



City of Mount Dora
Planning and Development
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HISTORIC PRESERVATION BOARD
City Hall – 1st Floor Board Room, 510 N. Baker Street, Mount Dora, FL
July 26, 2023 at 3:00 PM

AGENDA

- I. Call To Order
- II. Roll Call With Determination Of Quorum
- III. Approval of Minutes of June 28, 2023
- IV. Public participation/hearing for non-agenda items
- V. Certificate of Appropriateness
 - a. 813 E 5th Avenue – Door Replacement & Railing
 - i. Ex Parte Communication
 - ii. Swearing in staff/applicant
 - iii. Staff presentation
 - iv. Public input
 - v. Discussion
 - b. 132 W 9th Avenue – Door Replacement
 - i. Ex Parte Communication
 - ii. Swearing in staff/ applicant
 - iii. Staff Presentation
 - iv. Public input
 - v. Discussion
- VI. Other Business
 - 1. Simpson Farmhouse Update
 - 2. Obelisk Marker Identification

VII. Announcement of next scheduled meeting date: August 30, 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

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

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
HISTORIC PRESERVATION BOARD
MEETING MINUTES
JUNE 28, 2023**

The City of Mount Dora Historic Preservation Board met on Wednesday, June 28, 2023, in the City Chambers on the first floor of City Hall, located at 510 N Baker Street, Mount Dora, Florida to exercise their powers as established in the Land Development Code.

I. Call To Order

Having been duly noticed as required by law, the June 28, 2023 meeting of the Mount Dora Historic Preservation Board was called to order at 3:00 p.m. by Amanda Kelley, Vice Chairman.

II. Roll Call With Determination Of Quorum

Present: Donald Marx, Robert Gordon, Amanda Kelley, Kathleen Benjamin, John Miller, and Patricia Huizing arrived at 3:02 pm

Absent: Det Joks

City Staff: Michele Janiszewski, Senior Planner; Catherine Hutcheson, Administrative Coordinator; Whitney Scott, Administrative Coordinator; Sherry Sutphen, City Attorney

III. Approval of Minutes of May 31, 2023

MOTION by Gordon, seconded by Miller, to APPROVE the minutes of the May 31, 2023 Historic Preservation Board Meeting, as presented.

FOR: Marx, Gordon, Kelley, Benjamin, and Miller

AGAINST: None

MOTION CARRIED: 5 – 0

IV. Public participation/hearing for non-agenda items

No one wished to provide public comments.

V. Certificate of Appropriateness

a. 308 N Tremain Street

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

The Board had no ex parte communications to disclose. Ms. Sutphen swore in the Applicant, Ms. Suzanne Scheck, and Ms. Janiszewski. Ms. Janiszewski gave a presentation on the project.

The board and the Applicant discussed the railings on the entire building and their replacement. Mr. Miller clarified that there were three types of railings proposed for the porch as well as the posts.

The Applicant stated that she needs to have an engineer take a look at some of the beams due to one of them on the corner that feeds the side porch is rotting at the top of the structure.

The Applicant further discussed that she will have to replace the flooring on the top and the bottom due to rot. The Applicant stated that she fell through the floor on the lower porch due to the rot.

Ms. Scheck brought in bead board which she plans on putting on the porch so that it is not exposed to weather, rot, and is age appropriate.

Mr. Miller and Ms. Kelley both stated that they liked that option.

Mr. Gordon questioned what was being done with the posts. The Applicant stated that the posts are staying but being wrapped with PVC as a tech wrap. Mr. Gordon asked why she want to wrap the posts. The Applicant stated that wants to get rid of the wood and so it matches with the railing.

Ms. Kelley clarified the type of railing and stated that she liked the first option as a good replacement for the current railings.

The board and the Applicant discussed the slight differences of the current doors and window with their proposed replacements.

Ms. Huizing questioned the reasoning behind replacing one of the doors on the top floor with a window. The Applicant stated that the home is not big and to have three doors on the top floor is too much. The Applicant would like more wall space which a window would provide.

Board discussed the railing options.

Mr. Miller asked what the date of the home was. Ms. Janisewski confirmed it was built around 1911. The Applicant stated she believed there was a fire so that date may not be accurate.

The board further discussed the railing types and which would best match the style of the home.

The Applicant discussed her experience with living in historical homes. She agreed that she wanted to keep the railings more period appropriate.

Further discussion on the home with the Applicant and the time period the home was constructed.

Mr. Gordon asked for the measurement in between the top posts. The Applicant did not have that information. Mr. Gordon asked if the Applicant could get the railings at any measurement that she wanted. The Applicant said she believed so.

MOTION by Huizing, SECONDED by Gordon, to APPROVE the application with the condition that the Applicant utilize the third style railing for replacement.

FOR: Marx, Gordon, Kelley, Benjamin, Miller, and Huizing

AGAINST: None

MOTION CARRIED, 6 – 0

b. 813 E 5th Avenue – Porch Modification

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

The Board had no ex parte communications to disclose. Ms. Sutphen swore in the Applicant, Ms. Julie Smith, and reminded Ms. Janiszewski that she was under oath. Ms. Michele Janisewski gave a presentation on the application.

Ms. Janisewski stated that the section of the structure the Applicant is wanting to remove does encroach on the abutting property so removing it would alleviate that problem.

Ms. Janisewski also stated that the property recently went to magistrate and so staff recommends approval to remove the eastern portion utility room.

Ms. Benjamin stated that the address on the presentation was incorrect and Staff confirmed that there was an error in the presentation.

Ms. Kelley clarified what would be removed and asked if there were going to be any replacements.

Ms. Janisewski stated that there are no current plans to replace the structures and if anything is added it would need to come before the Board.

Ms. Janisewski stated that it is unlikely that the porch could be reconstructed in its current location but it currently encroaches on the abutting property so a replacement would not meet the setbacks.

The Applicant stated that she would really like to restore the home but due to the issues with the Stop Work Order it is taking longer. The Applicant stated they want to remove the unsafe structure to come into compliance with the Building Department.

The Applicant stated she does not want to change the building, just get it looking better as her daughter will be putting her law-firm there. Ms. Kelley stated that was a great location for a law firm.

MOTION by Kelley, SECONDED by Miller, to APPROVE the application, as presented.

FOR: Marx, Gordon, Kelley, Benjamin, Miller, and Huizing

AGAINST: None

MOTION CARRIED, 6 – 0

c. 515 E 3rd Avenue – Windows and Doors

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

The Board had no ex parte communications to disclose. Ms. Sutphen reminded Ms. Janiszewski that she was under oath. Ms. Michele Janiszewski gave a presentation on the application.

Ms. Janiszewski stated that the Applicant was unable to be present for the meeting.

Ms. Janiszewski and Ms. Benjamin discussed the grid patterns of the windows.

Ms Janiszewski stated that a site survey had not been done on the structure, likely because the property does not front on a street

MOTION by Benjamin, SECONDED by Kelley, to APPROVE the application as presented.

FOR: Marx, Gordon, Kelley, Benjamin, Miller, and Huizing

AGAINST: None

MOTION CARRIED, 6 – 0

d. 619 E 9th Avenue – Reroof (shingle to Metal)

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

The Board had no ex parte communications to disclose. Ms. Sutphen swore in the Applicant, Mr. Robert Palmer, and reminded Ms. Janiszewski that she was under oath. Ms. Janiszewski gave a presentation on the application.

Ms. Huizing clarified that the roof was originally metal, then asphalt, and now back to metal.

Mr. Gordon questioned the Applicant on whether the new roof was going to be shingles. The Applicant clarified that the roof will not be metal shingles but will be metal with a rib at every 9 inches.

Ms. Kelley confirmed with the Applicant that he would be replacing the roof for the main house and the garage.

MOTION by Kelley, SECONDED by Benjamin, to APPROVE the application as presented.

FOR: Marx, Gordon, Kelley, Benjamin, Miller, and Huizing

AGAINST: None

MOTION CARRIED, 6 – 0

e. 1006 N Alexander Street – Window Conditions

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

The Board had no ex parte communications to disclose. Ms. Sutphen swore in the Applicant, Ms. Jill Wilson, and reminded Ms. Janiszewski that she was under oath. Ms. Janiszewski gave a presentation on the application and clarified that the Applicant is seeking to remove a condition of approval which was imposed on her Certificate of Appropriateness by the Board at its meeting on April 26, 2023. The Applicant is seeking to allow the replacement of her windows without providing grids on the windows.

The Applicant made a statement that the home was not historic, it is a cement block house.

Mr. Miller stated it falls within the historic district so she has to follow protocol for that.

The Applicant agreed that the home does fall within the historic district but the home itself is not historic. She further elaborated that the houses surrounding her home don't have grids.

The Applicant stated that she has lived in Mount Dora for 13 years and she does not want grids on the windows.

Ms. Kelley made comment that this project was going to be a tough one as the Board has had many discussions about window replacement within Mount Dora.

Mr. Miller stated that the Applicant missed the last discussion on the project in regards to her home with her hired contractor.

Mr. Miller explained to the Applicant that the house fits being over 50 years old and that they want them to stay in the style they were built.

The Applicant disagreed and felt that other homes near her do not have grids and she would does not want to install grids on her windows.

The Board and the Applicant discussed the reasons for not wanting grids; the appearance of the grids on the windows; the windows of the neighboring properties and whether or not they have grids; and the requirements of the Mount Dora Historic Design Guidelines.

Ms. Huzing explained that the windows have already been replaced and the Applicant confirmed that yes, the windows have been replaced but grids have not been installed.

The Applicant explained that two of the windows are sliders and cannot have grid on them. Ms. Kelley replied stating that was not what her contractor told them at the previous meeting.

Ms. Kelley stated that the contractor was informed that the COA would be approved if grids are provided and he said he would comply with his requirement. The Applicant said she told the contractor she did not want grids.

Ms. Kelley stated it was not the homeowners fault or the contractor's fault as the contractor is new to the area and the board had to educate him on Mount Dora's guidelines.

Ms. Kelley gave further explanation on the design guidelines and that if the Applicant disagrees with the Board's decision that the Applicant can bring their appeal to the City Council.

Ms. Sutphen explained to the Applicants that there is a time period within the code for appealing to City Council. Further discussion on the decision date and filing with the planning office.

Ms. Huizing-- motioned to deny the application. – Mr. Marx seconded the motion and all denied unanimously due to the grids not being on the windows.

MOTION by Huizing, SECONDED by Benjamin, to DENY the application to remove the condition of approval, that the grids are provided on the windows installed on the western and southern elevation which both front right-of-way, of her application for Certificate of Appropriateness to replace eleven (11) aluminum and steel windows with vinyl windows which was approved by the Board on April 26, 2023.

FOR: Marx, Gordon, Kelley, Benjamin, Miller, and Huizing

AGAINST: None

MOTION CARRIED, 6 – 0

VI. Other Business

a. Verizon Wireless Towers in the Historic District

Ms. Sutphen swore in the members from Verizon Wireless and reminded Ms. Janiszewski that she is under oath. Ms. Janiszewski gave a brief description of the project. The Applicant provided a presentation on the project.

The Board and the Applicants discussed the height of the towers; required reviews for the project; and the lighting on the towers.

Mr. Sanderfeld informed the Board of the process this project will undergo through the City and the timeline of future approvals.

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

VIII. Adjournment

MOTION by Kelley, SECONDED by Miller, to adjourn the meeting. The Board unanimously voted to adjourn the meeting at 4:06 p.m.

*Dek Joks, Chairman,
Historic Preservation Board*

*Catherine Hutcheson
Coordinator*



CITY OF MOUNT DORA

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

DATE: July 26, 2023

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 1 - Certificate of Appropriateness; 813 E 5th Ave (Location); Remove and Replace Four (4) Doors (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 four (4) doors (three wood and one fiberglass) and replace them with steel doors; and provide a wrought iron handrail for the existing front stairs. The Applicant stated on the application that the doors are in poor condition and there is currently no handrail on the stairs.

The three wooden doors have grills creating 15 glass panes and the fiberglass door has no windows.

The Applicant is seeking to replace all four doors with steel doors replicating the grids on the existing wood windows.

