CITY OF MOUNT DORA

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

DATE: January 31, 2024

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 1 - Certificate of Appropriateness; 642 N Tremain Street (Location); Porch Modifications, Addition, and Detached Garage (Proposed Work); Peter S and Julie A Karas (Owners); Vedder Construction (Applicant).**

Property Information:

Address:	642 N Tremain Street	**Current Use:**	Residential
Zoning District:	R-2	**Land Use:**	Medium Density

Structure Information:

Date of Construction:	1938	**Style:**	Bungalow
Siding:	Wood; Novelty Siding	**Stories:**	One
Roof Type:	Cross Gables	**Chimneys:**	One
Roof Material:	Metal	**Porch:**	One, Closed

Requested Action:
The Applicant is seeking to enclose and extend the front porch to encompass the entire width of the front façade; construct on addition on the rear of the home; and construct a detached garage behind the home.

Background on 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 which typically feature a balanced and well-proportioned, but not symmetrical, appearance from the front; 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; modest front porch or veranda; and square, tapered columns, sometimes called “bungalow columns.” Roofing materials were typically sheet metal or composition shingles.

Guidance from Land Development Code (LDC)

If an addition is being constructed, generally it should not be added to the main historic facade of the building. If possible, locate it away from the principal public view, possible to the rear of the building. Respect the proportions of the building to which it is being added, so the addition does not dominate its historic environment. Do not obstruct the character-defining features of the historic building with the addition.

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

Porches have been a traditional and significant feature of Florida architecture since the early nineteenth century. Porches served as a covered entrance to buildings and a transitional space between the interior and exterior. They provided a protected, shaded area used for relief from the state's frequent hot and humid weather. They were often the principal location for ornamentation and detailing, such as brackets and other jig-sawn woodwork, posts, columns, and balustrades. Size, style, ornateness or simplicity, sense of openness, and detailing were all-important attributes of porches. Such features should be preserved during the course of rehabilitating a building under Standard 2.

There are a number of common problems associated with porch treatments. Owners are often tempted to enclose porches for additional weatherproof living space, especially in smaller homes such as Bungalows, Cottages, and some Vernacular structures. Although porch enclosures are generally not recommended, they can meet Standards 5, 9, and 10 under limited circumstances. Transparent materials, such as clear glass enclosures or screens, which are set behind balustrade and structural systems and maintain the visual openness of the porch are permitted. Removal or encasement of significant porch features or enclosure with non-transparent materials are not acceptable treatments. Permitted enclosures should be attached in such a way that, if removed, the form and integrity of the porch would remain.

Mount Dora Historic Design Guidelines Recommendations:

1. **Retain wooden materials and features** such as siding, cornices, **brackets**, soffits, fascia, window architrave, and doorway pediments, wherever possible. **These are essential components of a building's appearance and architectural style.**
2. **Identify, retain, and reserve porches, and their functional and decorative features**, that are important in defining the overall historic character of the building-such as columns, balustrades, and stairs.
3. **Retain porches and steps** that are appropriate to a building and its subsequent development. Porches and additions reflecting later architectural styles are often important to the building's historical development and should be retained.
4. If enclosures are undertaken, **maintain the openness of porches** through the use of transparent materials such as glass or screens. Place enclosures behind significant detailing so that the detailing is not obscured.

5. Retain and repair historic door openings, doors, screen doors, trim, and details such as transom, side lights, pediments, frontispieces, hoods, and hardware where they contribute to the architectural character of the building.

Mount Dora Historic Guidelines Actions to **Avoid**:

1. Introducing or changing the location or size of windows, and other openings that alter the architectural and historic character of a building.
2. Changing the size or arrangement of window panes, muntins, and rails where they contribute to the architectural and historic character of the building.
3. 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.
4. Removing or radically changing wood features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.
5. Replacing an entire wood feature such as a cornice or wall where repair of the wood and limited replacement of deteriorated or missing parts are appropriate.
6. Stripping entrances of historic material such as wood, cast iron, terra cotta tile, and brick.

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 property obtained a Certificate of Appropriateness to replace the asphalt shingles with a metal roof on December 16, 2021.

The subject structure embodies the bungalow style with its asymmetrical front façade; exposed rafters; porch with knee-height baluster; horizontal wood siding; and wood detailing along the roof of the porch. Demolishing the existing, historic porch with its character defining features and rebuilding the porch as an addition to the house in a different configuration would significantly alter the character of the residence.

The Applicant is also seeking to construct a detached garage. The guidelines recommend designing new buildings to be compatible in materials, size, color, and texture with the surrounding buildings. If possible, it is preferable to build the new structure to the rear of a historic building, where it will have little or no impact on the streetscape. The Applicant did not provide any elevations of the proposed garage but indicated that it will be located on the rear of the building.

The proposed addition appears to blend in with the existing residence which is inconsistent with the guidelines which state that, “it is inappropriate to imitate a historic style, or use the same roof line, wall plane, or historic details in an attempt to make the addition look like it was originally part of the building.”

Staff Recommendation:
Staff finds that the application is inconsistent with the guidelines pertaining the preservation of porches and their associated wood features; the direction to differentiate additions from the main residence; and the lack of information on the accessory structure.

Should the Board wish to approve the application, staff recommends considering the following conditions:

1. The detached garage shall be the same exterior and roof material and color as the primary residence. Composite Dutch siding may be utilized and the structure must include features consistent with the bungalow / craftsman architectural style.
2. The exterior siding shall not be entirely be replaced; only added as needed to accommodate the addition or if the existing wood siding is unable to be repaired.
3. The porch addition / enclosure shall be redesigned to include the wood features currently present on the porch (rafter beams and horizontal wood detailing) and shall not extend beyond the current footprint.
4. The proposed steps shall be redesigned to match the existing steps
5. The addition on the rear shall be redesigned to better differentiate the addition from the primary, historic residence.

Attachments:
Photos
Elevation Comparison
1989 Site Survey
2008 Site Survey
Application

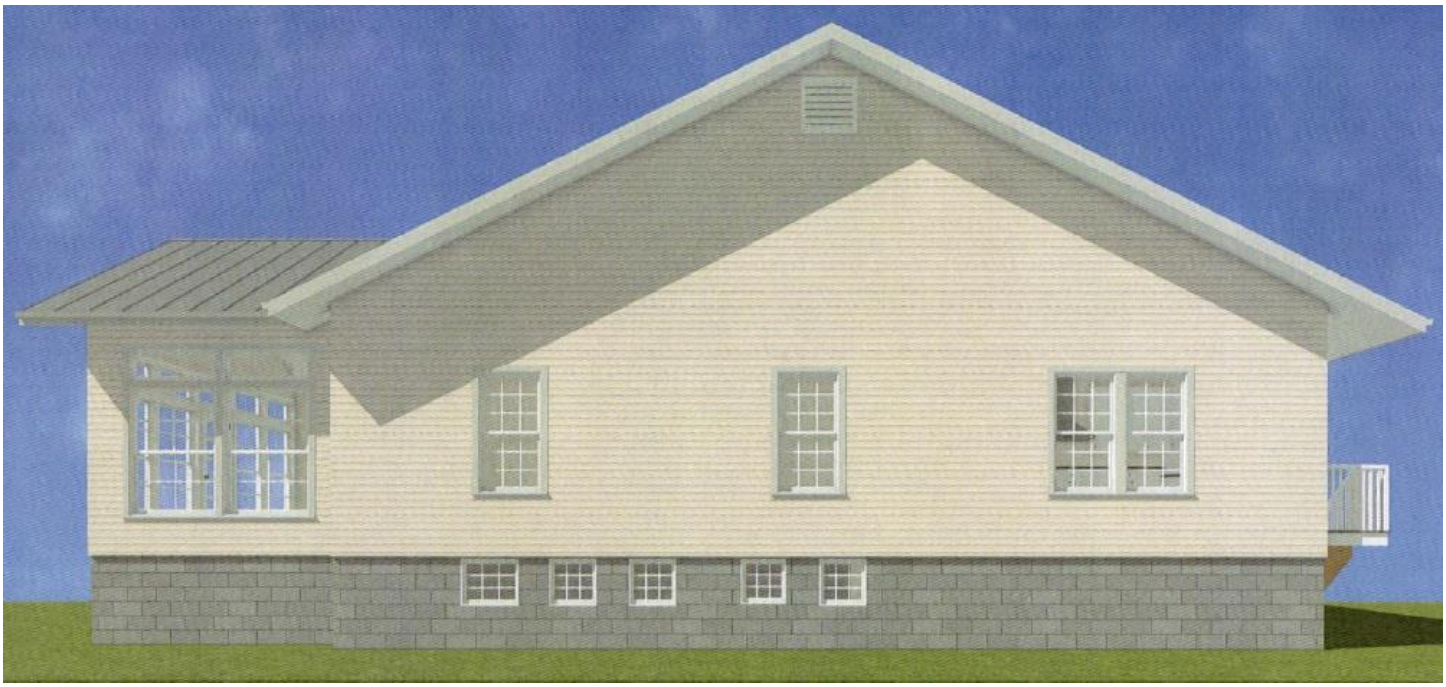
CITY OF MOUNT DORA

Site Photos

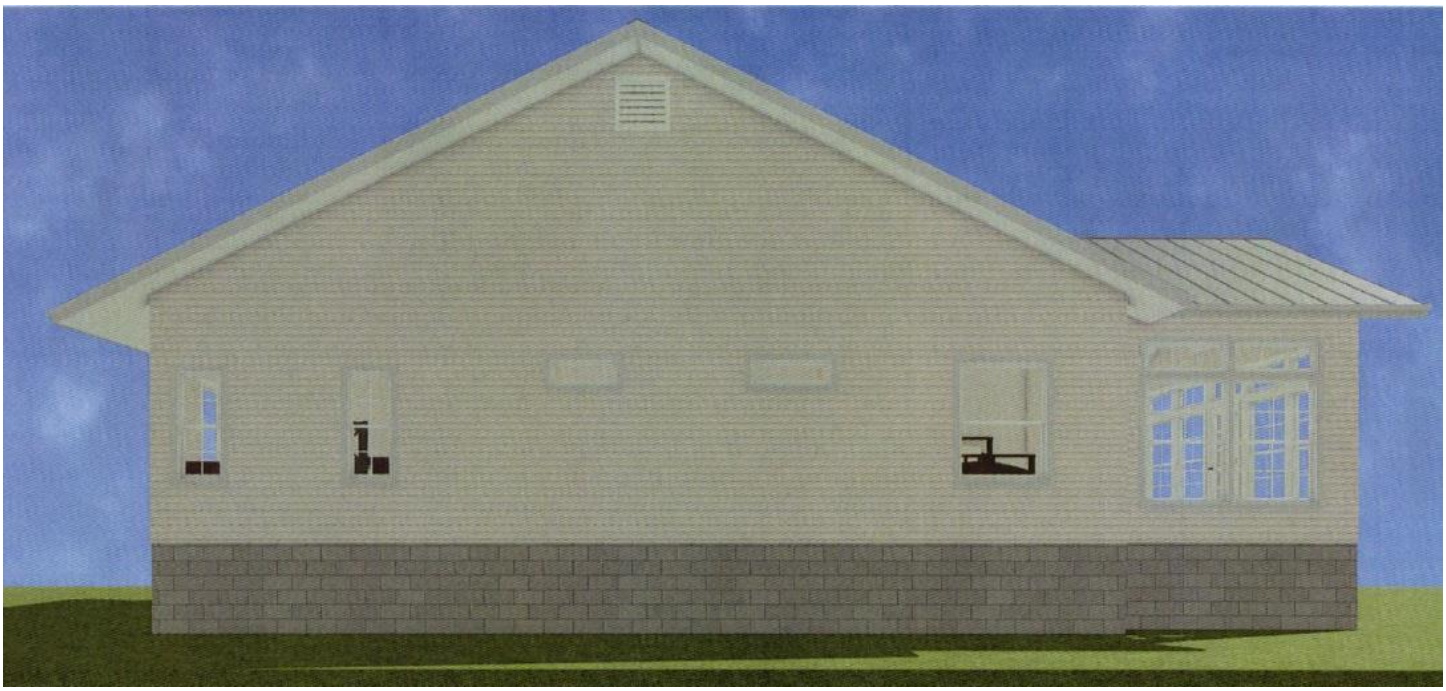
642

Existing & Proposed Front Façade / Western Elevation

Existing and Proposed Southern Elevation



Existing and Proposed Northern Elevation



FLORIDA MASTER SITE FILE

Site Inventory Form

Site No. _____

Site Name The Sidel House Survey Date 8709
Address of Site 642 Tremain St., Mt. Dora Fl. 32757
Instruction for locating _____

Location Guller's Homestead (Subdivision Name) 000 (Block No.) 02803 (Lot No.)

County Lake
District name if applicable _____
Owner of Site: Name Kibbe, Lucile C. (Lite Estate)
Address 642 Tremain St., 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
___ Original Use
___ Restored/Date
___ Moved/Date

Original Use private residence
Present Use private residence
Dates c. +1918
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 is Al and Emma Sidel's first house. Al Sidel owned a meat market. He built a business block in 1926 at the northwest corner of 6th Ave. and Donnelly that was occupied by his meat store and the A & P Grocery. He was elected a city councilman in 1927. By 1939, he had moved into the house to the north of this one, and he worked at Hales grocery store as a meatcutter.

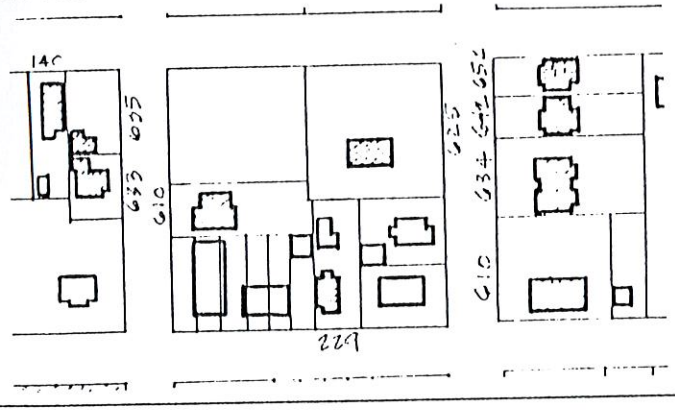
CD 24,26,39; MDT 11-4-26, 1-12-28

Architect
Builder
Style and/or Period bungalow
Plan Type irregular: irregular
Exterior Fabric(s) wood: novelty siding
Structural System(s) wood frame: balloon
Porches W/ 1 story, enclosed
Orientation W
Foundation piers: concrete block, plain and cast
Roof Type cross gables
Secondary Roof Structure(s) porch: gable
Roof Surfacing asphalt shingles
Window Type awning #jalousie #casement, wood
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 (PR1980)

Latitude and Longitude

Site Size (approx. acreage of property) LT1

LOCATION SKETCH OR MAP

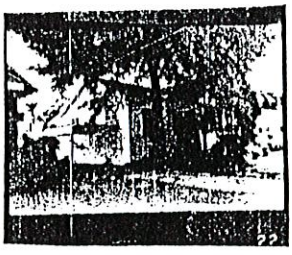


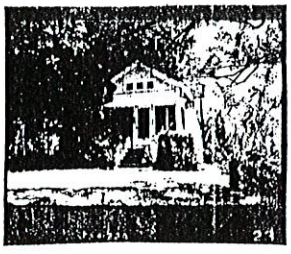
Township	Range	Section
19	27	28

UTM Coordinates:

Zone Easting Northing

Photographic Records Number P 22-23
Please attach Photographic Print





Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA03677
Recorder # 164
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) 642 N Tremain St
Multiple Listing (DHR only)
Other Names >>
Survey or Project Name
Survey#
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
642	North	Tremain	Street	

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

MAPPING

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

DESCRIPTION

Style 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) >> Continuous
Other Foundation Types
Foundation Material(s) >> Poured Concrete Footing
Other Foundation Material(s)
Exterior Fabric(s) >> Drop siding
Other Exterior Fabric(s)
Roof Type(s) >> Gable
Other Roof Type(s)
Roof Material(s) >>
Other Roof Material(s)
Roof Secondary Structure(s) (dormers etc) >>
Other Roof Secondary Structure(s)
Number of Chimneys 1
Chimney Material
Other Chimney Material(s)
Chimney Location(s)

HISTORICAL STRUCTURE FORM

8LA03677

DESCRIPTION (continued)

Window Descriptions casement 10, jalousie, metal awning, metal sash

Main Entrance Description (stylistic details)

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

Porch Roof Types(s)

Exterior Ornament

Interior Plan Other Interior Plan

Condition Good

Structure Surroundings

Commercial: Residential: MOSTly this category

Institutional: Undeveloped:

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

Archaeological Remains (describe):

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

Narrative Description (optional)

HISTORY

Construction year 1938

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;1938;

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

8LA03677

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"

LA03677-200803

Supplementary Printout

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

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

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

> **Foundation types:**
Continuous

> **Foundation materials:**
Poured Concrete Footing

> **Exterior fabrics:**
Drop siding

> **Roof types:**
Gable

> **Roof materials:**

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

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

> **Original, intermediate, present uses/year started/year ended:**
Private residence;1938;

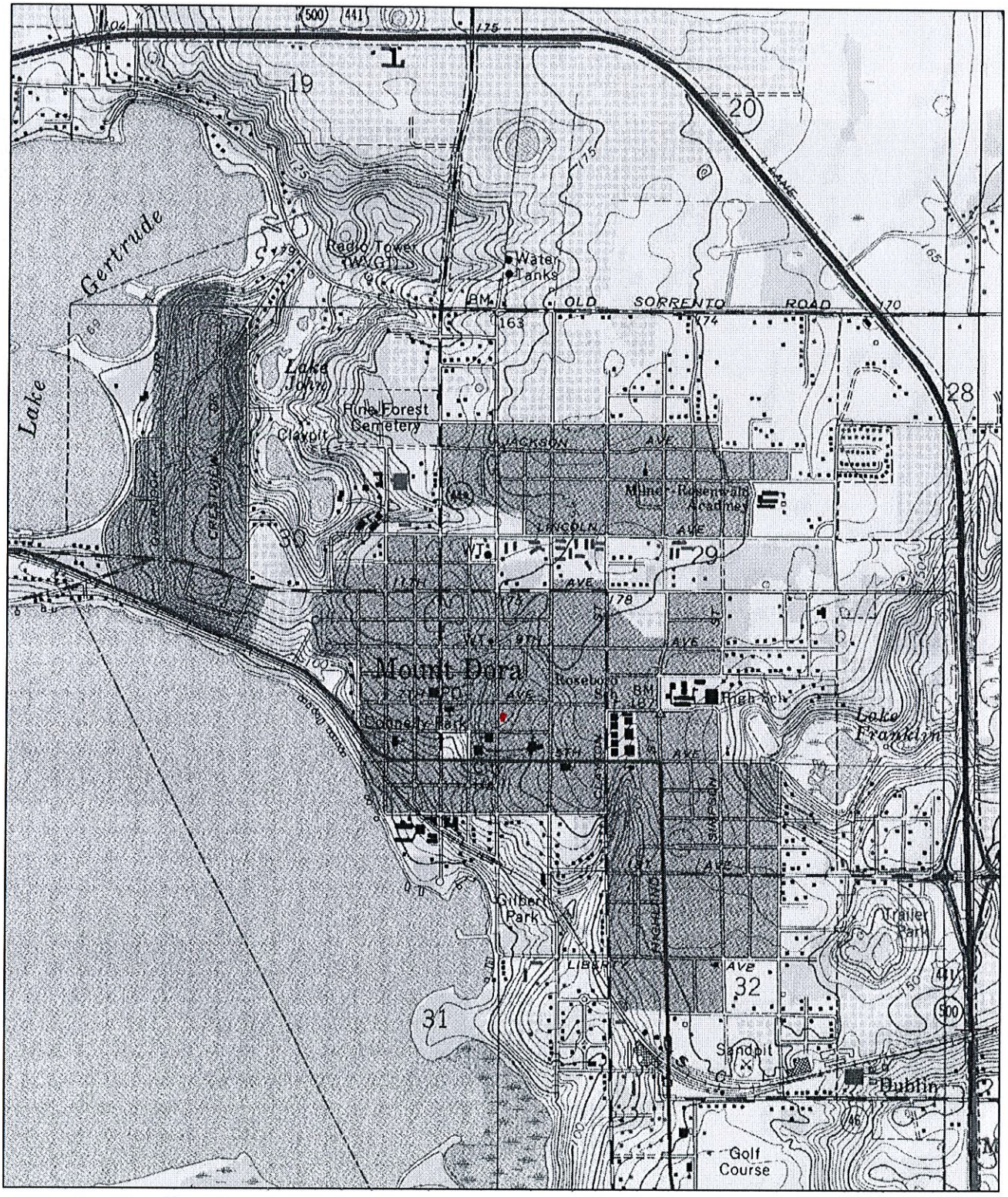
> **Research methods:**
Examine local tax records
FL Master Site File-Cultural Resources
Pedestrian

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

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

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

164



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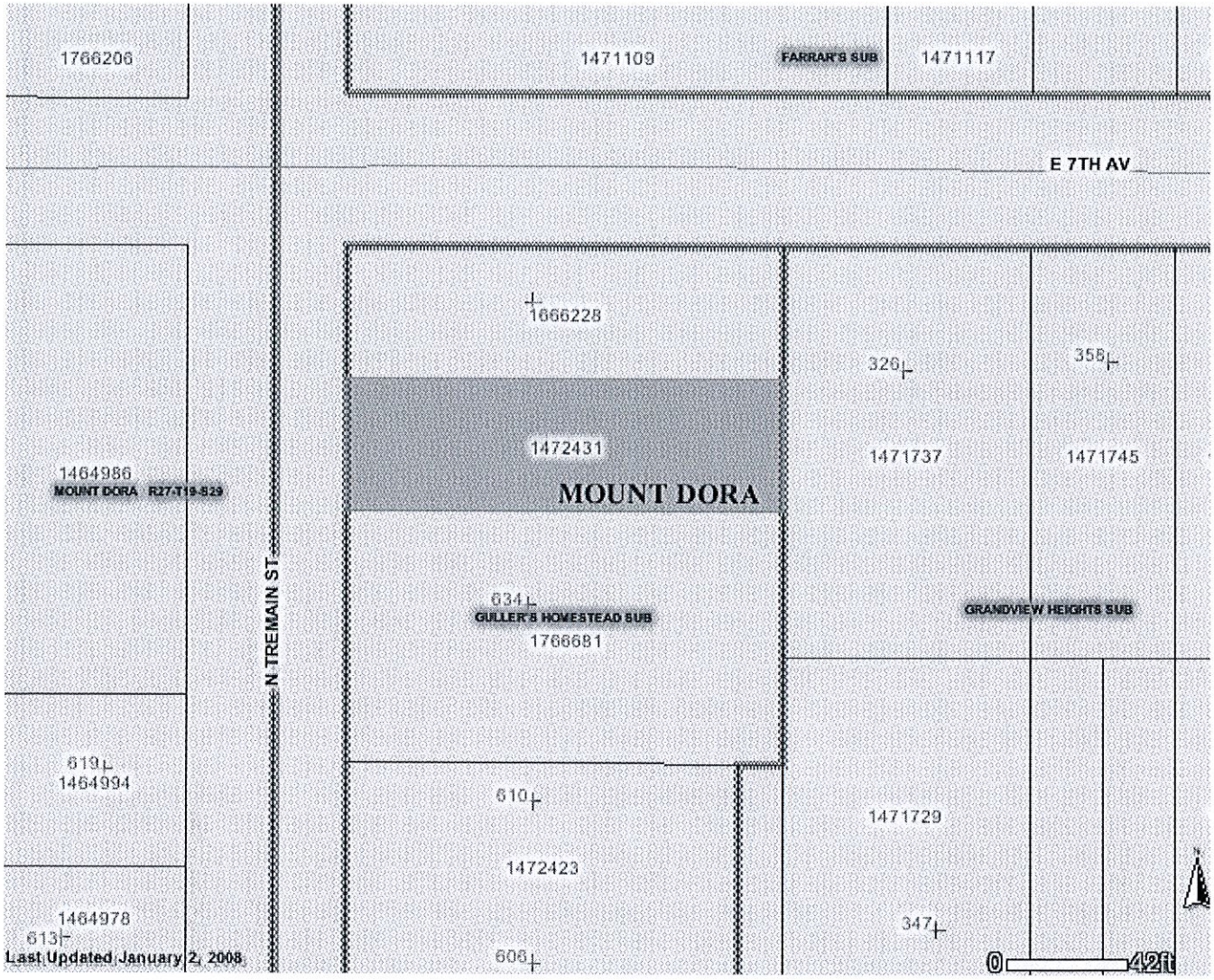
Map provided by MyTopo.com

