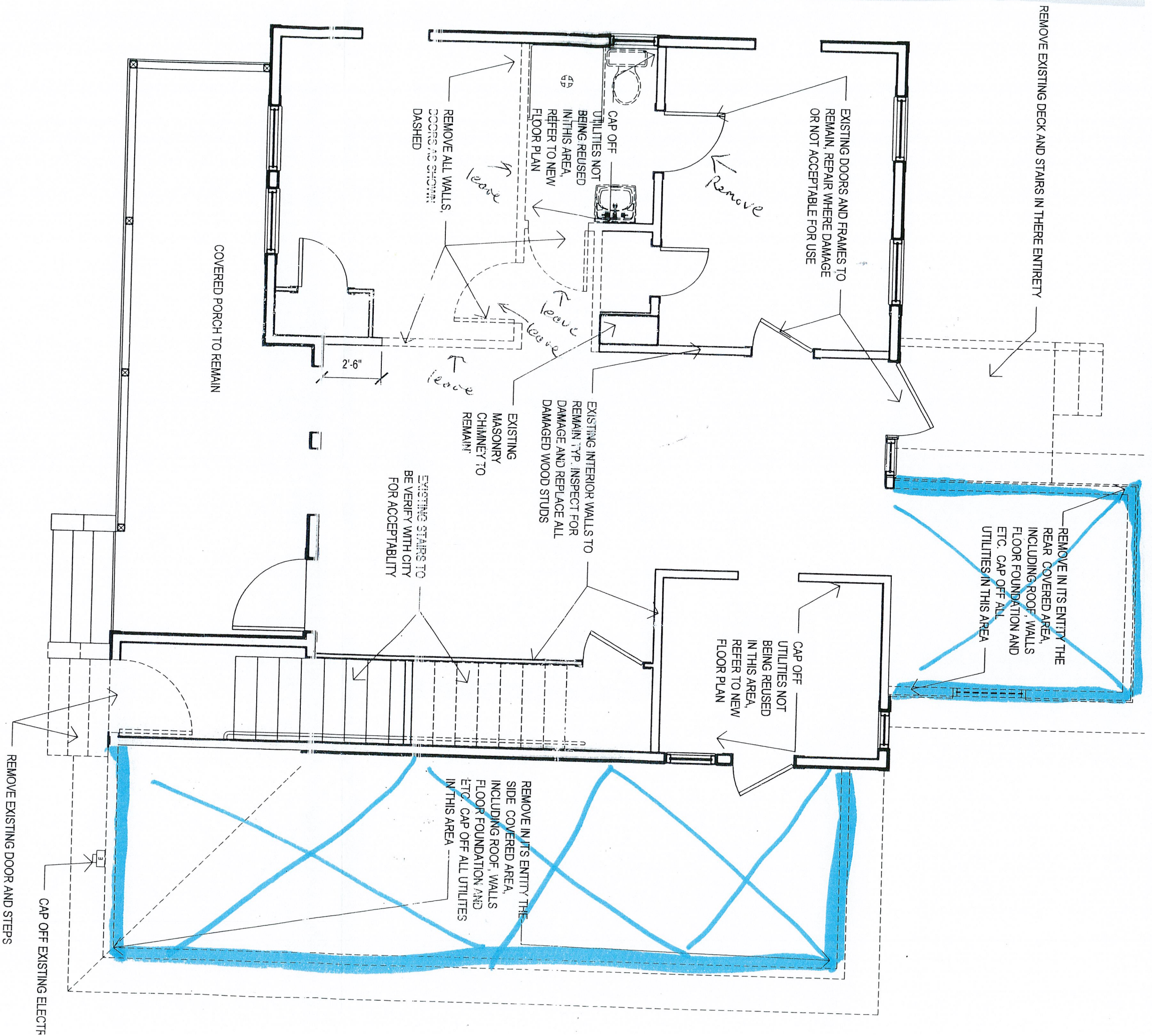


LEGEND

 = GUY WIRE

SQ. FT. = SQUARE FEET

First Choice Surveying...
Your First Choice for Land Surveys



FIRST FLOOR DEMOLITION PLAN

SCALE 1/4" = 1'-0"



CITY OF MOUNT DORA

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

DATE: June 28, 2023

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: Tab 4 - Certificate of Appropriateness; 619 E 9th Ave (Location); Remove Shingle Roof and Replace with Metal Roof (Request); Maria Folgueira (Owner); RN Palmer Roofing, C/O Robert Palmer (Applicants).

Property Information:

Address:	619 E 9 th Avenue	Current Use:	Residence
Zoning District:	R-2	Land Use:	Medium Density Residential

Structure Information:

Date of Construction:	1925	Style:	Frame Vernacular
Structural System:	Wood Frame	Foundation Type:	Poured Concrete Footing
Siding:	Novelty Siding	Stories:	Two
Roof Type:	Hip	Chimneys:	One / Brick

Background on Architectural Style:

The subject residence was constructed in the Frame Vernacular style in 1925. This style of buildings were first constructed by lay or self-taught carpenters to provide basic shelter without attention to architectural style. The buildings reflect locally available building materials, the skills and regional background of the builder and environmental conditions. Vernacular buildings were widely constructed in Mount Dora from the 1880s through the 1930s.

This style of architecture is characterized with horizontal wood siding (less common, wood shingles, board and Batten); gable roof with wood shingles during 19th Century, metal during late 19th century, and composition and asbestos shingles beginning in 1920s; and simple detailing including jig-sawn woodwork on porches, around eaves, corbeling on chimneys.

Guidance:

LDC Section 3.4.6 (2)(b) states that it is the intent to promote visually compatible, contemporary designs that are harmonious with the exterior architectural and landscape features of adjacent, neighboring or visually related buildings, structures, sites and streetscapes. Permitting records indicate the residences on either side of the subject property have obtained permits to replace their entire a portion of their shingle roofs with metal roofs within the past six (6) years.

The Mount Dora Historic Guidelines recommend retaining and preserving roofs which are important in defining the overall character of the building and recommend avoiding the removal of a major portion of the roof or roofing material that is repairable, then reconstructing it with new material.

Staff Analysis:

The applicant is seeking to remove the asphalt shingles and replace it with a metal roof. The structure previously applied for a Certificate of Appropriateness to reroof the structure with architectural, composition shingles. The application was approved by the Historic Preservation Board on October 15, 2008. The previous staff report indicated that shingles were under the former metal roof.

The new metal roof material will match the metal roof on the existing garage which is situated on the front façade. The roof material on the residence was metal shingles until 2008.

Staff Recommendation:

Staff recommends approval of the application.

Attachments:

Photos
Roof Guidelines
1998 Site Form
2008 Site Form
Previous COA Staff Report
Application



CITY OF MOUNT DORA

619 E 9th Ave
Site Visit



Guidance on Roofs and Roof Surfaces

City of Mount Dora Historic Design Guidelines

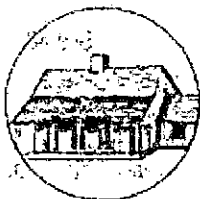
Recommendations:

1. Identify, retain, and preserve roofs – and their functional and decorative features – that are important in defining the overall historic character of the building. This includes the roof's shape, such as hip, gambrel, and mansard; decorative features such as cupolas, cresting, chimneys and weathervanes; and roofing material such as slate, wood, clay tile, and metal, as well as its size, color, and patterning.
2. Provide adequate roof drainage and insure that the roofing material provides a weather-tight covering for the structure.
3. Protect a leaking roof with plywood or tarp and building paper until it can be properly repaired.
4. Replace deteriorated roof surfacing with matching materials or new materials, such as composition shingles or tabbed asphalt shingles, in dark shades that match the original in composition, size, shape, color, and texture.
5. Retain or replace where necessary: dormer windows, cupolas, cornices, brackets, chimneys, cresting, weather vanes, and other distinctive architectural or stylistic features that give a roof its essential character.
6. Repair a roof by reinforcing the historic materials which comprise roof features. Repairs will also generally include the limited replacement in kind – or with compatible substitute material – of those extensively deteriorated or missing parts of features when there are surviving prototypes such as cupola louvers, dentils, dormer roofing; or slates, tiles, or wood shingles on a main roof.
7. Replace in kind an entire feature of the roof that is too deteriorated to repair – if the overall form and detailing are still evident – using the physical evidence as a model to reproduce the feature. Examples can include a large section of roofing, or a dormer or chimney. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.
8. Design and construct a new feature when the historic feature is completely missing, such as a chimney or cupola. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.

Avoid:

1. Removing a feature of the roof that is unrepairable, such as a chimney or dormer, and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.
2. Constructing additional stories so that the historic appearance of the building is radically changed.
3. Removing a major portion of the roof or roofing material that is repairable, then reconstructing it with new material in order to create a uniform or "improved" appearance.
4. Changing the essential character of a roof by adding inappropriate features such as dormers, vents, skylights, air-conditioners, and solar collectors which are visible from public right-of-ways.
5. Stripping the roof of sound historic materials such as slate, clay tile, wood, and architectural metal.
6. New materials, such as roll roofing, whose composition, size, shape, color, and texture alter the appearance of the building.
7. Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the roof or that is physically or chemically incompatible.

☒ 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 2388 **3713**
 Recorder # CC23-22
 Field Date 4 / 20 / 1998
 Form Date 10 / 21 / 1999

Site Name(s) (address if none) Ganun 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.) 619 E 9th Ave
 Cross Streets (nearest / between) Gorham / Clayton
 City / Town (within 3 miles) Mount Dora In Current City Limits: ☒ y ☐ n ☐ unknown
 County Lake Tax Parcel #(s) 1471621
 Subdivision name Gorham Block B Lot 2, W 1/2 of Lot 3
 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 29 1/4 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 25

DESCRIPTION

Style* Frame Vernacular Exterior Plan* Irregular Number of Stories 2, 1
 Structural System(s)* Balloon wood frame
 Foundation: Type(s)* Unknown Material(s)* Unknown
 Exterior Fabric(s)* Novelty siding
 Roof: Type(s)* Hip, intersecting gables, cross gables Material(s)* Metal shingles, pressed
 Roof secondary strucs. (domers etc.)* _____
 Chimney: No. 1 Material(s)* Brick Location(s)* N/Offset
 Windows (types, materials, etc.)* DHS; wood; 2/2 /Awning /Casement

Main Entrance (stylistic details) Set behind a projecting front room, concrete walkway leads to entry room
 Porches: #open 0 #closed 0 #incised 0 Location(s) _____
 Porch roof type(s) _____
 Exterior Ornament _____

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) _____

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: Local office _____	Date ____/____/____
National Register Criteria for Evaluation ☐ a ☐ b ☐ c ☐ d (See National Register Bulletin 15, p. 2)		

HISTORICAL STRUCTURE FORMSite #8 LAConsult *Guide to Historical Structure Forms* for detailed instructions.**HISTORY**

Construction date: Exactly _____ (year) Approximately _____ (year) Earlier than _____ (year) Later than _____ (year)

Architect (last name first): _____

Builder (last name first): _____

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.) _____

*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) <u>local historical society research, interview with old families, local history books</u> | | | |

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 DoraIndividually eligible for National Register? ☐ yes ☐ no ☒ insufficient infoPotential contributor to Nat. Reg. district? ☒ yes ☐ no ☐ insufficient infoArea(s) of Historical Significance (See *National Register Bulletin* 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.) _____

Explanation of Evaluation (required, whether positive or not; limit to three lines; attach longer statement, if needed, on separate sheet)

DOCUMENTATION (Photos, Plans, etc.)Bibliographic References (Use Continuation Sheet, give FMSF Manuscript # if relevant) Clerk of Court, Archives Research

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 32601Phone/Fax 352-377-4217, e-mail - mvbdt@gru.netRemember: 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
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE, PREFER B&W, AT LEAST 3X5



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA03713

Recorder # 200

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) 619 E 9th 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
619	East	9th	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 ;29;UNSP

Irregular Section Name: _____

Landgrant _____

UTM: Zone _____

Easting _____

Northing _____

Plat or Other Map (map's name, location) _____

DESCRIPTION

Style Frame Vernacular

Other Style _____

Exterior Plan Irregular

Other Exterior Plan _____

Number of Stories 1.5

Structural System(s) _____

>>

Wood frame

Other Structural System(s) _____

Foundation Type(s) _____

>>

Continuous

Other Foundation Types _____

Foundation Material(s) _____

>>

Poured Concrete Footing

Other Foundation Material(s) _____

Exterior Fabric(s) _____

>>

Drop siding

Other Exterior Fabric(s) _____

Roof Type(s) _____

>>

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 1

Chimney Material _____

Other Chimney Material(s) _____

Chimney Location(s) _____

HISTORICAL STRUCTURE FORM

81A03713

DESCRIPTION (continued)

Window Descriptions casement 4, 2/2

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 1925

Architect (last name first): _____

Builder (last name first): _____

Changes in Locations or Conditions

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

Structure Use History

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

Other Structure Uses _____

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

RESEARCH METHODS

Research Methods _____ >> Examine local tax records

Other research methods _____

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? YES

Name of Local Register if Eligible _____

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

Area(s) of historical significance _____

>>

Other Historical Associations _____

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

HISTORICAL STRUCTURE FORM

BLA03713

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: SCAT

SHPO's Evaluation of Resource

Date _____Supplement Information Status: NO SUPPLEMENTSupplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 5/25/2008Form Comments: _____