Existing Doors:

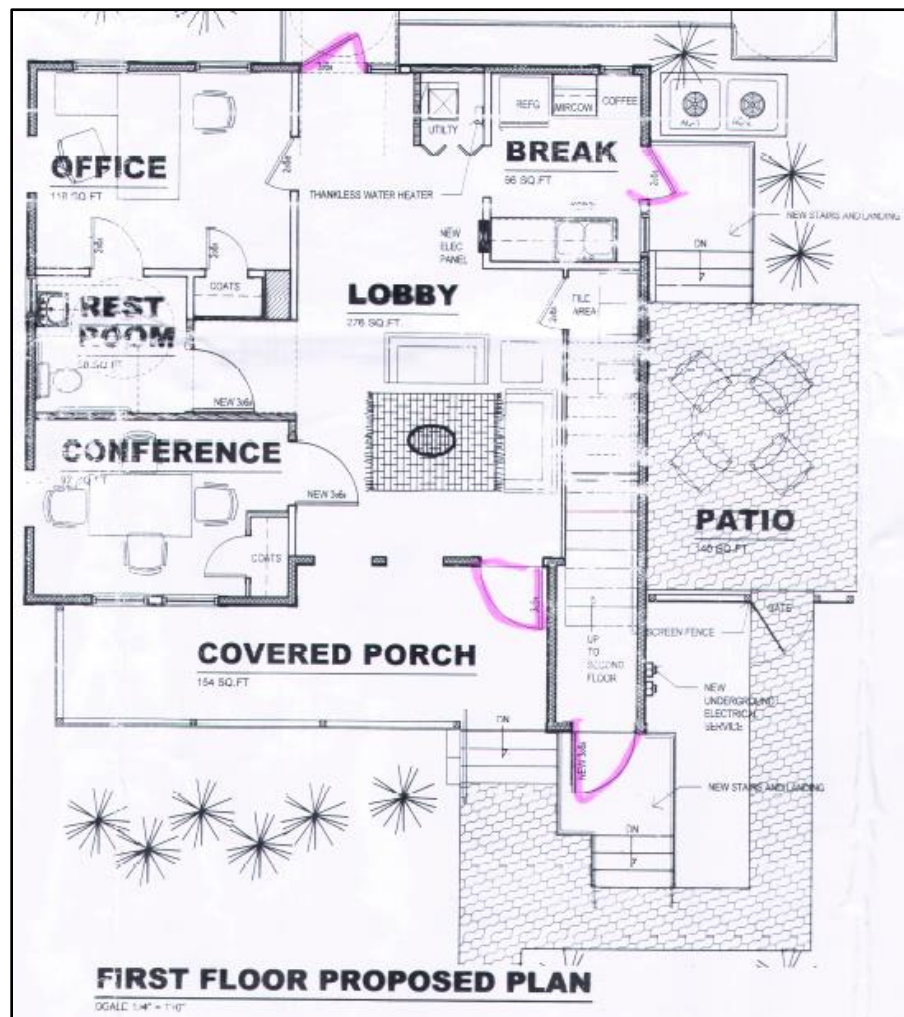


Proposed Door and Wrought Iron Railing:



The railing will need to be compliant with Florida Building Code (e.g. min. 12” extension of railing from last step).

Below are the location of the doors which will be replaced (highlighted in pink):



On June 28, 2023, the Historic Preservation Board approved the removal of the porch and utility room addition on the single family dwelling unit.

The Applicant has indicated that they are seeking to redevelop the property into a law office. The property is zoned C-2 and allows this use. Prior to commencing operations, the Applicant will need to obtain a Site Plan Approval for the redevelopment of the site from a single-family residence to an office and obtain applicable Building Permits which may include a change of use.

Guidance from Guidelines:

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.

Contemporary stock doors and screen doors are inappropriate replacements. Replacement screen doors should be simple. Any ornamentation should be based on historic precedent and in keeping with the character of the door and entrance design. Aluminum, metal, and jalousie doors should be avoided.

Recommendation:

1. Retain and repair historic door openings, doors, screen doors, trim, and details such as transom, side lights, pediments, frontispieces, hoods, and hardware where they contribute to the architectural character of the building.
2. 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.
3. Evaluate the overall condition of material to determine whether repairs to entrance features will be necessary.
4. Replace missing or deteriorated doors with doors that closely match the original, or that are of compatible contemporary design.
5. Evaluate the overall condition of the wood to determine whether repairs to wood features will be necessary.
6. 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.

Avoid:

1. Stripping entrances of historic material such as wood, cast iron, terra cotta tile, and brick.
2. Removing significant door features that can be repaired.
3. Replacing deteriorated or missing doors with stock doors or doors of inappropriate designs or constructed of inappropriate materials.
4. 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
5. Radically changing the type of finish or its color or accent scheme so that the historic character of the exterior is diminished

Staff Recommendation:

Staff recommends approval of the application.

Attachments:

Photos
2008 Site Form
2020 Site Form
Application



CITY OF MOUNT DORA

813 E 5th Avenue
Site Visit



☒ 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. ▼
 Structural System(s): 1. Wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Piers 2. ▼
 Foundation Material(s): 1. Stone 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.)

