CITY OF MOUNT DORA

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

DATE: February 28, 2024

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 1 - Certificate of Appropriateness; 110 N Clayton Street (Location); Detached Garage Expansion, etc. (Proposed Work); Carolyn Parlato (Owner); Carolyn Parlato (Applicant).**

Property Information:

Address:	110 N Clayton	**Current Use:**	Residential
Zoning District:	R-1	**Land Use:**	Medium Density

Structure Information:

Date of Construction:	1952	**Style:**	Masonry Vernacular
Siding:	Concrete Block	**Stories:**	One
Roof Type:	Gable	**Chimneys:**	One
Roof Material:	Asphalt Shingles	**Porch:**	One, Closed
Architectural Features:	Stone side pathway and steps, shutters and concrete window sills		

Requested Action:
The Applicant is seeking to remove the existing shed and deck and replace with expanded garage and new deck with gutters and downspouts; replace current garage door; remove non-functioning front window; and add shutters to front window.

Background on 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)

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.

Mount Dora Historic Design Guidelines Recommendations:

1. Identify, retain, and reserve porches, and their functional and decorative features, that are important in defining the overall historic character of the building-such as columns, balustrades, and stairs.
2. 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.
3. 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. Replacing windows that contribute to the character of a building with those that are incompatible in size, configuration, and reflective qualities or which alter the setback relationship between window and wall.

LDC Section 3.4.6 (2)(b) states that in addition to being consistent with the U.S. Secretary of Interior's Standards for Historic Rehabilitation and Guidelines for Rehabilitation and the Mount Dora Historic Preservation Design Guidelines, applications for Certificate of Appropriates should promote visually compatible, contemporary designs that are harmonious with the exterior architectural and landscape features of adjacent, neighboring or visually related buildings, structures, sites and streetscapes.

Staff Analysis:

The Applicant is proposing to remove the existing shed structure on the northern portion of the property and extend the garage into the existing footprint. The porch is proposed to be reconstructed on the garage addition. The addition will occupy the same foot print as the current shed and will be of higher quality construction and will allow the garage to be expanded with a double garage door more consistent with the craftsman style.

The Applicant also proposes removing a window opening on the front façade which is non-functional. Although removing window and door openings is generally not recommended, the subject window is a significantly different size and style than the existing windows. In addition, the window is currently covered with sheet rock and its removal will allow shutters to be installed on the existing window to match the other windows on the front façade.

Figure 1: Proposed Garage Door

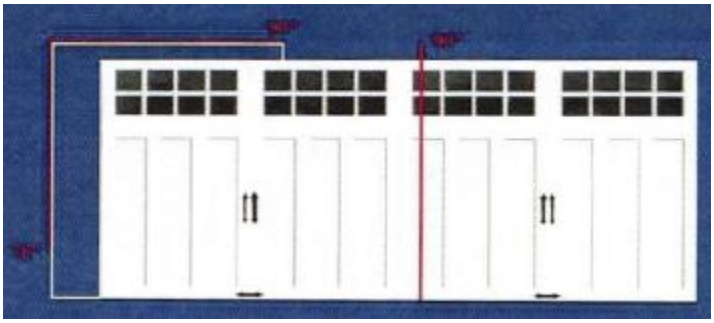


Figure 2: Existing Garage Door

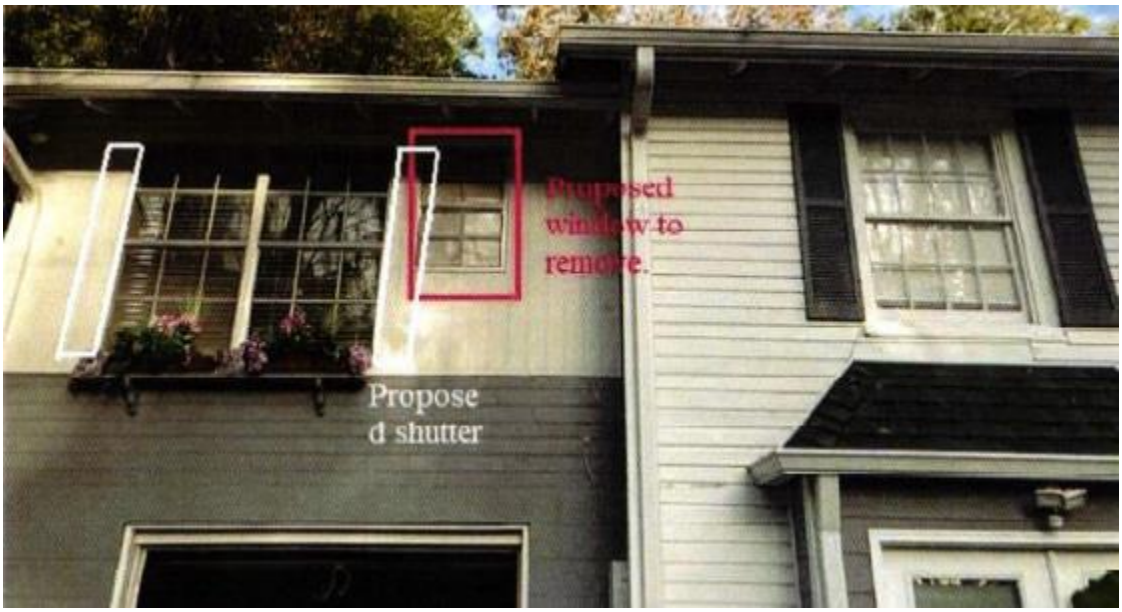


Figure 3: Window to be Removed and Location of Proposed Shutters

<u>Staff Recommendation</u>:
Staff recommends approval of the application, as presented.

<u>Attachments</u>:
Photos
2008 Site Survey
2020 Site Survey
Application

CITY OF MOUNT DORA

Site Photos

Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA03905
Recorder # 449
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) 110 N CLAYTON 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
110	North	CLAYTON	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 ;32;UNSP
Irregular Section Name:
Landgrant
UTM: Zone
Easting
Northing
Plat or Other Map (map's name, location)

DESCRIPTION

Style Masonry Vernacular
Other Style
Exterior Plan Irregular
Other Exterior Plan
Number of Stories 1
Structural System(s) >> Concrete block
Other Structural System(s)
Foundation Type(s) >> Slab
Other Foundation Types
Foundation Material(s) >> Poured Concrete Footing
Other Foundation Material(s)
Exterior Fabric(s) >> Concrete block
Other Exterior Fabric(s)
Roof Type(s) >>
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

8LA03905

DESCRIPTION (continued)

Window Descriptions METAL SASH, 4/4, 6/6

Main Entrance Description (stylistic details)

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

Porch Roof Types(s)

Exterior Ornament

Interior Plan Other Interior Plan

Condition Good

Structure Surroundings

Commercial: Residential: MOSTly this category

Institutional: Undeveloped:

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

Archaeological Remains (describe):

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

Narrative Description (optional)

HISTORY

Construction year 1952

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;1952;

Other Structure Uses

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

RESEARCH METHODS

Research Methods >> Examine local tax records

Other research methods

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? NO Name of Local Register if Eligible

Idividually Eligible for National Register? NO

Potential Contributor to NR District? NO

Area(s) of historical significance >>

Other Historical Associations

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

HISTORICAL STRUCTURE FORM

8LA03905

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: 5/31/2008

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"

LA03905-200803

Supplementary Printout

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

> **Township/Range/Section/Qtr:**
19S;27E;32;UNSP

> **Structural system(s):**
Concrete block
Brick
Wood frame

> **Foundation types:**
Slab
Continuous

> **Foundation materials:**
Poured Concrete Footing

> **Exterior fabrics:**
Concrete block
Brick
Vinyl

> **Roof types:**

> **Roof materials:**

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

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

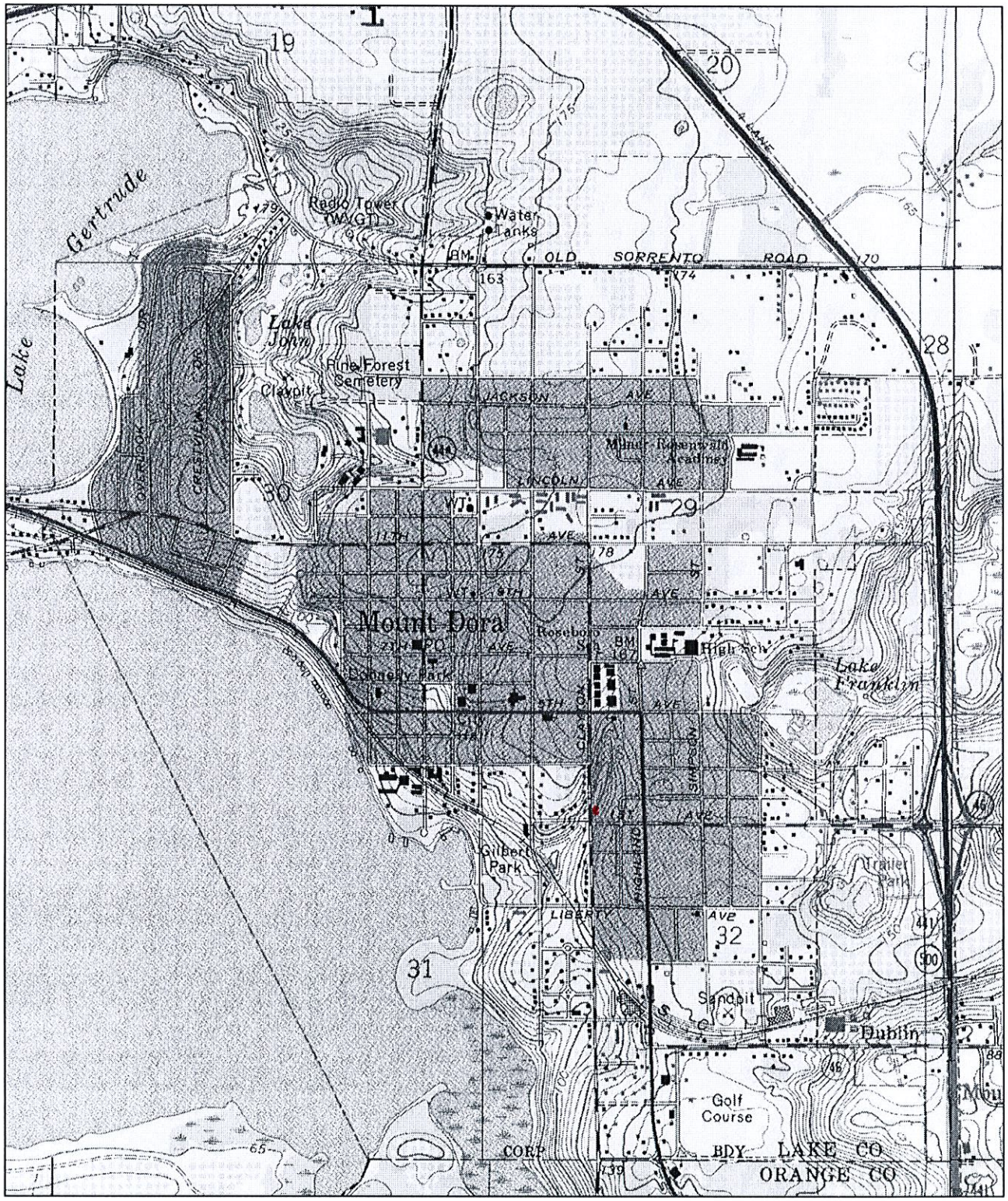
> **Original, intermediate, present uses/year started/year ended:**
Private residence;1952;

> **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)]:**



N

0 0.5 Mi

0 3000 Ft

Map provided by MyTopo.com

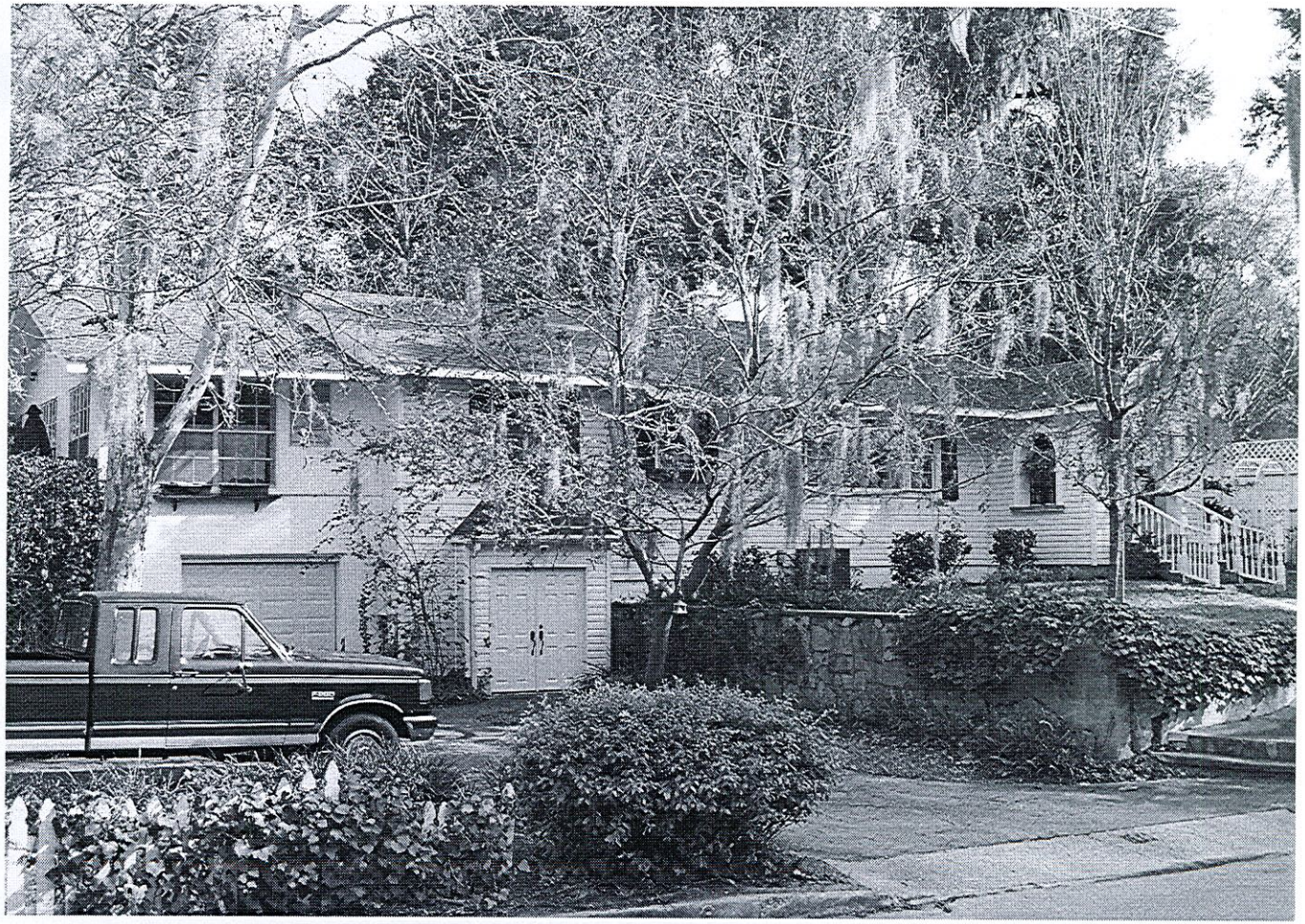
449

LA3905

N. GRANDVIEW STREET
N. CLAYTON STREET
HIGHLAND COURT
N. HIGHLAND STREET
HILLCREST COURT
E. FOURTH AVENUE
E. THIRD AVENUE
E. SECOND AVENUE
E. FIRST AVENUE
N. JOHNS STREET
S. GRANDVIEW STREET
S. CLAYTON STREET
S. SHIRLEY AVENUE
S. HIGHLAND

LA 3905

449



449

LA
3905

Clear Form Values

Page 1

☐ Original
☒ Update

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

Site#8 LA03905
Field Date 5-12-2020
Form Date 7-3-2020
Recorder # 220

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) 110 North Clayton St Multiple Listing (DHR only) _____
Survey Project Name Mount Dora Historic Site Survey Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☐private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Clear Location Values

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	110	N	Clayton	Street	

Cross Streets (nearest / between) East side of N Clayton St b/n E 2nd Ave & E 2nd 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 32 ¼ section: ☐NW ☐SW ☐SE ☐NE Irregular-name: _____
Tax Parcel # 32-19-27-2600-00D-01200 Landgrant _____
Subdivision Name Alta Vista Block D Lot 12-14
UTM Coordinates: Zone ☐16 ☒17 Easting 437707 Northing 3185670
Other Coordinates: X: -81.63831 Y: 28.79707 Coordinate System & Datum WGS84
Name of Public Tract (e.g., park) _____

HISTORY

Clear History Values

Construction Year: 1952 ☒approximately ☐year listed or earlier ☐year listed or later
Original Use Unknown From (year): 1952 To (year): _____
Current Use Private Residence (House/Cottage/Ca From (year): _____ To (year): 2020
Other Use _____ From (year): _____ To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ Original address N/A
Alterations: ☒yes ☐no ☐unknown Date: 1-1-2019 Nature Wood decking
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 Rectangular Number of Stories 1
Exterior Fabric(s) 1. Wood siding 2. _____ 3. _____
Roof Type(s) 1. Gable 2. _____ 3. _____
Roof Material(s) 1. Asphalt shingles 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____

Windows (types, materials, etc.)
6/6 and 8/8 sash windows

Distinguishing Architectural Features (exterior or interior ornaments)
Stone side pathway and stone steps, shutters and concrete window sills

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

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info Date _____ Init. _____ 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 LA03905

DESCRIPTION (continued)

Clear Description Values

Chimney: No.____ Chimney Material(s): 1. _____ 2. _____

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

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

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

Covered archway to door, 5 steps up to main entrance

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

Covered archway that leads to open porch under a front gable, stone steps and railings lead to porch

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

Narrative Description of Resource

The residential structure has a basement level garage. The structure's open porch, with railings and an arched entryway makes the structure distinguishable from other residences in the area.