LA3677



RN164

LA3677

LA
3677

164

CITY OF MOUNT DORA

RECEIVED
DEC 29 2023

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

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Renovations, Additions and New Construction

Property Address: 642 N TREMAIN Alternate Key No.: 1472431

Property Owner: PETER KARAS

Applicant: VEDDER CONSTRUCTION

Applicant's Mailing Address: 4301 W old US hwy 441 MT DORA FL 32757

Applicant's Phone Number: 352 735 3132

Applicant's Email Address: DAVID@VEDDERCONSTRUCTIONLLC.COM

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

Application Type:
- ☐ New Construction
- ☒ Addition
- ☒ Renovation

Check any structural systems or elements which will be affected by this project:
- ☒ Steps or Stairways
- ☒ Windows
- ☒ Doors
- ☐ Walls or Fences
- ☒ Foundation
- ☒ Porches or Porte Cochere
- ☐ Chimney
- ☐ Exterior Lighting
- ☒ Siding/Stucco/Façade Work
- ☒ Walls/Structural
- ☒ Roof
- ☐ Landscape Features

Existing Materials: Wood siding, metal Roof

Proposed Materials: Composite Dutch lap siding - Metal Roof

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: FRONT PORCH EXTENSION, Addition in REAR OF HOME, DETACHED ~~NEW~~ CONSTRUCTION GARAGE REAR OF HOME

Reason for Addition / Modification: Create more living space + home has NO GARAGE

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

PROPERTY RECORD CARD

General Information

Name:	KARAS PETER S & JULIE A	**Alternate Key:**	1472431
Mailing Address:	2392 LEMON ST SAINT JAMES CITY, FL 33956 *Update Mailing Address*	**Parcel Number:**	29-19-27-1300-000-02803
		Millage Group and City:	00MD Mount Dora
		2023 Total Certified Millage Rate:	18.3807
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	642 N TREMAIN ST MOUNT DORA FL, 32757	**Property Name:**	-- *Submit Property Name*
		School Information:	*School Locator & Bus Stop Map* *School Boundary Maps*

Property Description: MOUNT DORA, GULLER'S HOMESTEAD S 45 FT OF N 90 FT OF W 150 FT OF LOT 28 PB 3 PG 43 ORB 6221 PG 2304

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 of 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)	45	150		6750.000	FD	$100,238.00	$100,238.00

Click here for Zoning Info FEMA Flood Map

Residential Building(s)

Building 1

Residential Building Value: $128,891.00

Summary

Year Built: 1938	Total Living Area: 952	Central A/C: No	Fireplaces: 0
Bedrooms: 2	Full Bathrooms: 1	Half Bathrooms: 0	

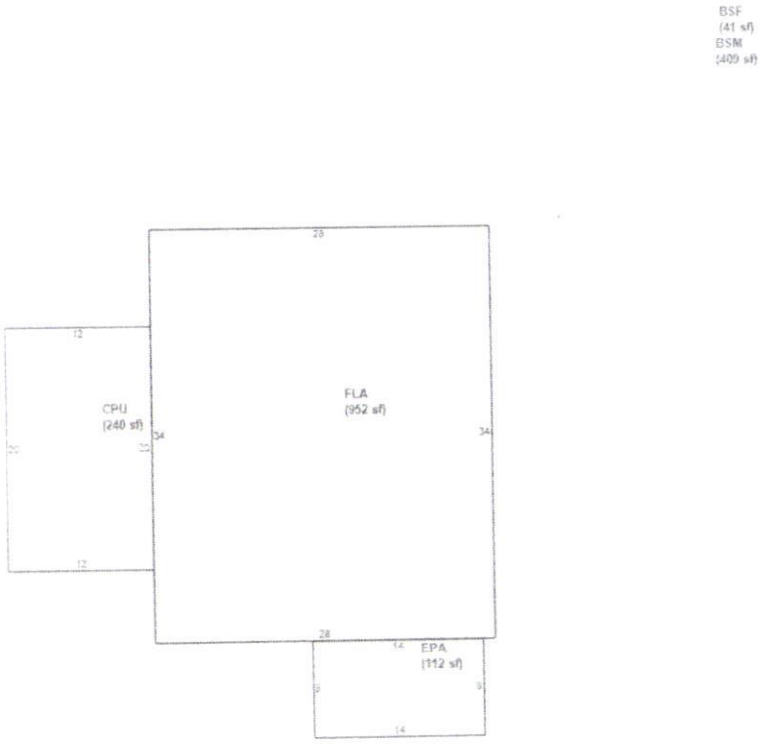
Incorrect Bedroom, Bath, or other information?

Section(s)

Section Type	Ext. Wall Type	No. Stories	Floor Area
BASEMENT FINISHED (BSF)		1.00	41
BASEMENT (BSM)		1.00	409
CARPORT/POLE SHED UNFINISHED (CPU)		1.00	240

ENCLOSED PORCH WOOD (EPA)		1.00	112
FINISHED LIVING AREA (FLA)	Wood (01)	1.00	952

View Larger / Print / Save



Miscellaneous Improvements

There is no improvement information to display.

Sales History

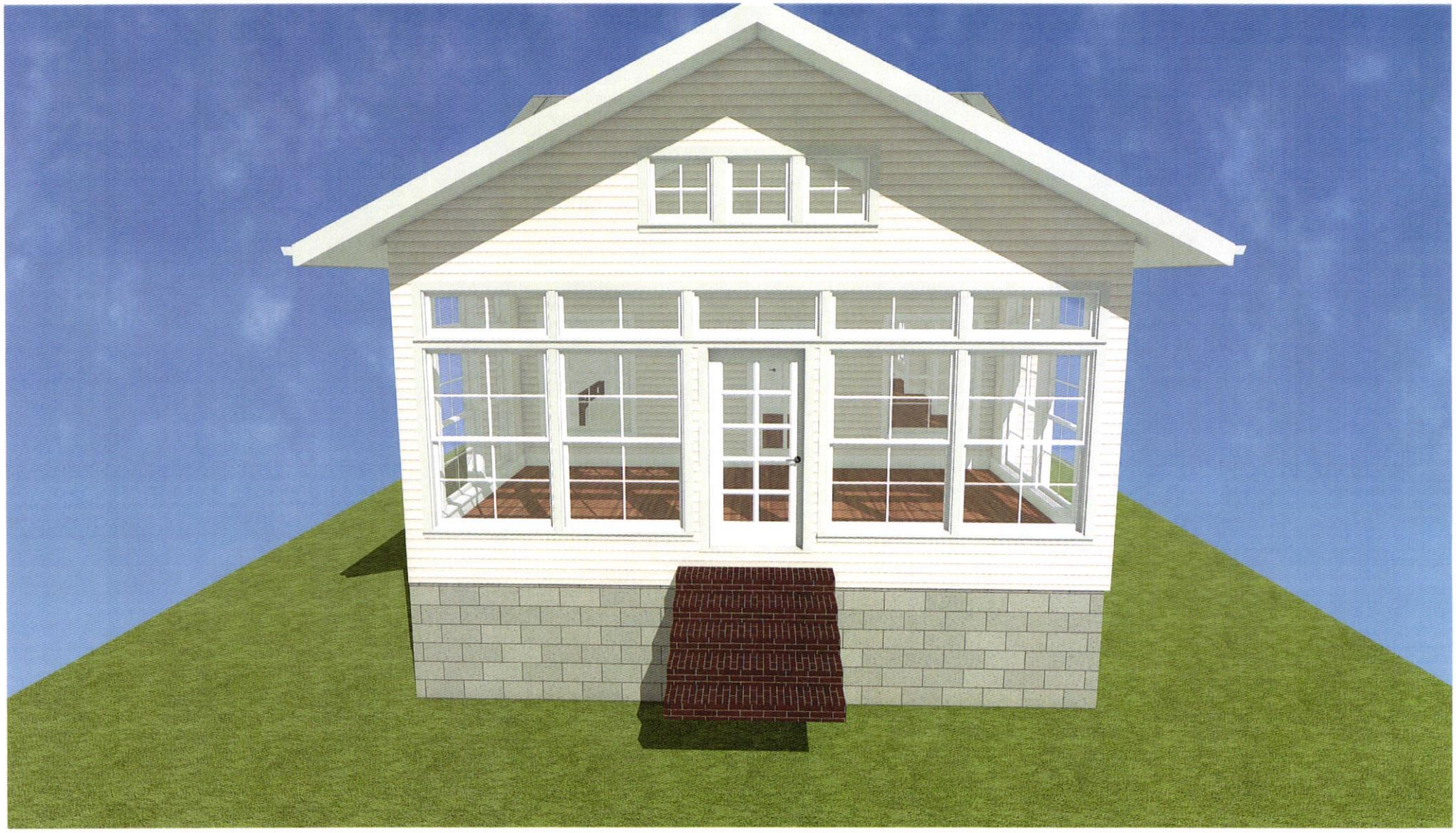
NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. Follow this link to search all documents by owner's name.

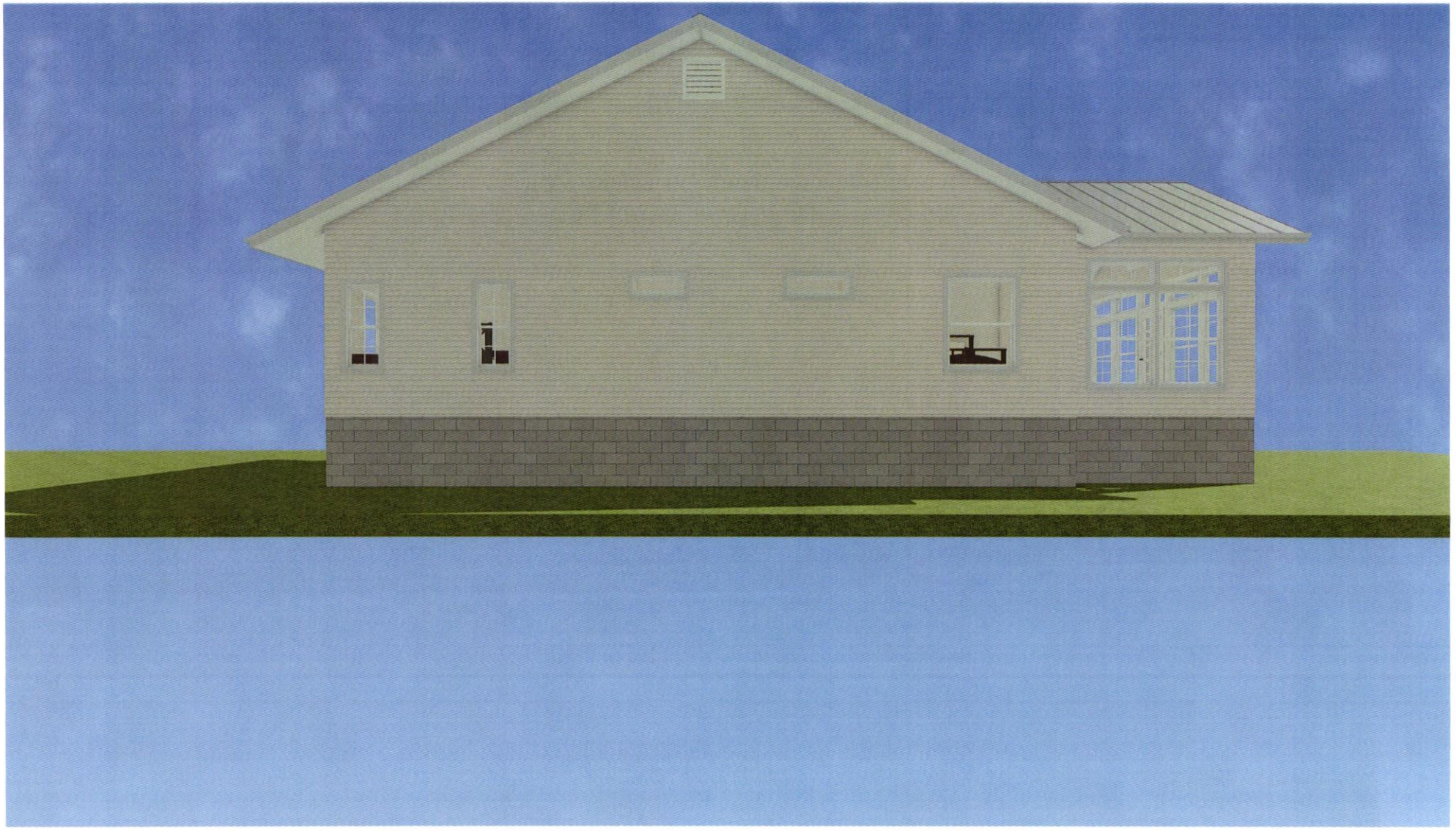
Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
6221 / 2304	09/2023	Warranty Deed	Qualified	Improved	$350,000.00
6020 / 2077	08/2022	Quit Claim Deed	Unqualified	Improved	$100.00
4188 / 2023	07/2012	Warranty Deed	Qualified	Improved	$112,500.00
1700 / 960	03/1999	Warranty Deed	Unqualified	Improved	$15,000.00
1695 / 770	03/1999	Warranty Deed	Unqualified	Improved	$0.00
856 / 733	10/1985	Warranty Deed	Unqualified	Improved	$1.00

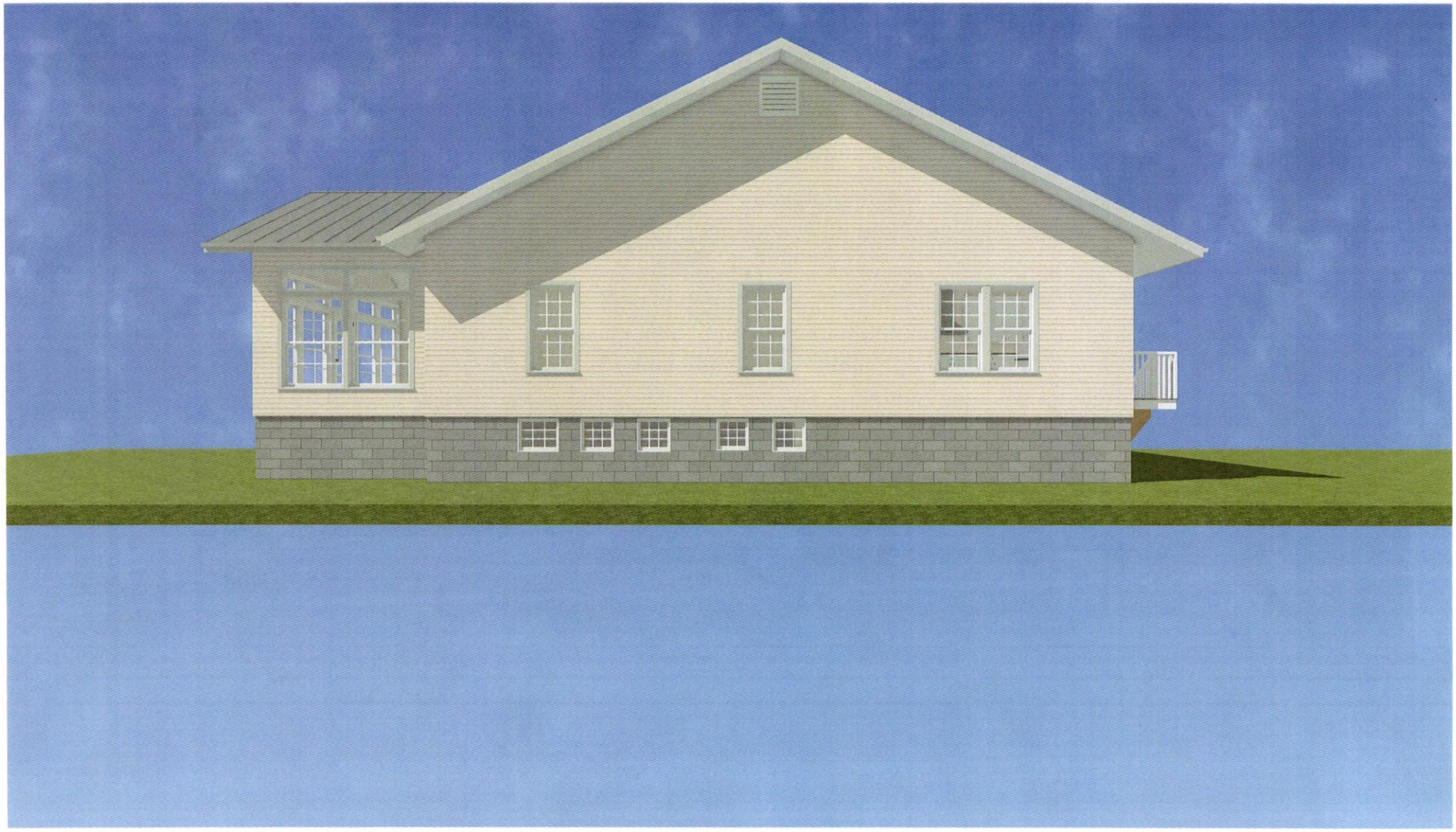
Click here to search for mortgages, liens, and other legal documents.

Material List

Composite Dutch lap siding
Standing seam metal roofing
White vinyl windows with grids
Fiberglass entry door to match existing.
Masonry Block for foundation work and garage







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Background on 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 which typically feature a balanced and well-proportioned, but not symmetrical, appearance from the front; 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; modest front porch or veranda; and square, tapered columns, sometimes called “bungalow columns.” Roofing materials were typically sheet metal or composition shingles.

Guidance from Land Development Code (LDC)

If an addition is being constructed, generally it should not be added to the main historic facade of the building. If possible, locate it away from the principal public view, possible to the rear of the building. Respect the proportions of the building to which it is being added, so the addition does not dominate its historic environment. Do not obstruct the character-defining features of the historic building with the addition.

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

Porches have been a traditional and significant feature of Florida architecture since the early nineteenth century. Porches served as a covered entrance to buildings and a transitional space between the interior and exterior. They provided a protected, shaded area used for relief from the state's frequent hot and humid weather. They were often the principal location for ornamentation and detailing, such as brackets and other jig-sawn woodwork, posts, columns, and balustrades. Size, style, ornateness or simplicity, sense of openness, and detailing were all-important attributes of porches. Such features should be preserved during the course of rehabilitating a building under Standard 2.

There are a number of common problems associated with porch treatments. Owners are often tempted to enclose porches for additional weatherproof living space, especially in smaller homes such as Bungalows, Cottages, and some Vernacular structures. Although porch enclosures are generally not recommended, they can meet Standards 5, 9, and 10 under limited circumstances. Transparent materials, such as clear glass enclosures or screens, which are set behind balustrade and structural systems and maintain the visual openness of the porch are permitted. Removal or encasement of significant porch features or enclosure with non-transparent materials are not acceptable treatments. Permitted enclosures should be attached in such a way that, if removed, the form and integrity of the porch would remain.

Mount Dora Historic Design Guidelines Recommendations:

1. **Retain wooden materials and features** such as siding, cornices, **brackets**, soffits, fascia, window architrave, and doorway pediments, wherever possible. **These are essential components of a building's appearance and architectural style.**
2. **Identify, retain, and reserve porches, and their functional and decorative features**, that are important in defining the overall historic character of the building-such as columns, balustrades, and stairs.
3. **Retain porches and steps** that are appropriate to a building and its subsequent development. Porches and additions reflecting later architectural styles are often important to the building's historical development and should be retained.
4. If enclosures are undertaken, **maintain the openness of porches** through the use of transparent materials such as glass or screens. Place enclosures behind significant detailing so that the detailing is not obscured.

5. Retain and repair historic door openings, doors, screen doors, trim, and details such as transom, side lights, pediments, frontispieces, hoods, and hardware where they contribute to the architectural character of the building.

Mount Dora Historic Guidelines Actions to **Avoid**:

1. Introducing or changing the location or size of windows, and other openings that alter the architectural and historic character of a building.
2. Changing the size or arrangement of window panes, muntins, and rails where they contribute to the architectural and historic character of the building.
3. 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.
4. Removing or radically changing wood features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.
5. Replacing an entire wood feature such as a cornice or wall where repair of the wood and limited replacement of deteriorated or missing parts are appropriate.
6. Stripping entrances of historic material such as wood, cast iron, terra cotta tile, and brick.

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 property obtained a Certificate of Appropriateness to replace the asphalt shingles with a metal roof on December 16, 2021.

The subject structure embodies the bungalow style with its asymmetrical front façade; exposed rafters; porch with knee-height baluster; horizontal wood siding; and wood detailing along the roof of the porch. Demolishing the existing, historic porch with its character defining features and rebuilding the porch as an addition to the house in a different configuration would significantly alter the character of the residence.

The Applicant is also seeking to construct a detached garage. The guidelines recommend designing new buildings to be compatible in materials, size, color, and texture with the surrounding buildings. If possible, it is preferable to build the new structure to the rear of a historic building, where it will have little or no impact on the streetscape. The Applicant did not provide any elevations of the proposed garage but indicated that it will be located on the rear of the building.

The proposed addition appears to blend in with the existing residence which is inconsistent with the guidelines which state that, “it is inappropriate to imitate a historic style, or use the same roof line, wall plane, or historic details in an attempt to make the addition look like it was originally part of the building.”

Staff Recommendation:
Staff finds that the application is inconsistent with the guidelines pertaining the preservation of porches and their associated wood features; the direction to differentiate additions from the main residence; and the lack of information on the accessory structure.

Should the Board wish to approve the application, staff recommends considering the following conditions:

1. The detached garage shall be the same exterior and roof material and color as the primary residence. Composite Dutch siding may be utilized and the structure must include features consistent with the bungalow / craftsman architectural style.
2. The exterior siding shall not be entirely be replaced; only added as needed to accommodate the addition or if the existing wood siding is unable to be repaired.
3. The porch addition / enclosure shall be redesigned to include the wood features currently present on the porch (rafter beams and horizontal wood detailing) and shall not extend beyond the current footprint.
4. The proposed steps shall be redesigned to match the existing steps
5. The addition on the rear shall be redesigned to better differentiate the addition from the primary, historic residence.

