City of Mount Dora
Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7112
Fax: 352-735-7191
E-mail: plandev@cityofmountdora.com

HISTORIC PRESERVATION BOARD
City Hall – 1st Floor Board Room, 510 N. Baker Street, Mount Dora, FL
December 13, 2023 at 3:00 PM

AGENDA

I. Call To Order

II. Roll Call With Determination Of Quorum

III. Approval of Minutes from October 25th, 2023

IV. Public participation/hearing for non-agenda items

V. Certificate of Appropriateness

1. 815 N McDonald St.
2. 221 W 3rd Avenue
3. 435 E 6th Avenue
4. 711 N Donnelly St.
5. 229 E 6th Avenue

VI. Other Business

1. Community Building Historic Site
2. COA Approval Chart

VII. Announcement of next scheduled meeting date January 31, 2024

VIII. Adjournment

All meetings are held the last Wednesday of each month at 3:00 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@cityofmountdora.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
OCTOBER 26, 2023 MEETING MINUTES

The City of Mount Dora Historic Preservation Board met on Wednesday, October 26, 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 October 26, 2023 meeting of the Mount Dora Historic Preservation Board was called to order at 3:00 p.m. by Det Joks, Chairman.

II. Roll Call With Determination Of Quorum

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

Absent: None

City Staff: Michele Janiszewski, Senior Planner; Whitney Scott, Administrative Coordinator; Catherine Hutcheson, Administrative Coordinator; Ryan Winkler, Senior Planner; and Andrew Hand, City Attorney

III. Approval of September 27, 2023 Meeting Minutes

Det Joks pointed out that Amanda Kelley was included in the vote on page four which is an error since she abstained from voting on the item due to a conflict of interest.

MOTION by Kelly, seconded by Miller, to APPROVE the minutes of the September 27, 2023, Historic Preservation Board Meeting, with the condition that Kelly be removed from the vote count on page 4 due to the fact that she abstained from voting on the matter due to a conflict of interest.

FOR: Det Joks, Patricia Huizing, John Miller, Kathleen Benjamin, Amanda Kelley, Donald Marx, Robert Gordan

AGAINST: None

MOTION CARRIED: 7 – 0

IV. Public participation/hearing for non-agenda items

No one from the public wished to provide public comments.

Ms. Janiszewski introduced Ms. Tannia Jett, the new Code Compliance Inspector for the City.

V. Certificate of Appropriateness

a. 223 E 8th Avenue (Accessory Structure)

DRAFT

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

City Attorney Mr. Hand swore in the applicant, Mr. Rick Demott, and Michele Janiszewski. Ms. Janiszewski presented the project. Mr. Demott gave a brief description of what he is trying to accomplish with the accessory structure.

Further discussion between the Applicant and the Board on where the structure will be situated on the property and the proposed use of the structure.

No one wished to provide public comment on the application.

MOTION by Marx, SECONDED by Huizing, to APPROVE the application, as presented.

FOR: Det Joks, Patricia Huizing, John Miller, Kathleen Benjamin, Amanda Kelley, Donald Marx, Robert Gordan

AGAINST: None

MOTION CARRIED, 7 – 0

b. 301 N Baker Street (New Building)

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

Mr. Hand swore in Mr. Austin Guenther, the Applicant, and Ms. Michele Janiszewski. Ms. Janiszewski presented the application and provided staff's recommendation and a list of suggested conditions should the Board wish to include conditions on the approval.

Mr. Joks clarified that the previous application for a building on the property was denied by the Historic Preservation Board, the Applicant appealed the decision, and the Historic Preservation Board was over-ruled by city council who approved the previous application.

Discussion between the Application, Staff, and the Board on ways to make the proposed building more consistent with the historic guidelines in regards to the windows and awnings.

Ms. Kelley stated that a previously approved building proposed by G3 Development had metal awnings and was approved by the Historic Preservation Board. She felt that the board should remain consistent with that awning choice.

Further discussion on the awning and bulkhead design with the Applicant and the Board.

Mr. Miller stated that he disliked the proposed windows. Discussion on the proposed windows and how to make them more consistent with the historic guidelines.

Discussion between the Board, Mr. Guenther, and Ms. Janiszewski on the addressing of the property; the location of the staircase to the courtyard; differences between the previous and current building plans; and the building height.

Ms. Kelley recommended adding more decorative features to the building, such as a stone or brick on the projecting columns, as shown on the west elevation for the current building and on the previous building plans.

MOTION by Kelley, SECONDED by Miller, to APPROVE the application as presented, with the condition that windowsills and a more substantial frame are added to the windows on the western façade; brick is added to the columns; and a bulkhead is added under the storefront windows on the western facade.

FOR: Det Joks, Patricia Huizing, John Miller, Kathleen Benjamin, Amanda Kelley, Donald Marx, Robert Gordon

AGAINST: None

MOTION CARRIED, 7 – 0

c. 975 N McDonald Street (Revision to COA)

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

Mr. Hand swore in the Applicant, Ms. Lou Bougias of West Construction. Amanda Kelleyt requested herself from the application. The Board did not have any ex parte communications to disclose. Ms. Janiszewski gave a presentation on the proposed project.

Mr. Joks stated that since the home is new, and not a historic home, it should not require shutters. The board members all agreed.

Mr. Gordan asked why the Applicant is seeking to remove the shutters. Ms. Bourgias stated that the owners felt it was too much on the home and it would be gaudy if the shutters are included.

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

FOR: Det Joks, Patricia Huizing, John Miller, Kathleen Benjamin, Amanda Kelley, Donald Marx, Robert Gordan

AGAINST: None

MOTION CARRIED, 7 – 0

VI. Other Business

a. 2024 Meeting Dates

Ms. Janiszewski stated that the Historic Preservation Board, per code, is to meet the last Wednesday of every month and this is reflected in the tentative upcoming 2024 meeting schedule.

Discussion on the proposed meeting dates and merging the November and December meetings into a single meeting in mid-December.

The November and December meeting dates will be merged into one meeting in December for both 2023 and 2024 years.

MOTION by Marx, SECONDED by Huizing, to APPROVE the 2023 Historic Preservation Board meeting dates presented by staff; cancel the meetings scheduled for November 22, 2023 and December 27, 2023; schedule a meeting on Wednesday, December 13, 2023.

FOR: Det Joks, Patricia Huizing, John Miller, Kathleen Benjamin, Amanda Kelley, Donald Marx, Robert Gordan

AGAINST: None

MOTION CARRIED, 7 – 0

b. Community Building / Music Hall Signage

Ms. Janiszewski gave a brief history of the Community Building and provided a summary of the proposed signage.

Mr. Gordon asked why the building was being re-named. Ms. Janiszewski referred to Mr. Chris Carson, Special Events Manager, to explain the name of the structure.

Mr. Carson discussed the confusion amongst the residents of Mount Dora in regards to the "re-naming" of the building. He elaborated that the Community Building will remain that way and that only the theater inside the building is being re-named as the 'Music Hall'. Further discussion on amongst the Board members on the name of the building and Resolution 2022-22 which named the auditorium at the Community Building 'Mount Dora Music Hall' to be referred to as 'Mount Dora Music Hall at the Community Building.'

Ms. Janiszewski clarified that the agenda item is for informational purposes only and no action is needed by the Board because the property is not a locally-designated historic site.

Discussion on the difference between historic review area and historic site, and the scope of review required by the Historic Preservation Board.

Ms. Susan Myers, a resident of Mount Dora, gave her opinion on the new sign and stated that the neon sign would ruin the authenticity of the historic building. She voiced concern over the name change and stated that the Historic Preservation Board needs more power.

Mr. Carson clarified that the sign will be back lit with natural light, acrylic LED, not neon.

Ms. Huizing stated that this building should trigger a 106 review from the State Preservation Office, because it is a publically owned building.

Discussion on the local register of historic places. Ms. Janiszewski stated she would provide the list of historic sites within the city on the local registry to the board via email. Mr. Joks requested that Ms. Janiszewski provide a list of properties that should be on the local registry to the board for the next meeting.

Further discussion on the Resolution 2022-22 and the historic review area.

MOTION by Ms. Huizing, seconded by Ms. Benjamin to nominate the Community Building to be adopted into the Local Register of Historic Places.

FOR: Det Joks, Patricia Huizing, John Miller, Kathleen Benjamin, Amanda

Kelley, Donald Marx, Robert Gordan

AGAINST: None

MOTION CARRIED: 7 – 0

VII. Announcement of next scheduled meeting: December 13, 2023

VIII. Adjournment

Board discussion on code enforcement process and procedures.

John Miller asked for an update on the window grids required to be installed on Jill Wilson's property. Ms. Janiszewski responded that staff will be contacting her about the grid requirement.

Discussion on when to continue the discussion on the demolition by neglect. The Board agreed to review the previously provided documents to provide direction to staff on amending the Land Development Code to include additional provisions pertaining to demolition by neglect.

MOTION by Marx, SECONDED by Huzing, to adjourn the meeting. The Board unanimously voted to adjourn the meeting at 4:16 p.m.

Dek Joks, Chairman,	***Catherine Hutcheson***
Historic Preservation Board	***Administrative Coordinator***

CITY OF MOUNT DORA

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

DATE: December 13, 2023

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 1 – Certificate of Appropriateness; 815 N McDonald Street (Location); Remove and Replace 23 Windows (Proposed Work); Pearson Ermyne Trust (Owner).**

Property Information:

Address:	815 N Baker Street	**Current Use:**	Residence
Zoning District:	R-1A	**Land Use:**	Medium Density

Structure Information:

Date of Construction:	1906	**Style:**	Bungalow
Exterior Material:	Drop Siding	**Stories:**	1.5
Roof Type:	Gable	**Chimneys:**	Two
Roof Material:	Metal	**Porch:**	One, Open

Summary of Request:
Remove and replace 23 windows with single-hung vinyl windows. The application states that the windows in the kitchen and front of the house were replaced in the 1970s and aluminum.

Architectural Style:
During the first three decades of the 20th century, the Bungalow became the most common style of residential architecture in the United States. Bungalows came in various shapes and forms, but small size, simplicity, and economy generally characterized the style.

Bungalows are typically one or two stories in height and typically have a rectangular floor plan; exterior material comprised of horizontal wood siding and shingles (less frequently, stucco, brick); gable roof; tapered chimneys; simple; exposed structural elements (ridge beams, truss work, rafters, purlins); gable porch roof; and open porches. Roofing materials were typically sheet metal or composition shingles.

Bungalows typically feature a balanced and well-proportioned, but not symmetrical, appearance from the front; a low, exposed roof, often with beams or rafters showing; 1.5 stories in height; a modest front porch or veranda; and square, tapered columns, sometimes called "bungalow columns."

Guidance from Land Development Code (LDC) and Historic Guidelines:

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.

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

The Historic Guidelines recommend:

1. Retain and repair window openings, frames, sash, glass, lintels, sills, pediments, architraves, hardware, awnings, and shutters where they contribute to the architectural and historic character of the building.
2. Protect and maintain the wood and architectural metal which comprise the window frame, sash, muntin, and surrounds through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coating systems.
3. Replace missing or irreparable windows on significant elevations with new windows that match the original in material, size, general muntin, mullion proportion and configuration, and reflective qualities of the glass.

The Historic Guidelines recommend avoiding:

1. Replacing window features on significant facades with historically and architecturally incompatible materials such as anodized aluminum, mirrored or tinted glass.
2. Removing window features that can be repaired where such features contribute to the historic and architectural character of a building.
3. Changing the size or arrangement of window panes, muntins, and rails where they contribute to the architectural and historic character of the building.
4. 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.

LDC Section 3.4.6 (2)(b), states that in addition to being consistent with the U.S. Secretary of Interior's Standards for Historic Rehabilitation and Guidelines for Rehabilitation and the Mount Dora Historic Preservation Design Guidelines, applications for Certificate of Appropriates should 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.

Staff Analysis:
The Applicant is seeking to replace 23 windows with vinyl windows. The Application indicates that some of the windows were not original to the house and were aluminum windows installed in the 1970s. The existing window openings are not changing. This application was submitted to obtain an after-the-fact building permit for the completed work.

Staff Recommendation:
Staff finds the application consistent with LDC Section 3.6.4(2) (a), and recommends approval of the application, as presented

Attachments:
Application
Photos
1987 Site Survey Form
2008 Site Survey Form

RECEIVED
By Whitney Scott at 10:54 am, Oct 26, 2023

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: 815 N MCDONALD ST Alternate Key No.: 1464684

Property Owner: PEARSON ERMYNE TRUST

Applicant: ECO CONSTRUCTION GROUP LLC

Applicant's Mailing Address: 1224 N DONNELLY ST MT DORA FL 32757

Applicant's Phone Number: 352-504-0346

Applicant's Email Address: bp@ecoconstructionllc.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
- ☒ Windows
- ☐ Doors
- ☐ Walls or Fences
- ☐ Foundation
- ☐ Porches or Porte Cochere
- ☐ Chimney
- ☐ Exterior Lighting
- ☐ Siding/Stucco/Façade Work
- ☐ Walls/Structural
- ☐ Roof
- ☐ Landscape Features

Existing Materials: THIS IS AN AFTER THE FACT APPLICATION

Proposed Materials: SINGLE HUNG VINYL WINDOWS

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: REPLACED OUTDATED & INEFFICIENT WINDOWS WITH VINYL ENERGY EFFICIENT IN A STYLE AS CLOSE TO OLD WINDOWS AS POSSIBLE

Reason for Addition / Modification: SOME WINDOWS WERE 3 PANE CRANK OUT & THEY WOULD NO LONGER CLOSE. THAT STYLE IS NOT AVAILABLE. 1ST FLOOR WERE REPLACED IN THE 1970S WITH ALUMINUM FRAME SINGLE HUNG & REPLACED WITH VINYL.

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.

If you own and occupy property as your primary residence as of January 1, 2024, you may qualify for an exemption. The deadline to file a 2024 exemption application is March 1, 2024.

Click Here To Apply for Homestead and Other Exemptions Online

Print Date: 10/02/2023 System Refresh Date: 10/01/2023

2228 Rio Pinar Lakes Blvd

02-23-30-7463-00-150

Name(s):
Mieles Hector

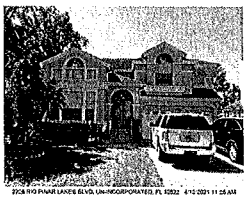
Physical Street Address:
2228 Rio Pinar Lakes Blvd

Property Use:
0103 - Single Fam Class III

Mailing Address On File:
4601 Misty Way
Oviedo, FL 32765-8736
Incorrect Mailing Address?

Postal City and Zip:
null, FL 32822

Municipality:
Un-incorporated



Upload Photos

View 2023 Property Record Card

PROPERTY FEATURES | VALUES, EXEMPTIONS AND TAXES | SALES | MARKET STATS | LOCATION

View Plat

Property Description

RIO PINAR LAKES UNIT 3 C 27/145 LOT 15

Total Land Area

6,050 sqft (+/-) | 0.14 acres (+/-)

GIS Calculated

Notice

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0135 - Sfr - Lake View	R-2	1 LOT(S)	$90,000	$90,000	$0	$90,000

« « 1 » »

Page 1 of 1 (Total Records: 1)

Building

View Orange County Permits

More Details

Model Code:	01 - Single Fam Residence	**Actual Year Built:**	1993	**Gross Area:**	2310 sqft
Type Code:	0103 - Single Fam Class III	**Beds:**	4	**Living Area:**	1900 sqft
Building Value:	$234,661	**Baths:**	2.5	**Exterior Wall:**	Wood Frame Stucco
Estimated New Cost:	$294,430	**Floors:**	2	**Interior Wall:**	Drywall

« « 1 » »

Page 1 of 1 (Total Records:1)

Extra Features

Description	Date Built	Units	Xfob Value
Ptnv - Patio No Value	12/31/2018	1 Unit(s)	$0
Scr2 - Scrn Enc 2	01/01/1998	1 Unit(s)	$5,000

« « 1 » »

Page 1 of 1 (Total Records: 2)

RESUBMITTAL NARRARIVE

The windows taken out were 3 panes crank style according to the homeowner. She replaced them with PVC single hung non -impact windows that were closest to the old ones .

The windows in the kitchen & front of the house were replaced in the 70's which were aluminum & replaced with PVC single hung non-impact.

THIS IS
MY COUCH
GO SIT OVER THERE
ROUX

SEE
ROCK
CITY

815

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	CUSTOM WINDOW	MODEL SH 610	FL12234R7
B. HORIZONTAL SLIDER			
C. CASEMENT			
D. DOUBLE HUNG			
E. FIXED			
F. AWNING			
G. PASS THROUGH			
H. PROJECTED			
I. MULLION			
J. WIND BREAKER			
K. DUAL ACTION			
L. OTHER	PELLA	MODEL SH-410	FL33429
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.

Product Approval
USER: Public User

OFFICE OF THE SECRETARY

FL #	FL17234-R7
Application Type	Revision
Code Version	2020
Application Status	Approved
Comments	
Archived	
Product Manufacturer	Custom Window Systems Inc.
Address/Phone/Email	1900 SW 44th Avenue Ocala, FL 34474 (352) 368-6922 certifications@cws.cc
Authorized Signature	Jay Lathrop jlathrop@cws.cc
Technical Representative	Jay Lathrop
Address/Phone/Email	1900 SW 44th Ave Ocala, FL 34474 (352) 368-6922 Ext 291 jlathrop@cws.cc
Quality Assurance Representative	Jay Lathrop
Address/Phone/Email	1900 SW 44th Ave. Ocala, FL 34474 (352) 368-6922 Ext 291 jlathrop@cws.cc
Category	Windows
Subcategory	Single Hung
Compliance Method	Evaluation Report from a Florida Registered Architect or a Licensed Florida Professional Engineer Evaluation Report - Hardcopy Received
Florida Engineer or Architect Name who developed the Evaluation Report	Lucas A. Turner
Florida License	PE-58201
Quality Assurance Entity	Keystone Certifications, Inc.
Quality Assurance Contract Expiration Date	07/21/2028
Validated By	Steven M. Urich, PE Validation Checklist - Hardcopy Received
Certificate of Independence	FL17234_R7_COI_EvalReport935E.pdf

Referenced Standard and Year (of Standard)	Standard	Year
	AAMA/WDMA/CSA/101/I.S.2/A440-08	2008

Equivalence of Product Standards Certified By

Sections from the Code

Product Approval
USER: Public User

OFFICE OF THE SECRETARY

FL #	FL153-R7
Application Type	Revision
Code Version	2020
Application Status	Approved
Comments	
Archived	☐
Product Manufacturer	Custom Window Systems Inc.
Address/Phone/Email	1900 SW 44th Avenue Ocala, FL 34474 (352) 368-6922 certifications@cws.cc
Authorized Signature	Jay Lathrop jlathrop@cws.cc
Technical Representative	Jay Lathrop
Address/Phone/Email	1900 SW 44th Ave Ocala, FL 34474 (352) 368-6922 Ext 291 jlathrop@cws.cc
Quality Assurance Representative	Jay Lathrop
Address/Phone/Email	1900 SW 44th Ave. Ocala, FL 34474 (352) 368-6922 Ext 291 jlathrop@cws.cc
Category	Windows
Subcategory	Horizontal Slider
Compliance Method	Evaluation Report from a Florida Registered Architect or a Licensed Florida Professional Engineer ☐ Evaluation Report - Hardcopy Received
Florida Engineer or Architect Name who developed the Evaluation Report	Lucas A. Turner
Florida License	PE-58201
Quality Assurance Entity	Keystone Certifications, Inc.
Quality Assurance Contract Expiration Date	07/21/2028
Validated By	Steven M. Urich, PE ☑ Validation Checklist - Hardcopy Received
Certificate of Independence	FL153_R7_COI_EvalReport171F.pdf

Referenced Standard and Year (of Standard)	Standard	Year
	AAMA/WDMA/101/IS2/A440	2008

Equivalence of Product Standards Certified By	
Sections from the Code	

CITY OF MOUNT DORA

Site Photos

View from McDonald Street

View from West 8th Avenue

Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA00347
Recorder # 17
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) 815 N Mcdonald Street
Multiple Listing (DHR only)
Other Names >>
Survey or Project Name
Survey#
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
815	North	Mcdonald	Street	

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

MAPPING

USGS 7.5' Map Name
Publication Date
>> EUSTIS;1980
Township:
Range:
Section:
1/4 section:
>> 19S ;27E ;30;UNSP
Irregular Section Name:
Landgrant
UTM: Zone
Easting
Northing
Plat or Other Map (map's name, location)

DESCRIPTION

Style Bungalow
Other Style
Exterior Plan Irregular
Other Exterior Plan
Number of Stories 1.5
Structural System(s) >> Wood frame
Other Structural System(s)
Foundation Type(s) >> Piers
Other Foundation Types
Foundation Material(s) >> Brick
Other Foundation Material(s)
Exterior Fabric(s) >> Drop siding
Other Exterior Fabric(s)
Roof Type(s) >> Gable
Other Roof Type(s)
Roof Material(s) >>
Other Roof Material(s)
Roof Secondary Structure(s) (dormers etc) >>
Other Roof Secondary Structure(s)
Number of Chimneys 2
Chimney Material
Other Chimney Material(s)
Chimney Location(s)

HISTORICAL STRUCTURE FORM

8LA00347

DESCRIPTION (continued)

Window Descriptions 1/1

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 1906

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;1906;

Other Structure Uses

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

RESEARCH METHODS

Research Methods >> Examine local tax records

Other research methods

SURVEYOR'S EVALUATION OF SITE

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

Idividually Eligible for National Register? NO

Potential Contributor to NR District? YES

Area(s) of historical significance >>

Other Historical Associations

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

HISTORICAL STRUCTURE FORM

8LA00347

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____ Maintaining Organization: _____

File or Accession #: _____ Descriptive Information: _____

>>

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

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

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

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

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

SHPO's Evaluation of Resource

_____ Date _____

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 5/20/2008

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"

LA00347-200803

Supplementary Printout

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

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

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

> **Foundation types:**
Piers

> **Foundation materials:**
Brick

> **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;1906;

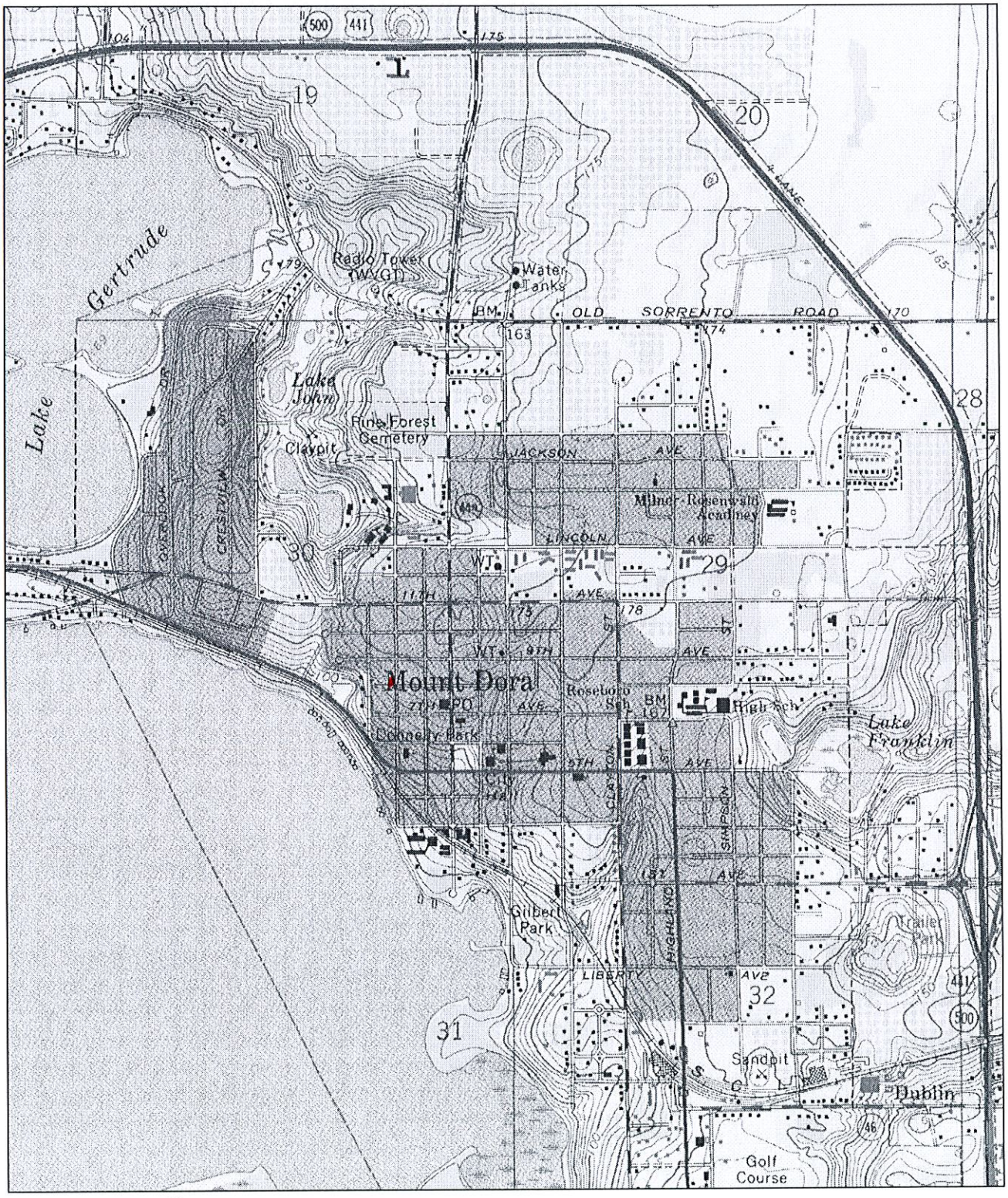
> **Research methods:**
Examine local tax records
FL Master Site File-Cultural Resources
Pedestrian

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

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

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

17



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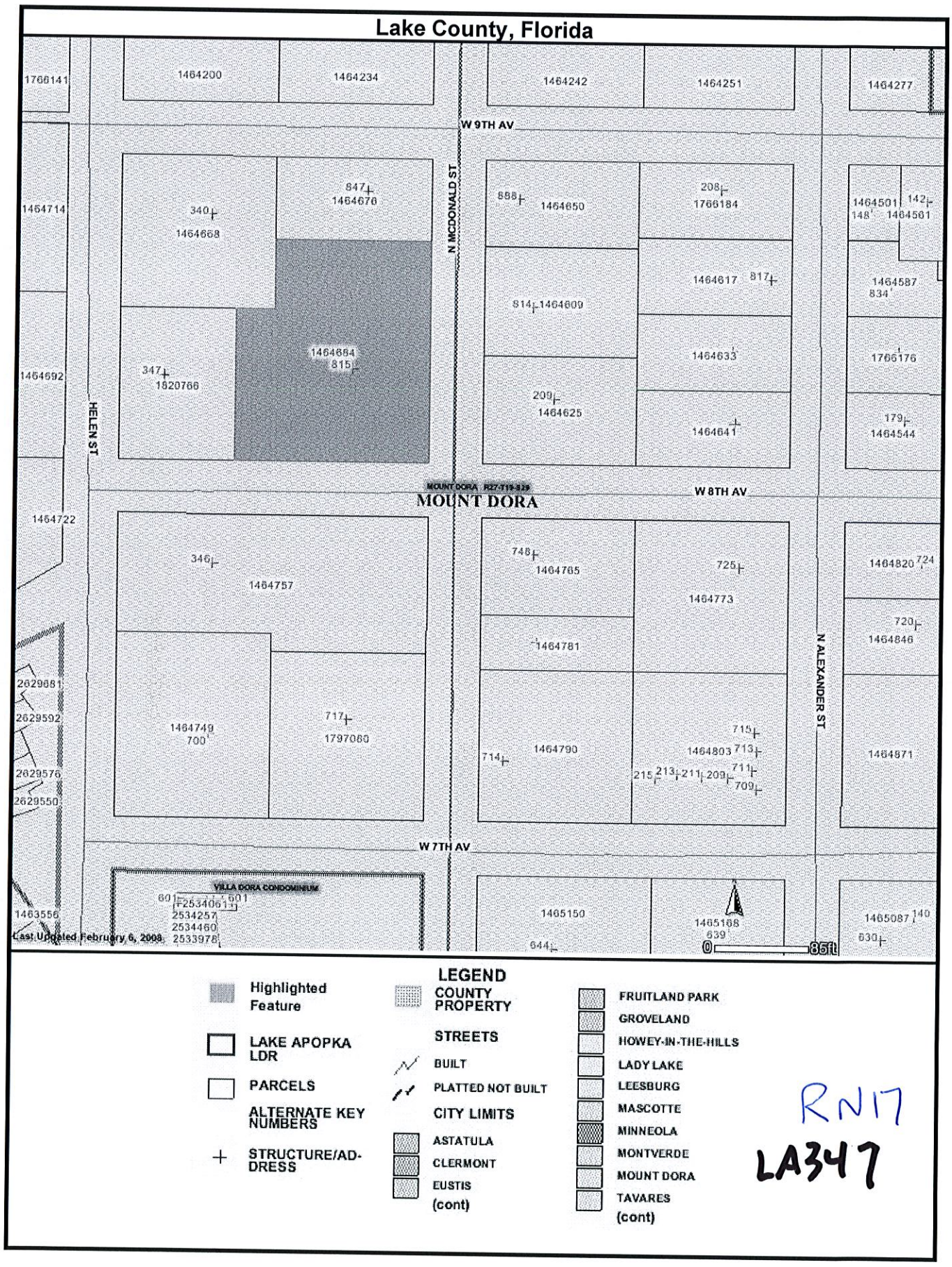
Map provided by MyTopo.com

LA347


Lake County, Florida
W 9TH AV
W 8TH AV
W 7TH AV
N MCDONALD ST
HELEN ST
N ALEXANDER ST
MOUNT DORA
VILLA DORA CONDOMINIUM
Last Updated February 6, 2008
0
85ft
LEGEND
Highlighted Feature
LAKE APOPKA LDR
PARCELS
ALTERNATE KEY NUMBERS
STRUCTURE/ADDRESS
COUNTY PROPERTY
STREETS
BUILT
PLATTED NOT BUILT
CITY LIMITS
ASTATULA
CLERMONT
EUSTIS
(cont)
FRUITLAND PARK
GROVELAND
HOWEY-IN-THE-HILLS
LADY LAKE
LEESBURG
MASCOTTE
MINNEOLA
MONTVERDE
MOUNT DORA
TAVARES
(cont)

RN17

LA347

17

LA
347

FLORIDA MASTER SITE FILE

L 3-6

Site Inventory Form

Site No._____

Site Name The J. H. Crane House Survey Date 8709
Address of Site 815 McDonald, Mt. Dora Fl. 32757
Instruction for locating

Location Mt. Dora Sub 37 00003
Subdivision Name Block No. Lot No.

County Lake
District name if applicable
Owner of Site: Name Pearson, G.R.M.
Address 815 McDonald, Mt. Dora Fl. 32757

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

Condition of Site: (Check One)
___ Excellent
x Good
___ Fair
___ Deteriorated

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

Original Use private residence
Present Use private residence
Dates c. +1906
Cultural Phase American
Period 20th Century

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

Areas of Significance: Early Community Development

Significance:

This house was in the Crane family for 64 years. It was originally built by Gertrude Thorne, the owner of the Rest-A-While gift shop, for a sanitarium. She sold the house to J.H. Crane in 1910 when she purchased the Ed Smith home and made it into the Villa Dora Hotel.

The home has a veranda that runs around three sides and opens into several rooms. It also has a living room, music room, library, dining room, butler's pantry, kitchen, five bedrooms and three baths. A shallow pond once was home to three alligators, who were always seen basking in the sun.

Joseph Crane had married Julia Gorham in 1883 in Mount Kisco, N.Y. The Gorham family spent the winters in Mount Dora from 1900 onwards, and the Cranes moved here permanently for Julia's health. Mr. Crane had been a teacher in the New York public schools. He became a teacher at the Mount Dora public school in 1908 and taught there until 1912. That year a number of citizens banded together to organize the Mount Dora Educational Society. J.H. Crane was elected president. The main purpose of the school was to accommodate children of the winter visitors whose northern school classes were similar to those at the Mount Dora public school. J.H. Crane was the principal at Educational Hall from 1912 until 1922. The school closed permanently after 1923. J.H.

(see continuation page)

(CONTINUATION SHEET - SIGNIFICANCE)

Crane was elected a city councilman in 1911, 1914, and 1918. He was elected Mayor in 1915 and 1916. He was elected Clerk and Treasurer in 1923, 1924, and 1925.

J.H. Crane had four children. The house was next occupied by their youngest child, David Fletcher Crane, and his wife, Gladys Irene Wise Crane. Fletcher Crane started a furniture store in 1923, with Al Rehbaum, on the northwest corner of 4th and Donnelly. He bought out Al Rehbaum shortly afterwards. Mr. Crane sold "house furnishings, radios, refrigerators, awnings, Venetian blinds, floor coverings, stoves, and luggage" for 35 years at the store. Gladys Crane owned a beauty shop at 414 Alexander. Fletcher Crane was elected a city councilman in 1925, 1938, 1940, 1942, and 1944. He was president of the Kiwanis in 1937 and president of the Merchants Association in 1948. The house was sold to the Bob Pearson family in 1970 and they still occupy it today. Mrs. Pearson owns a store called "The Drawer" at the northwest corner of Donnelly St. and 4th Ave., the same location as Fletcher Crane's furniture store.

There have been many changes and alterations made to the house over the years. Mrs. Fletcher Crane had small dormer windows enlarged and made into sleeping porches. She also made part of the second floor into an apartment, but the Pearsons converted it back into living space for their family. The Cranes also closed part of the porch into a bedroom and remodeled the fireplace. Mrs. Crane painted the paneling white. The porches have been screened also.

L 62,77,78,80,103,105,184; E 97,112; MDT 5-2-57; ORSS 9-18-74; E 132; PS 11-13, 9-30

CITY OF MOUNT DORA

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

DATE: December 13, 2023

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 1 – Certificate of Appropriateness; 815 N McDonald Street (Location); Remove and Replace 23 Windows (Proposed Work); Pearson Ermyne Trust (Owner).**

Property Information:

Address:	815 N Baker Street	**Current Use:**	Residence
Zoning District:	R-1A	**Land Use:**	Medium Density

Structure Information:

Date of Construction:	1906	**Style:**	Bungalow
Exterior Material:	Drop Siding	**Stories:**	1.5
Roof Type:	Gable	**Chimneys:**	Two
Roof Material:	Metal	**Porch:**	One, Open

Summary of Request:
Remove and replace 23 windows with single-hung vinyl windows. The application states that the windows in the kitchen and front of the house were replaced in the 1970s and aluminum.

Architectural Style:
During the first three decades of the 20th century, the Bungalow became the most common style of residential architecture in the United States. Bungalows came in various shapes and forms, but small size, simplicity, and economy generally characterized the style.

Bungalows are typically one or two stories in height and typically have a rectangular floor plan; exterior material comprised of horizontal wood siding and shingles (less frequently, stucco, brick); gable roof; tapered chimneys; simple; exposed structural elements (ridge beams, truss work, rafters, purlins); gable porch roof; and open porches. Roofing materials were typically sheet metal or composition shingles.

Bungalows typically feature a balanced and well-proportioned, but not symmetrical, appearance from the front; a low, exposed roof, often with beams or rafters showing; 1.5 stories in height; a modest front porch or veranda; and square, tapered columns, sometimes called "bungalow columns."

Guidance from Land Development Code (LDC) and Historic Guidelines:

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.

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

The Historic Guidelines recommend:

1. Retain and repair window openings, frames, sash, glass, lintels, sills, pediments, architraves, hardware, awnings, and shutters where they contribute to the architectural and historic character of the building.
2. Protect and maintain the wood and architectural metal which comprise the window frame, sash, muntin, and surrounds through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coating systems.
3. Replace missing or irreparable windows on significant elevations with new windows that match the original in material, size, general muntin, mullion proportion and configuration, and reflective qualities of the glass.

The Historic Guidelines recommend avoiding:

1. Replacing window features on significant facades with historically and architecturally incompatible materials such as anodized aluminum, mirrored or tinted glass.
2. Removing window features that can be repaired where such features contribute to the historic and architectural character of a building.
3. Changing the size or arrangement of window panes, muntins, and rails where they contribute to the architectural and historic character of the building.
4. 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.

LDC Section 3.4.6 (2)(b), states that in addition to being consistent with the U.S. Secretary of Interior's Standards for Historic Rehabilitation and Guidelines for Rehabilitation and the Mount Dora Historic Preservation Design Guidelines, applications for Certificate of Appropriates should 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.

Staff Analysis:
The Applicant is seeking to replace 23 windows with vinyl windows. The Application indicates that some of the windows were not original to the house and were aluminum windows installed in the 1970s. The existing window openings are not changing. This application was submitted to obtain an after-the-fact building permit for the completed work.

Staff Recommendation:
Staff finds the application consistent with LDC Section 3.6.4(2) (a), and recommends approval of the application, as presented

Attachments:
Application
Photos
1987 Site Survey Form
2008 Site Survey Form

CITY OF MOUNT DORA

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

DATE: December 13, 2023

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 2 – Certificate of Appropriateness; 221 W 3rd Avenue (Location); Remove Asphalt Shingle Roof and Replace with Metal (Proposed Work); Pearson Ermyne Trust (Owner); Christian Galarza, My State Roofing, LLC (Applicant).**

Property Information:

Address:	221 W 3rd Avenue	**Current Use:**	Multi-Family
Zoning District:	R-3	**Land Use:**	High Density

Structure Information:

Date of Construction:	1973	**Style:**	Multi-Family Building
Exterior Material:	Brick, Stucco, Siding	**Stories:**	Two
Roof Type:	Gable	**Chimneys:**	Two
Roof Material:	Shingle	**Porch:**	Four, Open

Summary of Request:
Remove and replace the asphalt shingle roof with a metal roof.

Guidance from Land Development Code (LDC) and Historic Guidelines:
Pursuant to the Mount Dora Historic Design Guidelines, roofs are highly visible components of historic buildings and are an integral part of a building's overall design and often help define its architectural style. Roof shapes in Mount Dora include gable, hip, flat and gambrel. Historic roofing materials include standing seam metal, pressed metal shingle, composition shingle and barrel tile.

Roofs perform an essential function in keeping a building weather tight. As a result, they are particularly subject to change. In Mount Dora, the most common original roofing materials were embossed or crimped sheet metal and sawn wood shingles. Virtually all original wood shingle roofs have been removed or covered over, often with ornamental sheet metal. Such historic changes to roofs have gained a significance in their own right and should be respected under Standard 4.

Where existing roofing material is non-original and non-significant, there is greater flexibility. The existing roof may be retained, replaced in a historically accurate manner, or treated in a

contemporary style in compliance with Standards 6 and 9. Even if existing surfacing is inappropriate, the replacement material must be compatible with the overall design of the building.