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

☐ FMSF record search (sites/surveys)	☐ library research	☒ building permits	☒ Sanborn maps
☐ FL State Archives/photo collection	☐ city directory	☐ occupant/owner interview	☒ plat maps
☒ property appraiser / tax records	☐ newspaper files	☐ neighbor interview	☐ Public Lands Survey (DEP)
☐ cultural resource survey (CRAS)	☒ historic photos	☐ interior inspection	☐ HABS/HAER record search

☒ other methods (describe) Field visit and documentation

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

OPINION OF RESOURCE SIGNIFICANCE

Clear Significance Values

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

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

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

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

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

1. Architecture 3. _____ 5. _____

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

DOCUMENTATION

Clear Documentation Values

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

1) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

2) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Samantha Kanach Affiliation Other

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

(address / phone / fax / e-mail)

Required Attachments

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**

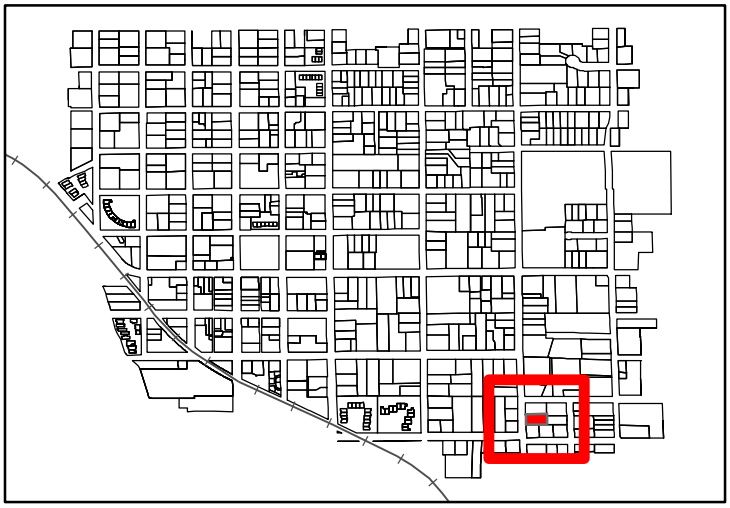
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

Street Map

N

110 NORTH CLAYTON ST MOUNT DORA FL 32757

0 40 80 160 Feet

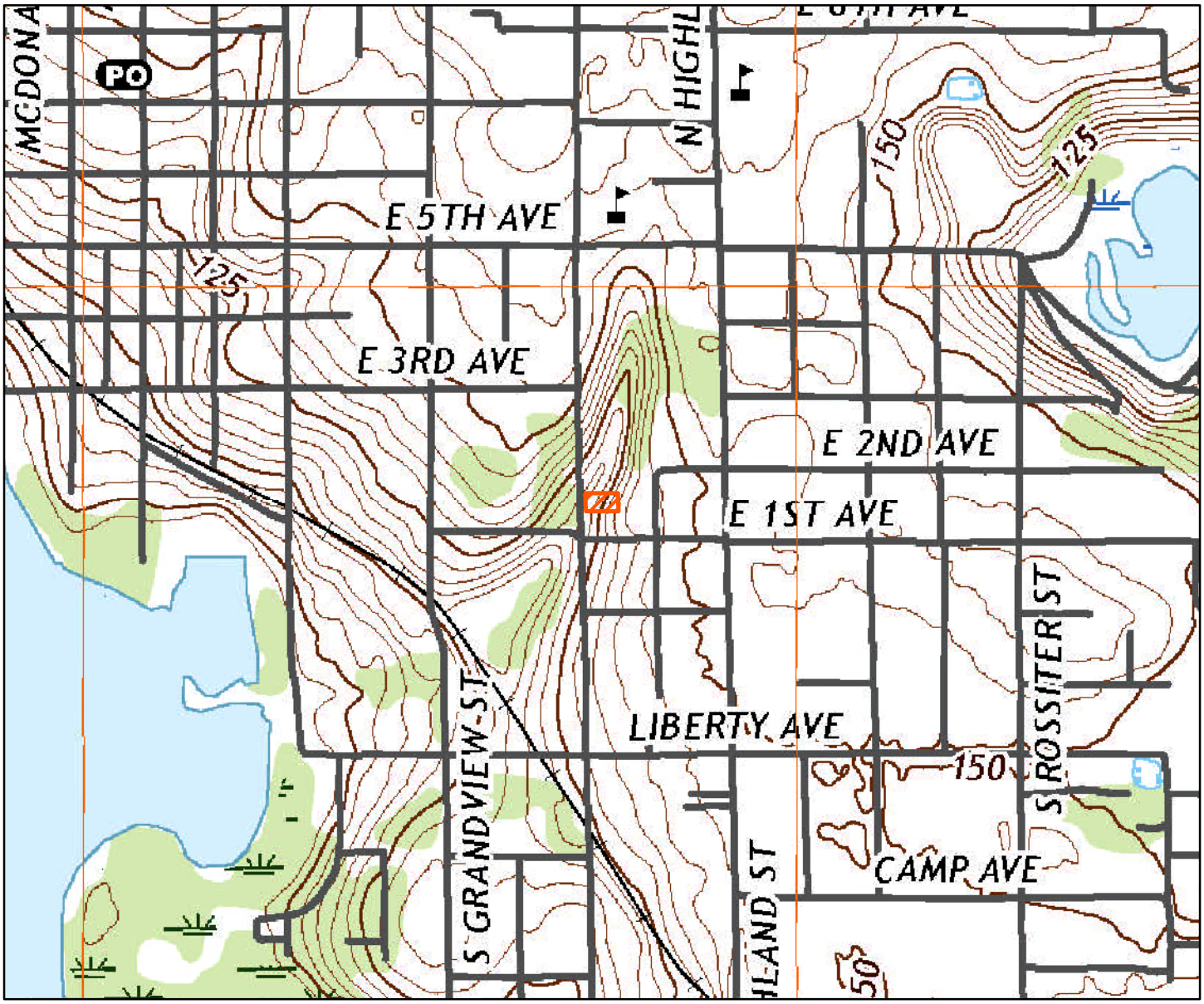


LA03905

KCI TECHNOLOGIES

Data Sources: Lake County, City of Mount Dora

USGS Map



N

LA03905

110 NORTH CLAYTON ST MOUNT DORA FL 32757

Source: United States Geological Survey Eustis, FL 2018

KCI TECHNOLOGIES

110

CITY OF MOUNT DORA

RECEIVED FEB 12 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

Property Address: 110 N Clayton St Alternate Key No.: _____

Property Owner: Carolyn Parlato

Applicant: Carolyn Parlato

Applicant's Mailing Address: 110 N Clayton St. Mount Dora FL 32757

Applicant's Phone Number: 843-655-7981

Applicant's Email Address: jmalakgt@hotmail.com

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

Application Type:

- ☐ New Construction
- ☒ Addition
- ☐ Renovation

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

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

Existing Materials: Concrete block, PT wood, composite deck, hardware.

Proposed Materials: Please see continuation page for complete details.

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: Please see continuation page for complete details.

Reason for Addition / Modification: Please see continuation page for complete details.

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.

Continuation Page

Material list for garage:

- 20 foot Steel Beam 12W29,
- 23 foot Steel Beam 12W29
- 2- L6x6 angles
- All steel to be 36 KSI and connections to be through bolt and nut per AISC
- Concrete mono slab to be 3500 PSI with one and a half pound chop fiberglass
- 3-#6 bar on chairs, continuous and reinforced corners. Total of 7 yards. Existing concrete slab to be doweled at 16 inches on center with number five bar.
- Wall construction: Approximately 300 concrete block, continuous lintels with #6 bar poured 3500 psi concrete and reinforced #6 columns at 8ft on center. Rear wall to have a double block thickness #6 rod and poured pilaster for beam support.
- 15 composite I joists at 16 inches on center with 60 cross ties
- Roof deck to be three-quarter by 4 x 8 PT boards. Peel, and stick roofing with white seamed and sealed membrane.
- Standard 2-car garage door with all mounting hardware
- Wood siding, coated constructions screws, paint (for window removal)

Description:

Temporary removal of deck, removal of shed, earth removal for leveling and drainage.

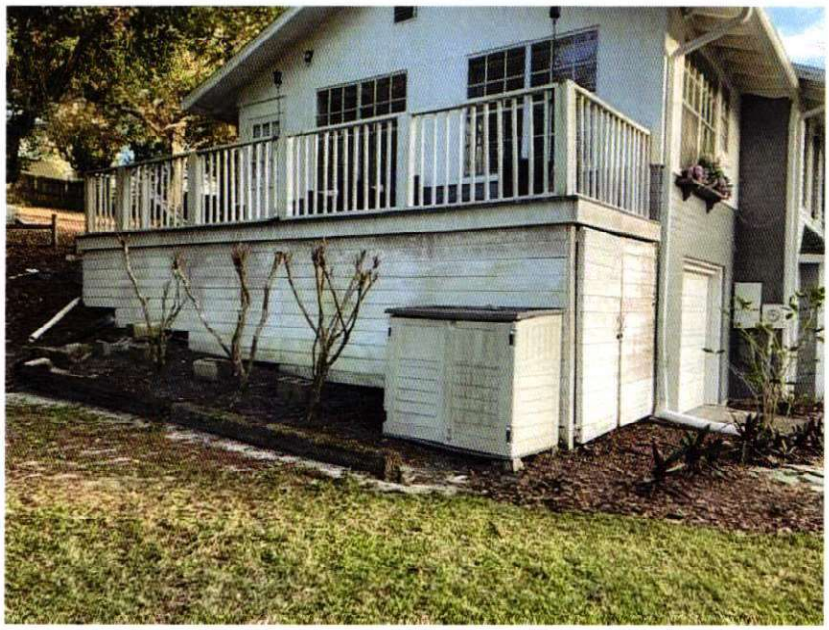
Current one-car garage will be extended and SHALL NOT exceed the current dimensions of the shed. The proposed plan will provide a concrete wall in the rear, side, and partial wall in the front to include a new 2-car garage door (carriage style or similar). Reinstall salvaged deck on PT sleepers with drains, two new gutters and downspouts. Lighting to be LED, outlets and switches per latest NEC, and tied into existing circuits.

Additionally, the removal of the window in the front (replaced with siding) and addition of two shutters. See pictures for location of specified window.

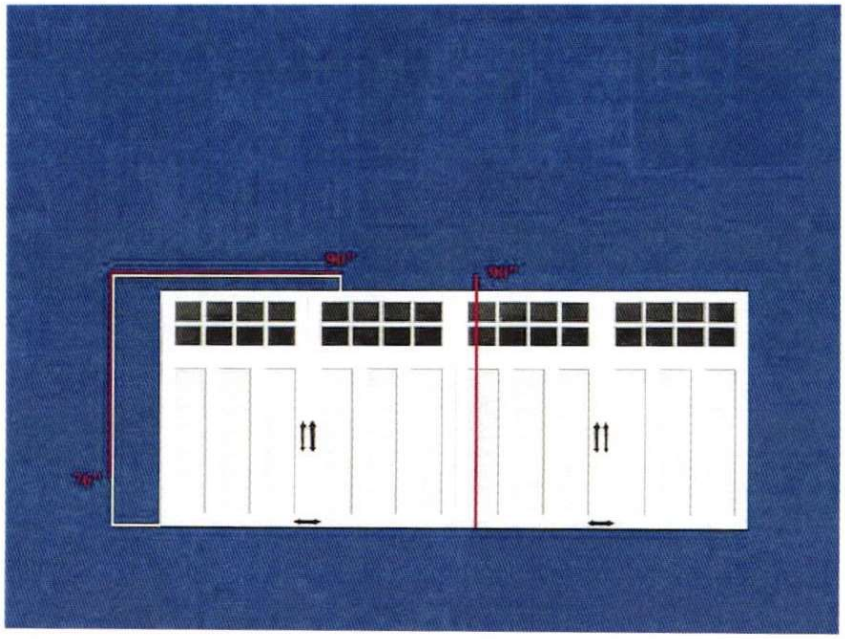
Reason for Addition / Modification:

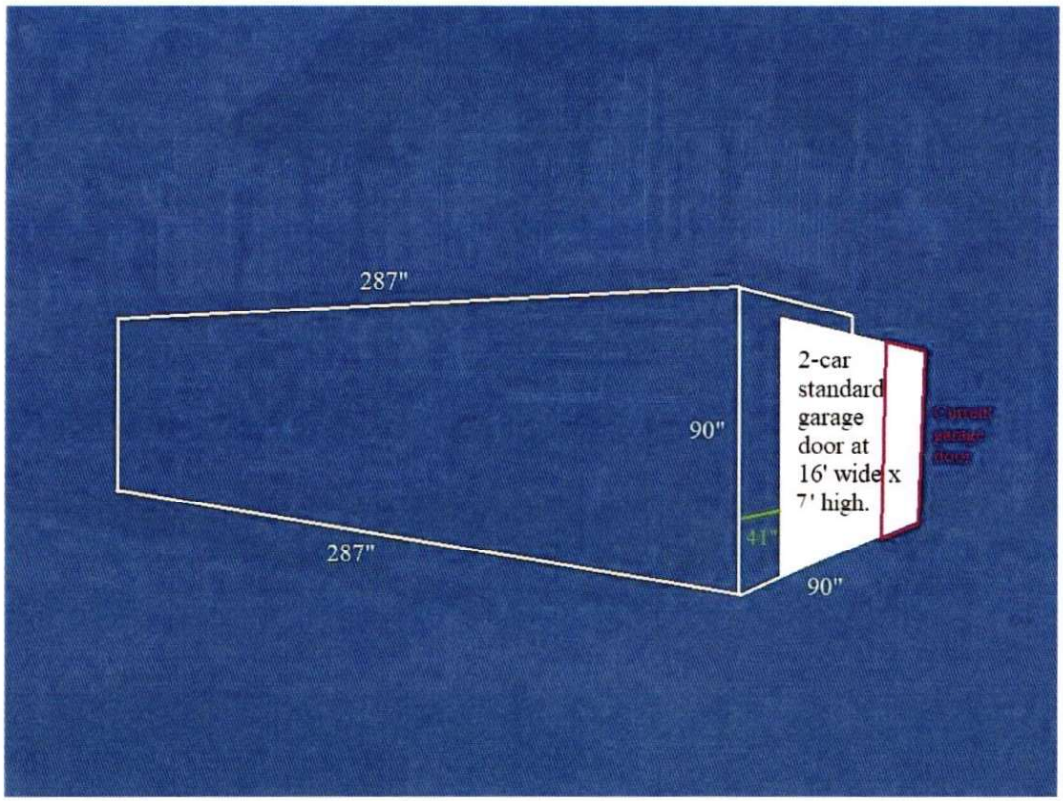
Removal and replacement of the shed and current garage door will enhance the aesthetics of the home and provide additional enclosed vehicle parking/storage while keeping with the time period. Additionally, the removal of the window (see pictures below) and addition of shutters will reduce the risk of water intrusion while enhancing the aesthetics of the home and provide a continuous visual matching the remaining windows. The window is non-functional as the inside contains sheet rock covering up the window and is placed in the location of a closet.

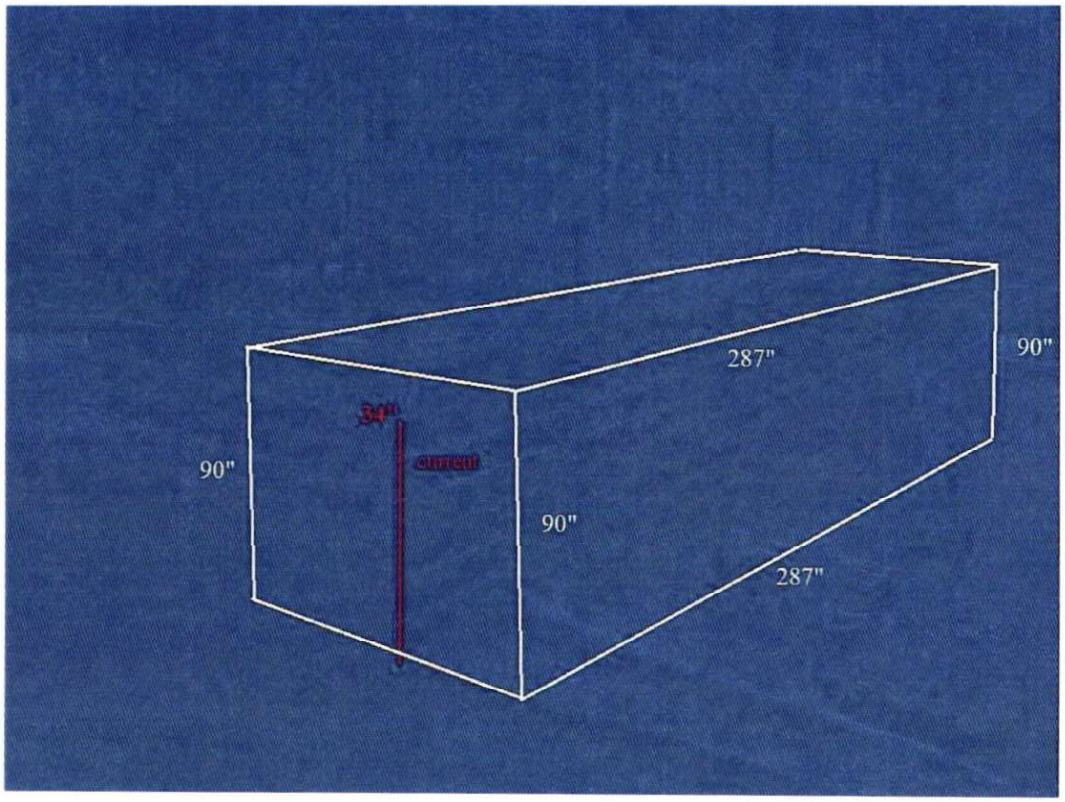
Current pictures of garage, shed, and deck.



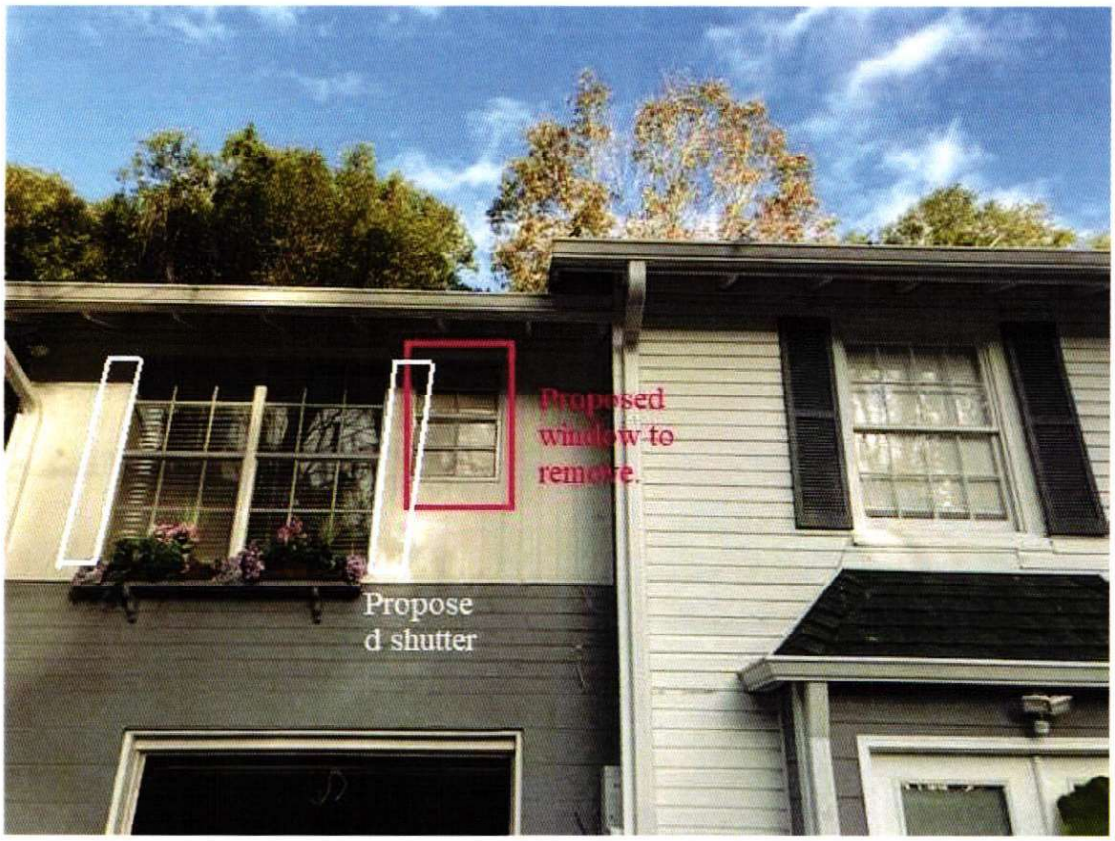
Basic images of proposed alteration. Note: the proposed lines only extend beyond the shed regarding depth (earth removal) but not distance of shed.




287"
90"
2-car
standard
garage
door at
16' wide x
7' high.
Current
garage
door
41"
287"
90"


287"
90"
34"
current
90"
90"
287"

Proposed window removal and shutter installation



Remaining windows and shutters on front of home.

CITY OF MOUNT DORA

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

DATE: February 28, 2024

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 1 - Certificate of Appropriateness; 110 N Clayton Street (Location); Detached Garage Expansion, etc. (Proposed Work); Carolyn Parlato (Owner); Carolyn Parlato (Applicant).**

Property Information:

Address:	110 N Clayton	**Current Use:**	Residential
Zoning District:	R-1	**Land Use:**	Medium Density

Structure Information:

Date of Construction:	1952	**Style:**	Masonry Vernacular
Siding:	Concrete Block	**Stories:**	One
Roof Type:	Gable	**Chimneys:**	One
Roof Material:	Asphalt Shingles	**Porch:**	One, Closed
Architectural Features:	Stone side pathway and steps, shutters and concrete window sills		

Requested Action:
The Applicant is seeking to remove the existing shed and deck and replace with expanded garage and new deck with gutters and downspouts; replace current garage door; remove non-functioning front window; and add shutters to front window.

Background on 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)

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.

Mount Dora Historic Design Guidelines Recommendations:

1. Identify, retain, and reserve porches, and their functional and decorative features, that are important in defining the overall historic character of the building-such as columns, balustrades, and stairs.
2. 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.
3. 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. Replacing windows that contribute to the character of a building with those that are incompatible in size, configuration, and reflective qualities or which alter the setback relationship between window and wall.

LDC Section 3.4.6 (2)(b) states that in addition to being consistent with the U.S. Secretary of Interior's Standards for Historic Rehabilitation and Guidelines for Rehabilitation and the Mount Dora Historic Preservation Design Guidelines, applications for Certificate of Appropriates should promote visually compatible, contemporary designs that are harmonious with the exterior architectural and landscape features of adjacent, neighboring or visually related buildings, structures, sites and streetscapes.

Staff Analysis:

The Applicant is proposing to remove the existing shed structure on the northern portion of the property and extend the garage into the existing footprint. The porch is proposed to be reconstructed on the garage addition. The addition will occupy the same foot print as the current shed and will be of higher quality construction and will allow the garage to be expanded with a double garage door more consistent with the craftsman style.

The Applicant also proposes removing a window opening on the front façade which is non-functional. Although removing window and door openings is generally not recommended, the subject window is a significantly different size and style than the existing windows. In addition, the window is currently covered with sheet rock and its removal will allow shutters to be installed on the existing window to match the other windows on the front façade.