Attachments:
Photos
Elevation Comparison
1989 Site Survey
2008 Site Survey
Application

CITY OF MOUNT DORA

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

DATE: January 31, 2024

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 2 – Certificate of Appropriateness; 431 E 9th Avenue (Location); Remove Asphalt Shingle Roof and Replace with Silver, Standing Seam Metal (Proposed Work); George and Anne Trust, LLC (Owner); Karen Spear (Applicant).**

Property Information:

Address:	431 E 9th Avenue	**Current Use:**	Residential
Zoning District:	R-2	**Land Use:**	Medium Density

Structure Information:

Date of Construction:	1922	**Style:**	Bungalow
Exterior Material:	Stucco	**Stories:**	One
Roof Type:	Gable	**Chimneys:**	One, Stucco
Roof Material:	Asphalt Shingles	**Porch:**	One, Enclosed

Background on Architectural Style

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

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

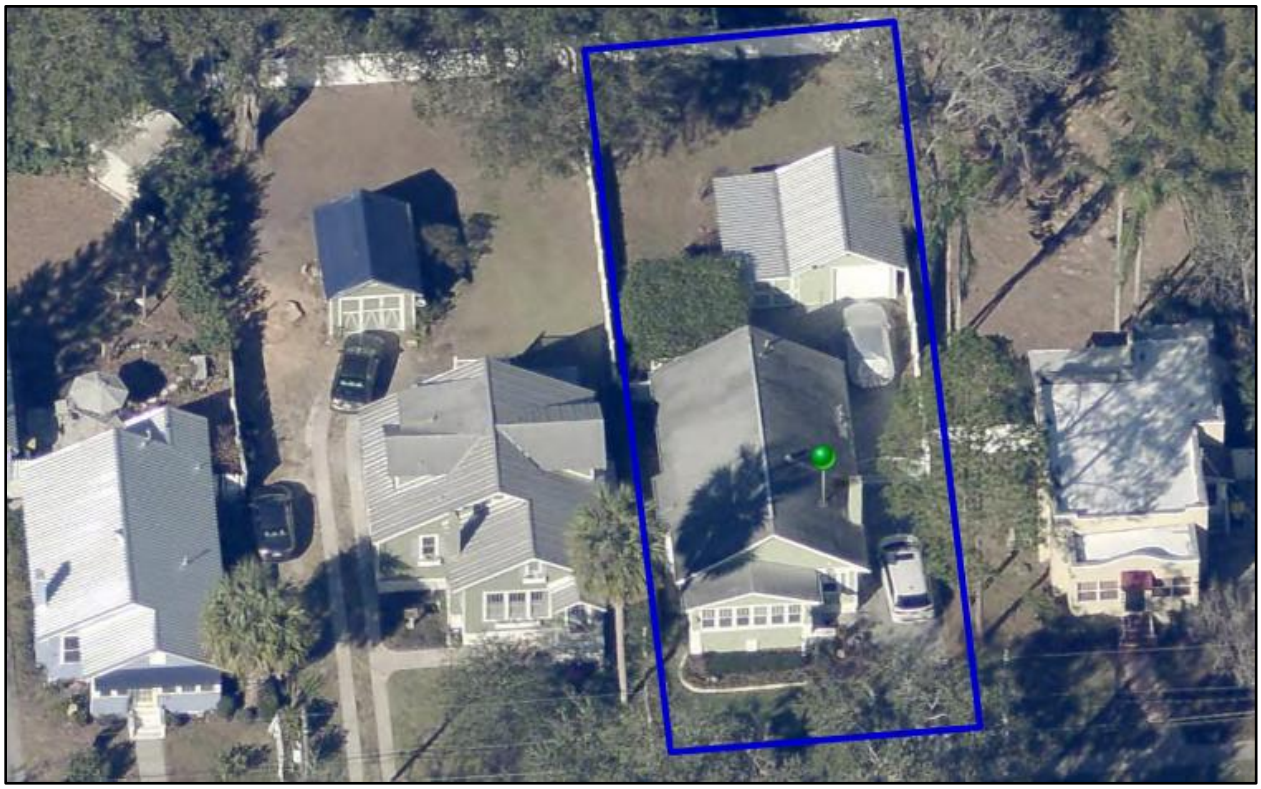
Guidance from Land Development Code (LDC) and Historic Guidelines:

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.

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 an asphalt shingle roof with a silver, standing seam metal roof which is a common material on bungalows. The Applicant is seeking to replace the flashing on the chimney and proposed no other modifications to the chimney.



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
1998 Site Survey
2998 Site Survey

CITY OF MOUNT DORA

RECEIVED
JAN - 5 2024

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)

431 E. Ninth Ave.
Property Address

George and Anne Trust, LLC Karen G Spear - Trustee
Property Owner (If Different From Applicant)

Applicant Name: Karen Spear

Address: P.O. Box 1574

City/St/Zip: Mt. Dora, FL 32756

Business Phone _____ **Alternate Phone** 423-571-1885 **Email** kgspear@hotmail.com

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

Replace Asphalt shingle roof with silver standing seam to match existing garage roof color

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

Required Documentation:

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

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

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

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

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

Certificate of Appropriateness
Roof Replacement
431 East 9th Avenue
Mount Dora

Scope of Work and Materials

Existing shingle roof and underlayment will be removed down to the wood deck and any rotted wood will be replaced. Synthetic underlayment will be applied followed by installation of steel, fade resistant, standing seam metal roofing. The roof color will be chosen to match, as closely as possible, the existing garage metal roof. The garage roof is not visible from the street. Work is to be done by licensed, local roofing company of good repute, according to applicable code requirements and standard construction practices.

Chimney

The flashing on the existing chimney will be removed and replaced with metal flashing matching the roof color. No additional alteration of the chimney is planned.

Elevation Drawings

For the purpose of this certificate, no additional repair, replacement, nor addition is planned on the property. For that reason, no elevation drawings are supplied. House photos are enclosed.

PROPERTY RECORD CARD

General Information

Name:	GEORGE & ANNE TRUST LLC	**Alternate Key:**	1665426
Mailing Address:	202 GALWAY RD BRISTOL, TN 37620 *Update Mailing Address*	**Parcel Number:**	29-19-27-0600-000-02700
		Millage Group and City:	00MD Mount Dora
		2023 Total Certified Millage Rate:	18.3807
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	431 E 9TH AVE MOUNT DORA FL,	**Property Name:**	-- *Submit Property Name*
		School Information:	*School Locator & Bus Stop Map* *School Boundary Maps*
Property Description:	MOUNT DORA, DICKERMAN SUB LOT 27 PB 4 PG 23 ORB 4853 PG 529		

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)	45	145		6525.000	FD	$77,331.00	$77,331.00

Click here for Zoning Info FEMA Flood Map

Residential Building(s)

Building 1

Residential	Building Value: $150,472.00

Summary

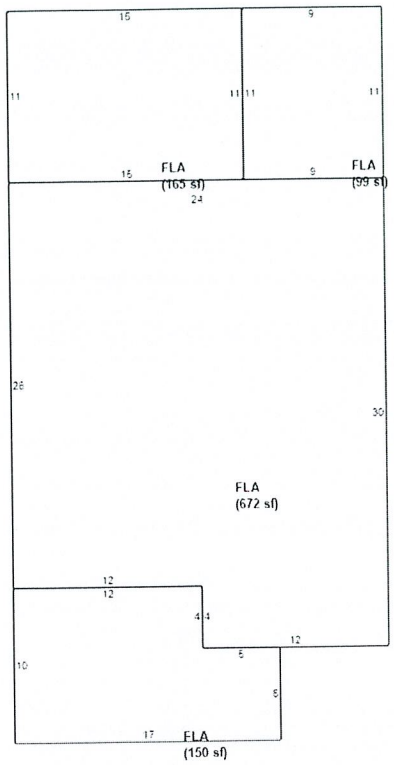
Year Built: 1922	Total Living Area: 1086	Central A/C: Yes	Fireplaces: 1
Bedrooms: 2	Full Bathrooms: 1	Half Bathrooms: 0	

Incorrect Bedroom, Bath, or other information?

Section(s)

Section Type	Ext. Wall Type	No. Stories	Floor Area
FINISHED LIVING AREA (FLA)	Stucco/Brick (03)	1.00	1086

View Larger / Print / Save



Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	DETACHED GARAGE (DGF1)	480	SF	1921	$4,320.00

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
4853 / 529	10/2016	Warranty Deed	Unqualified	Improved	$100.00
4853 / 527	10/2016	Warranty Deed	Unqualified	Improved	$100.00
3708 / 1992	11/2008	Quit Claim Deed	Unqualified	Improved	$100.00
3646 / 1275	06/2008	Warranty Deed	Unqualified	Improved	$80,000.00
3646 / 1276	06/2008	Warranty Deed	Unqualified	Improved	$0.00
3610 / 322	04/2008	Probate Order	Unqualified	Improved	$0.00
639 / 1105	11/1977	Quit Claim Deed	Unqualified	Improved	$100.00

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

Values and Estimated Ad Valorem Taxes

Values shown below are 2024 WORKING VALUES that are subject to change until certified.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL	$232,123	$232,123	$232,123	5.0364	$1,169.06

FUND					
SCHOOL BOARD STATE	$232,123	$232,123	$232,123	3.2080	$744.65
SCHOOL BOARD LOCAL	$232,123	$232,123	$232,123	2.9980	$695.90
LAKE COUNTY WATER AUTHORITY	$232,123	$232,123	$232,123	0.2940	$68.24
NORTH LAKE HOSPITAL DIST	$232,123	$232,123	$232,123	0.1500	$34.82
ST JOHNS RIVER FL WATER MGMT DIST	$232,123	$232,123	$232,123	0.1793	$41.62
CITY OF MOUNT DORA	$232,123	$232,123	$232,123	5.9603	$1,383.52
LAKE COUNTY MSTU AMBULANCE	$232,123	$232,123	$232,123	0.4629	$107.45
LAKE COUNTY VOTED DEBT SERVICE	$232,123	$232,123	$232,123	0.0918	$21.31
				Total: 18.3807	**Total:** $4,266.57

Exemptions Information

This property is benefitting from the following exemptions with a checkmark

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

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

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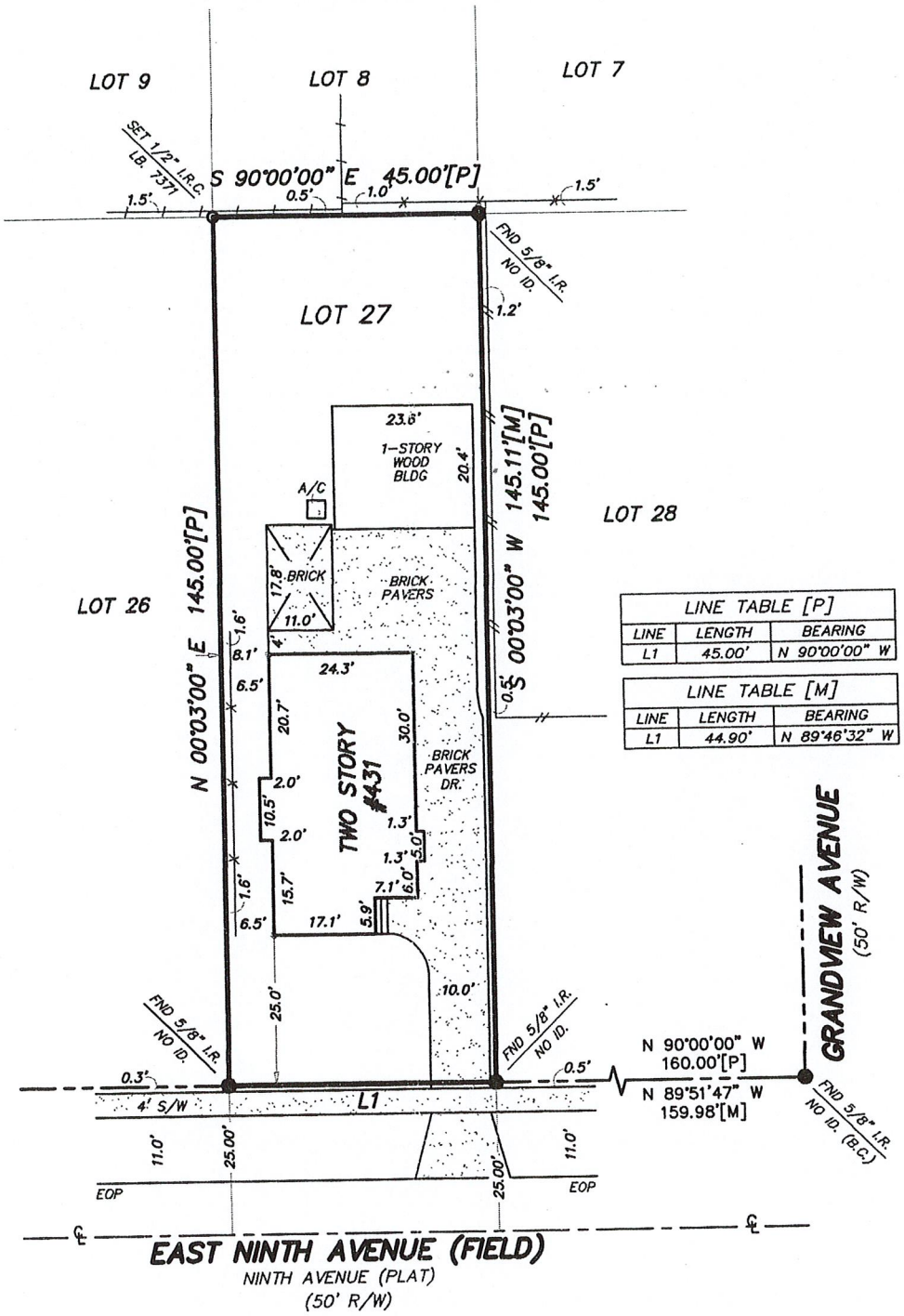
Property data updated nightly.

Boundary Survey



LINE TABLE [P]		
LINE	LENGTH	BEARING
L1	45.00'	N 90°00'00" W

LINE TABLE [M]		
LINE	LENGTH	BEARING
L1	44.90'	N 89°46'32" W

431

CAUTION

☒ 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 ~~2390~~ 3703
Recorder # CC2-1
Field Date 4 / 20 /1998
Form Date 10 / 21 /1999

Site Name(s) (address if none) Anna Mae Gallimore 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.) 431 E 9th 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) 1665426
Subdivision name Dickerman — Block — Lot Lot 27
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 4 Page 23

DESCRIPTION

Style* Bungalow — Exterior Plan* Irregular — Number of Stories 1
Structural System(s)* Balloon wood frame
Foundation: Type(s)* Continous — Material(s)* Unknown
Exterior Fabric(s)* Stucco
Roof: Type(s)* Gable — Material(s)* Composition shingles
Roof secondary strucs. (dormers etc.)*
Chimney: No. 1 Material(s)* Stucco — Location(s)* E/Exterior, wall
Windows (types, materials, etc.)* DHS; wood; 3/1; /Jalousie, /DHS; wood; 2/1

Main Entrance (stylistic details) Enclosed porch has stucco walls, stucco piers and stucco columns, entered from driveway side
Porches: #open 0 #closed 1 #incised 0 Location(s) S/Entrance
Porch roof type(s) Gable,
Exterior Ornament

Interior Plan* Unknown interior plan
Condition (Please check one): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Surroundings (N=None, S=Some, M=Most, A=All/nearly all): __ commercial A residential __ institutional __ undeveloped
Ancillary Features (No., type of outbuildings; major landscape features. Use continuation sheet for descriptions of interior, landscaping, etc)
Original one story detached garage with novelty siding and original doors at rear of lot

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
- ☐ informal archaeological inspection
- ☐ Public Lands Survey (DEP)
- ☐ tax records/property deeds
- ☒ tax records only
- ☐ interior inspection
- ☐ past surveys search at FMSF
- ☐ past sites search at FMSF
- ☐ FL Archives (Gray Building)
- ☒ FL Photo Archives (Gray Building)
- ☐ occupant/owner interview
- ☐ neighbor interview
- ☒ local library research
- ☒ non-local library research
- ☐ building permits
- ☐ demolition permits
- ☐ commercial permits
- ☐ occupation permits
- ☒ Sanborn maps
- ☒ subdivision maps
- ☒ plat maps
- ☒ local newspaper files
- ☒ 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 LA03703
Recorder # 190
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) 431 E 9th Ave
Multiple Listing (DHR only)
Other Names >>
Survey or Project Name
Survey#
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
431	East	9th	Avenue	

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

MAPPING

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

DESCRIPTION

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

HISTORICAL STRUCTURE FORM

8LA03703

DESCRIPTION (continued)

Window Descriptions 2/1, 3/1, casement 3

Main Entrance Description (stylistic details)

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

Porch Roof Types(s)

Exterior Ornament

Interior Plan Other Interior Plan

Condition Good

Structure Surroundings

Commercial: Residential: MOSTly this category

Institutional: Undeveloped:

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

Archaeological Remains (describe):

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

Narrative Description (optional)

HISTORY

Construction year 1922

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;1922;

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

8LA03703

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"

LA03703-200803

Supplementary Printout

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

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

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

> **Foundation types:**
Continuous

> **Foundation materials:**
Poured Concrete Footing

> **Exterior fabrics:**
Stucco

> **Roof types:**
Gable

> **Roof materials:**

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

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

> **Original, intermediate, present uses/year started/year ended:**
Private residence;1922;

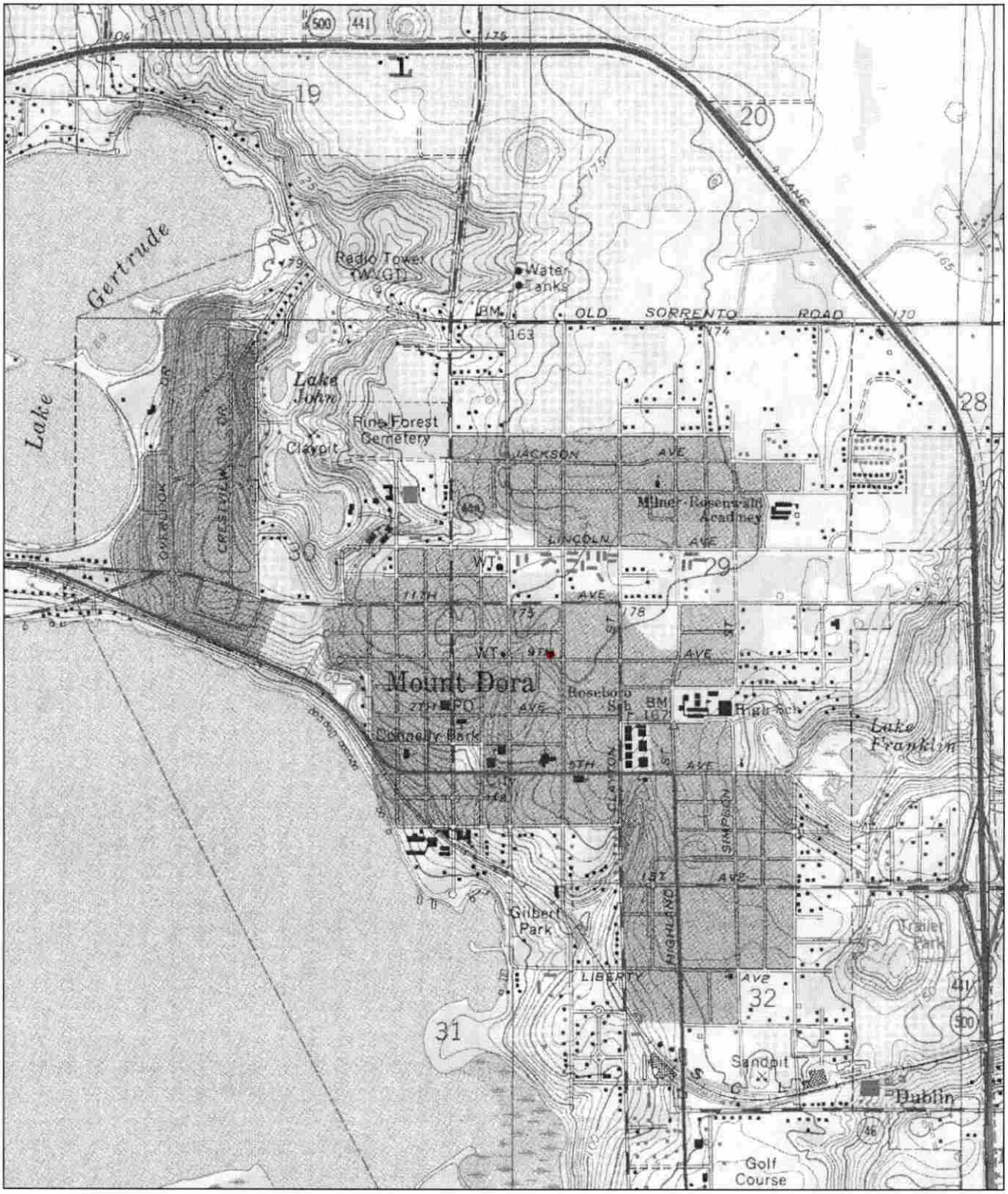
> **Research methods:**
Examine local tax records
FL Master Site File-Cultural Resources
Pedestrian

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

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

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

190



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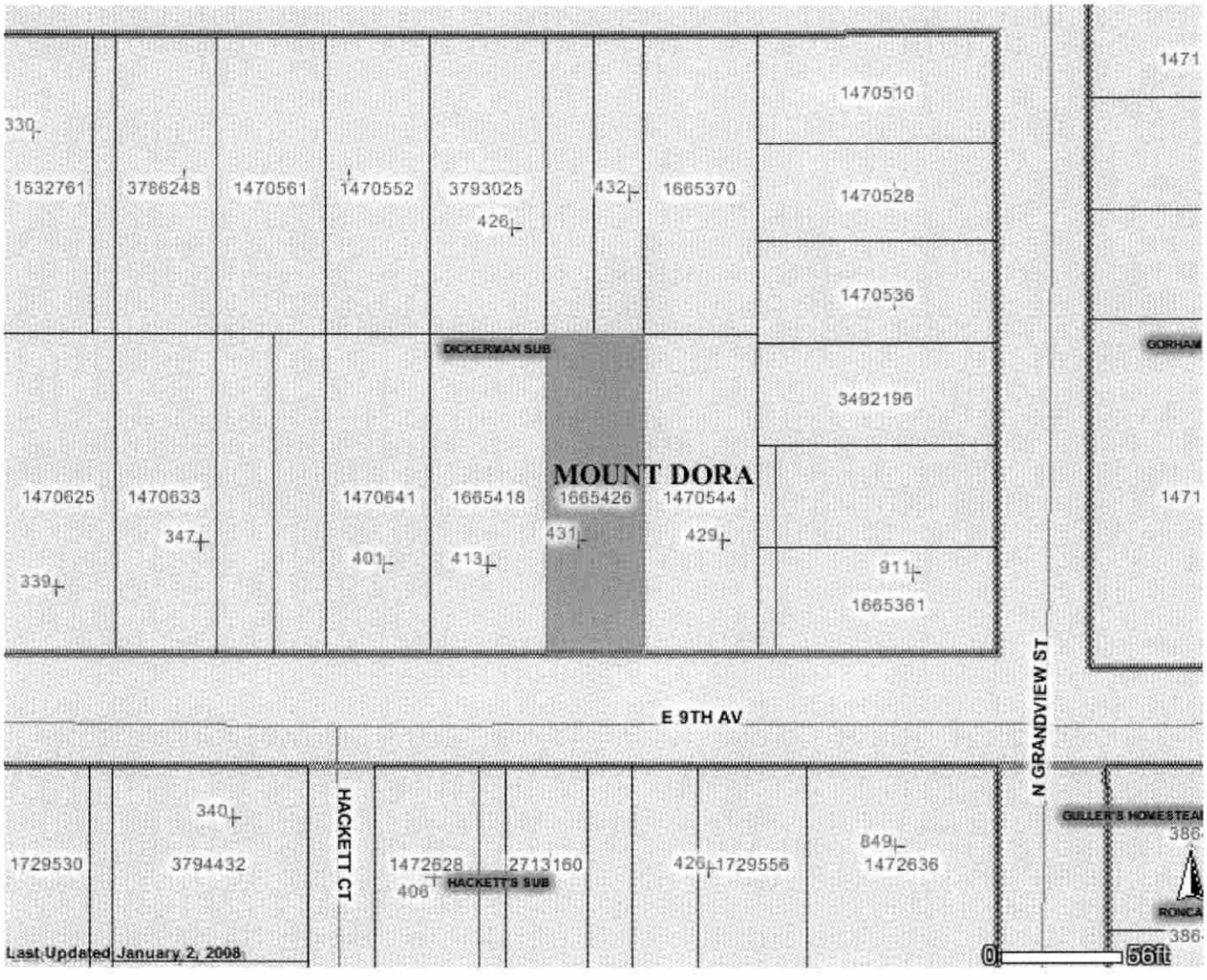
Map provided by MyTopo.com