Open and covered porch

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

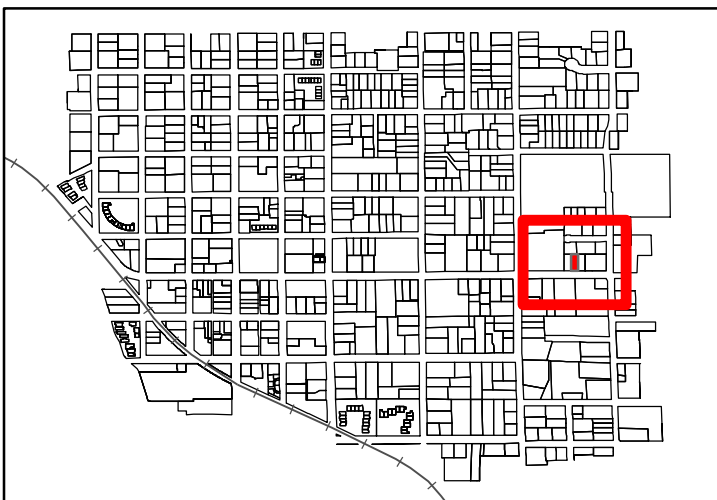


N



813 EAST 5TH AVE MOUNT DORA FL 32757

0 40 80 160
Feet

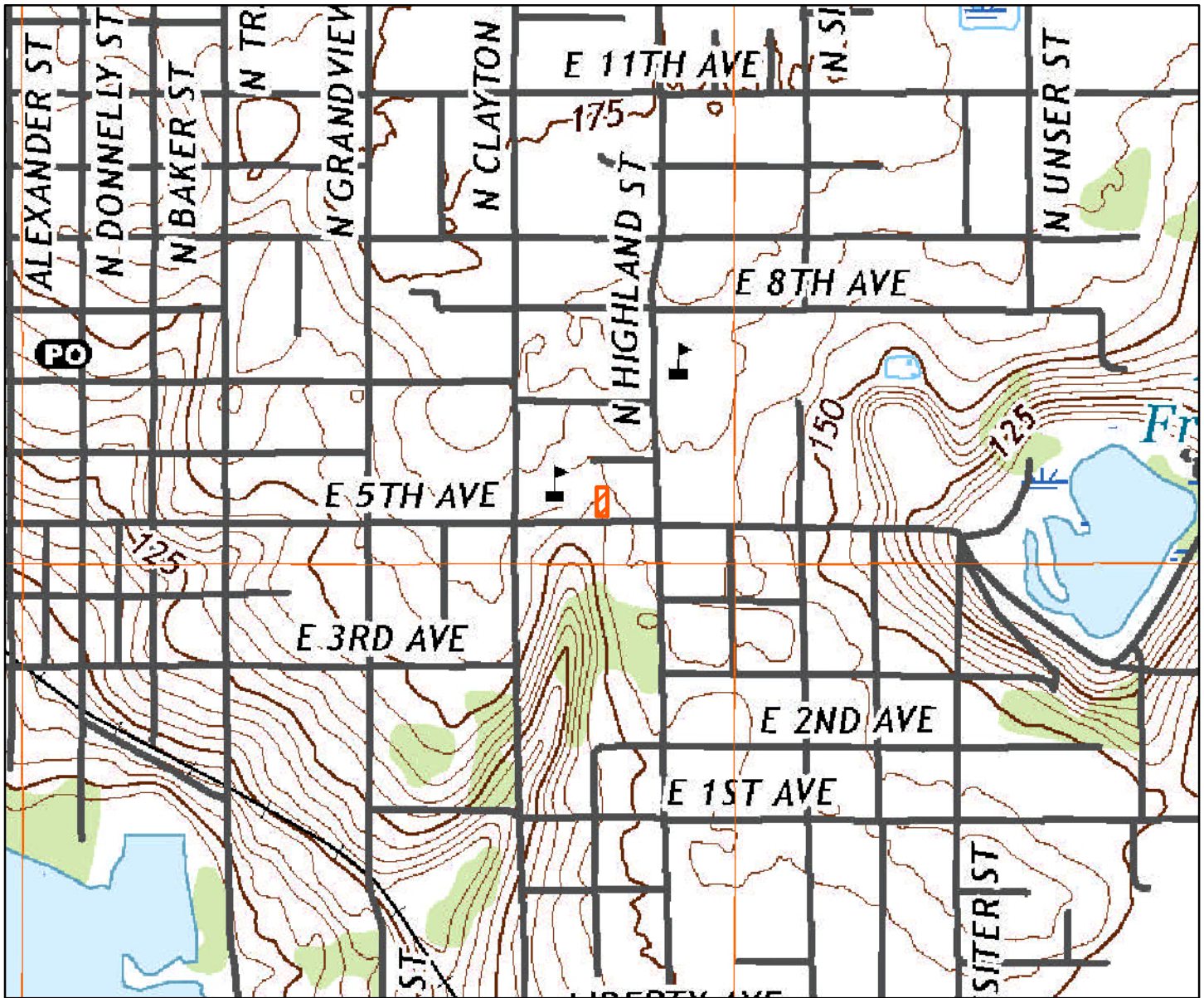


LA03860



Data Sources: Lake County, City of Mount Dora

USGS Map



LA03860

N



813 EAST 5TH AVE MOUNT DORA FL 32757



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: _____

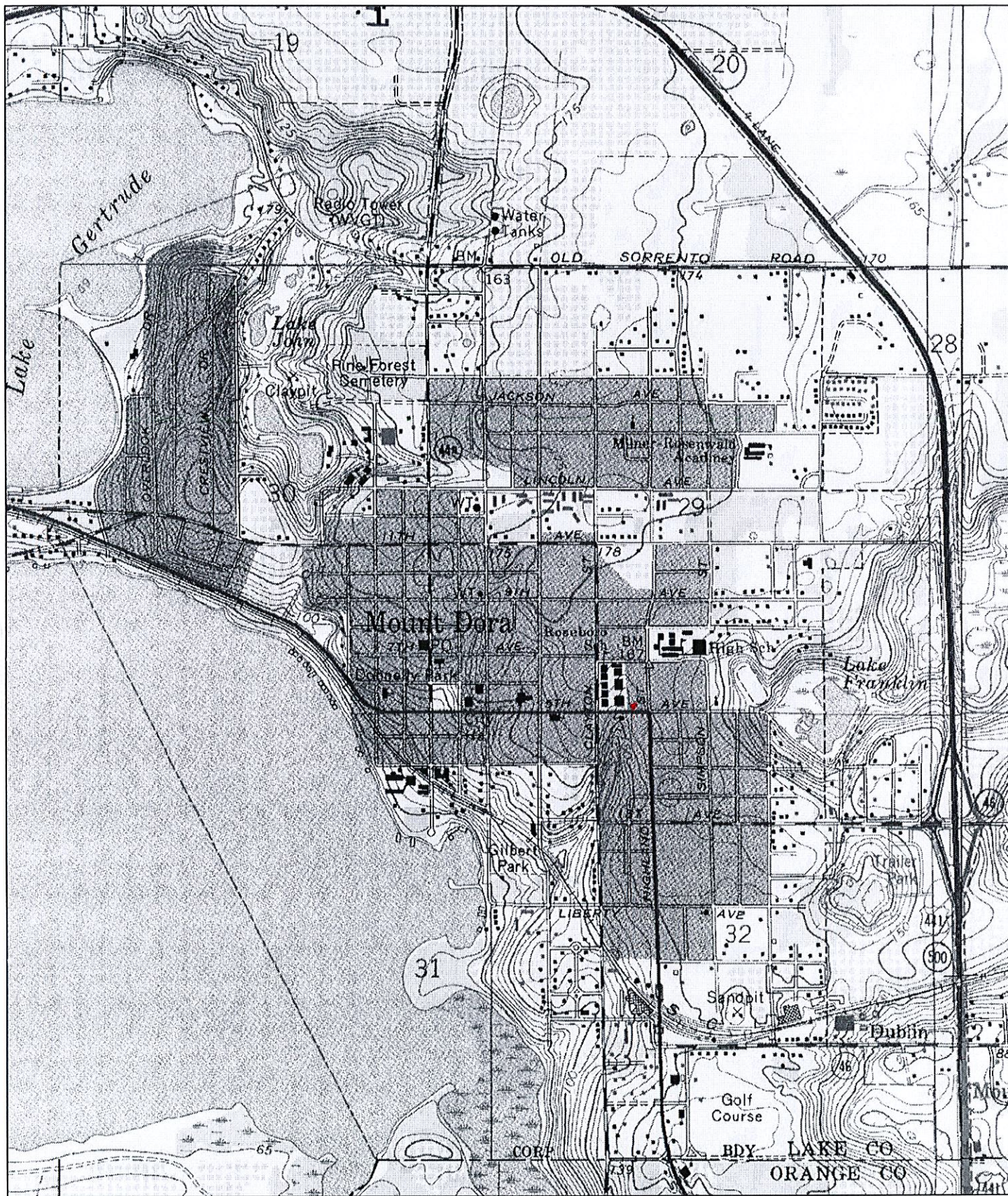
REQUIRED PAPER ATTACHMENTS

- (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)]:**



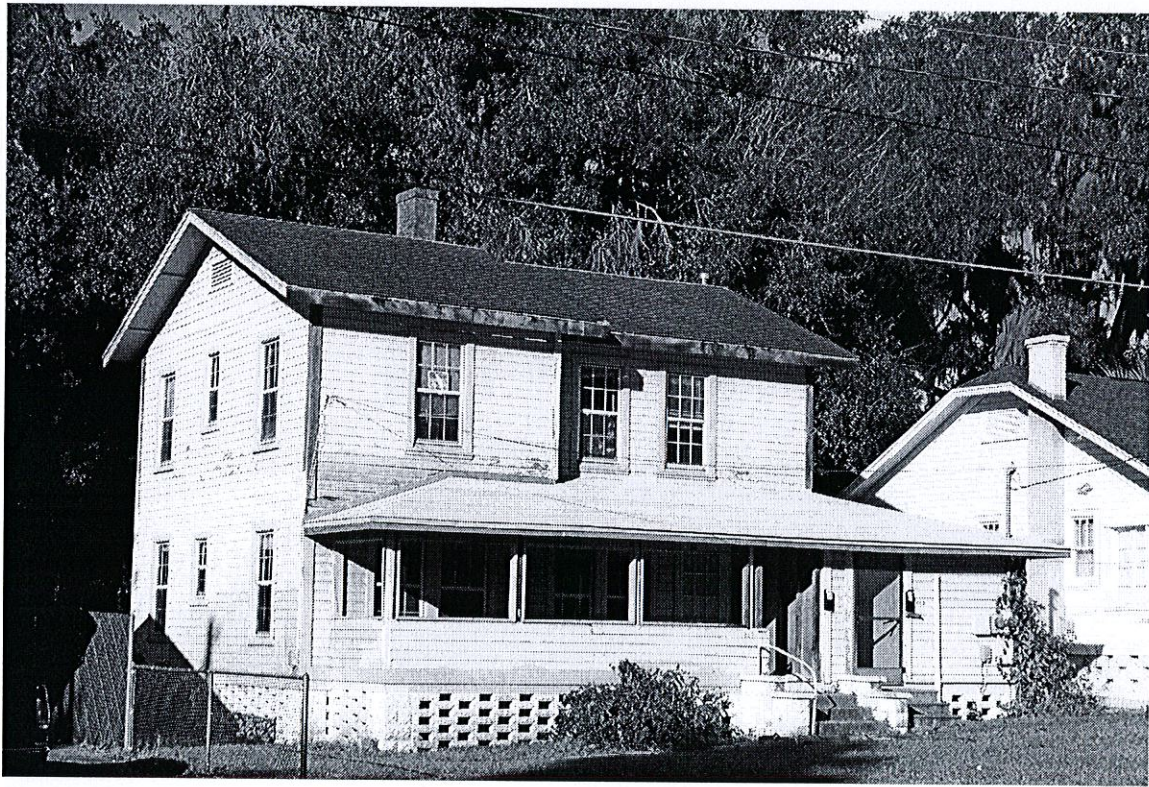
0 0.5 Mi
0 3000 Ft

Map provided by MyTopo.com

LA3860

362





362

LA3860



**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**

Property Address: 813 East 5th Ave Alternate Key No.: 1469872

Property Owner: Hurley Family Partnership

Applicant: 5th Gen Holdings LLC

Applicant's Mailing Address: 13624 Jeremy Place Grand Island FL 32735

Applicant's Phone Number: 352-636-3845

Applicant's Email Address: sunshinepropertiesource@gmail.com

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

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: 3 wood 15 lite door and 1 fiberglass door - no handrail

Proposed Materials: 4-15 lite steel doors and wrought iron handrail

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: replace 4 exterior doors due to poor shape and

replace with steel door. Currently no handrail - add handrail to front steps

Reason for Addition / Modification: poor condition of existing doors and there
currently is no handrail

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

352-735-7112

Fax: 352-735-7191

E-mail: plandev@cityofmoundora.com

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

813 East 5th Avenue, Mount Dora, Florida 32757

Property Address

Hurley Family Partnership

Property Owner (If Different From Applicant)

Applicant Name: 5th Gen Holdings LLC

Address: 13624 Jeremy Place

City/St/Zip: Grand Island, Florida 32735

352-636-3845

Business Phone

352-217-2682

Alternate Phone

sunshinepropertyessource@gmail.com

Email

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

replace 4 entry doors that are in poor shape and add handrail to front steps

Current Building Use (i.e. 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. \$50 Application Fee

New Construction on Undeveloped Land:

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

Demolition Requests:

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

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

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


Applicant/Owner Signature

Land Development Code

3.6.4 Certificate of appropriateness.

1. Basic requirements.

a. Certificate of appropriateness required.

- 1) No building, structure, appurtenance, improvement or landscape feature within the City of Mount Dora, which has been designated a historic site, will be erected, altered, restored, renovated, excavated, relocated, or demolished until a certificate of appropriateness regarding any exterior architectural features, landscape features, or site improvements has been approved under the procedures in this section.
- 2) A certificate of appropriateness shall be required for the erection, alteration, restoration, renovation, excavation, relocation, or demolition of any building, structure or appurtenance within any historic district established by the City of Mount Dora under the procedures specified in this ordinance.
- 3) A certificate of appropriateness shall be required for any material change in existing walls, fences and sidewalks or construction of new walls, fences and sidewalks.

b. *Architectural features.* Architectural features include, but are not limited to, the architectural style, scale, massing, siting, general design and general arrangement of the exterior of the building or structure, including the type, style of roofs, windows, doors and appurtenances.

c. *Landscape features.* Landscape features and site improvements will include, but are not limited to, walls, fences, courtyards, signs, and exterior lighting.

d. *Plan approval required.* No certificate of appropriateness will be approved unless the architectural plans for said construction, reconstruction, relocation, alteration, excavation, restoration, renovation, or demolition are approved by the board.

e. *Relocation.* Relocation of a building or structure will include, but not be limited to, moving a building or structure into or within any historic district, and moving a historic building or structure within or out of the City of Mount Dora or any historic district.

f. *Certificate not required.* A certificate of appropriateness will not be required for general, occasional maintenance of any historic buildings, structure or site, or any building or structure within a historic district. General, occasional maintenance will include, but is not limited to, lawn and landscaping care, painting and minor repairs that restore or maintain the historic site or current character of the building or structure. General, occasional maintenance will not include any of the activities described and defined in paragraphs 1. through 5. of this subsection, nor will it include an addition or change of awnings, signs, or alterations to porches and steps. A certificate of appropriateness will not be required for any interior alteration, construction, reconstruction, restoration, renovation or demolition. General, occasional maintenance and repair shall also include any ordinary maintenance which does not require a building permit for the city.

PROPERTY RECORD CARD

General Information

Name:	HURLEY FAMILY PARTNERSHIP	Alternate Key:	1469872
Mailing Address:	2511 DORA AVE TAVARES, FL 32778 Update Mailing Address	Parcel Number: ⓘ	29-19-27-0200-000-01600
		Millage Group and City:	0MD1 Mount Dora
		2022 Total Certified Millage Rate:	18.8051
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	813 E 5TH AVE MOUNT DORA FL, 32757	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	MOUNT DORA, BELMONT SUB LOT 16 PB 4 PG 60 ORB 4251 PG 834		

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

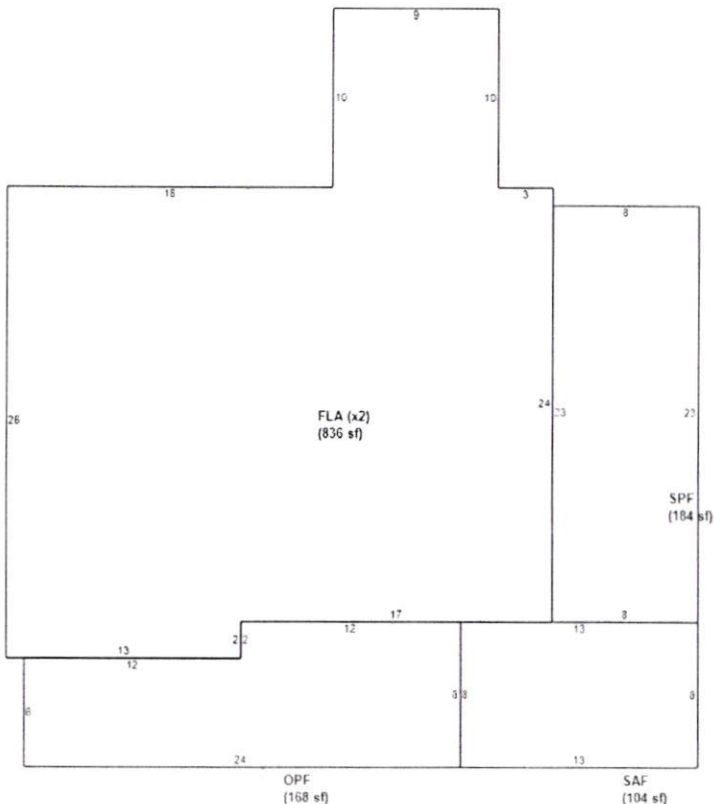
Year Built: 1923	Total Living Area: 1672 ⓘ	Central A/C: Yes	Attached Garage: No
Bedrooms: 3	Full Bathrooms: 2	Half Bathrooms: 0	Fireplaces: 1

[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:	Total:
				18.8051	\$2,764.99

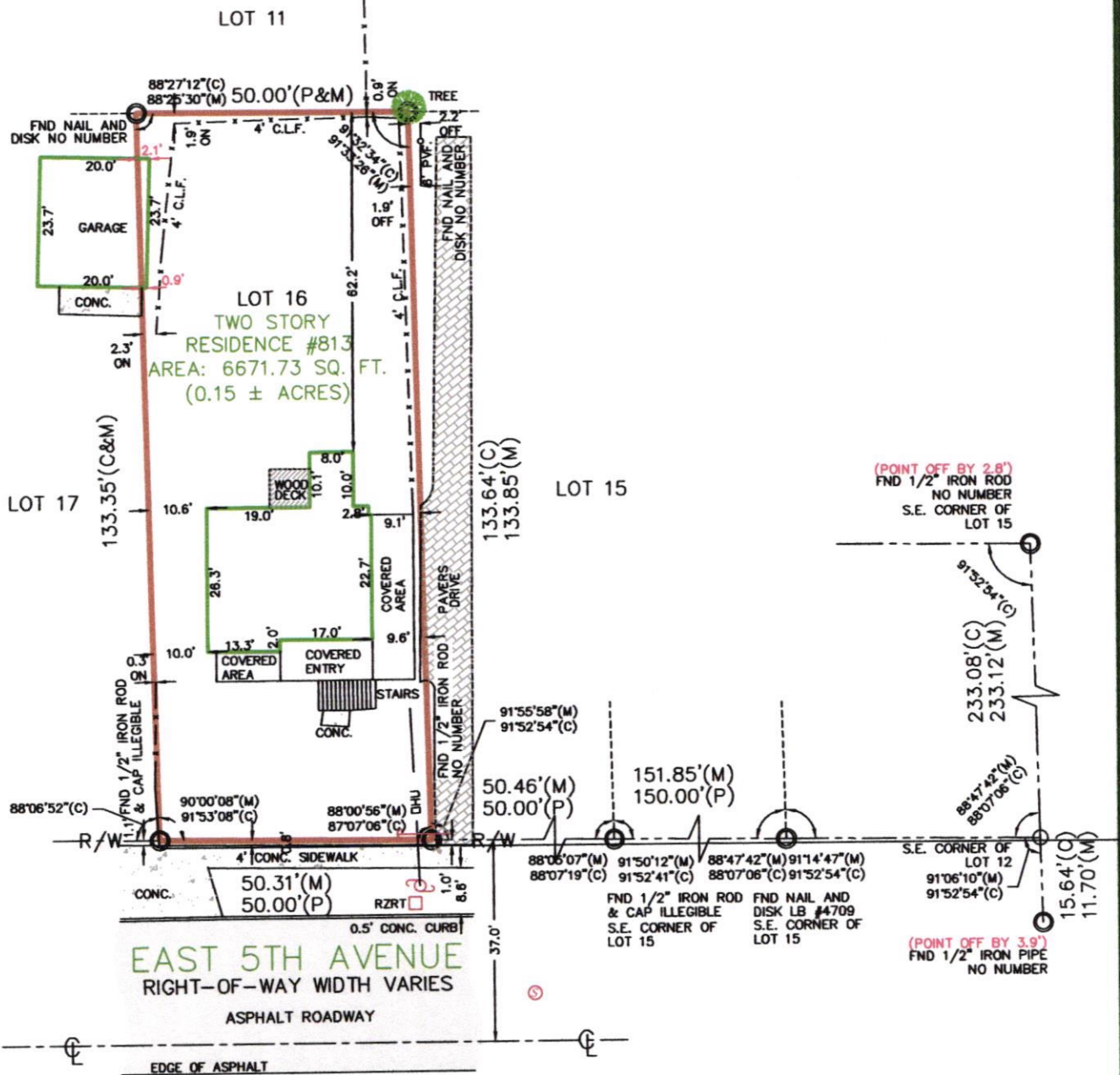
Exemptions Information

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](#).