Figure 1: Proposed Garage Door

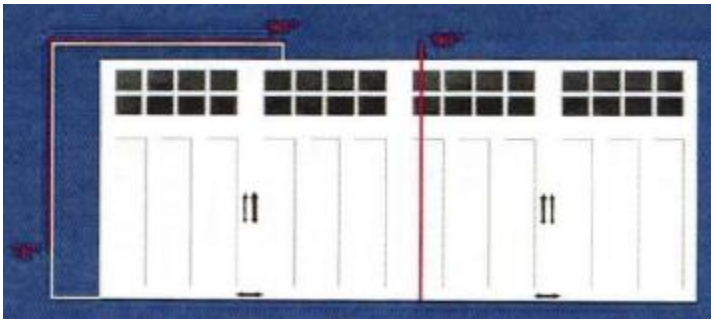


Figure 2: Existing Garage Door

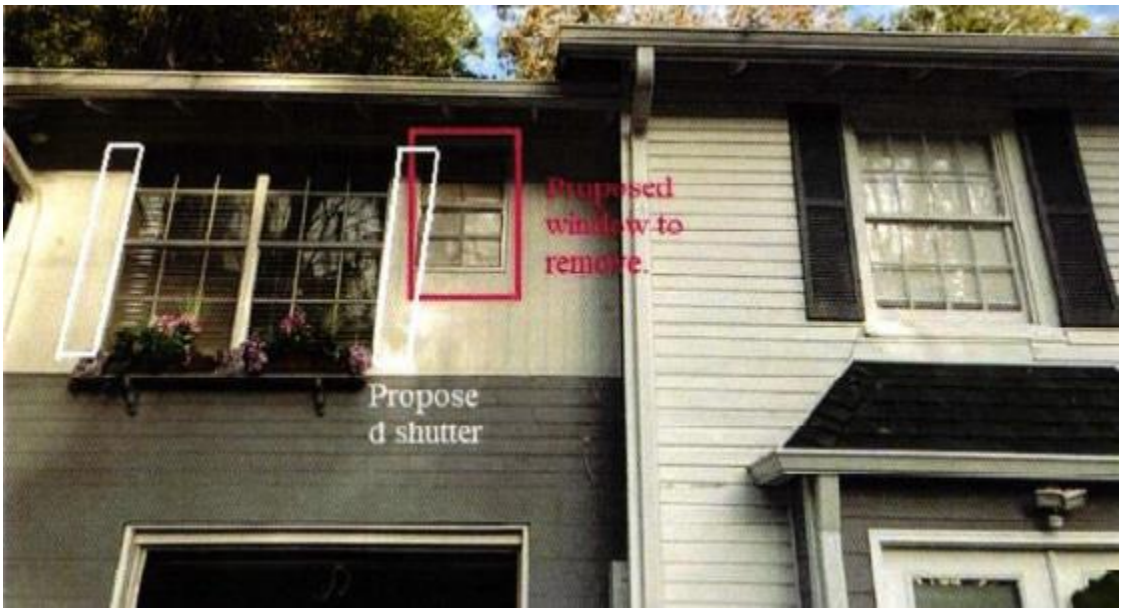


Figure 3: Window to be Removed and Location of Proposed Shutters

<u>Staff Recommendation</u>:
Staff recommends approval of the application, as presented.

<u>Attachments</u>:
Photos
2008 Site Survey
2020 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: February 28, 2024

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 2 - Certificate of Appropriateness; 310 E 6th Avenue (Location); Painting Previously Unpainted Masonry (Proposed Work); Stephen Perez (Owner); Stephen Perez (Applicant).**

Property Information:

Address:	310 E 6th Avenue	**Current Use:**	Residential
Zoning District:	R-2	**Land Use:**	Medium Density

Structure Information:

Date of Construction:	1952	**Style:**	Masonry Vernacular
Siding:	Concrete Block / Brick	**Stories:**	One
Roof Type:	Gable	**Chimneys:**	None
Roof Material:	Asphalt Shingles	**Porch:**	One, Open

Requested Action:
The Applicant is seeking to paint the exterior masonry surfaces of the residence which have not been previously painted.

Background on 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) & Guidelines

Paint colors, finishes, and decorative painting constitute important factors in defining the character of a historic building. Under Standard 2 painting a building that has never been painted, or removing paint from a building that has traditionally been painted is never a recommended rehabilitation treatment. Either of these treatments can change a building's appearance to one that is at odds with its historic character. Likewise, when repainting a historic building that is already painted, the new color should generally be close to the original, as well as historically appropriate to the building, and the historic district in which it is located.

Paint color is the most controversial treatment associated with design review in historic districts. Of all exterior applications, paint color is the most easily changed, the most subject to personal taste level and the most difficult to enforce. Mount Dora's local ordinance does not require review of paint colors. The following advisory guidelines are offered to property owners who are interested in painting their building historically appropriate colors. Because of frequent painting, few buildings in Florida exhibit original colors. The best way to verify original colors is through paint analysis.

Mount Dora Historic Design Guidelines **Recommendations**:

1. Preserve painted and unpainted surfaces as they traditionally existed on a building.
2. Preserve and restore decorative painting such as stenciling, graining, marbleizing, and trompe l'oeil.
3. Removing damaged or deteriorated paint only to the next sound layer using the gentlest method possible (e.g., handscraping) prior to repainting.
4. Applying compatible paint coating systems following proper surface preparation.
5. Choose colors appropriate to the period and style of the building and district.

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

1. Removing paint that is finally adhering to, and thus protecting, surfaces.
2. Using methods of removing paint which are destructive, such as sandblasting, application of caustic solutions, or high pressure waterblasting.
3. Painting a traditionally unpainted surface and removing paint from a traditionally painted surface.
4. Failing to follow manufacturers' product and application instructions when repainting.
5. Stripping historically painted surfaces to bare wood, then applying clear finishes or stains in order to create a "natural look."
6. Damaging, covering or removing decorative painting.
7. Stripping paint or varnish to bare wood rather than repairing or reapplying a special finish, i.e., a grained finish to an exterior wood feature such as a front door.
8. Bright, gaudy colors, primary colors, "Day-Glo" or neon-like colors without historic basis.

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

architectural and landscape features of adjacent, neighboring or visually related buildings, structures, sites and streetscapes.

Staff Analysis:
The Applicant is seeking to paint the residence and detached garage a uniform color. The exterior material is yellow brick and cement block. The property record card indicates that the detached garage was constructed in 1951.

The property is not a historic site. It is not uncommon for houses built in the masonry vernacular style to be painted. The Applicant provided photos of similar houses which have been painted.

Staff Recommendation:
Staff recommends approval of the application, as presented.

Attachments:
Photos
2008 Site Survey
Application

CITY OF MOUNT DORA

Site Photos

Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA03788
Recorder # 275
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) 310 E 6TH AVE
Multiple Listing (DHR only)
Other Names >>
Survey or Project Name
Survey#
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
310	East	6th	Avenue	

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

MAPPING

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

DESCRIPTION

Style Masonry Vernacular
Other Style
Exterior Plan Rectangular
Other Exterior Plan
Number of Stories 1
Structural System(s) >> Concrete block
Other Structural System(s)
Foundation Type(s) >> Continuous
Other Foundation Types
Foundation Material(s) >> Poured Concrete Footing
Other Foundation Material(s)
Exterior Fabric(s) >> Brick
Other Exterior Fabric(s)
Roof Type(s) >> Gable
Other Roof Type(s)
Roof Material(s) >>
Other Roof Material(s)
Roof Secondary Structure(s) (dormers etc) >>
Other Roof Secondary Structure(s)
Number of Chimneys
Chimney Material
Other Chimney Material(s)
Chimney Location(s)

HISTORICAL STRUCTURE FORM

8LA03788

DESCRIPTION (continued)

Window Descriptions metal sash

Main Entrance Description (stylistic details)

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

Porch Roof Types(s)

Exterior Ornament

Interior Plan Other Interior Plan

Condition 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 1952

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

Changes in Locations or Conditions

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

Structure Use History

Use Year Use Started Year Use Ended >> Commercial unspecified;;

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

8LA03788

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"

LA03788-200803

Supplementary Printout

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

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

> **Structural system(s):**
Concrete block

> **Foundation types:**
Continuous

> **Foundation materials:**
Poured Concrete Footing

> **Exterior fabrics:**
Brick

> **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:**
Commercial unspecified;;
Private residence;;

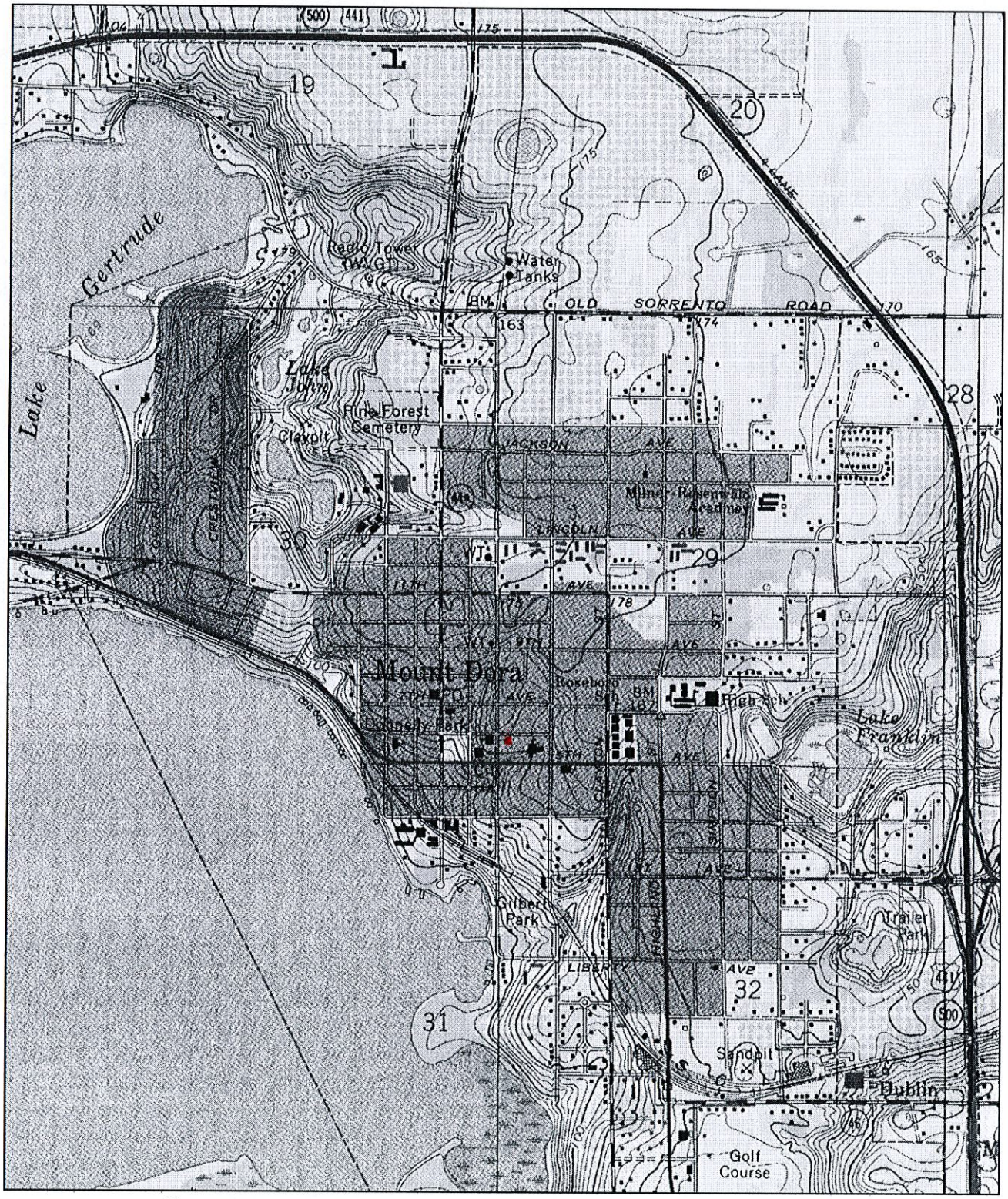
> **Research methods:**
Examine local tax records
FL Master Site File-Cultural Resources
Pedestrian

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

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

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

275



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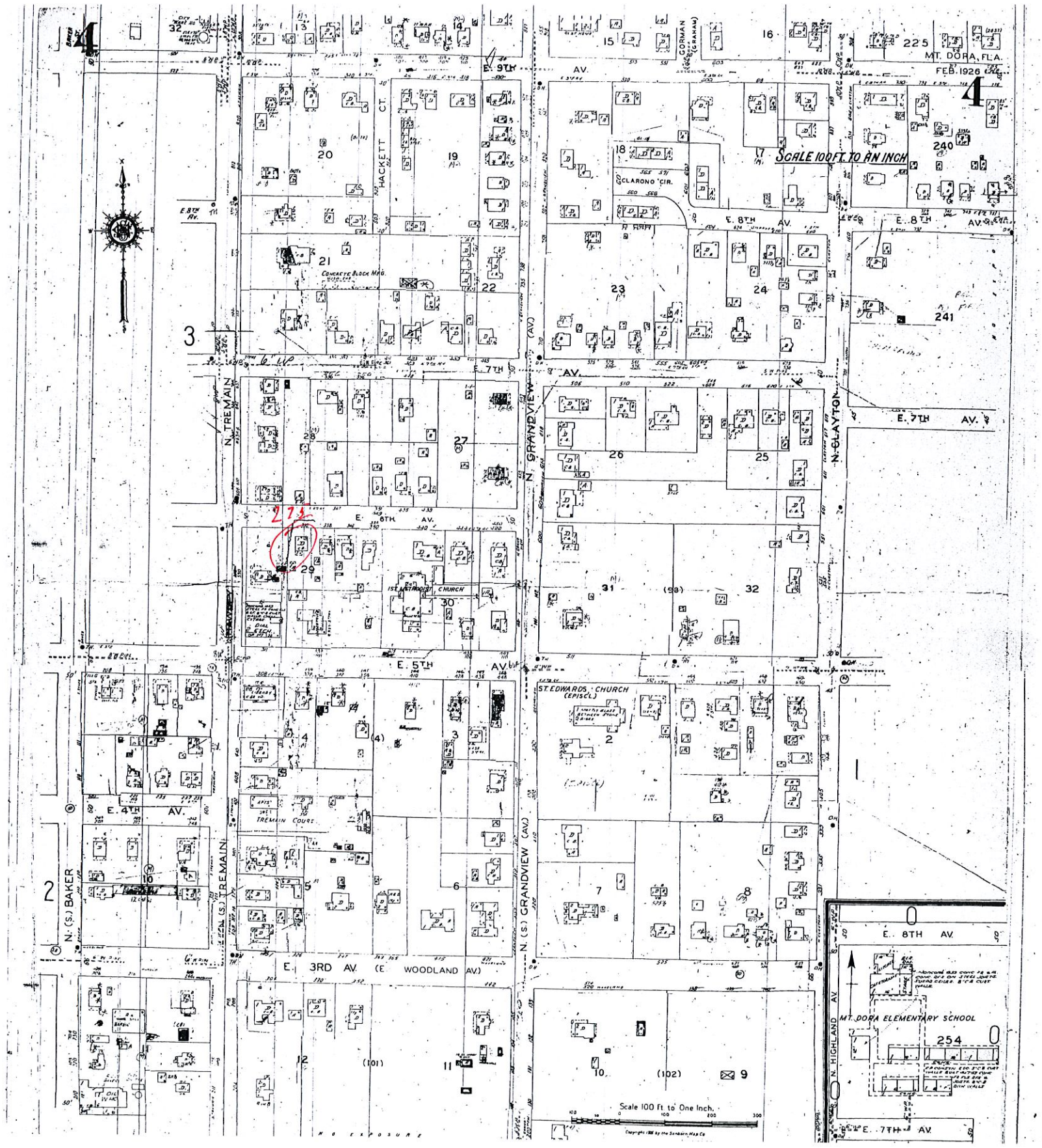
Map provided by MyTopo.com

LA 3788


MT. DORA, FLA.
FEB. 1926
SCALE 100 FT. TO AN INCH
E. 9TH AV.
HACKETT CT.
CORMAN (GRAHAM)
CLARONO CIR.
E. 8TH AV.
CONCRETE BLOCK MFG.
E. 7TH AV.
N. TREMAIN
N. GRANDVIEW (AV.)
N. CLAYTON
E. 6TH AV.
1ST METHODIST CHURCH
E. 5TH AV.
ST. EDWARDS CHURCH (EPISCL.)
E. 4TH AV.
TREMAIN COURT
N. (S.) BAKER
N. (S.) TREMAIN
E. 3RD AV. (E. WOODLAND AV.)
N. (S.) GRANDVIEW (AV.)
E. 8TH AV.
MT. DORA ELEMENTARY SCHOOL
N. HIGHLAND AV.
E. 7TH AV.
Scale 100 Ft. to One Inch.
NO EXPOSURE

LA3788

LA3788

275

CITY OF MOUNT DORA

RECEIVED FEB 7 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

Property Address: 310 E 6th Ave Alternate Key No.: 1472491

Property Owner: Stephen Perez

Applicant: Stephen Perez

Applicant's Mailing Address: 8641 Amber OAK CT; Orlando, FL 32817

Applicant's Phone Number: 407-949-4814

Applicant's Email Address: konarealtyservices@gmail.com

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

Application Type:

- ☐ New Construction
- ☐ Addition
- ☒ Renovation

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

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

Existing Materials: Brick

Proposed Materials: Paint

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: Paint existing yellow brick and cement block a neutral uniform color

Reason for Addition / Modification: The color of the home is unpleasant and not uniform and not conducive to the gesthetics of neighborhood.

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

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

PROPERTY RECORD CARD

General Information

Name:	PEREZ STEPHEN	**Alternate Key:**	1472491
Mailing Address:	8641 AMBER OAK CT ORLANDO, FL 32817 *Update Mailing Address*	**Parcel Number:**	29-19-27-1300-000-02906
		Millage Group and City:	0MD1 Mount Dora
		2023 Total Certified Millage Rate:	18.3807
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	310 E 6TH AVE 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 W 50 FT OF E 203.1 FT OF N 136 FT OF LOT 29 PB 3 PG 43 ORB 6254 PG 1376		

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	147		7350.000	FD	$115,995.00	$115,995.00

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

Residential Building(s)

Building 1

Residential	Building Value: $141,749.00

Summary

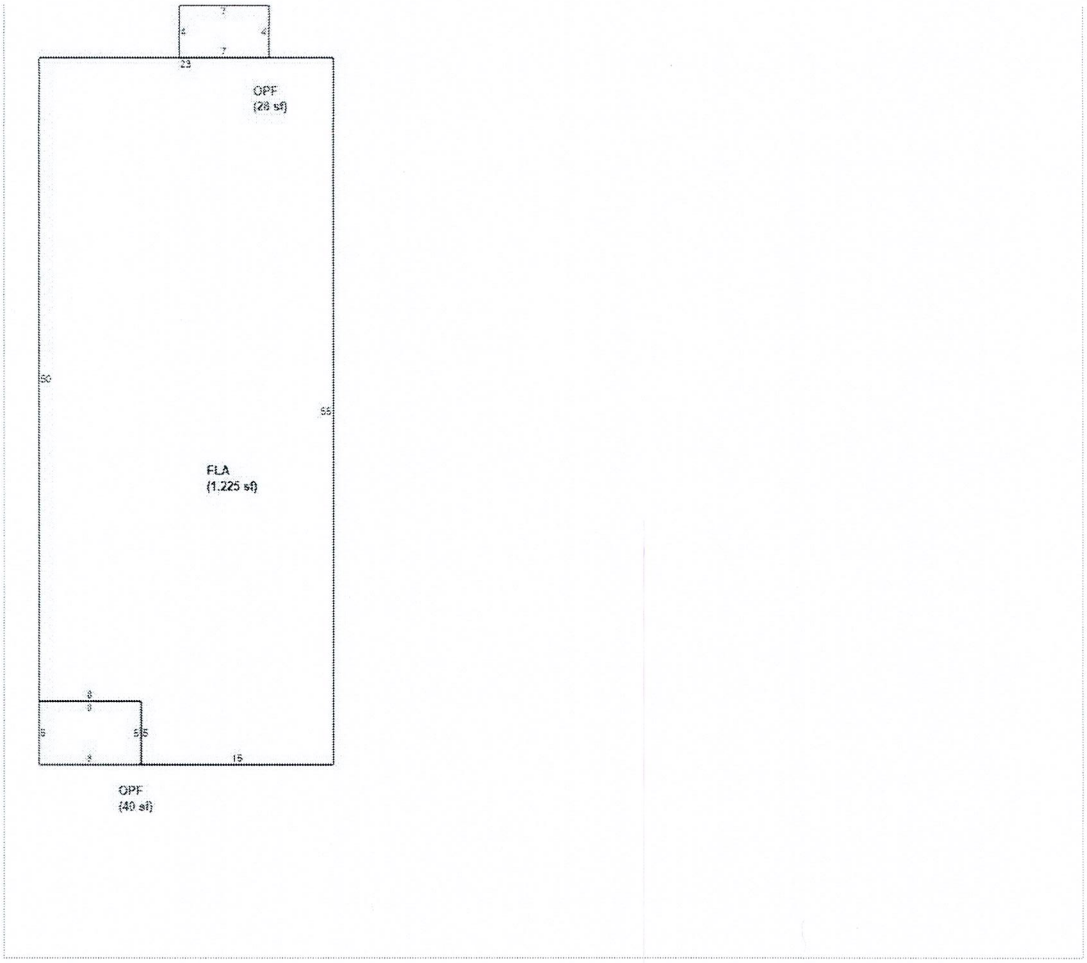
Year Built: 1952	Total Living Area: 1225	Central A/C: Yes	Fireplaces: 0
Bedrooms: 3	Full Bathrooms: 1	Half Bathrooms: 0	

Incorrect Bedroom, Bath, or other information?