Staff Analysis:
The Applicant is seeking to replace the roof on a quadplex constructed in 1973. There have been no site surveys completed on the property so it is not considered a contributing building.

Staff Recommendation:
Staff finds the application consistent with LDC Section 3.6.4(2) (a), and recommends approval of the application, as presented.

Attachments:
Application
Photos

CITY OF MOUNT DORA

RECEIVED
NOV 28 2023

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: 221 W 3rd Ave Mount Dora FL

Property Owner: Jotiken Enterprises Inc

Applicant: Christian Galarza - My State Roofing LLC - Contractor

Applicant's Mailing Address: 204 Lake George St Pierson FL 32180

Applicant's Phone Number: 386 747 0606 - 386 717 6521

Applicant's Email Address: Christian.Galarza@mystateroofing.com

Full Description of Proposed Alteration(s) or Construction including materials; please attach additional documentation if needed: ReRoof - Tear off Existing 1 layer shingle Roof Back with New Galvalume Exposed Fastener Metal Roof - Silver

Current Building Use (e.g. residential or commercial): 4-plex - Residential / Commercial

Is there currently a chimney on the building? No

If so, will the chimney be affected? No

Required Documentation:

Renovations or Additions:

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

CITY OF MOUNT DORA

BUILDING DIVISION

Metal Color: Silver/Galvalume

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

SCOPE OF WORK - ROOFING

BFP-025

Permit: P23-11-0140 **Date:** 11/22/23

Job Address: 221 W 3rd Ave Mt Dora FL

Structure: ☐ Single-Family Residence/Townhouse ☐ Mobile home ☒ Commercial/Condominium

Roof Type: ☐ New ☐ Re-cover ☒ Replacement % being replaced 100

Type of Roof & Florida Product approval numbers:

☐ Coating Only FL #
☒ Underlayment FL # 10626
☐ Asphalt Shingle FL #
☐ Wood Shingle or Shake FL #
☐ Modified Bitumen FL #
☐ EPDM - Hypalon or PVC one ply FL #
☐ Smooth Surfaced Built-up FL #
☐ Built-up with Aggregate FL #
☐ Tile FL #
☒ Metal – Direct attachment FL # 6095.2
☐ Metal with Purlins FL #
☐ Skylights FL #

Deck Material: 15/32 plywood
*Wood deck to be renailed per FBC-Existing

Slope of Roof: 5/12
*Multi-layer underlayment requires inspection(new roof) or digital photographs(re-roof) for verification

Ventilation:
☐ Off-ridge Vent - qty_____, ☐ Powered Vent – qty_____, ☒ Ridge Vent – length 90', ☐ Other / Un-vented:

Dry-In:
☐ Self-adhering underlayment ☐ 4" wide self-adhering bitumen over joints + underlayment ☒ 2 layers of underlayment

Flashing:
☐ Use existing ☒ New L-Flashing ☐ New Step Flashing

Drip Edge:
☐ Use Existing ☒ New

Valley Treatment:
☐ Use Existing valley ☐ New Metal ☒ New Mineral Surface

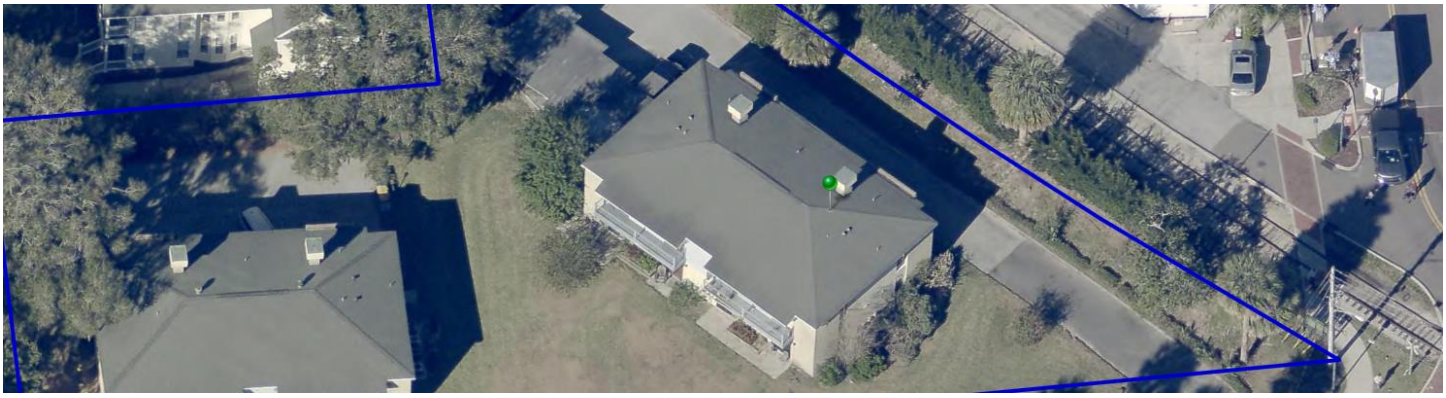
Sky Lights:
☐ Yes ☒ No **If yes, the manufacturer installation instructions are required on the Jobsite.**

Reroof ONLY
Existing Materials Shingles Proposed New Roof Material: Metal - Exposed Fastener

06/2022

CITY OF MOUNT DORA

Site Photos



CITY OF MOUNT DORA

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

DATE: December 13, 2023

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 2 – Certificate of Appropriateness; 221 W 3rd Avenue (Location); Remove Asphalt Shingle Roof and Replace with Metal (Proposed Work); Pearson Ermyne Trust (Owner); Christian Galarza, My State Roofing, LLC (Applicant).**

Property Information:

Address:	221 W 3rd Avenue	**Current Use:**	Multi-Family
Zoning District:	R-3	**Land Use:**	High Density

Structure Information:

Date of Construction:	1973	**Style:**	Multi-Family Building
Exterior Material:	Brick, Stucco, Siding	**Stories:**	Two
Roof Type:	Gable	**Chimneys:**	Two
Roof Material:	Shingle	**Porch:**	Four, Open

Summary of Request:
Remove and replace the asphalt shingle roof with a metal roof.

Guidance from Land Development Code (LDC) and Historic Guidelines:
Pursuant to the Mount Dora Historic Design Guidelines, roofs are highly visible components of historic buildings and are an integral part of a building's overall design and often help define its architectural style. Roof shapes in Mount Dora include gable, hip, flat and gambrel. Historic roofing materials include standing seam metal, pressed metal shingle, composition shingle and barrel tile.

Roofs perform an essential function in keeping a building weather tight. As a result, they are particularly subject to change. In Mount Dora, the most common original roofing materials were embossed or crimped sheet metal and sawn wood shingles. Virtually all original wood shingle roofs have been removed or covered over, often with ornamental sheet metal. Such historic changes to roofs have gained a significance in their own right and should be respected under Standard 4.

Where existing roofing material is non-original and non-significant, there is greater flexibility. The existing roof may be retained, replaced in a historically accurate manner, or treated in a

contemporary style in compliance with Standards 6 and 9. Even if existing surfacing is inappropriate, the replacement material must be compatible with the overall design of the building.

Staff Analysis:
The Applicant is seeking to replace the roof on a quadplex constructed in 1973. There have been no site surveys completed on the property so it is not considered a contributing building.

Staff Recommendation:
Staff finds the application consistent with LDC Section 3.6.4(2) (a), and recommends approval of the application, as presented.

Attachments:
Application
Photos

CITY OF MOUNT DORA

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

DATE: December 13, 2023

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 3 – Certificate of Appropriateness; 435 E 6th Ave (Location); Remove Pressed Metal Shingles on Residence and Detached Garage and Replace with Asphalt Shingles (Proposed Work); George Roland (Owner); Eustis Roofing C/O Rodney Reisman (Applicant).**

Property Information:

Address:	435 E 6th Ave	**Current Use:**	Residence
Zoning District:	R-2	**Land Use:**	Medium Density

Structure Information:

Date of Construction:	1937	**Style:**	Bungalow
Exterior Material:	Wood Shingles	**Stories:**	One
Roof Type:	Gable	**Chimneys:**	Two, Brick
Roof Material:	Metal Shingle	**Porch:**	One, Open

Summary of Request:
Remove the existing metal shingle roof on the residence and detached garage and replace with asphalt shingles.

Architecture Style:
During the first three decades of the 20th century, the Bungalow became the most common style of residential architecture in the United States. Bungalows came in various shapes and forms, but small size, simplicity, and economy generally characterized the style.

Bungalows are typically one or two stories in height and typically have a rectangular floor plan; exterior material comprised of horizontal wood siding and shingles (less frequently, stucco, brick); gable roof; tapered chimneys; simple; exposed structural elements (ridge beams, truss work, rafters, purlins); gable porch roof; and open porches. Roofing materials were typically sheet metal or composition shingles.

Bungalows typically feature a balanced and well-proportioned, but not symmetrical, appearance from the front; a low, exposed roof, often with beams or rafters showing; 1.5 stories in height; a modest front porch or veranda; and square, tapered columns, sometimes called "bungalow columns."

Guidance from Land Development Code (LDC) and Historic Guidelines:
Pursuant to the Mount Dora Historic Design Guidelines, roofs are highly visible components of historic buildings and are an integral part of a building's overall design and often help define its architectural style. Roof shapes in Mount Dora include gable, hip, flat and gambrel. Historic roofing materials include standing seam metal, pressed metal shingle, composition shingle and barrel tile.

Roofs perform an essential function in keeping a building weather tight. As a result, they are particularly subject to change. In Mount Dora, the most common original roofing materials were embossed or crimped sheet metal and sawn wood shingles. Virtually all original wood shingle roofs have been removed or covered over, often with ornamental sheet metal. Such historic changes to roofs have gained a significance in their own right and should be respected under Standard 4.

Where existing roofing material is non-original and non-significant, there is greater flexibility. The existing roof may be retained, replaced in a historically accurate manner, or treated in a contemporary style in compliance with Standards 6 and 9. Even if existing surfacing is inappropriate, the replacement material must be compatible with the overall design of the building.

Staff Analysis:
Historic roofing materials include standing seam metal, pressed metal shingle, composition shingle and barrel tile. Roofing materials for bungalows were typically sheet metal or composition shingles.

Staff Recommendation:
Staff finds the application consistent with LDC Section 3.6.4(2) (a), and recommends approval of the application, as presented.

Attachments:
Application
Photos
1998 Site Form
2008 Site Form

CITY OF MOUNT DORA

RECEIVED
OCT 25 2023
CH

P23-10-0016

Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7112
Fax: 352-735-7191
E-mail: plandev@cityofmountdora.com

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

435 E 6th Ave main house
Property Address

George Roland
Property Owner (If Different From Applicant)

Applicant Name: Eustis Roofing Co / Rodney Reisman

Address: 15311 Old US Hwy 441 Ste A

City/St/Zip: Tavares FL 32778

352-343-4240 | | permits@eustisroofing.com
Business Phone | **Alternate Phone** | **Email**

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

Remove existing roof material + install shingles on main house.

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

Required Documentation:

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

New Construction on Undeveloped Land:
1. Survey
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4. Intended Materials to be Used on Exterior of Structure
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1. Please see separate application for demolition requests.
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Applicant/Owner Signature

Land Development Code
3.6.4 Certificate of appropriateness.

1. *Basic requirements.*

   a. *Certificate of appropriateness required.*
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PROPERTY RECORD CARD

General Information

Name:	ROLAND GEORGE	**Alternate Key:**	1665876
Mailing Address:	435 E 6TH AVE MOUNT DORA, FL 32757 *Update Mailing Address*	**Parcel Number:**	29-19-27-1200-000-00600
		Millage Group and City:	00MD Mount Dora
		2023 Total Certified Millage Rate:	18.3807
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	435 E 6TH AVE MOUNT DORA FL, 32757	**Property Name:**	-- *Submit Property Name*
		School Information:	*School Locator & Bus Stop Map* *School Boundary Maps*
Property Description:	GRANDVIEW HEIGHTS PB 10 PG 75 LOT 6 ORB 5393 PG 835		

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Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	SINGLE FAMILY (0100)	50	140		7000.000	FD	$0.00	$57,808.00

Click here for Zoning Info FEMA Flood Map

Residential Building(s)

Building 1

Residential Building Value: $263,073.00

Summary

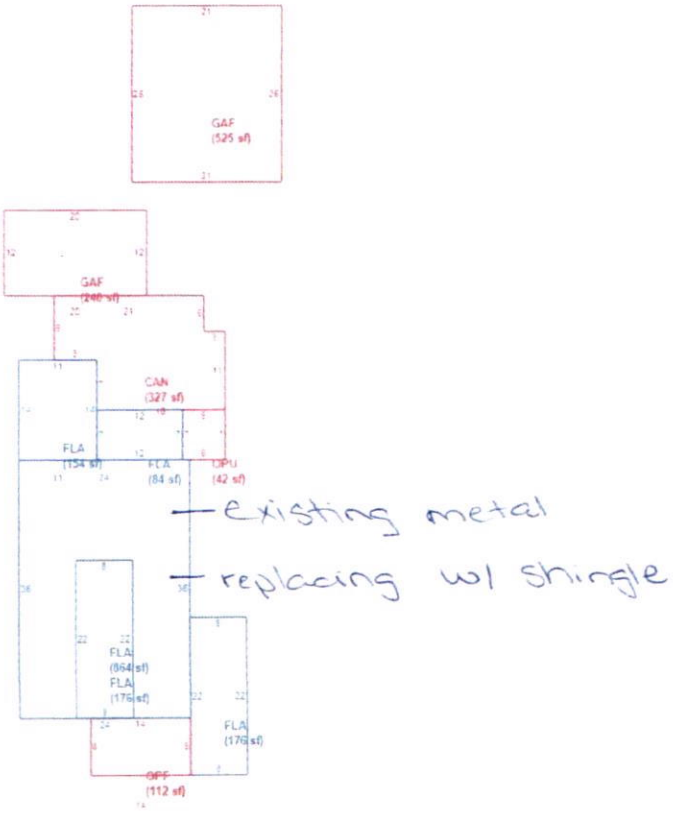
Year Built: 1938	Total Living Area: 1454	Central A/C: Yes	Fireplaces: 1
Bedrooms: 2	Full Bathrooms: 2	Half Bathrooms: 0	

Incorrect Bedroom, Bath, or other information?

Section(s)

Section Type	Ext. Wall Type	No. Stories	Floor Area
CANOPY (CAN)		1.00	327
FINISHED LIVING AREA (FLA)	Wood (01)	1.00	1454
GARAGE FINISHED WOOD (GAF)		1.00	765
OPEN PORCH FINISHED (OPF)		1.00	112
OPEN PORCH UNFINISHED (OPU)		1.00	42

View Larger / Print / Save



Miscellaneous Improvements

There is no improvement information to display.

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Property data updated nightly.
Site Notice

Product Approval
USER: Public User

FL #	FL5444-R20
Application Type	Revision
Code Version	2020
Application Status	Approved
Comments	
Archived	
Product Manufacturer	CertainTeed, LLC (Roofing)
Address/Phone/Email	20 Moores Road Malvern, PA 19355 (610) 893-5945 Alex.T.James@saint-gobain.com
Authorized Signature	Alex James Alex.T.James@saint-gobain.com
Technical Representative	Mark D. Harner
Address/Phone/Email	18 Moores Road Malvern, PA 19355 (610) 651-5847 Mark.D.Harner@saint-gobain.com
Quality Assurance Representative	
Address/Phone/Email	
Category	Roofing
Subcategory	Asphalt Shingles
Compliance Method	Evaluation Report from a Florida Registered Architect or a Licensed Florida Professional Engineer Evaluation Report - Hardcopy Received
Florida Engineer or Architect Name who developed the Evaluation Report	Robert Nieminen
Florida License	PE-59166
Quality Assurance Entity	UL LLC
Quality Assurance Contract Expiration Date	08/08/2025
Validated By	John W. Knezevich, PE Validation Checklist - Hardcopy Received
Certificate of Independence	FL5444_R20_COI_2022_01_COI_NIEMINEN.pdf

Referenced Standard and Year (of Standard)

Standard	Year
ASTM D3161	2016
ASTM D3462	2010
ASTM D7158	2019
TAS 100	1995
TAS 107	2020

Equivalence of Product Standards
Certified By

Sections from the Code

Product Approval Method	Method 1 Option D
Date Submitted	04/24/2023
Date Validated	04/25/2023
Date Pending FBC Approval	04/29/2023
Date Approved	06/20/2023
Date Revised	10/05/2023

Summary of Products

FL #	Model, Number or Name	Description
5444.1	CertainTeed Asphalt Shingles (HVHZ)	Laminated asphalt roof shingles for use in FBC HVHZ jurisdictions
Limits of Use **Approved for use in HVHZ:** Yes **Approved for use outside HVHZ:** No **Impact Resistant:** N/A **Design Pressure:** N/A **Other:** Refer to ER Section 5 for Limits of Use		**Installation Instructions** FL5444_R20_II_2023_04_24_FINAL_PEER-CTR-001.B_FL5444-R20_HVHZ.pdf Verified By: Robert Nieminen, PE PE-59166 Created by Independent Third Party: Yes **Evaluation Reports** FL5444_R20_AE_2023_04_24_FINAL_PEER-CTR-001.B_FL5444-R20_HVHZ.pdf Created by Independent Third Party: Yes
5444.2	CertainTeed Asphalt Shingles (NON-HVHZ)	3-tab, 4-tab, strip (no-cut-outs), laminated and architectural asphalt roof shingles and accessories for use in FBC non-HVHZ jurisdictions
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressure:** N/A **Other:** Refer to ER Section 5 for Limits of Use		**Installation Instructions** FL5444_R20_II_2023_04_24_FINAL_PEER-CTR-001.A_FL5444-R20_NON-HVHZ.pdf Verified By: Robert Nieminen, PE PE-59166 Created by Independent Third Party: Yes **Evaluation Reports** FL5444_R20_AE_2023_04_24_FINAL_PEER-CTR-001.A_FL5444-R20_NON-HVHZ.pdf Created by Independent Third Party: Yes

Contact Us :: 2601 Blair Stone Road, Tallahassee FL 32399 Phone: 850-487-1824

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Under Florida law, email addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. *Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee. However email addresses are public record. If you do not wish to supply a personal address, please provide the Department with an email address which can be made available to the public. To determine if you are a licensee under Chapter 455, F.S., please click here .

Product Approval Accepts:

Credit Card
Safe
securityMETRICS

Product Approval
USER: Public User

FL #	FL21841-R6
Application Type	Revision
Code Version	2020
Application Status	Approved
Comments	
Archived	
Product Manufacturer	CertainTeed, LLC (Roofing)
Address/Phone/Email	20 Moores Road Malvern, PA 19355 (610) 893-5945 Alex.T.James@saint-gobain.com
Authorized Signature	Alex James Alex.T.James@saint-gobain.com
Technical Representative	Mark D. Harner
Address/Phone/Email	18 Moores Road Malvern, PA 19355 (610) 651-5847 Mark.D.Harner@saint-gobain.com
Quality Assurance Representative	
Address/Phone/Email	
Category	Roofing
Subcategory	Underlayments
Compliance Method	Evaluation Report from a Florida Registered Architect or a Licensed Florida Professional Engineer Evaluation Report - Hardcopy Received
Florida Engineer or Architect Name who developed the Evaluation Report	Robert Nieminen
Florida License	PE-59166
Quality Assurance Entity	QAI Laboratories
Quality Assurance Contract Expiration Date	06/12/2025
Validated By	John W. Knezevich, PE Validation Checklist - Hardcopy Received
Certificate of Independence	FL21841_R6_COI_2020_01_COI_NIEMINEN.pdf

Referenced Standard and Year (of Standard)

Standard	Year
ASTM D4533	2015
ASTM D4798	2011
ASTM D4869	2016
ASTM D5035	2011
TAS 117(B)	1995

Equivalence of Product Standards
Certified By

Sections from the Code

Product Approval Method	Method 1 Option D
Date Submitted	10/22/2020
Date Validated	10/23/2020
Date Pending FBC Approval	10/28/2020
Date Approved	12/16/2020
Date Revised	09/26/2023

Summary of Products

FL #	Model, Number or Name	Description
21841.1	RoofRunner and DiamondDeck	scrim-reinforced, polymer-based roof underlayments, with quality assurance by QAI Laboratories.
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressure:** N/A **Other:** Refer to ER Section 5 for Limits of Use.		**Installation Instructions** FL21841_R6_II_2020_10_16_FINAL_CERTAINTEED_RR_DD_DADRA, INDIA_FL21841-R6.pdf Verified By: Robert Nieminen PE-59166 Created by Independent Third Party: Yes **Evaluation Reports** FL21841_R6_AE_2020_10_16_FINAL_CERTAINTEED_RR_DD_DADRA, INDIA_FL21841-R6.pdf Created by Independent Third Party: Yes

Contact Us :: 2601 Blair Stone Road, Tallahassee FL 32399 Phone: 850-487-1824

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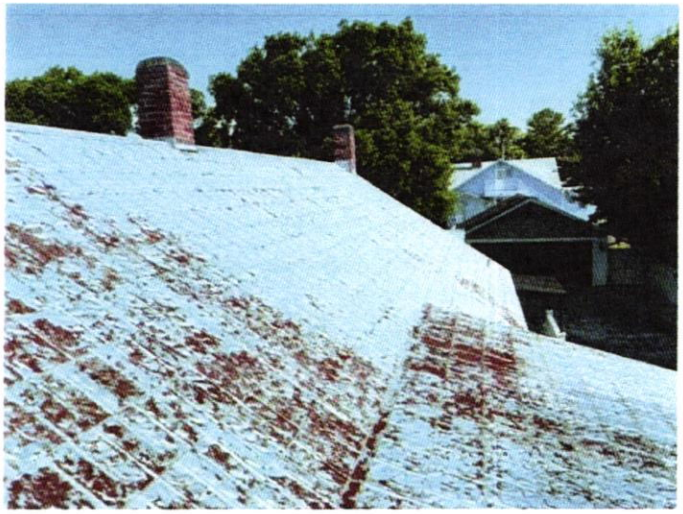
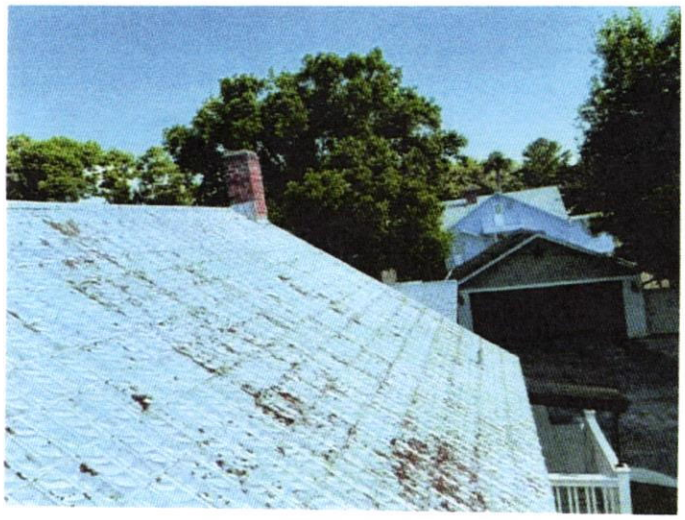
Product Approval Accepts:

Credit Card
Safe
securityMETRICS

Eustis Roofing Company Inc
15311 Old US Hwy 441 Suite A
Tavares, FL 32778-5032
Phone: (352) 343-4240
Fax: (352) 742-1173
www.eustisroofing.com

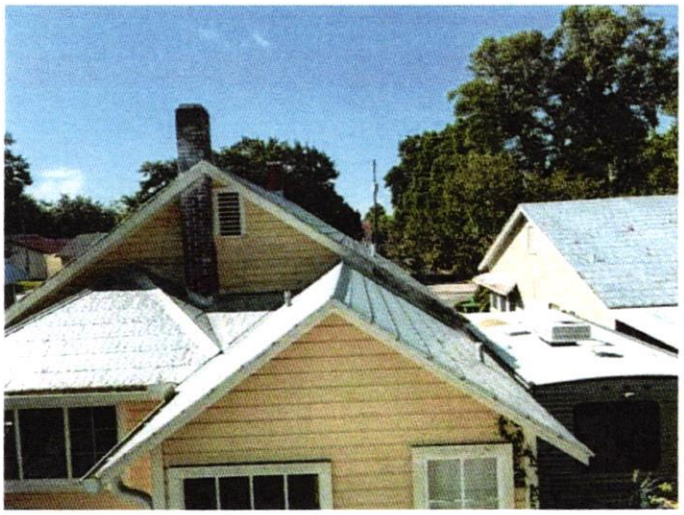
EUSTIS ROOFING
EST. 1959



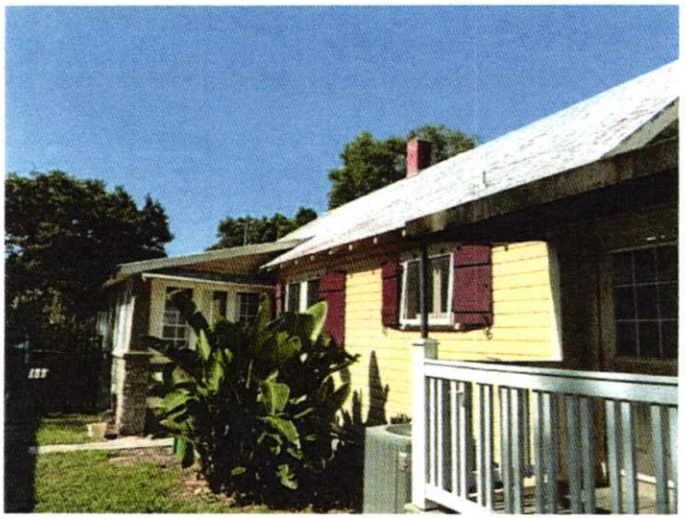


Existing roof + material

Eustis Roofing Company Inc
15311 Old US Hwy 441 Suite A
Tavares, FL 32778-5032
Phone: (352) 343-4240
Fax: (352) 742-1173
www.eustisroofing.com



existing roof + material



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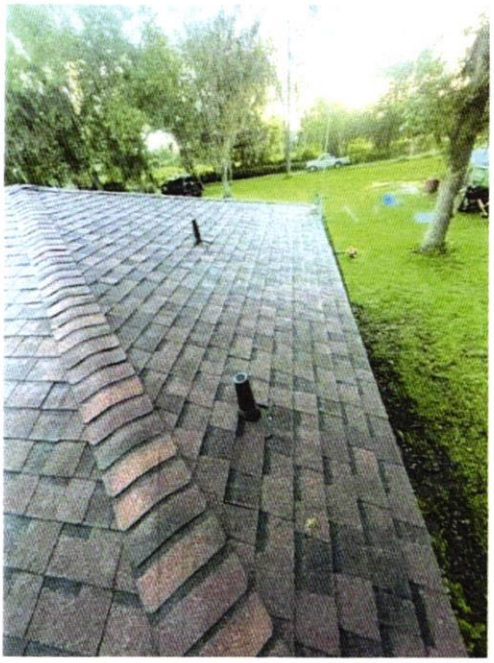

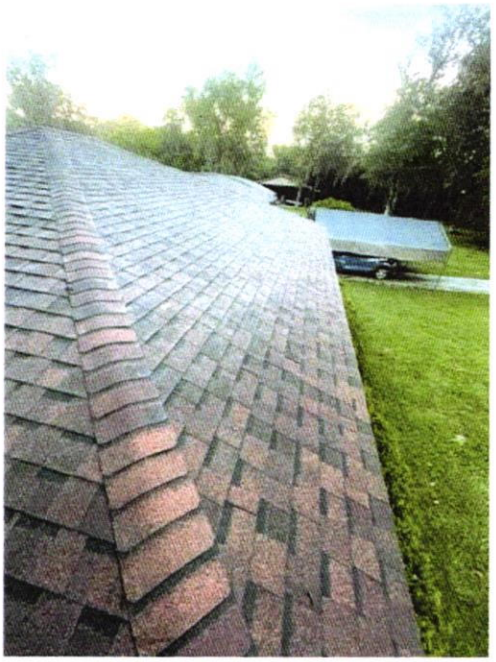

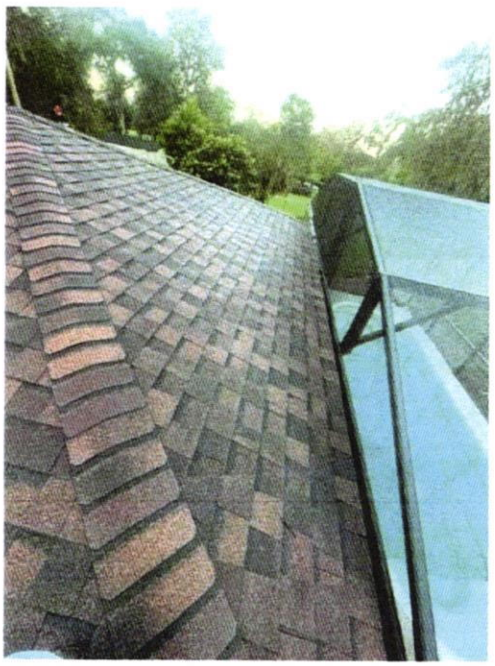

not the same style home but this is an example of the proposed shingle color.

CITY OF MOUNT DORA

RECEIVED
OCT 25 2023

Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7112
Fax: 352-735-7191
E-mail: plandev@cityofmountdora.com

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

435 E 6th Ave — Detached garage
Property Address

George Roland
Property Owner (If Different From Applicant)

Applicant Name: Eustis Roofing Co / Rodney Reisman

Address: 15311 Old US Hwy 441 Ste A

City/St/Zip: Tavares FL 32778

352.343.4240 — **Business Phone**
Alternate Phone
permits@eustisroofing.com — **Email**

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

Remove existing roof material & install shingles on detached garage

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

Required Documentation:

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

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Click here for Zoning Info Map

FEMA Flood

Residential Building(s)

Building 1

Residential

Building Value: $263,073.00

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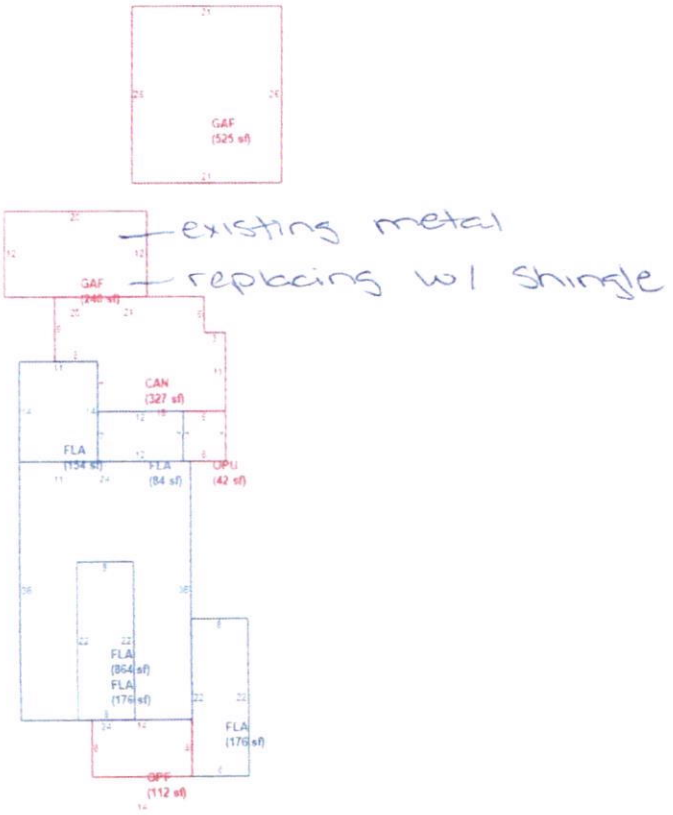

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Property data updated nightly.
Site Notice

Product Approval
USER: Public User

FL #	FL5444-R20
Application Type	Revision
Code Version	2020
Application Status	Approved
Comments	
Archived	
Product Manufacturer	CertainTeed, LLC (Roofing)
Address/Phone/Email	20 Moores Road Malvern, PA 19355 (610) 893-5945 Alex.T.James@saint-gobain.com
Authorized Signature	Alex James Alex.T.James@saint-gobain.com
Technical Representative	Mark D. Harner
Address/Phone/Email	18 Moores Road Malvern, PA 19355 (610) 651-5847 Mark.D.Harner@saint-gobain.com
Quality Assurance Representative	
Address/Phone/Email	
Category	Roofing
Subcategory	Asphalt Shingles
Compliance Method	Evaluation Report from a Florida Registered Architect or a Licensed Florida Professional Engineer Evaluation Report - Hardcopy Received
Florida Engineer or Architect Name who developed the Evaluation Report	Robert Nieminen
Florida License	PE-59166
Quality Assurance Entity	UL LLC
Quality Assurance Contract Expiration Date	08/08/2025
Validated By	John W. Knezevich, PE Validation Checklist - Hardcopy Received
Certificate of Independence	FL5444_R20_COI_2022_01_COI_NIEMINEN.pdf

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Equivalence of Product Standards Certified By

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Limits of Use **Approved for use in HVHZ:** Yes **Approved for use outside HVHZ:** No **Impact Resistant:** N/A **Design Pressure:** N/A **Other:** Refer to ER Section 5 for Limits of Use		**Installation Instructions** FL5444_R20_II_2023_04_24_FINAL_PEER-CTR-001.B_FL5444-R20_HVHZ.pdf Verified By: Robert Nieminen, PE PE-59166 Created by Independent Third Party: Yes **Evaluation Reports** FL5444_R20_AE_2023_04_24_FINAL_PEER-CTR-001.B_FL5444-R20_HVHZ.pdf Created by Independent Third Party: Yes
5444.2	CertainTeed Asphalt Shingles (NON-HVHZ)	3-tab, 4-tab, strip (no-cut-outs), laminated and architectural asphalt roof shingles and accessories for use in FBC non-HVHZ jurisdictions
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressure:** N/A **Other:** Refer to ER Section 5 for Limits of Use		**Installation Instructions** FL5444_R20_II_2023_04_24_FINAL_PEER-CTR-001.A_FL5444-R20_NON-HVHZ.pdf Verified By: Robert Nieminen, PE PE-59166 Created by Independent Third Party: Yes **Evaluation Reports** FL5444_R20_AE_2023_04_24_FINAL_PEER-CTR-001.A_FL5444-R20_NON-HVHZ.pdf Created by Independent Third Party: Yes

Contact Us :: 2601 Blair Stone Road, Tallahassee FL 32399 Phone: 850-487-1824

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Product Approval Accepts:

Credit Card
Safe
securityMETRICS

Product Approval
USER: Public User

FL #	FL21841-R6
Application Type	Revision
Code Version	2020
Application Status	Approved
Comments	
Archived	
Product Manufacturer	CertainTeed, LLC (Roofing)
Address/Phone/Email	20 Moores Road Malvern, PA 19355 (610) 893-5945 Alex.T.James@saint-gobain.com
Authorized Signature	Alex James Alex.T.James@saint-gobain.com
Technical Representative Address/Phone/Email	Mark D. Harner 18 Moores Road Malvern, PA 19355 (610) 651-5847 Mark.D.Harner@saint-gobain.com
Quality Assurance Representative Address/Phone/Email	
Category	Roofing
Subcategory	Underlayments
Compliance Method	Evaluation Report from a Florida Registered Architect or a Licensed Florida Professional Engineer Evaluation Report - Hardcopy Received
Florida Engineer or Architect Name who developed the Evaluation Report	Robert Nieminen
Florida License	PE-59166
Quality Assurance Entity	QAI Laboratories
Quality Assurance Contract Expiration Date	06/12/2025
Validated By	John W. Knezevich, PE Validation Checklist - Hardcopy Received
Certificate of Independence	FL21841_R6_COI_2020_01_COI_NIEMINEN.pdf

Referenced Standard and Year (of Standard)

Standard	Year
ASTM D4533	2015
ASTM D4798	2011
ASTM D4869	2016
ASTM D5035	2011
TAS 117(B)	1995

Equivalence of Product Standards
Certified By

Sections from the Code

Product Approval Method	Method 1 Option D
Date Submitted	10/22/2020
Date Validated	10/23/2020
Date Pending FBC Approval	10/28/2020
Date Approved	12/16/2020
Date Revised	09/26/2023

Summary of Products

FL #	Model, Number or Name	Description
21841.1	RoofRunner and DiamondDeck	scrim-reinforced, polymer-based roof underlayments, with quality assurance by QAI Laboratories.

Limits of Use
Approved for use in HVHZ: No
Approved for use outside HVHZ: Yes
Impact Resistant: N/A
Design Pressure: N/A
Other: Refer to ER Section 5 for Limits of Use.