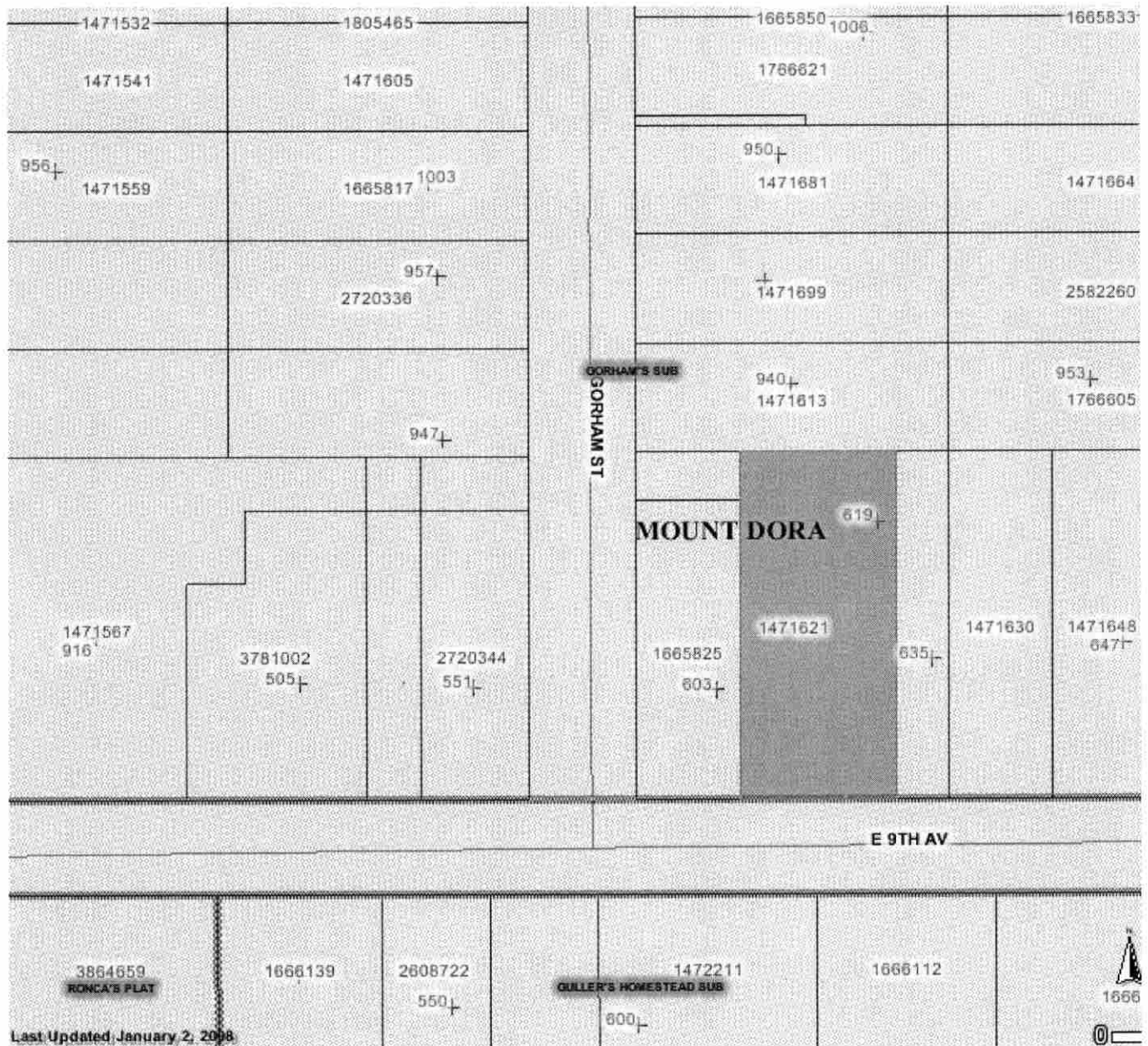
REQUIRED PAPER ATTACHMENTS

- (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"

LA03713-200803

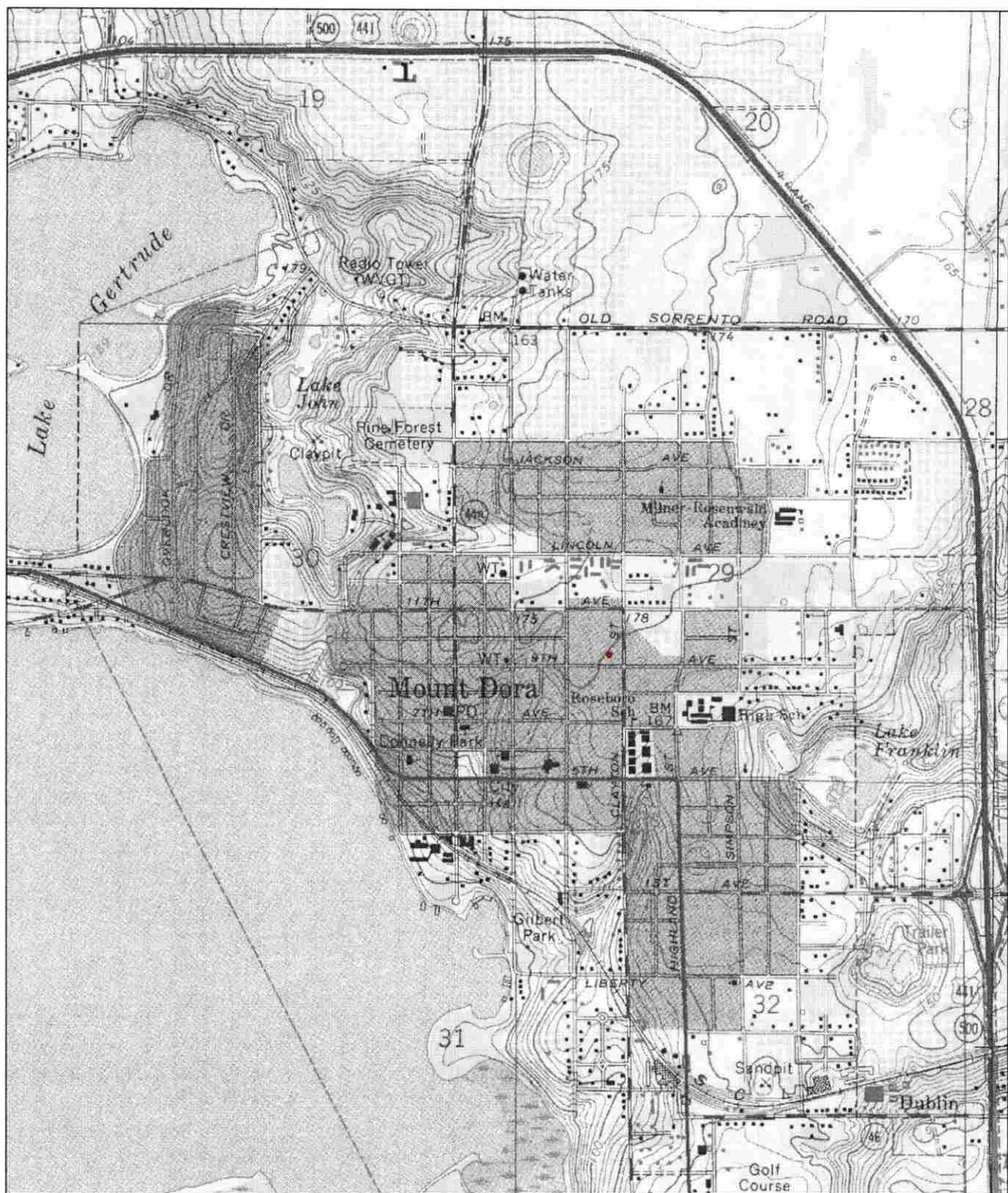
Supplementary Printout

- > **USGS map name/year of publication or revision:**
EUSTIS;1980
- > **Township/Range/Section/Qtr:**
19S ;27E ;29;UNSP
- > **Structural system(s):**
Wood frame
- > **Foundation types:**
Continuous
- > **Foundation materials:**
Poured Concrete Footing
- > **Exterior fabrics:**
Drop siding
- > **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;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)]:**



RN 200
LA 3713

200



0 0.5 MI
0 2000 Ft

Map provided by MyTopo.com

LA 3713



23

▶ 23A



22

▶ 22A



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA03713
Recorder # 200
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) 619 E 9th Ave Multiple Listing (DHR only) _____
Other Names _____ >> _____
Survey or Project Name _____ Survey# _____
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
<u>619</u>	<u>East</u>	<u>9th</u>	<u>Avenue</u>	

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

MAPPING

USGS 7.5' Map Name _____ Publication Date _____ >> EUSTIS;1980
Township: _____ Range: _____ Section: _____ 1/4 section: _____ >> 19S ;27E ;29;UNSP
Irregular Section Name: _____
Landgrant _____
UTM: Zone _____ Easting _____ Northing _____
Plat or Other Map (map's name, location) _____

DESCRIPTION

Style Frame Vernacular Other Style _____
Exterior Plan Irregular Other Exterior Plan _____
Number of Stories 1.5
Structural System(s) _____ >> Wood frame
Other Structural System(s) _____
Foundation Type(s) _____ >> Continuous
Other Foundation Types _____
Foundation Material(s) _____ >> Poured Concrete Footing
Other Foundation Material(s) _____
Exterior Fabric(s) _____ >> Drop siding
Other Exterior Fabric(s) _____
Roof Type(s) _____ >> 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 1
Chimney Material _____
Other Chimney Material(s) _____
Chimney Location(s) _____

HISTORICAL STRUCTURE FORM

8LA03713

DESCRIPTION (continued)

Window Descriptions casement 4, 2/2

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 1925

Architect (last name first): _____

Builder (last name first): _____

Changes in Locations or Conditions

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

Structure Use History

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

Other Structure Uses _____

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

RESEARCH METHODS

Research Methods _____

>> Examine local tax records

Other research methods _____

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? YES

Name of Local Register if Eligible _____

Individually Eligible for National Register? NO

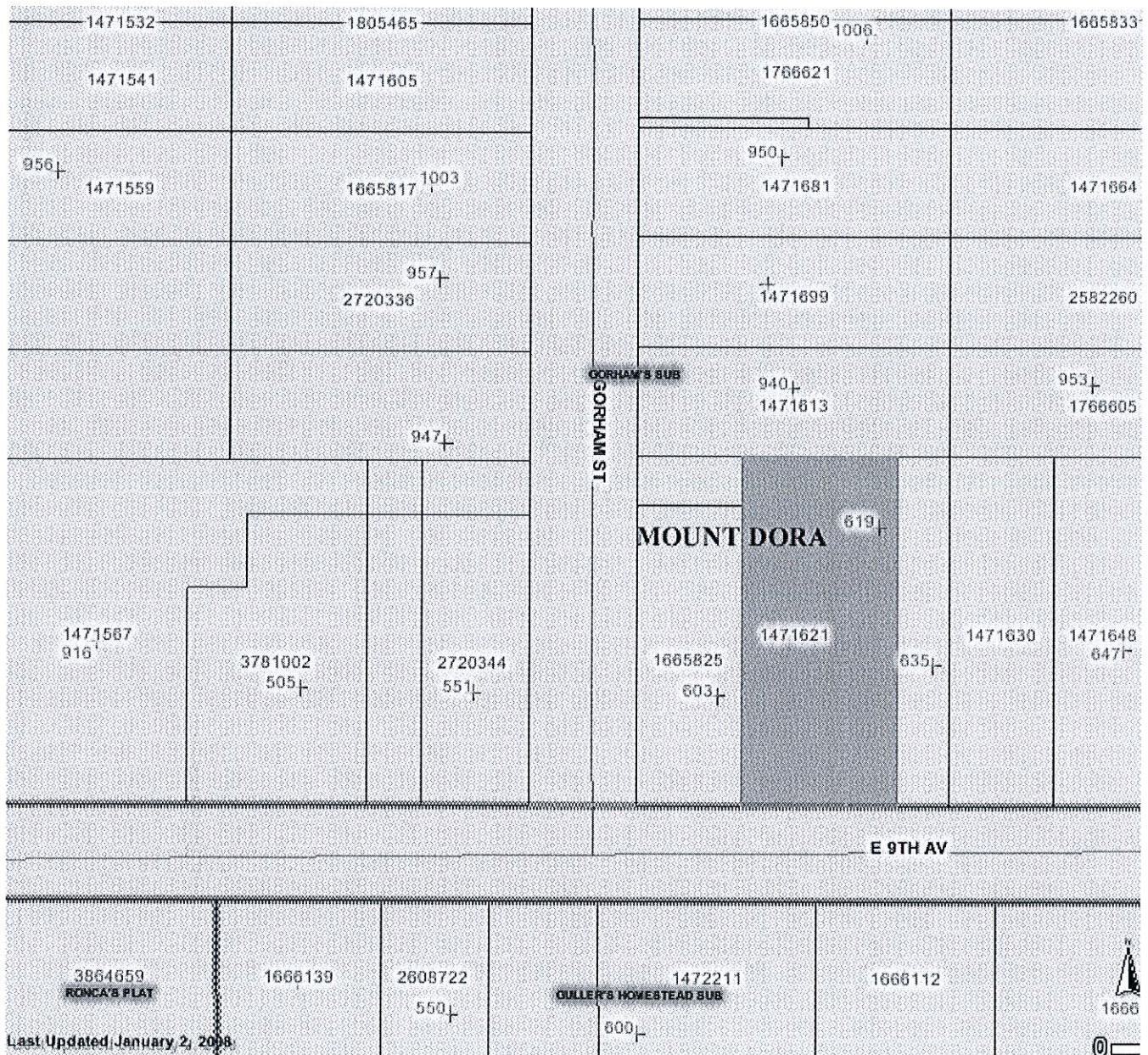
Potential Contributor to NR District? YES

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.