Section(s)

Section Type	Ext. Wall Type	No. Stories	Floor Area
FINISHED LIVING AREA (FLA)	Block (02)	1.00	1225
OPEN PORCH FINISHED (OPF)		1.00	68

View Larger / Print / Save



Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	DETACHED GARAGE (DGF1)	264	SF	1951	$2,376.00

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
6254 / 1376	12/2023	Warranty Deed	Qualified	Improved	$330,500.00
6208 / 2311	09/2023	Warranty Deed	Unqualified	Improved	$311,500.00
4632 / 130	05/2015	Warranty Deed	Qualified	Improved	$170,500.00
1092 / 938	01/1991	Warranty Deed	Qualified	Improved	$65,000.00
1072 / 1484	08/1990	Warranty Deed	Unqualified	Improved	$0.00

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

Values and Estimated Ad Valorem Taxes

Values shown below are 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	$260,120	$260,120	$260,120	5.0364	$1,310.07
SCHOOL BOARD STATE	$260,120	$260,120	$260,120	3.2080	$834.46
SCHOOL BOARD LOCAL	$260,120	$260,120	$260,120	2.9980	$779.84

LAKE COUNTY WATER AUTHORITY	$260,120	$260,120	$260,120	0.2940	$76.48
NORTH LAKE HOSPITAL DIST	$260,120	$260,120	$260,120	0.1500	$39.02
ST JOHNS RIVER FL WATER MGMT DIST	$260,120	$260,120	$260,120	0.1793	$46.64
CITY OF MOUNT DORA	$260,120	$260,120	$260,120	5.9603	$1,550.39
LAKE COUNTY MSTU AMBULANCE	$260,120	$260,120	$260,120	0.4629	$120.41
LAKE COUNTY VOTED DEBT SERVICE	$260,120	$260,120	$260,120	0.0918	$23.88
				Total: 18.3807	**Total:** $4,781.19

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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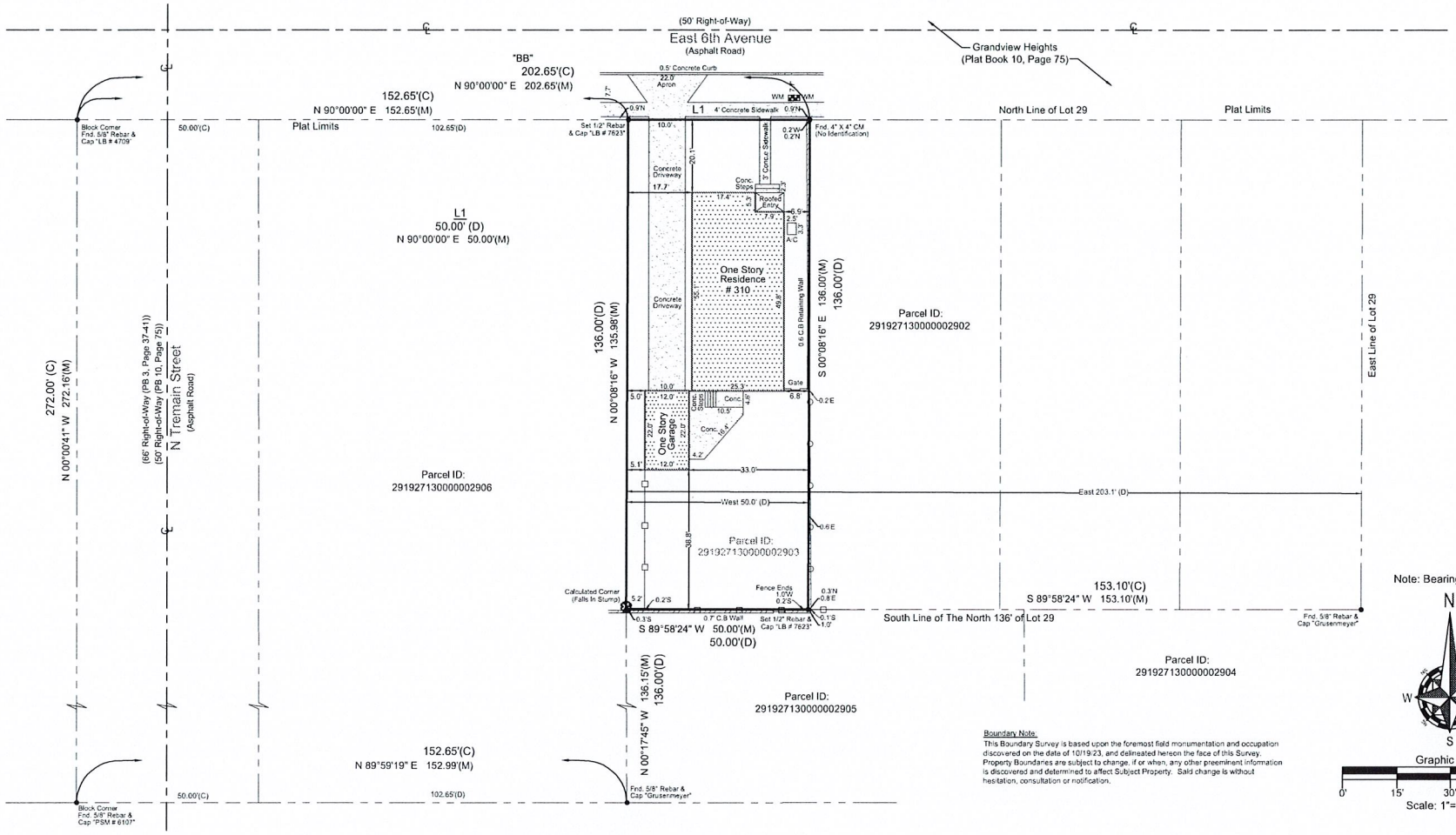
Property data updated nightly.
Site Notice



Boundary Note:
This Boundary Survey is based upon the foremost field monumentation and occupation discovered on the date of 10/19/23, and delineated hereon the face of this Survey. Property Boundaries are subject to change, if or when, any other preeminent information is discovered and determined to affect Subject Property. Said change is without hesitation, consultation or notification.

310 EAST 6TH AVENUE, MOUNT DORA, FLORIDA 32757

BOUNDARY SURVEY

Legal Description:

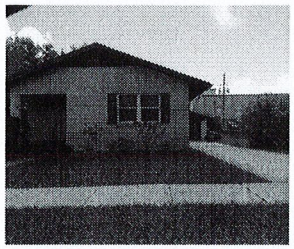
THE WEST 50 FEET OF THE EAST 203.1 FEET OF THE NORTH 136 FEET OF LOT 29, GULLER'S HOMESTEAD, ACCORDING TO THE OFFICIAL PLAT OF MOUNT DORA, AS RECORDED IN PLAT BOOK 3, PAGE(S) 37 THROUGH 41, INCLUSIVE, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

Flood Information:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN CITY OF MOUNT DORA, COMMUNITY NUMBER 120137, DATED 12/18/2012.

CERTIFIED TO:

STEPHEN PEREZ; OS NATIONAL LLC; TITLE RESOURCES GUARANTY COMPANY



Field Date: 10/19/2023	Date Completed: 10/20/23
Drawn By: C.W.	File Number: IS-123778

-Legend-

C	- Calculated	PC	- Point of Curvature
℄	- Centerline	Pg.	- Page
CB	- Concrete Block	PI	- Point of Intersection
CM	- Concrete Monument	P.O.B.	- Point of Beginning
Conc.	- Concrete	P.O.L.	- Point on Line
D	- Description	PP	- Power Pole
DE	- Drainage Easement	PRM	- Permanent Reference Monument
Esmt.	- Easement		
F.E.M.A.	- Federal Emergency Management Agency	PT	- Point of Tangency
		R	- Radius
FFE	- Finished Floor Elevation	Rad.	- Radial
Fnd.	- Found	R&C	- Rebar & Cap
IP	- Iron Pipe	Rec.	- Recovered
L	- Length (Arc)	Rfd.	- Roofed
M	- Measured	Set	- Set ½" Rebar & Cap "LB 7623"
N&D	- Nail & Disk	Rebar	
N.R	- Non-Radial	Typ.	- Typical
ORB	- Official Records Book	UE	- Utility Easement
P	- Plat	WM	- Water Meter
P.B.	- Plat Book	Δ	- Delta (Central Angle)
-□-	- Wood Fence	-O-	- Chain Link Fence

-NOTES-

>Survey is Based upon the Legal Description Supplied by Client
>Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus
>Subject to any Easements and/or Restrictions of Record.
>Bearing basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
>Building Ties are NOT to be used to reconstruct Property Lines.
>Fence Ownership is NOT determined.
>Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
>Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
>Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to give ANY Rights or Benefits to Anyone Other than those Certified.

-POINTS OF INTEREST-

NONE VISIBLE

I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standard of Practice for Land Surveying in the State of Florida in accordance with Chapter 5J-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

PATRICK IRELAND CERTIFICATE NO. 6637 STATE OF FLORIDA

PATRICK IRELAND 6637 LB: 7623

This survey is valid if dated for the date of field verified position. This survey is NOT valid without signature and embossed with Surveyors Seal.

Ireland & Associates Surveying, Inc.
800 Currency Circle | Suite 1020
Lake Mary, Florida 32746
www.irelandsurveying.com
Office-407.678.3366 Fax-407.320.8165

Ireland & ASSOCIATES Surveying

800 Currency Circle
Suite 1020
Lake Mary, Florida 32746
(407) 678- 3366
www.IrelandSurveying.com

INVOICE

IS-123778

DATE: 10/20/2023

DATE ORDERED: 10/11/2023

DATE COMPLETED: 10/20/23

CLIENT: OS NATIONAL, LLC
3097 SATELLITE BLVD., BLDG 700
DULUTH, GEORGIA 30096
770-497-9100

CLIENT ORDER NUMBER: 527746

PROPERTY ADDRESS:
310 EAST 6TH AVENUE
MOUNT DORA, FLORIDA 32757

SELLER: OPENDOOR PROPERTY TRUST I

BUYER: Stephen Perez

BOUNDARY SURVEY	$ 375.00
MISCELLANEOUS AMOUNT	
TAX	
DISCOUNT	

TOTAL: $ 375.00

BALANCE DUE: $ 375.00

Invoice Notes:

Make Check Payable To:

Ireland & Associates Surveying
800 Currency Circle
Suite 1020
Lake Mary, Florida 32746

Ireland & ASSOCIATES Surveying

THANK YOU FOR YOUR BUSINESS!

CITY OF MOUNT DORA

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

DATE: February 28, 2024

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 2 - Certificate of Appropriateness; 310 E 6th Avenue (Location); Painting Previously Unpainted Masonry (Proposed Work); Stephen Perez (Owner); Stephen Perez (Applicant).**

Property Information:

Address:	310 E 6th Avenue	**Current Use:**	Residential
Zoning District:	R-2	**Land Use:**	Medium Density

Structure Information:

Date of Construction:	1952	**Style:**	Masonry Vernacular
Siding:	Concrete Block / Brick	**Stories:**	One
Roof Type:	Gable	**Chimneys:**	None
Roof Material:	Asphalt Shingles	**Porch:**	One, Open

Requested Action:
The Applicant is seeking to paint the exterior masonry surfaces of the residence which have not been previously painted.

Background on 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) & Guidelines

Paint colors, finishes, and decorative painting constitute important factors in defining the character of a historic building. Under Standard 2 painting a building that has never been painted, or removing paint from a building that has traditionally been painted is never a recommended rehabilitation treatment. Either of these treatments can change a building's appearance to one that is at odds with its historic character. Likewise, when repainting a historic building that is already painted, the new color should generally be close to the original, as well as historically appropriate to the building, and the historic district in which it is located.

Paint color is the most controversial treatment associated with design review in historic districts. Of all exterior applications, paint color is the most easily changed, the most subject to personal taste level and the most difficult to enforce. Mount Dora's local ordinance does not require review of paint colors. The following advisory guidelines are offered to property owners who are interested in painting their building historically appropriate colors. Because of frequent painting, few buildings in Florida exhibit original colors. The best way to verify original colors is through paint analysis.

Mount Dora Historic Design Guidelines **Recommendations**:

1. Preserve painted and unpainted surfaces as they traditionally existed on a building.
2. Preserve and restore decorative painting such as stenciling, graining, marbleizing, and trompe l'oeil.
3. Removing damaged or deteriorated paint only to the next sound layer using the gentlest method possible (e.g., handscraping) prior to repainting.
4. Applying compatible paint coating systems following proper surface preparation.
5. Choose colors appropriate to the period and style of the building and district.

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

1. Removing paint that is finally adhering to, and thus protecting, surfaces.
2. Using methods of removing paint which are destructive, such as sandblasting, application of caustic solutions, or high pressure waterblasting.
3. Painting a traditionally unpainted surface and removing paint from a traditionally painted surface.
4. Failing to follow manufacturers' product and application instructions when repainting.
5. Stripping historically painted surfaces to bare wood, then applying clear finishes or stains in order to create a "natural look."
6. Damaging, covering or removing decorative painting.
7. Stripping paint or varnish to bare wood rather than repairing or reapplying a special finish, i.e., a grained finish to an exterior wood feature such as a front door.
8. Bright, gaudy colors, primary colors, "Day-Glo" or neon-like colors without historic basis.

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

architectural and landscape features of adjacent, neighboring or visually related buildings, structures, sites and streetscapes.

Staff Analysis:
The Applicant is seeking to paint the residence and detached garage a uniform color. The exterior material is yellow brick and cement block. The property record card indicates that the detached garage was constructed in 1951.

The property is not a historic site. It is not uncommon for houses built in the masonry vernacular style to be painted. The Applicant provided photos of similar houses which have been painted.

Staff Recommendation:
Staff recommends approval of the application, as presented.

Attachments:
Photos
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: February 28, 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~~ a new door.

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 new door. The Mount Dora Historic Guidelines do not provide guidance for historically appropriate door styles for the Mediterranean Revival architectural style. As such, Staff enclosed the design guidelines for St. Petersburg for your use and reference.

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.

Update for February 28, 2024:
The original application to replace the existing wood door with a 3 X 5 grid pattern and with a fiberglass door with a central, arched window pane was tabled by the Historic Preservation Board on January 31, 2024. The Board voiced concerns over the proposed door not fitting with the Mediterranean style of the residence.

The Applicant resubmitted a different door design for consideration by the Historic Preservation Board. Below are the existing door, previously requested door, and proposed door.

Elevations:

Attachments:

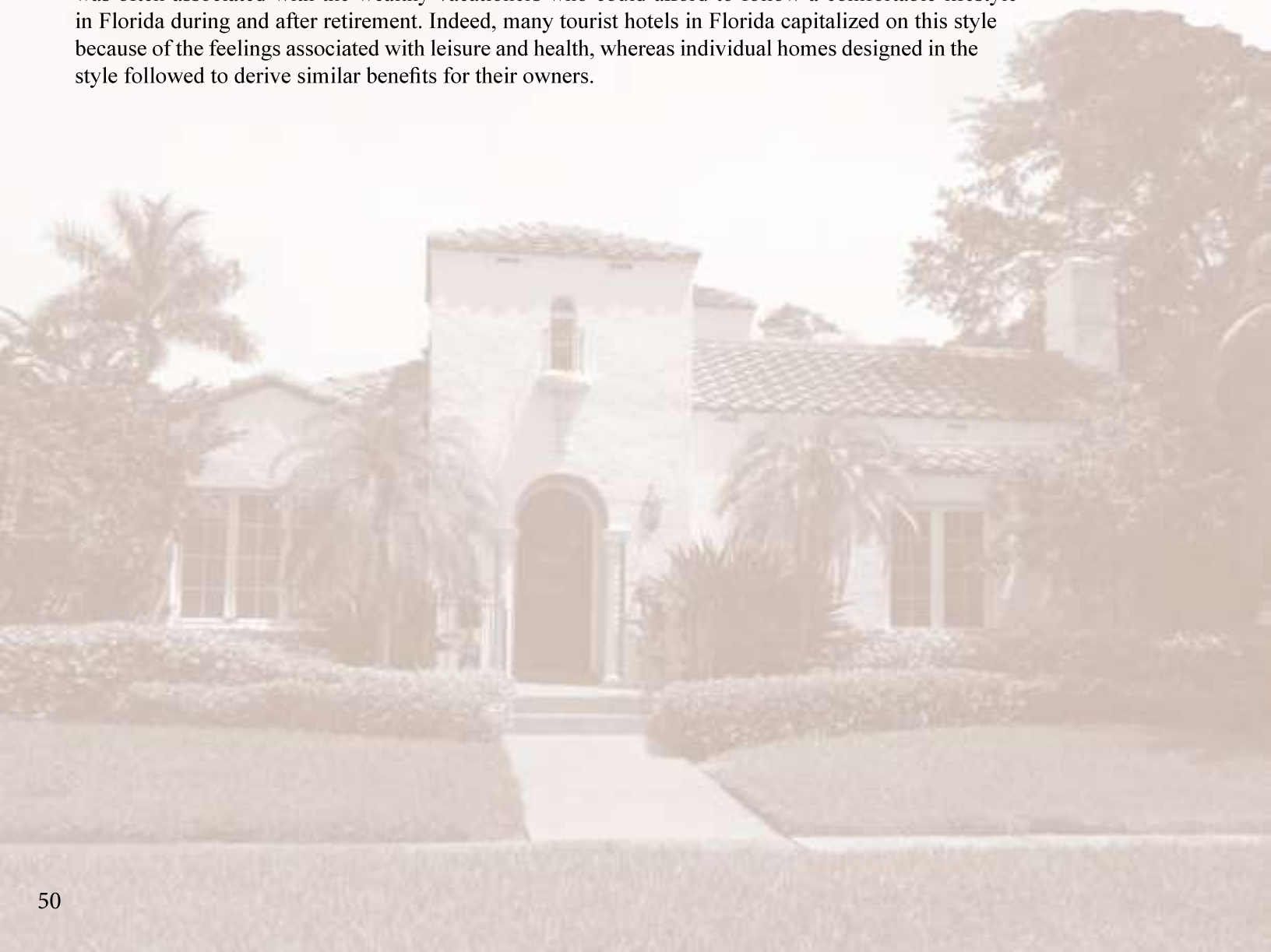
St. Petersburg's Historic Design Guidelines for Mediterranean Revival
1998 Site Form
2008 Site Form
Application
Updated Door Information

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

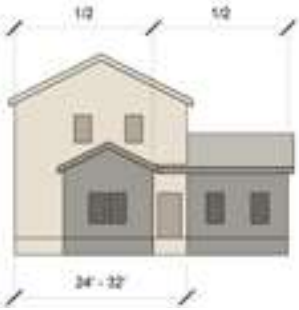
NARROW FRONT MASSING

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

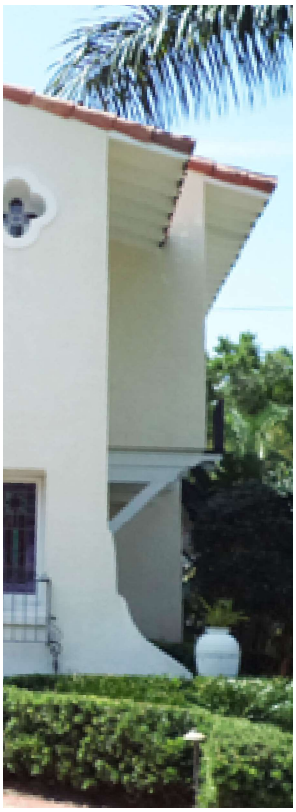
ROOFS

- 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.