LA 3703



RN190

LA3703

431

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2
2A

CITY OF MOUNT DORA

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

DATE: January 31, 2024

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 2 – Certificate of Appropriateness; 431 E 9th Avenue (Location); Remove Asphalt Shingle Roof and Replace with Silver, Standing Seam Metal (Proposed Work); George and Anne Trust, LLC (Owner); Karen Spear (Applicant).**

Property Information:

Address:	431 E 9th Avenue	**Current Use:**	Residential
Zoning District:	R-2	**Land Use:**	Medium Density

Structure Information:

Date of Construction:	1922	**Style:**	Bungalow
Exterior Material:	Stucco	**Stories:**	One
Roof Type:	Gable	**Chimneys:**	One, Stucco
Roof Material:	Asphalt Shingles	**Porch:**	One, Enclosed

Background on Architectural Style

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

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

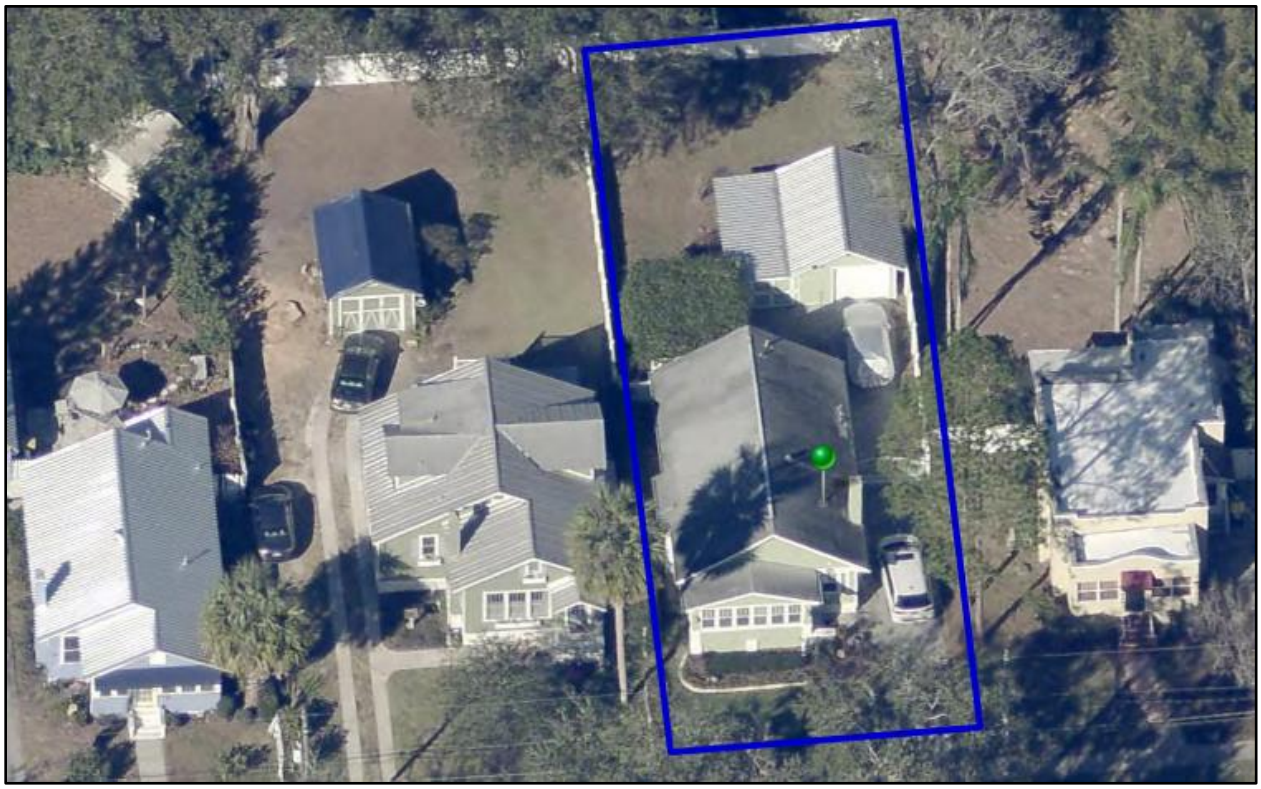
Guidance from Land Development Code (LDC) and Historic Guidelines:

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.

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 an asphalt shingle roof with a silver, standing seam metal roof which is a common material on bungalows. The Applicant is seeking to replace the flashing on the chimney and proposed no other modifications to the chimney.



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
1998 Site Survey
2998 Site Survey

CITY OF MOUNT DORA

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

DATE: January 31, 2024

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 3 - Certificate of Appropriateness; 811 N Grandview Street (Location); Door Replacement; Casa de Leah, LLC (Owner); Leah Felcher (Applicant).**

Property Information:

Address:	811 N Grandview Street	**Current Use:**	Residential
Zoning District:	R-2	**Land Use:**	Medium Density

Structure Information:

Date of Construction:	1926	**Style:**	Mediterranean Revival
Structural System:	Balloon Wood Frame	**Foundation Type:**	Continuous Stucco
Exterior Material:	Stucco	**Stories:**	One
Roof Type:	Flat with Parapet	**Chimneys:**	One; Stucco

Requested Action:
Remove existing wood door with 3 X 5 grid pattern and replace with a fiberglass door with a central, arched window pane.

Background on Architectural Style:
The roots of Mediterranean-influenced architecture in Florida can be traced to the Spanish, Italian Renaissance, and Moorish Revival churches and hotels in St. Augustine developed by Henry Flagler and others during the 1880s. Florida's Spanish heritage and semi-tropical climate favored use of Mediterranean designs.

During the great Florida land boom of the1920s, architects and builders applied Spanish, Spanish Colonial Revival, Mission, and other Mediterranean- influenced designs ton wide spectrum of buildings. Although the term "Mediterranean Revival" is indiscriminately applied to all buildings with features derived from Mediterranean architecture, many, particularly those designed by architects, were consciously modeled on formal styles.

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.

Guidance from the Guidelines:

Principal doors and entrances are an integral part of historic building in Mount Dora. Under Standard 2, doors and entrances and associated detailing should be preserved. Changes to door size and configuration should be avoided.

Replacement doors should either match the original under Stand 6 or substitute new materials and designs sympathetic to the original under Standard 9. Under Standard 3 historic doors that do not match the composition and stylistic details of the building or missing door should not be substituted.

Contemporary stock doors and screen doors are inappropriate replacements. Replacement screen doors should be simple. Any ornamentation should be based on historic precedent and in keeping with the character of the door and entrance design. Aluminum, metal, and jalousie doors should be avoided. Removing historic material such as wood, cast iron, terra cotta tile, and brick, should be avoided.

The Mount Dora Historic Design Guidelines **Recommendations**:

1. Retain wooden materials and features such as siding, cornices, brackets, soffits, fascia, window architrave, and doorway pediments, wherever possible. These are essential components of a building's appearance and architectural style.
2. Repair may also include the limited replacement in kind – or with compatible substitute material -- of those extensively deteriorated or missing parts of features where there are surviving prototypes such as brackets, molding, or sections of siding.
3. Replace in kind an entire wood feature that is too deteriorated to repair – if the overall form and detailing are still evident – using the physical evidence as a model to reproduce the feature. Examples of wood features include a cornice, entablature or balustrade. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.
4. Evaluate the overall condition of the wood to determine whether repairs to wood features will be necessary.
5. Repair or replace, where necessary, deteriorated material that duplicates in size, shape, and texture of the original as closely as possible. Consider original characteristics such as board width, length, exposure and trim detailing when selecting a replacement material.
6. Retain and repair historic door openings, doors, screen doors, trim, and details such as transom, side lights, pediments, frontispieces, hoods, and hardware where they contribute to the architectural character of the building.
7. Protect and maintain the masonry, wood, and architectural metal that comprise entrances through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating system.
8. Replace missing or deteriorated doors with doors that closely match the original, or that are of compatible contemporary design.

The Mount Dora Historic Guidelines Actions to **Avoid**:

1. Removing or radically changing wood features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

2. Removing major portion of the historic wood from a facade instead of repairing or replacing only the deteriorated wood, then reconstructing the facade with new material in order to achieve a uniform or "improved" appearance
3. Radically changing the type of finish or its color or accent scheme so that the historic character of the exterior is diminished
4. Failing to identify, evaluate, and treat the causes of wood deterioration, including faulty flashing, leaking gutters, cracks and holes in siding, deteriorating caulking in joints and seams, plant material growing too close to wood surfaces, or insect or fungus infestation.
5. Removing an entire wood feature that is unrepairable and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.
6. Removing significant door features that can be repaired.
7. Replacing deteriorated or missing doors with stock doors or doors of inappropriate designs or constructed of inappropriate materials.

Staff Analysis:
The structure obtained a COA to replace six windows with 6/6 aluminum, single hung windows and one fixed pane window on June 29, 2005.

The applicant is seeking to remove the existing wood door with a 3 X 5 grid pattern and replace it with a fiberglass door with a central, arched window pane. Pictured below are the existing and proposed doors. The Applicant indicated that she is replacing the door because the window panes are failing and it has become a security issue.

The Mount Dora Historic Guidelines do not provide guidance for historically appropriate door styles for the Mediterranean Revival architectural style. As such, Staff reviewed the Design Guidelines for multiple jurisdictions to obtain additional information on appropriate doors for the Mediterranean Revival architectural style. The design guidelines for St. Petersburg and Lake Worth provided the following information on door styles for the Mediterranean Revival style.

DOORS

- Doors are typically heavy board and batten, Carved doors are present on high-style houses.
- Entry doors are often emphasized by adjacent columns, pilasters, carved stonework or patterned tiles.
- Materials: Wood originally. Replacement Materials: Steel, aluminum, fiberglass, or composite.

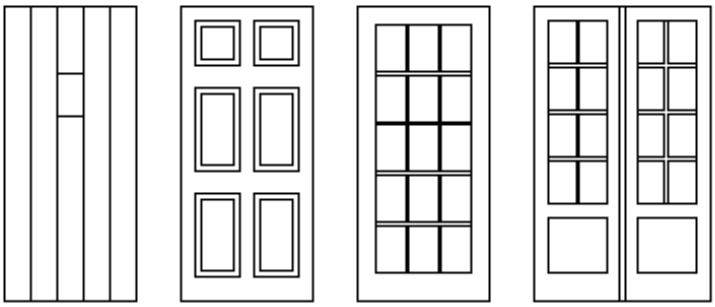
TRIM

- Typically a simple 2-inch-wide brickmold trim inset from the face of stucco.

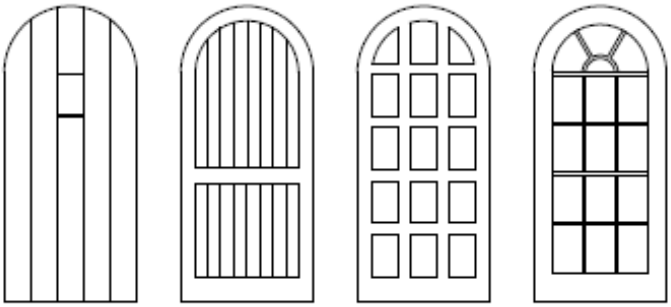
SHUTTERS

- Shutters were historically not added

DOOR TYPES

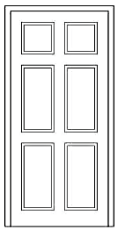


Simple

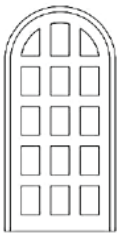


Description of Mediterranean Revival Doors

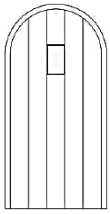
- Mediterranean Revival doors are mainly wooden and frequently have a rusticated treatment.
- They often have multiple fixed glass panes and can be arched.
- They are often plank doors and sometimes have small glass inserts.
- The doors can be large with applied wooden decorative motifs.



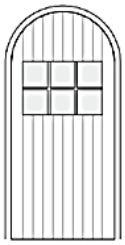
Wooden panel door



Arched wooden panelled door



Arched wooden door with fixed window panes



Arched wooden door with fixed window panes

Elevations;

Staff Recommendation:
Staff recommends that the Applicant repair the existing wood door if it is able to be restored. Staff recommends replacing the door with a wooden door if the existing door is too deteriorated to repair. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Pursuant to the recommendations, Staff recommends replacing deteriorated doors with doors that closely match the original, or that are of compatible contemporary design.

Attachments:
Elevation of Residence
St. Petersburg's Historic Design Guidelines for Mediterranean Revival
1998 Site Form
2008 Site Form
Application

Existing Door

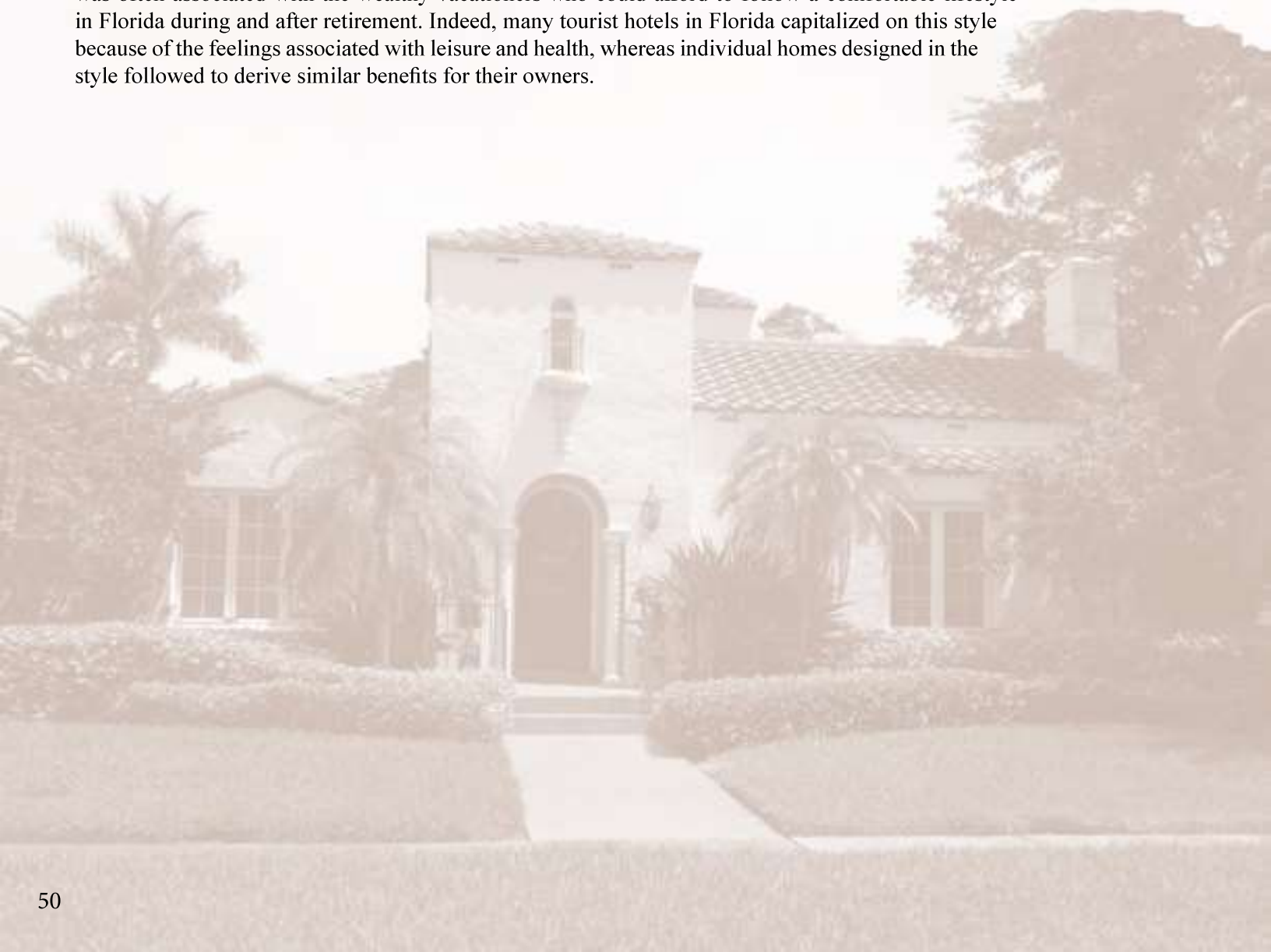
Proposed Door

MEDITERRANEAN REVIVAL

1910-1940

Inspired by European models, this style borrows themes from a number of influences, and was popular in St. Petersburg during the Land Boom period of the 1920s. Provoked by the 1915 Panama-California Exposition was adopted in the U.S. in response to a desire for enjoying outdoor spaces, while allowing maximum opportunities for light, air, sunshine, and privacy. This Spanish architecture evolved to include American comfort and convenience, and found appeal from both architects and consumers alike.

Mediterranean Revival, sometimes referred to as "Spanish Eclectic," generally refers to architectural elements derived from cultures and countries surrounding the Mediterranean Sea, most notably Spain and Italy, yet influences from France and Northern Africa are also evident. This style became popular in Florida as a symbol of an “American Riviera,” and was often associated with the wealthy vacationers who could afford to follow a comfortable lifestyle in Florida during and after retirement. Indeed, many tourist hotels in Florida capitalized on this style because of the feelings associated with leisure and health, whereas individual homes designed in the style followed to derive similar benefits for their owners.



GALLERY OF EXAMPLES

Euclid-St. Pauls

Old Pasadena

Old Northeast

Crescent Heights

Crescent Lake

STYLISTIC FEATURES

- Low-pitch or flat roof
- Masonry/ Stucco walls
- Clay barrel tile roofs
- Entries with ornate columns and surrounds
- Arch topped windows
- Applied ornament: balconies, wrought iron, inset tiles, urns

Downtown

Old Northeast

Old Northeast

MASSING & COMPOSITION

MASSING

BROAD FRONT

- One- to two- story mass
- Gable roof with 4 : 12 to 8 : 12 roof pitch
- Ridge line of roof runs parallel to entrance facade

NARROW FRONT

- One- to two-story mass
- Predominantly gable roof with 4 : 12 to 8 : 12 roof pitch, occasionally accompanied by a hip roof area or a low slope
- Composition and roof form of the prominent cross gables are diverse

FACADE COMPOSITION

- Asymmetrical yet balanced placement of doors and windows
- Windows are often grouped in pairs and multiples to create larger openings
- Entrance doors are typically under porches

MASSING COMBINATIONS

- The asymmetrical design offered architects great versatility in floor planning which allowed rooms to be oriented in any direction and windows to be placed where needed, creating a complex massed structure
- Larger living space forms may be created by combining side and/or rear wings with the main body
- The architectural character of the attached elements should match that of the main body

SIDE GABLE MASSING

1- to 1 ½- story Broad Front

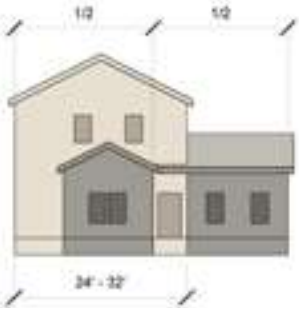
NARROW FRONT MASSING

2- story Narrow Front

SIDE GABLE MASSING

2- story Broad Front

FACADE COMPOSITION DIAGRAMS



POSSIBLE MASSING COMBINATIONS

WALLS, EAVES & ROOFS

WALLS

- Typical floor-to-ceiling heights are 9 feet for the first floor and 8 feet for the second floor.
- Cladding materials: Stucco walls with a typically smooth finish, occasionally with rough or tooled finishes
- Brick or tile vents.
- Shaped/ arched garden walls at entry courtyard.
- Foundation walls and piers are typically masonry with stucco; foundation wall vents are typically centered under windows.

EAVES

- Little to no eave overhang typical
- Overhanging eaves with decorative exposed rafter tails, gable ends held close to the facade

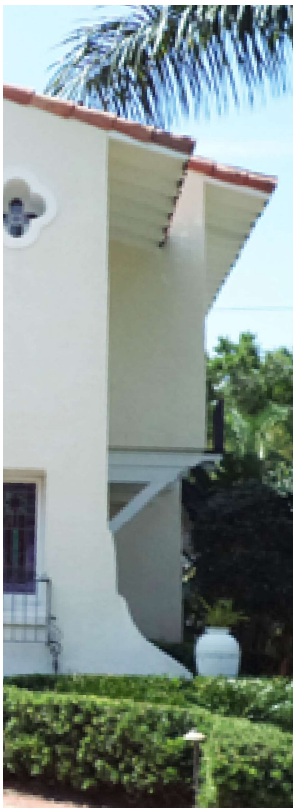
ROOFS

- Front-facing gable or hipped, often a combination.
- Originally tiled in either Mission tiles, shaped like half cylinders, or Spanish tiles, which have an S-curve shape.
- Replacement materials are often clay tile.

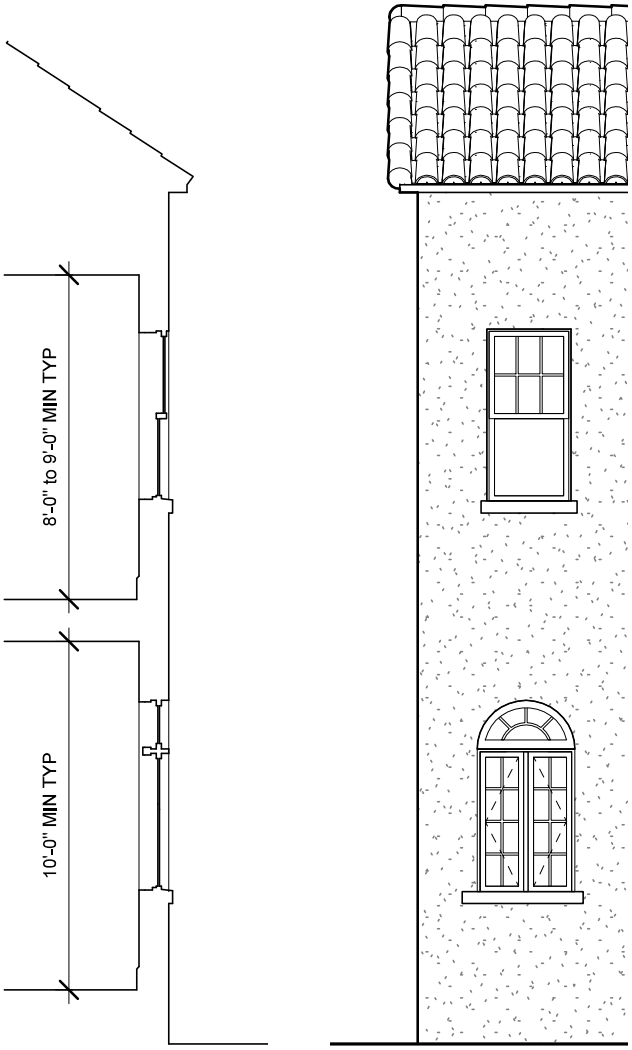
TYPICAL EAVE DETAILS

Minimal Eave Overhang

Exposed Rafter Tail



Corner Vignette



WINDOWS & DOORS

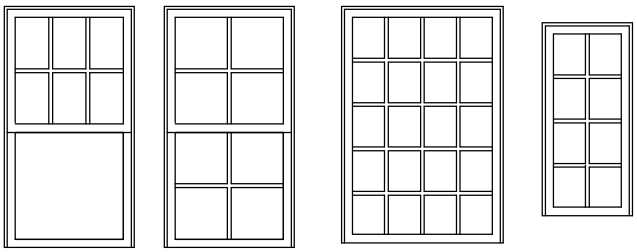
STANDARD WINDOWS

- Standard windows are typically double hung or casement and vertical in proportion.
- Common muntin patterns are 4 over 1, 6 over 1, or 4 over 4.
- Range of sizes:
- Width: 2’-8” to 3’-8”
- Height: 4’-4” to 6’-0”
- Materials: Originally painted wood. Replacement materials include solid cellular PVC or clad wood; true divided light or simulated divided light (SDL) sash windows with traditional exterior muntin profile (7/8 inch wide)

WINDOW ASSEMBLIES & ACCENT WINDOWS

- Many examples have a large focal window, commonly double-arched or parabolic shaped. Smaller arched window openings are common.