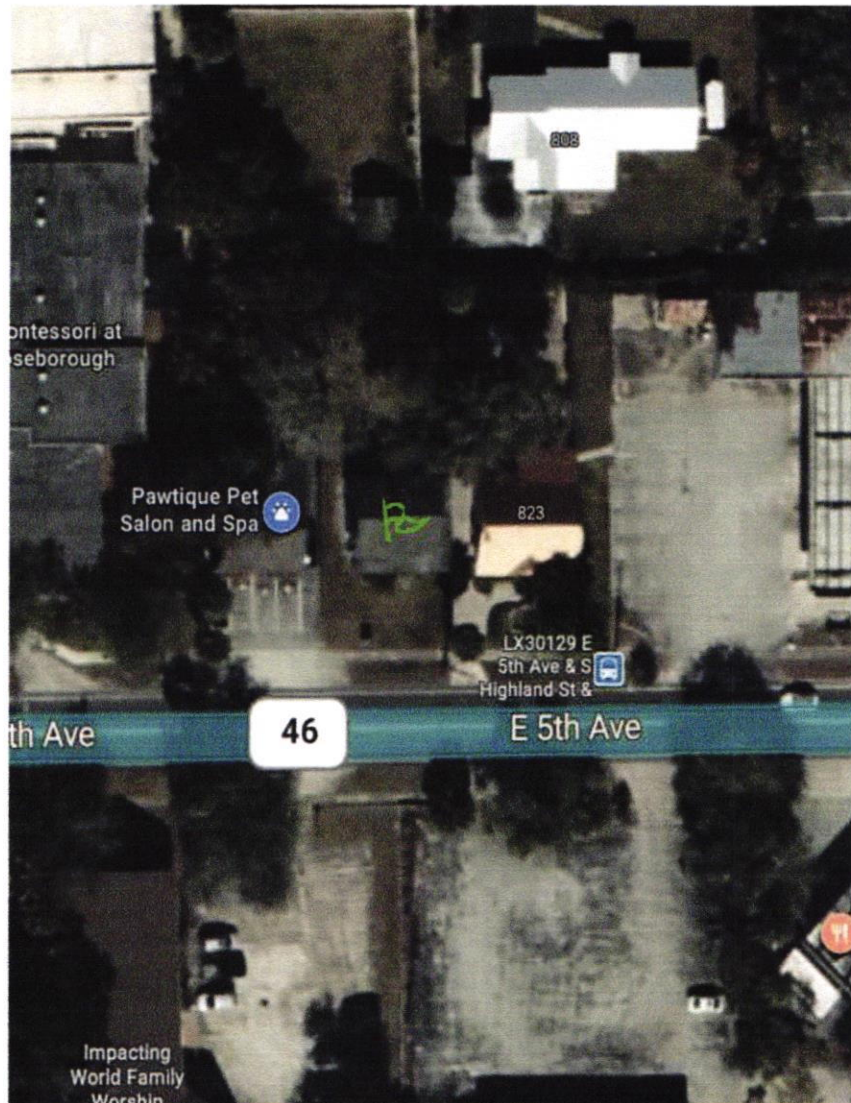
SHEET 1 OF 2 (MAP OF SURVEY) - SEE SHEET TWO FOR SURVEY RELATED INFORMATION. SURVEY IS NOT COMPLETE WITHOUT BOTH SHEETS.



LEGENDS :-
= GUY WIRE

AERIAL VIEW

SHEET 2 OF 2 (SURVEY RELATED INFORMATION) - SEE SHEET ONE FOR MAP OF SURVEY. SURVEY IS NOT COMPLETE WITHOUT BOTH SHEETS.
AERIAL PROVIDED IS FOR VIEWING PURPOSES ONLY AND MAY NOT SHOW CURRENT IMPROVEMENTS. AERIAL IS NOT TO SCALE.



PROPERTY ADDRESS: 813 EAST 5TH AVENUE, MOUNT DORA, FLORIDA 32757

LEGAL DESCRIPTION:

LOT 16, BELMONT SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 60, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA

LEGEND

AE = ACCESS EASEMENT	E/P = EDGE OF PAVEMENT	PCP = PERMANENT CONTROL POINT	CB = CATCH BASIN	FD = FIRE HYDRANT	W = WATER METER
BFP = BACKFLOW PREVENTER	FCC = FOUND CROSS CUT	PDE = PRIVATE DRAINAGE EASEMENT	MANHOLE	LP = LIGHT POLE	T = TELEPHONE BOX
BSL = BUILDING SETBACK LINE	FF = FINISHED FLOOR	P/E = POOL EQUIPMENT	S = SANITARY MANHOLE	WV = WATER VALVE	C = CABLE TV BOX
BWF = BARBED WIRE FENCE	FND = FOUND	PG = PAGE	PP = POWER POLE	HP = HANDICAP PARKING	E = ELECTRIC BOX
(C) = CALCULATED	GV = GATE VALVE	PI = POINT OF INTERSECTION	AC = AIR CONDITIONER		
CA = CENTRAL ANGLE	HWF = HOG WIRE FENCE	PID = PARCEL IDENTIFICATION NUMBER	CLEANOUT		
CB = CHORD BEARING	INST = INSTRUMENT NUMBER	PK = PARKER KALON NAIL			
CH = CHORD LENGTH	L = ARC LENGTH	P/L = PROPERTY LINE			
CL = CENTER LINE	LB = LICENSED BUSINESS	POB = POINT OF BEGINNING			
CLF = CHAIN LINK FENCE	LE = LANDSCAPE EASEMENT	POC = POINT OF COMMENCEMENT			
CME = CANAL MAINTENANCE EASEMENT	LME = LAKE MAINTENANCE EASEMENT	PRC = POINT OF REVERSE CURVATURE			
CNA = CORNER NOT ACCESSIBLE	LS = LICENSED SURVEYOR	PRM = PERMANENT REFERENCE MONUMENT			
CONC = CONCRETE	(M) = MEASURED	PSM = PROFESSIONAL SURVEYOR & MAPPER			
COV = COVERED	MB = MAP BOOK	PT = POINT OF TANGENCY			
CS = CONCRETE SLAB	ME = MAINTENANCE EASEMENT	PUE = PUBLIC UTILITY EASEMENT			
(D) = DEED	MHWL = MEAN HIGH WATER LINE	PVF = PLASTIC VINYL FENCE			
DB = DEED BOOK	MN = MAG NAIL	PVUE = PRIVATE UTILITY EASEMENT			
DE = DRAINAGE EASEMENT	MW = MONITOR WELL	RP = RADIAL POINT			
DH = DRILL HOLE	N&D = NAIL AND DISK	R = RADIUS			
DUE = DRAINAGE/UTILITY EASEMENT	ORB = OFFICIAL RECORDS BOOK	RE = REAL ESTATE NUMBER			
ELEV = ELEVATION	(P) = PLAT	RSR = RISER			
EM = ELECTRIC METER	PB = PLAT BOOK	R/W = RIGHT OF WAY			
EOW = EDGE OF WATER	PC = POINT OF CURVATURE	SV = SEWER VALVE			
	PCC = POINT OF COMPOUND CURVATURE	UE = UTILITY EASEMENT			
		WF = WOOD FENCE			

SURVEYOR'S NOTES:

- THIS SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THE SURVEYOR DID NOT PULL AND/OR RESEARCH ANY DOCUMENTS OTHER THAN THOSE PROVIDED BY THE TITLE COMPANY. UNLESS OTHERWISE AGREED, IT IS THE RESPONSIBILITY OF THE TITLE COMPANY (OR CLIENT) TO REQUEST THE SURVEYOR TO OBTAIN SUCH DATA AS NEED PER AGREEMENT; ANY PULLED DOCUMENTS PROVIDED WITH THE TITLE COMMITMENT WILL BE REVIEWED. IF ADDITIONAL DOCUMENTS AND/OR REVIEWS OF THE CLIENT ARE REQUESTED, THERE MAY BE ADDITIONAL FEES INCURRED.
- UNLESS SHOWN, UNDERGROUND UTILITIES, IMPROVEMENTS, FOUNDATIONS, FOOTERS, AND/OR SUBSURFACE STRUCTURES ARE NOT LOCATED ON THIS SURVEY.
- INTERIOR ANGLES ARE SHOWN, AS PER PLAT.
- THE PURPOSE OF THIS SURVEY IS FOR THE USE OF FINANCING AND/OR SALE TRANSACTIONS, AND DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP AND IS NOT PERMITTED FOR USE WITH ANY CONSTRUCTION/PERMITTING PURPOSES WITHOUT WRITTEN CONSENT FROM THE LAND SURVEYOR WHOM SIGNED AND SEALED THIS SURVEY.
- THE SURVEYOR DID NOT RESEARCH OR ABSTRACT LAND RECORDS FOR RIGHT OF WAYS, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE, ADJOINING DEEDS OR OTHER SIMILAR JURISDICTIONAL DETERMINATIONS NOT SHOWN ON PLAT TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN. IT IS SHOWN SOLELY ON THE BASIS OF INFORMATION PROVIDED BY CLIENT AND MAY NOT BE COMPLETE.
- FENCE OWNERSHIP NOT DETERMINED. THE SURVEYOR WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL AND/OR CHANGES TO ANY FENCES UNLESS THE SURVEY WAS PROVIDED SPECIFICALLY FOR FENCE LOCATION PURPOSES.
- THE SURVEY DEPICTED HEREON FORMS A CLOSED GEOMETRIC FIGURE.