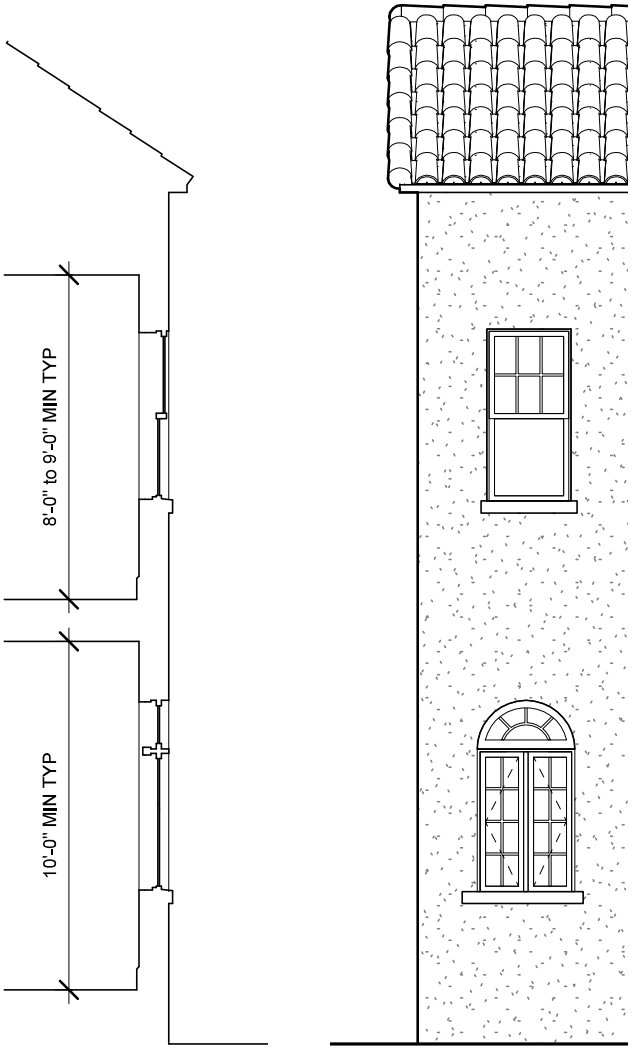
TYPICAL EAVE DETAILS

Minimal Eave Overhang

Exposed Rafter Tail



Corner Vignette



WINDOWS & DOORS

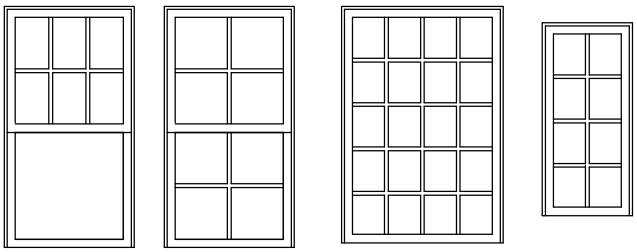
STANDARD WINDOWS

- 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.

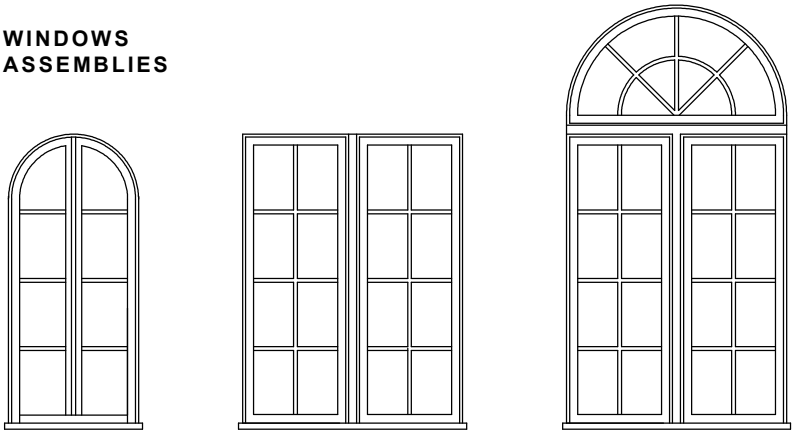
STANDARD WINDOWS



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.

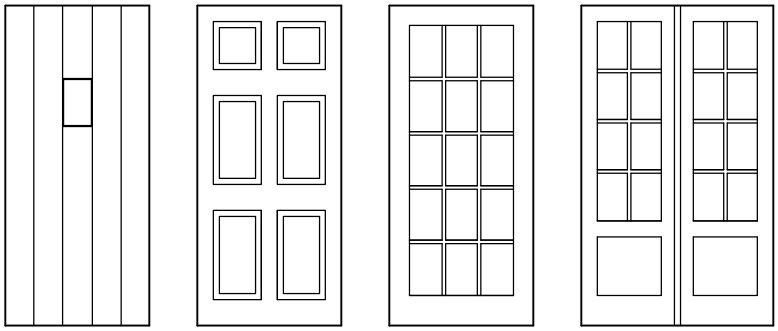
TRIM

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

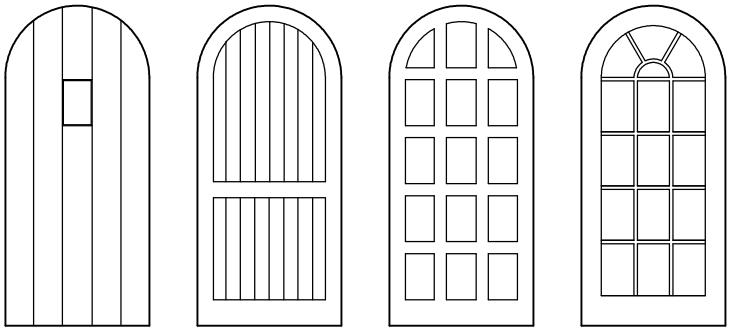
SHUTTERS

- Shutters were historically not added

DOOR TYPES



Simple



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

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

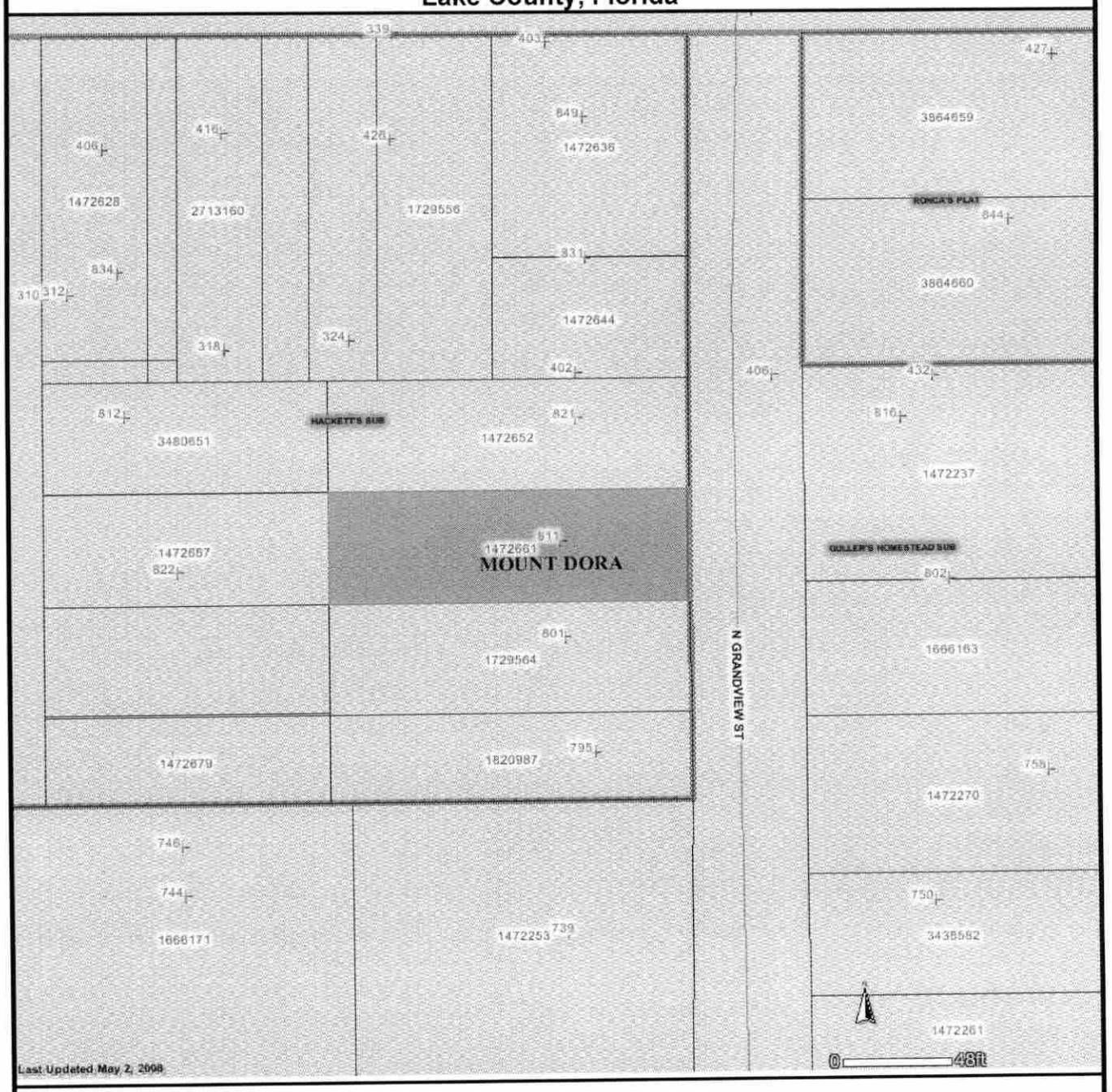
> **Area(s) of historical significance:**

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

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

228

Lake County, Florida

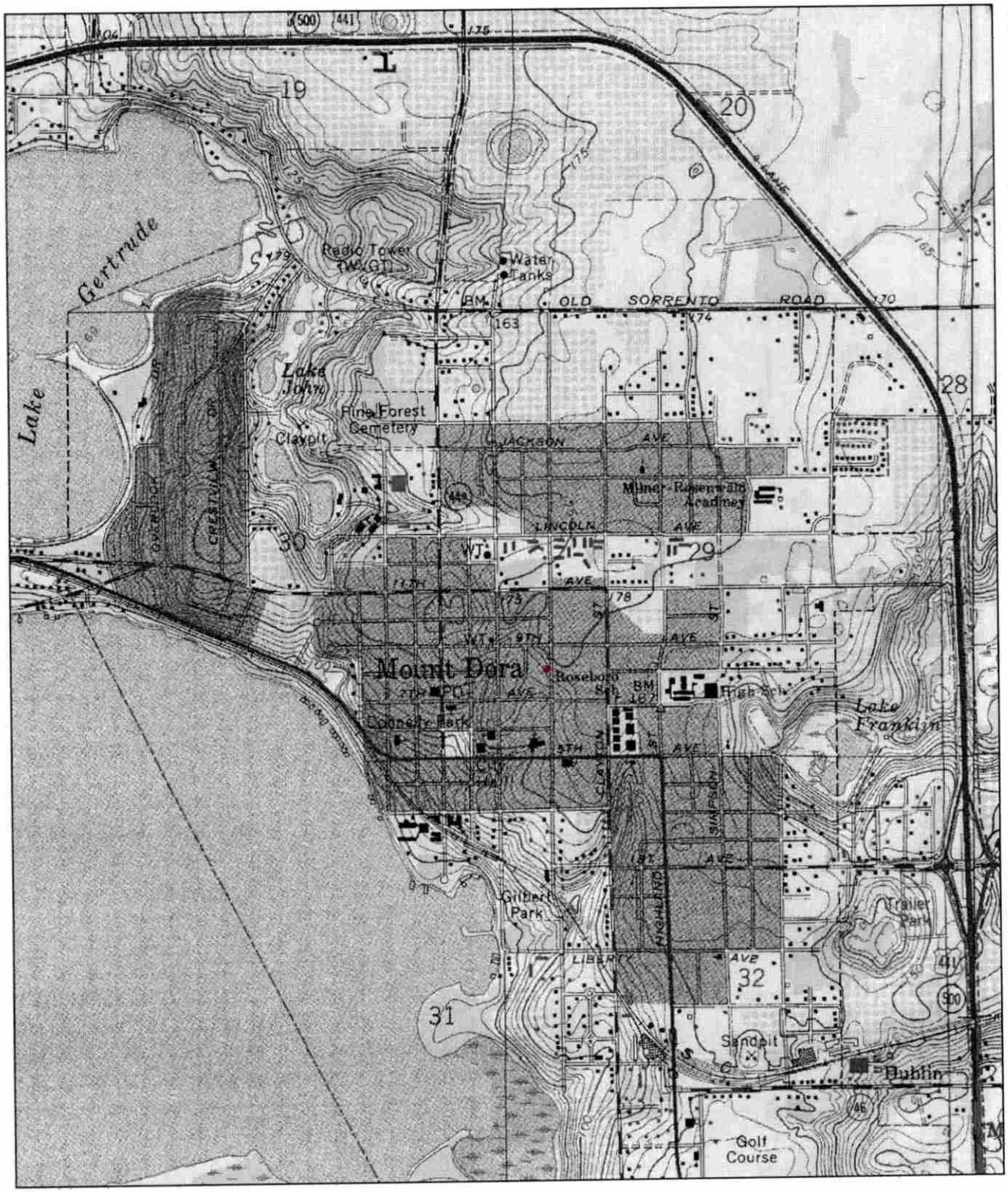


LEGEND

- 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

228



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Map provided by MyTopo.com

LA 3741

1928
811

9

9A

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

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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: _____

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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;

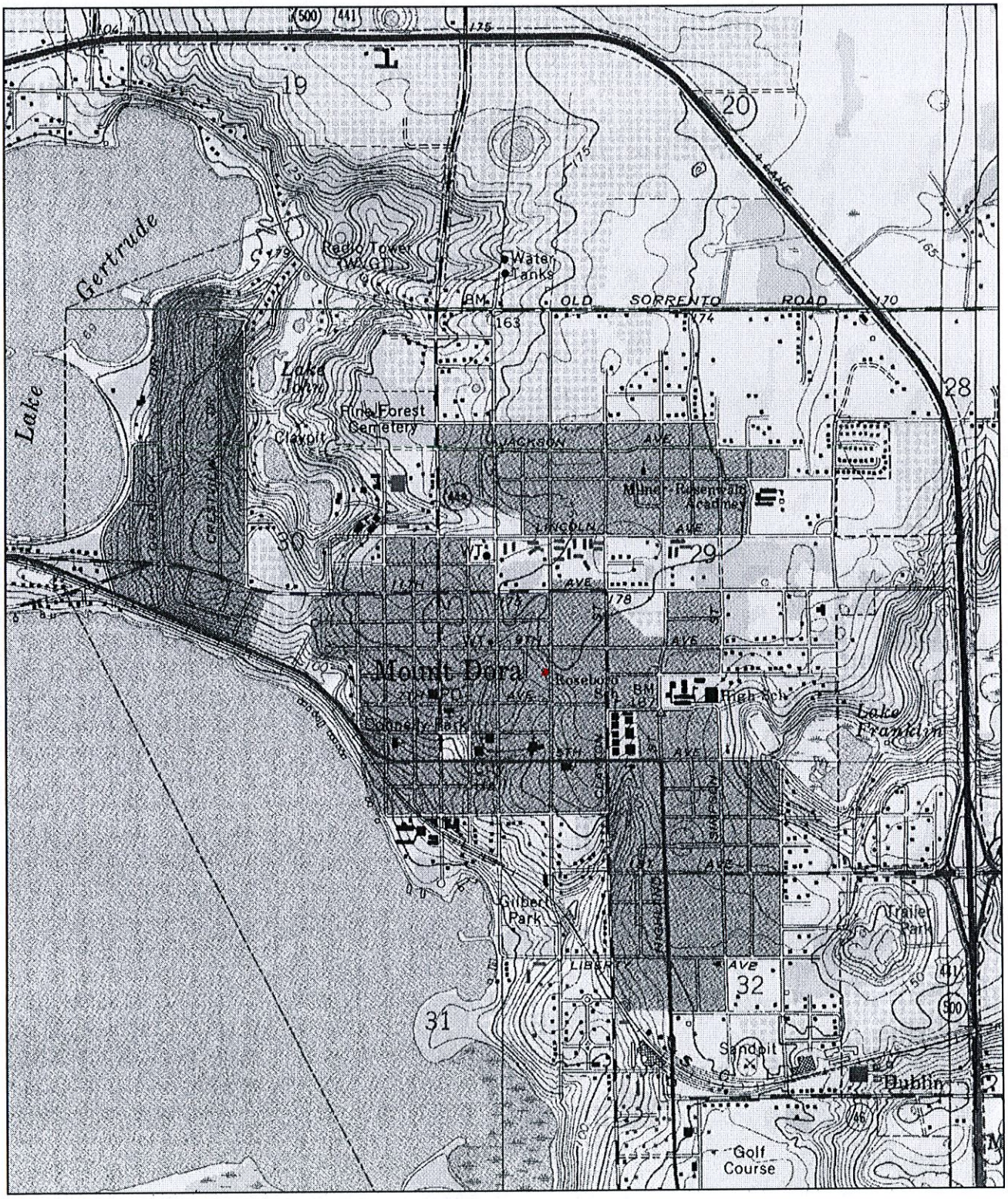
> **Research methods:**
Examine local tax records
FL Master Site File-Cultural Resources
Pedestrian

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

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

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

228



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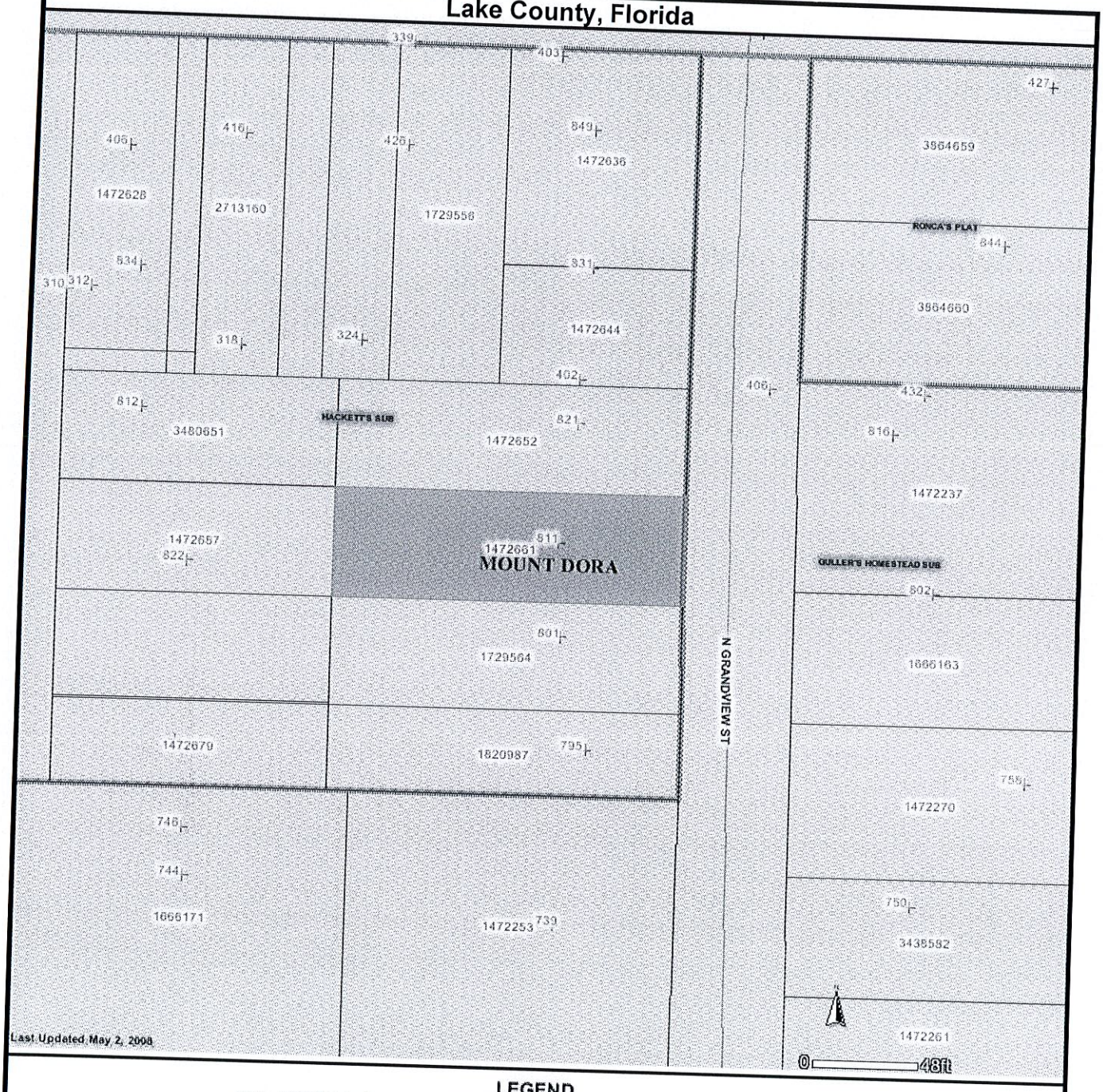
Map provided by MyTopo.com

LA 3741

228

Lake County, Florida



LEGEND

- Highlighted Feature
- LAKE APOPKA LDR
- PARCELS
- ALTERNATE KEY NUMBERS
- STRUCTURE/ADDRESS
- COUNTY PROPERTY
- STREETS
- BUILT
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- CITY LIMITS
- ASTATULA
- CLERMONT
- EUSTIS (cont)
- FRUITLAND PARK
- GROVELAND
- HOWEY-IN-THE-HILLS
- LADY LAKE
- LEESBURG
- MASCOTTE
- MINNEOLA
- MONTVERDE
- MOUNT DORA (cont)

LA3741

228

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

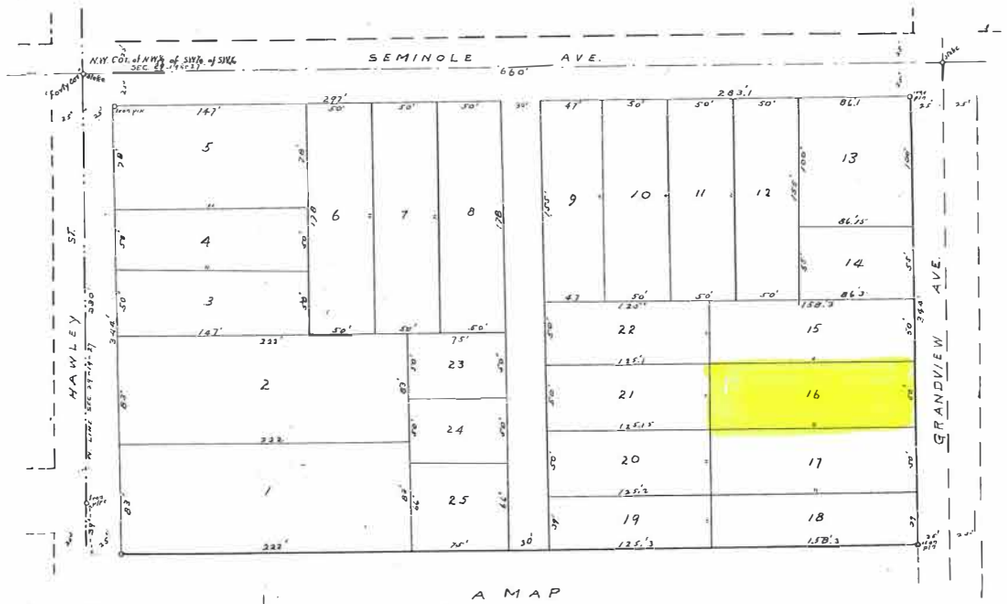
New Construction on Undeveloped Land:

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.