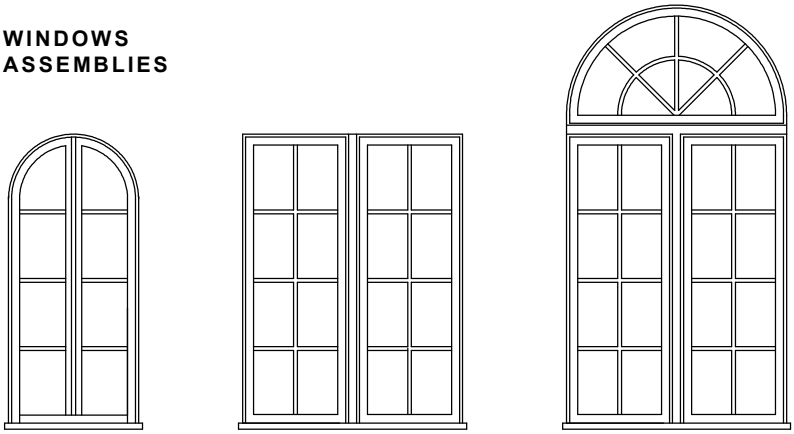
STANDARD WINDOWS



Simple

Ornate

WINDOWS ASSEMBLIES



DOORS

- Doors are typically heavy board and batten, Carved doors are present on high-style houses.
- Entry doors are often emphasized by adjacent columns, pilasters, carved stonework or patterned tiles.
- Materials: Wood originally. Replacement Materials: Steel, aluminum, fiberglass, or composite.

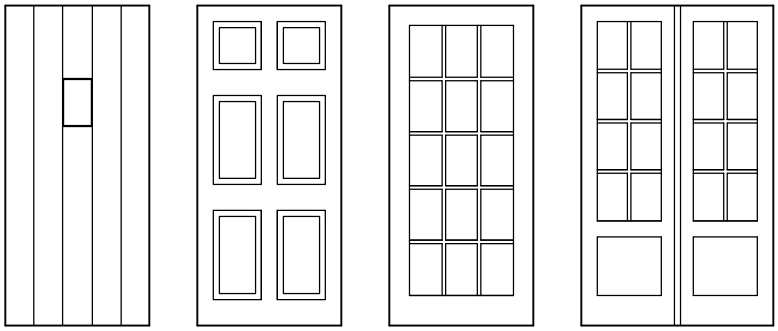
TRIM

- Typically a simple 2-inch-wide brickmold trim inset from the face of stucco.

SHUTTERS

- Shutters were historically not added

DOOR TYPES



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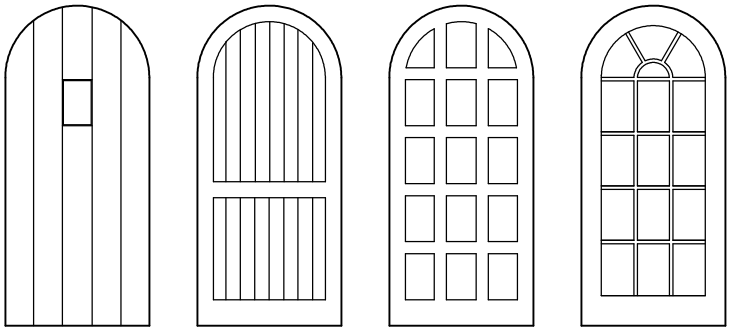

Ornate

☒ 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 ~~2415~~ 3741
Recorder # FF9-8
Field Date 4 / 20 /1998
Form Date 10 / 21 /1999

Site Name(s) (address if none) _____ *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.) 811 N Grandview
Cross Streets (nearest / between) 7th Ave /9th Ave
City / Town (within 3 miles) Mount Dora In Current City Limits: ☒ y ☐ n ☐ unknown
County Lake Tax Parcel #(s) 1472661
Subdivision name Hackett Block _____ Lot Lot 16
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 4 Page 25

DESCRIPTION

Style* Mediterranean Revival Exterior Plan* Irregular Number of Stories 1
Structural System(s)* Balloon wood frame
Foundation: Type(s)* Continous Material(s)* Stucco
Exterior Fabric(s)* Stucco
Roof: Type(s)* Parapet Material(s)* Unknown
Roof secondary strucs. (dormers etc.)* _____
Chimney: No. 1 Material(s)* Stucco Location(s)* N/ Exterior, wall
Windows (types, materials, etc.)* Jalousie /DHS; metal; 2/2

Main Entrance (stylistic details) Projecting central bay has shallow rectangular recess above the doorway, awning over the front door
Porches: #open 0 #closed 0 #incised 0 Location(s) E/Entrance
Porch roof type(s) _____
Exterior Ornament Irregular parapet roofline; chimney stack crowned with cap

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)
Carport has been added in the last ten years, but was done in a sympathetic style and does not detract; original one story single car garage located at rear of lot at back of south driveway, front yard contains south and north driveways
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
- ☐ informal archaeological inspection
- ☐ Public Lands Survey (DEP)
- ☐ tax records/property deeds
- ☒ tax records only
- ☐ interior inspection
- ☐ past surveys search at FMSF
- ☐ past sites search at FMSF
- ☐ FL Archives (Gray Building)
- ☒ FL Photo Archives (Gray Building)
- ☐ occupant/owner interview
- ☐ neighbor interview
- ☒ local library research
- ☒ non-local library research
- ☐ building permits
- ☐ demolition permits
- ☐ commercial permits
- ☐ occupation permits
- ☒ Sanborn maps
- ☒ subdivision maps
- ☒ plat maps
- ☒ local newspaper files
- ☒ 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

9

9A

1928
811

Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA03741
Recorder # 228
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) 811 N Grandview 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
811	North	Grandview	Street	

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

MAPPING

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

DESCRIPTION

Style 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

8LA03741

DESCRIPTION (continued)

Window Descriptions metal sash

Main Entrance Description (stylistic details)

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

Porch Roof Types(s)

Exterior Ornament

Interior Plan Other Interior Plan

Condition Good

Structure Surroundings

Commercial: Residential: MOSTly this category

Institutional: Undeveloped:

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

Archaeological Remains (describe):

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

Narrative Description (optional)

HISTORY

Construction year 1926

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

Changes in Locations or Conditions

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

Structure Use History

Use Year Use Started Year Use Ended >> Private residence;1926;

Other Structure Uses

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

RESEARCH METHODS

Research Methods >> Examine local tax records

Other research methods

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? 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

8LA03741

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"

LA03741-200803

Supplementary Printout

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

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

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

> **Foundation types:**
Continuous

> **Foundation materials:**
Poured Concrete Footing

> **Exterior fabrics:**
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;1926;

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

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

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

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

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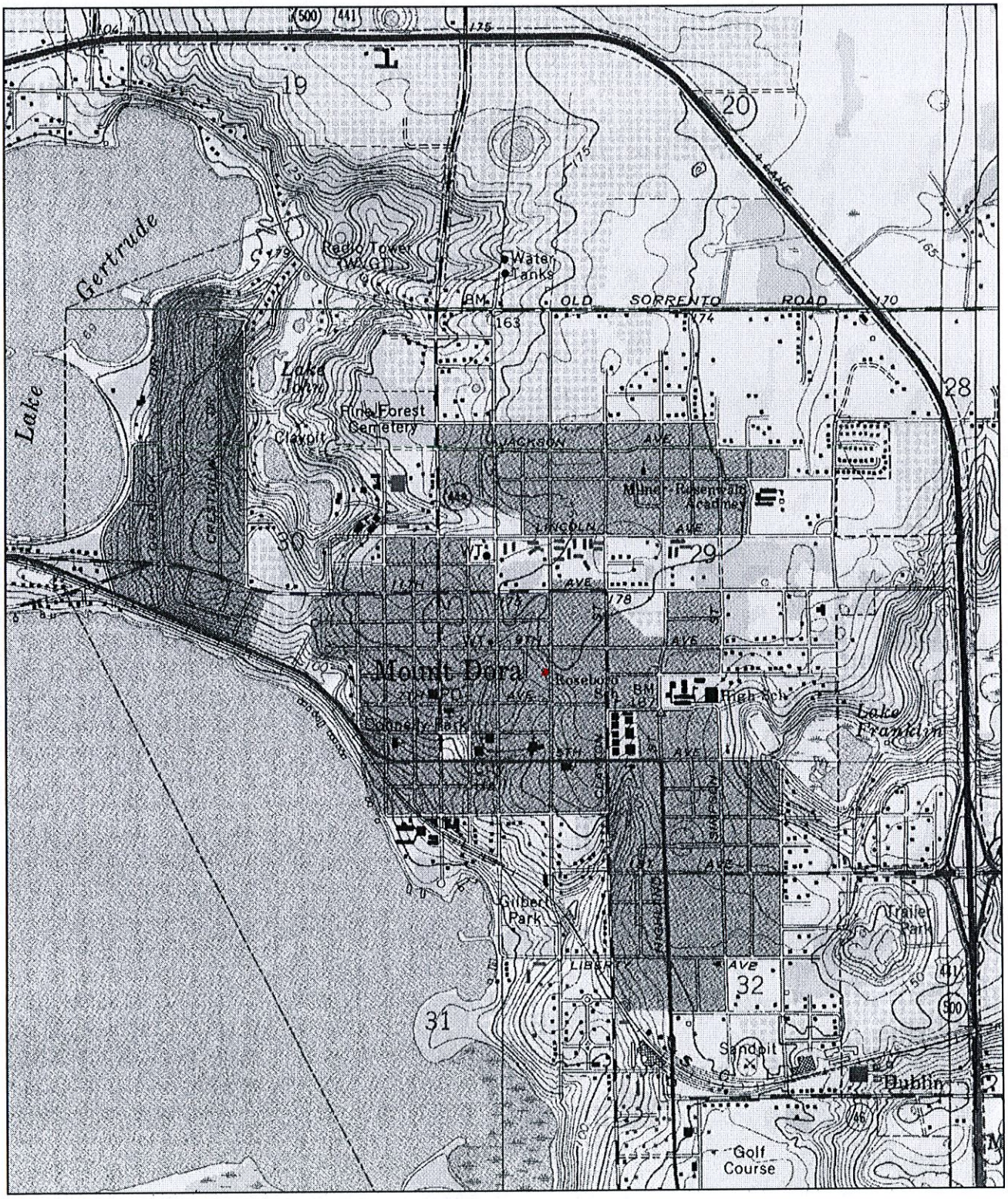

N

0 0.5 Mi

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Map provided by MyTopo.com

LA 3741

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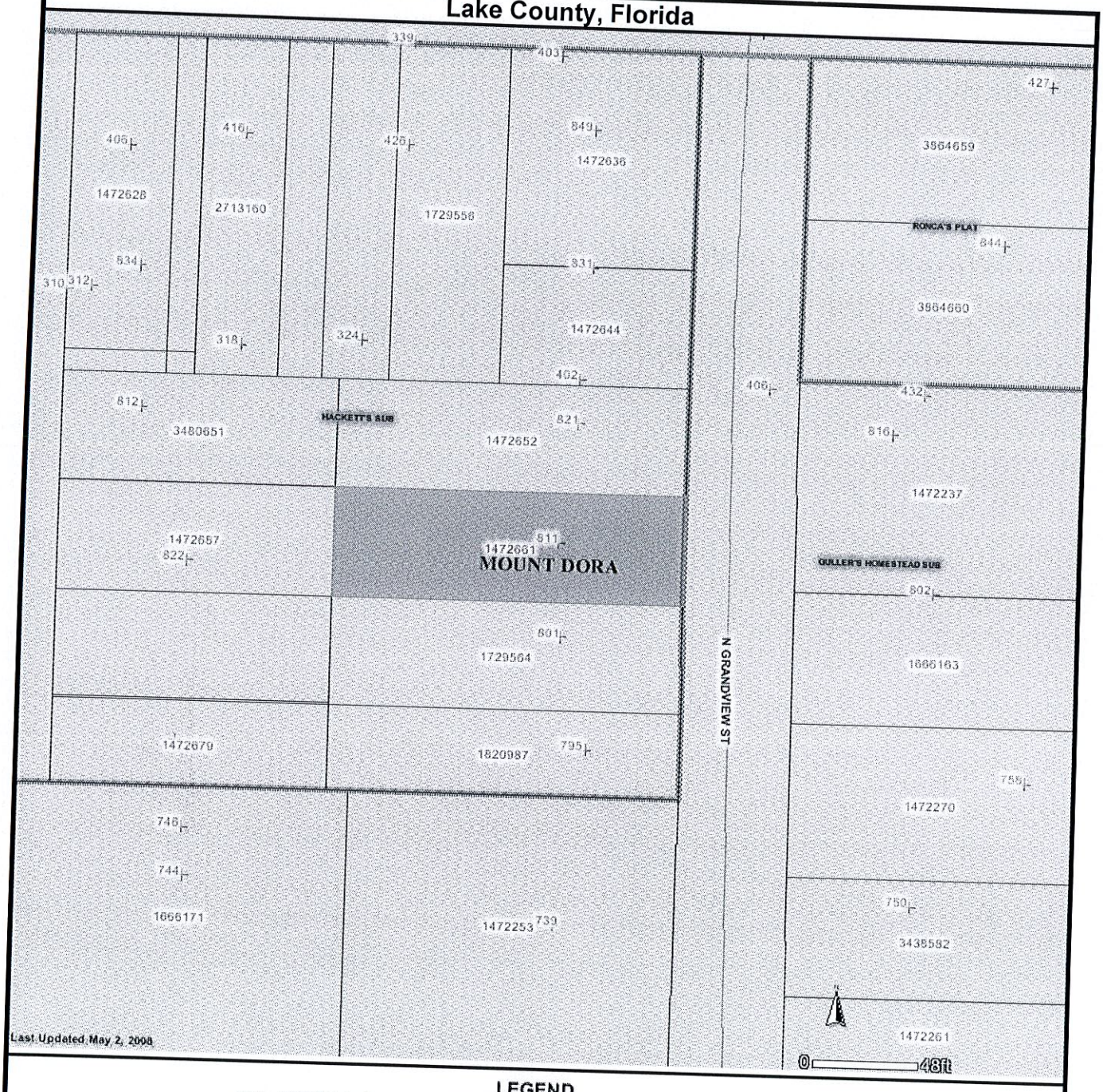
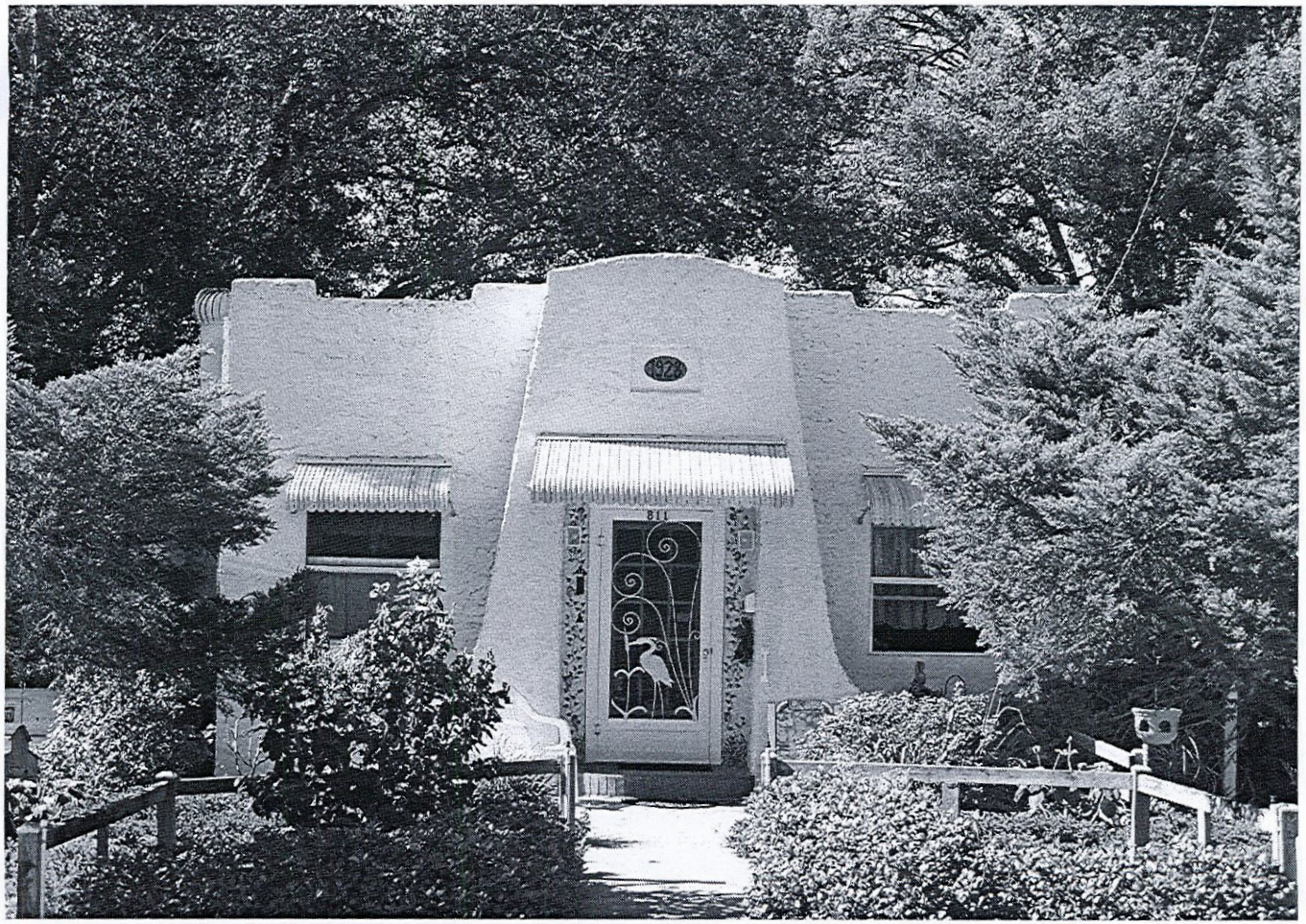
Lake County, Florida



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)

LA3741



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LA
3741

CITY OF MOUNT DORA

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

RECEIVED
JAN - 5 2024

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Renovations, Additions and New Construction

Subject Property Address: 811 N Grandview St.

Property Owner: Casa de Leah LLC

Applicant: Leah Felcher

Applicant's Mailing Address: 1326 Lakeshore Dr., Mt. Dora

Applicant's Phone Number: 678-283-1604

Applicant's Email Address: lkfelcher6453@gmail.com

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

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

Is there currently a chimney on the building? Yes

If so, will the chimney be affected? No

Required Documentation:

Renovations or Additions:

+ 1. Property Record Card
2. Survey - PLAT + BUILDING PLANS
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

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

DATE: January 31, 2024

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 3 - Certificate of Appropriateness; 811 N Grandview Street (Location); Door Replacement; Casa de Leah, LLC (Owner); Leah Felcher (Applicant).**

Property Information:

Address:	811 N Grandview Street	**Current Use:**	Residential
Zoning District:	R-2	**Land Use:**	Medium Density

Structure Information:

Date of Construction:	1926	**Style:**	Mediterranean Revival
Structural System:	Balloon Wood Frame	**Foundation Type:**	Continuous Stucco
Exterior Material:	Stucco	**Stories:**	One
Roof Type:	Flat with Parapet	**Chimneys:**	One; Stucco

Requested Action:
Remove existing wood door with 3 X 5 grid pattern and replace with a fiberglass door with a central, arched window pane.

Background on Architectural Style:
The roots of Mediterranean-influenced architecture in Florida can be traced to the Spanish, Italian Renaissance, and Moorish Revival churches and hotels in St. Augustine developed by Henry Flagler and others during the 1880s. Florida's Spanish heritage and semi-tropical climate favored use of Mediterranean designs.

During the great Florida land boom of the1920s, architects and builders applied Spanish, Spanish Colonial Revival, Mission, and other Mediterranean- influenced designs ton wide spectrum of buildings. Although the term "Mediterranean Revival" is indiscriminately applied to all buildings with features derived from Mediterranean architecture, many, particularly those designed by architects, were consciously modeled on formal styles.

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.

Guidance from the Guidelines:

Principal doors and entrances are an integral part of historic building in Mount Dora. Under Standard 2, doors and entrances and associated detailing should be preserved. Changes to door size and configuration should be avoided.

Replacement doors should either match the original under Stand 6 or substitute new materials and designs sympathetic to the original under Standard 9. Under Standard 3 historic doors that do not match the composition and stylistic details of the building or missing door should not be substituted.

Contemporary stock doors and screen doors are inappropriate replacements. Replacement screen doors should be simple. Any ornamentation should be based on historic precedent and in keeping with the character of the door and entrance design. Aluminum, metal, and jalousie doors should be avoided. Removing historic material such as wood, cast iron, terra cotta tile, and brick, should be avoided.

The Mount Dora Historic Design Guidelines **Recommendations**:

1. Retain wooden materials and features such as siding, cornices, brackets, soffits, fascia, window architrave, and doorway pediments, wherever possible. These are essential components of a building's appearance and architectural style.
2. Repair may also include the limited replacement in kind – or with compatible substitute material -- of those extensively deteriorated or missing parts of features where there are surviving prototypes such as brackets, molding, or sections of siding.
3. Replace in kind an entire wood feature that is too deteriorated to repair – if the overall form and detailing are still evident – using the physical evidence as a model to reproduce the feature. Examples of wood features include a cornice, entablature or balustrade. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.
4. Evaluate the overall condition of the wood to determine whether repairs to wood features will be necessary.
5. Repair or replace, where necessary, deteriorated material that duplicates in size, shape, and texture of the original as closely as possible. Consider original characteristics such as board width, length, exposure and trim detailing when selecting a replacement material.
6. Retain and repair historic door openings, doors, screen doors, trim, and details such as transom, side lights, pediments, frontispieces, hoods, and hardware where they contribute to the architectural character of the building.
7. Protect and maintain the masonry, wood, and architectural metal that comprise entrances through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating system.
8. Replace missing or deteriorated doors with doors that closely match the original, or that are of compatible contemporary design.

The Mount Dora Historic Guidelines Actions to **Avoid**:

1. Removing or radically changing wood features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

2. Removing major portion of the historic wood from a facade instead of repairing or replacing only the deteriorated wood, then reconstructing the facade with new material in order to achieve a uniform or "improved" appearance
3. Radically changing the type of finish or its color or accent scheme so that the historic character of the exterior is diminished
4. Failing to identify, evaluate, and treat the causes of wood deterioration, including faulty flashing, leaking gutters, cracks and holes in siding, deteriorating caulking in joints and seams, plant material growing too close to wood surfaces, or insect or fungus infestation.
5. Removing an entire wood feature that is unrepairable and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.
6. Removing significant door features that can be repaired.
7. Replacing deteriorated or missing doors with stock doors or doors of inappropriate designs or constructed of inappropriate materials.