Front of Building

Existing doors - replace w/ steel 15 lite door (new)
Existing steps - replace w/ wrought iron railing (new)



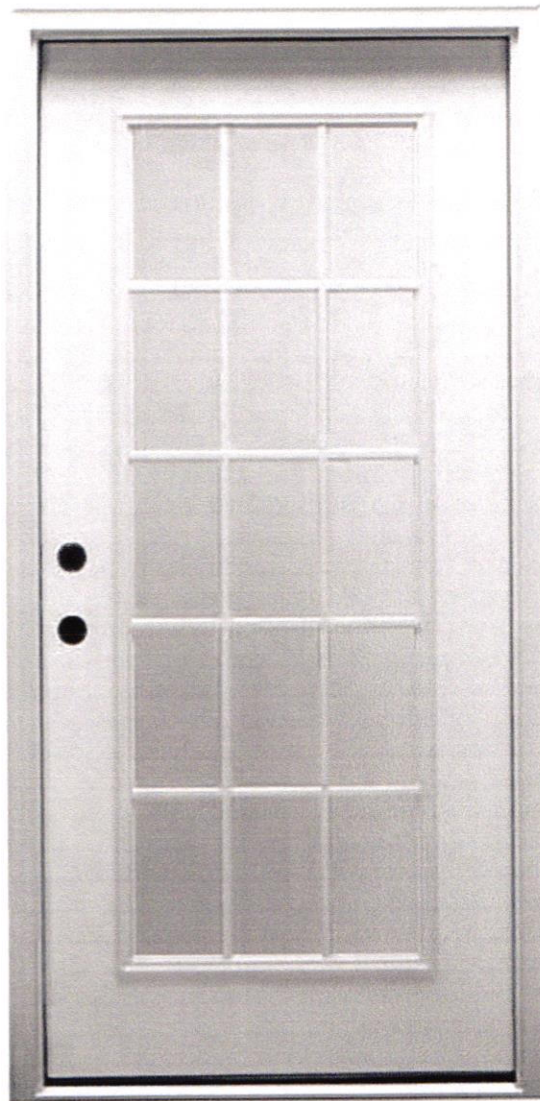
Side of Building

Existing door
Replace w/ steel 15 lite door (new)



Back of Building

Existing door
Replace w/ steel 15 lite door (new)



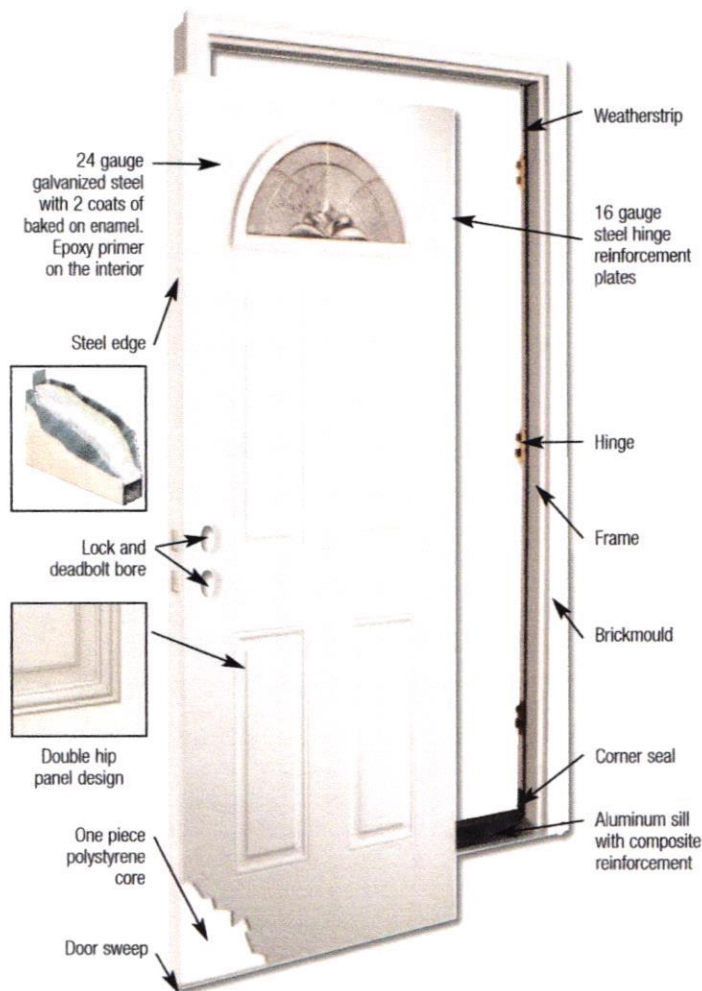
Hover Image to Zoom

[Share](#) [Print](#)

Did you know...

MMI DOOR

Offers the Tough, Safe and Secure JELD-WEN Steel Doors?



Majestic Steel Entry Doors

Features:

- 22 gauge steel stile and rail for superior strength and security
- Galvanized Exterior - resists rust and corrosion
- High-density polystyrene core exceeds energy code requirements.
- 10 Year Door Warranty
- 24 gauge galvanized steel face sheets, precoated with 2 coats of baked-on enamel primer enables easier finishing
- Low air infiltration and insulating core reduces heat and air conditioning costs
- System Construction; full length, head and sill for patio & sidelite units
- One-piece polystyrene core provides a custom fit, eliminating core void and delivering enduring insulation
- 10 Year Glass Warranty
- MSystem2 Warranty covers the entire Unit for a full 2 years (all components)
- Upgrading to FrameSaver or composite frames extends the frame system warranty to the Lifetime MSystem Warranty
- Full lock block to support handleset locks and dead bolts
- PVC door sweep are both rigid and flexible providing a durable, energy efficient seal
- Compression weatherstrip seals the perimeter against air infiltration and noise



MMI DOOR is proud to be an Energy Star Partner

MMI DOOR LOCATIONS

Michigan (HQ)

6361 Sterling Drive North
Sterling Heights, MI 48312
586.264.0950
800.686.9218
Fax: 586.264.5430

Ohio

400 Circle Freeway Drive
Cincinnati, OH 45246
513.874.6771
800.215.3770
Fax: 513.870.0242

Pennsylvania

172 Plummer Road
Sidman, PA 15955
814.487.7800
800.452.0251
Fax: 814.487.7850



MMi DOOR
Your Doorway to a Beautiful Home®

MSystem Components

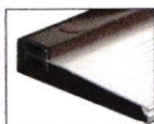
Did you know that the **MSystem** Components work together to reduce air and water infiltration

The **MSystem** is a radical departure from door components offered by most distributors. From extensive product testing and experience with door components, MMI has discovered what it takes to offer the best door components currently available. With **The MSystem**, you get components designed and constructed to work together.

The System & Components



A Frame



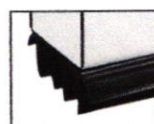
B High Dam Sill

Dams provide a positive barrier to wind driven air and water.



C Threshold Cap (Composite)

Narrow threshold caps allow better weatherstrip positioning outside of the dam, creating a better seal.



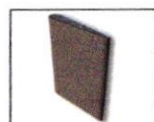
D Door Bottom Design

Fin Seals provide more contact with the threshold and hold up better against air pressure, wear and tear.



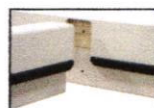
E Weatherstrip (Compression)

Only Msystem offers the resilience, durability and consistent compression for lasting performance.



F Corner Pad (Continuous Seal)

There is a gap in every door due to the thickness of the hinge. Corner pads prevent air and water from infiltrating this gap.



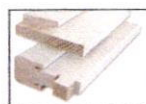
G Mull Systems

We build the components of our continuous sill systems to work together with the highest precision.

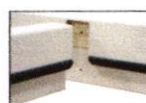


H Flip Lever Astragal

The ultimate protection from water and weather damage plus the best security by simply flipping a handle.



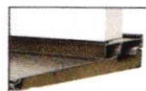
One piece mulls feature superior strength, a perfect fit and no additional finishing



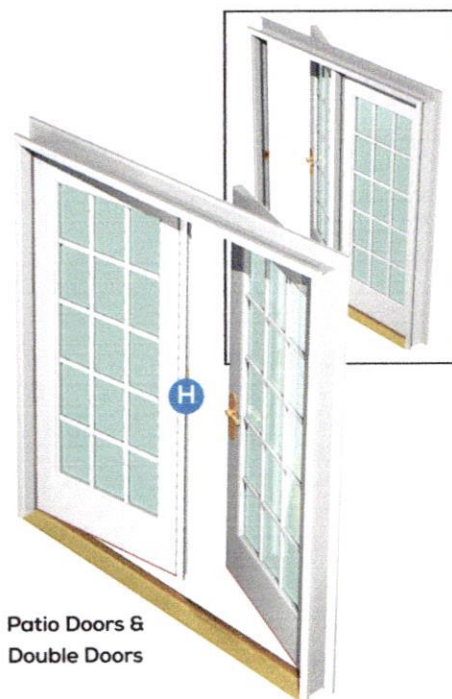
Continuous head with noninvasive routing provide exceptional strength



Continuous sills give added strength beneath the mull with the continuous seal along the door unit



Our mull systems include inactive seats engineered for perfect panel placement



Patio Doors & Double Doors

MSystem25

25 years when upgrading to composite or FrameSaver Frames for our MSystem25 warranty. This extends the warranty of prehung unit, without extending door component or door lite component warranty.



The Energy Star® Program identifies MMI DOOR as a partner that builds energy efficient products per their guidelines. This reduces the use of fossil fuels and lowers emissions of harmful greenhouse gases into our environment.

MMI DOOR is proud to be an Energy Star Partner®.

MMi DOOR LOCATIONS

Michigan (HQ)

6361 Sterling Drive North
Sterling Heights, MI 48312
586.264.0950
800.686.9218
Fax: 586.264.5430

Ohio

400 Circle Freeway Drive
Cincinnati, OH 45246
513.874.6771
800.215.3770
Fax: 513.870.0242

Pennsylvania

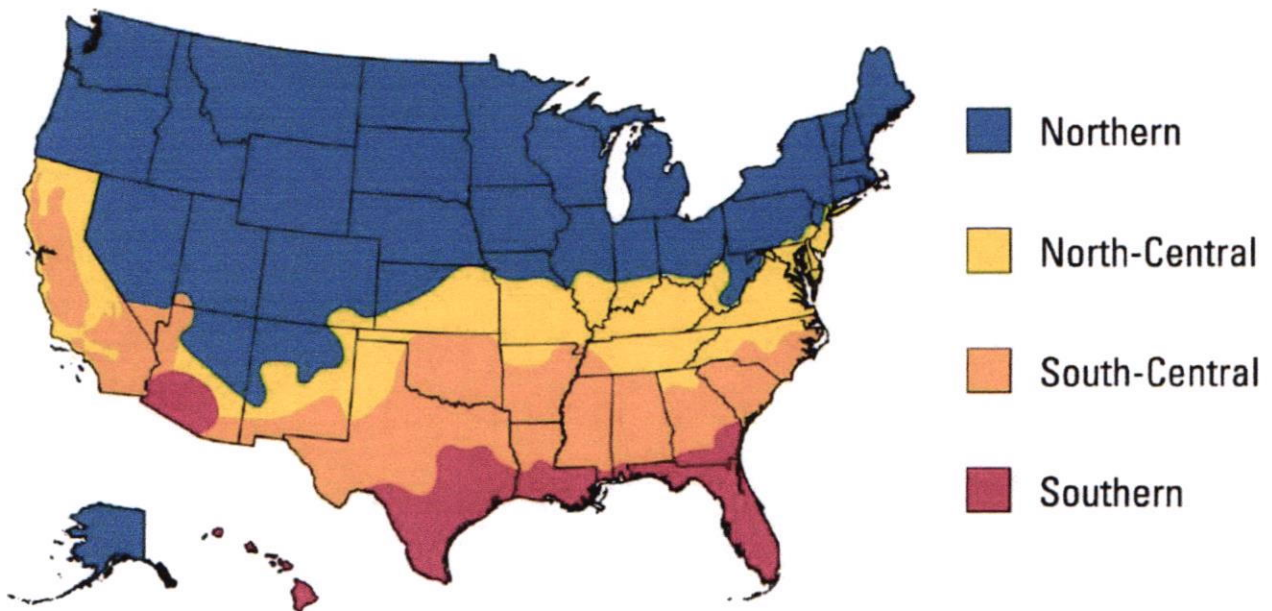
172 Plummer Road
Sidman, PA 15955
814.487.7800
800.452.0251
Fax: 814.487.7850



ENERGY STAR Qualification Criteria for Residential Doors

DOORS		
GLAZING LEVEL	U-FACTOR ¹	SHGC ²
Opaque	≤ 0.17	No Rating
$\leq \frac{1}{2}$ -Lite	≤ 0.25	≤ 0.25
$> \frac{1}{2}$ -Lite	≤ 0.30	Northern ≤ 0.40
		North-Central ≤ 0.40
		South-Central ≤ 0.25
		Southern ≤ 0.25

Air Leakage for Sliding Doors ≤ 0.3 cfm/ft²
 Air Leakage for Swinging Doors ≤ 0.5 cfm/ft²



Note: A complete list of ENERGY STAR Climate Zones by state and county or, where applicable, zip code is available at https://www.energystar.gov/index.cfm?fuseaction=windows_doors.search_climate.