Installation Instructions
FL21841_R6_II_2020_10_16_FINAL_CERTAINTEED_RR_DD_DADRA_INDIA_FL21841-R6.pdf
Verified By: Robert Nieminen PE-59166
Created by Independent Third Party: Yes

Evaluation Reports
FL21841_R6_AE_2020_10_16_FINAL_CERTAINTEED_RR_DD_DADRA_INDIA_FL21841-R6.pdf
Created by Independent Third Party: Yes

Contact Us :: 2601 Blair Stone Road, Tallahassee FL 32399 Phone: 850-487-1824

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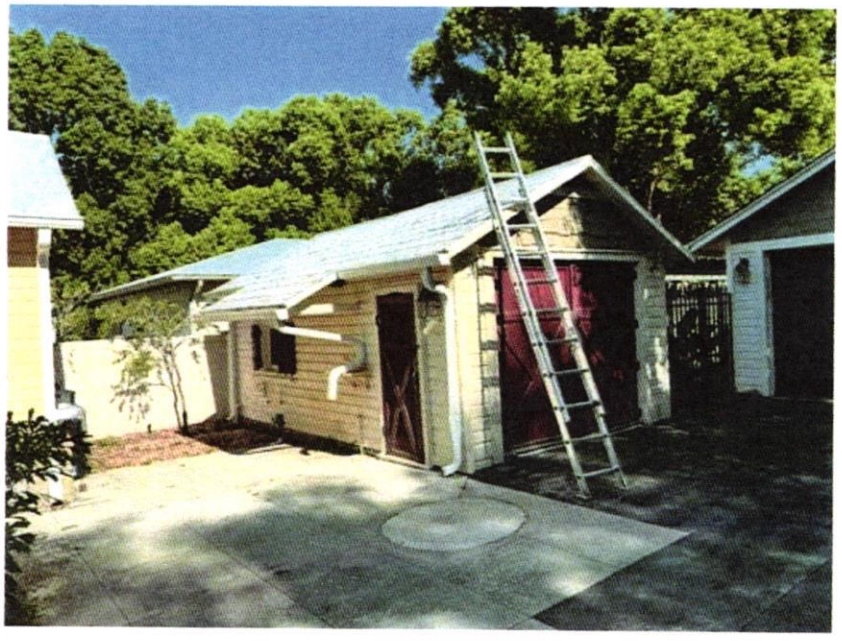
Product Approval Accepts:

Credit Card
Safe
securityMETRICS

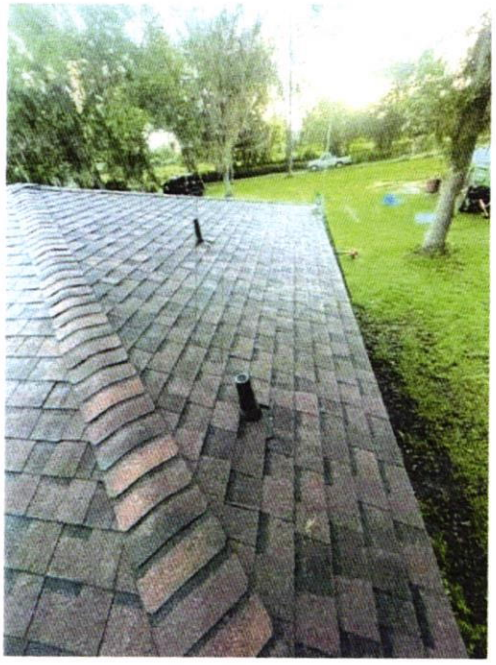
Eustis Roofing Company Inc
15311 Old US Hwy 441 Suite A
Tavares, FL 32778-5032
Phone: (352) 343-4240
Fax: (352) 742-1173
www.eustisroofing.com

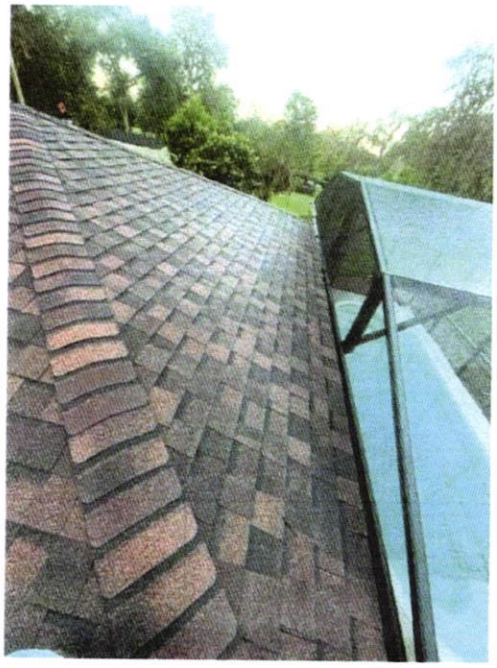
existing roof material
and detached garage.



Eustis Roofing Company Inc
15311 Old US Hwy 441 Suite A
Tavares, FL 32778-5032
Phone: (352) 343-4240
Fax: (352) 742-1173
www.eustisroofing.com

EUSTIS ROOFING
EST. 1959





not the same style of structure but this is an example of the proposed shingle color.

CITY OF MOUNT DORA

Site Photos

☒ 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 ~~2426~~ 3782
Recorder # HH19-18
Field Date 4 / 20 /1998
Form Date 10 / 21 /1999

Site Name(s) (address if none) Henry Victor 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.) 435 E 6th Ave
Cross Streets (nearest / between) Tremain /Grandview
City / Town (within 3 miles) Mount Dora — In Current City Limits: ☒ y ☐ n ☐ unknown
County Lake — Tax Parcel #(s) 1665370
Subdivision name Grandview Heights — Block — Lot Lot 6
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 ¼ section: ☐NW ☐SW ☐SE ☐NE ☐Irregular-name: NA
Landgrant NA UTM: Zone ☐16 ☐17 Easting 0 Northing 0
Plat or other map (map's name, location) Plat Book 10, Page 75

DESCRIPTION

Style* Bungalow — Exterior Plan* Irregular — Number of Stories 1
Structural System(s)* Balloon wood frame
Foundation: Type(s)* Continous — Material(s)* Molded concrete block
Exterior Fabric(s)* Novelty siding
Roof: Type(s)* Gable — Material(s)* Metal shingles, pressed
Roof secondary strucs. (dormers etc.)*
Chimney: No. 2 — Material(s)* Brick — Location(s)* Ridge, N/Exterior, wall
Windows (types, materials, etc.)* DHS; wood; 1/1

Main Entrance (stylistic details) Wrap around porch features square butt shingled half walls with battered columns on molded block piers
Porches: #open 1 #closed 0 #incised 0 Location(s) S/Entrance
Porch roof type(s) Gable
Exterior Ornament Exposed rafter tails

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)
Detached one story, one car garage behind house

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 __/__/__
	SHPO-NR ELIGIBILITY: ☐yes ☐no ☐potentially elig. ☐insufficient Info Date __/__/__
DELIST DATE __/__/__	*LOCAL DESIGNATION:* Date __/__/__
	Local office

National Register Criteria for Evaluation ☐a ☐b ☐c ☐d (See *National Register Bulletin 15*, p. 2)

HISTORICAL STRUCTURE FORM

Site #8 LA

Consult *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) local historical society research, interview with old families, local history books

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

Potentially eligible for local register? ☒yes: name register at right ☐no ☐insufficient info Name of local register if eligible: Mount Dora
Individually eligible for National Register? ☐yes ☐no ☒insufficient info
Potential contributor to Nat. Reg. district? ☒yes ☐no ☐insufficient info
Area(s) of Historical Significance (See *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

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 32601
Phone/Fax 352-377-4217, e-mail - mvbdta@gru.net

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

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

Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA03782
Recorder # 269
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) 435 E 6th 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
435	East	6th	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 Bungalow
Other Style
Exterior Plan Irregular
Other Exterior Plan
Number of Stories 1
Structural System(s) >> Wood frame
Other Structural System(s)
Foundation Type(s) >> Piers
Other Foundation Types
Foundation Material(s) >> Brick
Other Foundation Material(s)
Exterior Fabric(s) >> Wood shingles
Other Exterior Fabric(s)
Roof Type(s) >> Gable
Other Roof Type(s)
Roof Material(s) >>
Other Roof Material(s)
Roof Secondary Structure(s) (dormers etc) >>
Other Roof Secondary Structure(s)
Number of Chimneys 2
Chimney Material
Other Chimney Material(s)
Chimney Location(s)

HISTORICAL STRUCTURE FORM

8LA03782

DESCRIPTION (continued)

Window Descriptions 1/1

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 1937

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;1937;

Other Structure Uses

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

RESEARCH METHODS

Research Methods >> Examine local tax records

Other research methods

SURVEYOR'S EVALUATION OF SITE

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

Idividually Eligible for National Register? NO

Potential Contributor to NR District? YES

Area(s) of historical significance >>

Other Historical Associations

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

HISTORICAL STRUCTURE FORM

8LA03782

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____ Maintaining Organization: _____

File or Accession #: _____ Descriptive Information: _____

>>

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

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

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

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

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

SHPO's Evaluation of Resource

_____ Date _____

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 5/26/2008

Form Comments: _____

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

LA03782-200803

Supplementary Printout

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

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

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

> **Foundation types:**
Piers

> **Foundation materials:**
Brick

> **Exterior fabrics:**
Wood shingles
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;1937;

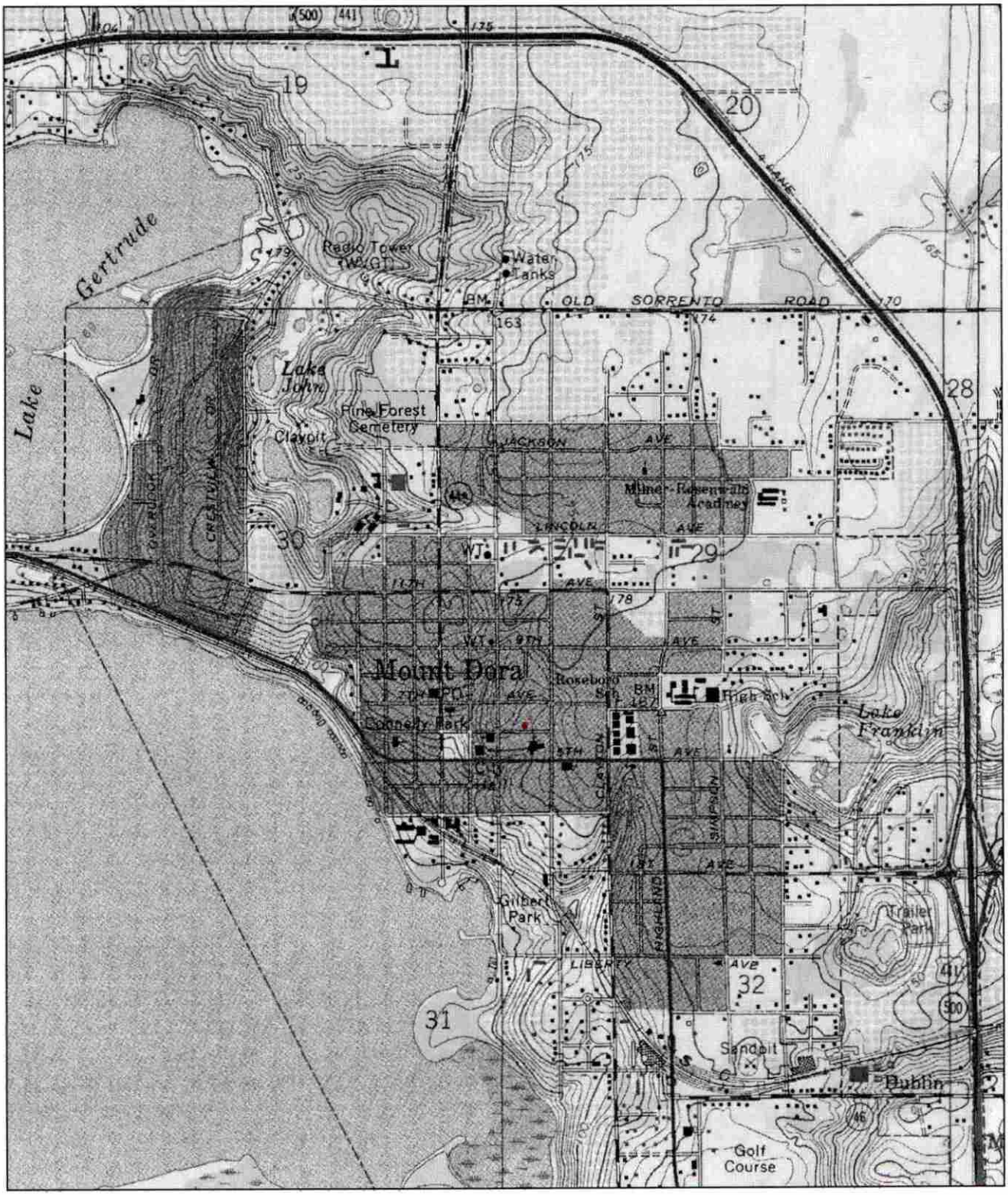
> **Research methods:**
Examine local tax records
FL Master Site File-Cultural Resources
Pedestrian

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

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

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

269



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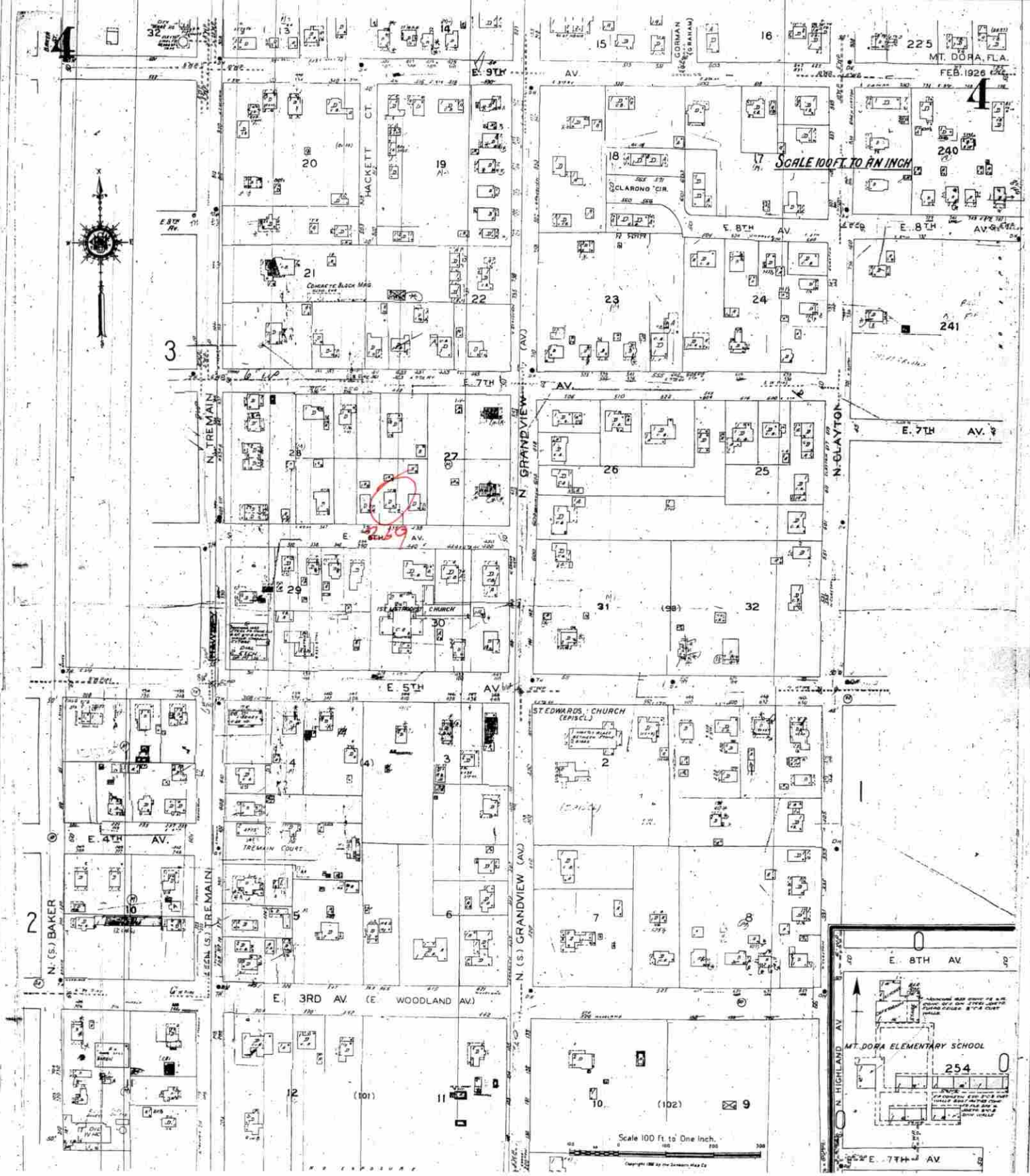
0 2000 Ft

Map provided by MyTopo.com

LA 3782


MT. DORA, FLA.
FEB. 1926
SCALE 100 FT. TO AN INCH
E. 9TH
E. 8TH AV.
E. 7TH AV.
E. 5TH AV.
E. 4TH AV.
E. 3RD AV. (E. WOODLAND AV.)
HACKETT CT.
N. TREMAIN
N. GRANDVIEW (AV.)
N. CLAYTON
N. (S.) BAKER
CLARONO CIR.
CORMAN (GRAHAM)
CONCRETE BLOCK MAG.
1ST METHODIST CHURCH
ST. EDWARDS CHURCH (EPISCL.)
TREMAIN COURT
MT. DORA ELEMENTARY SCHOOL
N. HIGHLAND AV.
Scale 100 Ft. to One Inch.

LA3782

435
FOR SALE

18 ►18A

19

►18A

Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA03782
Recorder # 269
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) 435 E 6th 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
435	East	6th	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 Bungalow
Other Style
Exterior Plan Irregular
Other Exterior Plan
Number of Stories 1
Structural System(s) >> Wood frame
Other Structural System(s)
Foundation Type(s) >> Piers
Other Foundation Types
Foundation Material(s) >> Brick
Other Foundation Material(s)
Exterior Fabric(s) >> Wood shingles
Other Exterior Fabric(s)
Roof Type(s) >> Gable
Other Roof Type(s)
Roof Material(s) >>
Other Roof Material(s)
Roof Secondary Structure(s) (dormers etc) >>
Other Roof Secondary Structure(s)
Number of Chimneys 2
Chimney Material
Other Chimney Material(s)
Chimney Location(s)

HISTORICAL STRUCTURE FORM

8LA03782

DESCRIPTION (continued)

Window Descriptions 1/1

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):

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Narrative Description (optional)

HISTORY

Construction year 1937

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;1937;

Other Structure Uses

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

RESEARCH METHODS

Research Methods >> Examine local tax records

Other research methods

SURVEYOR'S EVALUATION OF SITE

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

Idividually Eligible for National Register? NO

Potential Contributor to NR District? YES

Area(s) of historical significance >>

Other Historical Associations

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

HISTORICAL STRUCTURE FORM

8LA03782

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____ Maintaining Organization: _____

File or Accession #: _____ Descriptive Information: _____

>>

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

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

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

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

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

SHPO's Evaluation of Resource

_____ Date _____

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 5/26/2008

Form Comments: _____

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LA03782-200803

Supplementary Printout

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

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

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

> **Foundation types:**
Piers

> **Foundation materials:**
Brick

> **Exterior fabrics:**
Wood shingles
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;1937;

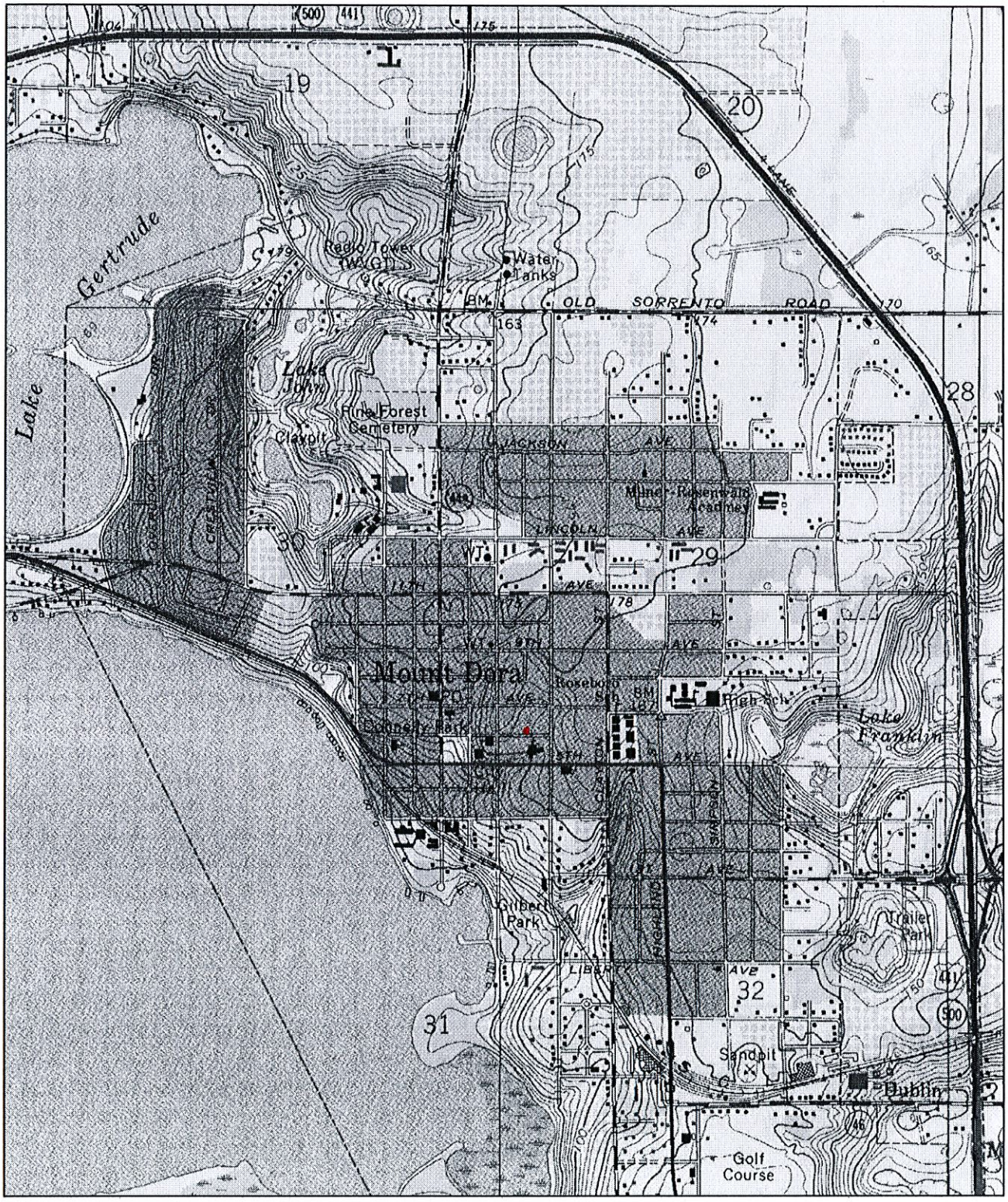
> **Research methods:**
Examine local tax records
FL Master Site File-Cultural Resources
Pedestrian

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

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

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

269



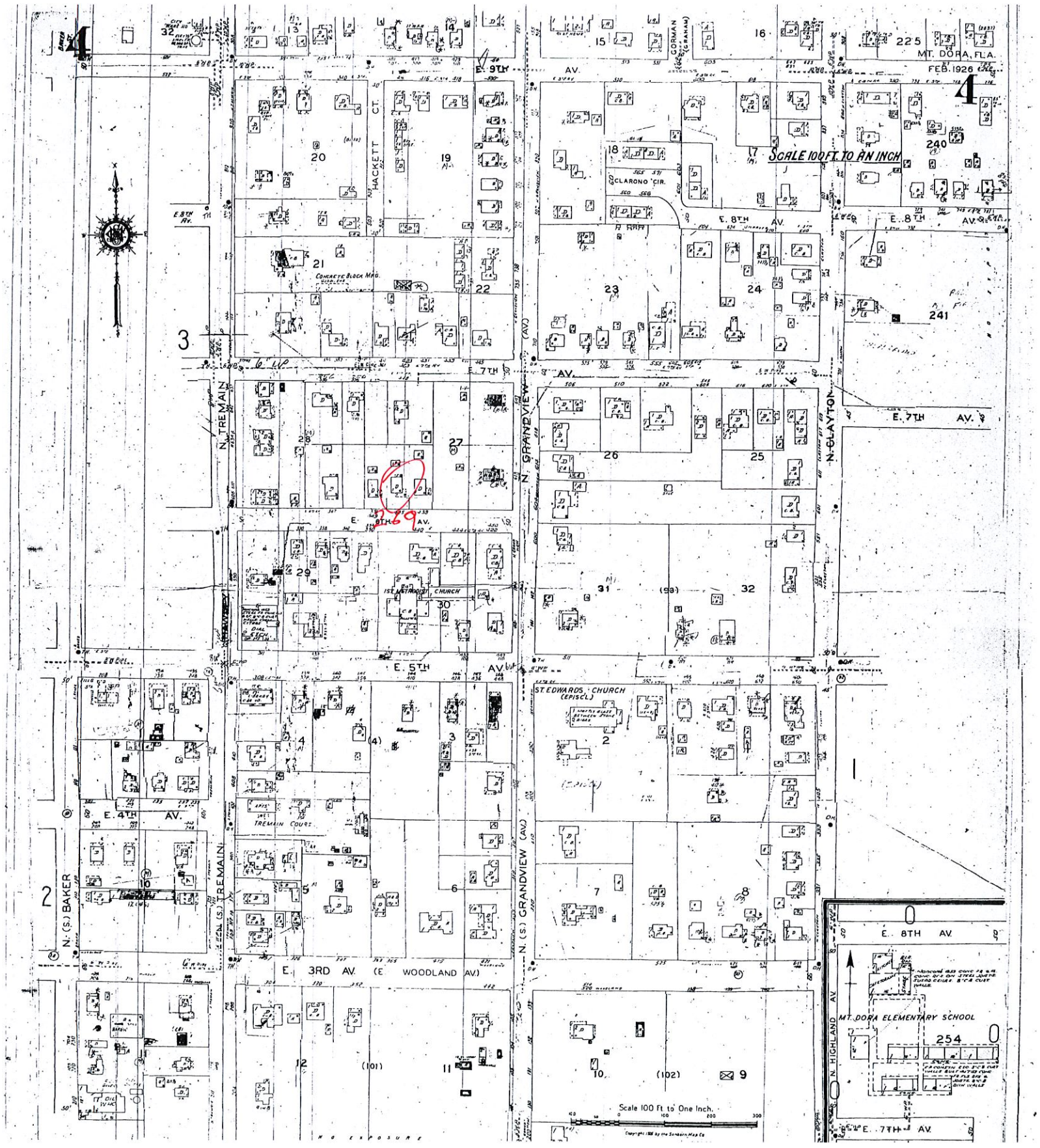
N

0 0.5 Mi

0 2000 Ft

Map provided by MyTopo.com

LA3782


MT. DORA, FLA.
FEB. 1926
SCALE 100 FT. TO AN INCH
E. 9TH
E. 8TH AV.
E. 7TH AV.
E. 6TH AV.
E. 5TH AV.
E. 4TH AV.
E. 3RD AV. (E WOODLAND AV.)
HACKETT CT.
N. TREMAIN
N. GRANDVIEW (AV.)
N. CLAYTON
N. (S.) BAKER
N. (S.) TREMAIN
N. (S.) GRANDVIEW (AV.)
N. HIGHLAND AV.
CLARONO CIR.
CORMAN (GRAHAM)
CONCRETE BLOCK MFG.
1ST METHODIST CHURCH
ST. EDWARDS CHURCH (EPISCL.)
TREMAIN COURT
MT. DORA ELEMENTARY SCHOOL
Scale 100 Ft. to One Inch.

LA3782

269

LA3782

CITY OF MOUNT DORA

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

DATE: December 13, 2023

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 3 – Certificate of Appropriateness; 435 E 6th Ave (Location); Remove Pressed Metal Shingles on Residence and Detached Garage and Replace with Asphalt Shingles (Proposed Work); George Roland (Owner); Eustis Roofing C/O Rodney Reisman (Applicant).**

Property Information:

Address:	435 E 6th Ave	**Current Use:**	Residence
Zoning District:	R-2	**Land Use:**	Medium Density

Structure Information:

Date of Construction:	1937	**Style:**	Bungalow
Exterior Material:	Wood Shingles	**Stories:**	One
Roof Type:	Gable	**Chimneys:**	Two, Brick
Roof Material:	Metal Shingle	**Porch:**	One, Open

Summary of Request:
Remove the existing metal shingle roof on the residence and detached garage and replace with asphalt shingles.

Architecture Style:
During the first three decades of the 20th century, the Bungalow became the most common style of residential architecture in the United States. Bungalows came in various shapes and forms, but small size, simplicity, and economy generally characterized the style.

Bungalows are typically one or two stories in height and typically have a rectangular floor plan; exterior material comprised of horizontal wood siding and shingles (less frequently, stucco, brick); gable roof; tapered chimneys; simple; exposed structural elements (ridge beams, truss work, rafters, purlins); gable porch roof; and open porches. Roofing materials were typically sheet metal or composition shingles.

Bungalows typically feature a balanced and well-proportioned, but not symmetrical, appearance from the front; a low, exposed roof, often with beams or rafters showing; 1.5 stories in height; a modest front porch or veranda; and square, tapered columns, sometimes called "bungalow columns."

Guidance from Land Development Code (LDC) and Historic Guidelines:
Pursuant to the Mount Dora Historic Design Guidelines, roofs are highly visible components of historic buildings and are an integral part of a building's overall design and often help define its architectural style. Roof shapes in Mount Dora include gable, hip, flat and gambrel. Historic roofing materials include standing seam metal, pressed metal shingle, composition shingle and barrel tile.

Roofs perform an essential function in keeping a building weather tight. As a result, they are particularly subject to change. In Mount Dora, the most common original roofing materials were embossed or crimped sheet metal and sawn wood shingles. Virtually all original wood shingle roofs have been removed or covered over, often with ornamental sheet metal. Such historic changes to roofs have gained a significance in their own right and should be respected under Standard 4.

Where existing roofing material is non-original and non-significant, there is greater flexibility. The existing roof may be retained, replaced in a historically accurate manner, or treated in a contemporary style in compliance with Standards 6 and 9. Even if existing surfacing is inappropriate, the replacement material must be compatible with the overall design of the building.

Staff Analysis:
Historic roofing materials include standing seam metal, pressed metal shingle, composition shingle and barrel tile. Roofing materials for bungalows were typically sheet metal or composition shingles.

Staff Recommendation:
Staff finds the application consistent with LDC Section 3.6.4(2) (a), and recommends approval of the application, as presented.

Attachments:
Application
Photos
1998 Site Form
2008 Site Form

CITY OF MOUNT DORA

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

DATE: December 13, 2023

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 4 – Certificate of Appropriateness; 711 N Donnelly Street (Location); Façade Modifications (Proposed Work); George Roland (Owner); Eustis Roofing C/O Rodney Reisman (Applicant).**

Property Information:

Address:	711 N Donnelly Street	**Current Use:**	Vacant Commercial Property
Zoning District:	C-2	**Land Use:**	Commercial

Structure Information:

Date of Construction:	1961	**Style:**	Commercial
Exterior Material:	Brick	**Stories:**	One
Roof Type:	Flat	**Chimneys:**	None
Roof Material:	Tar and Gravel	**Porch:**	None

Distinguishing Features: Large pane windows under canopy. Glass front with columns and brick planter.

Architecture Style:

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

Most commercial buildings were rectangular in plan. One narrow elevation, facing the street, became the focus of the design and provided the building's identifying features. Facades were organized into distinct sections or zones, commonly containing one or two parts. The one-part facade generally was a one-story building. It was formed by a structural framework consisting of columns, bulkheads or kick-panels, and a cornice topped by a parapet. Large show windows were generally placed within this framework to display merchandise and light the interior.

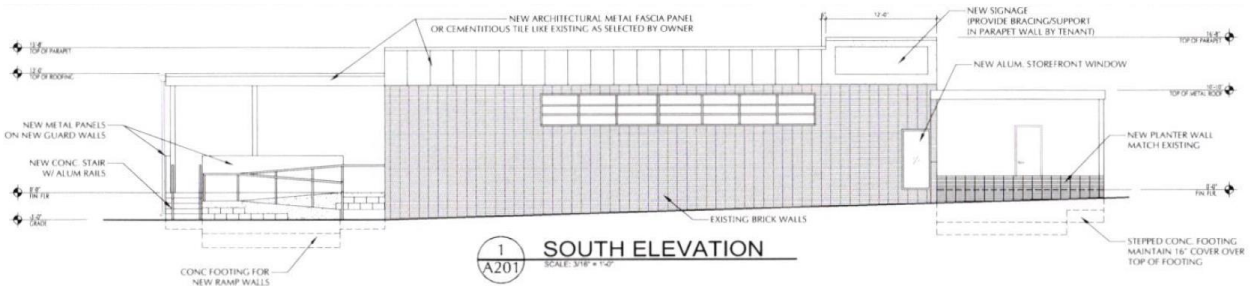
Roofs were usually flat built-up types with parapets. Brick was frequently used in combination with cast iron. Beginning in the 1920s, two new masonry materials, hollow terracotta tile and concrete block, gained wide use in construction of commercial buildings. Stucco finishes and terracotta detailing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

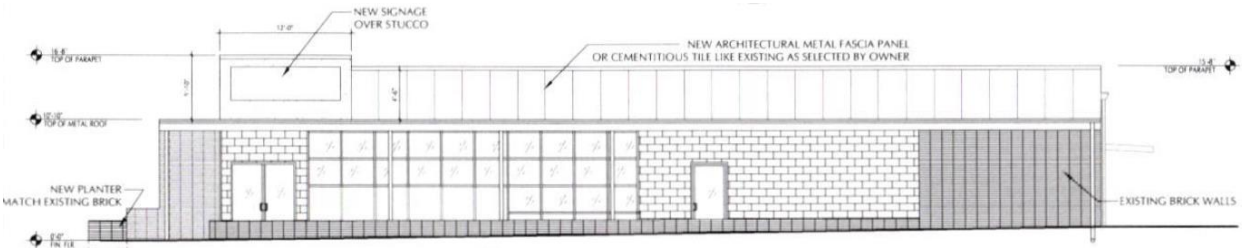
Guidance from Land Development Code (LDC) and Historic Guidelines:
Pursuant to the Mount Dora Historic Design Guidelines, roofs are highly visible components of historic buildings and are an integral part of a building's overall design and often help define its architectural style. Roof shapes in Mount Dora include gable, hip, flat and gambrel. Flat roofs with parapets are a common characteristic of commercial buildings within Mount Dora.

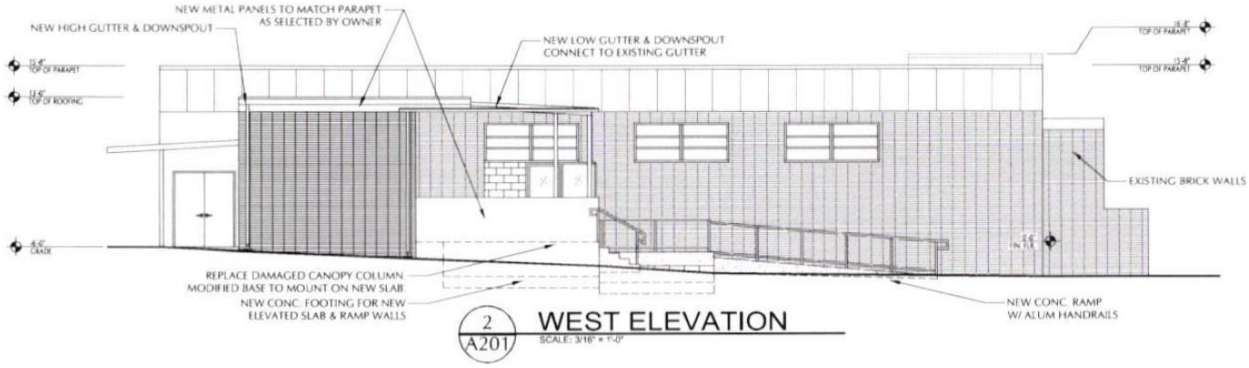
Staff Analysis:
The building was originally a post office and was active from 1961 until 2020. The building has been vacant and the Applicant is seeking to modify the structure to accommodate a new tenant seeking to use the space as a restaurant.

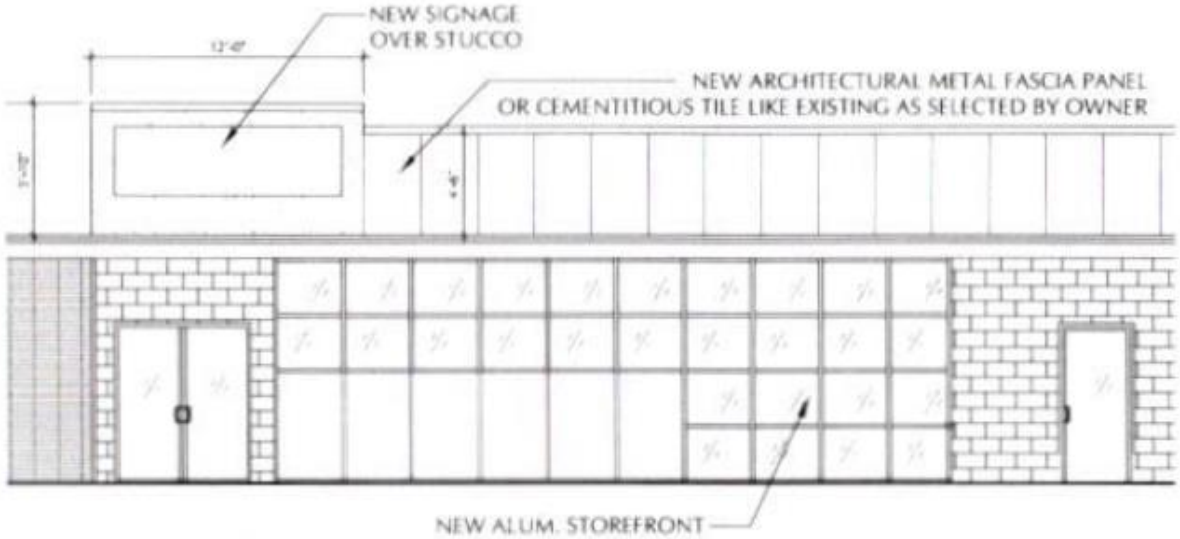
The Applicant is seeking to modify multiple aspects of the building including:
1. Addition of new architectural metal fascia panel or cementitious title
2. New Aluminum Storefront Windows
3. New Signage area over stucco on the eastern elevation
4. New planter box to match existing, brick planters
5. New single ply roof system, aluminum gutters, and aluminum downspouts
6. New concrete ramp and metal rails on western (rear) elevation
7. New metal panels on stairs and auxiliary carport
8. New concrete stairs and guard walls on southern elevation
9. New aluminum storefront window on the southern elevation

Flat roofs with parapets are a common characteristic of commercial buildings within Mount Dora along with storefront windows.







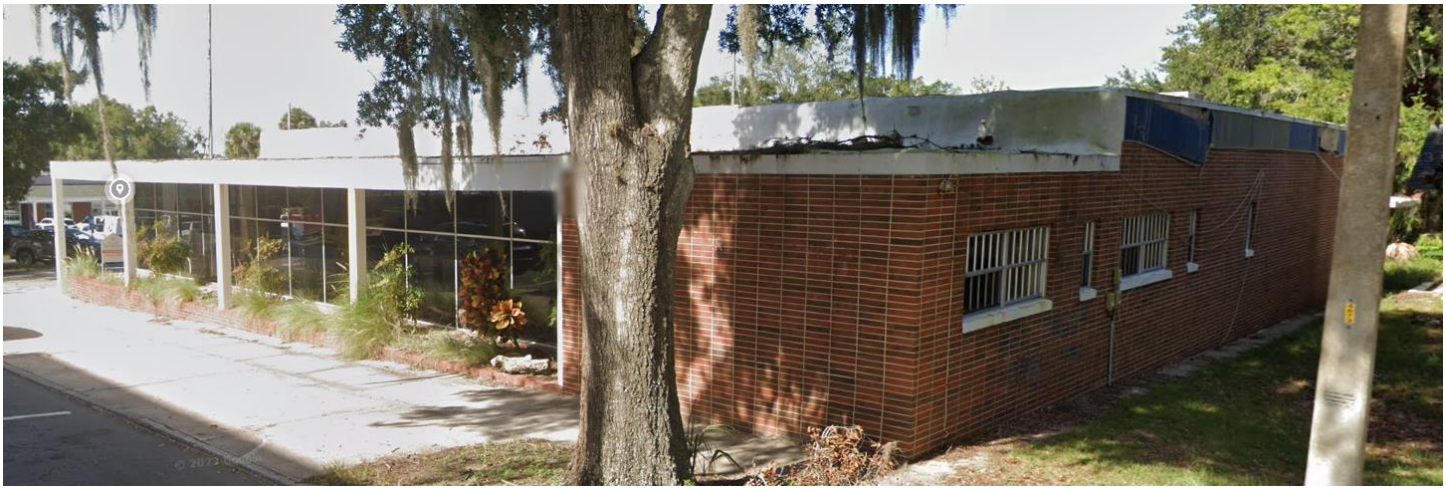


<u>Staff Recommendation</u>:
Staff finds the application consistent with LDC <u>Section 3.6.4(2) (a)</u>, and recommends approval of the application, as presented.