RN200
LA3713

HISTORICAL STRUCTURE FORM

8LA03713

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: SCAT

SHPO's Evaluation of Resource

____ Date _____

Supplement Information Status: NO SUPPLEMENTSupplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 5/25/2008Form 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"

LA03713-200803

Supplementary Printout

- > **USGS map name/year of publication or revision:**
EUSTIS;1980
- > **Township/Range/Section/Qtr:**
19S ;27E ;29;UNSP
- > **Structural system(s):**
Wood frame
- > **Foundation types:**
Continuous
- > **Foundation materials:**
Poured Concrete Footing
- > **Exterior fabrics:**
Drop siding
- > **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;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)]:**

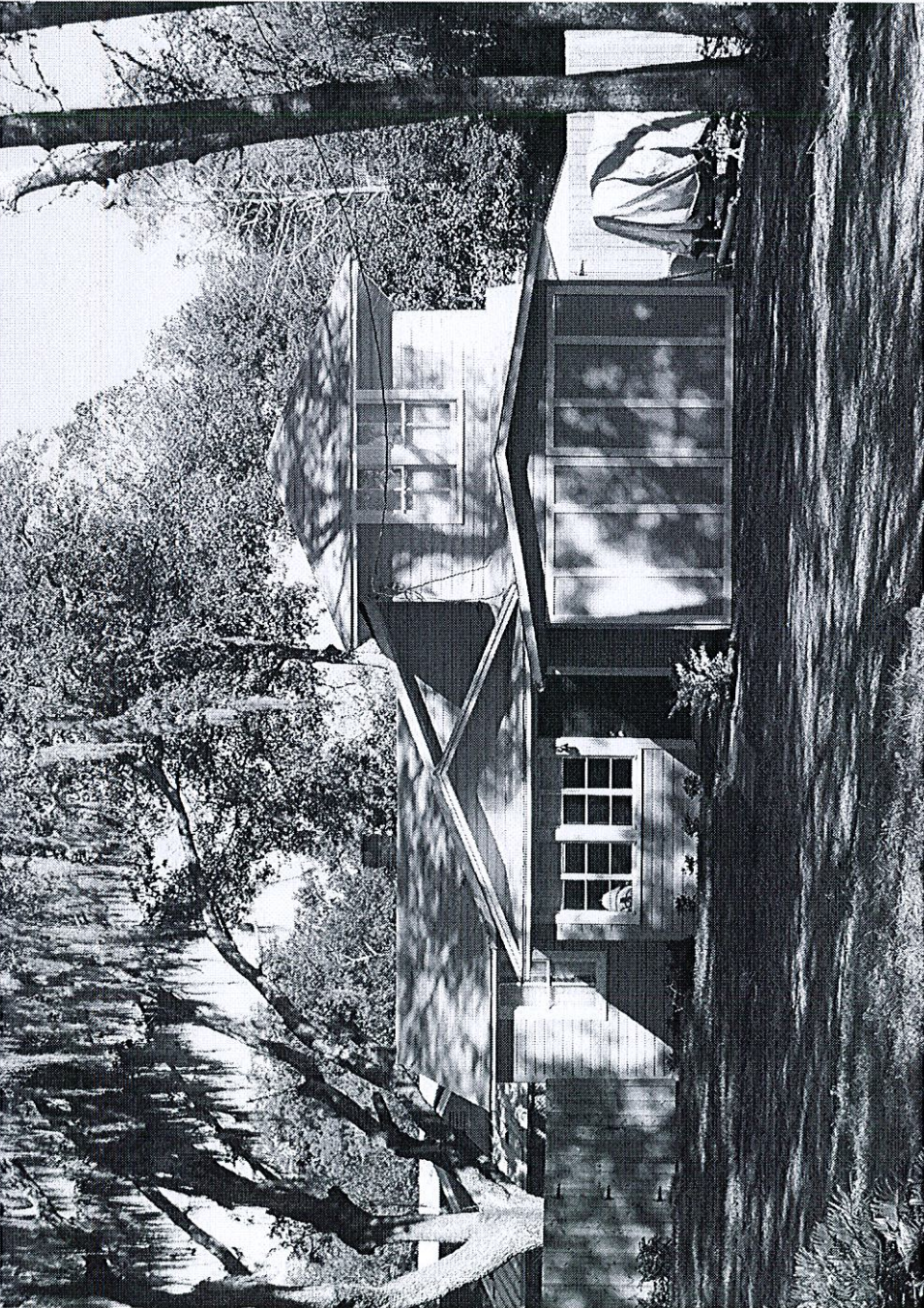


Map provided by MyTopo.com

LA 3713

200

LA 3713



DATE: October 8, 2008
TO: Historic Preservation Board
FROM: Gus Gianikas
RE: 619 E, Ninth Avenue

Site Name: – The Ganun House

Date of Construction – 1925

Style – Frame Vernacular

Architectural Integrity – Altered

Description of Building – 1925

Siding Drop siding

Windows Casement 4, 2/2

Roof gables, cross gables, hip

Roof Material pressed metal shingles

Description of Proposed Alteration

Remove pressed metal shingles roof and replace with architectural shingles. There are three different styles of metal shingles. It appears that most of the roof has a layer or two of asphalt shingles under the pressed metal shingles.

Pages 126-127 – Roofs and Roof Surfaces

Recommendations:

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

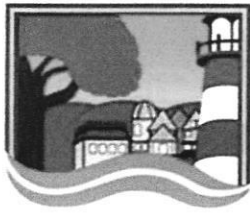
- ❖ Replace deteriorated roof surfacing with matching materials or new materials, such as composition shingles or tabbed asphalt shingles, in dark shades that match the original in composition, size, shape, color, and texture.

Staff Analysis: Where the roof material is determined to be a significant contributing feature to the historic building, typically, the Board has required that a metal roof be replaced with another metal roof, not necessarily the exact same style. The fact that there are asphalt shingles under the metal roof means the metal ones are not original to the building; however, it is difficult to say when the metal roof was installed. The three different styles of metal shingles implies that they were put on at different times. These two conditions suggest the metal roof material may not be a significant contributing feature to the building. As such, the architectural shingles may be considered to be appropriate.

Attachments: Marker application, site form and photographs



Photo 1 – View of left (west) side of roof area.



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: 619 E 9 AVE MT. Dora FL 32757 Alternate Key No.: 1471621

Property Owner: Maria Folgueira

Applicant: Robert Palmer RN Palmer Roofing

Applicant's Mailing Address: 10755 SW 190 street unit #66 Cutler Bay FL 33157

Applicant's Phone Number: 786-306-3512

Applicant's Email Address: RN Palmer Roofing @ yahoo.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: Shingles

Proposed Materials: Master Rib Metal panels

Is there a chimney on the building and will it be affected? NO

Full Description of Proposed Alteration(s) or Construction including materials; please attach additional

documentation if needed: Tear off 1859 of Shingles & replace with 1859 Galvalume or Mill Finish
Master Rib 1

Reason for Addition / Modification: shingles old need to be removed

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:	FOLGUEIRA MARIA E	Alternate Key:	1471621
Mailing Address:	1029 W 65TH ST HIALEAH, FL 33012 Update Mailing Address	Parcel Number: ⑥	29-19-27-1100- 00B-00200 00MD Mount Dora
Property Location:	619 E 9TH AVE MOUNT DORA FL, 32757	Millage Group and City:	00MD Mount Dora
		2022 Total Certified Millage Rate:	18.8051
		Trash/Recycling/Water/Info:	My Public Services Map ①
		Property Name:	Submit Property Name ⑥ School Locator & Bus Stop Map ① School Boundary Maps ①
		School Information:	

Property Description: MOUNT DORA, GORHAM'S SUB LOT 2, W 1/2 OF LOT 3, BLK B PB 4 PG 42 ORB 4587 PG 1127

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 use 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)	72	160		11520.000	FD	\$0.00	\$70,185.00	

[Click here for Zoning Info ⑥](#) [FEMA Flood Map](#)

Residential Building(s)

Building 1

Residential **Building Value: \$152,976.00**

Summary

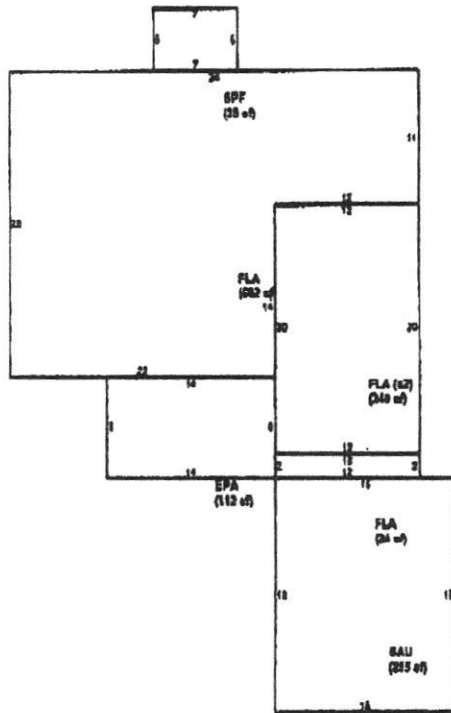
Year Built: 1925	Total Living Area: 1186 ⑥	Central A/C: Yes	Attached Garage: No
Bedrooms: 3	Full Bathrooms: 1	Half Bathrooms: 0	Fireplaces: 0

[Incorrect Bedroom, Bath, or other information? ⑥](#)

Section(s)

Section Type	Ext. Wall Type	No. Stories	Floor Area
ENCLOSED PORCH WOOD (EPA)		1.00	112
FINISHED LIVING AREA (FLA)	Wood (01)	1.00	1186
UTILITY STORAGE UNFINISHED WOOD (SAU)		1.00	285
SCREEN PORCH FINISHED (SPF)		1.00	35

[View Larger / Print / Save](#)



Miscellaneous Improvements

There is no improvement information to display.

Sales History

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

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
4587 / 1127	01/2015	Warranty Deed	Unqualified	Improved	\$83,900.00
4544 / 1045	10/2014	Certificate of Title	Unqualified	Improved	\$0.00
1478 / 1487	11/1998	Warranty Deed	Unqualified	Improved	\$20,300.00
985 / 393	05/1988	Warranty Deed	Qualified	Improved	\$27,000.00
796 / 2156	12/1983	Warranty Deed	Unqualified	Improved	\$1.00
768 / 311	03/1981	Warranty Deed	Unqualified	Improved	\$1.00
720 / 1274	02/1981	Warranty Deed	Unqualified	Improved	\$1.00

[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	\$223,161	\$148,300	\$148,300	5.0364	\$746.80
SCHOOL BOARD STATE	\$223,161	\$223,161	\$223,161	3.2500	\$725.27

SCHOOL BOARD LOCAL	\$223,161	\$223,161	\$223,161	2.9980	\$689.04
LAKE COUNTY WATER AUTHORITY	\$223,161	\$148,300	\$148,300	0.3083	\$45.72
NORTH LAKE HOSPITAL DIST	\$223,161	\$148,300	\$148,300	0.5000	\$74.15
ST JOHNS RIVER FL WATER MGMT DIST	\$223,161	\$148,300	\$148,300	0.1974	\$29.27
CITY OF MOUNT DORA	\$223,161	\$148,300	\$148,300	5.9603	\$883.91
LAKE COUNTY MSTU AMBULANCE	\$223,161	\$148,300	\$148,300	0.4629	\$68.65
LAKE COUNTY VOTED DEBT SERVICE	\$223,161	\$148,300	\$148,300	0.0918	\$13.61
				Total:	Total:
				18.8051	\$3,256.52

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](#).



CITY OF MOUNT DORA

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

DATE: June 28, 2023

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 5 - Certificate of Appropriateness; 1006 N Alexander (Location); Remove and Replace 11 Metal Windows with Vinyl Windows with no Conditions (Request); Jill Wilson (Owner); Coastal Green Energy Solutions (Applicant).**

Structure Information:

Date of Construction:	1950	Style:	Ranch
Structural System:	Concrete Block	Foundation Type:	Concrete Footing
Siding:	Concrete Block	Stories:	One
Roof Type:	Gable	Chimneys:	None
Windows:	Metal casement windows that are consistent with 1950s construction.		
Notes:	This house is significant because of its ranch style architecture. Recent, non-historic, alterations contribute to the overall aesthetic of the historic district but may be misleading to future historic studies.		