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

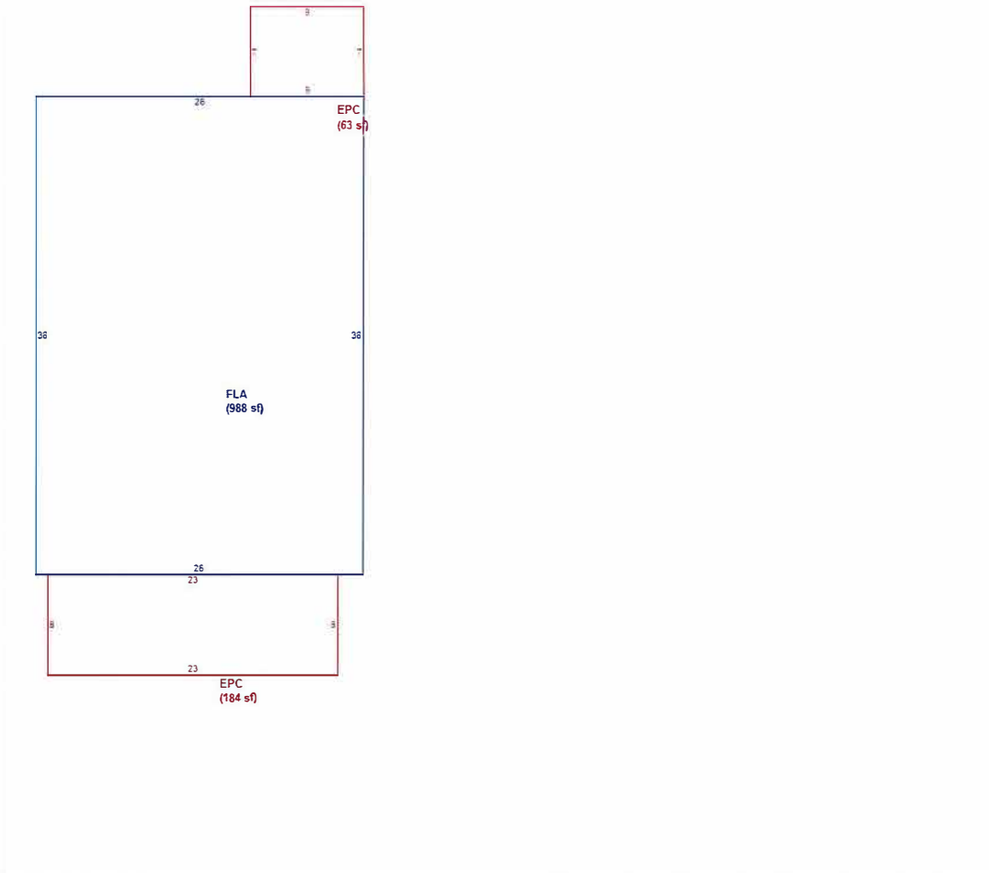
Year Built: 1925	Total Living Area: 1923	Central A/C: Yes	Fireplaces: 1
Bedrooms: 3	Full Bathrooms: 2	Half Bathrooms: 0	

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

Krosswood Doors (available at Home Depot) - $1734.40

32 in. x 80 in. Mediterranean Knotty Alder Square Top Clear Stain Left-Hand Inswing Wood Single Prehung Front Door

- Modern wood front door, supports most keyless smart lock devices
- Mediterranean door comes with functioning glass speakeasy window
- Overhang required for all wood doors, see warranty for details

About This Product
Reminiscent of sun-soaked European architecture, the Mediterranean Knotty Alder Square Top V-Groove Prehung Exterior Door from Krosswood Doors features luxurious wood grain, textured knotting, decorative iron details, and a unique speak-easy window with functioning latch. Our doors are crafted with superior doweled construction and hand-finished in the United States to ensure that each one is a true work of art. Customize your perfect door today with our selection of size, layout, and stain options.

- Prehung door comes with a clear stain
- Door slab measures 32 in. x 80 in.
- Engineered Knotty Alder stiles and rails ensure quality and durability
- Full-thickness solid panel measuring 1-3/4 in.
- Sturdy, doweled construction prevents warping
- Functional speakeasy window features a sliding wooden panel, clear glass, and wrought iron grille for security
- Insulated and tempered safety glass with low-E coating for energy efficiency
- Mediterranean-style decorative clavos
- Includes oil-rubbed bronze exterior hinges
- Solid Knotty Alder wood jamb included to match the door
- Features dark, visible knots that enhance the individual beauty of each entry door
- Double bore
- Decorative strap hinge included
- Adjustable bronze inswing threshold
- High-performance weather stripping helps to seal out drafts
- Must have adequate overhang over door (see warranty for details)
- Brickmold and interior trim sold separately

Product ID #: 309234741Internet #: 848068053688Model #: PHED.KA.300V.28.68.134.LH-M1-0-Clear

CITY OF MOUNT DORA

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

DATE: February 28, 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~~ a new door.

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 new door. The Mount Dora Historic Guidelines do not provide guidance for historically appropriate door styles for the Mediterranean Revival architectural style. As such, Staff enclosed the design guidelines for St. Petersburg for your use and reference.

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.

Update for February 28, 2024:
The original application to replace the existing wood door with a 3 X 5 grid pattern and with a fiberglass door with a central, arched window pane was tabled by the Historic Preservation Board on January 31, 2024. The Board voiced concerns over the proposed door not fitting with the Mediterranean style of the residence.

The Applicant resubmitted a different door design for consideration by the Historic Preservation Board. Below are the existing door, previously requested door, and proposed door.

Elevations:

Attachments:

St. Petersburg's Historic Design Guidelines for Mediterranean Revival
1998 Site Form
2008 Site Form
Application
Updated Door Information

CITY OF MOUNT DORA

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

DATE: February 28, 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 a door with insulation core with aluminum exterior 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 door with insulation core with aluminum exterior.

Figure 1: Existing Doors

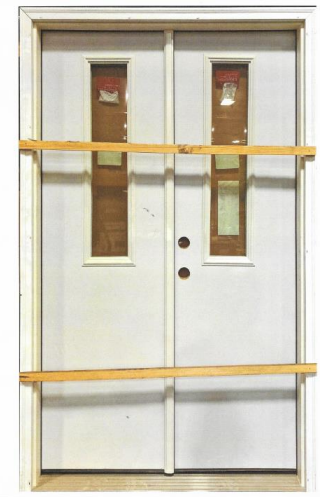
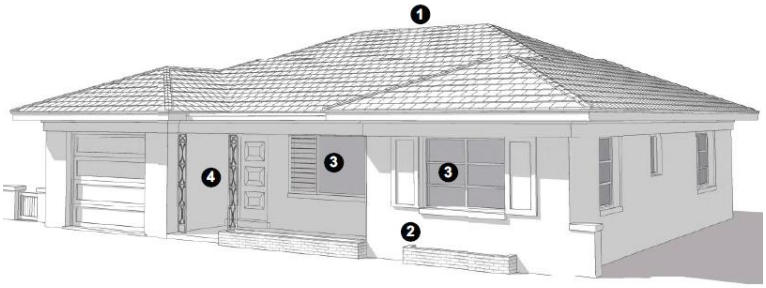


Figure 2: Proposed Doors

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 Lake Worth Beach Guidelines

Figure 5: Examples of doors for masonry vernacular homes from Lake Wales Guidelines

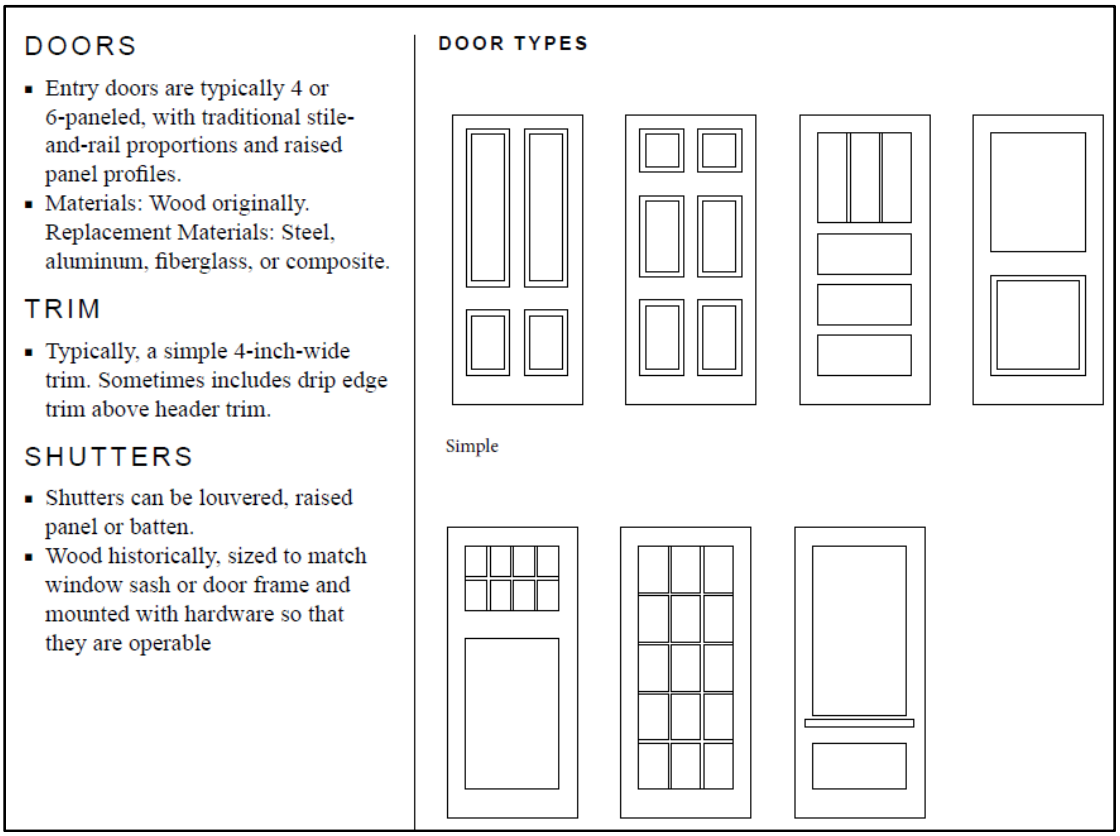


Figure 6: Examples of doors for vernacular homes from St. Petersburg's Guidelines

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.

Update for February 28, 2024:
The Application was presented to the Historic Preservation Board. The Board discussed the original doors and the proposed doors; the need for glass on the doors; and whether or not the proposed doors fit the building. The Board then discussed the material of the existing and proposed windows; location of the windows; and the existing and proposed grid patterns. Based on the discussion, the Board tabled the application.

The Owner provided additional information on the proposed scope of work and pictures of the proposed doors and windows, and pictures of the building from when they began renovations on the building in 1996.

The Owner indicated that the existing windows were purchased from a salvage yard in Deland but are not energy efficient. The proposed door also has an insulated core with aluminum exterior with trimmed out glass. The Owner indicated that the existing doors and windows are beyond repair.

Attachments:
Photos
2020 Site Survey Form
Application
Supplemental Information from Property Owner

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 LA03905
Field Date 5-12-2020
Form Date 7-3-2020
Recorder # 220

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) 110 North Clayton St Multiple Listing (DHR only) _____
Survey Project Name Mount Dora Historic Site Survey Survey # (DHR only) _____
National Register Category (please check one) ☐building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☐private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Clear Location Values

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	110	N	Clayton	ST	

Cross Streets (nearest / between) East side of N Clayton St b/n E 2nd Ave & E 2nd Ave
USGS 7.5 Map Name EUST USGS Date 2018 Plat or Other Map _____
City / Town (within 3 miles) Mount Dora In City Limits? ☐yes ☐no ☐unknown County LA
Township 19S Range 27E Section 32 ¼ section: ☐NW ☐SW ☐SE ☐NE Irregular-name: _____
Tax Parcel # 32-19-27-2600-00D-01200 Landgrant _____
Subdivision Name Alta Vista Block D Lot 12-14
UTM Coordinates: Zone ☐16 ☐17 Easting 437707 Northing 3185670
Other Coordinates: X: -81.63831 Y: 28.79707 Coordinate System & Datum WGS84
Name of Public Tract (e.g., park) _____

HISTORY

Clear History Values

Construction Year: 1952 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use UNKN From (year): 1952 To (year): _____
Current Use RESI From (year): _____ To (year): 2020
Other Use _____ From (year): _____ To (year): _____
Moves: ☐yes ☐no ☐unknown Date: _____ Original address N/A
Alterations: ☐yes ☐no ☐unknown Date: 1-1-2019 Nature Wood decking
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 MASO Exterior Plan RECT Number of Stories 1
Exterior Fabric(s) 1. SDW 2. _____ 3. _____
Roof Type(s) 1. GA 2. _____ 3. _____
Roof Material(s) 1. ASPH 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.)

6/6 and 8/8 sash windows

Distinguishing Architectural Features (exterior or interior ornaments)

Stone side pathway and stone steps, shutters and concrete window sills

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

Wood shed, garage

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info Date _____ Init. _____ 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 LA03905

DESCRIPTION (continued)

Clear Description Values

Chimney: No.____ Chimney Material(s): 1. _____ 2. _____

Structural System(s): 1. CONB 2. _____ 3. _____

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

Foundation Material(s): 1. POCO 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)

Covered archway to door, 5 steps up to main entrance

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

Covered archway that leads to open porch under a front gable, stone steps and railings lead to porch

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

Narrative Description of Resource

The residential structure has a basement level garage. The structure's open porch, with railings and an arched entryway makes the structure distinguishable from other residences in the area.

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

☐FMSF record search (sites/surveys)	☐library research	☒building permits	☒Sanborn maps
☐FL State Archives/photo collection	☐city directory	☐occupant/owner interview	☒plat maps
☒property appraiser / tax records	☐newspaper files	☐neighbor interview	☐Public Lands Survey (DEP)
☐cultural resource survey (CRAS)	☒historic photos	☐interior inspection	☐HABS/HAER record search

☒other methods (describe) Field visit and documentation

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

OPINION OF RESOURCE SIGNIFICANCE

Clear Significance Values

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

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

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

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

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

1. ARCT 3. _____ 5. _____

2. CPDV 4. _____ 6. _____

DOCUMENTATION

Clear Documentation Values

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

1) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

2) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Samantha Kanach Affiliation OTHR

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

(address / phone / fax / e-mail)

Required Attachments

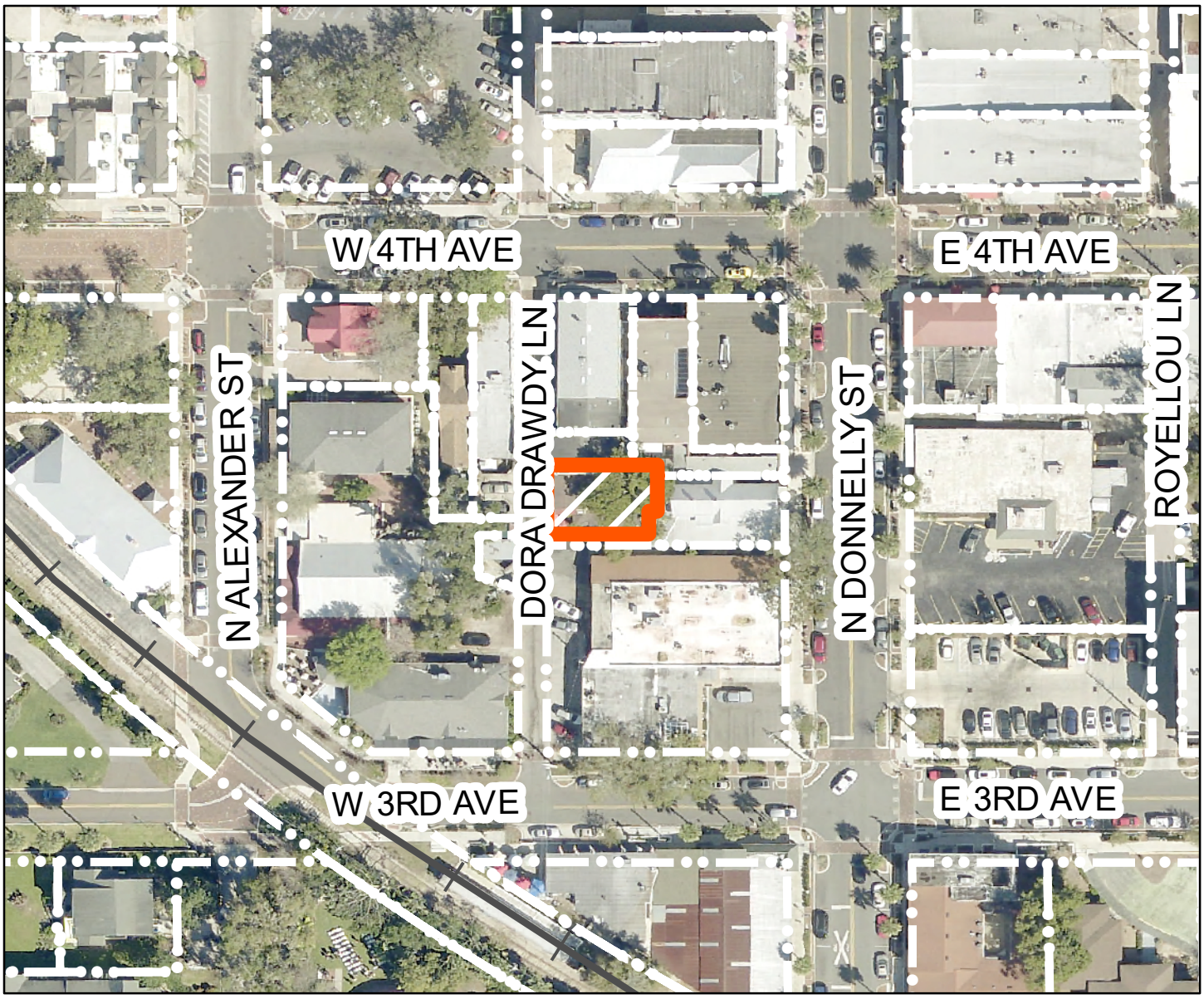
❶ **USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED**

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.