<u>Attachments</u>:
Photos
Application
2020 Site Form

CITY OF MOUNT DORA

Site Photos



CITY OF MOUNT DORA

RECEIVED
OCT 27 2023

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: 711 N. Donnelly St. Alternate Key No.: 1464811

Property Owner: Nov Brothers Holdings

Applicant: _____

Applicant's Mailing Address: P. O Box 1407 Mount Dora, FL 32756

Applicant's Phone Number: 321-303-4920

Applicant's Email Address: NovBrothersinc@gmail.com

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

Application Type:

- ☐ New Construction
- ☐ Addition
- ☐ Renovation

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

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

Existing Materials / Style: _____

Proposed Materials / Style: _____

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

See Attached Scope of work

Reason for Addition / Modification: _____

For Window & Door Modifications, will the grid pattern be replicated? _____

Is there a chimney on the building and will it be affected? _____

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. All formal correspondences will be provided via email.

Michael B Latham Digitally signed by Michael B Latham DN: C=US, E=mblatham@gatorsktch.com, O=GatorSktch Corp. Architects & Planners, CN=Michael B Latham Date: 2021.03.10 13:38:12-05'00'

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.

Vicinity Map
711 N Baker Street

Legend

711 N Baker St

0 110 220 440 Feet

Map Date: 3/23/2021

CITY OF
MOUNT
DORA

PHOTOS
March 31, 2021
711 N Donnelly Street

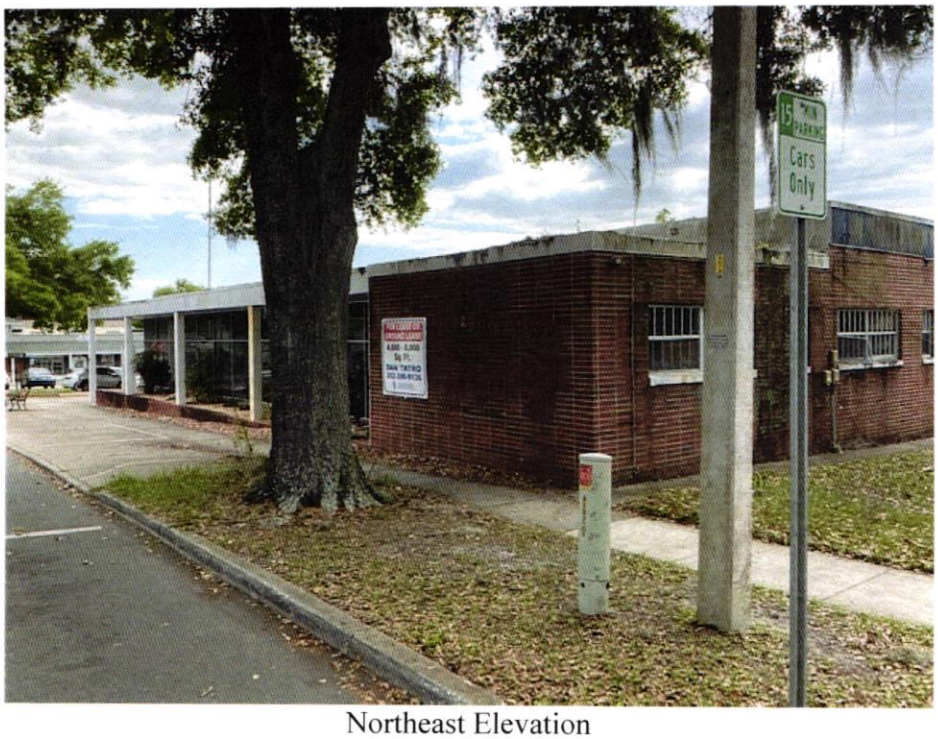
East Elevation

Southeast Elevation

CITY OF
MOUNT
DORA

PHOTOS
March 31, 2021
711 N Donnelly Street

Southeast Elevation



Northeast Elevation

PROPERTY RECORD CARD

General Information

Name:	NOV BROTHERS HOLDINGS LLC	**Alternate Key:**	1464811
Mailing Address:	125 S KING ST STE 2A JACKSON, WY 83001 *Update Mailing Address*	**Parcel Number:**	29-19-27-0010-046-00000
		Millage Group and City:	0MD1 (MOUNT DORA)
		2020 Total Certified Millage Rate:	19.7254
		Trash/Recycling /Water/Info:	*My Public Services Map*
Property Location:	711 NORTH DONNELLY ST MOUNT DORA FL 32757 *Update Property Location*	**Property Name:**	-- *Submit Property Name*
		School Information:	*School Locator & Bus Stop Map* *School Boundary Maps*
Property Description:	MOUNT DORA, 30-19-27 E 130 FT OF S 1/2 BLK 46 PB 3 PGS 37-43 ORB 5331 PG 681		

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	OFFICE 1 STORY (1700)	0	0		18200	SF	$0.00	$352,352.00

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

Commercial Building(s)

Building 1

Commercial Building Value: $237,929.00

Summary

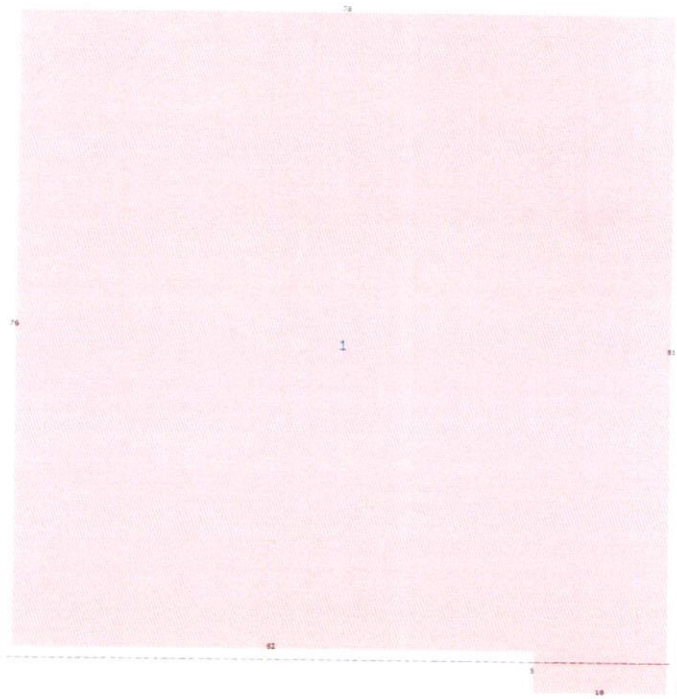
Year Built:	1961
Total Square Footage:	6008
Full Bathrooms:	0
Half Bathrooms:	1
Elevators:	0
Elevator Landings:	0
Escalators:	0
Residential Units:	0
Kitchens:	0
Fireplaces:	0
Structure Type:	Concrete Block or Masonry Walls

Section(s)

Section No.	Section Type	Wall Height	No. Stories	Ground Floor Area	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	12	1	6008	0%	0%	

Interior Finish	Percent	Sprinkler	A/C
(10C)	100.00 %	No	Yes

Exterior Walls:
09 : 100.00 %



View Larger

Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
0001	LOADING DOCK (LDK)	320	SF	1961	$1,780.00
0002	PAVING (PAV)	8600	SF	1961	$6,966.00

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

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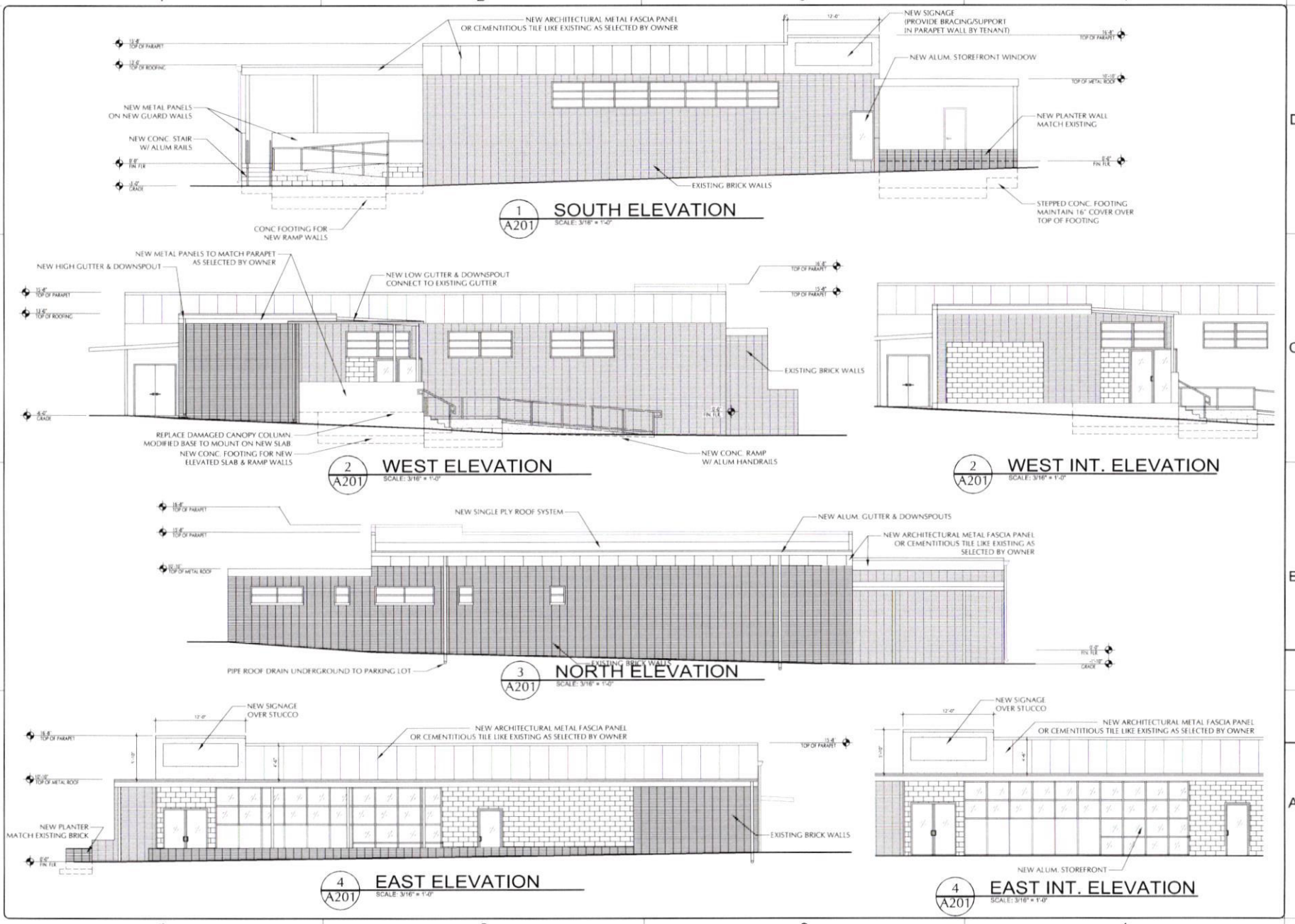
Property data last updated on March 07, 2021.
Site Notice



REVISIONS

MOUNT DORA VENUE
711 NORTH DONNELLY ST
MOUNT DORA, FLORIDA, 32757

CONSTRUCTION DOCUMENTS

GatorSKtch ARCHITECTS & PLANNERS

SIGN DATE

CONSTRUCTION DOCUMENTS

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ELEVATIONS
A201

JOB #: GC-20-030

ISSUE DATE 2-19-21

GatorSKtch
ARCHITECTS & PLANNERS

Attachment A
3-9-21

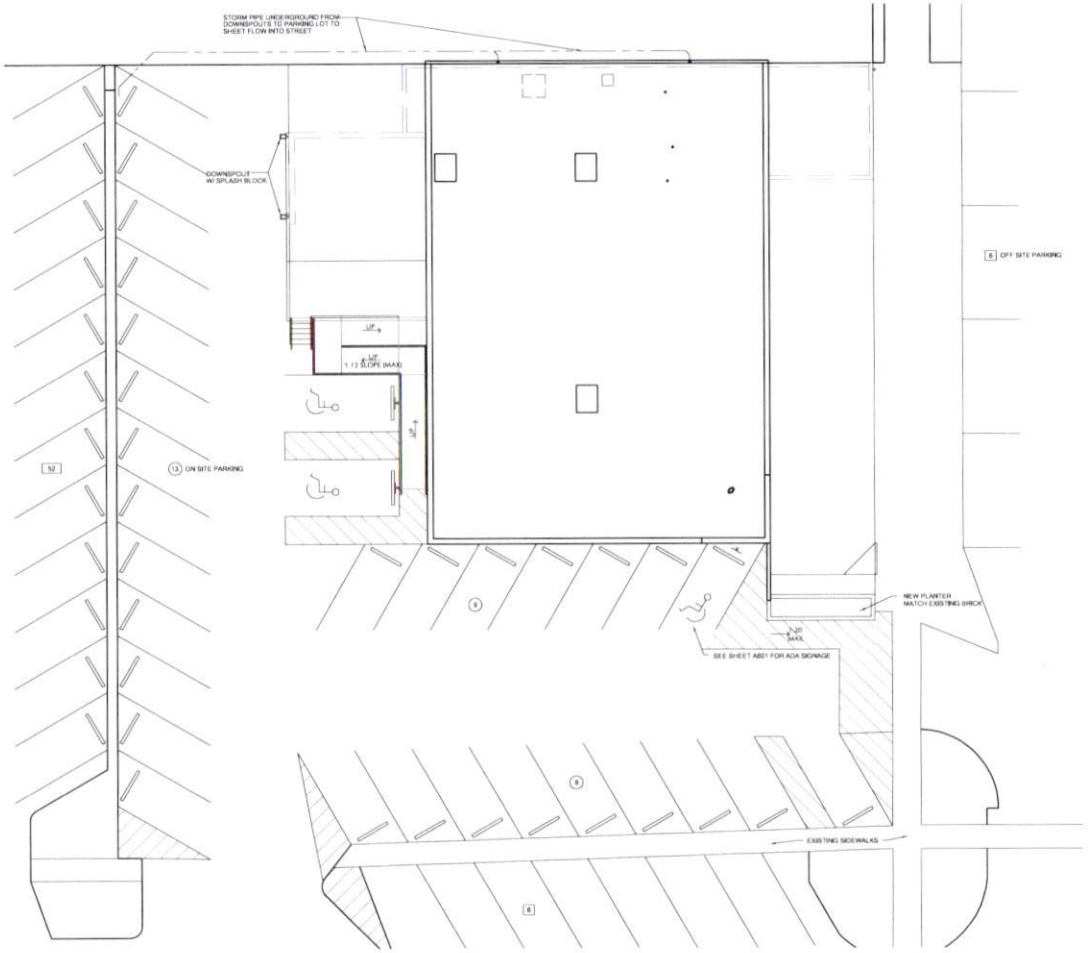
A. Remodel the inside for new Restaurant Tenant

a. New restrooms
b. New Kitchen area
c. New Interior Dining area

B. Refresh Exterior Elevation

a. Replace exterior fascia tile with new tile
b. Brick to remain – clean and seal
c. Seal coat parking & restripe
d. Exterior columns to be primed and painted
e. Corner parapet to be built up for Tenant signage

1000 E. Highway 50, Ste. 201A, Clermont, FL 34711 • 407.608.5677 office • 888.599.4814 fax
www.gatorsktch.com
Registered Architects: AA26002310



SITE PLAN
PERVIOUS & IMPERVIOUS PLAN

1 / CS1

SCALE: 3/32" = 1'-0"

NORTH

NOTE: GENERAL CONTRACTOR TO FIELD VERIFY BEFORE START CONSTRUCTION

PARKING REQUIREMENTS			
		REQUIRED SPACES	PROVIDED SPACES
NEW DINING OCCUPANCY	289 OCC.	1/4 OCC = 72	31 ONSITE
ACCESSIBLE PARKING SPACES		(50-75 SPACES) = 3	3 ONSITE
ADJ. OFF-SITE STREET PARKING			64 OFFSITE
	TOTAL	34 ONSITE + 64 OFFSITE = 98	

REVISIONS

MOUNT DORA VENUE

711 NORTH DONNELLY ST
MOUNT DORA, FLORIDA, 32757

CONSTRUCTION DOCUMENTS

GatorSKtch ARCHITECTS & PLANNERS
AA0002213
1000 EAST HWY 50 SUITE 201A, CLERMONT, FL 34711
PH: (407) 656-0077 FAX: (866) 656-4814
WWW.GATORSKTCH.COM

SIGN DATE

CONSTRUCTION DOCUMENTS

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SITE PLAN

CS2

JOB # GC-20-030

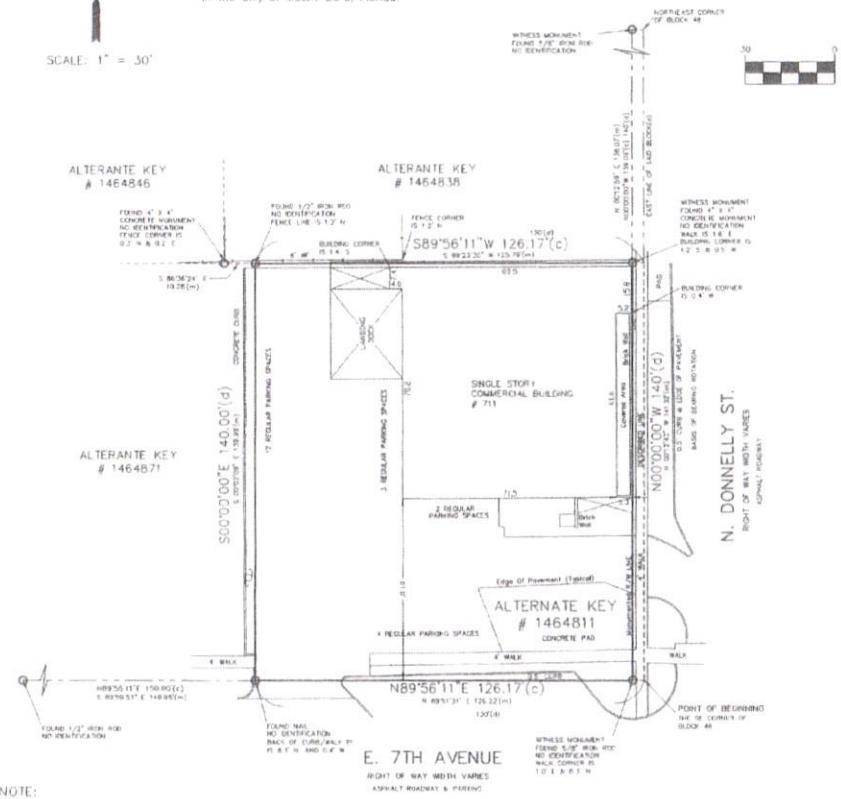
ISSUE DATE 2-19-21

BOUNDARY SURVEY

DESCRIPTION (As Furnished)

Begin at the Southeast corner of Block 46, in Section 30, Township 19 South, Range 27 East, according to the Official Plat of Mount Dora, filed May 8, 1918, and recorded in Plat Book 3, Pages 37, 39, 41, and 43, of the Public Records of Lake County, Florida; run thence North along the West side of Donnelly Street to a point 140 feet South of the Northeast corner of Block 46, thence West 130 feet; thence South parallel with the East line of said Block to Seventh Avenue, thence East to Point of Beginning, lying and being in the City of Mount Dora, Florida.

SCALE: 1" = 30'



NOTE:

SCHEDULE B-II

PROPERTY SUBJECT TO MATTERS RECITED IN THESE CERTAIN DOCUMENTS

LEASE DATE JUNE 21, 1994 BY AND BETWEEN TROY M. DEAL, JR., AND SARAH LUCILLE DEAL (LESSOR), TO THE UNITED STATES POSTAL SERVICE (LESSEE), RECORDED IN OFFICIAL RECORDS BOOK 1304, PAGE 0867, AS AFFECTED BY ASSIGNMENTS RECORDED IN OFFICIAL RECORDS BOOK 2349, PAGE 1164, AND OFFICIAL RECORDS BOOK 2497, PAGE 517 ARE BLANKET IN NATURE, NOT PLOTTABLE

Based on the FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, Lake County, Florida, Community Panel Number 120137 0387 E, last dated 12/18/2012. It appears from a scaling of said map that the land described hereon is shown to be in Zone "X", (AREA OF MINIMAL FLOODING)
Said map is not a Survey and no responsibility is taken for the information contained in or the accuracy of the above referenced map.

1. This Plat represents a Boundary Survey of the description as furnished DSW Surveying and Mapping, PLC per client's instruction and makes no claims regarding ownership or rights of possession.
2. Bearings shown hereon are based on the S00°W line of Described Parcel Being N 89°56'11" E as ASSUMED DATUM.
3. This surveyor has not searched the public records or abstracted the land shown hereon for easements, right of ways, covenants and restrictions or other pertinent documents which may be found in the public records of this county. This research was not included in the scope of services of this firm.
4. The relative distance accuracy for boundary dimensions shown hereon is in excess of 1 Foot in 10,000 Feet.
5. Underground improvements and utilities have not been located.
6. This survey performed by DSW Surveying and Mapping, PLC is for the singular use by the clients named hereon for the express stated purpose listed hereon. This drawing is not legally binding without my signature and original raised embossed seal. No third party is authorized to use this drawing in any way, and this surveyor shall not be held liable for damages resulting from the unauthorized or illegal executions or attempts at circumventing prescribed laws or professional fee payments. All plats, reports, notes, plans, specifications, computer files, field notes or data, other documents and instruments prepared by this firm as instruments of service shall remain the property of this firm. This firm shall retain all common law, statutory and other reserved rights, including the copyright thereto. The original of this drawing remains the property of DSW Surveying and Mapping, PLC.
7. Building ties, Fence ties, Etc. are not to be used as a way to reconstruct boundary line location.

**** PLEASE VISIT OUR WEBSITE: WWW.DSWSURVEYS.COM ****

REVISIONS AND ADDITIONS

LEGEND:

☼	= Light Pole		= Fire Hydrant
Δ	= Delta (Intersection Angle)		= BENCH'S CONCRETE
R	= Radius		
L	= Arc Length	WF	= Wood Fence
U.E.	= Utility Easement	(M)	= Measured
PC	= Point of Curvature	CBW	= Concrete Block Wall
PT	= Point of Tangency	PI	= Point of Intersection
PB	= Plat Book	CNF	= Corner Not Found
PG (S)	= Page(s)	OHU	= Overhead Utility Lines
PRC	= Point of Reverse Curvature	POB	= Point of Beginning
CLF	= Chain Link Fence	POC	= Point of Commencement
A/C	= Air Conditioner	(D)	= Per Description
R/W	= Right-Of-Way	BSL	= Building Setback Line
PCC	= Point of Compound Curvature		= Bandits Utility Pole
(P)	= Per Plat		
C	= Centerline		= Well
COL	= Column	Wm	= Water Meter
TYP	= Typical		= Covered
RP	= Radius Point	CNA	= Corner Not Accessible
(R)	= Radial	(C)	= Calculated
(NR)	= Non Radial		
BFE	= Base Flood Elevation	D.E.	= Drainage & Utility Easement

DRAWING: 15-0332.DWG	SURVEY DATE: 02/24/15
INTENDED DISPLAY SCALE: 1" = 30'	DRAWN: RBD

EXPECTED USE OF THIS LAND: COMMERCIAL PURPOSES

IT IS CERTIFIED THAT THE SURVEY REPRESENTED HEREON MEETS OR EXCEEDS THE STANDARDS OF PRACTICE AS SET FORTH IN CHAPTER 5J-17 ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DOUGLAS S. WILLIS, Florida Registration # 5884 FOR THE FIRM

CERTIFIED TO:
BEST TITLE SOLUTIONS, INC.
THE BARCHESTER CORPORATION
a CORNECTICUT CORPORATION
WFG NATIONAL TITLE INSURANCE COMPANY

DSW Surveying & Mapping, PLC

PROFESSIONAL SURVEYORS AND MAPPERS
CERTIFICATION OF AUTHORIZATION #LB7845
32529 Oklawaha Trail
Sorrento, Florida 32776
Phone (352) 735-2796

JOB NO. 15-0332 Sheet 1 of 1

Clear Form Values

Page 1

☒ Original
☐ Update

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

Site#8 LA04890
Field Date 3-4-2020
Form Date 3-4-2020
Recorder # 148

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

Site Name(s) (address if none) 711 N Donnelly Street — 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

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	711	N	Donnelly	Street	

Cross Streets (nearest / between) NW corner of N Donnelly St & E 7th Ave
USGS 7.5 Map Name EUSTIS — USGS Date 2018 — Plat or Other Map _____
City / Town (within 3 miles) Mount Dora — In City Limits? ☒ yes ☐ no ☐ unknown — County Lake
Township 19S — Range 27E — Section 29 — ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE — Irregular-name: _____
Tax Parcel # 29-19-27-0010-046-00000 — Landgrant _____
Subdivision Name MOUNT DORA, 30-19-27 — Block 46 — Lot 0
UTM Coordinates: Zone ☐ 16 ☒ 17 — Easting 437059 — Northing 3186296
Other Coordinates: X: -81.64498 — Y: 28.80269 — Coordinate System & Datum WGS84
Name of Public Tract (e.g., park) _____

HISTORY

Clear History Values

Construction Year: 1961 ☒ approximately ☐ year listed or earlier ☐ year listed or later
Original Use Post office — From (year): 1961 — To (year): _____
Current Use Vacant — From (year): _____ — To (year): 2020
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 Commercial — Exterior Plan Rectangular — Number of Stories 1
Exterior Fabric(s) 1. Brick — 2. _____ — 3. _____
Roof Type(s) 1. Flat — 2. _____ — 3. _____
Roof Material(s) 1. Tar & gravel — 2. _____ — 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ — 2. _____

Windows (types, materials, etc.)

Large pane windows under canopy

Distinguishing Architectural Features (exterior or interior ornaments)

Glass front with columns and brick planter

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

Loading Dock

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

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

HISTORICAL STRUCTURE FORM

Site #8 LA04890

DESCRIPTION (continued)

Clear Description Values

Chimney: No. 0 Chimney Material(s): 1. Not applicable 2. _____

Structural System(s): 1. Concrete block 2. Brick 3. _____

Foundation Type(s): 1. Slab 2. Continuous

Foundation Material(s): 1. Poured Concrete Footing 2. Concrete Block

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) Field visit and documentation

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

OPINION OF RESOURCE SIGNIFICANCE

Clear Significance Values

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

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

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

The structure has architectural details that reflects its time as a Post Office, thus contributing to the overall look of the 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 Bradley Benmoshé, CNU-A Affiliation Other

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

(address / phone / fax / e-mail)

Required Attachments

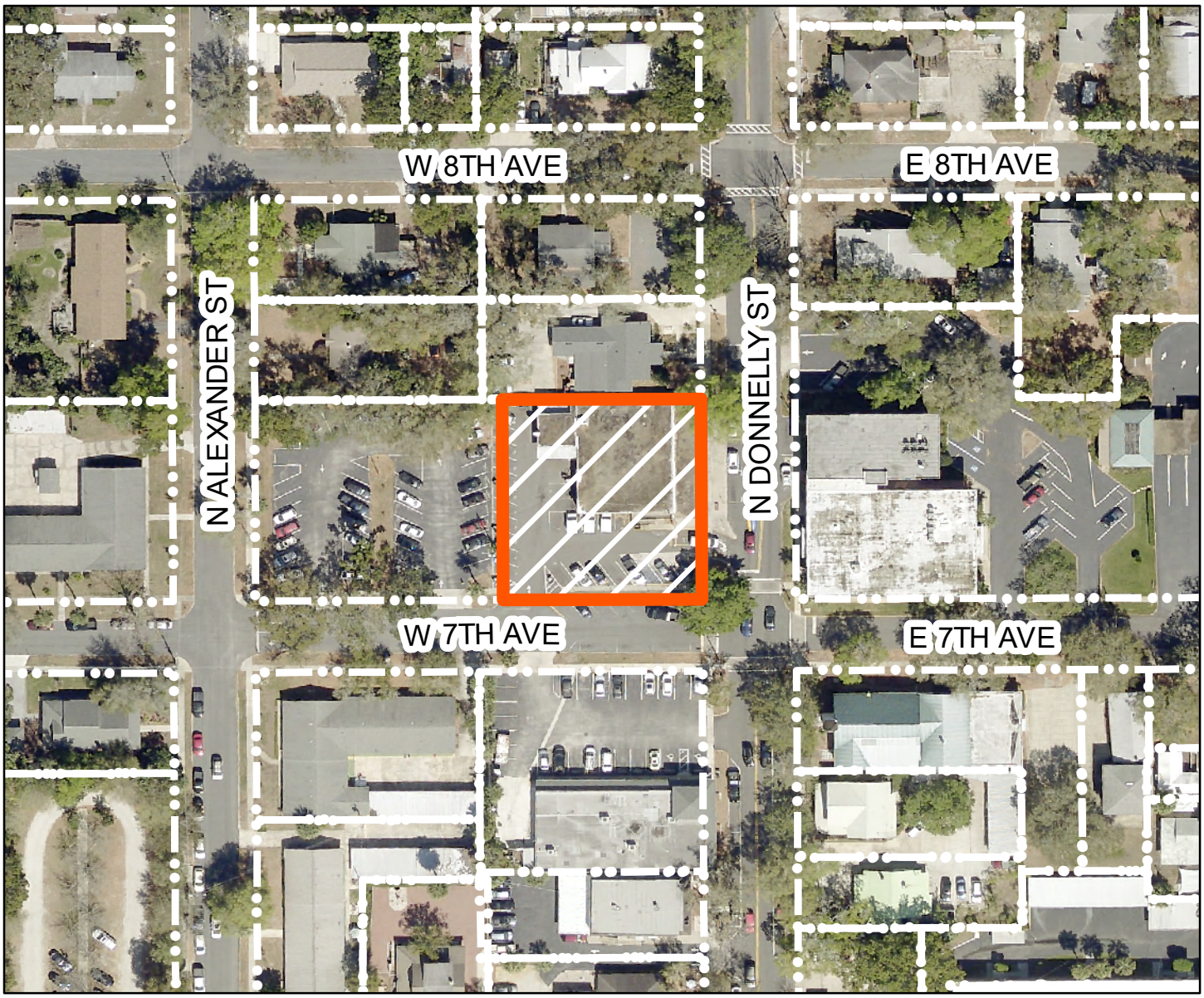
❶ **USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED**

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

❸ **PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE**

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

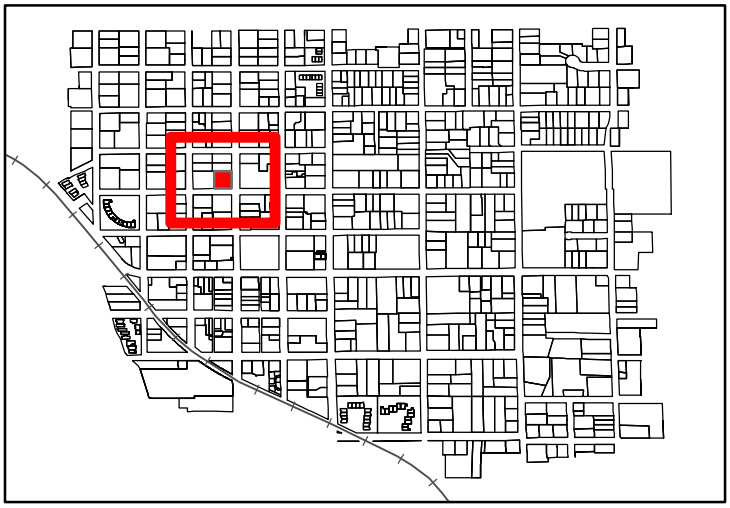
Street Map



N

711 NORTH DONNELLY ST MOUNT DORA FL 32757

0 40 80 160 Feet

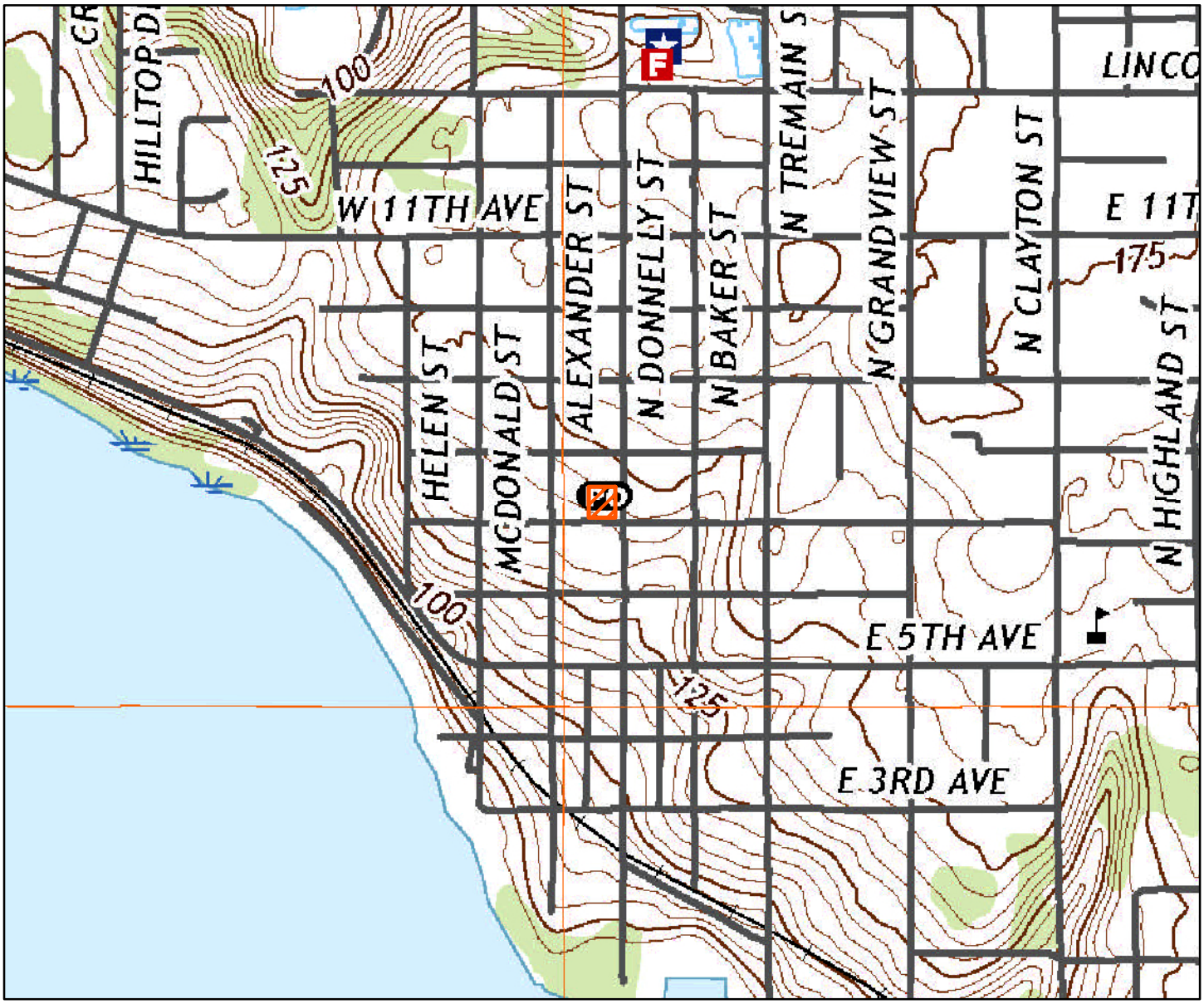


LA04890

KCI TECHNOLOGIES

Data Sources: Lake County, City of Mount Dora

USGS Map



N

LA04890

711 NORTH DONNELLY ST MOUNT DORA FL 32757

Source: United States Geological Survey Eustis, FL 2018

KCI TECHNOLOGIES

FOR LEASE
DAN TATRO
352-396-9136
GRIZZARD

CITY OF MOUNT DORA

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

DATE: December 13, 2023

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 4 – Certificate of Appropriateness; 711 N Donnelly Street (Location); Façade Modifications (Proposed Work); George Roland (Owner); Eustis Roofing C/O Rodney Reisman (Applicant).**

Property Information:

Address:	711 N Donnelly Street	**Current Use:**	Vacant Commercial Property
Zoning District:	C-2	**Land Use:**	Commercial

Structure Information:

Date of Construction:	1961	**Style:**	Commercial
Exterior Material:	Brick	**Stories:**	One
Roof Type:	Flat	**Chimneys:**	None
Roof Material:	Tar and Gravel	**Porch:**	None

Distinguishing Features: Large pane windows under canopy. Glass front with columns and brick planter.

Architecture Style:

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

Most commercial buildings were rectangular in plan. One narrow elevation, facing the street, became the focus of the design and provided the building's identifying features. Facades were organized into distinct sections or zones, commonly containing one or two parts. The one-part facade generally was a one-story building. It was formed by a structural framework consisting of columns, bulkheads or kick-panels, and a cornice topped by a parapet. Large show windows were generally placed within this framework to display merchandise and light the interior.