Staff Analysis:
The structure obtained a COA to replace six windows with 6/6 aluminum, single hung windows and one fixed pane window on June 29, 2005.

The applicant is seeking to remove the existing wood door with a 3 X 5 grid pattern and replace it with a fiberglass door with a central, arched window pane. Pictured below are the existing and proposed doors. The Applicant indicated that she is replacing the door because the window panes are failing and it has become a security issue.

The Mount Dora Historic Guidelines do not provide guidance for historically appropriate door styles for the Mediterranean Revival architectural style. As such, Staff reviewed the Design Guidelines for multiple jurisdictions to obtain additional information on appropriate doors for the Mediterranean Revival architectural style. The design guidelines for St. Petersburg and Lake Worth provided the following information on door styles for the Mediterranean Revival style.

DOORS

- Doors are typically heavy board and batten, Carved doors are present on high-style houses.
- Entry doors are often emphasized by adjacent columns, pilasters, carved stonework or patterned tiles.
- Materials: Wood originally. Replacement Materials: Steel, aluminum, fiberglass, or composite.

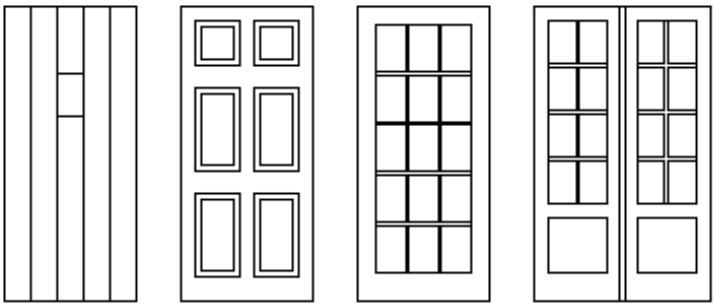
TRIM

- Typically a simple 2-inch-wide brickmold trim inset from the face of stucco.

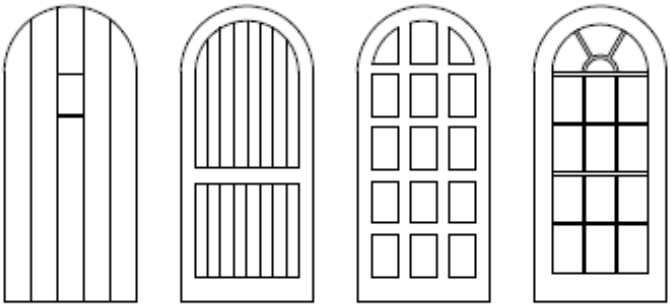
SHUTTERS

- Shutters were historically not added

DOOR TYPES

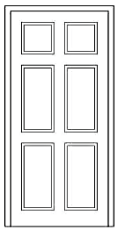


Simple

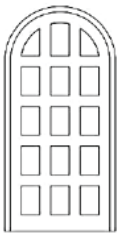


Description of Mediterranean Revival Doors

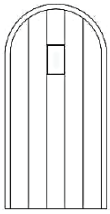
- Mediterranean Revival doors are mainly wooden and frequently have a rusticated treatment.
- They often have multiple fixed glass panes and can be arched.
- They are often plank doors and sometimes have small glass inserts.
- The doors can be large with applied wooden decorative motifs.



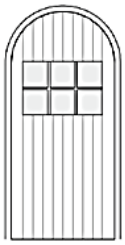
Wooden panel door



Arched wooden panelled door



Arched wooden door with fixed window panes



Arched wooden door with fixed window panes

Elevations;

Staff Recommendation:
Staff recommends that the Applicant repair the existing wood door if it is able to be restored. Staff recommends replacing the door with a wooden door if the existing door is too deteriorated to repair. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Pursuant to the recommendations, Staff recommends replacing deteriorated doors with doors that closely match the original, or that are of compatible contemporary design.

Attachments:
Elevation of Residence
St. Petersburg's Historic Design Guidelines for Mediterranean Revival
1998 Site Form
2008 Site Form
Application

CITY OF MOUNT DORA

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

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.

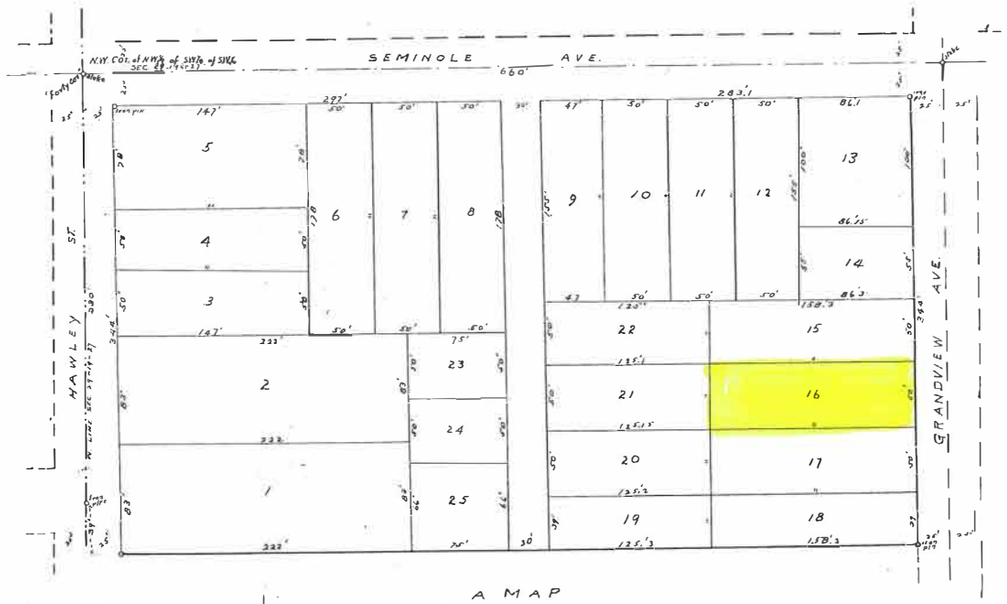
b. *Architectural features.* Architectural features include, but are not limited to, the architectural style, scale, massing, siting, general design and general arrangement of the exterior of the building or structure, including the type, style of roofs, windows, doors and appurtenances.

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.



A MAP
OF
HACKETT'S SUBDIVISION
OF
LOTS 19 & 20.
GULLER HOMESTEAD.
SEC. 29-Tp. 19 S - R 27 E.
The same being the N½ of N.W.¼ of S.W.¼ of S.W.¼-29-19-27
MT. DORA, LAKE CO., FLA.
Scale. 50 ft. = 1 inch.

7720.

No. _____
Filed Mar. 14th, 1922.
At 3 o'clock P. M.
Recorded May 8th, 1922,
and I hereby certify that the foregoing is a true copy of the original.
T. C. Smyth
Clerk Circuit Court
By _____ D.C.

STATE OF FLORIDA,
COUNTY of LAKE.

J. W. Hackett being duly sworn, deposes and says: that he is the owner of Lots 19 and 20 of the Guller Homestead located in Section 29, Township 19 S. Range 27 East and has subdivided same according to the plat hereof attached to be recorded as Hackett's subdivision of Lots 19 and 20 Guller Homestead, Mount Dora, Florida, and prays the same may be put on record.

J. W. Hackett

Sworn to and subscribed before me this 14th day of March A. D. 1922.

T. C. Smyth
Clerk Circuit Court
Lake County, Florida.

Court Seal.

PROPERTY RECORD CARD

General Information

Name:	CASA DE LEAH LLC	**Alternate Key:**	1472661
Mailing Address:	1326 LAKESHORE DR MOUNT DORA, FL 32757 *Update Mailing Address*	**Parcel Number:**	29-19-27-1400-000-01600
		Millage Group and City:	00MD Mount Dora
		2023 Total Certified Millage Rate:	18.3807
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	811 N GRANDVIEW ST MOUNT DORA FL, 32757	**Property Name:**	-- *Submit Property Name*
		School Information:	*School Locator & Bus Stop Map* *School Boundary Maps*
Property Description:	MOUNT DORA, HACKETT'S SUB LOT 16 PB 4 PG 25 ORB 6043 PG 1459		

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)	50	158		7900.000	FD	$126,822.00	$126,822.00

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

Residential Building(s)

Building 1

Residential Building Value: $265,160.00

Summary

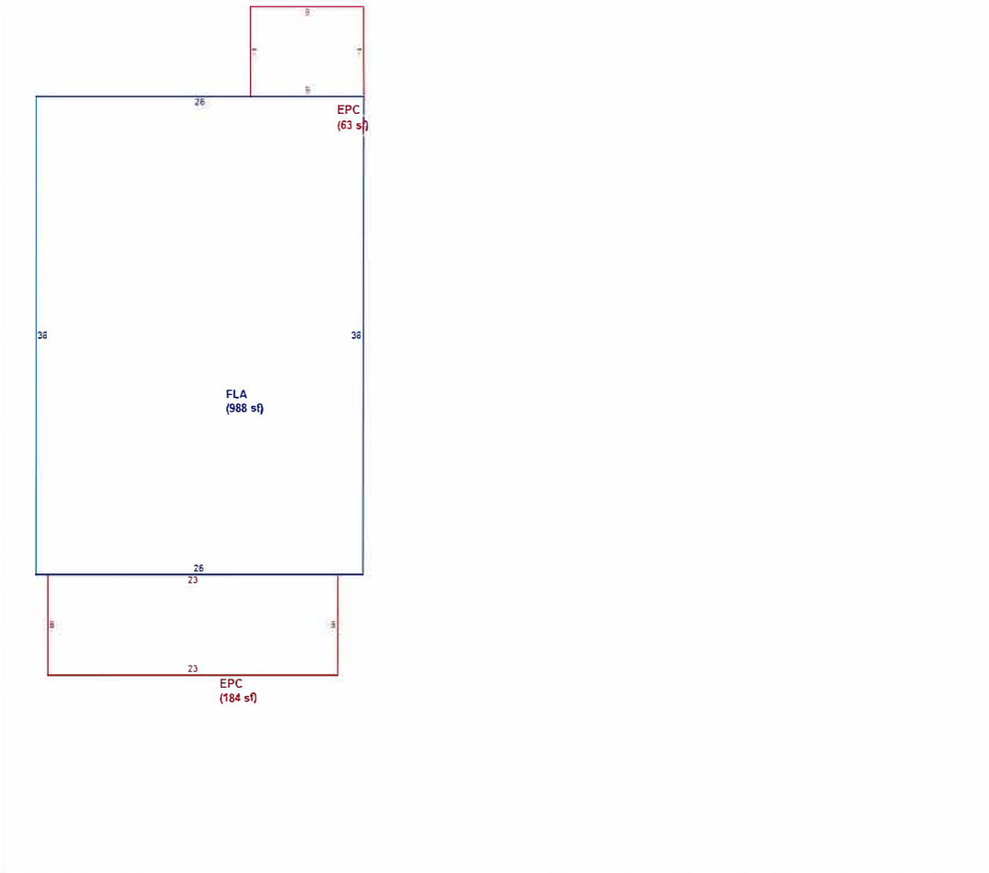
Year Built: 1925	Total Living Area: 1923	Central A/C: Yes	Fireplaces: 1
Bedrooms: 3	Full Bathrooms: 2	Half Bathrooms: 0	

Incorrect Bedroom, Bath, or other information?

Section(s)

Section Type	Ext. Wall Type	No. Stories	Floor Area
FINISHED LIVING AREA (FLA)	Stucco/Brick (03)	1.00	1235
FINISHED LIVING AREA (FLA)	Stucco/Brick (03)	1.00	688
OPEN PORCH FINISHED (OPF)		1.00	10

View Larger / Print / Save



Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	CARPORT - FINISHED (FCP3)	220	SF	1978	$1,154.00
2	OPEN PORCH FINISHED (FOP3)	100	SF	2021	$1,259.00

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
6043 / 1459	10/2022	Warranty Deed	Qualified	Improved	$498,000.00
4449 / 403	02/2014	Warranty Deed	Unqualified	Improved	$155,000.00
3711 / 327	12/2008	Probate Order	Unqualified	Improved	$0.00
670 / 986	01/1979	Misc Deed/Document	Qualified	Improved	$26,000.00

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

Values and Estimated Ad Valorem Taxes

Values shown below are 2024 WORKING VALUES that are subject to change until certified.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	$394,395	$394,395	$394,395	5.0364	$1,986.33
SCHOOL BOARD STATE	$394,395	$394,395	$394,395	3.2080	$1,265.22
SCHOOL BOARD LOCAL	$394,395	$394,395	$394,395	2.9980	$1,182.40

LAKE COUNTY WATER AUTHORITY	$394,395	$394,395	$394,395	0.2940	$115.95
NORTH LAKE HOSPITAL DIST	$394,395	$394,395	$394,395	0.1500	$59.16
ST JOHNS RIVER FL WATER MGMT DIST	$394,395	$394,395	$394,395	0.1793	$70.72
CITY OF MOUNT DORA	$394,395	$394,395	$394,395	5.9603	$2,350.71
LAKE COUNTY MSTU AMBULANCE	$394,395	$394,395	$394,395	0.4629	$182.57
LAKE COUNTY VOTED DEBT SERVICE	$394,395	$394,395	$394,395	0.0918	$36.21
				Total: 18.3807	**Total:** $7,249.27

Exemptions Information

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

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

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

Copyright © 2014 Lake County Property Appraiser. All rights reserved.
Property data updated nightly.
Site Notice

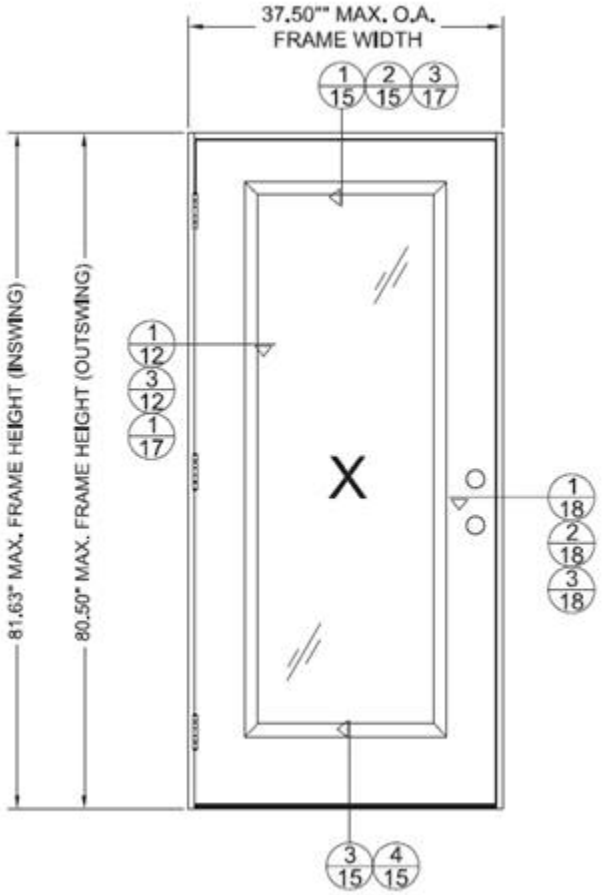
821 N Grandview St
Mt Dora, Florida
Google Street View
Aug 2023
See more dates
Tremain St
E 7th Ave
Mount
Google

Janiszewski, Michele

From: Janiszewski, Michele
Sent: Friday, January 26, 2024 9:26 AM
To: 'Leah Felcher'
Subject: COA Application

Good Morning,

I am working on the agenda packet for 811 N Grandview, Mount Dora for the door replacement. The plans uploaded with the permit application show square glass but the product approval states the product description is 'pomona zinc center arch' so I would like to confirm that the proposed door will look like the one depicted below from the drawings and not like the image I found when searching the product description. The board has asked for elevations showing the existing and proposed work so I want to ensure I have all the relevant information available for them to make an informed decision. If you have a picture of the proposed door, please email it to me so I can include it in the agenda packet.



I will follow up with your other emails once I complete the agenda packets for the Historic Meeting on Wednesday ☺

Thank you,

Janiszewski, Michele

From: Leah Felcher <lkfelcher6453@gmail.com>
Sent: Friday, January 26, 2024 9:41 AM
To: Janiszewski, Michele
Subject: Re: COA Application

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

The door is exactly as the picture, not the drawing.
Sent from my iPhone

On Jan 26, 2024, at 9:26 AM, Janiszewski, Michele <janiszewskim@ci.mount-dora.fl.us> wrote:

Good Morning,

I am working on the agenda packet for 811 N Grandview, Mount Dora for the door replacement. The plans uploaded with the permit application show square glass but the product approval states the product description is 'pomona zinc center arch' so I would like to confirm that the proposed door will look like the one depicted below from the drawings and not like the image I found when searching the product description. The board has asked for elevations showing the existing and proposed work so I want to ensure I have all the relevant information available for them to make an informed decision. If you have a picture of the proposed door, please email it to me so I can include it in the agenda packet.

<image008.jpg>
<image009.jpg>

I will follow up with your other emails once I complete the agenda packets for the Historic Meeting on Wednesday ☺

Thank you,

<image003.png>

Michele Janiszewski, AICP
Senior Planner

T: (352) 735-7112 Ext. 1712
Email: janiszewskim@cityofmountdora.com

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

<image004.png>

<image005.png>

<image006.png>

<image007.png>

Janiszewski, Michele

From: Leah Felcher <lkfelcher6453@gmail.com>
Sent: Friday, January 26, 2024 11:42 AM
To: Janiszewski, Michele
Subject: Re: COA Application

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

The door window panes are failing and it is a security issue. The new door will be much more secure for my tenants.

Sent from my iPhone

On Jan 26, 2024, at 10:41 AM, Janiszewski, Michele <janiszewskim@ci.mount-dora.fl.us> wrote:

Thank you for the information, I will include the image in the agenda packet. Is there a reason that the wood door needs to be replaced? I anticipate that the Board will want to know whether or not the door can be repaired and/or the need to replace it.

Thank you,

<image001.png>

Michele Janiszewski, AICP
Senior Planner

T: (352) 735-7112 Ext. 1712
Email: janiszewskim@cityofmountdora.com

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

<image002.png>

<image003.png>

<image004.png>

<image005.png>

From: Leah Felcher <lkfelcher6453@gmail.com>
Sent: Friday, January 26, 2024 9:41 AM
To: Janiszewski, Michele <janiszewskim@ci.mount-dora.fl.us>
Subject: Re: COA Application

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

CITY OF MOUNT DORA

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

DATE: January 31, 2024

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 4 – Certificate of Appropriateness; 330 Dora Drawdy Way (Location); Door and Window Replacement (Proposed Work); J J HOLLIS LLC (Owner); Megan, Lowe's Home Centers (Applicant).**

Property Information:

Address:	330 Dora Drawdy Way	**Current Use:**	Restaurant; Goblin Market
Zoning District:	C-2	**Land Use:**	Commercial

Structure Information:

Date of Construction:	1950	**Style:**	Masonry Vernacular
Exterior Material:	Stucco & Vinyl	**Stories:**	Two
Roof Type:	Gable	**Chimneys:**	None
Roof Material:	Asphalt Shingles	**Windows:**	Metal Casement

Summary of Request:
Remove six wood windows with metal casements, four on the southern façade and two on the eastern façade, and replace with aluminum clad wood fixed frame windows, and remove existing, fiberglass double doors and replace with steel double doors with windows.

Architectural Style:
Masonry Vernacular buildings tend to be simple, largely unornamented, and constructed out of readily available materials. This style's guiding principle is the long tradition of simple masonry construction techniques used in Western architecture. Windows and doors are symmetrically spaced on a façade to form a regular rhythm of solids and voids called "bays." Where there is more than one floor, openings are aligned from floor to floor for structural purposes. Decoration is simple and limited usually to string courses, window and door lintels, and cornices. Vernacular buildings were widely constructed in Mount Dora from the l880s through the 1930s.

This style of houses' primary exterior material is typically concrete block, stucco, and brick. Roof surfaces were typically wood shingles during the 19th century; metal during the last 19th century; and composition and asbestos shingles beginning in the 1920s.

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

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 **Recommendations:**

1. Retain and repair window openings, frames, sash, glass, lintels, sills, pediments, architraves, hardware, awnings, and shutters where they contribute to the architectural and historic character of the building.
2. 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.
4. Retain wooden materials and features such as siding, cornices, brackets, soffits, fascia, window architrave, and doorway pediments, wherever possible. These are essential components of a building's appearance and architectural style.
5. Repair may also include the limited replacement in kind – or with compatible substitute material -- of those extensively deteriorated or missing parts of features where there are surviving prototypes such as brackets, molding, or sections of siding.
6. Replace in kind an entire wood feature that is too deteriorated to repair – if the overall form and detailing are still evident – using the physical evidence as a model to reproduce the feature.
7. Replace missing or deteriorated doors with doors that closely match the original, or that are of compatible contemporary design

The Historic Guidelines actions to **Avoid:**

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.
5. Removing or radically changing wood features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.
6. Removing major portion of the historic wood from a facade instead of repairing or replacing only the deteriorated wood, then reconstructing the facade with new material in order to achieve a uniform or "improved" appearance

7. Radically changing the type of finish or its color or accent scheme so that the historic character of the exterior is diminished
8. Failing to identify, evaluate, and treat the causes of wood deterioration, including faulty flashing, leaking gutters, cracks and holes in siding, deteriorating caulking in joints and seams, plant material growing too close to wood surfaces, or insect or fungus infestation.
9. Installing secondary service entrances that are incompatible in size and scale with the historic building or obscure, damage, or destroy character-defining features.
10. Replacing deteriorated or missing doors with stock doors or doors of inappropriate designs or constructed of inappropriate materials.

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 guidelines state that the wood windows should be repaired if they are able to be restored. If they are unable to be repaired, the proposed windows should replicate the existing windows.

The Applicant is proposed to replace the windows with windows of a similar composition with matching grad patterns on the southern elevation and similar grid pattern on the eastern façade (5 X 2 vs 3 X 3). The eastern façade is on the back of the building and only visible to guests in the restaurant or on the back porch. As such, Staff has no objection to the revised grid pattern on the windows on the eastern façade.

Permitting Records indicate that most, if not all, of the doors were replaced in 2014 so the door being replaced is not original. The existing door is fiberglass and the Applicant is seeking to replace it with a steel door.

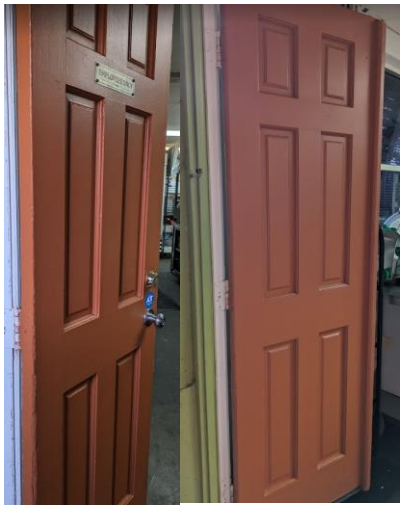


Figure 1: Proposed Doors

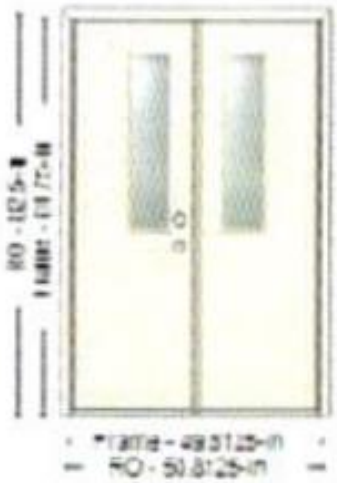
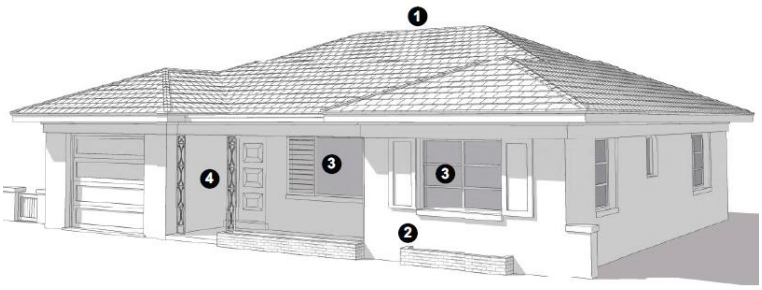


Figure 2: Existing Doors

Figure 3: Location of Existing Door

The guidelines do not provide direction on types of doors appropriate for the masonry vernacular style. The historic architectural guidelines for Lake Worth Beach provide the following information:

1. Masonry vernacular doors, pre-1930, were almost always wood panel and often included fixed pane glass.
2. Post 1930 Masonry Vernacular door would be wood or aluminum frame with fixed glass, jalousie windows, five lights, or flush panel doors with applied decorative trim often creating geometric patterns
3. Doors with three square recesses panels, and doors with asymmetrical glass were also common.