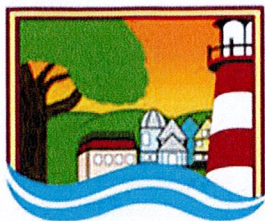
Summary of Request:

The Applicant applied for a COA to remove and replace eleven (11) aluminum and steel windows with vinyl windows which was presented to the Historic Preservation Board on April 26, 2023. Staff recommended approval 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 Board recommended approval with the condition suggested by Staff.

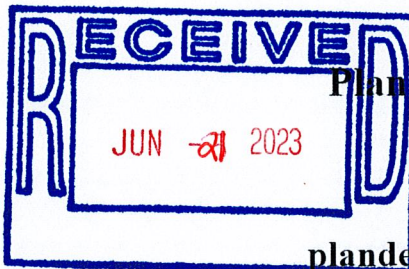
On June 21, 2023, the Property Owner submitted a new application requesting that the condition requiring grids to be installed on the western and southern elevations be removed from the approval.

Attachments:

Application
Previous Agenda Packet
Approval Letter



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: 1006 N ALEXANDER ST Alternate Key No.: _____

Property Owner: JILL L WILSON

Applicant: JILL L WILSON

Applicant's Mailing Address: SAME

Applicant's Phone Number: 352-552-2421

Applicant's Email Address: 1955justjill@comcast.net

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: _____

Proposed Materials: _____

Is there a chimney on the building and will it be affected? No

Full Description of Proposed Alteration(s) or Construction including materials; please attach additional documentation if needed: MY WINDOWS HAVE BEEN APPROVED

BUT GRIDS WERE ADDED. THERE ARE 3 HOUSES

Reason for Addition / Modification: ACROSS FROM ME W/NO GRIDS.

I DO NOT WANT 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.



CITY OF MOUNT DORA

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

DATE: April 26, 2023

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 1 - Certificate of Appropriateness; 1006 N Alexander (Location); Remove and Replace 11 Metal Windows with Vinyl Windows (Request); Jill Wilson (Owner); Coastal Green Energy Solutions (Applicant).**

Property Information:

Address:	1006 N Alexander	Current Use:	Single-Family Residence
Zoning District:	R-1A	Land Use:	Medium Density

Structure Information:

Date of Construction:	1950	Style:	Ranch
Structural System:	Concrete Block	Foundation Type:	Concrete Footing
Siding:	Concrete Block	Stories:	One
Roof Type:	Gable	Chimneys:	None
Windows:	Metal casement windows that are consistent with 1950s construction.		
Notes:	This house is significant because of its ranch style architecture. Recent, non-historic, alterations contribute to the overall aesthetic of the historic district but may be misleading to future historic studies.		

Summary of Proposed Alteration(s):

Remove and replace eleven (11) aluminum and steel windows with vinyl windows.

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.

Guidance on Windows:

Pursuant to the Mount Dora Historic Design Guidelines, the placement, design and materials of windows is 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.

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 approach. 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.

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; and 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.

Staff Analysis:

The applicant is seeking to remove eleven metal windows and replace them with vinyl windows. The existing windows have grid patterns and the application is unclear as to whether or not grids are proposed on the new windows. There are no changes to the existing size and location of the windows.

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 with the condition that the grids are provided on the windows installed on the western and southern elevation which both front right-of-way.

Attachments:

Photos
2008 Site Form
2019 Site Form
Application



CITY OF MOUNT D O R A

1006 N Alexander Street
Site Visit





HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA03616

Recorder # 58

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) 1006 N Alexander St

Multiple Listing (DHR only)

Other Names >>

Survey or Project Name Survey#

National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
<u>1006</u>	<u>North</u>	<u>Alexander</u>	<u>Street</u>	

Cross Streets (nearest/ between)

City / Town (within 3 miles) Mount Dora

In Current City Limits? YES

County Lake

Tax Parcel #(s)

Subdivision Name

Block

Lot

Ownership

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

Route to (especially if no street address)

MAPPING

USGS 7.5' Map Name

Publication Date

>> EUSTIS; 1980

Township: Range: Section: 1/4 section:

>> 19S ; 27E ; 30 ; UNSP

Irregular Section Name:

Landgrant

UTM: Zone Easting Northing

Plat or Other Map (map's name, location)

DESCRIPTION

Style Masonry Vernacular

Other Style

Exterior Plan Rectangular

Other Exterior Plan

Number of Stories 1

Structural System(s)

>> Concrete block

Other Structural System(s)

Foundation Type(s)

>> Slab

Other Foundation Types

Foundation Material(s)

>> Poured Concrete Footing

Other Foundation Material(s)

Exterior Fabric(s)

>> Concrete block

Other Exterior Fabric(s)

Roof Type(s)

>> Gable

Other Roof Type(s)

Roof Material(s)

>>

Other Roof Material(s)

Roof Secondary Structure(s) (dormers etc)

>>

Other Roof Secondary Structure(s)

Number of Chimneys

Chimney Material

Other Chimney Material(s)

Chimney Location(s)

HISTORICAL STRUCTURE FORM

8LA03616

DESCRIPTION (continued)

Window Descriptions casement 4

Main Entrance Description (stylistic details) _____

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

Porch Roof Types(s) _____

Exterior Ornament _____

Interior Plan _____

Other Interior Plan _____

Condition Good

Structure Surroundings

Commercial: _____ Residential: MOSTly this category

Institutional: _____ Undeveloped: _____

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

Archaeological Remains (describe): _____

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

Narrative Description (optional) _____

HISTORY

Construction year 1950

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; 1950;

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 _____

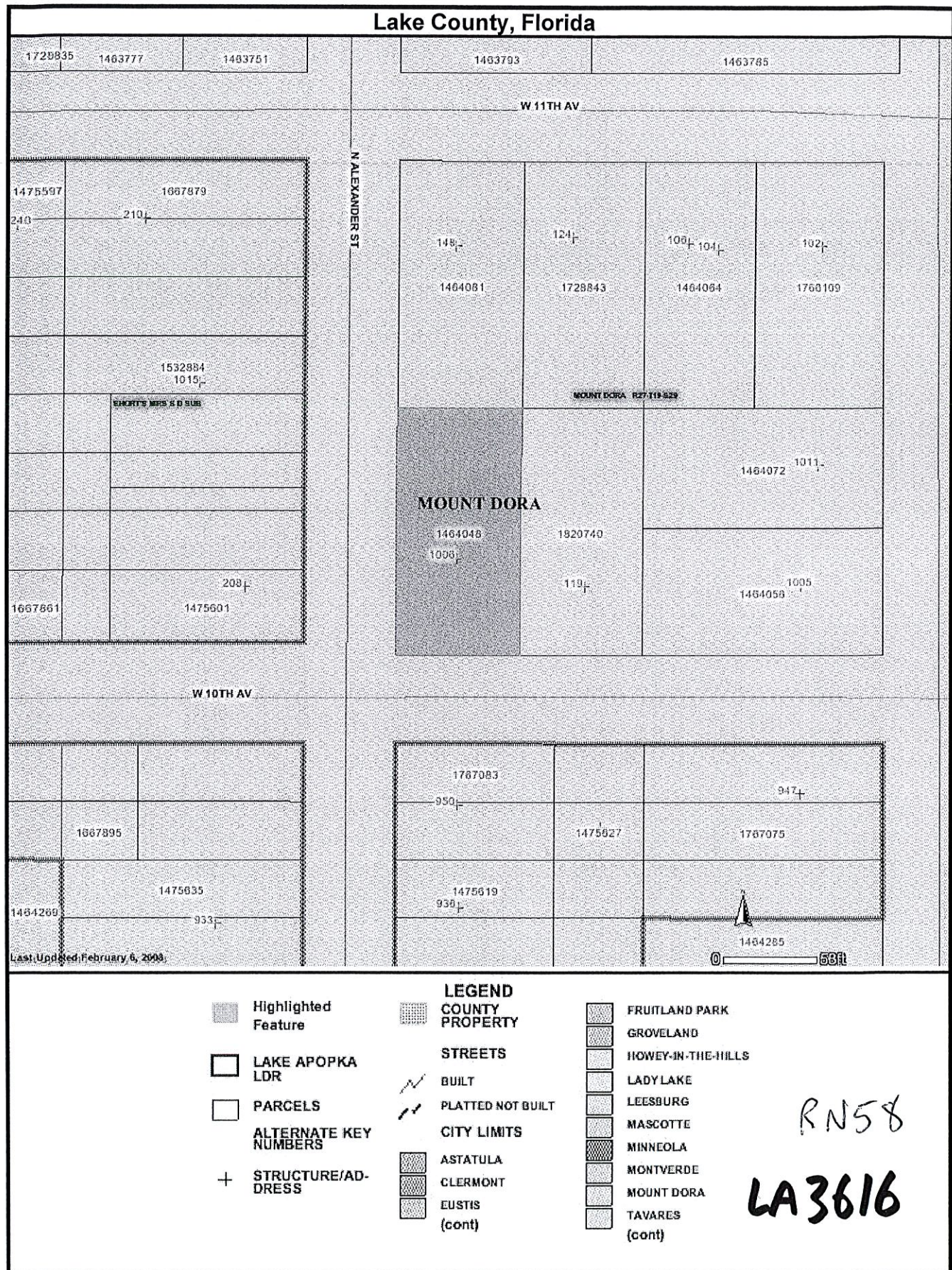
Individually Eligible for National Register? NOPotential Contributor to NR District? YES

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

8LA03616

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

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

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

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

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

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

SHPO's Evaluation of Resource

Date _____

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 5/21/2008

Form Comments: _____

REQUIRED PAPER ATTACHMENTS

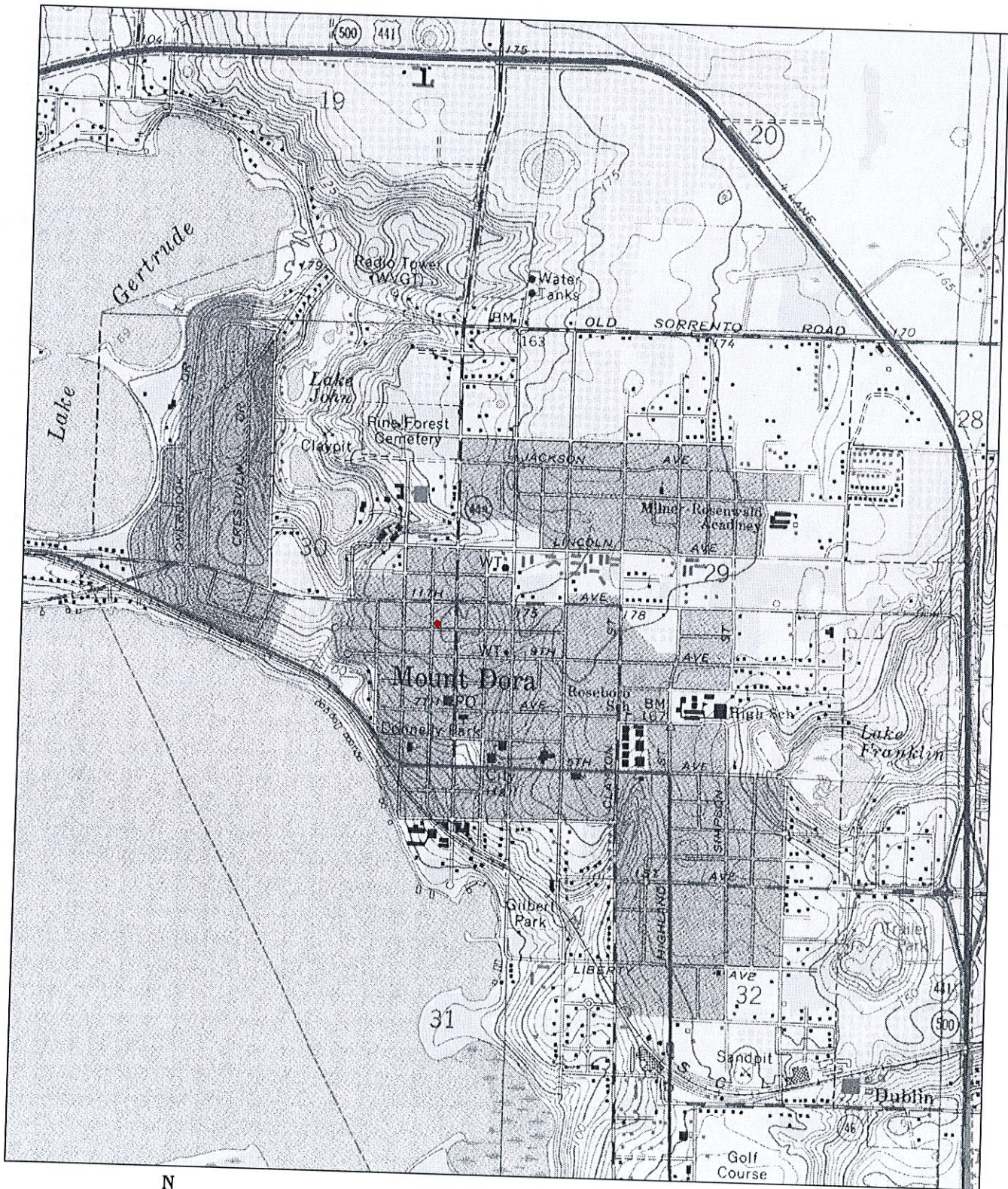
- (1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