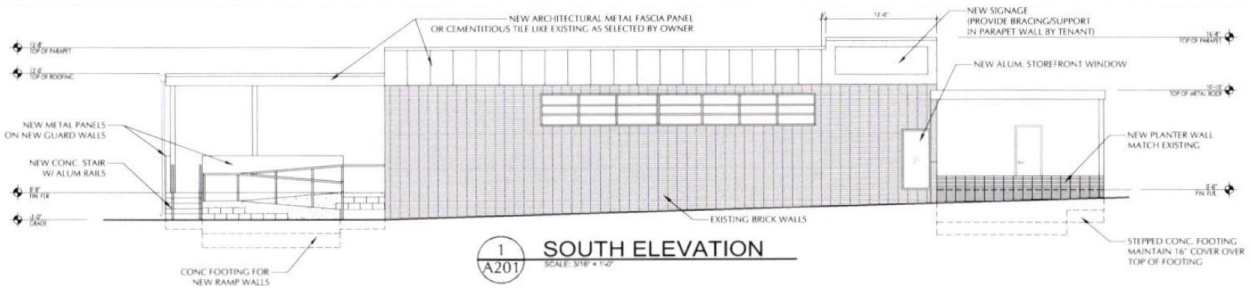
Roofs were usually flat built-up types with parapets. Brick was frequently used in combination with cast iron. Beginning in the 1920s, two new masonry materials, hollow terracotta tile and concrete block, gained wide use in construction of commercial buildings. Stucco finishes and terracotta detailing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

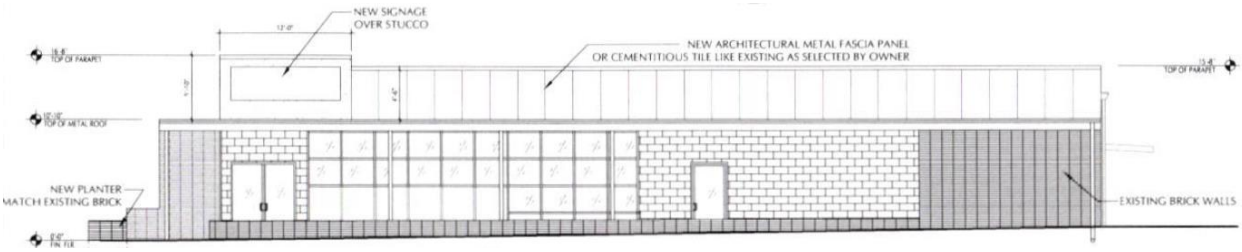
Guidance from Land Development Code (LDC) and Historic Guidelines:
Pursuant to the Mount Dora Historic Design Guidelines, roofs are highly visible components of historic buildings and are an integral part of a building's overall design and often help define its architectural style. Roof shapes in Mount Dora include gable, hip, flat and gambrel. Flat roofs with parapets are a common characteristic of commercial buildings within Mount Dora.

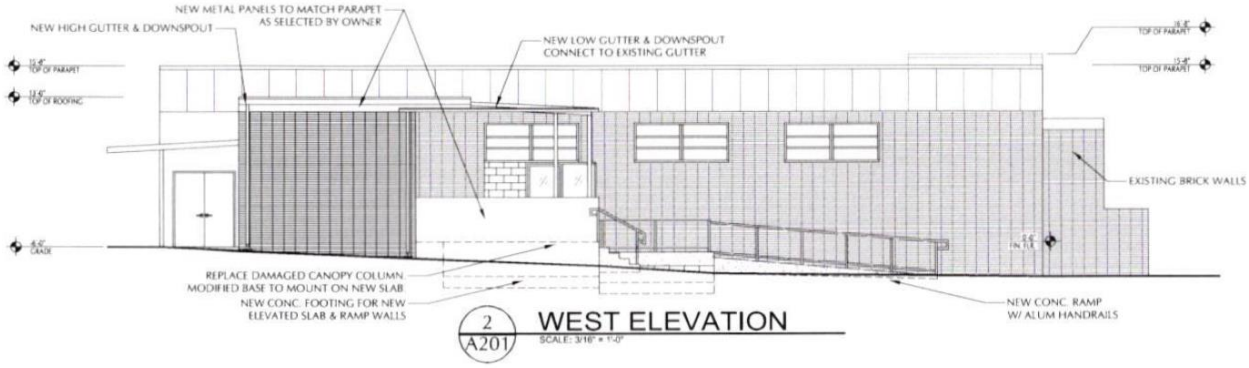
Staff Analysis:
The building was originally a post office and was active from 1961 until 2020. The building has been vacant and the Applicant is seeking to modify the structure to accommodate a new tenant seeking to use the space as a restaurant.

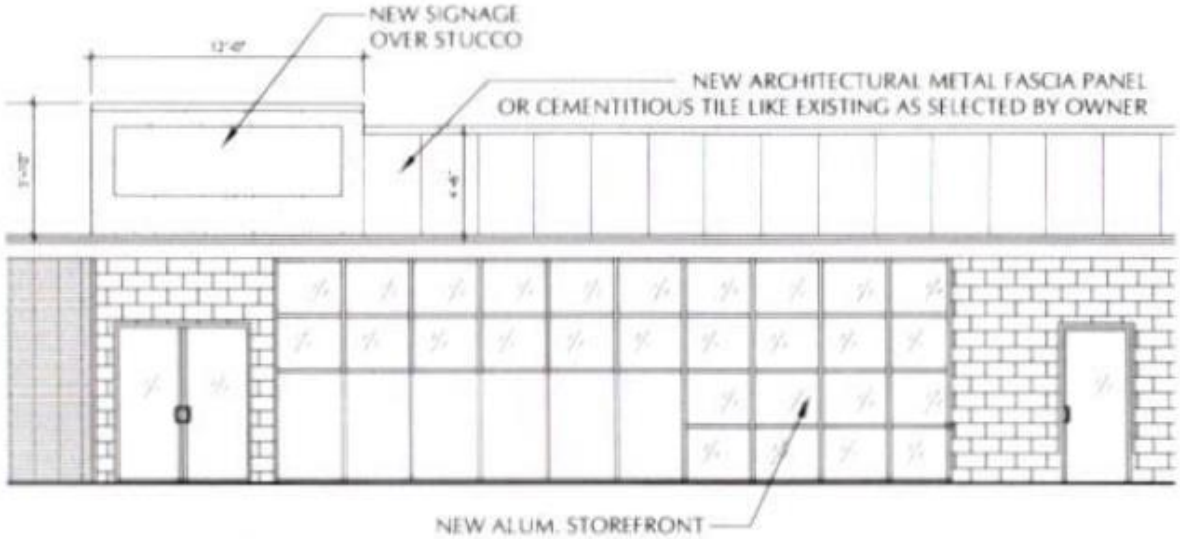
The Applicant is seeking to modify multiple aspects of the building including:
1. Addition of new architectural metal fascia panel or cementitious title
2. New Aluminum Storefront Windows
3. New Signage area over stucco on the eastern elevation
4. New planter box to match existing, brick planters
5. New single ply roof system, aluminum gutters, and aluminum downspouts
6. New concrete ramp and metal rails on western (rear) elevation
7. New metal panels on stairs and auxiliary carport
8. New concrete stairs and guard walls on southern elevation
9. New aluminum storefront window on the southern elevation

Flat roofs with parapets are a common characteristic of commercial buildings within Mount Dora along with storefront windows.









<u>Staff Recommendation</u>:
Staff finds the application consistent with LDC <u>Section 3.6.4(2) (a)</u>, and recommends approval of the application, as presented.

<u>Attachments</u>:
Photos
Application
2020 Site Form

CITY OF MOUNT DORA

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

DATE: December 13, 2023

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 4 – Certificate of Appropriateness; 229 E 6th Avenue (Location); Revision to COA for Detached Garage; (Request); Chris Sweazy (Owner and Applicant)**

Property Information:

Address:	229 E 6th Ave	**Current Use:**	Residential
Zoning District:	R-3	**Land Use:**	High Density Residential

Structure Information (Single-Family Dwelling Unit):

Date of Construction:	1925	**Style:**	Mediterranean Revival
Siding:	Stucco	**Porch:**	Open
Roof Type:	Flat	**Chimneys:**	None

Architecture Style:
Spanish and other Mediterranean-influenced styles were most common in California, Arizona, New Mexico, Texas, and Florida, states with a tradition of Spanish colonial architecture. This style of architecture is characterized with an irregular plan; stucco exterior material; hip or flat roof with curvilinear parapet; barrel roof; and a continuous foundation. Common details such as plaster and terra cotta detailing arches, columns window surrounds, cornices, parapets, wrought iron grills, balconies, and balconets.

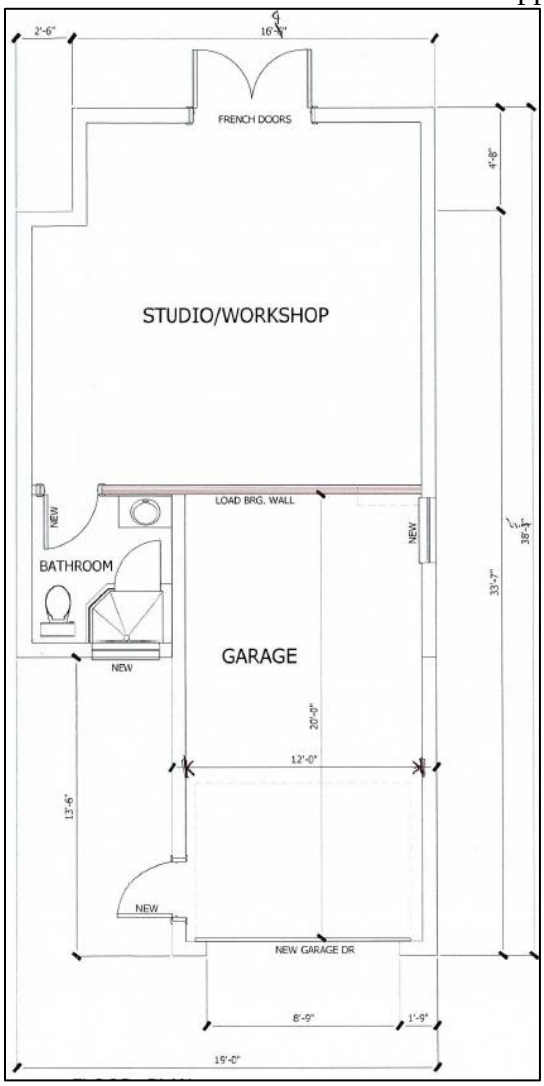
Background:
The applicant initially obtained a COA on February 23, 2022, to remodel an existing detached garage and construct a new pool cabana. The detached garage that was built in 1949 and the applicant sought to increase to height to eighteen feet and remodel it to match the existing residence. The applicant also proposed constructing a detached living space that will function as a pool cabana.

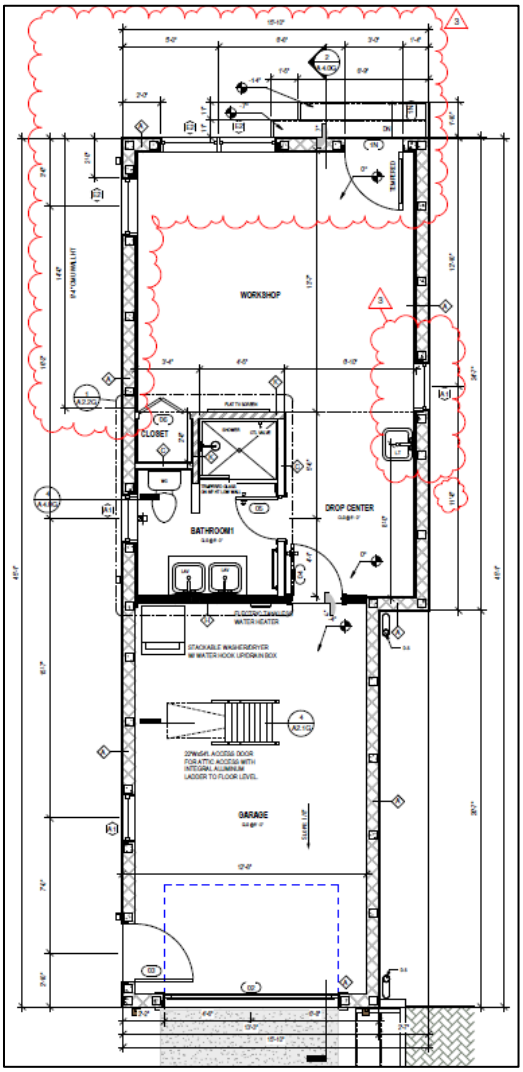
The applicant sought to revise their plans to include: (1) removal of a tree due to its close proximity to the house; (2) expanding the garage 4.8’ on the rear and 1’ on the western side to accommodate a new foundation; and (3) reducing the car parking portion of the garage from roughly 16x20 feet to 12x20 feet. The Historic Preservation Board approved these modifications on October 26, 2022.

Description of Proposed Work:

The Applicant is seeking modifications to the previously approved plan including modified floor plan; different styled windows and garage door; more windows with accents on the west/left elevation; different grid patterns on the windows; different styled door; and revised exterior lights abutting the garage door.

Previous Approval vs Current Proposal

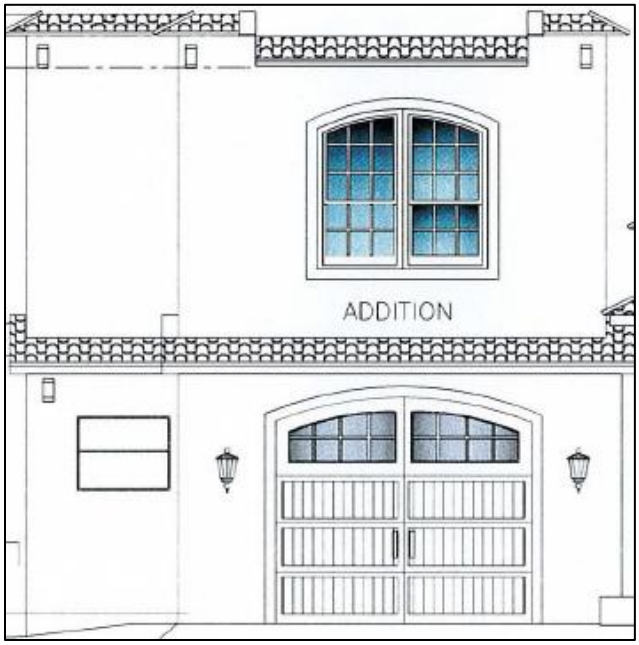


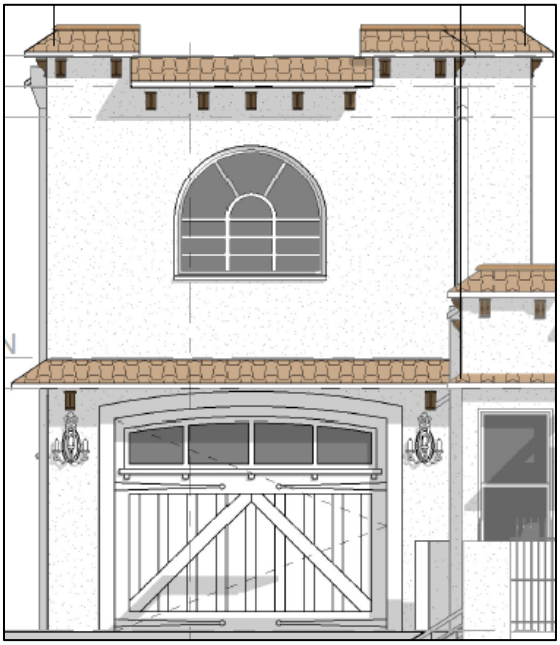


Staff Analysis:

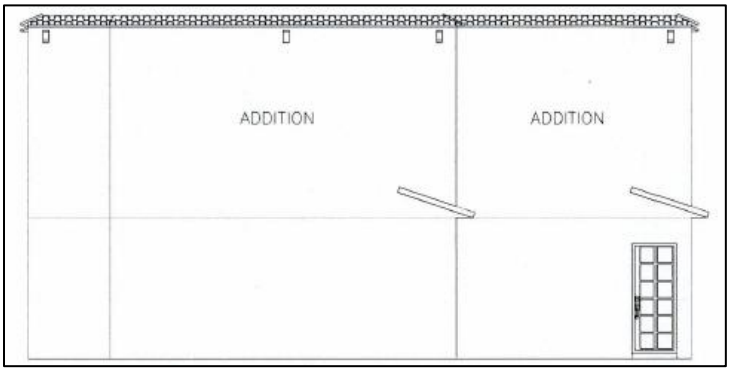
The proposed development was previously granted a COA because it was determined that the modifications would be consistent with the Mount Dora Historic Guidelines, the Land Development Code, and the Secretary of the Interior's Guidelines for Rehabilitation. The proposed changes are minor and will not adversely affect the applicant's efforts to ensure the garage is compatible with the existing dwelling unit and its historic style. The addition of windows on the western façade with decorative projections promote visual compatibility with the surrounding area and the modified window on the front façade complements the curved arch on the residence.

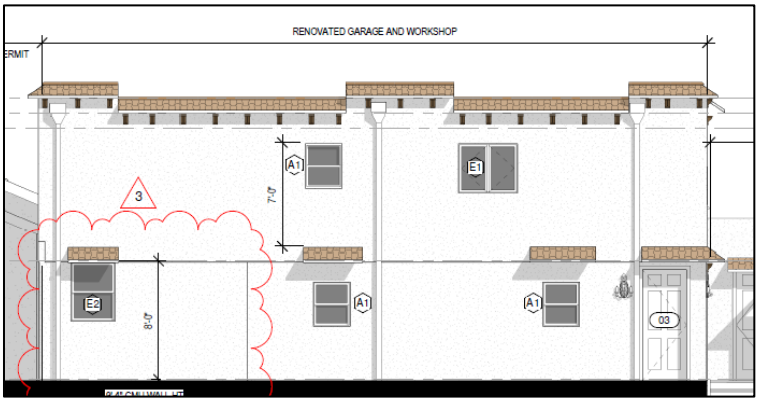
Front/ Southern Elevation



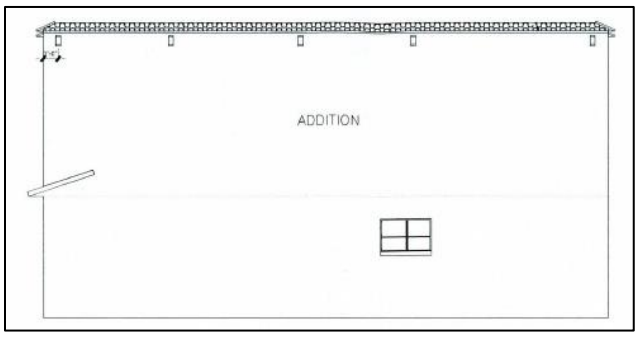


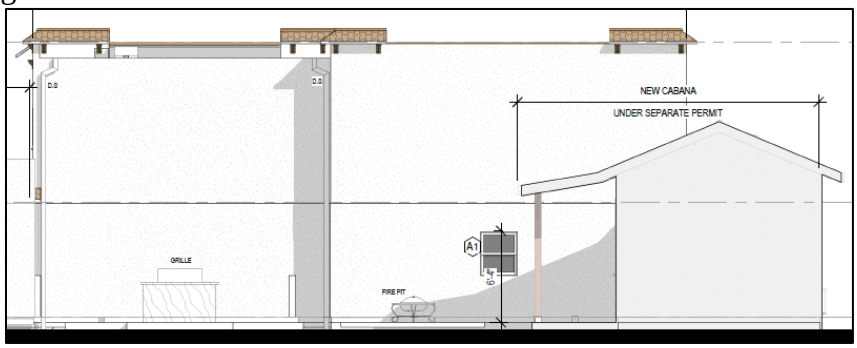
West / Left Elevation



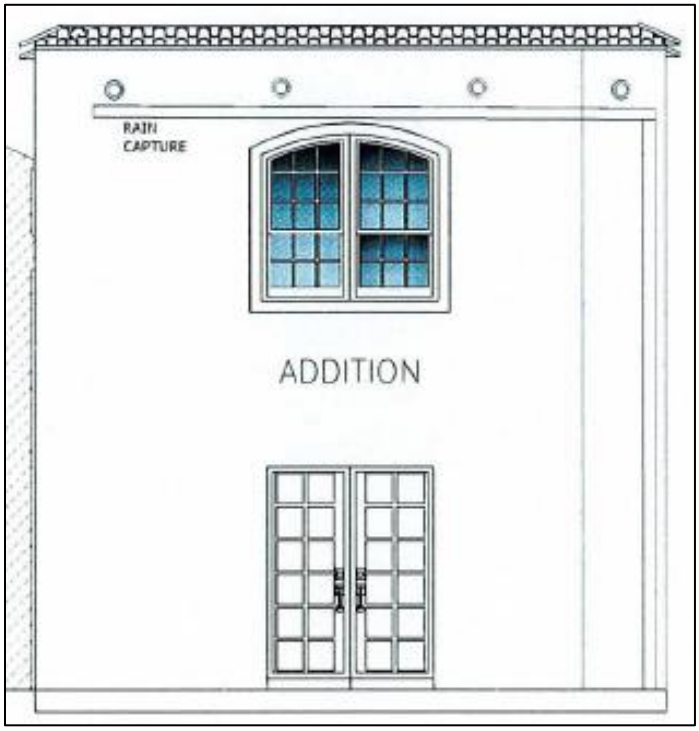


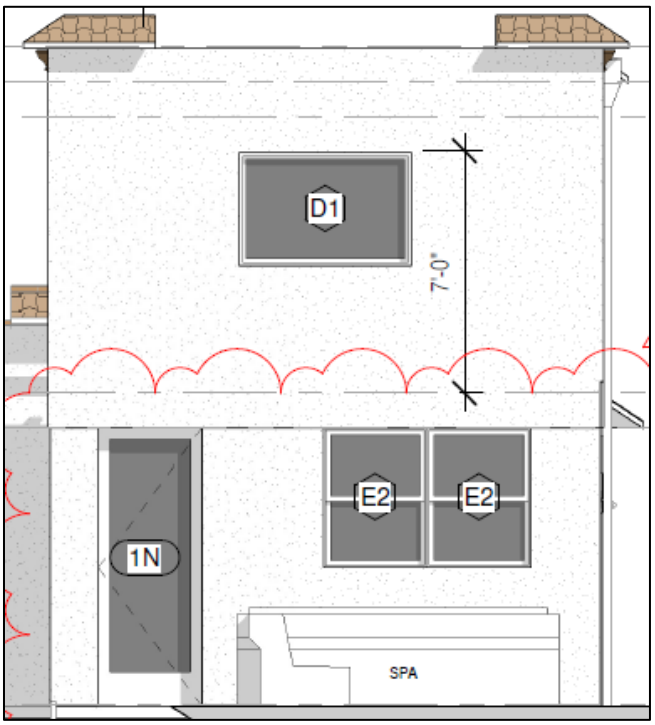
Right / East Elevation





Rear / Northern Elevation





Staff Recommendation:
Staff finds the application consistent with LDC Section 3.6.4(2) (a), and recommends approval of the application, as presented.

Attachments:
Photos
Application
1987 Site Form
2008 Site Form
Previously Approved Elevations
Proposed Elevations

Photos

229 E 6th Avenue

CITY OF MOUNT DORA

Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7112
Fax: 352-735-7191
E-mail: plandev@cityofmountdora.com

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

229 E. 6th Ave, Mt. Dora FL 32757
Property Address

229 E. 6th Ave. L.L.C
Property Owner (If Different From Applicant)

Applicant Name: Chris Sweazy (Homeowner)

Address: 229 E. 6th Ave

City/St/Zip: Mt. Dora, FL 32757

407-252-3590 | | CSWEAZY@YAHOO.COM
Business Phone | **Alternate Phone** | **Email**

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

Amendment to Previously Approved COA to update site plan per setback requirements

Current Building Use (i.e. residential or commercial): Residential - Zone R3/R2B
Is there currently a chimney on the building? Not on modified structure
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.

Angela Register and Chris Sweazy
Homeowners
229 E. 6th Ave
Mt Dora, Fl 32757
November 28th, 2023

City of Mt Dora Historical Preservation Committee
City Planning and Development
510 N. Baker St.
Mt Dora FL 32757

Re: 229 E. 6th Ave Proposed Improvements

Dear Committee Members,

Thank you for reviewing our request to make improvements to our property located at 229 E. 6th Avenue in Mt Dora. The property in question is a listed historical property named "Bellissimo Castello Di Mt Dora" that was originally constructed in 1925. We purchased this home in August 2021 and while the home is in a great location we are hoping to make improvements to the property to make it our desired forever home. The residence is zoned R3 but regulated as R1-B.

A Certificate of Appropriateness (COA) was previously received from the Historical Preservation Board in February of 2022 and again in August of 2022. These COA approvals allowed for removal of an existing 1950's garage and a tree, the addition of a pool cabana and spa area and for other related landscaping improvements. After receiving the COA approval and upon applying for a permit with the City, it was determined that the proposed design violated setback requirements on the western side of the property. We were advised by the City that the proposed garage would need to be moved from the current 2.5 ft setback to 5 ft which is the current standard. This necessitated redesign of the proposed garage to accommodate the side setback requirements.

We have since employed an architect to redesign the garage to meet the required side setback to meet code. The redesign also necessitated the movement of the front portion of the building forward to avoid crowing the existing home. The new design continues to include the exterior elements of the first design including Mediterranean tile trim and matching corbels. Other small changes include the selection of windows that more closely match the existing archways of the home and the addition of window eves matching the current home. The door on the rear of the garage is also changing from a sliding glass door and to a single door and set of windows. In the updated design the fit pit and spa areas have been reversed. The changes from the previously approved design are summarized in red on the attached figures. The amount of pavers has also been reduced in favor of grass or landscaping. No changes to other structures from the previously approved site plan are proposed.

Our application is seeking to make changes to the previously approved COA site plan as related to the updated garage design necessitated by the current code requirements and to improve uniformity with the existing home.

Thank you for your consideration and review and we look forward to your positive approval of our proposed property changes.

Chris Sweazy, Homeowner

Vicinity Map
229 E. 6th Avenue

Legend

Located Historic Preservation Review Area

N

N.T.S.

CITY OF MOUNT DORA

Path: U:\Planning and Development\Master Documents\MAPS\Historic\Vicinity Maps\229 E 6th Ave.mxd

Date: 10/2/2018

PROPERTY RECORD CARD

General Information

Name:	229 EAST 6TH AVENUE LLC	**Alternate Key:**	1465001
Mailing Address:	2261 POINSETTIA DR LONGWOOD, FL 32779-4434 *Update Mailing Address*	**Parcel Number:**	29-19-27-0010-049-00004
		Millage Group and City:	00MD (MOUNT DORA)
		2021 Total Certified Millage Rate:	18.7017
		Trash/Recycling /Water/Info:	*My Public Services Map*
Property Location:	229 EAST 6TH AVE MOUNT DORA FL 32757 *Update Property Location*	**Property Name:**	-- *Submit Property Name*
		School Information:	*School Locator & Bus Stop Map* *School Boundary Maps*
Property Description:	MOUNT DORA, 30-19-27 W 38 FT OF E 140 FT OF S 127.5 FT OF BLK 49--LESS N 3.5 FT OF E 28.5 FT--PB 3 PG 37-43, TOMPKINS BLKS 49 & 61 SUB LOT 6, E 20 FT OF LOTS 7 & 8 BLK 49 PB 5 PG 9 ORB 5772 PG 626		

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)	38	124		38	FF	$0.00	$60,610.00
2	SINGLE FAMILY (0100)	20	140		20	FF	$0.00	$16,700.00

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

Residential Building(s)

Building 001

Residential	Single Family	Building Value: $147,436.00

Summary

Year Built: 1925	Total Living Area: 1168	Central A/C: Yes	Attached Garage: No
Bedrooms: 2	Full Bathrooms: 1	Half Bathrooms: 0	Fireplaces: 1

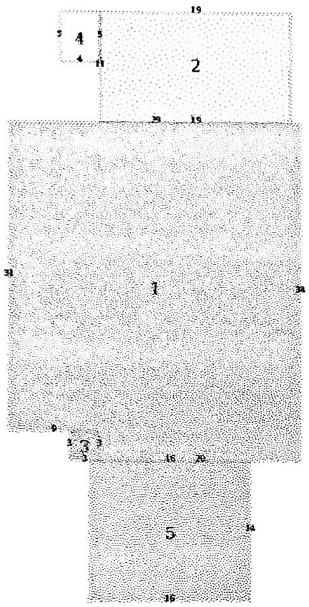
Incorrect Bedroom, Bath, or other information?

Section(s)

Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Stucco/Brick (003)	1	959	N	28%	0%	
2	FINISHED LIVING AREA (FLA)	Stucco/Brick (003)	1	209	N	0%	0%	

3	OPEN PORCH FINISHED (OPF)	No Wall Type (000)	1	9	N	0%	0%
4	OPEN PORCH FINISHED (OPF)	No Wall Type (000)	1	20	N	0%	0%
5	CANOPY (CAN)	No Wall Type (000)	1	224	N	0%	0%

View Larger / Print / Save



Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
0001	GARAGE DETACHED (DGF)	360	SF	1950	$7,960.00

Sales History

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

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
5772 / 626	8/9/2021	Warranty Deed	Qualified	Improved	$416,000.00
5137 / 685	6/29/2018	Warranty Deed	Qualified	Improved	$260,000.00
4977 / 1954	7/20/2017	Warranty Deed	Multi-Parcel	Improved	$100.00
3964 / 1403	10/12/2010	Warranty Deed	Multi-Parcel	Improved	$161,900.00
3016 / 1181	11/1/2005	Trustees Deed	Multi-Parcel	Improved	$299,000.00
2697 / 251	10/29/2004	Warranty Deed	Multi-Parcel	Improved	$177,000.00
2209 / 1498	11/5/2002	Warranty Deed	Multi-Parcel	Improved	$149,000.00
1850 / 2214	8/14/2000	Warranty Deed	Multi-Parcel	Improved	$103,900.00
1418 / 839	2/1/1996	Warranty Deed	Multi-Parcel	Improved	$62,500.00
1126 / 174	8/1/1991	Warranty Deed	Multi-Parcel	Improved	$52,500.00
850 / 1184	8/1/1985	Warranty Deed	Multi-Parcel	Improved	$1.00
773 / 79	3/1/1983	Quit Claim Deed	Unqualified	Improved	$1.00
768 / 661	1/1/1983	Warranty Deed	Multi-Parcel	Improved	$1.00

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

Values and Estimated Ad Valorem Taxes

Values shown below are 2022 WORKING VALUES that are subject to change until certified.

NOTES:

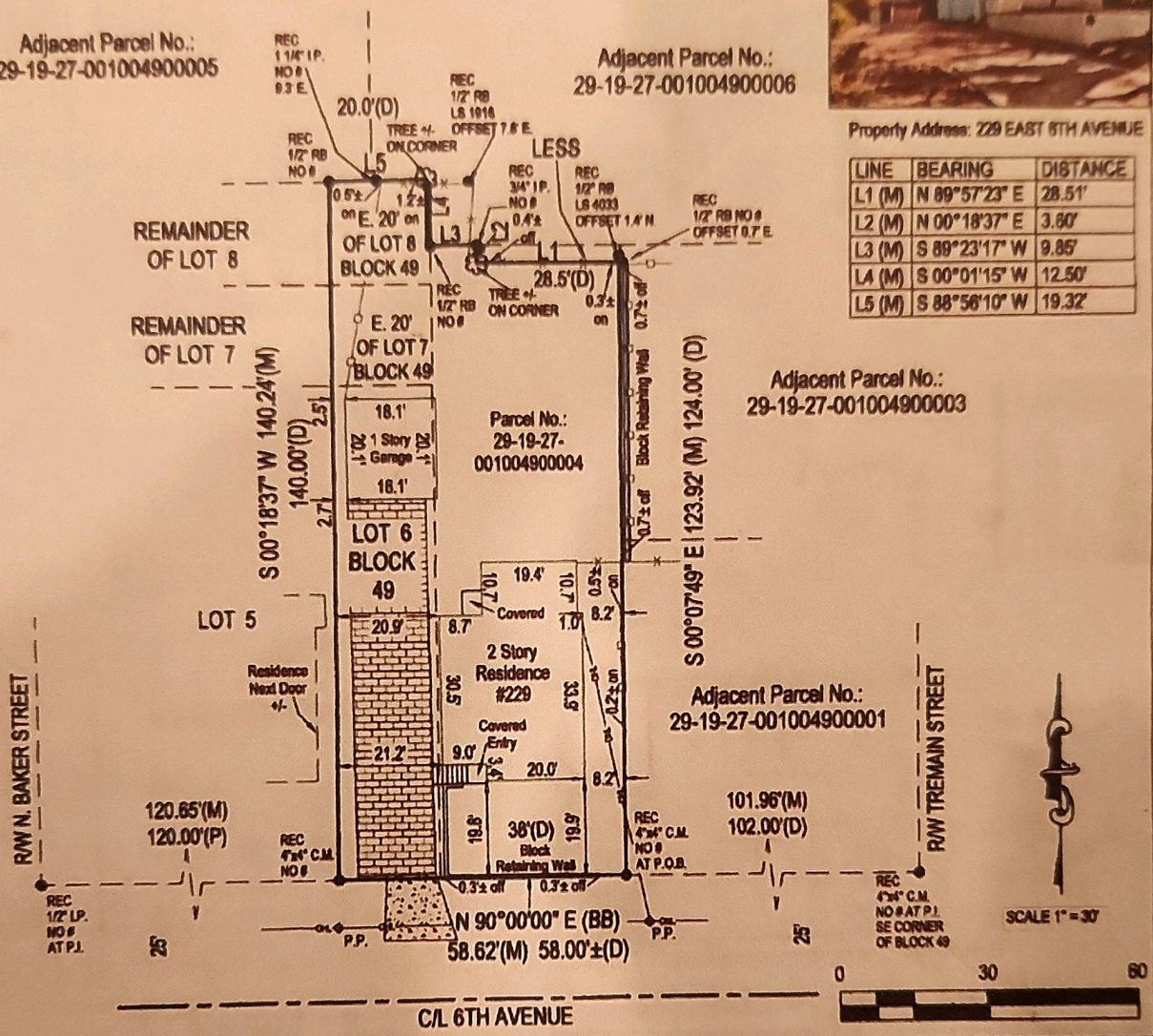
1. THIS BOUNDARY SURVEY WAS PREPARED FROM TITLE OR OTHER INFORMATION FURNISHED TO THIS SURVEYOR. THERE MAY BE OTHER RESTRICTIONS RECORDED OR UNRECORDED EASEMENTS THAT AFFECT THIS PROPERTY. PROPERTY IS SUBJECT TO ALL TITLE EXCEPTIONS, COVENANTS, RESTRICTIONS, EASEMENTS AND SETBACKS OF RECORD. NO TITLE ABSTRACT PERFORMED BY THIS SURVEYOR. EASEMENTS SHOWN PER PLAT OR PROVIDED INFORMATION.
2. NO UNDERGROUND UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN. SEPTIC +/- IF SHOWN.
3. THIS SURVEY IS PREPARED FOR THE SOLE BENEFIT OF THOSE CERTIFIED TO AND SHOULD NOT BE RELIED UPON OR USED BY ANY OTHER ENTITY. SURVEYS ARE NOT TRANSFERABLE.
4. DIMENSIONS SHOWN FOR THE LOCATION OF IMPROVEMENTS HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES. BOUNDARY BEARINGS AND DISTANCES ARE SHOWN AS PLATTED UNLESS DENOTED AS MEASURED.
5. BEARINGS ARE BASED ON ASSUMED DATUM AND ON THE LINE SHOWN AS BASE BEARING (BB).
6. BUILDING LINES SHOWN, REPRESENT BUILDING WALLS. EAVES, IF ANY, NOT LOCATED OR SHOWN.
7. NO BUILDING SETBACKS OR BUILDING RESTRICTIONS SHOWN UNLESS PROVIDED TO THIS SURVEYOR.

Boundary And Mapping Associates, Inc.
LAND SURVEYORS LB 4565
109 WEST ORANGE STREET
ALTAMONTE SPRINGS, FL.
32714
PH. (407) 898-1155

FLOOD ZONE REFERENCE:
PROPERTY APPEARS TO BE LOCATED IN ZONE "X" PER F.I.R.M. MAP PANEL NO. 12127C 0367 E DATED 02-19-14.

Property Address: 229 EAST 6TH AVENUE

LINE	BEARING	DISTANCE
L1 (M)	N 89°57'23" E	28.51'
L2 (M)	N 00°18'37" E	3.60'
L3 (M)	S 89°23'17" W	9.85'
L4 (M)	S 00°01'15" W	12.50'
L5 (M)	S 88°56'10" W	19.32'



DESCRIPTION: Begin 102 feet West of the Southeast corner of Block 49, Section 30, Township 19 South, Range 27 East, according to the OFFICIAL MAP OF MT. DORA, 2ND SECTION, filed May 8, 1916 and recorded in Plat Book 3, Page 39, Public Records of Lake County, Florida; run thence West 38 feet, more or less, to a point located 140 feet East of the Southwest corner of said Block 49; thence North 127.5 feet; thence East 38 feet, more or less, to a point 102 feet West of the East Boundary of said Block 49; thence South 127.5 feet to the Point of Beginning. LESS the North 3.5 feet of the East 28.5 feet thereof.

Parcel 2

Lot 6, and the East 20 feet of Lots 7 and 8, Block 49, PROPERTY OF ENOCH J. TOMPKINS, according to the plat thereof, as recorded in Plat Book 5, Page 9, Public Records of Lake County, Florida.

CERTIFIED TO:
DAVID PEREZ
WELLS FARGO BANK, NA
WATSON TITLE SERVICES, INC.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

ORDERED BY:

Title Services, Inc.