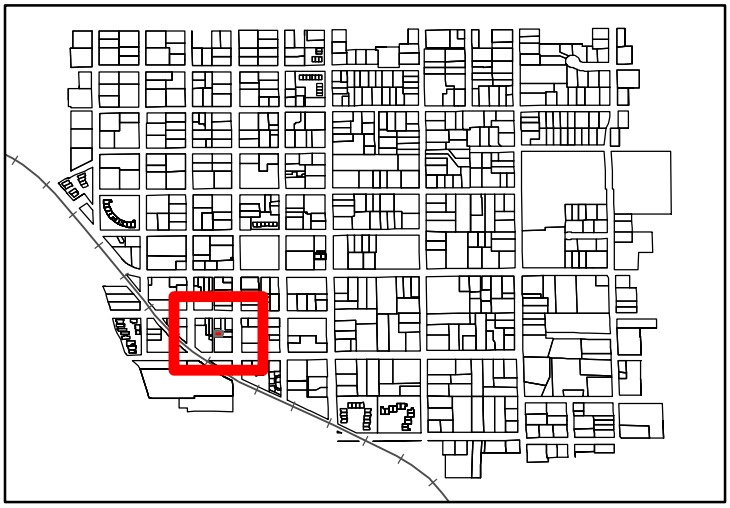
Street Map



N

330 DORA DRAWDY WAY MOUNT DORA FL 32757

0 37.5 75 150 Feet

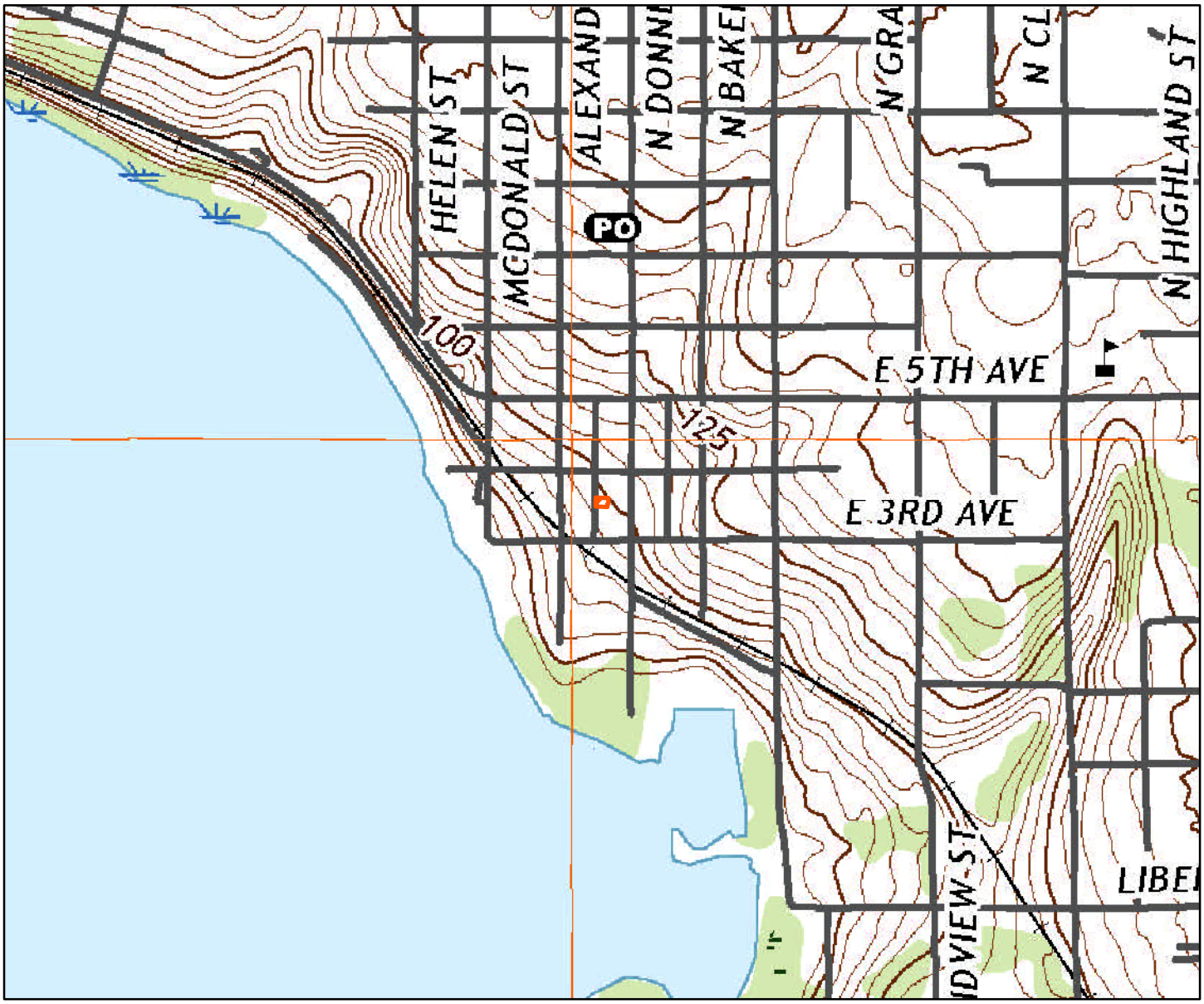


LA04902

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.

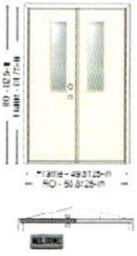
Lowe's Custom Order Quote

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

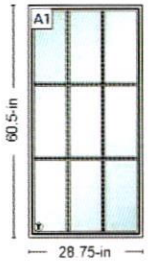
---- Line 100-1 ----

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



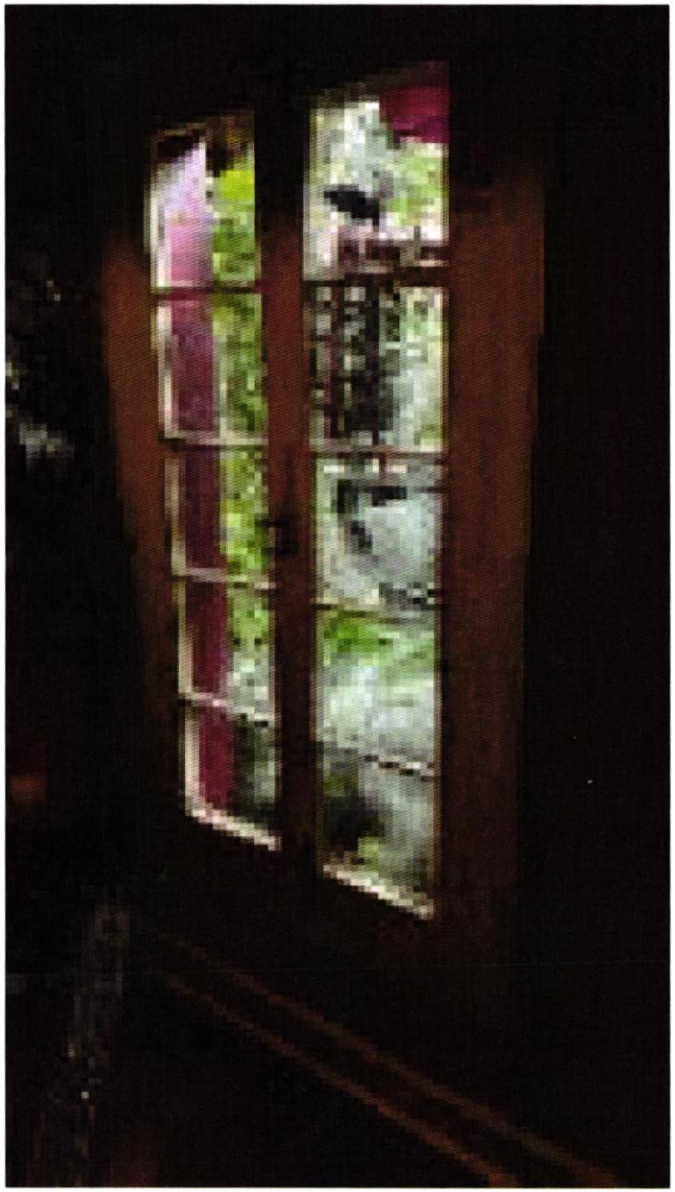
Lifestyle | Direct Set | Fixed Frame | 28.75 X 60.5 | Without HGP | Brick Red
Room Location: None Assigned

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



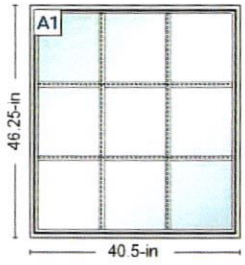
EXISTING

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

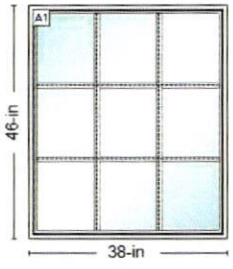
EXISTING

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

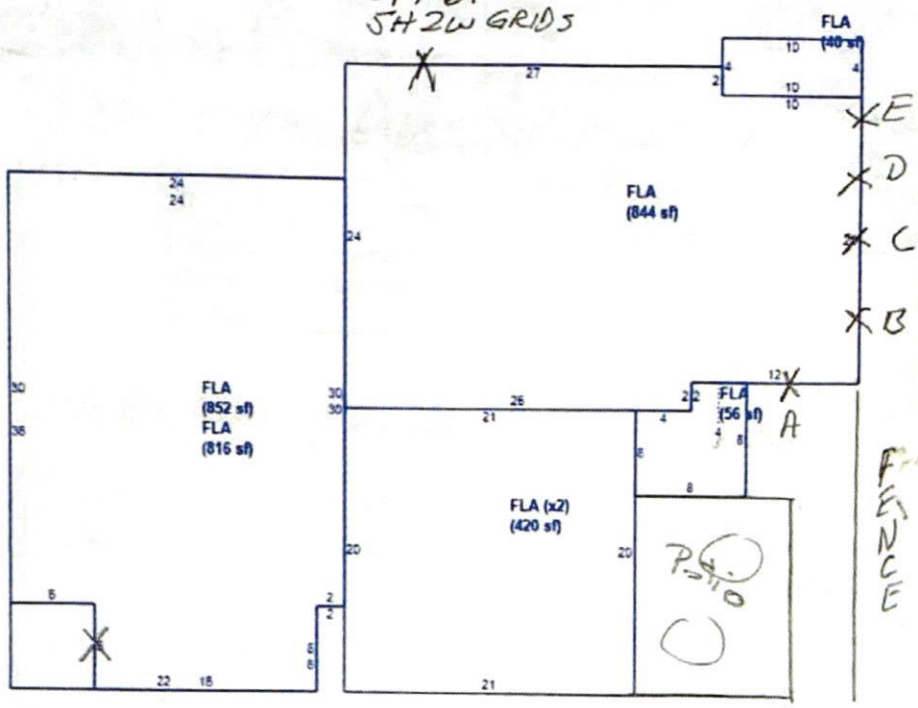
Pre-Tax Total	**$9,419.94**

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

Janiszewski, Michele

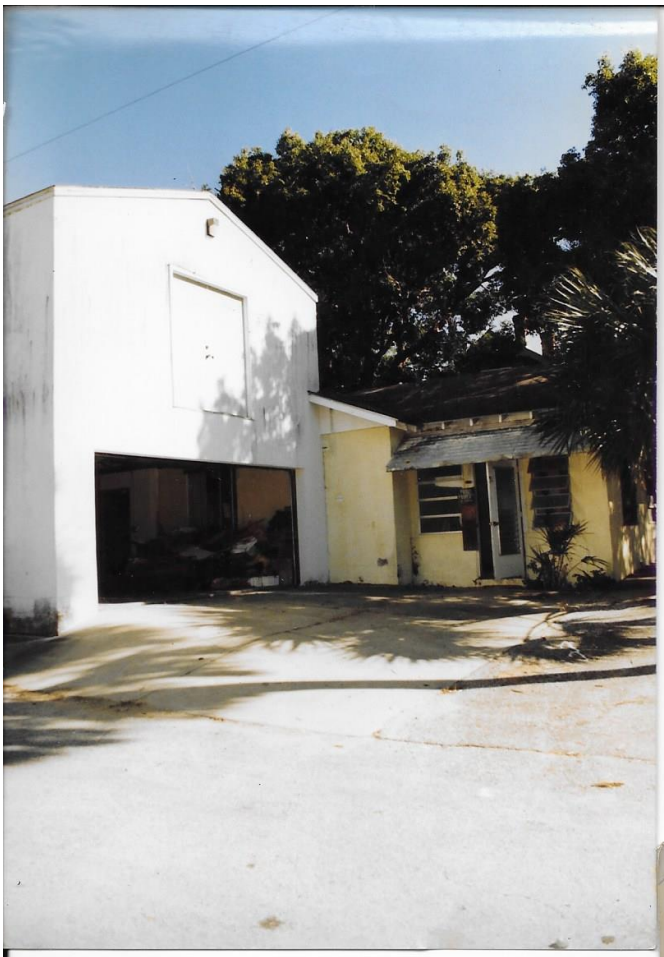
From: Vince Guzinski <vguzinski5@gmail.com>
Sent: Sunday, February 18, 2024 4:27 PM
To: Janiszewski, Michele
Subject: Goblin Market Windows
Attachments: Image (94).jpg; Image (95).jpg; Image (96).jpg

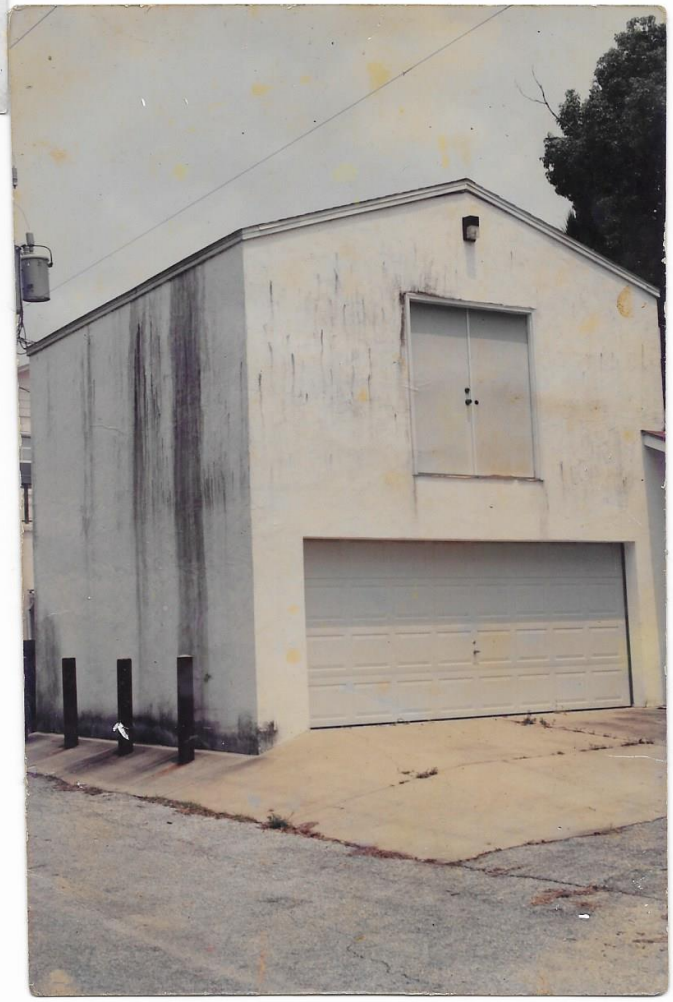
**** This message originated outside of the City of Mount Dora network. Please think before you click. ****

Hi Michele,
Attached please see pictures of the new windows to be installed at the restaurant.
Also attached are photos of the building when my wife and I purchased and began renovating it in 1996. The existing windows were purchased from a salvage yard in Deland and installed by us.
They had the look we wanted without the cost, however they are far from energy efficient.
The new windows are double pane, tinted with argon(?) gas for insulation. The door is also insulation core with aluminum exterior. The door glass is trimmed out nicely and once painted will be more than suitable.
These doors are recessed and are on the side rather than the front of the building and do not face the street.
The existing doors and windows are beyond repair.

Thank You Vince Guzinski
352-989-0709

DO NOT
LAY FLAT
DURING
TRANSIT
SOS
TRU
Pella





WESTERN
Reflections

PRIVATE
PROPERTY
NO TRESPASSING

CITY OF MOUNT DORA

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

DATE: February 28, 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 a door with insulation core with aluminum exterior 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 door with insulation core with aluminum exterior.

Figure 1: Existing Doors

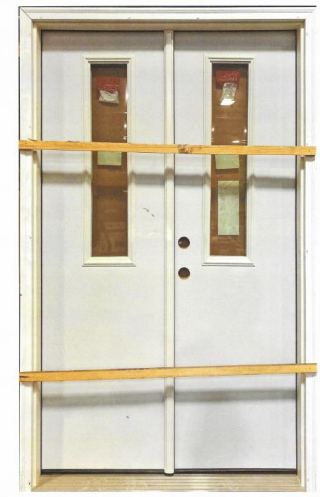
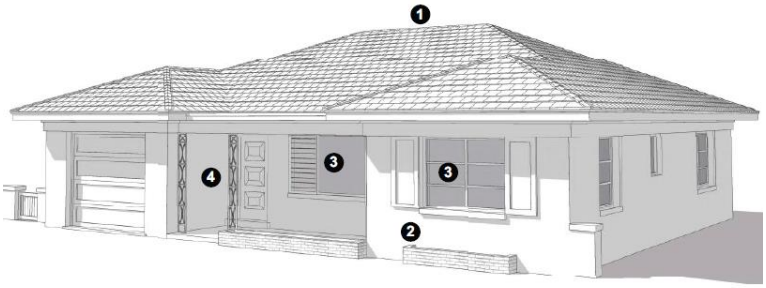


Figure 2: Proposed Doors

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 Lake Worth Beach Guidelines

Figure 5: Examples of doors for masonry vernacular homes from Lake Wales Guidelines

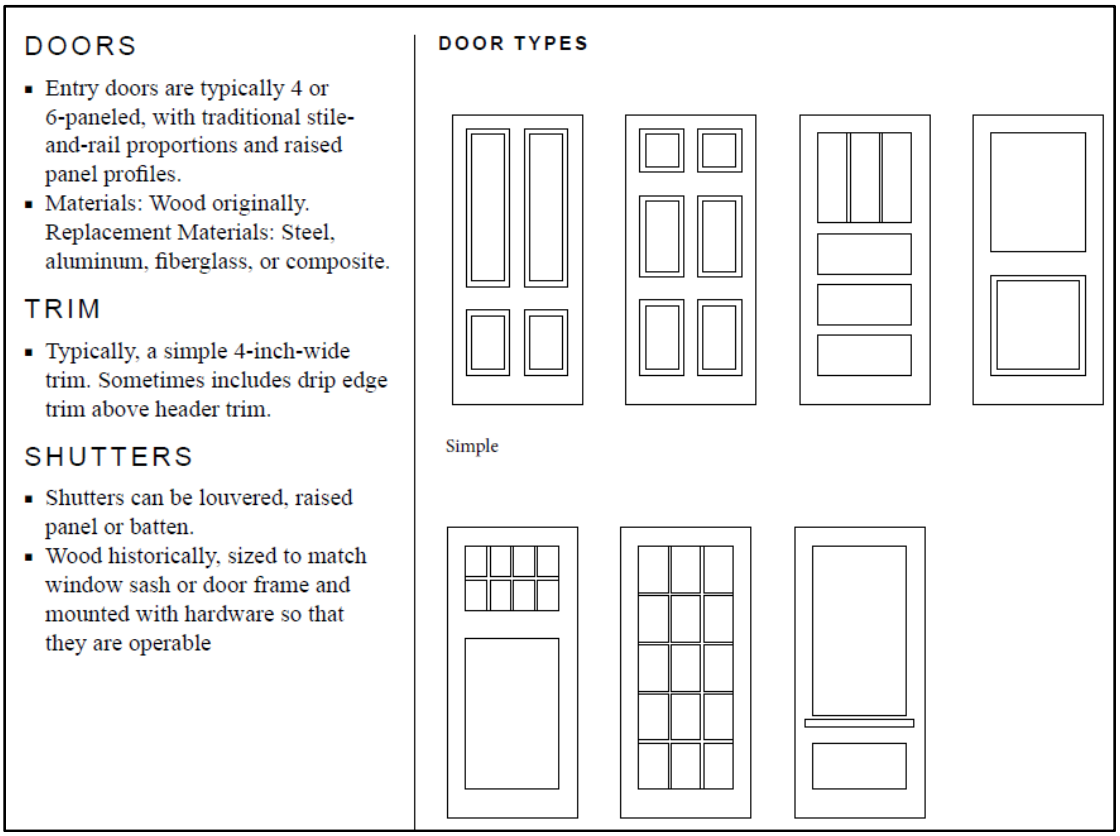


Figure 6: Examples of doors for vernacular homes from St. Petersburg's Guidelines

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.

Update for February 28, 2024:
The Application was presented to the Historic Preservation Board. The Board discussed the original doors and the proposed doors; the need for glass on the doors; and whether or not the proposed doors fit the building. The Board then discussed the material of the existing and proposed windows; location of the windows; and the existing and proposed grid patterns. Based on the discussion, the Board tabled the application.

The Owner provided additional information on the proposed scope of work and pictures of the proposed doors and windows, and pictures of the building from when they began renovations on the building in 1996.

The Owner indicated that the existing windows were purchased from a salvage yard in Deland but are not energy efficient. The proposed door also has an insulated core with aluminum exterior with trimmed out glass. The Owner indicated that the existing doors and windows are beyond repair.