LA03616-200803

Supplementary Printout

- > **USGS map name/year of publication or revision:**
EUSTIS;1980
- > **Township/Range/Section/Qtr:**
19S ;27E ;30;UNSP
- > **Structural system(s):**
Concrete block
- > **Foundation types:**
Slab
- > **Foundation materials:**
Poured Concrete Footing
- > **Exterior fabrics:**
Concrete block
- > **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;1950;
- > **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)]:**

58



0 0.5 Mi
0 2000 Ft

Map provided by MyTopo.com

LA3616



58

LA
3016

☐ 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 **LA03860**
 Field Date 3-4-2020
 Form Date 3-4-2020
 Recorder # 124

Site Name(s) (address if none) 813 East 5th Avenue Multiple Listing (DHR only) _____
 Survey Project Name Mount Dora Historic Resources 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 813 Direction E Street Name 5th Street Type AVE Suffix Direction _____
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name EUST USGS Date 2018 Plat or Other Map _____
 City / Town (within 3 miles) Mount Dora In City Limits? ☐ yes ☐ no ☐ unknown County Lake
 Township 19S Range 27E Section 29 ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 29-19-27-0200-000-01600 Landgrant _____
 Subdivision Name BELMONT SUBDIVISION Block 0 Lot 1600
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting 437815 Northing 3186084
 Other Coordinates: X: -81.63723 Y: 28.80081 Coordinate System & Datum WGS84
 Name of Public Tract (e.g., park) _____

HISTORY

Clear History Values

Construction Year: 1924 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use UNKN From (year): _____ To (year): _____
 Current Use APTM From (year): _____ To (year): _____
 Other Use ☒ From (year): _____ To (year): _____
 Moves: ☐ yes ☐ no ☐ unknown Date: _____ Original address N/A
 Alterations: ☐ yes ☐ no ☐ unknown Date: _____ Nature _____
 Additions: ☐ yes ☐ no ☐ unknown Date: _____ Nature _____
 Architect (last name first): Unknown Builder (last name first): Unknown
 Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Clear Description Values

Style FRAM Exterior Plan IRRE Number of Stories 2
 Exterior Fabric(s) 1. WTBD 2. SDW 3. _____
 Roof Type(s) 1. GAST 2. _____ 3. _____
 Roof Material(s) 1. ASPH 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.)
6/6 sash

Distinguishing Architectural Features (exterior or interior ornaments)

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

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. _____
 KEEPER – Determined eligible: ☐ yes ☐ no ☐ insufficient info Date _____
 NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see *National Register Bulletin* 15, p. 2)

DESCRIPTION (continued)

Clear Description Values

Chimney: No. 1 Chimney Material(s): 1. BRIC 2. 3.
 Structural System(s): 1. WF 2. 3.
 Foundation Type(s): 1. PIER 2.
 Foundation Material(s): 1. STON 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)

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

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

Narrative Description of Resource

Archaeological Remains ☐ Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

- | | | | |
|---|---|--|--|
| ☐ FMSF record search (sites/surveys) | ☐ library research | ☒ building permits | ☐ Sanborn maps |
| ☐ FL State Archives/photo collection | ☐ city directory | ☐ occupant/owner interview | ☐ plat maps |
| ☒ property appraiser / tax records | ☐ newspaper files | ☐ neighbor interview | ☐ Public Lands Survey (DEP) |
| ☐ cultural resource survey (CRAS) | ☐ historic photos | ☐ interior inspection | ☐ HABS/HAER record search |
| ☒ other methods (describe) <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 informationAppears to meet the criteria for National Register listing as part of a district? ☐ yes ☐ no ☐ insufficient information

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

The structure does not appear to meet the criteria for the National Register listing individually, however, the structure does contribute to the overall character of the historic district.

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

Required Attachments

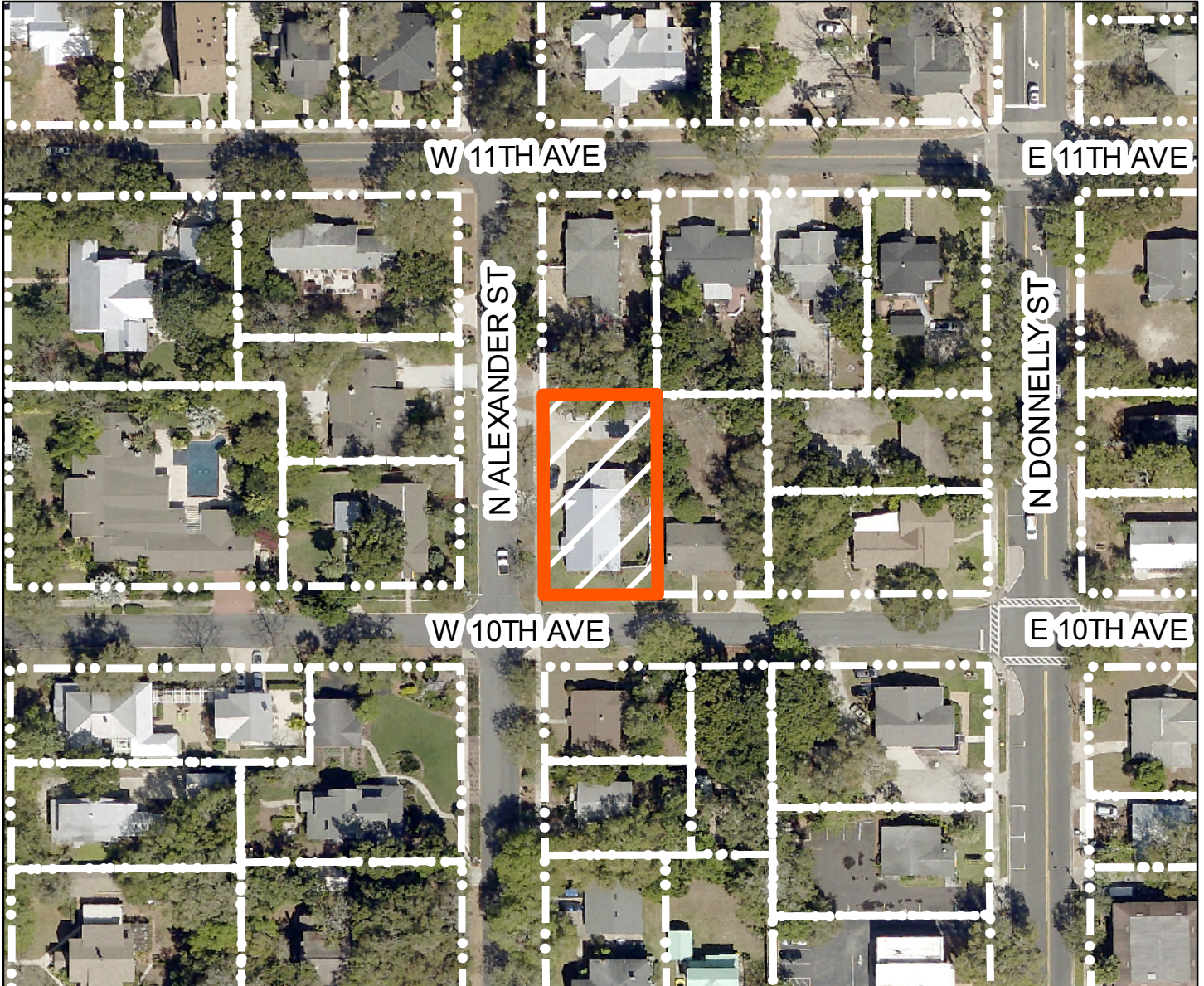
① USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED

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



1006 ALEXANDER ST MOUNT DORA FL 32757

0 40 80 160
Feet

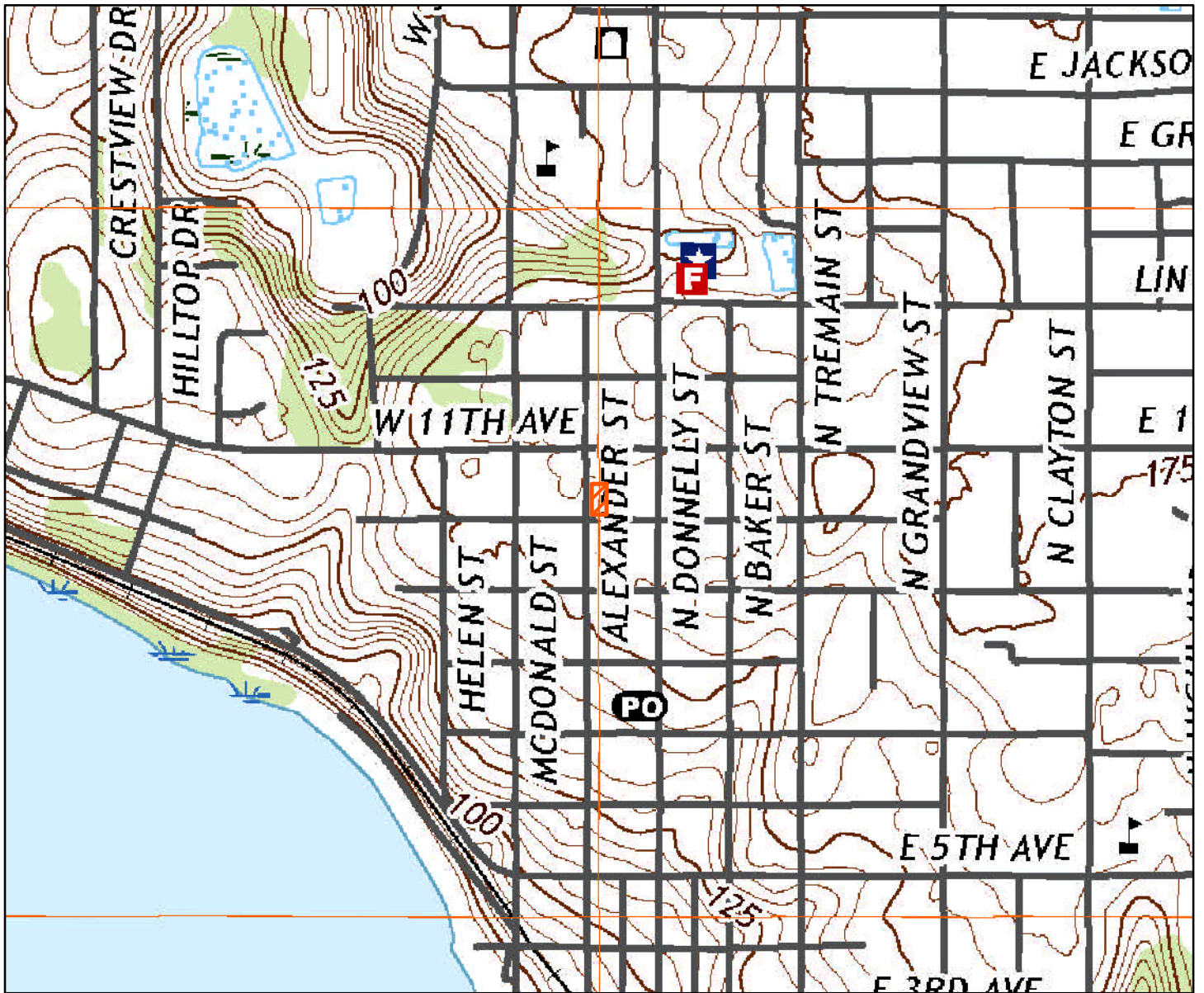


LA03616



Data Sources: Lake County, City of Mount Dora

USGS Map



LA03616

N



1006 ALEXANDER ST MOUNT DORA FL 32757

RECEIVED

By scottw at 12:52 pm, Mar 30, 2023



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: 1006 N. Alexander St. Alternate Key No.: 1464048

Property Owner: Jill Wilson

Applicant: Coastal Green Energy Solutions (Erik North)

Applicant's Mailing Address: 935 45 301 Tampa FL 33619

Applicant's Phone Number: 813-512-6014

Applicant's Email Address: permitting@coastalgreenenergy.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 / Steel Windows

Proposed Materials: Vinyl windows

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: Like for like window replacement

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:	WILSON JILL	Alternate Key:	1464048
Mailing Address:	1006 N ALEXANDER ST MOUNT DORA, FL 32757 Update Mailing Address	Parcel Number: ⓘ	29-19-27-0010-019-00000
		Millage Group and City:	0MD1 Mount Dora
		2022 Total Certified Millage Rate:	18.8051
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	1006 ALEXANDER 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 S 140 FT OF W 70 FT OF BLK 19 PB 3 PGS 37-43 ORB 4036 PG 2013		

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)	140	70		9800.000	FD	\$0.00		\$153,468.00
Click here for Zoning Info 📍				FEMA Flood Map					

Residential Building(s)

Building 1

Residential		Building Value: \$168,898.00	
Summary			
Year Built: 1950	Total Living Area: 1484 ⓘ	Central A/C: Yes	Attached Garage: No
Bedrooms: 2	Full Bathrooms: 1	Half Bathrooms: 1	Fireplaces: 0
Incorrect Bedroom, Bath, or other information? ⓘ			
Section(s)			
Section Type	Ext. Wall Type	No. Stories	Floor Area
FINISHED LIVING AREA (FLA)	Block (02)	1.00	1484
OPEN PORCH FINISHED (OPF)		1.00	24
SCREEN PORCH UNFINISHED (SPU)		1.00	290
View Larger / Print / Save			



No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	UTILITY BLDG UNFINISHED (UBU1)	100	SF	1969	\$160.00
2	UTILITY BLDG FINISHED (UBF4)	200	SF	2012	\$2,030.00
3	CARPORT - FINISHED (FCP3)	400	SF	2012	\$2,937.00

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

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

SCHOOL BOARD STATE	\$327,493	\$166,820	\$136,820	3.2500	\$444.67
SCHOOL BOARD LOCAL	\$327,493	\$166,820	\$136,820	2.9980	\$410.19
LAKE COUNTY WATER AUTHORITY	\$327,493	\$166,820	\$111,820	0.3083	\$34.47
NORTH LAKE HOSPITAL DIST	\$327,493	\$166,820	\$111,820	0.5000	\$55.91
ST JOHNS RIVER FL WATER MGMT DIST	\$327,493	\$166,820	\$111,820	0.1974	\$22.07
CITY OF MOUNT DORA	\$327,493	\$166,820	\$111,820	5.9603	\$666.48
LAKE COUNTY MSTU AMBULANCE	\$327,493	\$166,820	\$111,820	0.4629	\$51.76
LAKE COUNTY VOTED DEBT SERVICE	\$327,493	\$166,820	\$111,820	0.0918	\$10.27
				Total: 18.8051	Total: \$2,258.99

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](#).