JOB NO.: 18-1202
DATE:
FIELD: 06-15-18
SIGNED: 06-25-18
DRAWN BY: JDB
P.C.: CJC
CHECKED BY: RWJ

LEGEND

REC. - RECOVERED
I.P. - IRON PIPE
I.C. - ILLEGIBLE CAP #
C.M. - CONCRETE MONUMENT
RB - REBAR
RAD. - RADIAL
N.R. - NOT RADIAL
NED - NAIL & DISC
(P) - PER PLAT
(M) - AS MEASURED
(D) - PER DESCRIPTION
O.L. - ON LINE
P.C. - POINT OF CURVATURE
P.T. - POINT OF TANGENCY
R/W - RIGHT-OF-WAY
P.O.B. - POINT OF BEGINNING
P.B. - PLAT BOOK PG. - PAGE
O.R.B. - OFFICIAL RECORDS BOOK
M.B. - MAP BOOK

PRC - POINT OF REVERSE CURVE
R.P. - RADIUS POINT
R - RADIUS
L - LENGTH OF ARC
S.E. - SIDEWALK EASEMENT
U.E. - UTILITY EASEMENT
D.E. - DRAINAGE EASEMENT
L.E. - LANDSCAPE EASEMENT
P.E. - POOL EQUIPMENT
P.P. - POWER POLE
CHAIN LINK / WIRE FENCE LINE +/-
WOODEN FENCE LINE +/-
VINYL FENCE LINE +/-
ALUMINUM FENCE LINE +/-
OVERHEAD LINE +/-

Point Not Found or Set

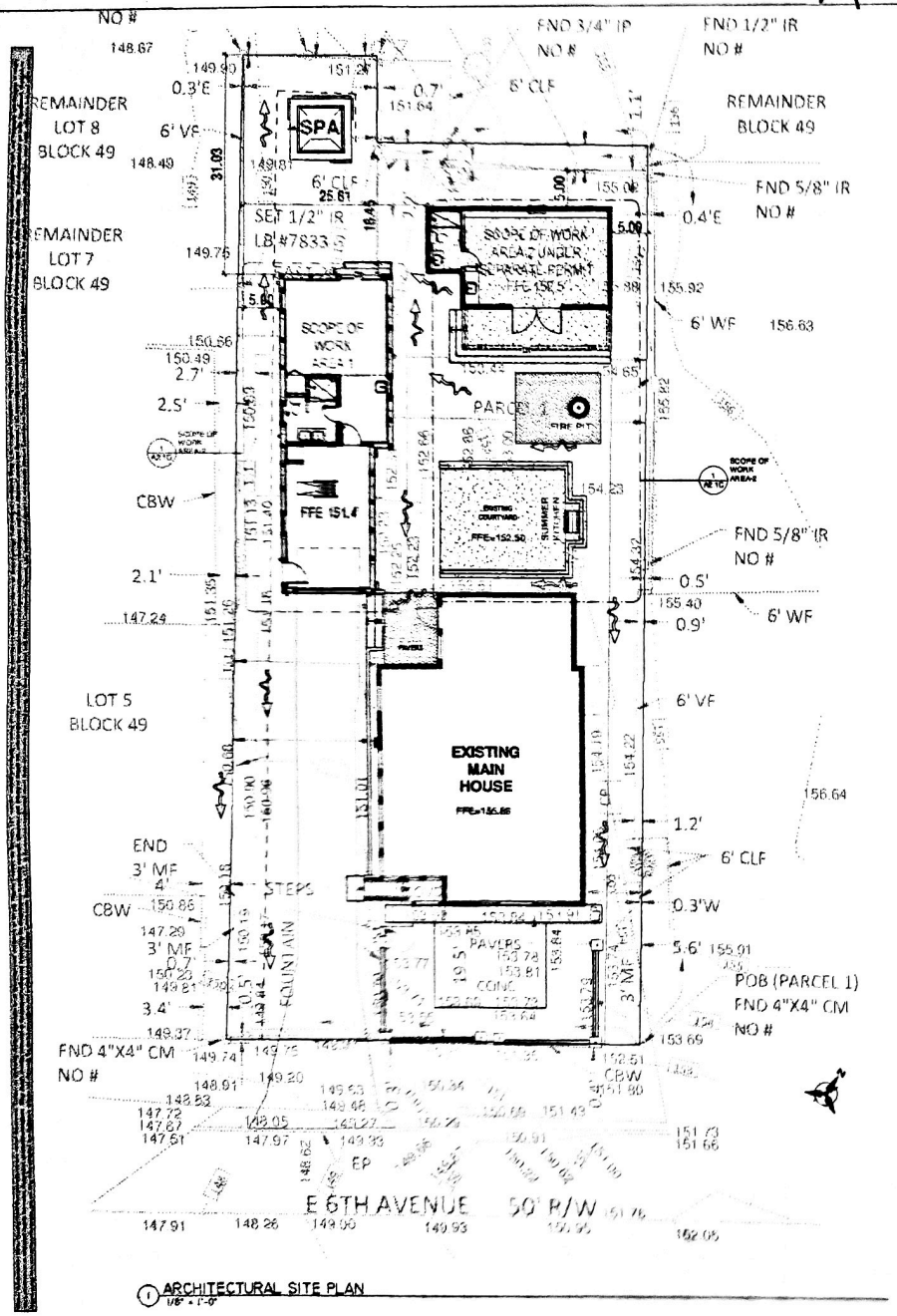
This is a digitally signed and sealed drawing of a boundary survey performed under the direction of the undersigned. Survey is authorized on or about the date of the survey shown hereon and certified only to those persons and/or entities listed hereon. The boundary survey meets the minimum technical standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17 F.A.C. pursuant to section 472.027 Florida statutes.

RODNEY W. JACKSON, PSM 6281

RODNEY W. JACKSON CERTIFICATE No. 6281 STATE OF FLORIDA REGISTERED PROFESSIONAL SURVEYOR & MAPPER

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

CURRENT SURVEY W/ PROPOSED BUILDINGS



1 ARCHITECTURAL SITE PLAN
1/8" = 1'-0"

IMPERVIOUS AREA CALCULATIONS

LOT AREA	7,266.00 SF
MAIN HOUSE FOOTPRINT AREA	1,181.00 SF
GARAGE WORKSHOP FOOTPRINT AREA	600.00 SF
SUMMER KITCHEN DECK AREA	288.00 SF
CABANA	349.00 SF
CABANA UNDAI	124.00 SF
FIRE PIT AREA	120.00 SF
SPA AREA	64.00 SF
A/C PADS	16.00 SF
DRIVEWAY PAVED AREA	488.00 SF
FRONT GARDEN PAVED AREA	350.00 SF
WALKWAY PAVED AREA	72.00 SF
TOTAL IMPERVIOUS AREA	3,846.00 SF
PERCENTAGE	49.41%

RUN OFF CALCULATIONS

Run off Calculations

Area x I.C. = Run Off (C) 3846.00 x 0.95 = 3654.00 CF

ARCHITECTURAL SITE PLAN NOTES

1. THIS ARCHITECTURAL SITE PLAN IS NOT A SURVEY AND IS INTENDED FOR GENERAL REFERENCE ONLY. THIS PLAN IS BASED ON A SURVEY OR SITE PLAN PROVIDED BY OTHERS. ABATEK ENGINEERING AND DESIGN LLC ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.
2. THE BUILDER IS RESPONSIBLE TO VERIFY AND VERIFY THAT ALL EXISTING POINTS OF REFERENCE AND THE BUILDING PERIMETER BEFORE THE EXISTENCE OF SITE REPORT STARTING CONSTRUCTION AND ADVISE THE DESIGN PROFESSIONAL OF ANY DISCREPANCIES, MODIFICATIONS BEFORE STARTING WORK.
3. ANY OR NOTES OR INFORMATION RELATED TO SURVEY DATA, TOPOGRAPHY, GRADE CONTOURS OR ELEVATIONS, STORMWATER DRAINAGE, FLOOD ELEVATIONS, SEPTIC OR RECREATION, LANDSCAPE DESIGN, TREE PRESERVATION, DRAINAGE, POTABLE WATER OR ENGINEERING, FENCING, UTILITIES, EASEMENTS OR ANY OTHER SITE IMPROVEMENTS WILL BE FOUND IN DOCUMENTS PREPARED BY OTHER LICENSED PROFESSIONALS.

LEGAL DESCRIPTION

MOUNT DORA 30.16.27 N 99 FT OF E 145 FT OF S 1/2 FT OF RUE 46-LESS S 3.5 FT OF E 30.5 FT JPR 1 PG 37, 41, TOMPKINS RUE 46 S 91 SUB LOT 5 E 20 FT OF LOTS 7 & 8 RUE 49 PB 5 PG 8 ORB 6373 PG 488

SURVEY RELATED NOTES

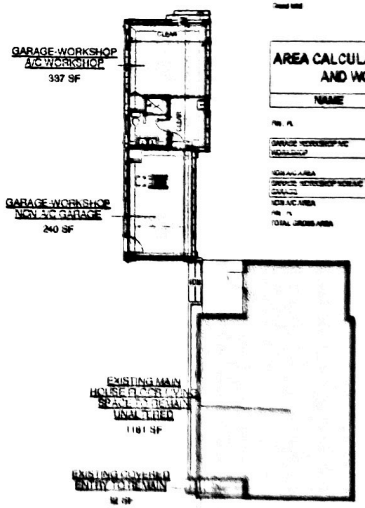
1. BUILDING STRUCTURE IS BASED ON THE MONUMENTED NORTH RIGHT-WAY LINE OF EAST STREET, BEING REFERENCED AS BEARING
2. THIS SITE LIES IN ZONE X PER FLOOD INSURANCE RATE MAP NO. 12095C0377F, COMMUNITY NO. 120447 CITY OF MOUNT DORA, LAKE COUNTY, FLORIDA, EFFECTIVE DECEMBER 18, 2012
3. THIS SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR ANY DEDICATIONS, LIMITATIONS, RESTRICTIONS OR EASEMENTS OTHER THAN SHOWN HEREON.
4. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED
5. ELEVATIONS ARE BASED ON BENCHMARK "HRONSTRUTH R 108 RESET 92 10 FEET (NAVD 88) PUBLISHED BY NGS (NATIONAL GEODETIC SURVEY)
6. THE MAPPED FEATURES SHOWN HEREON ARE RELATIVE TO ASSUMED HORIZONTAL DATUM

AREA CALCULATIONS- OVERALL

Name	Area
File: FL	
GARAGE WORKSHOP NC	337 SF
WORKSHOP	
CABANA NC SPACE	240 SF
	100 SF
NC AREA	
EXISTING MAIN HOUSE FLOOR TO REMAIN	1,181 SF
LIVING SPACE TO REMAIN	
UNALTERED	
NC AREA	1,181 SF
NON AC AREA	
EXISTING COVERED ENTRY TO REMAIN	72 SF
GARAGE WORKSHOP NON AC GARAGE	240 SF
CABANA COVERED AREA	34 SF
NON AC AREA	100 SF
RECOVERED	
RECOVERED POWDER KITCHEN-GRILL COURTYARD	288 SF
RECOVERED DECK AND FIRE PIT AREA	120 SF
RECOVERED	1,833 SF
File: FL	600 SF
Total AREA	4,846 SF

AREA CALCULATIONS 3AARAGE AND WORKSHOP

NAME	AREA
File: FL	
GARAGE WORKSHOP NC	337 SF
WORKSHOP	100 SF
NON AC AREA	
GARAGE WORKSHOP NON AC GARAGE	240 SF
NON AC AREA	100 SF
File: FL	437 SF
TOTAL GROSS AREA	437 SF



AREAS CALCULATION
2 FLOOR PLAN
3/32" = 1'-0"

Jose A Camp uzano
Digitally signed by Jose A Campuzano
Date: 2023.07.11 15:00:46 -04'00'

229 EAST 9TH LLC
Chris Sweazy

PROJECT

SWEAZY RESIDENCE

REVISIONS

JOB NUMBER:
DRAWN BY:
CHECKED BY:
DATE:

PROPOSED FINAL PLAN

DRAWING TITLE

PROPOSED SITE PLAN

A0.1G

FLORIDA MASTER SITE FILE

Site Inventory Form

Site No. _____

Name _____ Survey Date 8709

Address of Site 229 E. 6th Ave., Mount Dora, Fl. 32757

Instruction for locating _____

Location Mount Dora Sub. (Subdivision Name) 049 (Block No.) 0004 (Lot No.)

County Lake

District name if applicable _____

Owner of Site: Name Maring, Paul A. and Barbara F.

Address 1005 Iroquois, Elgin Il. 60120

Type of Ownership private Recording Date 8711

Recorder: Name & Title Barr, Melanie (Historic Preservation Consultant)

Address P.O. Box 17, Gainesville Fl. 32602

Condition of Site: (Check One)
- ___ Excellent
- x Good
- ___ Fair
- ___ Deteriorated

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

Original Use private residence

Present Use private residence

Dates c. +1925

Cultural Phase American

Period 20th Century

NR Classification Category building Date Listed on NR _____

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

Areas of Significance: Early Community Development

Significance:

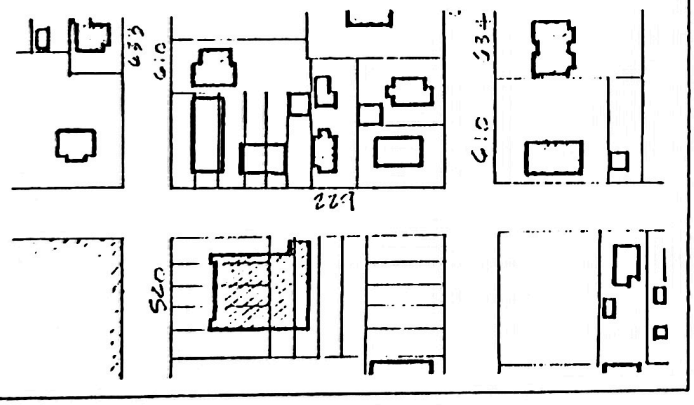
This Mediterranean Revival bungalow was apparently built as a rental house since it has no early families associated with it. It is important as one of Mount Dora's somewhat rare examples of the Mediterranean Revival style.

Architect
Builder
Style and/or Period Mediterranean Revival
Plan Type irregular: irregular
Exterior Fabric(s) stucco: textured
Structural System(s) masonry: hollow clay tile
Porches
Orientation
Foundation continuous: stuccoed
Roof Type flat
Secondary Roof Structure(s)
Roof Surfacing tile: mission
Window Type jalousie # fixed
Ornament Exterior
Chimney
Chimney Location
No. of Chimneys No. of Stories 1
No. of Dormers Outbuildings
Surroundings
Map Reference (incl. scale & date) USGS Eustis 7.5 MIN 1966 (PR 1980)

Latitude and Longitude

Site Size (approx. acreage of property) LT1

LOCATION SKETCH OR MAP N



Township	Range	Section
19	27	28

UTM Coordinates:

Zone Easting Northing

Photographic Records Number Q 8-9
Please attach Photographic Print

Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA03674
Recorder # 161
Field Date 3/15/2008
Form Date 3/15/2008
FormNo 200803
FormNo = Field Date (YYYYMI

First Site Form Recorded for this Site? YES

GENERAL INFORMATION

Site Name (address if none) 229 E 6th 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
229	East	6th	Avenue	

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

MAPPING

USGS 7.5' Map Name
Publication Date >> EUSTIS;1980
Township:
Range:
Section:
1/4 section:
>> 19S ;27E ;30;UNSP
Irregular Section Name:
Landgrant
UTM: Zone
Easting
Northing
Plat or Other Map (map's name, location)

DESCRIPTION

Style Mediterranean Revival
Other Style
Exterior Plan Irregular
Other Exterior Plan
Number of Stories 1
Structural System(s) >> Wood frame
Other Structural System(s)
Foundation Type(s) >> Continuous
Other Foundation Types
Foundation Material(s) >> Poured Concrete Footing
Other Foundation Material(s)
Exterior Fabric(s) >> Stucco
Other Exterior Fabric(s)
Roof Type(s) >> Flat
Other Roof Type(s)
Roof Material(s) >>
Other Roof Material(s)
Roof Secondary Structure(s) (dormers etc) >>
Other Roof Secondary Structure(s)
Number of Chimneys 1
Chimney Material
Other Chimney Material(s)
Chimney Location(s)

HISTORICAL STRUCTURE FORM

8LA03674

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

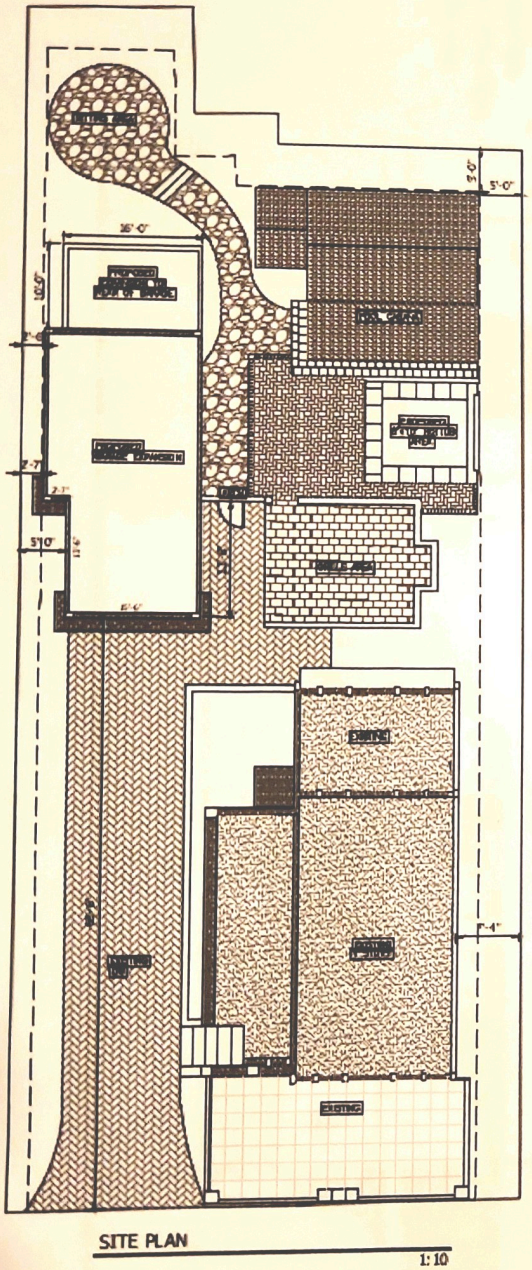
Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

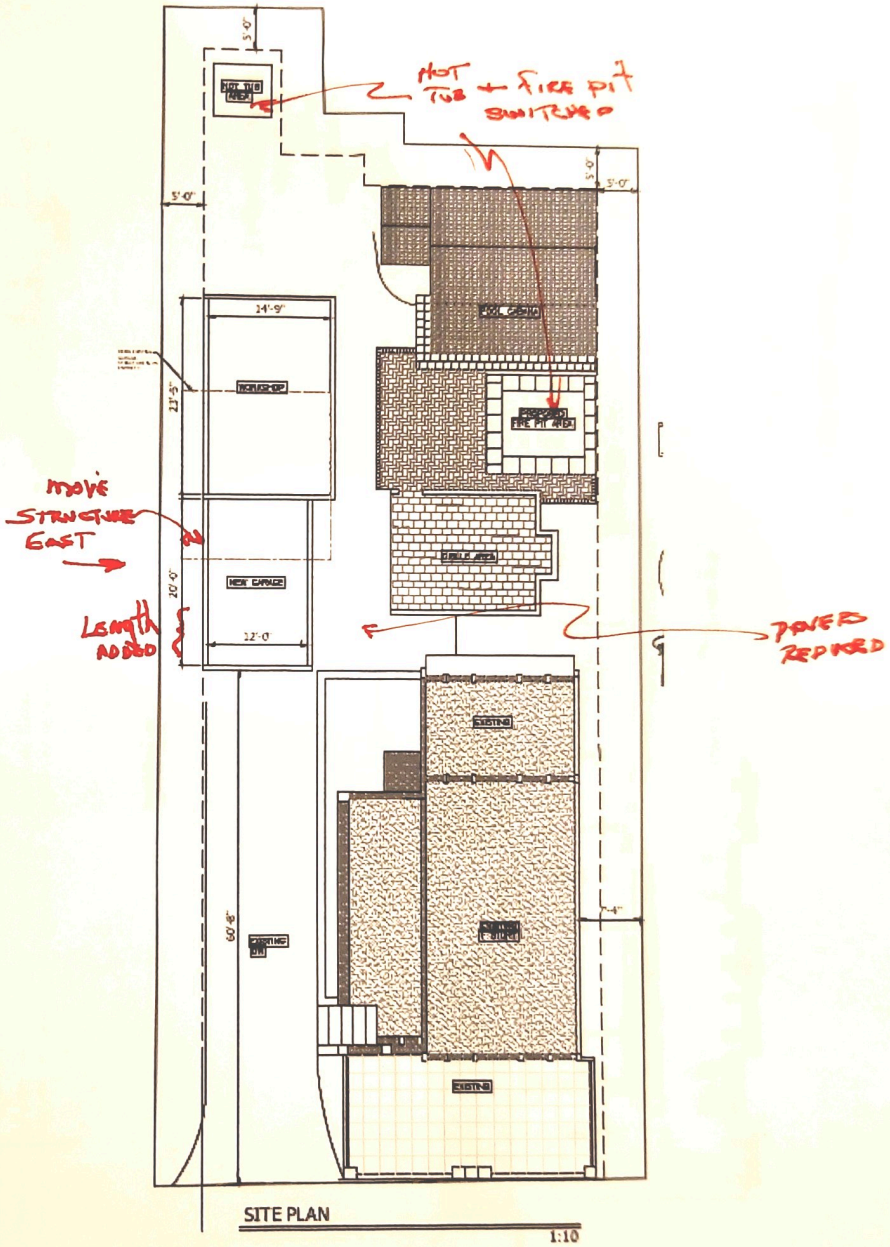
Computer Entry Date: 5/25/2008

Form Comments: _____

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



Former Layout

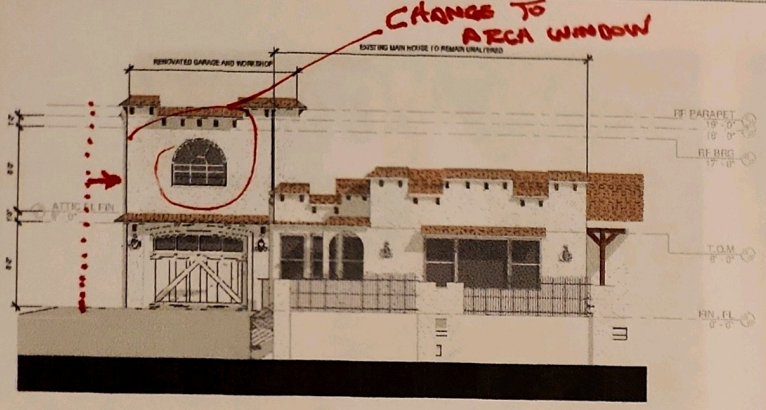


Current Layout

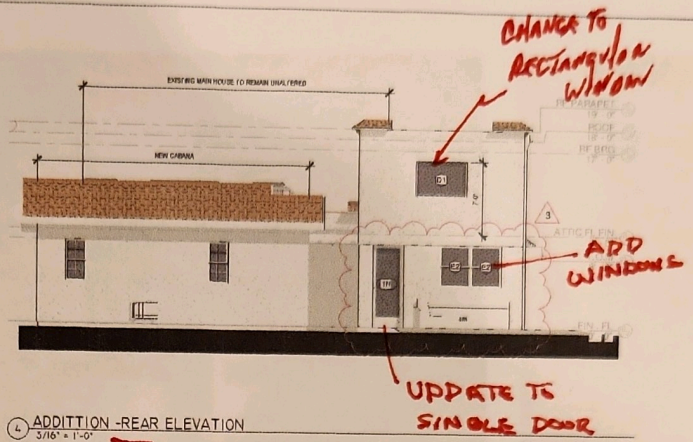
STREET VIEW

Former Layout

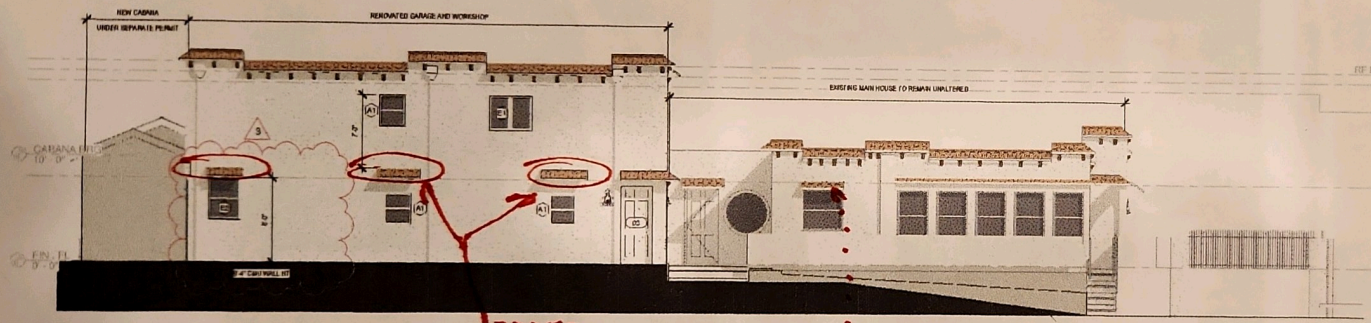
Current Layout



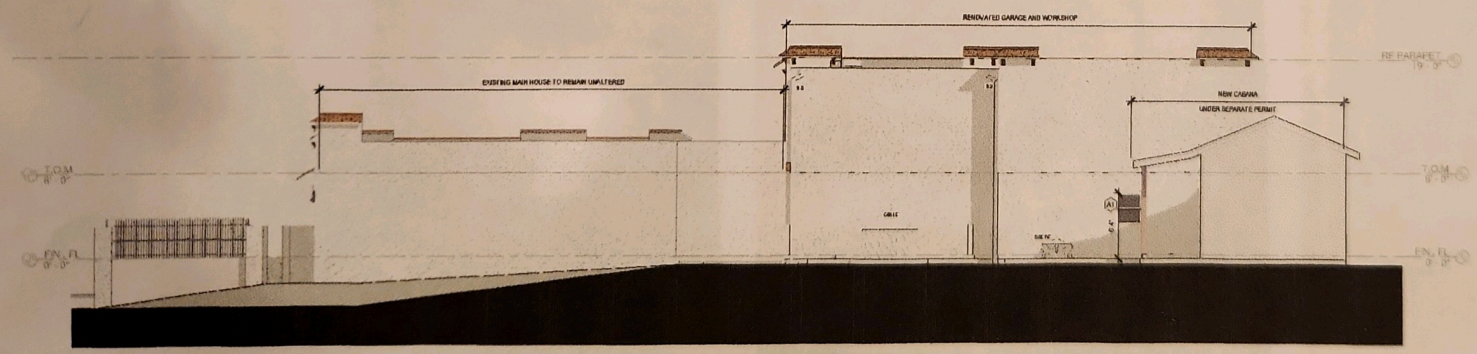
1 ADDITION -FRONT ELEVATION
3/16" = 1'-0"



4 ADDITION -REAR ELEVATION
3/16" = 1'-0"



2 ADDITION -LEFT ELEVATION
3/16" = 1'-0"



3 ADDITION -RIGHT ELEVATION
3/16" = 1'-0"

EXTERIOR ELEVATION NOTES

1. REFER TO SPECIFICATIONS FOR EXTERIOR BUILDING MATERIAL, FINISHES AND PAINT SPECIFICATIONS.
2. FOR ARCHITECTURAL REFERENCE, FINISHED ELEVATION AND BEARING HEIGHTS SHOWN ARE BASED ON A REFERENCE FINISHED FLOOR SLAB ELEVATION OF 0'-0" WHICH MAY VARY FROM THE ACTUAL GRADE ELEVATION.
3. PORCH BEAM CORNER: THE OUTER FACE OF THE BEAM CORNER WHERE THE TWO BEAMS MEET ALIGNS WITH THE OUTSIDE FACE OF THE POST / COLUMN MEASURED AT THE NECK.
4. PORCH BEAM WIDTH: EQUAL TO THE WIDTH OF THE POST /COLUMN MEASURED AT THE NECK.
5. PAINT: PAINT PAST PRESENTS BUILDING ELEMENTS FROM INSIDE CORNER TO INSIDE CORNER, DO NOT STOP OR START A DIFFERENT PAINT COLOR ON OUTSIDE CORNERS.
   A. WINDOW OPENINGS: PAINT THE INSIDE OF RECESSED WINDOW OPENINGS THE SAME COLOR AS THE WINDOW TRIM COLOR, NOT THE FIELD COLOR, IF THERE IS NO WINDOW TRIM, USE THE FIELD COLOR.
   B. UTILITIES: PAINT ALL NON-DECORATIVE FEATURES OF UTILITIES SUCH AS ELECTRICAL METERS, DISCONNECTS OR NON-DECORATIVE UNITS THE SAME COLOR AS THE SURROUNDING FIELD COLOR.
   C. PORCH COLUMNS AND BEAM CORNER: PAINT ALL SIDES WHITE, INCLUDING THE INSIDE FACE AND UNDERSIDE OF THE BEAM.
   D. ROOF PENETRATIONS: ALL ROOF PENETRATIONS SHOULD BE PAINTED TO MATCH AND BLEND WITH THE ROOFING COLOR AS CLOSE AS POSSIBLE.
6. STONE VENEER: START AND STOP STONE VENEER ON BUILDING ELEMENTS FROM INSIDE CORNERS TO INSIDE CORNERS, DO NOT START OR STOP STONE VENEER ON OUTSIDE CORNERS.
7. PORTLAND CEMENT PLASTER
   A. EXTERIOR CMU WALLS: MIN. ½" THICKNESS, CEMENTITIOUS EXTERIOR FINISH SYSTEM (2 COAT APPLICATION WITH FIBERMESH).
   B. FRAME WALLS: MIN. ⅞" THICKNESS, CEMENTITIOUS EXTERIOR FINISH SYSTEM OVER PAPERBACK LATH (3 COAT APPLICATION WITH FIBERMESH).
   C. PAPERBACK LATH: DIAMOND MESH LATH OVER GRADE D WATER RESISTANT AND VAPOR PERMEABLE ASPHALT SATURATED KRAFT BUILDING PAPER.
   D. RAISED BARRS AND CONTROL JOINTS:
      1. BEADS:
         1. VINYL STOP BEADS WITH CORROSION RESISTANT FASTENERS.
         2. CAULK SUTT JOINTS, INTERSECTIONS AND ENDS WITH ELASTOMERIC CAULKING.
         3. USE 1" OR 1 ½" PLASTIC STOP FOR BARRIER.
         4. PVC CONTROL JOINTS, VINYL CORP. 4 RSS SERIES OR EQUAL INSTALL ALONG HORIZONTAL ARBOR VERTICAL WALL PLANES IN ALL LARGE AREAS OF CEMENT PLASTER FINISH FOR STRESS RELIEF AS REQUIRED BY ASTM C-926 (NA 3.0, 7" MAX.)
   E. PORTLAND CEMENT PLASTER INSTALLATION:
      1. EXTERIOR USE OF PORTLAND CEMENT PLASTER SHALL COMPLY WITH THE APPLICATION REQUIREMENTS OF ASTM C926.
      2. INSTALLATION OF EXTERIOR LATHING AND FRAMING SHALL COMPLY WITH THE APPLICATION REQUIREMENTS OF ASTM C-926.
      3. WHERE CEMENT PLASTER (PORTLAND CEMENT FINISH) IS APPLIED TO LATH OVER FRAME CONSTRUCTION, TAKE MEASURES TO PREVENT BONDING BETWEEN THE CEMENT PLASTER AND THE WATER RESISTIVE BARRIER.

PROVIDE A 2010 DRBA BETWEEN THE WATER RESISTIVE BARRIER AND THE CEMENT PLASTER (PORTLAND CEMENT FINISH) CONSISTING OF ONE OF THE FOLLOWING:

1. TWO LAYERS OF NB APPROVED WATER RESISTANT BARRIER MATERIAL COMPLYING WITH SECTION R703.2 OF THE FLORIDA BUILDING CODE RESIDENTIAL, OR
2. ONE LAYER OF AN APPROVED WATER RESISTANT BARRIER COMPLYING WITH SECTION R703.2 AND ASTM D 226 OVER AN APPROVED PLASTIC HOUSE WRAP, OR
3. OTHER APPROVED METHODS OR MATERIALS APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

8. AND PORCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH DO NOT ALLOW PASSAGE OF A SPHERE 4 INCHES OR MORE IN DIAMETER.
   A. EXCEPTIONS:
      1. FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRWAY ARE PERMITTED TO BE OF SUCH A SIZE THAT SPHERES 6 INCHES CANNOT PASS THROUGH GUARDS ON THE SIDES OF STAIR TREADS SHALL NOT ALLOW AS SPHERE 4 3/8 INCHES TO PASS THROUGH.

This drawing has been electronically signed and sealed by Jose A Campisano, P.E. on the date adjacent this date using electronic digital signature.
Printed copies of this document were not sealed and signed and sealed and the signature must be verified on any electronic copies.

404 S. State Rd. 434
Altamonte Springs, FL 32714
Phone: 407-935-8997
Website: [illegible].com
Certificate of Authorization: 32411

229 EAST 8TH LLC
Chris Sweazy

229 East 8th Ave
Mount Dora FL
32757

PROJECT

SWEAZY RESIDENCE

229 E 8th Ave
Mount Dora FL
32757

REVISIONS

#	Date	Description

JOB NUMBER: 2025-019
DRAWN BY: GBA
CHECKED BY: JC
DATE: 09/14/2025

PROFESSIONAL SEAL

JOSE A. CAMPISANO
LICENSE No. 77575
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Jose A. Campisano, P.E.
License # 77575

DRAWING TITLE

PROPOSED ELEVATIONS-GARAGE WORKSHOP

DRAWING No.

A3.1G

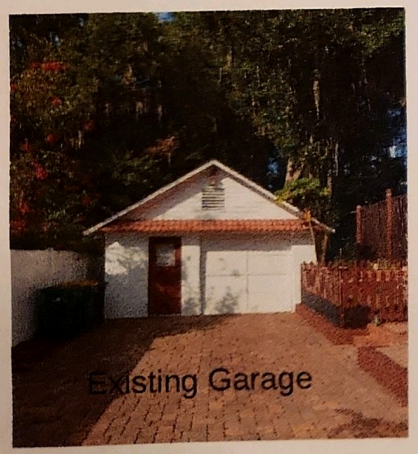
Photos

229 E 6th Avenue

Image examples for existing and proposed features

Existing Front Elevation

Similar to proposed cabana / spool area



Existing Garage

Existing backyard

Upgrade patio area

Proposed fire pit area

FLORIDA MASTER SITE FILE

Q 8,9
p 8-9

Site Inventory Form

Site No.

Name

Survey Date 8709

Address of Site 229 E. 6th Ave., Mount Dora, Fl. 32757

Instruction for locating

Location Mount Dora Sub. 049 0004
Subdivision Name Block No. Lot No.

County Lake

District name if applicable

Owner of Site: Name Maring, Paul A. and Barbara F.

Address 1005 Iroquois, Elgin Il. 60120

Type of Ownership private Recording Date 8711

Recorder: Name & Title Barr, Melanie (Historic Preservation Consultant)

Address P.O. Box 17, Gainesville Fl. 32602

Condition of Site: (Check One)
- ___ Excellent
- x Good
- ___ Fair
- ___ Deteriorated

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

Original Use private residence

Present Use private residence

Dates c. +1925

Cultural Phase American

Period 20th Century

NR Classification Category building Date Listed on NR

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

Areas of Significance: Early Community Development

Significance:

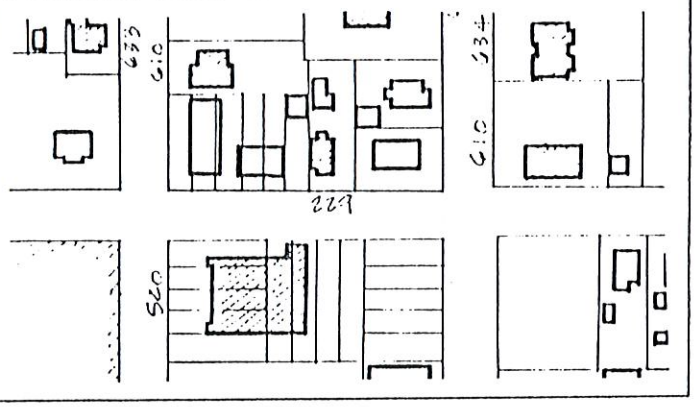
This Mediterranean Revival bungalow was apparently built as a rental house since it has no early families associated with it. It is important as one of Mount Dora's somewhat rare examples of the Mediterranean Revival style.