3. Doors & Windows:
- Masonry Vernacular doors could be wood or aluminum frame with fixed glass, jalousie windows, five lights, or flush panel doors with applied decorative trim often creating geometric patterns.
- Masonry Vernacular windows were either steel casements, aluminum awning, jalousie, or fixed-pane windows.
- Garage doors were wood recessed panel, vertical plank, or horizontal flush or ribbed.

Figure 4: Examples of doors for masonry vernacular homes from Lake Wales Guidelines

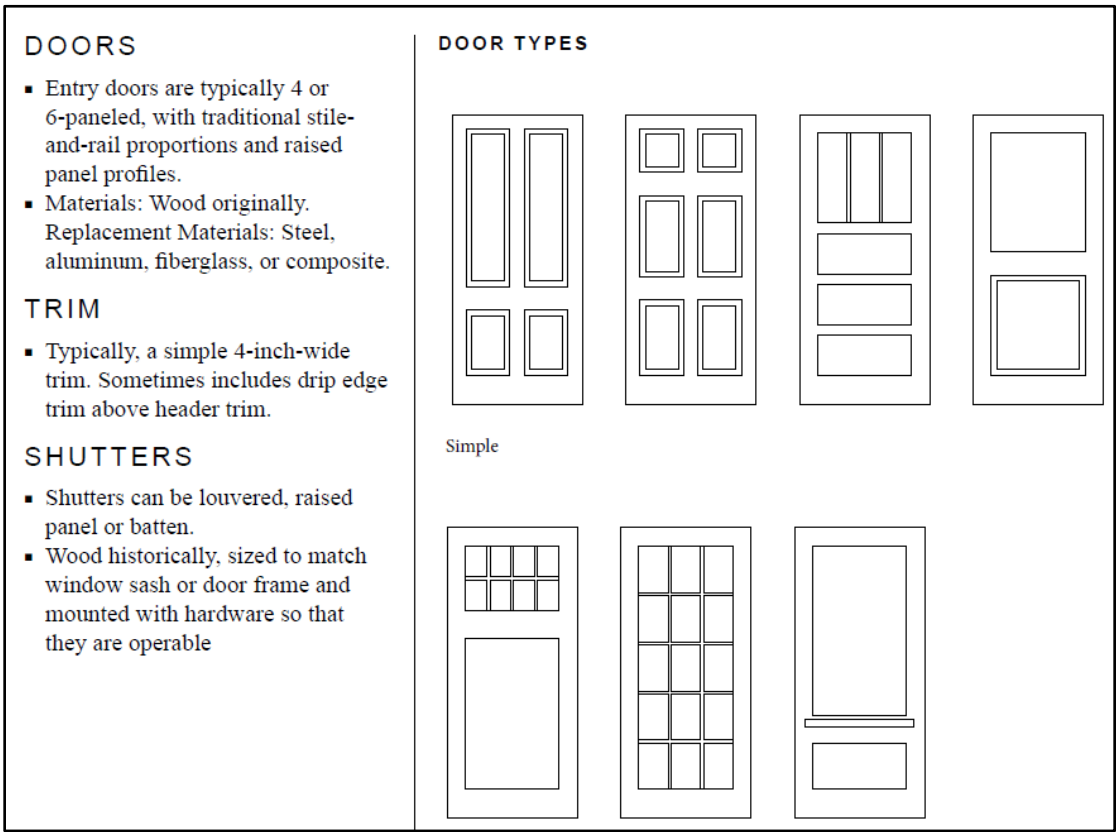


Figure 5: Examples of doors for vernacular homes from St. Petersburg's Guidelines

Staff Recommendation:
Staff recommends that the wood windows should be repaired if they are able to be restored. If unable to restore, Staff finds the proposed, replacement windows consistent with LDC Section 3.6.4(2) (a), and recommends approval of the windows, as presented.

If the Historic Preservation Board does not find the proposed doors appropriate for the structure, staff recommends providing doors which are more consistent with the vernacular / craftsman architectural style.

Attachments:
Photos
2020 Site Survey Form
Application

CITY OF MOUNT DORA

Site Photos

Clear Form Values

Page 1

☒ Original
☐ Update

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

Site#8 LA04902
Field Date 3-4-2020
Form Date 3-4-2020
Recorder # 154

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) 330 Dora Drawdy Way — 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:	330		Dora Drawdy	Way	

Cross Streets (nearest / between) East side of Dora Drawdy b/n W 3rd Ave & W 4th 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 _____ ¼ section: ☐NW ☐SW ☐SE ☐NE Irregular-name: _____
Tax Parcel # 31-19-27-0200-008-00202 — Landgrant _____
Subdivision Name _____ — Block 8 — Lot 2
UTM Coordinates: Zone ☐16 ☒17 Easting 437042 Northing 3185916
Other Coordinates: X: -81.64514 Y: 28.79926 Coordinate System & Datum WGS84
Name of Public Tract (e.g., park) _____

HISTORY

Clear History Values

Construction Year: 1950 ☒approximately ☐year listed or earlier ☐year listed or later
Original Use Unknown — From (year): 1950 — To (year): 1996
Current Use Restaurant — From (year): 1996 — To (year): 2020
Other Use Bar — From (year): 1996 — To (year): 2020
Moves: ☐yes ☒no ☐unknown Date: _____ Original address N/A
Alterations: ☒yes ☐no ☐unknown Date: 7-23-2014 Nature New windows & doors
Additions: ☐yes ☒no ☐unknown Date: _____ Nature _____
Architect (last name first): _____ Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

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

DESCRIPTION

Clear Description Values

Style Masonry Vernacular — Exterior Plan L-shaped — Number of Stories 2
Exterior Fabric(s) 1. Stucco 2. Vinyl 3. _____
Roof Type(s) 1. Gable 2. _____ 3. _____
Roof Material(s) 1. Asphalt shingles 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____

Windows (types, materials, etc.)
Metal casement;

Distinguishing Architectural Features (exterior or interior ornaments)
Asymmetrical facade; exposed rafter tails; cloth awnings; wooden awning shutters; decorative wooden shutters; courtyard on side; wood siding on gable

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)
Large landscaping buffer along the front facade.

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 LA04902

DESCRIPTION (continued)

Clear Description Values

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

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

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

Foundation Material(s): 1. Concrete Block 2. _____

Note: you may use the last box in each field to type in an answer that does not appear in the list provided

Main Entrance (stylistic details)

Front facing,open

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)

This structure does not appear to meet the criteria for the National Register listing individually, however, the structure does appear to contribute to commercial character downtown and the Mount Dora Historic District.

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

1. Architecture 3. _____ 5. _____

2. Community planning & developm 4. _____ 6. _____

DOCUMENTATION

Clear Documentation Values

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

2) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Bradley Benmoshé, CNU-A, LEED GA Affiliation Other

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

(address / phone / fax / e-mail)

Required Attachments

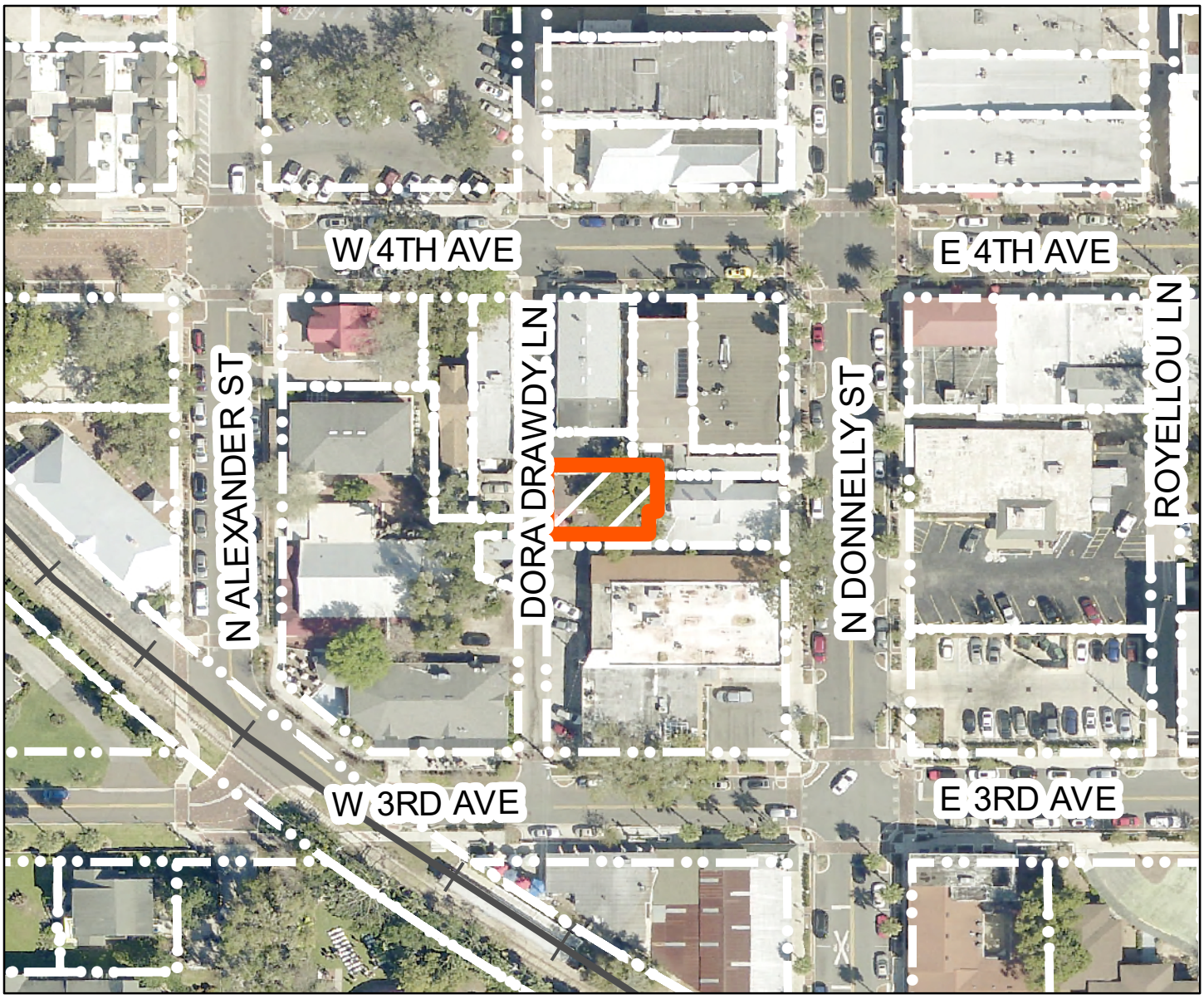
❶ **USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED**

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.

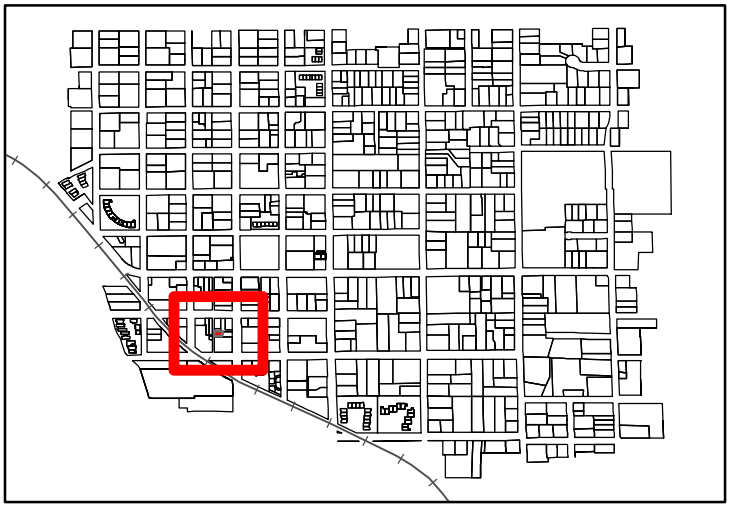
Street Map



N

330 DORA DRAWDY WAY MOUNT DORA FL 32757

0 37.5 75 150 Feet

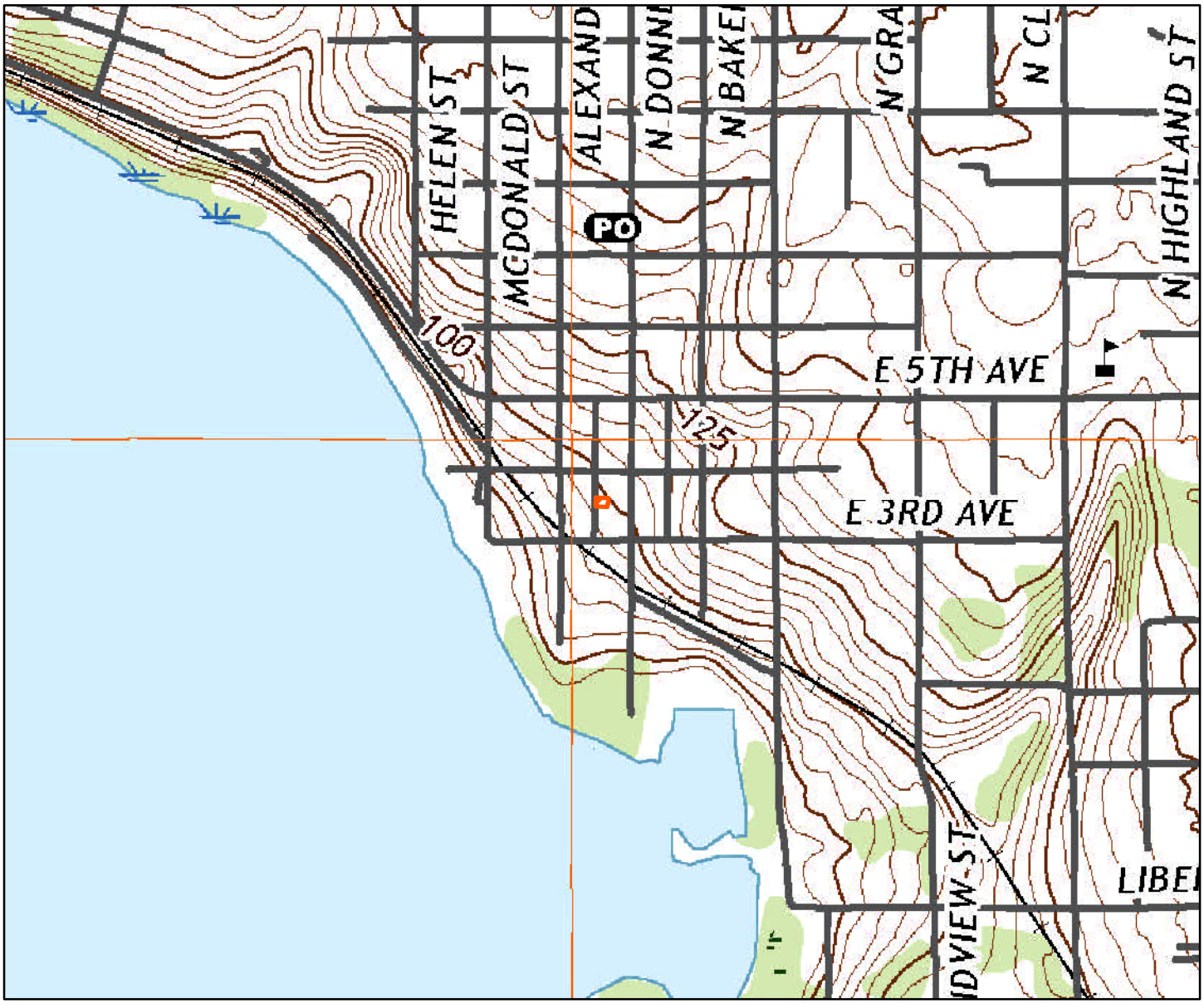


LA04902

KCI TECHNOLOGIES

Data Sources: Lake County, City of Mount Dora

USGS Map



N

LA04902

330 DORA DRAWDY WAY MOUNT DORA FL 32757

Source: United States Geological Survey Eustis, FL 2018

KCI TECHNOLOGIES

THE GOBLIN MARKET
RESTAURANT & LOUNGE
Est. 1996
THE GOBLIN MARKET
RESTAURANT & LOUNGE
EST 1996

CITY OF MOUNT DORA

RECEIVED JAN 22 2024

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: 330 DORA DRAWDY WAY

Property Owner: JJ HOLLIS LLC

Applicant: Megan - Lowe's Home Centers

Applicant's Mailing Address: PO BOX 621497 Oviedo, FL 32762

Applicant's Phone Number: 352-300-3360

Applicant's Email Address: Permits@PermitsplusFL.com

Full Description of Proposed Alteration(s) or Construction including materials; please attach additional documentation if needed: REPLACE 6 WINDOWS AND 1 DOOR SIZE FOR SIZE WINDOWS ARE WOOD WITH ALUMINUM SURFACE AND DOOR IS FIBERGLASS

Current Building Use (e.g. 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. $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

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

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.

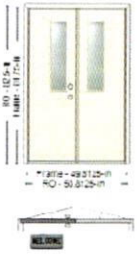
Lowe's Custom Order Quote

Quote # 200806104

Quote Name: Newell Final (Goblin Market) windows + door final

Date Printed: 9/6/2023

Customer:	Albert Newell	**Store:**	(2577) LOWE'S OF MT. DORA, FL	**Item Total:**	22
Email:	albert@goblinmarket.onmicrosoft.com	**Associate:**	DAVID EUBANKS (3255915)	**PreSavings Total:**	$11,014.55
Address:	330 Dora Drawdy Way	**Address:**	18795 US HIGHWAY 441	**Freight Total:**	$0.00
	Mount Dora, FL 32757		MT. DORA, FL 32757-6741	**Labor Total:**	$0.00
Phone:	(352) 409-2281	**Phone:**	(352) 385-3600	**Pre-Tax Total:**	$9,419.94
				Savings Total:	($1,594.61)



49.8125x81.75 Steel Double Door
Active/Inactive Inswing Door Jamb
Remake=No
Room Location: Not Specified

PROPOSED

Product Warranty

Line #	Item Summary	Production Time	Was Price	Now Price	Quantity	Total Savings	Pre-Tax Total
100-1	JELD-WEN Entry Steel Double Door	28 days	$2,223.39	$1,889.88		($333.51)	$1,889.88

Valid thru: 09/06/2023

Existing Door

Begin Line 100 Description

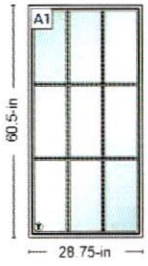
---- Line 100-1 ----

Entry Steel Doors
Double Entry Door
Pre-Hung
Active/Inactive Inswing
49.8125 x 81.75
Building Code = FBC - Non-HVHZ
Impact Rating = No
U.S. Energy Star Zone = Energy Star - South
Energy Star Needed = Energy Star Door Models
Energy Star Zone = Energy Star - Southern\South-Central
Unit Type = Pre-Hung
Handing & Swing = Active/Inactive Inswing
Door System Width = RO: 50-13/16-in || Frame: 49-13/16-in || Door: 48
Door System Height = RO: 82-1/2-in || Frame: 81-3/4-in || Door: 80
Nominal Door Width = 24
Nominal Height = 80
Unit 1: Nominal to Actual Width = 0.25
Unit 1: Nominal to Actual Height = 1
Unit 1: Frame Left = 0.71875
Unit 1: Frame Right = 0.71875
Unit 1: Frame Top = 0.75
Unit 1: Sill Thickness = 1.375
Unit 1: Astragal Width = 0.625
Unit 1 Left Slab: Slab Reveal Left = 0.125
Unit 1 Left Slab: Slab Reveal Right = 0.0625
Unit 1 Left Slab: Slab Reveal Top = 0.125
Unit 1 Left Slab: Slab Reveal Bottom = 0.5
Unit 1 Right Slab: Slab Reveal Left = 0
Unit 1 Right Slab: Slab Reveal Right = 0.0625
Unit 1 Right Slab: Slab Reveal Top = 0.125
Unit 1 Right Slab: Slab Reveal Bottom = 0.5
MaxCutWidth = 6
MaxCutHeight = 5.5
WidthCutDown = 0
HeightCutDown = 0
Door Type = Doors with Inserts
Door Thickness = 1 3/4-in

Door Style = Flush 1/2 Lite 8x36 Bore Side
Door Finish Type = None
Door Glass Insert Size & Shape = 8 x 36 Rectangle
Door Glass Insert Option = Clear / Privacy Grille Designs
Door Glass Type = Standard Glass
Door Glass Design Options = 1-Lite
Door Glazing / Clear or Privacy Type = Insulated Low-E
Door Glass Privacy Rating = 1
Door Glass Grille Type / Color & Profile = None
Door Screen Type = No Screen
Door Bore = Double Bore
Inactive Door Bore = None
Bore Backset = 2 3/8-in
Bore Diameter = 2 1/8-in
Lockset Bore Position = 44
Dead Bolt Bore Position = 5 1/2-in
Hinge Prep = 3-Hinge Prep
Hinges Included = Yes
Hinge Size = 4-in x 4-in
Hinge Type = Ball Bearing w/Safety Stud
Hinge Radius = 5/8-in Radius / Square
Hinge Finish = Satin Nickel
First Hinge Position = 6 3/4-in
Second Hinge Position = 36-in
Third Hinge Position = 65 1/4-in
Astragal = HD White Aluminum
Astragal Location = Inactive Door
Flush Bolts = Flush Bolt Top and Bottom
Include Lockset = No
Door Viewer/Knocker - Installed = No (Standard)
Jamb Cladding = No
Jamb Width = 4 9/16-in
Jamb Finish Type = None
Jamb Specie = Composite
Weather-Strip Type = Compression Bronze
Sill Pan = No
Room Location = Not Specified

Is This a Remake = No
Structural DP Rating = DP +35/-35
Water PSF Rating = 0 psf
Impact Certification = Non-Impact
Florida Approval Number = 15474.1
Regional Compliance = FBC - NAMI
Tested Height = 96
NFRC Valid for Zone = True
Base Lead Time = 28
Lead Time Adder ID = -1
Lead Time Adder Days = 0
Lead Time Adder Codes =
Lead Time Adder Debug Info = -1|0|1/1/0001|1/1/0001|1/1/0001||0|||
SOS = 970307
SOS Description = WTS JW STEEL LLT
Delivery Method = In-Store Pick-Up
Vendor ID = 42736
Unit Of Measure = EA
Production Time (Does not include transit time) = 28
Lowes Warranty - 1 = Product Warranty||https://cmd-jeld-wen.s3.us-east-2.amazonaws.com/assets/documents/1516932630.pdf
Manufacturer = JELD-WEN
Kissimmee (FL)
Catalog Version Date = 08/08/2023
Catalog Version = 23.3.16.2
Tile Backend Name = Entry Steel
Double|Transom:No
Glass Style =
Glazing Type =
Glass Options =
Door Style =
Color/Finish Family =
Brickmould Specie = Composite
Brickmould Type = WM 180
Brickmould Finish Type = None
Apply Brickmould = Yes
Sill / Threshold Type = Adjustable
Sill Width = 5 5/8-in
Sill Finish = Aluminum with Vinyl Cap