Dealer Quotation - Quote 495304

10250 Philipp Pkwy
Streetsboro, OH 44241
www.soft-lite.com

Phone: (330) 528 3400
Fax: (330) 528 3501

QUOTE EXPIRES
30 DAYS FROM REQUESTED

Bid For

COASTAL GREEN ENERGY - TAMPA
935 US 301 S
TAMPA, FL 33619
Business: 904 547 9625
Fax:

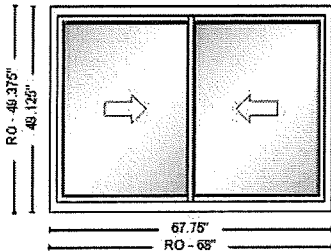
Shipping Address

935 US 301 S
TAMPA, FL 33619

Quote Name: WILSON, JILL

Customer Number	PO	Required Date	Quoted By
703933	WILSON, JILL	3/14/2023	DMiller

Line	Qty	Description
10-1	1	BCN Double Slider XX 67.75 x 49.125



NFRC Values

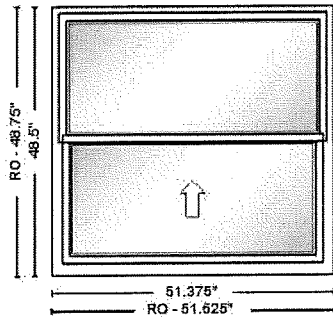
U-FACTOR	SHGC
0.32	0.2
VT	CR
0.43	57

Viewed from Inside
Base Color = Soft-Lite White
Half Flex Screen Bettervue
Sill Expander = Y
Approval Number = 15781.15
Design Pressure Rating = +40/-40
Lock Type = Standard
Lock Color = Soft-Lite White
Foam Fill = Spray Foam
Install Note = Yes
#1 LIVING
Reinforced Sash = Y
Double Locks = Y
Primary Sash = R
Glass Package = Solar Lowe & Argon
Argon Gas
Stainless Spacer
Double Strength
Wrap = G

Comment/Room:
#1 LIVING

Customer Number	PO	Required Date	Quoted By
703933	WILSON, JILL	3/14/2023	DMiller

Line	Qty	Description
20-1	5	BCN Single Hung Single Hung 51.375 x 48.5



NFRC Values

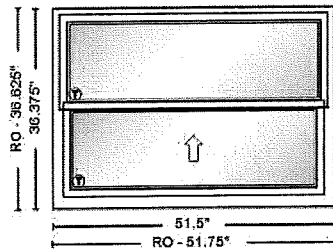
U-FACTOR	SHGC
0.29	0.2
VT	CR
0.45	60

Viewed from Inside
 Base Color = Soft-Lite White
 Half Flex Screen Bettervue
 Sill Expander = Y
 Approval Number = 23505.4
 Design Pressure Rating = +45/-45
 Lock Type = Standard
 Lock Color = Soft-Lite White
 Foam Fill = Spray Foam
 Install Note = Yes
 #2#4#9#10#11
 Reinforced Sash = Y
 Double Locks = Y
 Glass Package = Solar Lowe & Argon
 Argon Gas
 Stainless Spacer
 Double Strength
 Wrap = G

Comment/Room:

#2 LIVING / #4
 DINING / #9
 BED1 / #10,#11
 BED2

Line	Qty	Description
30-1	1	BCN Single Hung Single Hung 51.5 x 36.375



NFRC Values

U-FACTOR	SHGC
0.29	0.2
VT	CR
0.45	60

Viewed from Inside
 Base Color = Soft-Lite White
 Half Flex Screen Bettervue
 Sill Expander = Y
 Approval Number = 23505.4
 Design Pressure Rating = +45/-45
 Lock Type = Standard
 Lock Color = Soft-Lite White
 Foam Fill = Spray Foam
 Install Note = Yes
 #3 KIT {T}
 Reinforced Sash = Y
 Double Locks = Y
 Glass Package = Solar Lowe & Argon
 Tempered = Yes
 Argon Gas
 Stainless Spacer
 Double Strength
 Wrap = G

Comment/Room:

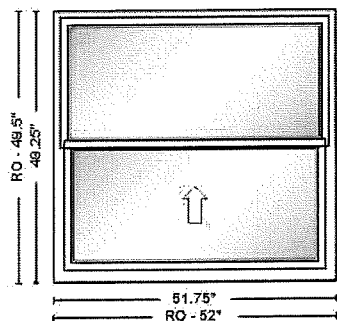
#3 KITCHEN

Customer Number	PO	Required Date	Quoted By
703933	WILSON, JILL	3/14/2023	DMiller

Line	Qty	Description
40-1	1	BCN Single Hung Single Hung 51.75 x 49.25

Comment/Room:

#5 MASTER



NFRC Values

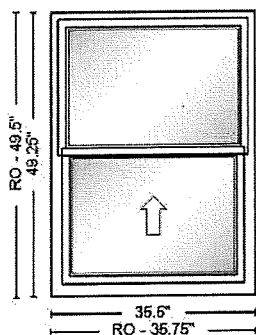
U-FACTOR	SHGC
0.29	0.2
VT	CR
0.45	60

Viewed from Inside
 Base Color = Soft-Lite White
 Half Flex Screen Bettervue
 Sill Expander = Y
 Approval Number = 23505.4
 Design Pressure Rating = +45/-45
 Lock Type = Standard
 Lock Color = Soft-Lite White
 Foam Fill = Spray Foam
 Install Note = Yes
 #5 MBED
 Reinforced Sash = Y
 Double Locks = Y
 Glass Package = Solar Lowe & Argon
 Argon Gas
 Stainless Spacer
 Double Strength
 Wrap = G

Line	Qty	Description
50-1	2	BCN Single Hung Single Hung 35.5 x 49.25

Comment/Room:

#6,#7 MASTER



NFRC Values

U-FACTOR	SHGC
0.29	0.2
VT	CR
0.45	60

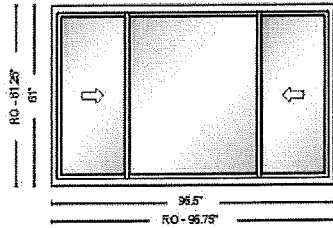
Viewed from Inside
 Base Color = Soft-Lite White
 Half Flex Screen Bettervue
 Sill Expander = Y
 Approval Number = 23505.4
 Design Pressure Rating = +55/-55
 Lock Type = Standard
 Lock Color = Soft-Lite White
 Foam Fill = Spray Foam
 Install Note = Yes
 #6,#7 MBED
 Reinforced Sash = Y
 Double Locks = Y
 Glass Package = Solar Lowe & Argon
 Argon Gas
 Stainless Spacer
 Double Strength
 Wrap = G

Customer Number	PO	Required Date	Quoted By
703933	WILSON, JILL	3/14/2023	DMiller

Line	Qty	Description
60-1	1	BCN Triple Slider XOx 96.5 x 61

Comment/Room:

#8 OFFICE



Viewed from Inside
Base Color = Soft-Lite White
Screen Type = VENTF
Sill Expander = Y
Approval Number = 15781.16
Design Pressure Rating = +40/-40
Lock Type = Standard
Lock Color = Soft-Lite White
Foam Fill = Spray Foam
Install Note = Yes
#8 OFFICE
Reinforced Sash = Y
Double Locks = Y
Glass Package = Solar Lowe & Argon
Argon Gas
Stainless Spacer
Double Strength
Wrap = G

NFRC Values

U-FACTOR	SHGC
0.32	0.2
VT	CR
0.43	57

Lender: CASH

NOC

Terms:

HOA: NA

Class/Design Pressure in PSF

Wind Velocity in MPH

133

COASTAL GREEN ENERGY SOLUTIONS

CGC 1523579

Cust. Name

Jill Wilson

Phone Number

325-552-2421

Phone Number

Cont. Date

11/30/2022

Address

1006 N Alexander St
Mount Dora, FL 32757

County

LAKE

Sales Rep

CHRIS

Phone Number

Frame Type

Exterior Siding

Year

1950

Ventilate Y/N

Y

Land Results Y/N

Bucking Req

Color

Grids

Frosted

Impact

Non-Impact

QTY: 11

Window Shields

Entry Door

Cust. Init

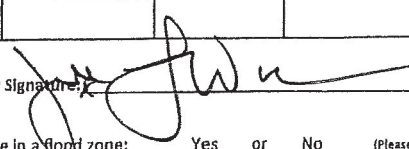
Grids

Add'l Options

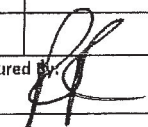
X 0 ←

1/4 - 1/2 - 1/4

Nr	Room	W	H	Style	Series	OBS	Temp	Screen	Grids	Add'l Options
1	Living	67 3/4	49 1/8	1LS				YES		
2	Living	51 1/2	48 1/2	SH						
3	KIT	51 1/2	36 3/8	SH			X			
4	DINING	51 1/2	48 1/2	SH						
5	mBED	51 3/4	49 1/4	SH						
6	mBED	35 1/2	49 1/4	SH						
7	mBED	35 3/4	49 1/4	SH						
8	OFFICE	96 1/2	61	3LS						
9	1ST BED	51 3/8	48 1/2	SH						
10	2ND BED	51 3/8	48 1/2	SH						
11	2ND BED	51 3/8	48 1/2	SH				YES		
12										
13										
14										
15										
16										
17										
18										
19										
20										

Customer Signature: 

Date: 12/6/22

Measured By: 

Date:

Date:

12-6-22

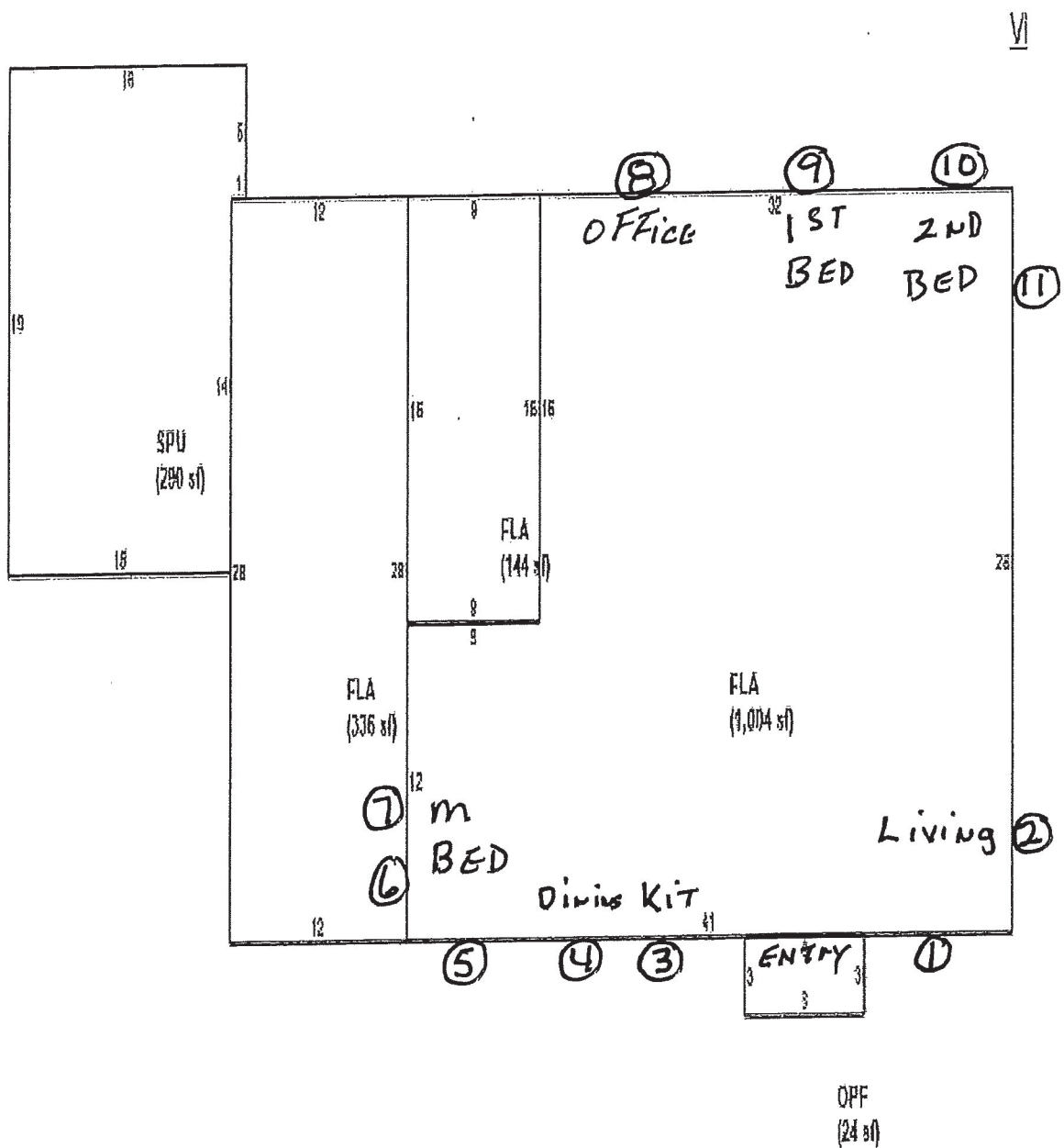
Do you live in a flood zone:

Yes

or

No

(Please circle one)



Jill Wilson
 1006 N ALEXANDER ST
 MOUNT DORA, FL 32757



**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			
B. SLIDING			
C. SECTIONAL			
D. ROLL UP			
E. AUTOMATIC			
F. OTHER			
2. WINDOWS			
A. SINGLE HUNG	SoftLite	SH30P	23505.4
B. HORIZONTAL SLIDER	SoftLite	DSL30	15781.15
C. CASEMENT			
D. DOUBLE HUNG			
E. FIXED			
F. AWNING			
G. PASS THROUGH			
H. PROJECTED			
I. MULLION			
J. WIND BREAKER			
K. DUAL ACTION			
L. OTHER - Triple Slider	SoftLite	TSL30	15781.16
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			

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.			

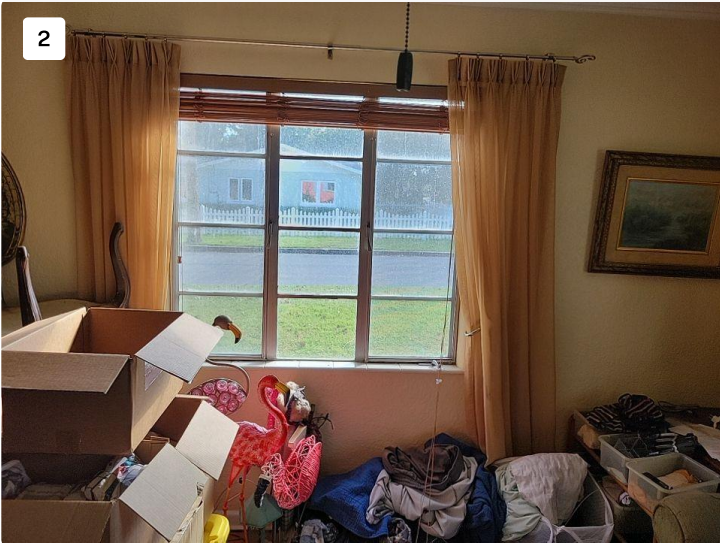
Florida product approval numbers may be obtained from suppliers or by visiting the Florida Building Code Online website at www.floridabuilding.org. Use the Product Approval link to search for current approved products.

RICK'S PICS

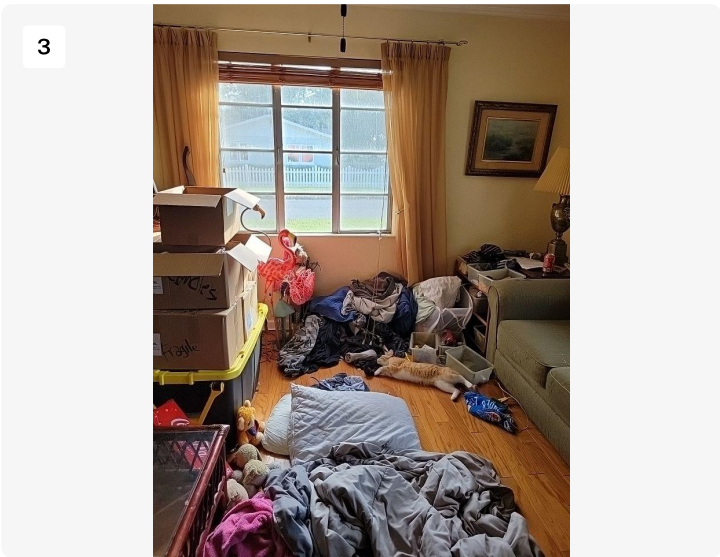
Wilson, Jill
1006 N Alexander St
Mount Dora, FL 32757



Project: Jill Wilson
Date: 12/6/2022, 2:42pm
Creator: Big Rick



Project: Jill Wilson
Date: 12/6/2022, 2:42pm
Creator: Big Rick



Project: Jill Wilson
Date: 12/6/2022, 2:42pm
Creator: Big Rick



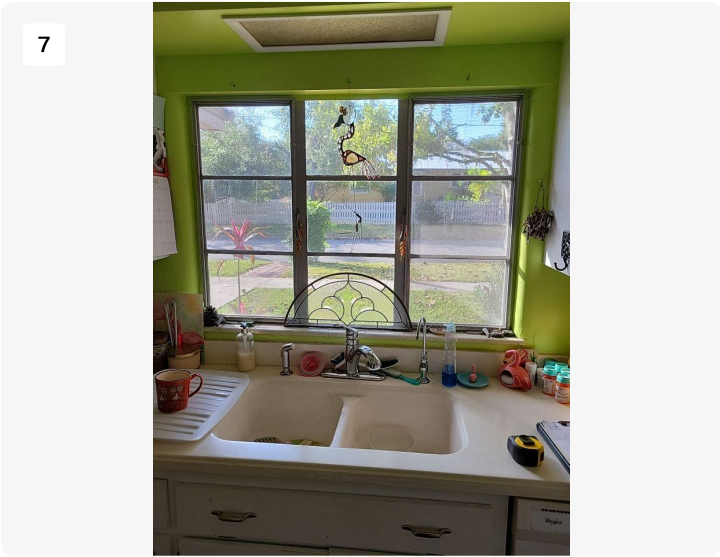
Project: Jill Wilson
Date: 12/6/2022, 2:42pm
Creator: Big Rick



Project: Jill Wilson
Date: 12/6/2022, 2:43pm
Creator: Big Rick



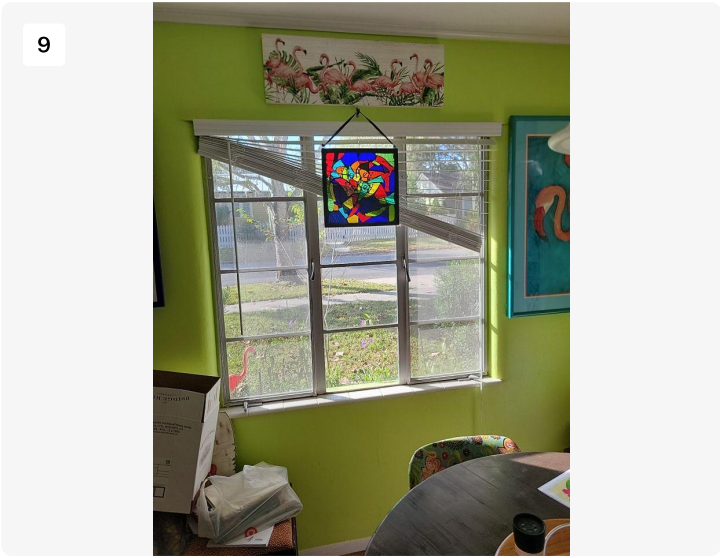
Project: Jill Wilson
Date: 12/6/2022, 2:43pm
Creator: Big Rick



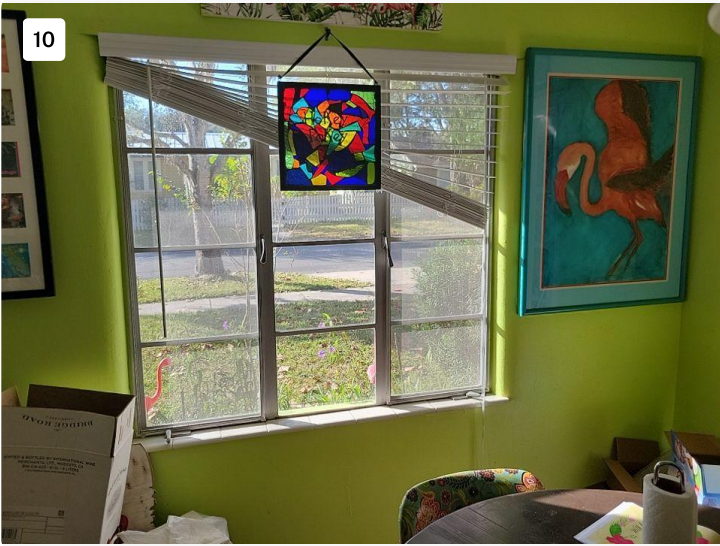
Project: Jill Wilson
Date: 12/6/2022, 2:50pm
Creator: Big Rick



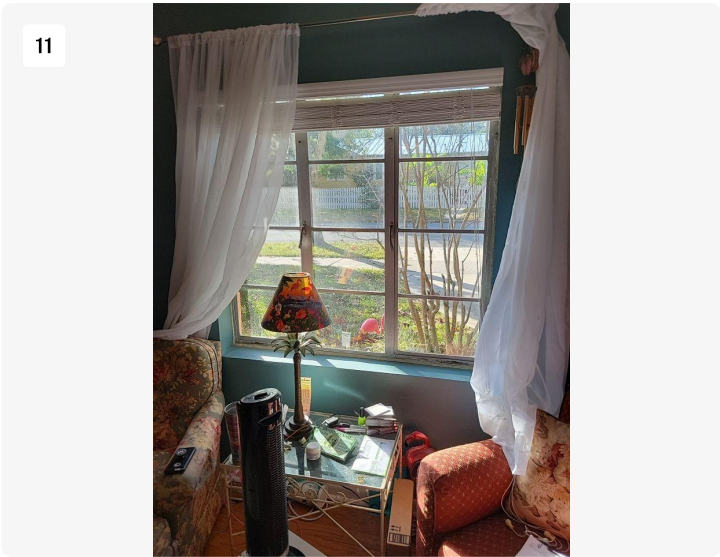
Project: Jill Wilson
Date: 12/6/2022, 2:50pm
Creator: Big Rick



Project: Jill Wilson
Date: 12/6/2022, 2:50pm
Creator: Big Rick



Project: Jill Wilson
Date: 12/6/2022, 2:50pm
Creator: Big Rick



Project: Jill Wilson
Date: 12/6/2022, 2:58pm
Creator: Big Rick



Project: Jill Wilson
Date: 12/6/2022, 2:58pm
Creator: Big Rick

13

A photograph of a living room corner. The walls are painted a deep teal color. A window is covered with white, sheer curtains. Two floral patterned armchairs are positioned on either side of the window. A small table with a lamp and other items sits in front of the window.

Project: Jill Wilson
Date: 12/6/2022, 2:58pm
Creator: Big Rick

14

A photograph of a bedroom. The walls are painted a deep teal color. A window is covered with white, sheer curtains. A bed with a red and white patterned pillow is visible in the foreground. A nightstand with a lamp and other items is next to the bed.

Project: Jill Wilson
Date: 12/6/2022, 2:59pm
Creator: Big Rick

15

A photograph of a bedroom. The walls are painted a deep teal color. A window is covered with white, sheer curtains. A bed with a red and white patterned pillow is visible in the foreground. A nightstand with a lamp and other items is next to the bed.