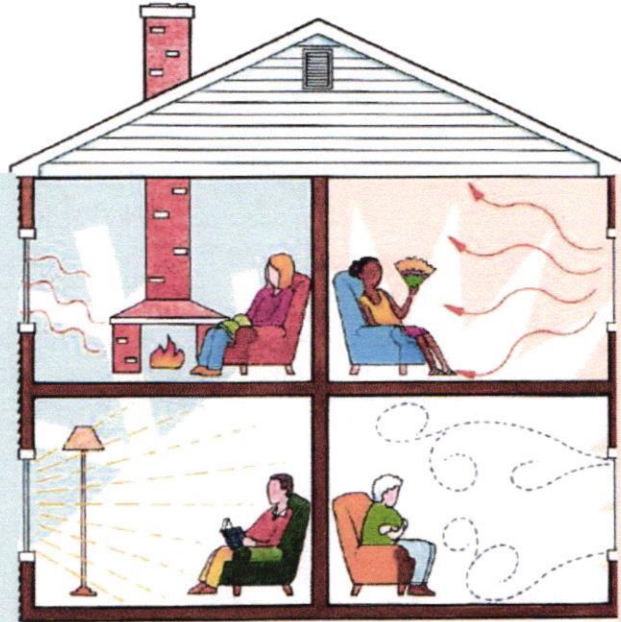


Understanding the NFRC Label

This image mirrors the four sections of the certified NFRC Label, providing the consumer with visual illustrations of what the label ratings mean. More in-depth information on the NFRC Label and purchasing the best possible windows, visit www.WindowRatings.org

U-factor measures the heat from **INSIDE** a room that can escape. The lower the number the lower the potential for wasted heating expenses.

Visible Transmittance measures how much natural light can come into a room -- a **HIGH** number means more natural light.



Solar Heat Gain Coefficient measures the amount of **OUTDOOR** heat that can enter a room. The lower the number, the lower the potential for wasted cooling expenses.

Air Leakage measures how much air will enter a room through the product. The lower the number, the lower the potential for draft through the product.

The NFRC Label

The label on a product presents the results of Independent ratings from NFRC-certified laboratories. Without the NFRC label, the product is not certified.



Exterior Doors Fiberglass Door MLM-M-4 Clear

ENERGY PERFORMANCE RATINGS

Product Description* Default Frame** Wood	U-Factor ¹ /Solar Heat Gain Coefficient (SHGC)			
	Individual Option Number			
	1/4 Lite ≤410†	1/2 Lite ≤900†	3/4 Lite ≤1100†	Full Lite >1100†
Dual/Clear/Air/.75	0.23 0.10	0.28 0.19	0.31 0.26	0.35 0.34
	09571-00001	09572-00001	09573-00001	09574-00001

Flush 07941-00001	U-Factor ¹	0.16	SHGC	0.01
Embossed 07942-00001	U-Factor ¹	0.17	SHGC	0.01

Air Leakage - ≤0.30 cfm/ft²

Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any product and does not warrant the suitability of any product for any specific use. Consult manufacturer's literature for other product performance information.
* #glazing layers / spacer type / low-e emissivity (surface) / gap fill / gap width (n=not applicable)
** per NFRC 100 square inches †btu/hr·ft²·F
*** Numbers below the performance ratings are referenced in the NFRC Certified Products Directory (e.g., ABC-X-1-00001-00001 or 123-X-1-00001-00001)
www.nfrc.org

U-factor measures how well a product prevents heat from escaping a home or building. U-factor ratings generally fall between 0.20 and 1.20. The lower the U-factor, the better a product is at keeping heat in. U-factor is particularly important during the winter heating season. This label displays U-factor in U.S. units. Labels on products sold in markets outside the United States may display U-factor in metric units.

Solar Heat Gain Coefficient (SHGC) measures how well a product blocks heat from the sun. SHGC is expressed as a number between 0 and 1. The lower the SHGC, the better a product is at blocking unwanted heat gain. Blocking solar heat gain is particularly important during the summer cooling season.

Air Leakage (AL) measures how much outside air comes into a home or building through a product. AL rates may be reported as ≤0.3 for windows, doors, and skylights, and ≤0.3 or ≤0.5 for swinging doors and sidelites. AL is an optional rating, and manufacturers can choose not to include it on their labels. This label displays AL in U.S. units. Labels on products sold in markets outside the United States may display AL in metric units.



ENERGY STAR® Certified
In all 50 States



Exterior Doors
Majestic Steel Door
JEL-M-1 Clear

ENERGY PERFORMANCE RATINGS

Product Description* Default Frame** Wood	U-Factor ¹ /Solar Heat Gain Coefficient (SHGC)			
	Individual Option Number			
	1/4 Lite ≤410†	1/2 Lite ≤900†	3/4 Lite ≤1100†	Full Lite >1100†
Dual/Clear/Air/.75	0.30 0.11	0.35 0.20	0.38 0.26	0.42 0.34
	02277-00001	02278-00001	02279-00001	02280-00001
Dual/Clear/Air/.75 With Grids	0.30 0.10	0.35 0.17	0.38 0.23	0.42 0.30
	02289-00001	02290-00001	02291-00001	02292-00001
Dual/Clear/Air/.29	0.31 0.11	0.36 0.20	0.39 0.26	0.44 0.34
	02253-00001	02254-00001	02255-00001	02256-00001
Dual/Clear/Air/.29 With Grids	0.31 0.10	0.36 0.17	0.39 0.23	0.44 0.30
	02265-00001	02266-00001	02267-00001	02268-00001
Dual/Clear/Air/.625	- -	- -	0.38 0.26	- -
	-	-	02360-00001	-
Dual/Clear/Air/.50 SDL	- -	- -	0.38 0.20	0.42 0.27
	-	-	02381-00001	02382-00001
Triple/Clear/Air/.31/.31 Deco	0.29 0.09	0.32 0.16	0.34 0.21	0.38 0.28
	02390-00001	02391-00001	02392-00001	02396-00001
Triple/Clear/Air/.24/.24 Deco	- -	- -	0.35 0.21	- -
	-	-	02400-00001	-
Dual/Clear/Air/.81 With Blinds	- -	0.35 0.17	0.39 0.23	0.43 0.31
	-	02452-00001	02453-00001	02454-00001
Triple/Clear/Air/.50/.81 With Blinds/Grids	- -	0.32 0.14	- -	0.36 0.27
	-	03033-00001	-	03034-00001
Flush F02211-00001	U-Factor ¹	0.24	SHGC	0.01
Embossed E02212-00001	U-Factor ¹	0.24	SHGC	0.01
Air Leakage - ≤0.30 cfm/ft ²				

Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC rating are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any product and does not warrant the suitability of any product for any specific use. Consult manufacturer's literature for other product performance information.

* #glazing layers / spacer type / low-e emissivity (surface) / gap fill / gap width (na=not applicable)
** per NFRC 100 † square inches †btu/hr' ft²'F

*** Numbers below the performance ratings are referenced in the NFRC Certified Products Directory (e.g., ABC-X-1-00001-00001 or 123-X-1-00001-00001)

www.nfrc.org



VEVOR Handrails for Outdoor Steps, Fit 4 or 5 Steps Outdoor Stair Railing, Picket#4 Wrought Iron Handrail, Flexible Porch Railing, Black Transitional Handrails for Concrete Steps or Wooden Stairs

- **Flexible for 4 or 5 Steps:** Max Height for Steps: 32"/82 cm; Distance Between Posts: 57"/ 144.7 cm; Upper Post Height: 38"/ 95.2 cm; Lower Post Height: 39.8"/ 99.8 cm. Due to the flexible height, our wrought iron handrail fits your 4 or 5 steps according to the different sizes. It is perfect for helping people keep balance in the rain or winter and prevent skidding.
- **Sturdy Wrought Iron:** This outdoor stair railing is made from durable wrought iron material with thick solid bases, which is more rigid and reliable than aluminum products. The stable and sturdy construction ensures an excellent load capacity to provide a secure grab bar for your family. Moreover, the ergonomic design is adopted to create a comfortable grip.
- **Effortless Installation:** The front porch hand rail is easy to assemble with complete accessories, including 20 x M6 bolts, 4 x M8 bolts, 8 x self-tapping screws, 8 x expansion screws, 2 x wrenches, and 44 x gaskets. Just choose your desired location, mark it, drill holes on the mounting surface, set up screws, and finally place base trim over fasteners. It only takes a few minutes to finish the installation.
- **Stylish & Delicate Design:** Our handrail for concrete steps features a smooth powder-coated surface with chic black, which allows you to clean it with water or cloth easily and quickly. Its classic curly side design is beautiful and delicate, making it more ornamental and eye-catching. In addition to providing security protection, the handrail also decorates your stairs.
- **Extensive Application:** The railing for steps provides extra security for the elderly, children, pregnant, disabled family members, and people after surgery. It can be installed on concrete, brick, and wood steps of porches, balconies, gardens, residential buildings, hotels, garages, etc. This outdoor railing is ideal for places where you cannot attach to a wall or structure.



CITY OF MOUNT DORA

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

DATE: July 26, 2023

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: Tab 2 - Certificate of Appropriateness; 132 W 9th Avenue (Location); Remove and Replace Front Door (Request); Deborah M. Crawford (Owner); Paul Thomas, Ro-Mac Building Supply (Applicant).

Property Information:

Address:	132 W 9 th Avenue	Current Use:	Residence
Zoning District:	R-3	Land Use:	High Density

Structure Information:

Date of Construction:	1917-1920	Style:	Frame Vernacular
Structural System:	Wood Frame	Foundation Type:	-
Siding:	Novelty Wood	Stories:	One
Roof Type:	Cross-Gable	Chimneys:	One

Background on Architectural Style:

The subject residence was constructed in the Frame Vernacular style. 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.

Background on the Property:

On September 7, 2017, the Mount Dora Historic Preservation Board met and approved a Certificate of Appropriateness to install front porch screen material and to replace windows in the cottage in the rear of the property.

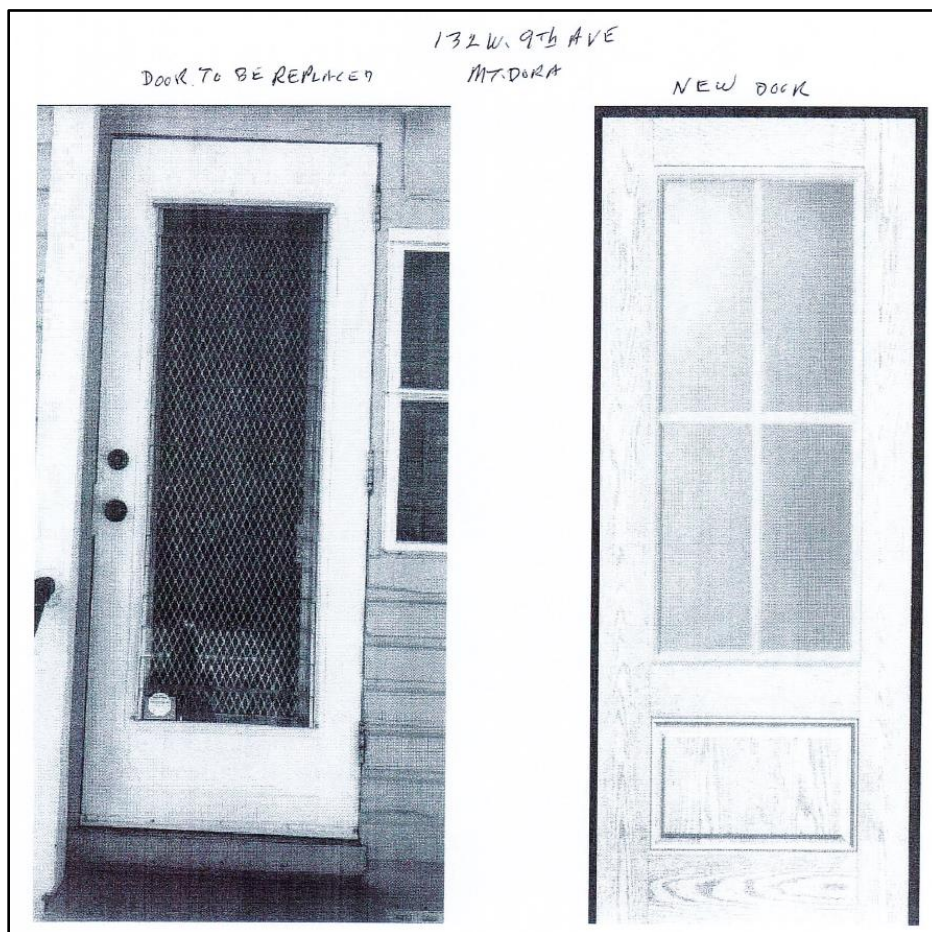
H.A. Eckholdt was a prominent attorney from Minnesota who built the majority of the homes on this block in the City of Mount Dora. His personal home faced 8th Avenue and is no longer in

existence. Four of the homes (including this one) were known as the Eckholdt Rental Houses. Mr. Eckholdt would rent out these desirable homes to residents that lived in the town seasonably. This house sits in a well preserved area and retains its 1917 character. Showcasing the “saltbox” roof design and one of the earliest homes to be built, this excellent specimen of frame vernacular is a great example of historic Mount Dora.

On August 20, 2019, the City Council approved Resolution 2019-115 which recognized the property as a Historic Site in accordance with Land Development Code (LDC) Section 3.6.3.2.a.7.b.