Architect
Builder
Style and/or Period Mediterranean Revival
Plan Type irregular: irregular
Exterior Fabric(s) stucco: textured
Structural System(s) masonry: hollow clay tile
Porches
Orientation
Foundation continuous: stuccoed
Roof Type flat
Secondary Roof Structure(s)
Roof Surfacing tile: mission
Window Type jalousie # fixed
Ornament Exterior
Chimney
Chimney Location
No. of Chimneys No. of Stories 1
No. of Dormers Outbuildings
Surroundings
Map Reference (incl. scale & date) USGS Eustis 7.5 MIN 1966 (PR 1980)

Latitude and Longitude

Site Size (approx. acreage of property) LT1

LOCATION SKETCH OR MAP N

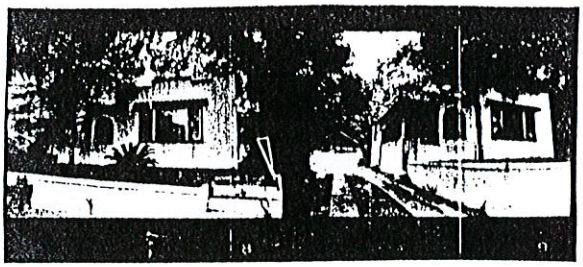


Township	Range	Section
19	27	28

UTM Coordinates:

Zone Easting Northing

Photographic Records Number Q 8-9
Please attach Photographic Print



Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA03674
Recorder # 161
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) 229 E 6th 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
229	East	6th	Avenue	

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

MAPPING

USGS 7.5' Map Name
Publication Date >> EUSTIS;1980
Township:
Range:
Section:
1/4 section:
>> 19S ;27E ;30;UNSP
Irregular Section Name:
Landgrant
UTM: Zone
Easting
Northing
Plat or Other Map (map's name, location)

DESCRIPTION

Style Mediterranean Revival
Other Style
Exterior Plan Irregular
Other Exterior Plan
Number of Stories 1
Structural System(s) >> Wood frame
Other Structural System(s)
Foundation Type(s) >> Continuous
Other Foundation Types
Foundation Material(s) >> Poured Concrete Footing
Other Foundation Material(s)
Exterior Fabric(s) >> Stucco
Other Exterior Fabric(s)
Roof Type(s) >> Flat
Other Roof Type(s)
Roof Material(s) >>
Other Roof Material(s)
Roof Secondary Structure(s) (dormers etc) >>
Other Roof Secondary Structure(s)
Number of Chimneys 1
Chimney Material
Other Chimney Material(s)
Chimney Location(s)

HISTORICAL STRUCTURE FORM

8LA03674

DESCRIPTION (continued)

Window Descriptions casement 3, metal sash, fixed

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: 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 1925

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

Changes in Locations or Conditions

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

Structure Use History

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

Other Structure Uses

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

RESEARCH METHODS

Research Methods >> Examine local tax records

Other research methods

SURVEYOR'S EVALUATION OF SITE

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

Idividually Eligible for National Register? NO

Potential Contributor to NR District? YES

Area(s) of historical significance >>

Other Historical Associations

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

HISTORICAL STRUCTURE FORM

8LA03674

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____ Maintaining Organization: _____

File or Accession #: _____ Descriptive Information: _____

>>

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

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

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

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

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

SHPO's Evaluation of Resource

_____ Date _____

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 5/25/2008

Form Comments: _____

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

LA03674-200803

Supplementary Printout

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

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

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

> **Foundation types:**
Continuous

> **Foundation materials:**
Poured Concrete Footing

> **Exterior fabrics:**
Stucco

> **Roof types:**
Flat

> **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;

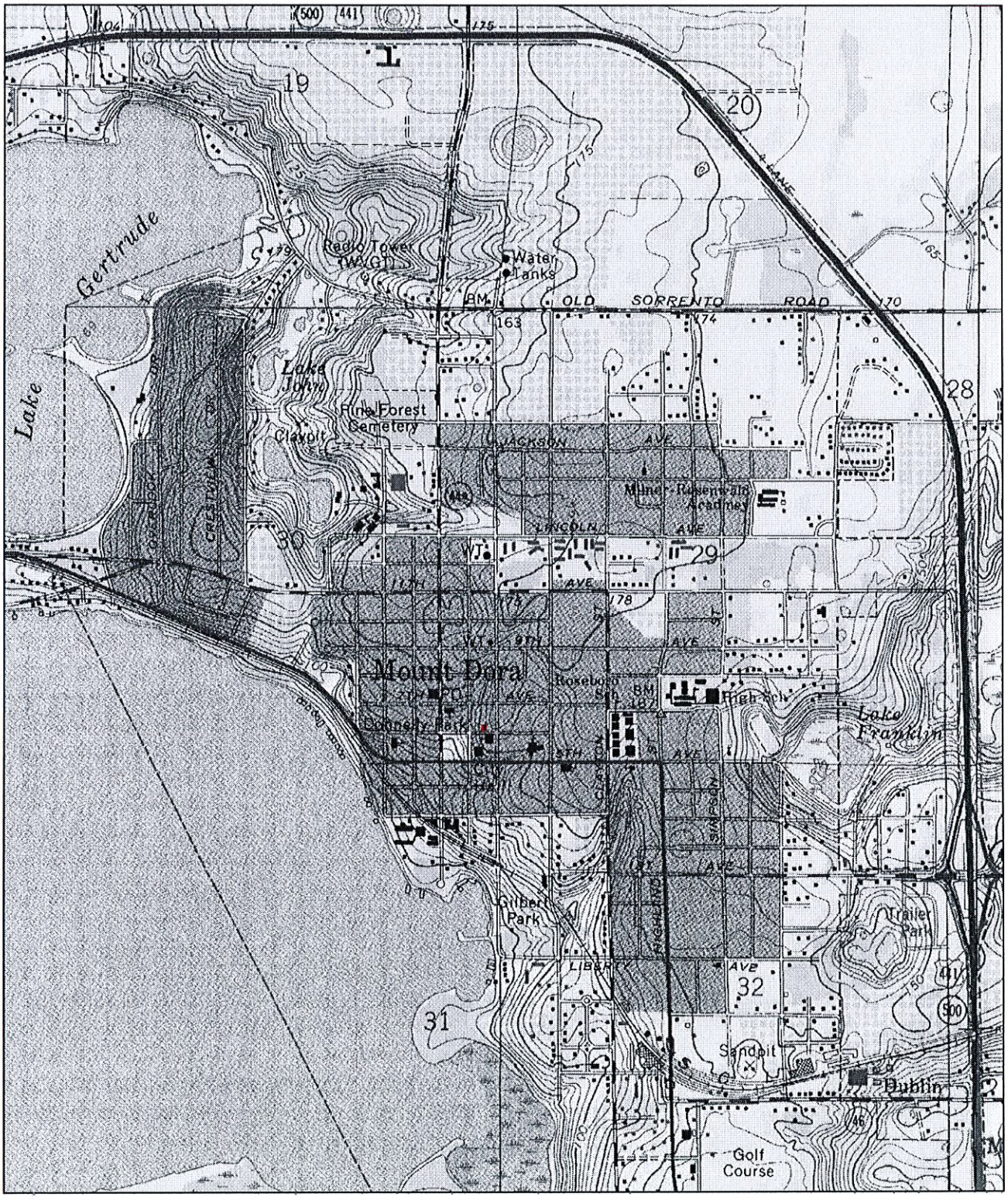
> **Research methods:**
Examine local tax records
FL Master Site File-Cultural Resources
Pedestrian

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

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

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

161



N

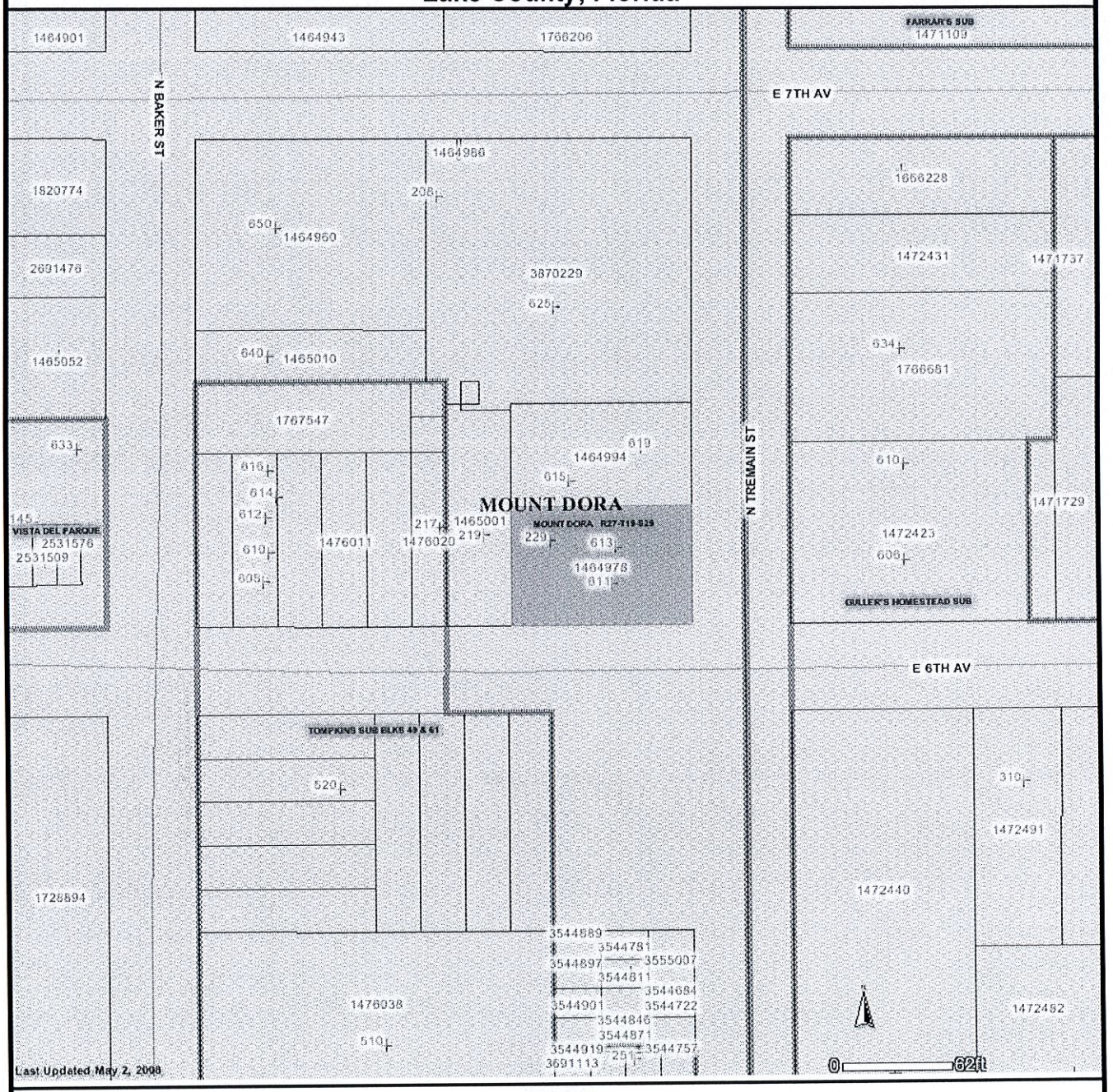
0 0.5 Mi

0 2000 Ft

Map provided by MyTopo.com

LA 3674

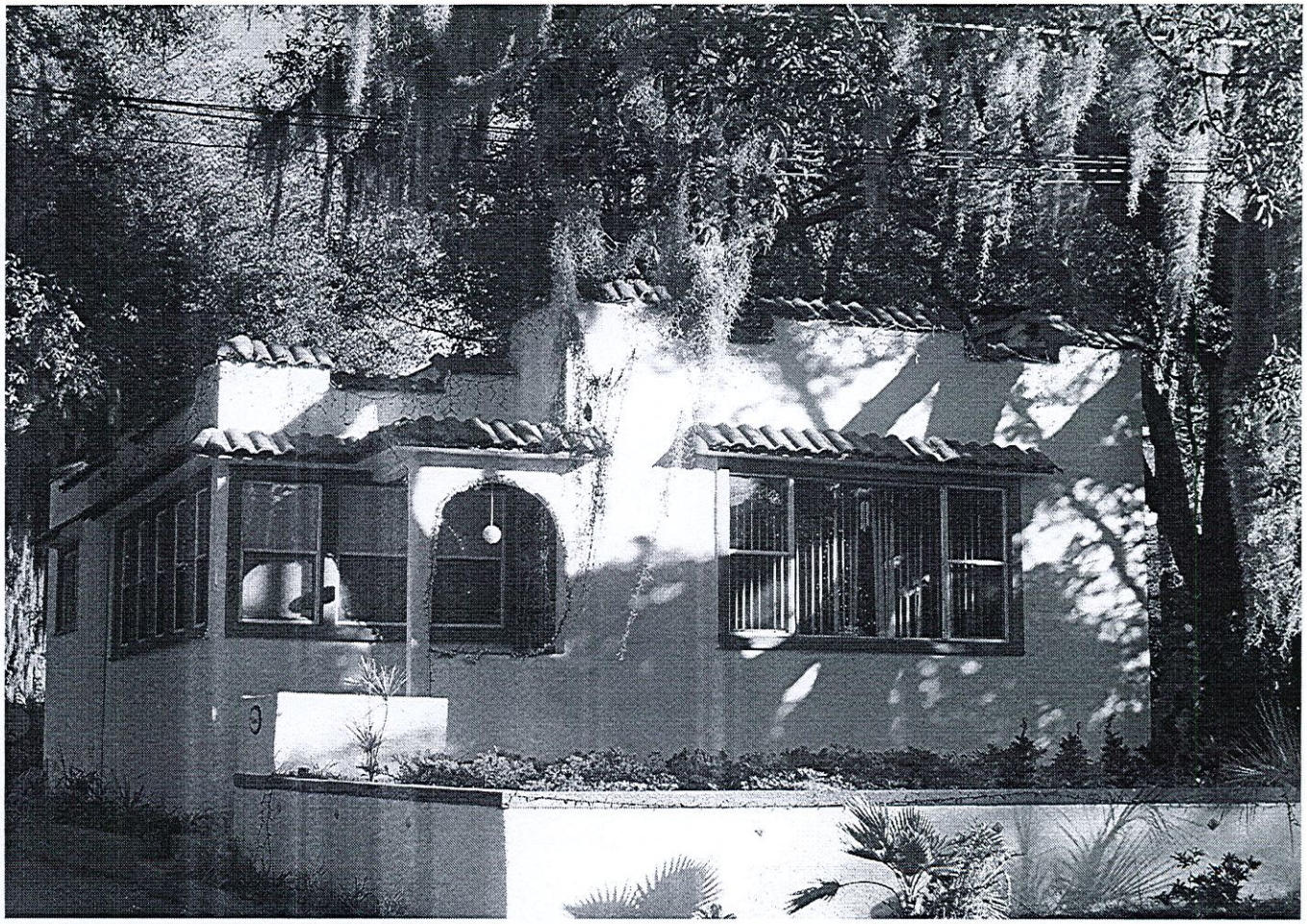
Lake County, Florida



LEGEND

- Highlighted Feature
- LAKE APOPKA LDR
- PARCELS
- ALTERNATE KEY NUMBERS
- STRUCTURE/ADDRESS
- COUNTY PROPERTY
- STREETS
- BUILT
- PLATTED NOT BUILT
- CITY LIMITS
- ASTATULA
- CLERMONT
- EUSTIS (cont)
- FRUITLAND PARK
- GROVELAND
- HOWEY-IN-THE-HILLS
- LADY LAKE
- LEESBURG
- MASCOTTE
- MINNEOLA
- MONTVERDE
- MOUNT DORA (cont)

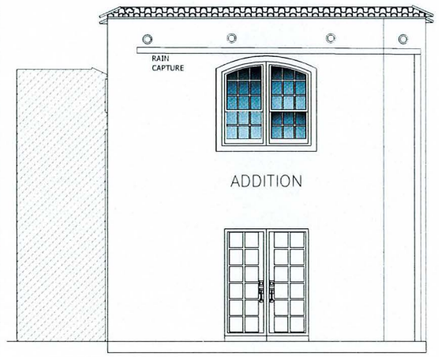
LA3674



161

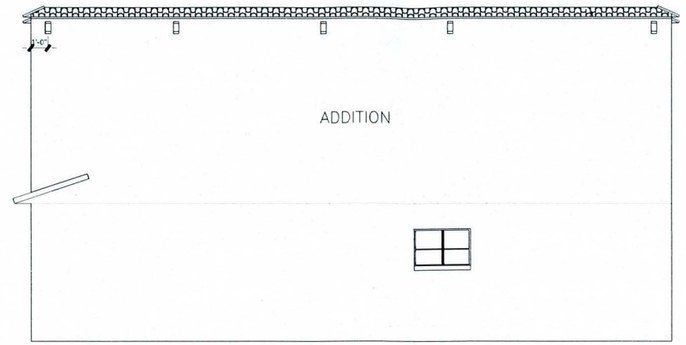
LA
3674

Previously Approved Plans



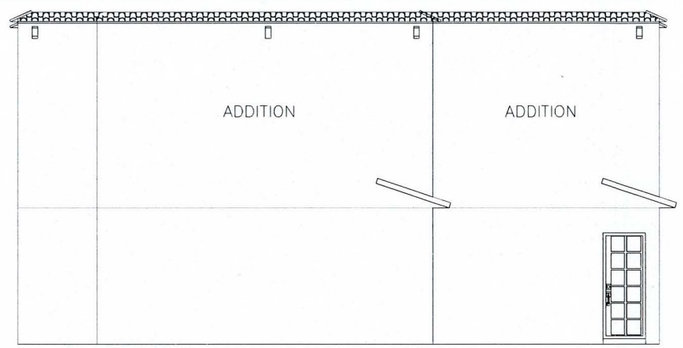
NORTH ELEVATION

SCALE 1/4" = 1'-0"



EAST ELEVATION

SCALE 1/4" = 1'-0"

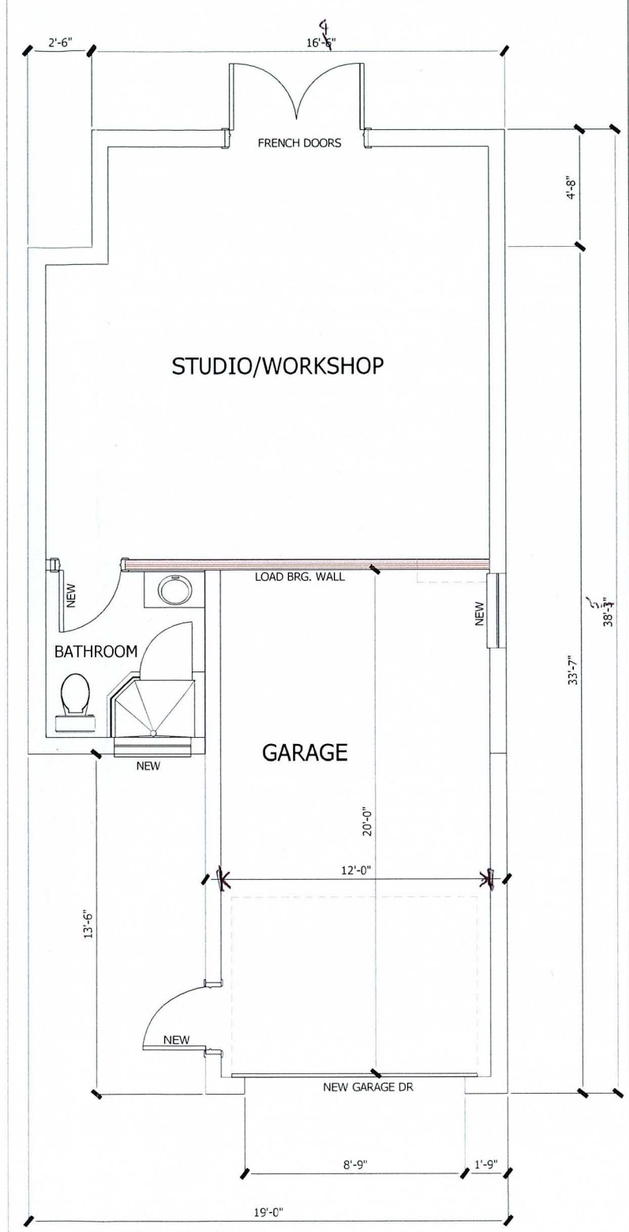


WEST ELEVATION

SCALE 1/4" = 1'-0"

FRONT ELEVATION

SCALE 3/8" = 1'-0"



FLOOR PLAN

SCALE 3/8" = 1'-0"

Date:	Revision:	Description:
AUGUST 3, 2022		ISSUED FOR SITE PLANNING
AUGUST 29, 2022		ISSUED TO RESPOND TO PLANNING COMMENTS

Engineer of Record

Erick Serrano, PE
Florida License No. 70282

2701 JAMIE CIRCLE, ORLANDO, FL 32803
Tel. No. 407-257-1667

Name of Project:

PROPERTY IMPROVEMENTS FOR SWEAZY RESIDENCE

229 6TH AVENUE, MOUNT DORA, FL. 32757

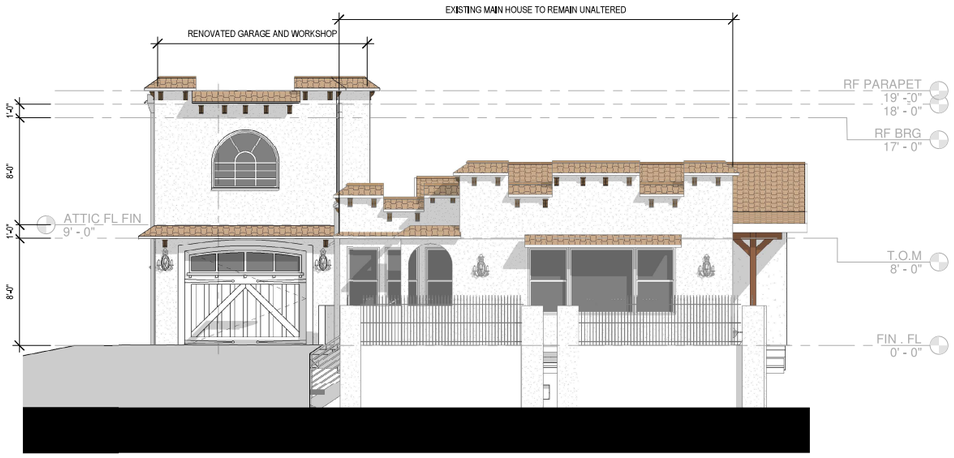
Drawing Name:

FLOOR PLAN AND ELEVATIONS

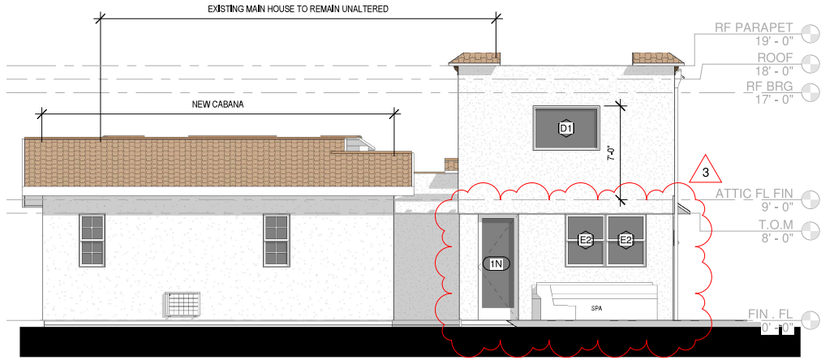
SCALE: AS SHOWN

Drawing Number:

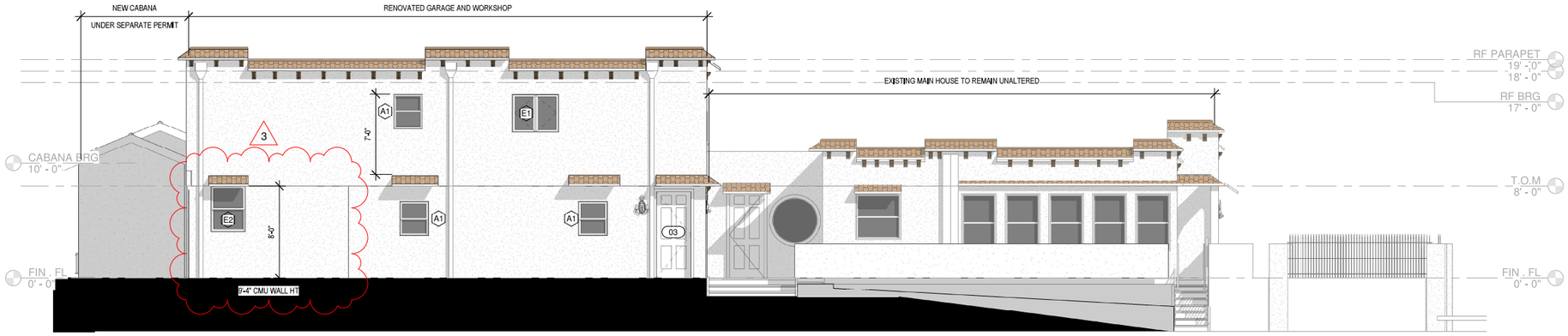
A1



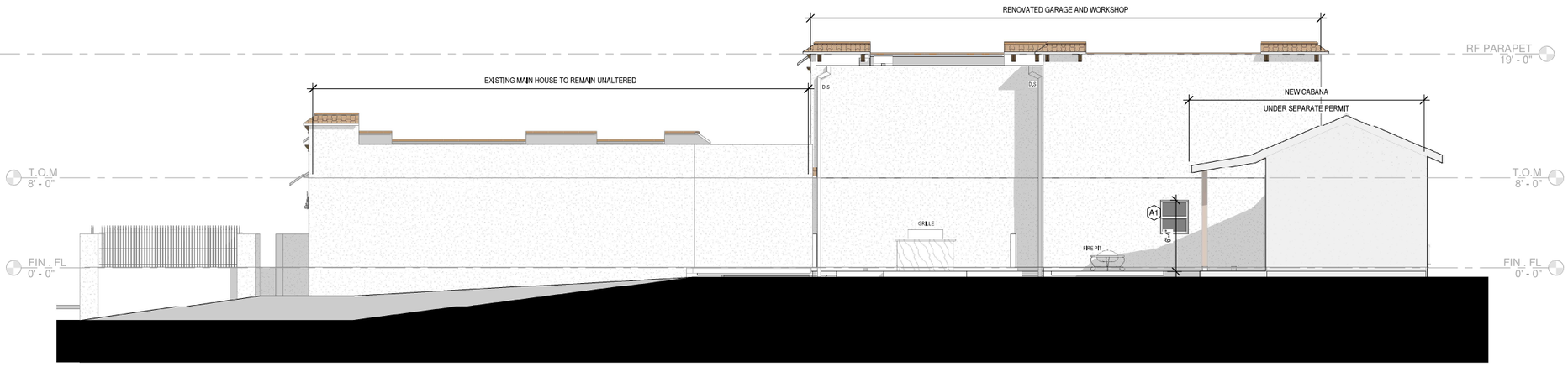
1 ADDITION -FRONT ELEVATION
3/16" = 1'-0"



4 ADDITTION -REAR ELEVATION
3/16" = 1'-0"



2 ADDITTION -LEFT ELEVATION
3/16" = 1'-0"



3 ADDITTION -RIGHT ELEVATION
3/16" = 1'-0"

Proposed Elevations

EXTERIOR ELEVATION NOTES

1. REFER TO SPECIFICATIONS FOR EXTERIOR BUILDING MATERIAL, FINISHES AND PAINT BRAND/SPECIFICATIONS.
2. FOR ARCHITECTURAL REFERENCE, FINISHED ELEVATION AND BEARING HEIGHTS SHOWN ARE BASED ON A REFERENCE FINISHED FLOOR SLAB ELEVATION OF 0'-0" WHICH MAY VARY FROM THE ACTUAL GRADE ELEVATIONS.
3. **PORCH BEAM CORNER:** THE OUTER FACE OF THE BEAM CORNER WHERE THE TWO BEAMS MEET ALIGNS WITH THE OUTSIDE FACE OF THE POST / COLUMN MEASURED AT THE NECK.
4. **PORCH BEAM WIDTH:** EQUAL TO THE WIDTH OF THE POST /COLUMN MEASURED AT THE NECK.
5. **PAINT:** PAINT PROTRUDING BUILDING ELEMENTS FROM INSIDE CORNER TO INSIDE CORNER. DO NOT STOP OR START A DIFFERENT PAINT COLOR ON OUTSIDE CORNERS.
   A. **WINDOW OPENINGS:** PAINT THE INSIDE OF RECESSED WINDOW OPENINGS THE SAME COLOR AS THE WINDOW TRIM COLOR, NOT THE FIELD COLOR. IF THERE IS NO WINDOW TRIM, USE THE FIELD COLOR.
   B. **UTILITIES:** PAINT ALL NON-DECORATIVE FEATURES OR UTILITIES SUCH AS ELECTRICAL METERS, DISCONNECTS OR NON-DECORATIVE VENTS THE SAME COLOR AS THE SURROUNDING FIELD COLOR.
   C. **PORCH COLUMNS AND BEAM COLOR:** PAINT ALL SIDES WHITE, INCLUDING THE INSIDE FACE AND UNDERSIDE OF THE BEAM.
   D. **ROOF PENETRATIONS:** ALL ROOF PENETRATIONS SHOULD BE PAINTED TO MATCH AND BLEND WITH THE ROOFING COLOR AS CLOSE AS POSSIBLE.
6. **STONE VENEER:** START AND STOP STONE VENEER ON BUILDING ELEMENTS FROM INSIDE CORNERS TO INSIDE CORNERS. DO NOT START OR STOP STONE VENEER ON OUTSIDE CORNERS.
7. **PORTLAND CEMENT PLASTER**
   A. **EXTERIOR CMU WALLS:** MIN. ½" THICKNESS, CEMENTITIOUS EXTERIOR FINISH SYSTEM (2 COAT APPLICATION WITH FIBERMESH).
   B. **FRAME WALLS:** MIN. 7/8" THICKNESS, CEMENTITIOUS EXTERIOR FINISH SYSTEM OVER PAPERBACK LATH (3 COAT APPLICATION WITH FIBERMESH).
   C. **PAPERBACK LATH:** DIAMOND MESH LATH OVER GRADE D WATER RESISTANT AND VAPOR PERMEABLE ASPHALT SATURATED KRAFT BUILDING PAPER.
   D. **RAISED BANDS AND CONTROL JOINTS:**
      1. **BEADS:**
         1. VINYL STEP BEADS WITH CORROSION RESISTANT FASTENERS.
         2. CAULK BUTT JOINTS, INTERSECTIONS AND ENDS WITH ELASTOMERIC CAULKING.
         3. USE 1" OR 1 ¼" PLASTIC STOP FOR BANDING.
         4. PVC CONTROL JOINTS: VINYL CORP. # 1500 SERIES OR EQUAL. INSTALL ALONG HORIZONTAL AND/OR VERTICAL WALL PLANES IN ALL LARGE AREAS OF CEMENT PLASTER FINISH FOR STRESS RELIEF AS REQUIRED BY ASTM C-1063 (144 SQ. FT. MAX.)
   E. **PORTLAND CEMENT PLASTER INSTALLATION:**
      1. EXTERIOR USE OF PORTLAND CEMENT PLASTER SHALL COMPLY WITH THE APPLICATION REQUIREMENTS OF ASTM C-926.
      2. INSTALLATION OF EXTERIOR LATHING AND FRAMING SHALL COMPLY WITH THE APPLICATION REQUIREMENTS OF ASTM C-1063.
      3. WHERE CEMENT PLASTER (PORTLAND CEMENT FINISH) IS APPLIED TO LATH OVER FRAME CONSTRUCTION, TAKE MEASURES TO PREVENT BONDINGBETWEEN THE CEMENT PLASTER AND THE WATER RESISTIVE BARRIER.

   PROVIDE A BOND BREAK BETWEEN THE WATER RESISTIVE BARRIER AND THE CEMENT PLASTER (PORTLAND CEMENT FINISH) CONSISTING OF ONE OF THE FOLLOWING:

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      2. ONE LAYER OF AN APPROVED WATER RESISTANT BARRIER COMPLYING WITH SECTION R703.2 AND ASTM D 226 OVER AN APPROVED PLASTIC HOUSE WRAP, OR;
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   A. EXCEPTIONS:
   1. FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRWAY ARE PERMITTED TO BE OF SUCH A SIZE THAT ASPHERE 6 INCHES CANNOT PASS THROUGH,GUARDS ON THE SIDES OF STAIR TREADS SHALL NOT ALLOW AS SPHERE 4 3/8 INCHES TO PASS THROUGH.

Jose A Campuzano
Digitally signed by Jose A Campuzano
Date: 2023.10.26 10:30:22 -04'00'

This item has been electronically signed and sealed by Jose Campuzano, P.E. on the Date and/or Time Stamp shown using a digital signature.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

ABACUS
404 E State Rd 434,
Winter Springs, FL 32708
Phone: 407-505-6667
abacusdesignco.com
Certificate of Authorization: 30817

All Rights Reserved Worldwide

229 EAST 6TH LLC
Chris Sweazy
229 E 6th Ave
Mount Dora FL.
32757

PROJECT

project name
SWEAZY RESIDENCE-ADDENDUM
229 E 6th Ave
Mount Dora FL.
32757

REVISIONS

#	Date	Description
3	10/15/2023	Owner Change

JOB NUMBER:	2023-016
DRAWN BY:	G&A
CHECKED BY:	JC
DATE:	06/14/2023

PROFESSIONAL SEAL

JOSE A. CAMPUZANO
LICENSE
No. 77575
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Jose A. Campuzano, P.E.
License # 77575

DRAWING TITLE

PROPOSED ELEVATIONS-GARAGE WORKSHOP

DRAWING No.

A3.1G

Written dimensions on these drawings shall have precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions and conditions on this job, Abacus Construction Services, LLC must be notified immediately in writing of any variation from the dimensions and conditions shown on these drawings. Field verify all conditions. Bring to the designer's attention any deviation from designed conditions and field conditions prior to ordering materials and installing work, and cooperate with designer to modify work as required to meet field conditions. Do not scale drawings. Drawings are instruments of service and are the property of Abacus Construction Services, LLC. Reproduction or publication by any method, in whole or in part, is prohibited. Title to the drawings remains with Abacus Construction Services, LLC. In the event of unauthorized use of these documents by a third party, the third party shall hold Abacus Construction Services, LLC harmless and agrees to compensate Abacus Construction Services, LLC for such use in an amount equal to the original fee for the original documents, plus legal fees, court costs, collection fees and other costs.

CITY OF MOUNT DORA

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

DATE: December 13, 2023

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 4 – Certificate of Appropriateness; 229 E 6th Avenue (Location); Revision to COA for Detached Garage; (Request); Chris Sweazy (Owner and Applicant)**

Property Information:

Address:	229 E 6th Ave	**Current Use:**	Residential
Zoning District:	R-3	**Land Use:**	High Density Residential

Structure Information (Single-Family Dwelling Unit):

Date of Construction:	1925	**Style:**	Mediterranean Revival
Siding:	Stucco	**Porch:**	Open
Roof Type:	Flat	**Chimneys:**	None

Architecture Style:
Spanish and other Mediterranean-influenced styles were most common in California, Arizona, New Mexico, Texas, and Florida, states with a tradition of Spanish colonial architecture. This style of architecture is characterized with an irregular plan; stucco exterior material; hip or flat roof with curvilinear parapet; barrel roof; and a continuous foundation. Common details such as plaster and terra cotta detailing arches, columns window surrounds, cornices, parapets, wrought iron grills, balconies, and balconets.

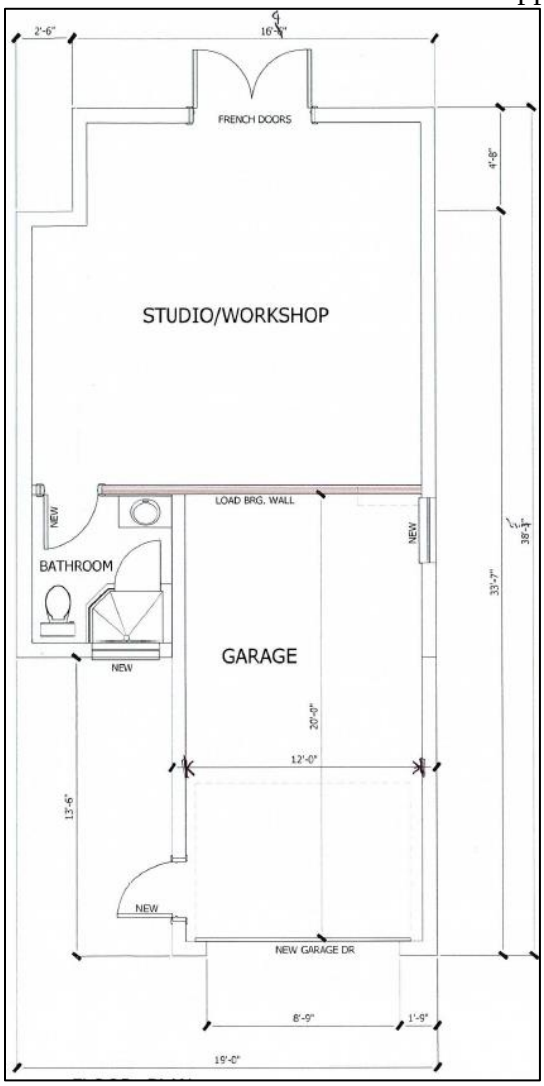
Background:
The applicant initially obtained a COA on February 23, 2022, to remodel an existing detached garage and construct a new pool cabana. The detached garage that was built in 1949 and the applicant sought to increase to height to eighteen feet and remodel it to match the existing residence. The applicant also proposed constructing a detached living space that will function as a pool cabana.

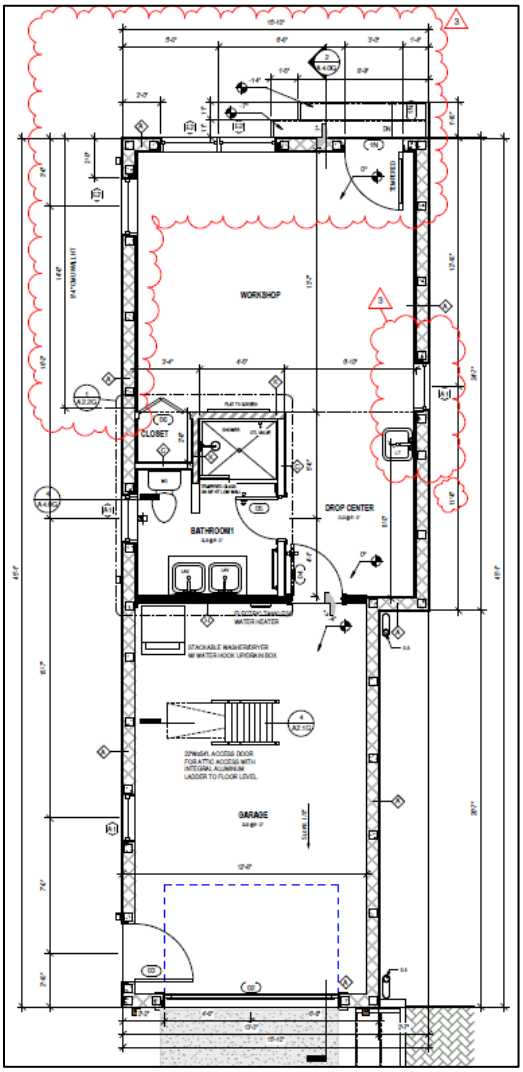
The applicant sought to revise their plans to include: (1) removal of a tree due to its close proximity to the house; (2) expanding the garage 4.8’ on the rear and 1’ on the western side to accommodate a new foundation; and (3) reducing the car parking portion of the garage from roughly 16x20 feet to 12x20 feet. The Historic Preservation Board approved these modifications on October 26, 2022.

Description of Proposed Work:

The Applicant is seeking modifications to the previously approved plan including modified floor plan; different styled windows and garage door; more windows with accents on the west/left elevation; different grid patterns on the windows; different styled door; and revised exterior lights abutting the garage door.

Previous Approval vs Current Proposal

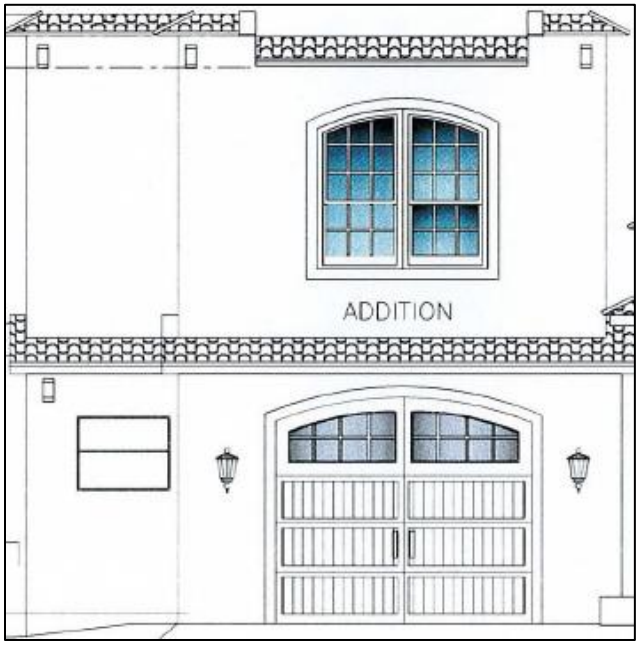


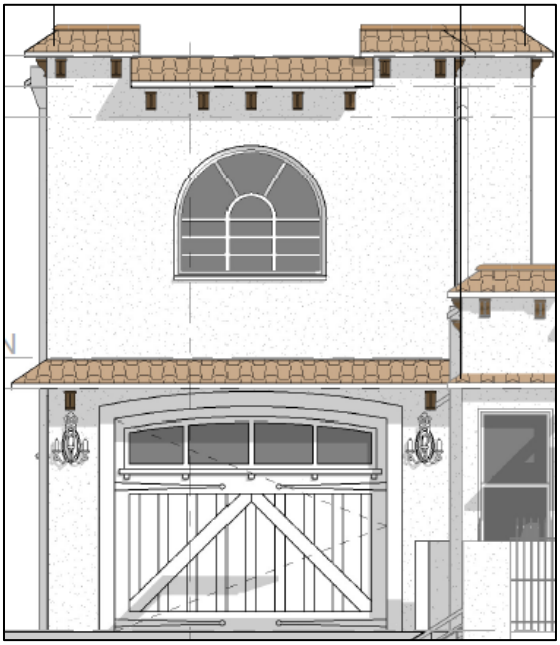


Staff Analysis:

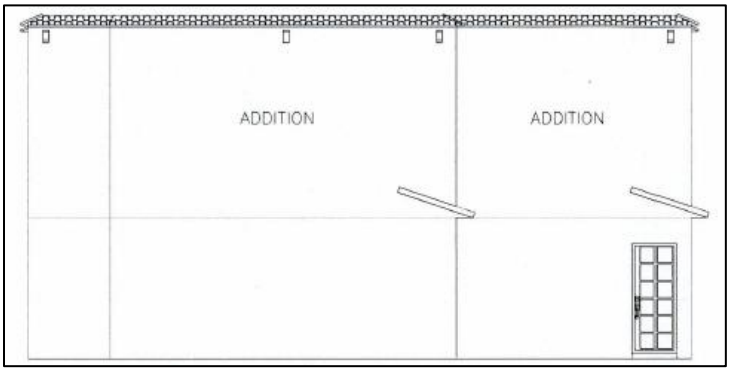
The proposed development was previously granted a COA because it was determined that the modifications would be consistent with the Mount Dora Historic Guidelines, the Land Development Code, and the Secretary of the Interior's Guidelines for Rehabilitation. The proposed changes are minor and will not adversely affect the applicant's efforts to ensure the garage is compatible with the existing dwelling unit and its historic style. The addition of windows on the western façade with decorative projections promote visual compatibility with the surrounding area and the modified window on the front façade complements the curved arch on the residence.