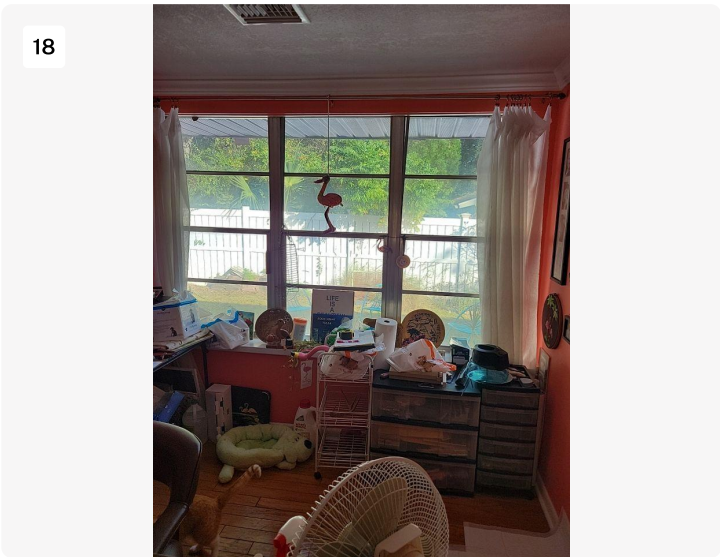
Project: Jill Wilson
Date: 12/6/2022, 2:59pm
Creator: Big Rick



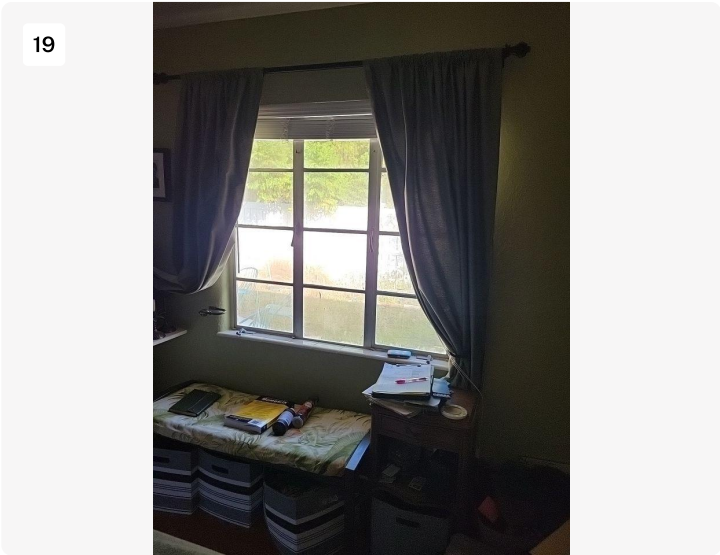
Project: Jill Wilson
Date: 12/6/2022, 2:59pm
Creator: Big Rick



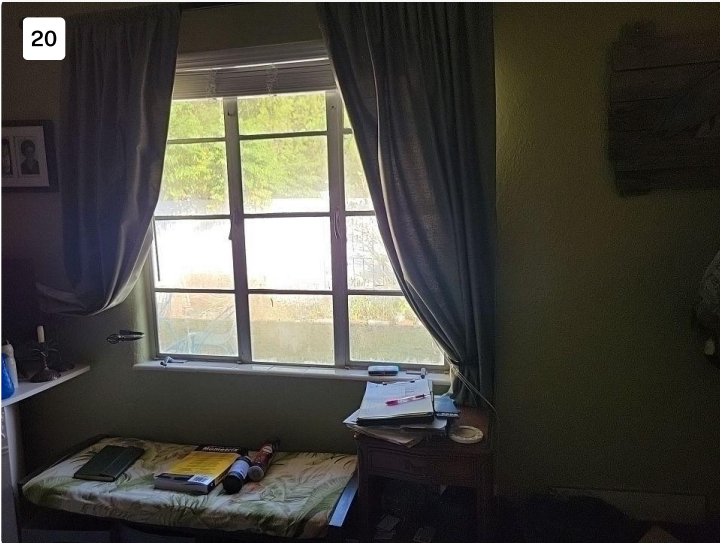
Project: Jill Wilson
Date: 12/6/2022, 3:07pm
Creator: Big Rick



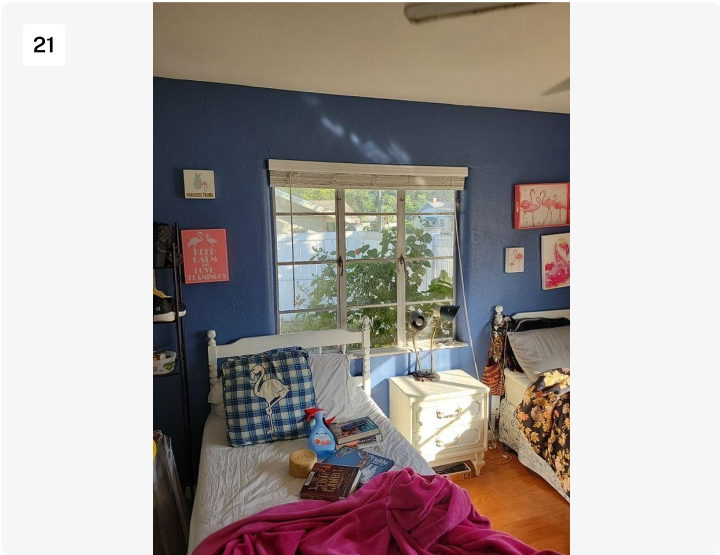
Project: Jill Wilson
Date: 12/6/2022, 3:07pm
Creator: Big Rick



Project: Jill Wilson
Date: 12/6/2022, 3:16pm
Creator: Big Rick



Project: Jill Wilson
Date: 12/6/2022, 3:16pm
Creator: Big Rick



Project: Jill Wilson
Date: 12/6/2022, 3:17pm
Creator: Big Rick

22



Project: Jill Wilson
Date: 12/6/2022, 3:17pm
Creator: Big Rick

23

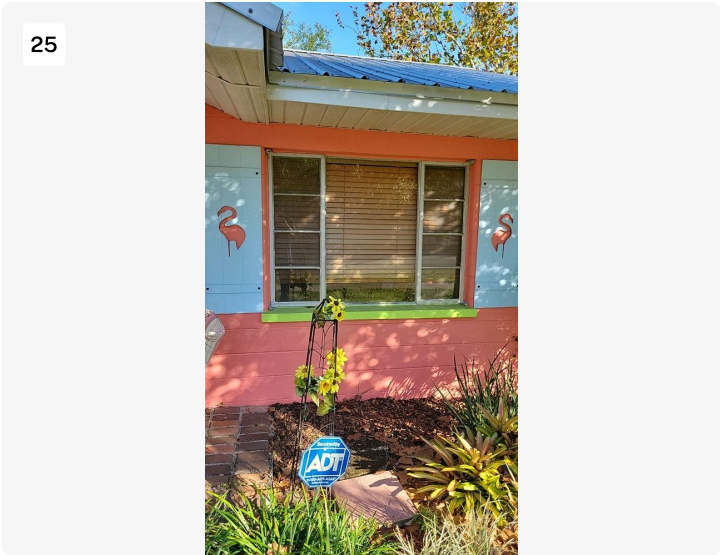


Project: Jill Wilson
Date: 12/6/2022, 3:18pm
Creator: Big Rick

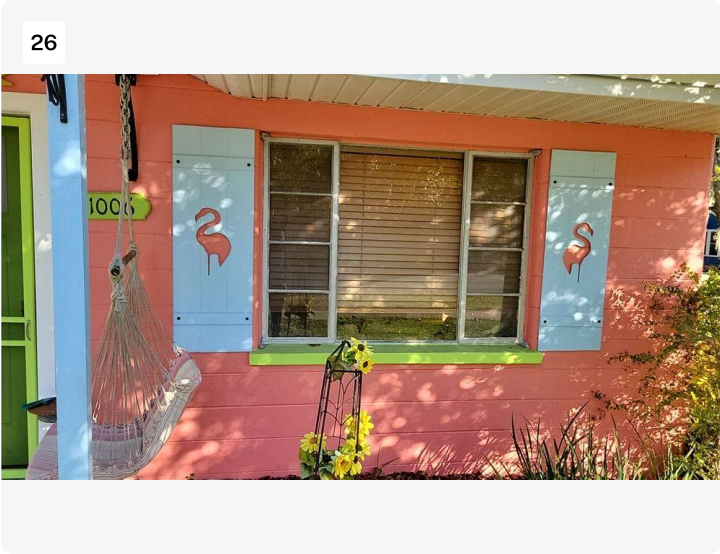
24



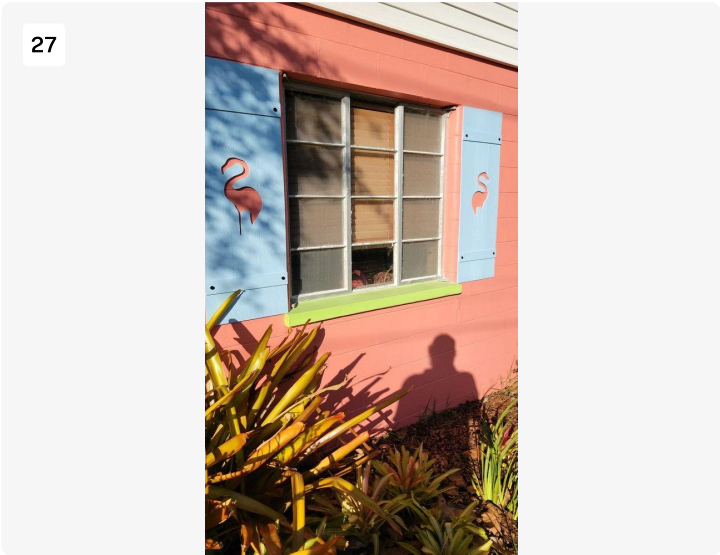
Project: Jill Wilson
Date: 12/6/2022, 3:22pm
Creator: Big Rick



Project: Jill Wilson
Date: 12/6/2022, 3:31pm
Creator: Big Rick



Project: Jill Wilson
Date: 12/6/2022, 3:31pm
Creator: Big Rick



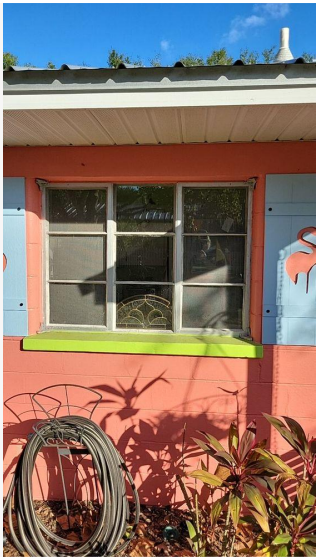
Project: Jill Wilson
Date: 12/6/2022, 3:31pm
Creator: Big Rick

28



Project: Jill Wilson
Date: 12/6/2022, 3:31pm
Creator: Big Rick

29



Project: Jill Wilson
Date: 12/6/2022, 3:32pm
Creator: Big Rick

30



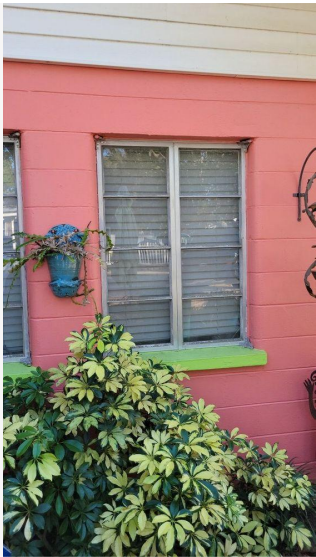
Project: Jill Wilson
Date: 12/6/2022, 3:32pm
Creator: Big Rick

31



Project: Jill Wilson
Date: 12/6/2022, 3:32pm
Creator: Big Rick

32



Project: Jill Wilson
Date: 12/6/2022, 3:32pm
Creator: Big Rick

33



Project: Jill Wilson
Date: 12/6/2022, 3:32pm
Creator: Big Rick

34



Project: Jill Wilson
Date: 12/6/2022, 3:33pm
Creator: Big Rick

35



Project: Jill Wilson
Date: 12/6/2022, 3:33pm
Creator: Big Rick

36



Project: Jill Wilson
Date: 12/6/2022, 3:33pm
Creator: Big Rick

37



Project: Jill Wilson
Date: 12/6/2022, 3:33pm
Creator: Big Rick

38



Project: Jill Wilson
Date: 12/6/2022, 3:33pm
Creator: Big Rick

39



Project: Jill Wilson
Date: 12/6/2022, 3:33pm
Creator: Big Rick

40



Project: Jill Wilson
Date: 12/6/2022, 3:33pm
Creator: Big Rick



CITY OF
MOUNT
D O R A

Someplace Special.

May 2, 2023

Coastal Green Energy Solutions

By Email: permitting@coastalgreenenergy.com

RE: Approval - Application for a Certificate of Appropriateness
1006 N Alexander – Window Replacement

To Whom It May Concern:

On April 24, 2023, the Mount Dora Historic Preservation Board reviewed and approved your application for a Certificate of Appropriateness to remove eleven (11) aluminium windows and replace them with vinyl windows 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.

This letter will serve as your Certificate of Appropriateness. You may now proceed with the permitting process through Building Services; a copy of this letter must be included in your application packet for the building permit. Please note that the work for which a Certificate of Appropriateness is issued shall commence within one (1) year from the date of issuance.

If you have any questions or need additional information regarding the above please contact me at (352) 735-7112.

Sincerely,

Michele Janiszewski

Michele Janiszewski, AICP
Senior Planner



(352) 735-7100



www.CityofMountDora.com



510 N. Baker St. Mount
Dora, FL 32757