End Line 100 Description



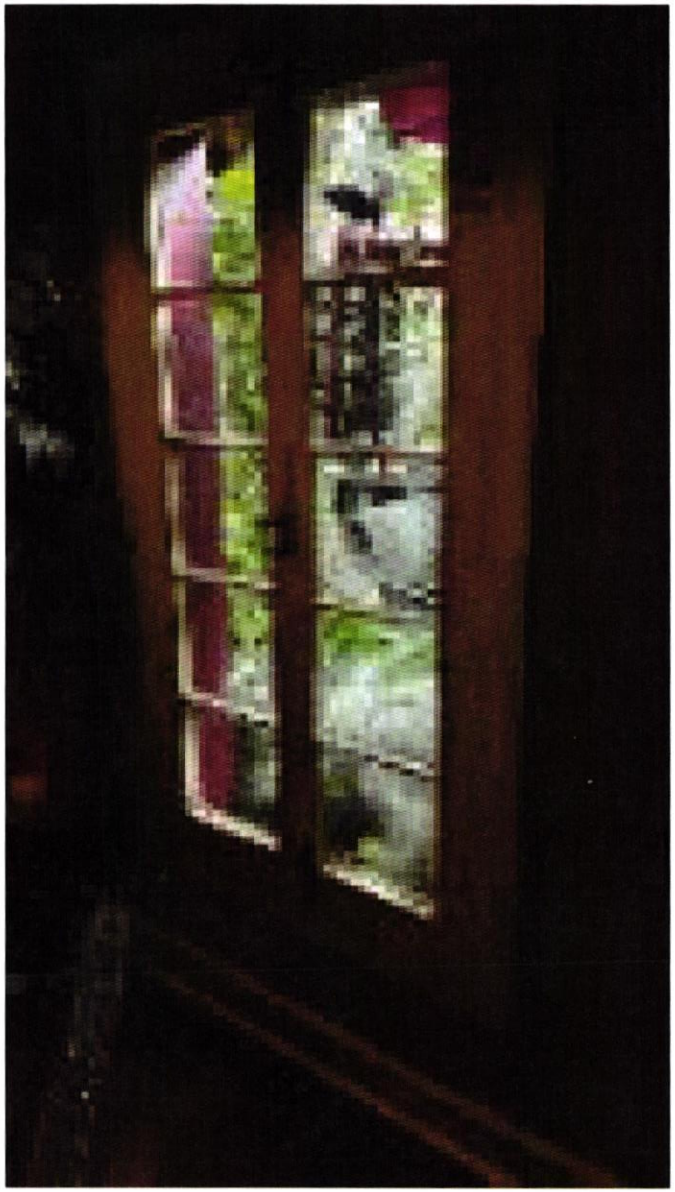
Lifestyle | Direct Set | Fixed Frame | 28.75 X 60.5 | Without HGP | Brick Red
Room Location: None Assigned

PROPOSED

Product Warranty

Line #	Item Summary	Production Time	Was Price	Now Price	Quantity	Total Savings	Pre-Tax Total
200-1	Lifestyle | Direct Set | Fixed Frame | 28.75 X 60.5 | Without HGP | Brick Red	35 days	$1,585.02	$1,347.27	1	($237.75)	$1,347.27

Valid thru: 09/15/2023



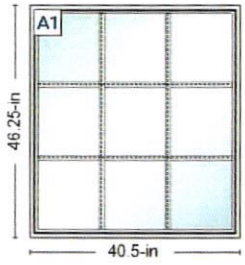
EXISTING

Begin Line 200 Description

---- Line 200-1 ----

A1: 28.7560.5 Fixed Frame Direct Set. Frame Size: 28 3/4 X 60 1/2. Lifestyle Series. No Package Without Hinged Glass Panel Interior Glazed Southern	Standard Clad Pine 5" 3 11/16". Standard Enduraclad Brick Red. Prefinished White Paint Interior. Glass: Insulated Dual Tempered Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude. Combination U-Factor 0.29 U-Factor 0.29 Combination SHGC 0.22 SHGC 0.22 VLT 0.51 CPD PEL-N-18-03375-00001 Satisfied Energy Star Zones North Central,South Central,Southern Performance Class AW PG 60 Calculated Positive DP Rating 60 Calculated Negative DP Rating 60 FPAS FL10354 Year Rated 08-11.	Remake: No In-Store Pick-up EA 08/25/2023 False True 877-473-5527 . 35 Days. 948260 WTS Pella LS Window IHC. 33070. Grille: SDL w/Spacer No Custom Grille 7/8" Traditional (3W3H) Wrapping Information: Branch Supplied 3 11/16" 5" Factory Applied Pella Recommended Clearance Perimeter Length = 179".

End Line 200 Description



Lifestyle | Direct Set | Fixed Frame | 40.5 X 46.25 | Without HGP | Brick Red
Room Location: None Assigned

PROPOSED

Product Warranty

Line #	Item Summary	Production Time	Was Price	Now Price	Quantity	Total Savings	Pre-Tax Total
300-1	Lifestyle | Direct Set | Fixed Frame | 40.5 X 46.25 | Without HGP | Brick Red	35 days	$1,386.62	$1,178.63	1	($207.99)	$1,178.63

Valid thru: 09/15/2023

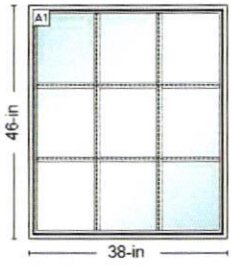
EXISTING

Begin Line 300 Description

---- Line 300-1 ----

A1: 40.546.25 Fixed Frame Direct Set. Frame Size: 40 1/2 X 46 1/4. Lifestyle Series. No Package Without Hinged Glass Panel Interior Glazed Southern	Standard Clad Pine 5" 3 11/16". Standard Enduraclad Brick Red. Prefinished White Paint Interior. Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude. Combination U-Factor 0.29 U-Factor 0.29 Combination SHGC 0.22 SHGC 0.22 VLT 0.51 CPD PEL-N-18-03375-00001 Satisfied Energy Star Zones North Central,South Central,Southern Performance Class AW PG 65 Calculated Positive DP Rating 65 Calculated Negative DP Rating 65 FPAS FL10354 Year Rated 08-11.	Remake: No In-Store Pick-up EA 08/25/2023 False True 877-473-5527 . 35 Days. 948260 WTS Pella LS Window IHC. 33070. Grille: SDL w/Spacer No Custom Grille 7/8" Traditional (3W3H) Wrapping Information: Branch Supplied 3 11/16" 5" Factory Applied Pella Recommended Clearance Perimeter Length = 174".

End Line 300 Description



Lifestyle | Direct Set | Fixed Frame | 38 X 46 |
Without HGP | Brick Red
Room Location: None Assigned

Product Warranty

PROPOSED

Line #	Item Summary	Production Time	Was Price	Now Price	Quantity	Total Savings	Pre-Tax Total
400-1	Lifestyle | Direct Set | Fixed Frame | 38 X 46 | Without HGP | Brick Red	35 days	$1,358.93	$1,155.09	4	($815.36)	$4,620.36

Valid thru: 09/15/2023

EXISTING

Begin Line 400 Description

---- Line 400-1 ----

A1: 3846 Fixed Frame Direct Set. Frame Size: 38 X 46. Lifestyle Series. No Package Without Hinged Glass Panel Interior Glazed Southern	Standard Clad Pine 5" 3 11/16". Standard Enduraclad Brick Red. Prefinished White Paint Interior. Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude. Combination U-Factor 0.29 U-Factor 0.29 Combination SHGC 0.22 SHGC 0.22 VLT 0.51 CPD PEL-N-18-03375-00001 Satisfied Energy Star Zones North Central,South Central,Southern Performance Class AW PG 70 Calculated Positive DP Rating 70 Calculated Negative DP Rating 70 FPAS FL10354 Year Rated 08-11.	Remake: No In-Store Pick-up EA 08/25/2023 False True 877-473-5527 . 35 Days. 948260 WTS Pella LS Window IHC. 33070. Grille: SDL w/Spacer No Custom Grille 7/8" Traditional (3W3H) Wrapping Information: Branch Supplied 3 11/16" 5" Factory Applied Pella Recommended Clearance Perimeter Length = 168".

End Line 400 Description

Installation Sealant Brick Red
Room Location: None Assigned

Line #	Item Summary	Production Time	Was Price	Now Price	Quantity	Total Savings	Pre-Tax Total
500-1	Installation Sealant Brick Red	28 days	$18.72	$18.72	5		$93.60

Begin Line 500 Description

---- Line 500-1 ----

A1: Accessory. Frame Size: -1 X -1. Wood Series. None	Installation Sealant. Painted Brick Red. Not Applicable Interior. Individual Tubes. Satisfied Energy Star Zones None.	Remake: No In-Store Pick-up EA 08/25/2023 False True 877-473-5527 . 28 Days. 948260 WTS Pella LS Window IHC. 33070. Wrapping Information: Perimeter Length = 0".

End Line 500 Description

1 Frame Expander Length 96 Brick Red
Room Location: None Assigned

Line #	Item Summary	Production Time	Was Price	Now Price	Quantity	Total Savings	Pre-Tax Total
600-1	1 Frame Expander Length 96 Brick Red	28 days	$29.02	$29.02	10		$290.20

Begin Line 600 Description

---- Line 600-1 ----

A1: Accessory. Frame Size: -1 X -1. Wood Series. None

1" Frame Expander. Painted Standard Enduraclad Brick Red. Satisfied Energy Star Zones None.

Remake: No
In-Store Pick-up
EA
08/25/2023
False
True
877-473-5527
. 28 Days. 948260
WTS Pella LS Window IHC. 33070.
Wrapping Information: Perimeter Length = 0".

End Line 600 Description

Accepted by: _____ **Date:** 9/6/2023

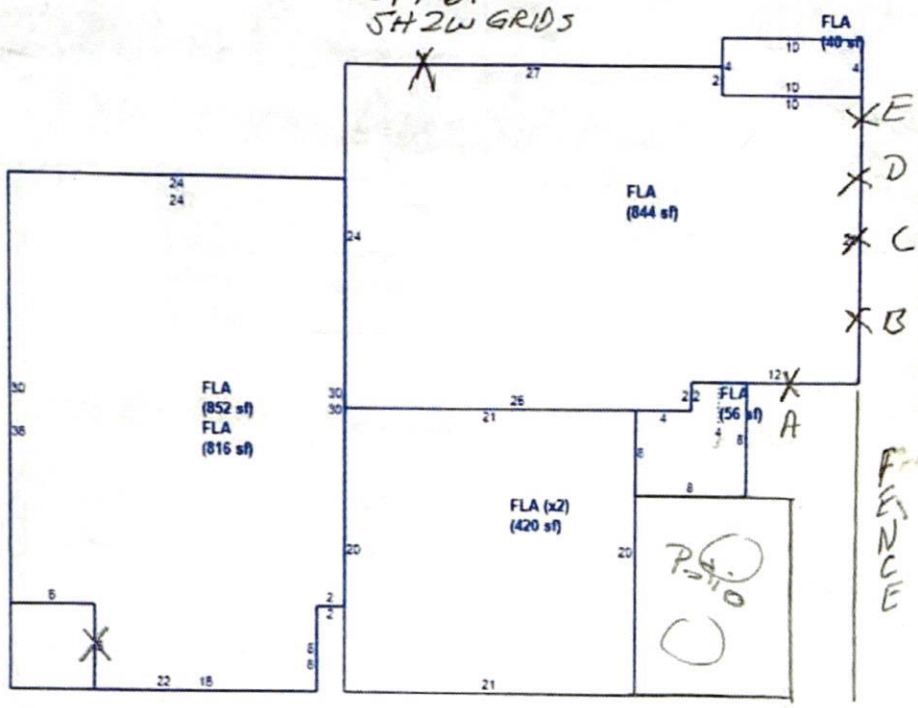
Pre-Tax Total	**$9,419.94**

This quote is an estimate only and valid for 30 days on all regularly priced items. For promotional items please refer to the dates listed above. This estimate does not include tax or delivery charges. Estimated arrival will be determined at the time of purchase. All of the above quantities, dimensions, specifications and accessories have been verified and accepted by the customer.

****** Special order configured products returned or canceled after 72 hours from purchase are subject to a 20% restocking fee. ******

GBG + EXT + INT

31 X 61
5H 2W GRIDS



A = 41 X 46
B = 39 X 46
C = 39 X 46
D = 39 X 46
E = 39 X 46

ALL WITH GRIDS, INCLUDE GBG + EXTERIOR + INTERIOR

51 X 82 R/O
DOORS - 24 X 80
LAIS LHACTIVE
4 9/16

ENTRY

Albert Newell / VINCENT GUZINSKI - OWNER
Goblin Market
330 Dora Drawdy Way
Mount Dora FL 32757
352-409-2281

GOBLINMARKETRESTAURANT @ GMAIL.COM

RESTAURANT CLOSED MONDAY, TUESDAY

CITY OF MOUNT DORA

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

DATE: January 31, 2024

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 4 – Certificate of Appropriateness; 330 Dora Drawdy Way (Location); Door and Window Replacement (Proposed Work); J J HOLLIS LLC (Owner); Megan, Lowe's Home Centers (Applicant).**

Property Information:

Address:	330 Dora Drawdy Way	**Current Use:**	Restaurant; Goblin Market
Zoning District:	C-2	**Land Use:**	Commercial

Structure Information:

Date of Construction:	1950	**Style:**	Masonry Vernacular
Exterior Material:	Stucco & Vinyl	**Stories:**	Two
Roof Type:	Gable	**Chimneys:**	None
Roof Material:	Asphalt Shingles	**Windows:**	Metal Casement

Summary of Request:
Remove six wood windows with metal casements, four on the southern façade and two on the eastern façade, and replace with aluminum clad wood fixed frame windows, and remove existing, fiberglass double doors and replace with steel double doors with windows.

Architectural Style:
Masonry Vernacular buildings tend to be simple, largely unornamented, and constructed out of readily available materials. This style's guiding principle is the long tradition of simple masonry construction techniques used in Western architecture. Windows and doors are symmetrically spaced on a façade to form a regular rhythm of solids and voids called "bays." Where there is more than one floor, openings are aligned from floor to floor for structural purposes. Decoration is simple and limited usually to string courses, window and door lintels, and cornices. Vernacular buildings were widely constructed in Mount Dora from the l880s through the 1930s.

This style of houses' primary exterior material is typically concrete block, stucco, and brick. Roof surfaces were typically wood shingles during the 19th century; metal during the last 19th century; and composition and asbestos shingles beginning in the 1920s.

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

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 **Recommendations:**

1. Retain and repair window openings, frames, sash, glass, lintels, sills, pediments, architraves, hardware, awnings, and shutters where they contribute to the architectural and historic character of the building.
2. 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.
4. Retain wooden materials and features such as siding, cornices, brackets, soffits, fascia, window architrave, and doorway pediments, wherever possible. These are essential components of a building's appearance and architectural style.
5. Repair may also include the limited replacement in kind – or with compatible substitute material -- of those extensively deteriorated or missing parts of features where there are surviving prototypes such as brackets, molding, or sections of siding.
6. Replace in kind an entire wood feature that is too deteriorated to repair – if the overall form and detailing are still evident – using the physical evidence as a model to reproduce the feature.
7. Replace missing or deteriorated doors with doors that closely match the original, or that are of compatible contemporary design

The Historic Guidelines actions to **Avoid:**

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.
5. Removing or radically changing wood features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.
6. Removing major portion of the historic wood from a facade instead of repairing or replacing only the deteriorated wood, then reconstructing the facade with new material in order to achieve a uniform or "improved" appearance

7. Radically changing the type of finish or its color or accent scheme so that the historic character of the exterior is diminished
8. Failing to identify, evaluate, and treat the causes of wood deterioration, including faulty flashing, leaking gutters, cracks and holes in siding, deteriorating caulking in joints and seams, plant material growing too close to wood surfaces, or insect or fungus infestation.
9. Installing secondary service entrances that are incompatible in size and scale with the historic building or obscure, damage, or destroy character-defining features.
10. Replacing deteriorated or missing doors with stock doors or doors of inappropriate designs or constructed of inappropriate materials.

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 guidelines state that the wood windows should be repaired if they are able to be restored. If they are unable to be repaired, the proposed windows should replicate the existing windows.

The Applicant is proposed to replace the windows with windows of a similar composition with matching grad patterns on the southern elevation and similar grid pattern on the eastern façade (5 X 2 vs 3 X 3). The eastern façade is on the back of the building and only visible to guests in the restaurant or on the back porch. As such, Staff has no objection to the revised grid pattern on the windows on the eastern façade.

Permitting Records indicate that most, if not all, of the doors were replaced in 2014 so the door being replaced is not original. The existing door is fiberglass and the Applicant is seeking to replace it with a steel door.

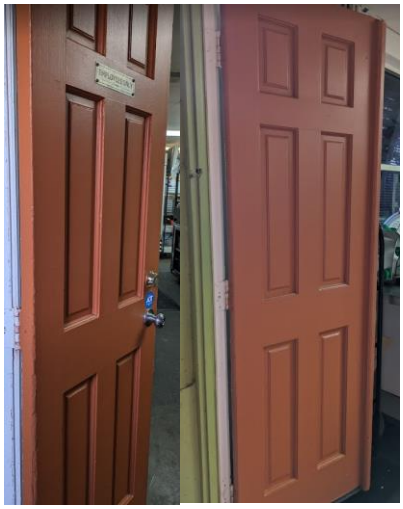


Figure 1: Proposed Doors

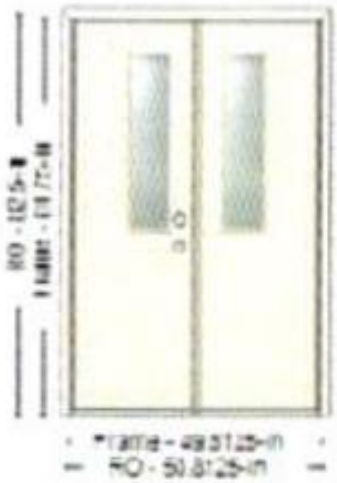
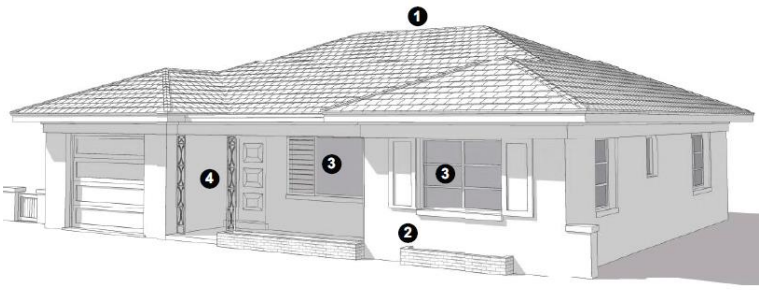


Figure 2: Existing Doors

Figure 3: Location of Existing Door

The guidelines do not provide direction on types of doors appropriate for the masonry vernacular style. The historic architectural guidelines for Lake Worth Beach provide the following information:

1. Masonry vernacular doors, pre-1930, were almost always wood panel and often included fixed pane glass.
2. Post 1930 Masonry Vernacular door would be wood or aluminum frame with fixed glass, jalousie windows, five lights, or flush panel doors with applied decorative trim often creating geometric patterns
3. Doors with three square recesses panels, and doors with asymmetrical glass were also common.



3. Doors & Windows:
- Masonry Vernacular doors could be wood or aluminum frame with fixed glass, jalousie windows, five lights, or flush panel doors with applied decorative trim often creating geometric patterns.
- Masonry Vernacular windows were either steel casements, aluminum awning, jalousie, or fixed-pane windows.
- Garage doors were wood recessed panel, vertical plank, or horizontal flush or ribbed.

Figure 4: Examples of doors for masonry vernacular homes from Lake Wales Guidelines

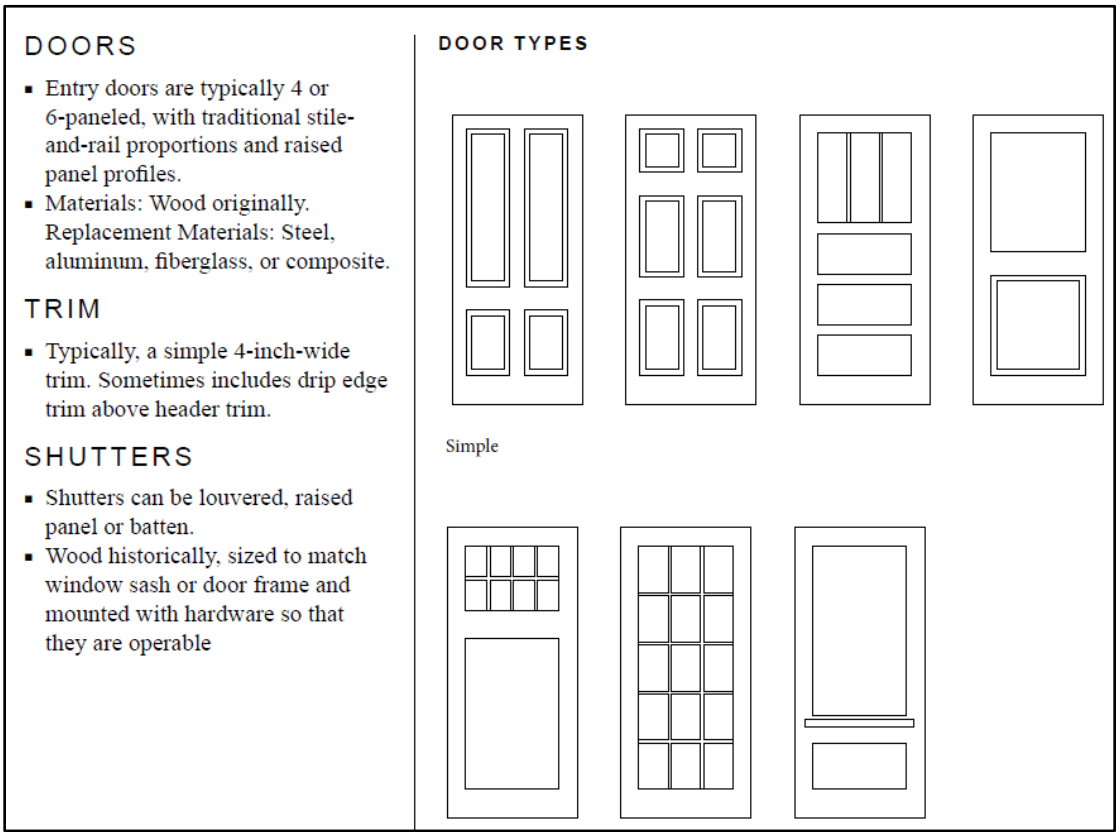


Figure 5: Examples of doors for vernacular homes from St. Petersburg's Guidelines

Staff Recommendation:
Staff recommends that the wood windows should be repaired if they are able to be restored. If unable to restore, Staff finds the proposed, replacement windows consistent with LDC Section 3.6.4(2) (a), and recommends approval of the windows, as presented.

If the Historic Preservation Board does not find the proposed doors appropriate for the structure, staff recommends providing doors which are more consistent with the vernacular / craftsman architectural style.

Attachments:
Photos
2020 Site Survey Form
Application