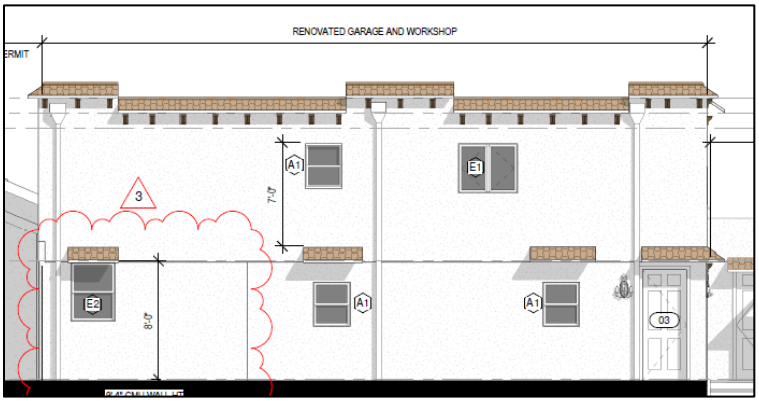
Front/ Southern Elevation



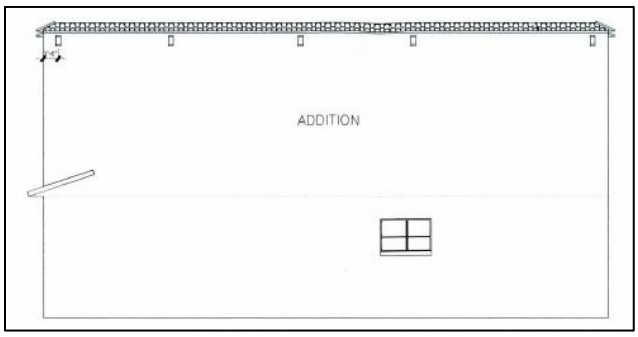


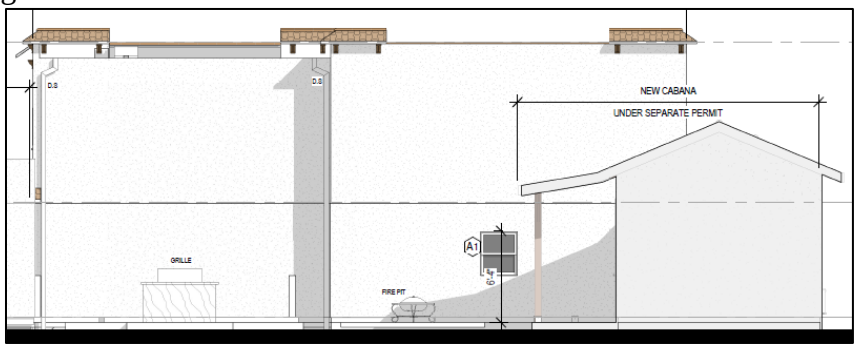
West / Left Elevation



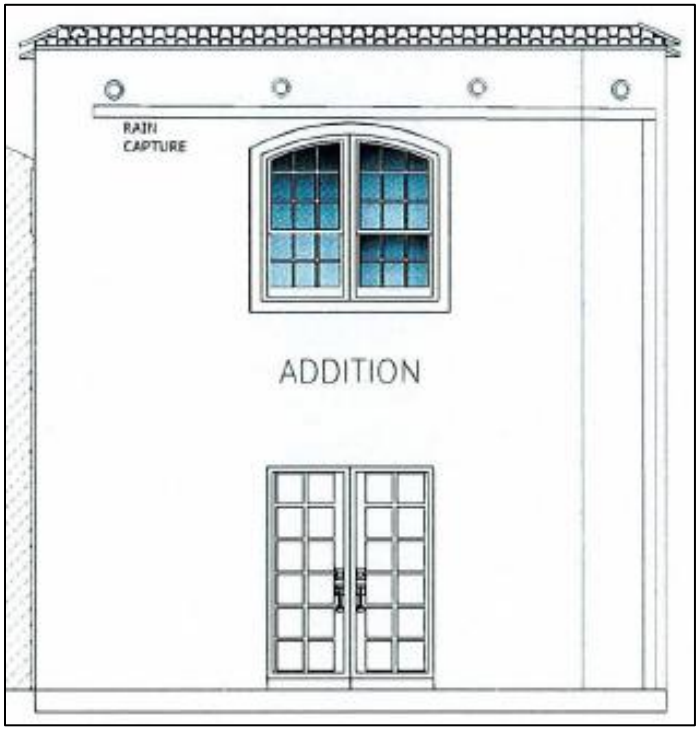


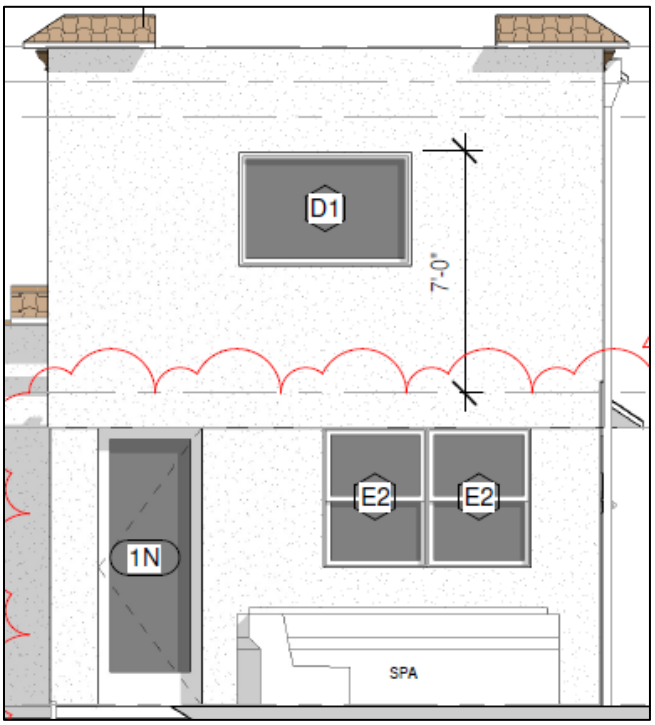
Right / East Elevation





Rear / Northern Elevation





Staff Recommendation:
Staff finds the application consistent with LDC Section 3.6.4(2) (a), and recommends approval of the application, as presented.

Attachments:
Photos
Application
1987 Site Form
2008 Site Form
Previously Approved Elevations

CITY OF MOUNT DORA

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

DATE: December 13, 2023

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 6 - Historic Site & Marker Request (HS-23-01); 520 N Baker Street (Location); "The Community Building" (Proposed Name); City of Mount Dora (Owner); Mount Dora Historic Preservation Board (Nominator).**

Property Information:

Address:	520 N Baker Street	**Current Use:**	Community Building
Zoning District:	Public Lands & Institutions	**Land Use:**	Public Lands & Institutions

Structure Information:

Date of Construction:	1929	**Style:**	Mediterranean Revival
Exterior Material:	Textured Stucco	**Stories:**	1.5
Roof Type:	Shed	**Chimneys:**	None
Roof Material:	Tile, Mission	**Porch:**	One Open

Background:

After a fire destroyed the community's Town Hall in 1922, Mount Dora was in need of an auditorium for public assemblies. Despite the hard economic times, construction of the Mount Dora Community Building began in 1929 with funds raised by the residents.

The site of the Community Building and the original city hall was first offered to the City of Mount Dora in 1928. J.P. Donnelly wanted $30,000 as a lease for the half block, which included the old Guller House, then known as the Colonial Inn. The principal had to be paid within 30 years at 5% interest. He wanted the city hall named after him as part of the deal. He later dropped the price to $25,000 payable over 25 years at a 5% interest rate. The lease was authorized by a vote of the citizens in July 1929. The new Community Building was supposed to be named the Milner Memorial Building after Dr. Duncan Milner who had just died in 1928.

The Community Building was completed in late 1929. The building is 74' x 58' and made of reinforced concrete, steel and stone tile. The design is in the Mediterranean Revival style with buff colored stucco walls and "weathered" woodwork. It had steam heat. The auditorium was 72' x 53' with a seating capacity of 800. The stage was 19' x 58' and had a velour curtain, a cyclorama (a panoramic image on the inside of a cylindrical platform, designed to give viewers standing in the middle of the cylinder a 360° view) and four dressing rooms. There is a large room on the lower floor where social activities can be held, with a main room 40' x 58'. The Tourist Club and the

Forum were allowed to use this room without charge their weekly programs. It had a terrazo floor and kitchen. Also found on the lower floor are the restrooms, boiler room and storage room. One of the building's most interesting features is the ability to enlarge the seating capacity at a later date by moving the rear wall outwards without spoiling the proportions of the building.

The building cost $35,000 to build and the lot cost $5,000. H.M. Griffin of Daytona Beach was the architect, and Keeney Bros. of Orlando was the contractor. The 100' x 200' lot was landscaped by Mrs. Zell of the Park Commission. The Community Building achieved fame when the former President's wife, Mrs. Calvin Coolidge, planted a Portuguese Silver Cypress tree in front of it on January 24, 1930. It was expected to grow to 100' and live 100 years. The tree has ceased to exist.

The Community Building received a $3 million renovation that was completed in 2010. While maintaining its historic and architectural appeal, the renovations included many upgrades such as expanding the lobby, community meeting room, concession area, art exhibit space, new auditorium seating, expanded restrooms, private dressing rooms, upgraded sound, lighting, acoustics, electrical systems,, enhanced stage area, ADA accessibility throughout the building, and a new industrial air conditioning system.

Nomination:

Pursuant to Land Development Code (LDC) Section 3.6.3 (2) (a) (1), nominations for historic site status may be initiated by the Historic Preservation Board, City Council, or the Property Owner. On October 26, 2023, the Historic Preservation Board met and nominated the Community Building to be included on the Local Register of Historical Places.

LDC Section 3.6.3 (2) (a) (5) requires applications for a historic site designation to have consent from the property owner. On November 21, 2023, the Mount Dora City Council met and directed staff to proceed with the nomination process for the Community Building.

Architectural Style:

The Community Building was constructed in the Mediterranean Revival architecture style. Period revival buildings were popular from the 1920s to the 1950s and filled the growing suburbs of America.

Mediterranean Revival is an architectural style introduced in the United States, Canada, and certain other countries in the 19th century. It incorporates references from Spanish Renaissance, Spanish Colonial, Italian Renaissance, French Colonial, Beaux-Arts, Moorish architecture, and Venetian Gothic architecture.

Peaking in popularity during the 1920s and 1930s, the movement drew heavily on the style of palaces and seaside villas and applied them to the rapidly expanding coastal resorts of Florida and California. Structures are typically based on a rectangular floor plan, and feature massive, symmetrical primary façades. Stuccoed walls, red tiled roofs, windows in the shape of arches or circles, one or two stories, wood or wrought iron balconies with window grilles, and articulated

door surrounds are characteristic. Keystones were occasionally employed. Ornamentation may be simple or dramatic. Lush gardens often appear.

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

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

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

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

The building has **historical and cultural significance** for multiple reasons. The property was purchased by, and sold to the City from, John P. Donnelly who came to Mount Dora in 1879 and married Annie McDonald Stone, a prominent landholder in the community. Successful in a number of real estate and business ventures, Donnelly built a Queen Anne style house in 1893 for his wife which is included on the U.S. National Register of Historic Places and depicted in the seal for the City of Mount Dora. He was among the founders of the local yacht club, and served as the city's first mayor in 1910. In 1924, he sold the land for the Donnelly Park named for his wife, who had died in 1908.

Former United States President Calvin Coolidge and his wife were staying at the Lakeside Inn and attended the dedication ceremony of the Community Building on January 30, 1930. Mrs. Grace Anna Goodhue Coolidge planted a Portuguese Silver Cypress tree in front of the Community Building which, unfortunately, no longer exists.

The Community Building maintains its original use and has always had strong community roots and the facilities significantly impact the quality of life today and into the future. It provides a cultural and social gathering place for all generations. This multi-purpose facility attracts and hosts concerts, theatrical performances, social functions, meetings, lectures, health and fitness classes, and a multitude of other special events and community programs.

The building has architectural significance due its Mediterranean Revival style, an architectural style introduced in the United States, Canada, and certain other countries in the 19th century. The Building features a textured stucco exterior; shed roof with mission tile; and a recessed arcade.

The 2008 site form also states that the property appears to potentially be eligible for recognition on the Local Register of Historic Places.

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

Attachments:
Application
Photos
1987 Site Survey Form
2008 Site Survey Form

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

HISTORIC MARKER PROGRAM APPLICATION FORM

520 N Baker Street, Mount Dora - The Community Building

Address of Historic Property

Nominated by the Historic Preservation Board

Name of Applicant

510 N Baker Street, Mount Dora

Mailing Address (if different) City ST Zip Code

352-735-7112 Planning@MountDora.gov

Home Phone Cell Phone Email

Historically relevant information pertaining to the property: (please include additional page and support materials) See Staff Report

Building Information:

Year Built: 1926

Architectural Style: Mediterranean Revival

Building Materials/Siding/Windows:

Current Use of the Building Municipal Building with Music Hall

Name request for Marker: Mount Dora Community Building

Mount Dora Historic Preservation Board C/O Michele Janiszewski 12-13-2023

Applicant Signature Date

CITY OF MOUNT DORA

Site Photos

Photograph as originally submitted to this page in the Historical Marker Database www.HMdb.org.
Click on photo to resize in browser. Scroll down to see metadata.

Photographer: Brandon D Cross
Taken: February 2, 2020
Caption: **Photo Insert Bottom Left:**
Additional Description: Former President Calvin Coolidge and his wife
Grace Anna Goodhue Coolidge at the building's
dedication ceremony.
Submitted: February 18, 2020, by Brandon D Cross of Flagler Beach, Florida.
Database Locator Identification Number: p510556
File Size: 0.149 Megabytes

To see the metadata that may be embedded in this photo, sign in and then return to this page.

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Photograph as originally submitted to this page in the Historical Marker Database www.HMdb.org.
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Photographer: Brandon D Cross
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Submitted: February 18, 2020, by Brandon D Cross of Flagler Beach, Florida.
Database Locator Identification Number: p510555
File Size: 0.160 Megabytes

To see the metadata that may be embedded in this photo, sign in and then return to this page.

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MOUNT DORA COMMUNITY BUILDING

After a fire destroyed the community's Town Hall in 1922, Mount Dora was in need of an auditorium for public assemblies. Despite the hard economic times, construction of the Mount Dora Community Building began in 1929 with funds raised by the residents. Construction costs were $35,000 for the building and $5,000 for the lot. The impressive Mediterranean-style structure was built in 4 months with reinforced concrete, steel, stone tile and heated with steam. The auditorium seating capacity was 800, one seat for every adult resident. Former United States President Calvin Coolidge and his wife were staying at the Lakeside Inn and attended the dedication ceremony of the Community Building on January 30, 1930.

Former President Calvin Coolidge and his wife Grace Anna Goodhue Coolidge at the building's dedication ceremony.

The Community Building received a $3 million renovation that was completed in 2010. While maintaining its historic and architectural appeal, the renovations included many upgrades such as expanding the lobby, community meeting room, concession area, art exhibit space, new auditorium seating, expanded restrooms, private dressing rooms, upgraded sound, lighting, acoustics, electrical systems, enhanced stage area, ADA accessibility throughout the building, and a new industrial air conditioning system.

The building has always had strong community roots and the renovations significantly impact the quality of life today and into the future. It provides a cultural and social gathering place for all generations. This multi-purpose facility attracts and hosts concerts, theatrical performances, social functions, meetings, lectures, health and fitness classes, and a multitude of other special events and community programs.

Mount Dora Socialites gather for a photo in front of the Community Building.

(Year Unknown)

MOUNT DORA, FLORIDA

Incorporated 1910

FLORIDA MASTER SITE FILE

M 30-33

Site Inventory Form

Site No. LA 298

Site Name The Community Building Survey Date 8709

Address of Site 510 Baker, Mt. Dora Fl. 32757

Instruction for locating

Location Tompkins Sub (Subdivision Name) 61 (Block No.) 00100 (Lot No.)

County Lake

District name if applicable

Owner of Site: Name City of Mt. Dora

Address 508 Baker, Mt. Dora Fl. 32757

Type of Ownership city Recording Date 8711

Recorder: Name & Title Barr, Melanie (Historic Preservation Consultant)

Address P.O. Box 17, Gainesville Fl. 32602

Condition of Site: (Check One)
- ___ Excellent
- x Good
- ___ Fair
- ___ Deteriorated

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

Original Use Government/social

Present Use Government/social

Dates +1929

Cultural Phase American

Period 20th Century

NR Classification Category building Date Listed on NR

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

Areas of Significance: Early Community Development, Politics/ Government

Significance:

The site of the Community Building and the original city hall was first offered to the City of Mount Dora in 1928. J.P. Donnelly wanted $30,000 as a lease for the half block, which included the old Guller House, then known as the Colonial Inn. The principal had to be paid within 30 years at 5% interest. He wanted the city hall named after him as part of the deal. He later dropped the price to $25,000 payable over 25 years at a 5% interest rate. The lease was authorized by a vote of the citizens in July 1929. The new Community Building was supposed to be named the Milner Memorial Building after Dr. Duncan Milner who had just died in 1928.

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(see continuation page)

(CONTINUATION SHEET - SIGNIFICANCE)

most interesting features is the ability to enlarge the seating capacity at a later date by moving the rear wall outwards without spoiling the proportions of the building.

The building cost $35,000 to build and the lot cost $5,000. H.M. Griffin of Daytona Beach was the architect, and Keeney Bros. of Orlando was the contractor. The 100 x 200' lot was landscaped by Mrs. Zell of the Park Commission. The Community Building achieved fame when the former President's wife, Mrs. Calvin Coolidge, planted a Portuguese Silver Cypress tree in front of it on Jan. 24, 1930. It was expected to grow to 100' and live 100 years. The tree has ceased to exist.

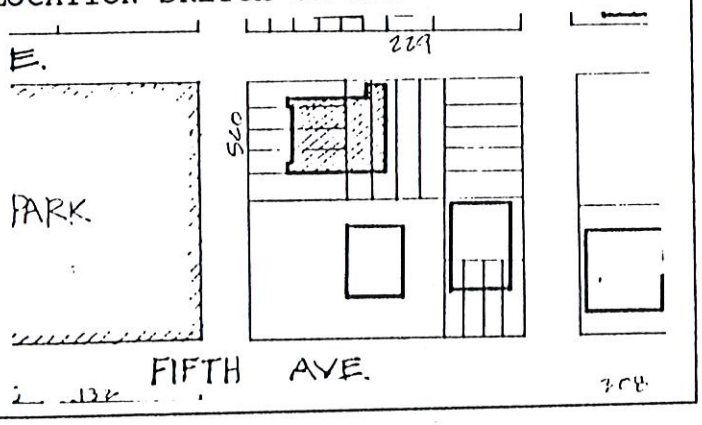
MDT 7-19-28, 10-4-28, 3-14-29, 6-13-29, 8-29-29, 10-3-29, 10-10-29, 4-11-30, 12-4-30, 1-31-30

Architect H.M. Griffin
Builder Keeney Brothers
Style and/or Period Mediterranean Revival
Plan Type bungalow
Exterior Fabric(s) stucco: textured
Structural System(s) concrete, reinforced
Porches
Orientation W
Foundation continous: stuccoed
Roof Type shed
Secondary Roof Structure(s) pent roof
Roof Surfacing tile: mission
Window Type casement, # bullseye
Ornament Exterior woodwork, # recessed arcade, # wood window grilles
Chimney
Chimney Location
No. of Chimneys
No. of Stories 1 1/2
No. of Dormers
Outbuildings
Surroundings
Map Reference (incl. scale & date) USGS Eustis 7.5 Min. 1966 (PR1980)

Latitude and Longitude

Site Size (approx. acreage of property) LT1

LOCATION SKETCH OR MAP

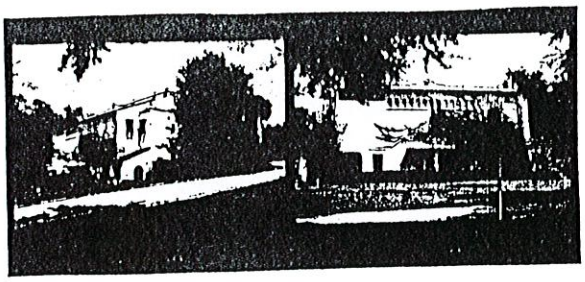


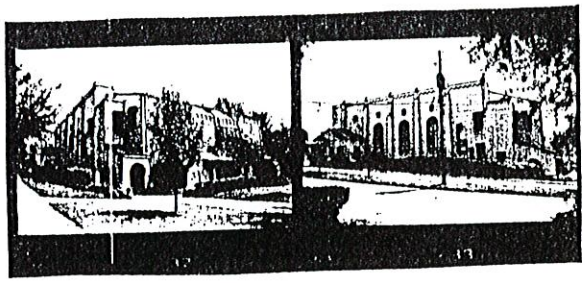
Township	Range	Section
19	27	30

UTM Coordinates:

Zone	Easting	Northing

Photographic Records Number M 30-33
Please attach Photographic Print





Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA00298
Recorder # 148
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) 520 N Baker 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
520	North	Baker	Street	

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

MAPPING

USGS 7.5' Map Name
Publication Date >> EUSTIS;1980
Township:
Range:
Section:
1/4 section:
>> 19S ;27E ;30;UNSP
Irregular Section Name:
Landgrant
UTM: Zone
Easting
Northing
Plat or Other Map (map's name, location)

DESCRIPTION

Style Mediterranean Revival
Other Style
Exterior Plan Rectangular
Other Exterior Plan
Number of Stories 2
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) >> Brick
Other Exterior Fabric(s)
Roof Type(s) >> Flat
Other Roof Type(s)
Roof Material(s) >>
Other Roof Material(s)
Roof Secondary Structure(s) (dormers etc) >>
Other Roof Secondary Structure(s)
Number of Chimneys
Chimney Material
Other Chimney Material(s)
Chimney Location(s)

HISTORICAL STRUCTURE FORM

8LA00298

DESCRIPTION (continued)

Window Descriptions casement 6, casement 8

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: 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 1929

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 >> Community center;;

Other Structure Uses

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

RESEARCH METHODS

Research Methods >> Examine local tax records

Other research methods

SURVEYOR'S EVALUATION OF SITE

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

Idividually Eligible for National Register? NO

Potential Contributor to NR District? NO

Area(s) of historical significance >>

Other Historical Associations

Explanation of Evaluation (required) The property appears to be potentially eligible at the local level under Criterion A for Politics/Government and Social History and Criterion C for Architecture.

HISTORICAL STRUCTURE FORM

8LA00298

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____ Maintaining Organization: _____

File or Accession #: _____ Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

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

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

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

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

SHPO's Evaluation of Resource

_____ Date _____

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 5/25/2008

Form Comments: _____

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

LA00298-200803

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:**
Brick

> **Roof types:**
Flat

> **Roof materials:**

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

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

> **Original, intermediate, present uses/year started/year ended:**
Community center;;

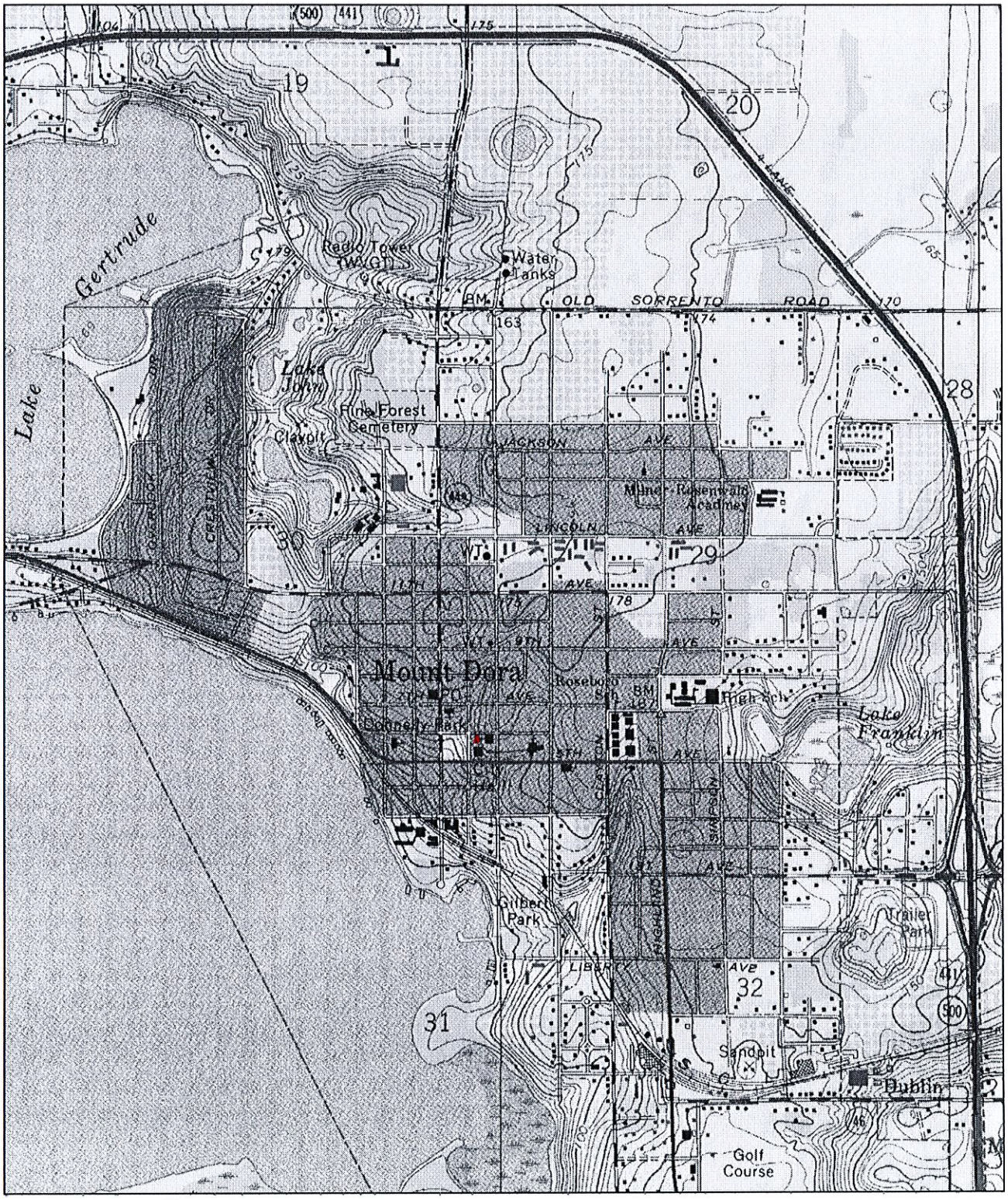
> **Research methods:**
Examine local tax records
FL Master Site File-Cultural Resources
Pedestrian

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

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

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

148



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0 0.5 Mi

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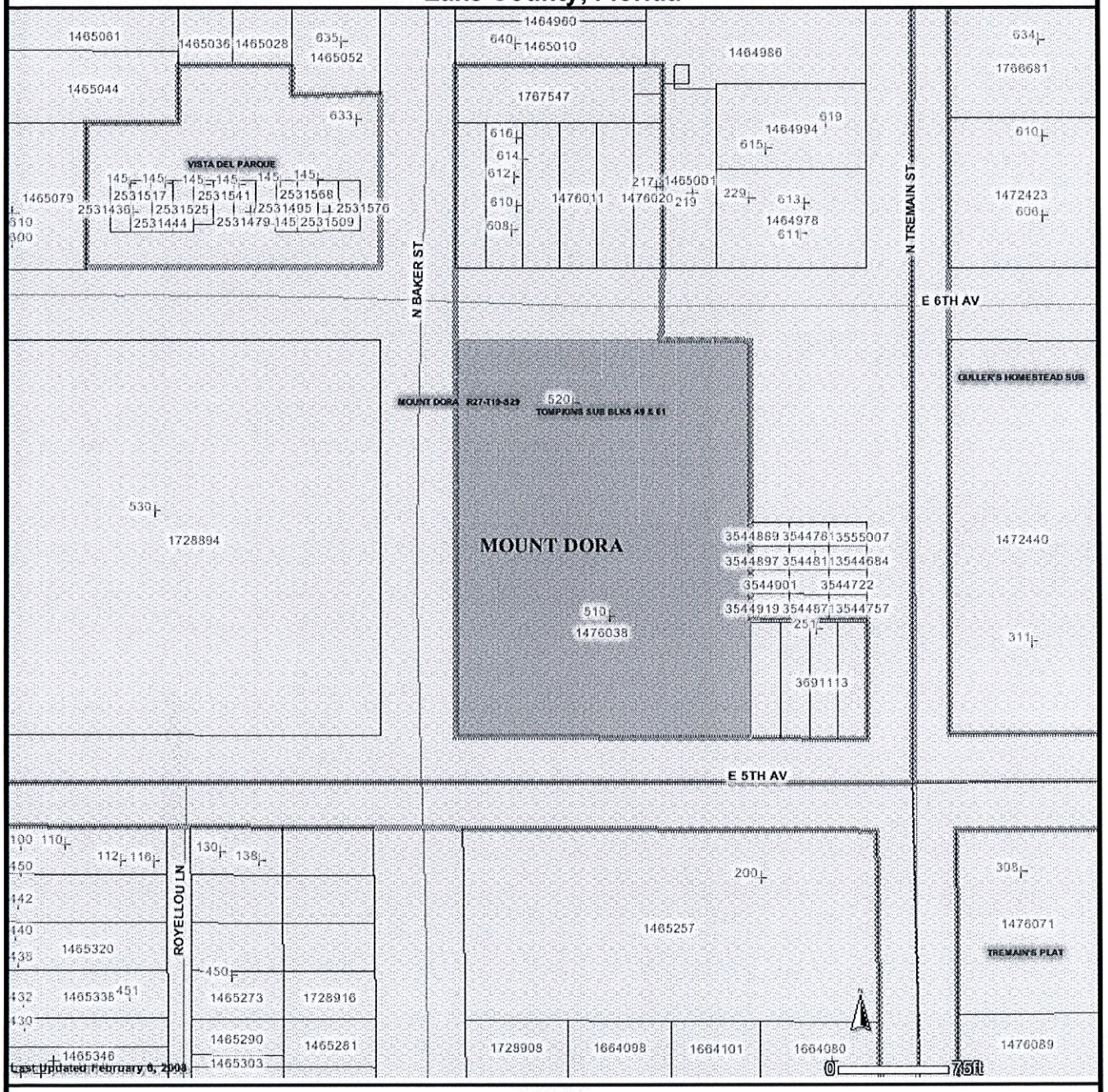
Map provided by MyTopo.com

LA298

Lake County, Florida



LEGEND

- Highlighted Feature
- LAKE APOPKA LDR
- PARCELS
- ALTERNATE KEY NUMBERS
- STRUCTURE/ADDRESS
- COUNTY PROPERTY
- STREETS
  - BUILT
  - PLATTED NOT BUILT
- CITY LIMITS
  - ASTATULA
  - CLERMONT
  - EUSTIS (cont)
  - FRUITLAND PARK
  - GROVELAND
  - HOWEY-IN-THE-HILLS
  - LADY LAKE
  - LEESBURG
  - MASCOTTE
  - MINNEOLA
  - MONTVERDE
  - MOUNT DORA
  - TAVARES (cont)

LA298

RN148

CITY OF MOUNT DORA

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

DATE: December 13, 2023

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 6 - Historic Site & Marker Request (HS-23-01); 520 N Baker Street (Location); "The Community Building" (Proposed Name); City of Mount Dora (Owner); Mount Dora Historic Preservation Board (Nominator).**

Property Information:

Address:	520 N Baker Street	**Current Use:**	Community Building
Zoning District:	Public Lands & Institutions	**Land Use:**	Public Lands & Institutions

Structure Information:

Date of Construction:	1929	**Style:**	Mediterranean Revival
Exterior Material:	Textured Stucco	**Stories:**	1.5
Roof Type:	Shed	**Chimneys:**	None
Roof Material:	Tile, Mission	**Porch:**	One Open

Background:

After a fire destroyed the community's Town Hall in 1922, Mount Dora was in need of an auditorium for public assemblies. Despite the hard economic times, construction of the Mount Dora Community Building began in 1929 with funds raised by the residents.

The site of the Community Building and the original city hall was first offered to the City of Mount Dora in 1928. J.P. Donnelly wanted $30,000 as a lease for the half block, which included the old Guller House, then known as the Colonial Inn. The principal had to be paid within 30 years at 5% interest. He wanted the city hall named after him as part of the deal. He later dropped the price to $25,000 payable over 25 years at a 5% interest rate. The lease was authorized by a vote of the citizens in July 1929. The new Community Building was supposed to be named the Milner Memorial Building after Dr. Duncan Milner who had just died in 1928.

The Community Building was completed in late 1929. The building is 74' x 58' and made of reinforced concrete, steel and stone tile. The design is in the Mediterranean Revival style with buff colored stucco walls and "weathered" woodwork. It had steam heat. The auditorium was 72' x 53' with a seating capacity of 800. The stage was 19' x 58' and had a velour curtain, a cyclorama (a panoramic image on the inside of a cylindrical platform, designed to give viewers standing in the middle of the cylinder a 360° view) and four dressing rooms. There is a large room on the lower floor where social activities can be held, with a main room 40' x 58'. The Tourist Club and the

Forum were allowed to use this room without charge their weekly programs. It had a terrazo floor and kitchen. Also found on the lower floor are the restrooms, boiler room and storage room. One of the building's most interesting features is the ability to enlarge the seating capacity at a later date by moving the rear wall outwards without spoiling the proportions of the building.

The building cost $35,000 to build and the lot cost $5,000. H.M. Griffin of Daytona Beach was the architect, and Keeney Bros. of Orlando was the contractor. The 100' x 200' lot was landscaped by Mrs. Zell of the Park Commission. The Community Building achieved fame when the former President's wife, Mrs. Calvin Coolidge, planted a Portuguese Silver Cypress tree in front of it on January 24, 1930. It was expected to grow to 100' and live 100 years. The tree has ceased to exist.

The Community Building received a $3 million renovation that was completed in 2010. While maintaining its historic and architectural appeal, the renovations included many upgrades such as expanding the lobby, community meeting room, concession area, art exhibit space, new auditorium seating, expanded restrooms, private dressing rooms, upgraded sound, lighting, acoustics, electrical systems,, enhanced stage area, ADA accessibility throughout the building, and a new industrial air conditioning system.

Nomination:

Pursuant to Land Development Code (LDC) Section 3.6.3 (2) (a) (1), nominations for historic site status may be initiated by the Historic Preservation Board, City Council, or the Property Owner. On October 26, 2023, the Historic Preservation Board met and nominated the Community Building to be included on the Local Register of Historical Places.

LDC Section 3.6.3 (2) (a) (5) requires applications for a historic site designation to have consent from the property owner. On November 21, 2023, the Mount Dora City Council met and directed staff to proceed with the nomination process for the Community Building.

Architectural Style:

The Community Building was constructed in the Mediterranean Revival architecture style. Period revival buildings were popular from the 1920s to the 1950s and filled the growing suburbs of America.

Mediterranean Revival is an architectural style introduced in the United States, Canada, and certain other countries in the 19th century. It incorporates references from Spanish Renaissance, Spanish Colonial, Italian Renaissance, French Colonial, Beaux-Arts, Moorish architecture, and Venetian Gothic architecture.

Peaking in popularity during the 1920s and 1930s, the movement drew heavily on the style of palaces and seaside villas and applied them to the rapidly expanding coastal resorts of Florida and California. Structures are typically based on a rectangular floor plan, and feature massive, symmetrical primary façades. Stuccoed walls, red tiled roofs, windows in the shape of arches or circles, one or two stories, wood or wrought iron balconies with window grilles, and articulated

door surrounds are characteristic. Keystones were occasionally employed. Ornamentation may be simple or dramatic. Lush gardens often appear.

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

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

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

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

The building has **historical and cultural significance** for multiple reasons. The property was purchased by, and sold to the City from, John P. Donnelly who came to Mount Dora in 1879 and married Annie McDonald Stone, a prominent landholder in the community. Successful in a number of real estate and business ventures, Donnelly built a Queen Anne style house in 1893 for his wife which is included on the U.S. National Register of Historic Places and depicted in the seal for the City of Mount Dora. He was among the founders of the local yacht club, and served as the city's first mayor in 1910. In 1924, he sold the land for the Donnelly Park named for his wife, who had died in 1908.

Former United States President Calvin Coolidge and his wife were staying at the Lakeside Inn and attended the dedication ceremony of the Community Building on January 30, 1930. Mrs. Grace Anna Goodhue Coolidge planted a Portuguese Silver Cypress tree in front of the Community Building which, unfortunately, no longer exists.

The Community Building maintains its original use and has always had strong community roots and the facilities significantly impact the quality of life today and into the future. It provides a cultural and social gathering place for all generations. This multi-purpose facility attracts and hosts concerts, theatrical performances, social functions, meetings, lectures, health and fitness classes, and a multitude of other special events and community programs.

The building has architectural significance due its Mediterranean Revival style, an architectural style introduced in the United States, Canada, and certain other countries in the 19th century. The Building features a textured stucco exterior; shed roof with mission tile; and a recessed arcade.

The 2008 site form also states that the property appears to potentially be eligible for recognition on the Local Register of Historic Places.

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

Attachments:
Application
Photos
1987 Site Survey Form
2008 Site Survey Form