Staff Analysis:

The applicant is seeking to remove an exterior, wood and replace it with a fiberglass door with an oak grain finish. The Applicant stated on the application that the existing door is old and worn out.



Guidance from Guidelines:

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.

Contemporary stock doors and screen doors are inappropriate replacements. Replacement screen doors should be simple. Any ornamentation should be based on historic precedent and in keeping with the character of the door and entrance design. Aluminum, metal, and jalousie doors should be avoided.

Recommendation:

1. Retain and repair historic door openings, doors, screen doors, trim, and details such as transom, side lights, pediments, frontispieces, hoods, and hardware where they contribute to the architectural character of the building.
2. 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.
3. Evaluate the overall condition of material to determine whether repairs to entrance features will be necessary.
4. Replace missing or deteriorated doors with doors that closely match the original, or that are of compatible contemporary design.
5. Evaluate the overall condition of the wood to determine whether repairs to wood features will be necessary.
6. 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.

Avoid:

1. Stripping entrances of historic material such as wood, cast iron, terra cotta tile, and brick.
2. Removing significant door features that can be repaired.
3. Replacing deteriorated or missing doors with stock doors or doors of inappropriate designs or constructed of inappropriate materials.
4. 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
5. Radically changing the type of finish or its color or accent scheme so that the historic character of the exterior is diminished

Staff Recommendation:

Staff recommends approval of the application.

Attachments:

Photos
1987 Site Form
Application



CITY OF MOUNT DORA

132 W 9th Avenue
Site Visit
July 19, 2023



Site Inventory Form

Site No. _____

Site Name An Eckholdt Rental House Survey Date 8709
 Address of Site 132 W. 9th Ave., Mt. Dora Fl. 32757
 Instruction for locating _____

Location Mt. Dora Sub 35 00004
 Subdivision Name Block No. Lot No.

County Lake
 District name if applicable _____
 Owner of Site: Name Allee, Olietha
 Address Route 2, Box 1064E, Mt. Dora Fl. 32757

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

Condition of Site: (Check One)	Integrity of Site: (Check One or More)	Original Use <u>private residence</u>
☐ Excellent	☒ Altered	Present Use <u>private residence</u>
☒ Good	☐ Unaltered	Dates <u>c. +1917</u>
☐ Fair	☒ Original Use	Cultural Phase <u>American</u>
☐ Deteriorated	☐ Restored/Date	Period <u>20th Century</u>
	☐ Moved/Date	

NR Classification Category building Date Listed on NR _____

Threats to Site:

(Check One or More)

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

Areas of Significance: Early Community Development

Significance:

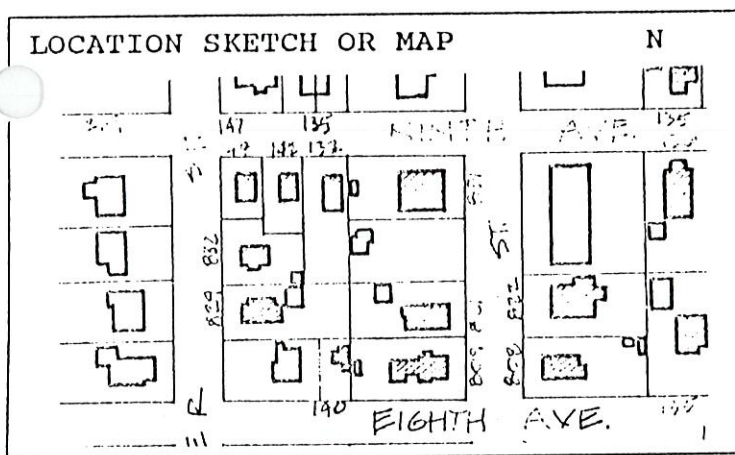
This house was one of four rental houses erected by H.A. and Emma Eckholdt. Mr. Eckholdt was a prominent attorney from Minn. who invested heavily in rental homes on this block. He called the neighborhood "Pine Heights." His own house was older than the bungalows and faced 8th Ave. It was later converted to a duplex and has since been destroyed. The cottages were advertised as having a "sitting room, dining room, kitchen, bathroom with lavatory and toilet. One large front porch and one small side porch, two independent bedrooms on the second floor, all windows and front porch screened. Fine location on paved street with sidewalks. House is furnished throughout, is comfortable and homelike and has city water and electric lights. Altogether desirable." The price for the "season" in 1930 was \$250.

PS 9-30; MDT 9-26-29, 5-16-30, 11-27-30

Architect _____
 Builder _____
 Style and/or Period frame vernacular
 Plan Type rectangular: irregular
 Exterior Fabric(s) wood: novelty siding
 Structural System(s) wood frame: balloon
 Porches N/ 1 story porch, enclosed
 Orientation N
 Foundation _____
 Roof Type cross gable
 Secondary Roof Structure(s) porch: shed, # dormer: shed
 Roof Surfacing asphalt shingles, # metal sheet: 3-V crimp
 Window Type DHS, 1/1, wood, # awning
 Ornament Exterior _____
 Chimney brick with corbelled cap
 Chimney Location ridge
 No. of Chimneys 1 No. of Stories 1
 No. of Dormers 2 Outbuildings _____
 Surroundings _____
 Map Reference (incl. scale & date) USGS Eustis 7.5 Min. 1966 (PR1980)

Latitude and Longitude _____

Site Size (approx. acreage of property) LT1

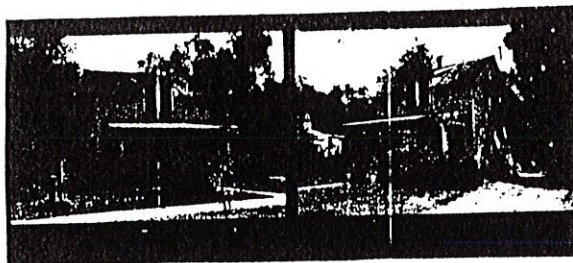


Township	Range	Section
19	27	30

UTM Coordinates:

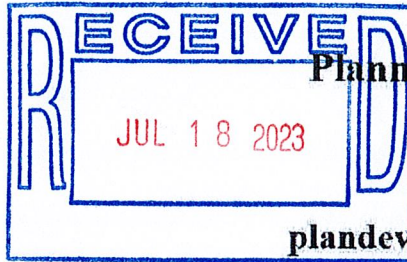
Zone	Easting	Northing

Photographic Records Number K 19,20
 Please attach Photographic Print





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: 132 W. 9TH AVE Alternate Key No.: 1464536
Property Owner: CRAWFORD, DEBORAH M
Applicant: ROMAC BUILDING SUPPLY - PAUL THOMAS
Applicant's Mailing Address: 700 E. MAIN ST, LEESBURG, FL 34748
Applicant's Phone Number: 352-787-4545 352-267-1737
Applicant's Email Address: PAUL.THOMAS@ROMACFL.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: _____

Proposed Materials: NEW EXTERIOR DOOR

Is there a chimney on the building and will it be affected? N/A

Full Description of Proposed Alteration(s) or Construction including materials; please attach additional documentation if needed: REPLACE 1 EXTERIOR DOOR SIZE/SIZE

Reason for Addition / Modification: OLD WORE OUT

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.

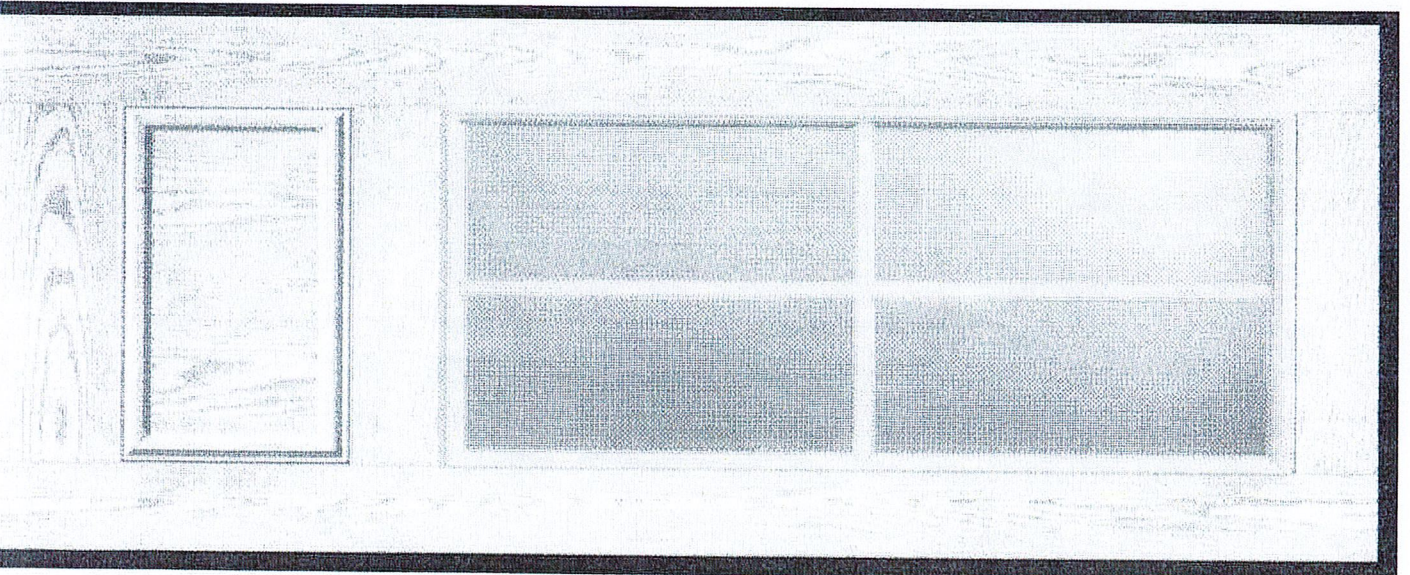
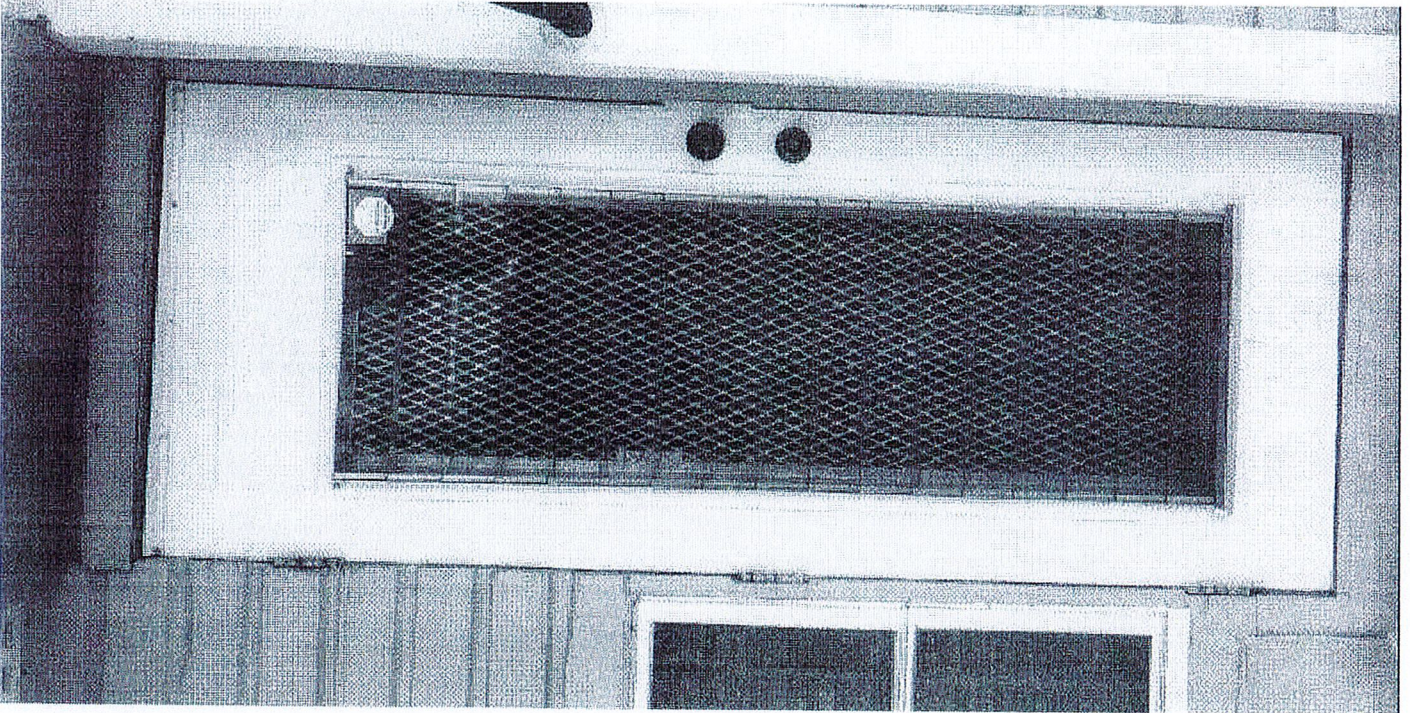
ht

DOOR TO BE REPLACED

132 W. 9TH AVE

MT. DIANA

NEW DOOR



PROPERTY RECORD CARD

General Information

Name:	CRAWFORD DEBORAH M	Alternate Key:	1464536
Mailing Address:	132 W 9TH AVE MOUNT DORA, FL 32757 Update Mailing Address	Parcel Number:	29-19-27- 0010-035- 00004
		Millage Group and City:	0MD1 Mount Dora
		2022 Total Certified Millage Rate:	18.8051
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	132 W 9TH AVE 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 E 47 FT OF NW 1/4 OF BLK 35 PB 3 PGS 37-43 ORB 5055 PG 636		
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

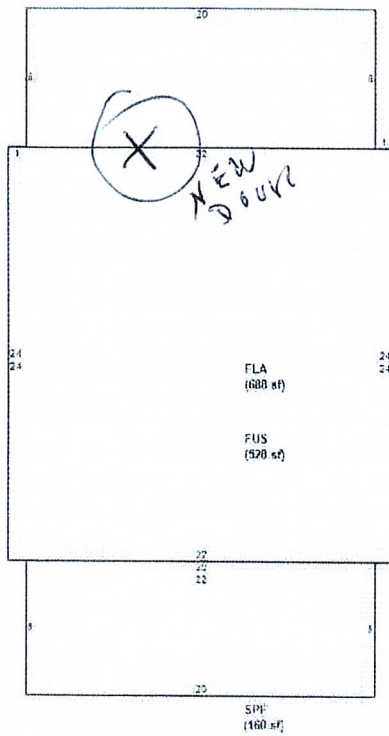
Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	SINGLE FAMILY (0100)	47	140		6580.000	FD	\$0.00		\$108,679.00

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

Residential Building(s)

Building 1

Residential	Building Value: \$192,919.00		
Summary			
Year Built: 1920	Total Living Area: 1216	Central A/C: Yes	Fireplaces: 1
Bedrooms: 2	Full Bathrooms: 1	Half Bathrooms: 0	
Incorrect Bedroom, Bath, or other information?			
Section(s)			
Section Type	Ext. Wall Type	No. Stories	Floor Area
FINISHED LIVING AREA (FLA)	Wood (01)	1.00	688
FINISHED AREA UPPER STORY (FUS)		1.00	528
SCREEN PORCH FINISHED (SPF)		1.00	160
View Larger / Print / Save			

**Building 2**

Residential

Building Value: \$103,282.00

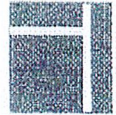
Summary

Year Built: 1987	Total Living Area: 576	Central A/C: Yes	Fireplaces: 0
Bedrooms: 1	Full Bathrooms: 1	Half Bathrooms: 0	
<i>Incorrect Bedroom, Bath, or other information?</i>			

Section(s)

Section Type	Ext. Wall Type	No. Stories	Floor Area
FINISHED LIVING AREA (FLA)	Block (02)	1.00	576

[View Larger / Print / Save](#)



plastpro

5200 W. CENTURY BLVD.
LOS ANGELES, CA 90045

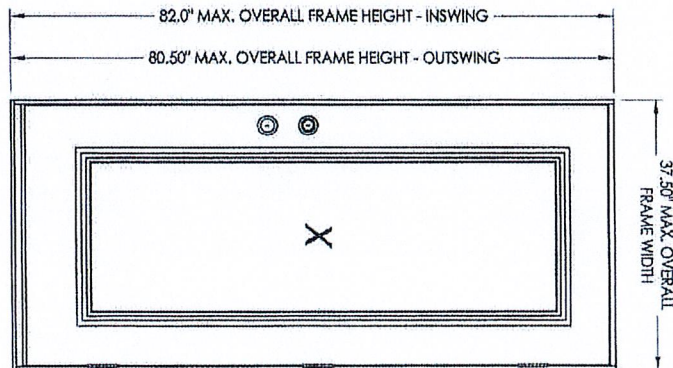
Smooth / Wood Grain / White Wood Grain Rustic / Mahogany Series Fiberglass Door INSWING / OUTSWING "NON-IMPACT"

GENERAL NOTES

1. This product has been evaluated and is in compliance with the 7th Edition (2020) Florida Building Code (FBC) structural requirements excluding the "High Velocity Hurricane Zone" (HVHZ).
2. Product anchors shall be as listed and spaced as shown on details. Anchor embedment to base material shall be beyond wall dressing or stucco.
3. When used in areas requiring wind borne debris protection this product is required to be protected with an impact resistant covering that complies with FBC Sections 1609.1.2 & R301.2.1.2.
4. For 2x stud framing construction, anchoring of these units shall be the same as that shown for 2x buck masonry construction.
5. Site conditions that deviate from the details of this drawing require further engineering analysis by a licensed engineer or registered architect.

TABLE OF CONTENTS

SHEET #	DESCRIPTION
1	Typical elevation, design pressures, & general notes
2	Door panel details
3	Horizontal cross sections
4	Vertical cross sections
5	Buck and frame anchoring - 2X buck masonry construction
6	Frame anchoring - 1X buck masonry construction
7	Detail of materials, glazing detail & components

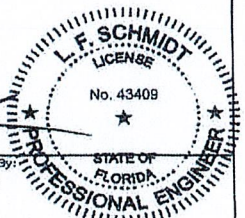


SWING	OVERALL FRAME DIMENSION	OVERALL D.L.O. DIMENSION	GLASS TYPE	DESIGN PRESSURE (PSF)
INSWING	37.50\" x 82.00"	21.00\" x 63.00"	G1	+50.0 -50.0
OUTSWING	37.50\" x 80.50"	21.00\" x 63.00"		+60.0 -60.0

				PRODUCT:	
				PLASTPRO INC.	
				FIBERGLASS DOOR	
				PART OR ASSEMBLY:	
				TYPICAL ELEVATION, DESIGN	
				PRESSURES & GENERAL NOTES	
				REVISIONS	
NO.		DATE		BY	
3		7/27/20		UPDATE TO 7TH ED. (2020) FBC	
2		10/19/17		UPDATE TO 6TH ED. (2017) FBC	
1		04/22/15		UPDATE TO 5TH ED. (2014) FBC	
DATE 02/16/12		SCALE N.T.S.			
DWG. BY: JK					
CHK. BY: LFS					
DRAWING NO. FL-15213.9					
SHEET 1 OF 2					

Documents Prepared By:
Lyndon F. Schmidt
P.E. No. 43409

BUILDING CONSULTANTS, INC.
P.O. Box 230, Valrico, FL 33595
Phone No.: 813.659.9197
FBPE Registry No. 9813



Janiszewski, Michele

From: Paul Thomas <paul.thomas@romacfl.com>
Sent: Wednesday, July 19, 2023 3:45 PM
To: Janiszewski, Michele
Subject: Re: COA

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

THE EXISTING DOOR IS WOOD.

THE NEW DOOR WILL BE FIBERGLASS. OAK GRAIN FINISH.

THANKS-PAUL THOMAS
ROMAC BUILDING SUPPLY

On Wed, Jul 19, 2023 at 3:24 PM Janiszewski, Michele <janiszewskim@ci.mount-dora.fl.us> wrote:

Good Afternoon,

Staff is in receipt of your application for a Certificate of Appropriateness for 132 W 9th Avenue. Can you please confirm the material of the existing and proposed doors?

Thank you,



**CITY OF
MOUNT
D O R A**



Michele Janiszewski, AICP
Senior Planner

T: (352) 735-7112 Ext. 1712

Email: janiszewskim@cityofmountdora.com

City of Mount Dora
510 N Baker St
Mount Dora, FL 32757



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

DATE: July 26, 2023

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 3 – Simpson Farmhouse Restoration Update**

Background:

The City has been working to restore the windows and doors at the Simpson Farmhouse and Cathy Lunday will provide an update on the project.





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

DATE: July 26, 2023

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 4 – Obelisk Marker Identification**

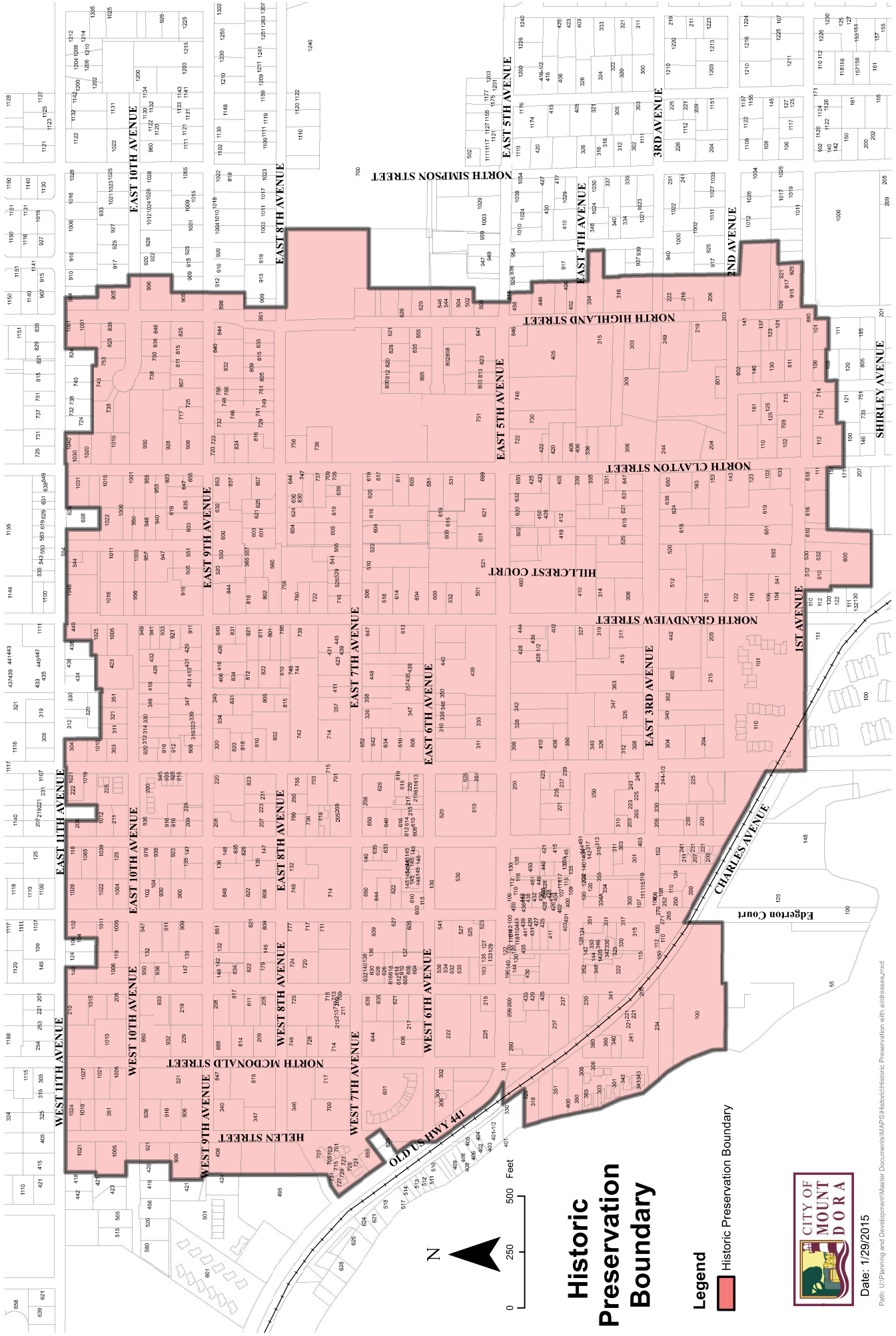
Background:

The City has multiple Obelisk Markers throughout the Historic Review Area but we do not have any documentation on their location or condition. As such, Staff is offering the Historic Preservation Board with the opportunity to voluntarily document the location, verbiage, and condition of the Obelisk Marker (examples below). This can be undertaken by one or multiple Board members. This is a volunteer opportunity with the goal of compiling documentation on the markers so there is no established end date nor is this required exercise.



Attachment(s):

Map of the Historic Review Area



Date: 1/29/2015

Path: U:\Planning and Development\Master Documents\MAPS\Historic\Historic Preservation with addresses.mxd