Attachments:
Photos
2020 Site Survey Form
Application
Supplemental Information from Property Owner

CITY OF MOUNT DORA

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

DATE: February 28, 2024

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 5 - Certificate of Appropriateness; 529 E 7th Ave (Location); Remove and Replace 17 Aluminum Windows with Vinyl Windows (Request); Henry and Virgina Glaspey (Owners); Windows Plus, C/O David Keaton (Applicant).**

Property Information:

Address:	529 E 7th Ave	**Current Use:**	Single-Family Residence
Zoning District:	R-2	**Land Use:**	Medium Density

Structure Information:

Date of Construction:	1920	**Style:**	Bungalow
Structural System:	Balloon Wood Frame	**Foundation Type:**	Molded Concrete Block
Siding:	Novelty Siding	**Stories:**	One
Roof Type:	Gable	**Chimneys:**	Two, Brick
Notes:	Because the house remains much of its historic integrity and is located in a well-preserved collection of historic buildings, it appears to contribute to a historic district.		

Summary of Proposed Alteration(s):
Remove and replace ~~seventeen (17)~~ ~~wood framed, aluminum windows~~ eight (8) aluminum and seven (7) wood windows with white vinyl framed windows and replace the garage door.

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; 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 on Windows:

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

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

When choosing replacements the following features of the original windows should be used as criteria: trim detail; size, shape of frame, sash; location of meeting rail; reveal or set-back of window from wall plane; separate planes of two sash; color, reflective qualities of glass; and muntin, mullion profiles and configuration.

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

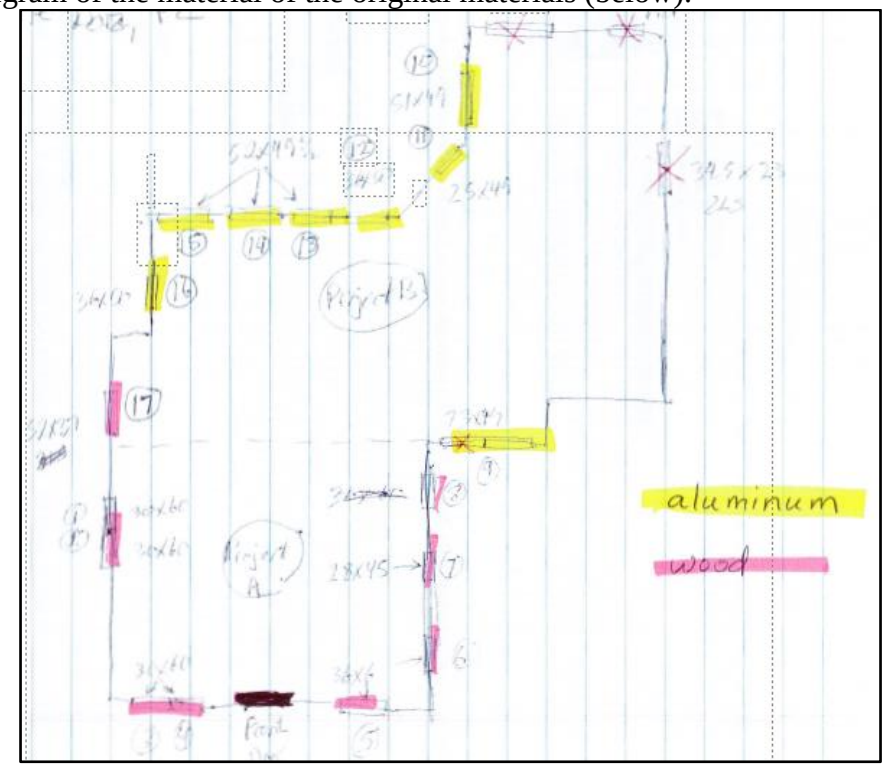
Staff Analysis:

The applicant is seeking to remove eight (8) aluminum and seven (7) wood windows and replace with white vinyl framed windows. The Applicant has indicated that the grid pattern in the top sashes will be replicated on the new windows. There are no changes to the existing size and location of the windows. The Applicant is also seeking to obtain approval for the after-the-fact replacement of the garage door.

Update for February 28, 2024:

The application initially stated that the requested action was to remove seventeen (17) wood framed, aluminum windows and replace them with white vinyl framed windows and was presented to the Historic Preservation Board on April 26, 2023. During Board discussion, it was noted that the existing windows were a mixture of wood and metal windows which was inconsistent with the scope of work provided on the application. Based on this, and the discussion on the need to replace to windows, the Board tabled the application in order for the Applicant to update the application to provide accurate information on the request; provide more information on the condition of the wood windows the Applicant is seeking to replace; and provide an update on what the customer is willing to do based on the discussions.

The Applicant and Owner have submitted additional information detailing the scope of work which includes a diagram of the material of the original materials (below).



The Owner also revised the request to include the previously-completed garage door replacement.

<u>Attachments</u>:
Photos
1998 Site Form
2008 Site Form
Application
Updated Application

CITY OF MOUNT DORA

529 E 7th Avenue
Site Visit

☒ 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 ~~2433~~ 3749
Recorder # HH2-1
Field Date 4 / 20 /1998
Form Date 10 / 21 /1999

Site Name(s) (address if none) Anna Condit 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.) 529 E 7th Ave
Cross Streets (nearest / between) Grandview /Clayton
City / Town (within 3 miles) Mount Dora — In Current City Limits: ☒ y ☐ n ☐ unknown
County Lake — Tax Parcel #(s) 1472300
Subdivision name Guller's Homestead — Block 23 — Lot E58.75FT of W193.7FT of S-
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 3 Page 43

DESCRIPTION

Style* Bungalow — Exterior Plan* Irregular — Number of Stories 1
Structural System(s)* Balloon wood frame
Foundation: Type(s)* Continous — Material(s)* Molded concrete block
Exterior Fabric(s)* Novelty siding
Roof: Type(s)* Gable — Material(s)* Metal shingles, pressed
Roof secondary strucs. (dormers etc.)*
Chimney: No. 2 — Material(s)* Brick — Location(s)* W/Exterior, wall, W/Exterior, wall
Windows (types, materials, etc.)* DHS; wood; 4/1; /Awning

Main Entrance (stylistic details) Screened porch features square butt shingle siding on half wall, steps flanked by low molded block walls
Porches: #open 0 #closed 1 #incised 0 Location(s) S/Entrance
Porch roof type(s) Gable
Exterior Ornament Square butt shingles; exposed rafter tails

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

Archaeological Remains ☐ Check if Archaeological Form completed
* Consult *Guide to Historical Structure Forms* for preferred descriptions (coded fields at the Site File).

DHR USE ONLY OFFICIAL EVALUATIONS DHR USE ONLY

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

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

HISTORICAL STRUCTURE FORM

Site #8 LA

Consult *Guide to Historical Structure Forms* for detailed instructions.

HISTORY

Construction date: Exactly _____ (year) Approximately _____ (year) Earlier than _____ (year) Later than _____ (year)
Architect (last name first): _____ Builder (last name first): _____
Moves: ☐yes ☐no ☐unknown Dates _____ Original address _____
Alterations: ☐yes ☐no ☐unknown Dates _____ Nature* _____
Additions: ☐yes ☐no ☐unknown Dates _____ Nature* _____
Original Use* (give date ranges) Residence
Intermediate Uses* (give date ranges) _____
Present Use* (give date ranges) Residence
Ownership History (especially original owner, dates, profession, etc.) _____

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

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

- ☐ formal archaeological survey
- ☐ 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 LA03749
Recorder # 236
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) 529 E 7th 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
529	East	7th	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 1.5
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

8LA03749

DESCRIPTION (continued)

Window Descriptions metal awning, casement 4, 4/1

Main Entrance Description (stylistic details)

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

Porch Roof Types(s)

Exterior Ornament

Interior Plan Other Interior Plan

Condition Good

Structure Surroundings

Commercial: Residential: MOSTly this category

Institutional: Undeveloped:

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

Archaeological Remains (describe):

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

Narrative Description (optional)

HISTORY

Construction year 1924

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

Changes in Locations or Conditions

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

Structure Use History

Use Year Use Started Year Use Ended >> Private residence;1924;

Other Structure Uses

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

RESEARCH METHODS

Research Methods >> Examine local tax records

Other research methods

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? 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

8LA03749

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"

LA03749-200803

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
Wood shingles

> **Roof types:**
Gable

> **Roof materials:**

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

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

> **Original, intermediate, present uses/year started/year ended:**
Private residence;1924;

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

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

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

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

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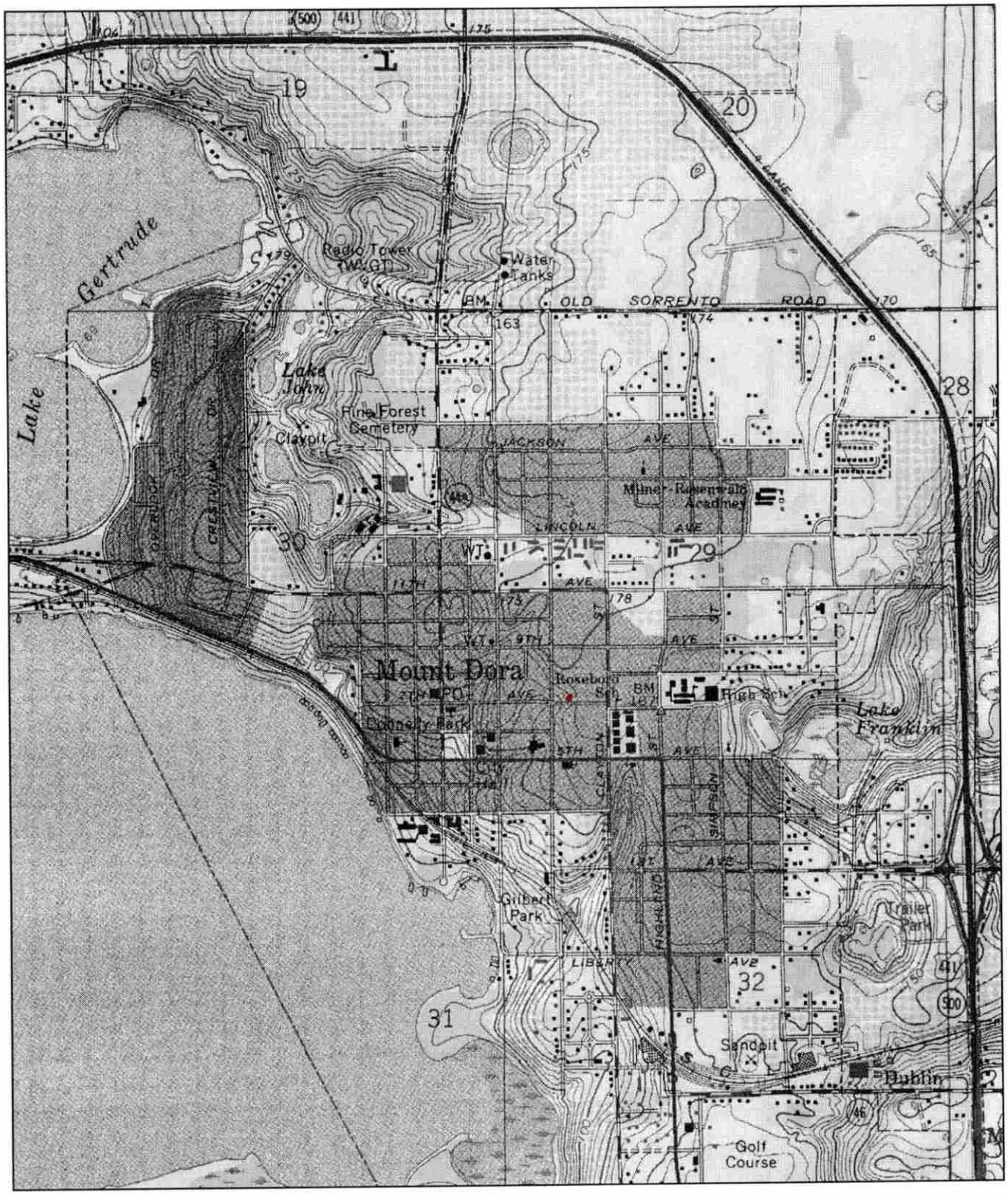
Lake County, Florida

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)

LA3749

236



N

0 0.5 Mi

0 2000 Ft

Map provided by MyTopo.com

LA3749

1 ►1A

CITY OF MOUNT DORA

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

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Renovations, Additions and New Construction

Property Address: 529 E 7th Avenue Alternate Key No.: 1472300

Property Owner: Henry + Virgina Glaspey

Applicant: Windows Plus - David Keaton

Applicant's Mailing Address: 1225 Bennett Dr. Suite 132, Longwood FL 32750

Applicant's Phone Number: 407-599-5525

Applicant's Email Address: windowsplusFl@gmail.com

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

Application Type:

- ☐ New Construction
- ☐ Addition
- ☑ Renovation

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

- ☐ Steps or Stairways
- ☑ 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 Framed, Aluminum Framed + ~~Steel~~ Framed Windows

Proposed Materials: White Vinyl Framed Windows, Insulated Glass, Energy Star Rated

Is there currently a chimney on the building? Yes

If so, will the chimney be affected? No

Full Description of Proposed Alteration(s) or Construction including materials; please attach additional documentation if needed: Replace existing Windows "Size For Size" These new Energy Efficient Vinyl Framed windows will effectively be a visual "Match" to the look of the existing windows, PLUS - they will provide a consistent uniformity as the existing wood, Aluminum + ~~steel~~ windows are replaced.

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

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

PROPERTY RECORD CARD

General Information

Name:	GLASPEY HENRY M & VIRGINIA J	**Alternate Key:**	1472300
Mailing Address:	529 E 7TH AVE MOUNT DORA, FL 32757 *Update Mailing Address*	**Parcel Number:**	29-19-27-1300-000-02304
		Millage Group and City:	00MD Mount Dora
		2022 Total Certified Millage Rate:	18.8051
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	529 E 7TH AVE 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 E 58.75 FT OF W 193.7 FT OF S 100 FT OF LOT 23 PB 3 PG 43 ORB 5755 PG 1089		

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)	59	100		5900.000	FD	$0.00	$81,774.00

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

Residential Building(s)

Building 1

Residential	Building Value: $117,490.00

Summary

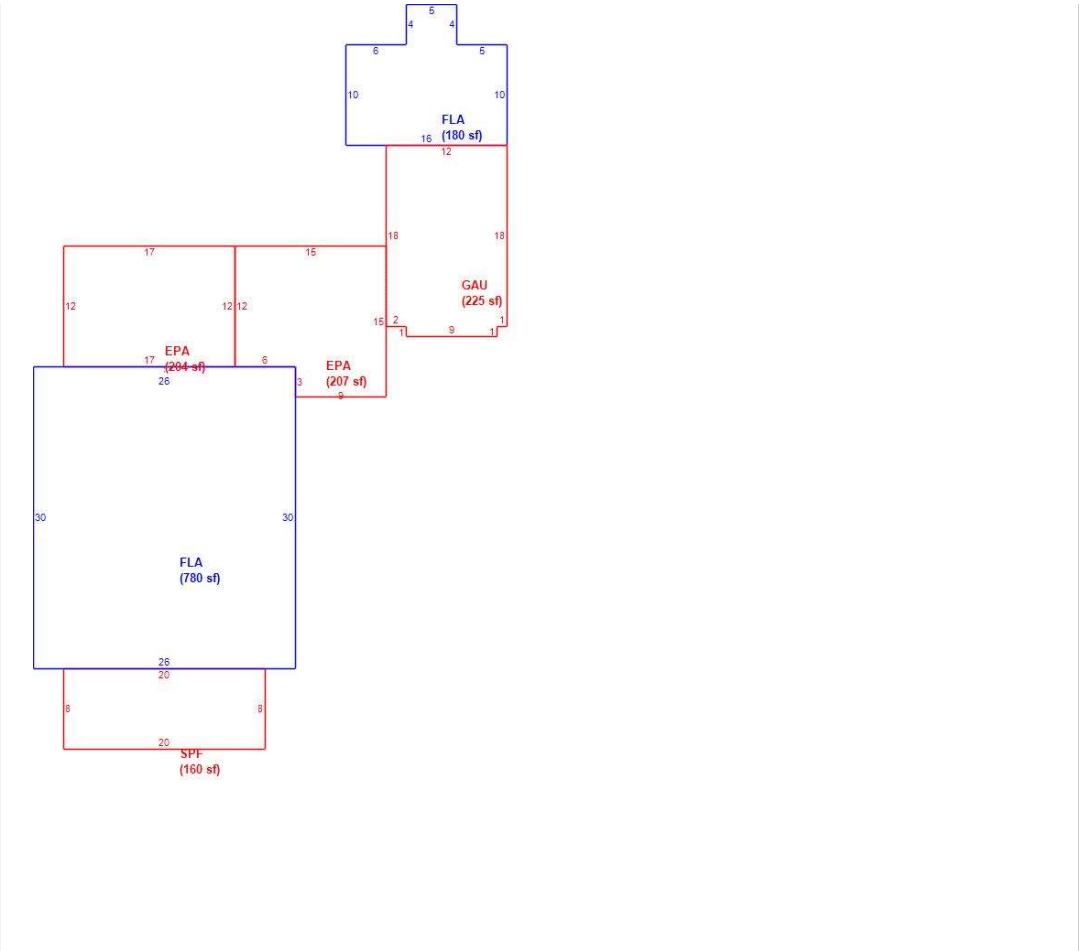
Year Built: 1920	Total Living Area: 960	Central A/C: Yes	Attached Garage: No
Bedrooms: 2	Full Bathrooms: 2	Half Bathrooms: 0	Fireplaces: 1

Incorrect Bedroom, Bath, or other information?

Section(s)

Section Type	Ext. Wall Type	No. Stories	Floor Area
ENCLOSED PORCH WOOD (EPA)		1.00	411
FINISHED LIVING AREA (FLA)	Wood (01)	1.00	960
GARAGE UNFINISHED WOOD (GAU)		1.00	225
SCREEN PORCH FINISHED (SPF)		1.00	160

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
5755 / 1089	07/2021	Warranty Deed	Qualified	Improved	$210,000.00
5537 / 2034	09/2020	Warranty Deed	Unqualified	Improved	$0.00
2788 / 2274	03/2005	Quit Claim Deed	Unqualified	Improved	$0.00
1486 / 2293	12/1996	Warranty Deed	Qualified	Improved	$45,500.00
933 / 815	09/1987	Warranty Deed	Unqualified	Improved	$1.00
744 / 1924	02/1982	Trustees Deed	Qualified	Improved	$26,800.00

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

Values and Estimated Ad Valorem Taxes

Values shown below are 2023 WORKING VALUES that are subject to change until certified.
The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	$199,264	$199,264	$149,264	5.0364	$751.75
SCHOOL BOARD STATE	$199,264	$199,264	$174,264	3.2500	$566.36
SCHOOL BOARD LOCAL	$199,264	$199,264	$174,264	2.9980	$522.44

LAKE COUNTY WATER AUTHORITY	$199,264	$199,264	$149,264	0.3083	$46.02
NORTH LAKE HOSPITAL DIST	$199,264	$199,264	$149,264	0.5000	$74.63
ST JOHNS RIVER FL WATER MGMT DIST	$199,264	$199,264	$149,264	0.1974	$29.46
CITY OF MOUNT DORA	$199,264	$199,264	$149,264	5.9603	$889.66
LAKE COUNTY MSTU AMBULANCE	$199,264	$199,264	$149,264	0.4629	$69.09
LAKE COUNTY VOTED DEBT SERVICE	$199,264	$199,264	$149,264	0.0918	$13.70
				Total: 18.8051	**Total:** $2,963.11

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

INSTRUMENT#: 2021099845 OR BK 5755 PG 1089 PAGES: 2 7/20/2021 4:48:10 PM
GARY J. COONEY, CLERK OF THE CIRCUIT COURT & COMPTROLLER, LAKE COUNTY, FLORIDA
REC FEES: $18.50 DEED DOC:$1470.00

Prepared by and return to:
Leslie Campione
Attorney at Law
Leslie Campione, P.A.
342 East Fifth Avenue
Mount Dora, FL 32757
352-383-9020
File Number: **21-237**
Will Call No.:
Consideration: $210,000.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **16th** day of **July, 2021** between **GRIMM DePANICIS, a single man, Individually and as Trustee(s) of the GRIMM DePANICIS REVOCABLE TRUST AGREEMENT dated September 3, 2020** whose post office address is **529 E. 7th Avenue, Mount Dora, FL 32757**, grantor, and **HENRY MONROE GLASPEY and VIRGINIA JO GLASPEY, husband and wife, as an estate by the entireties with the right of survivorship**, whose post office address is **12791 155th Avenue SE, Happy Valley, OR 97086**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Lake County, Florida** to-wit:

> **The East 58.75 feet of the West 193.70 feet of the South 100 feet of Block 23, GULLER'S PLAT, according to the map or plat thereof as recorded in Plat Book 3, Page(s) 37 through 43, Public Records of Lake County, Florida.**
>
> **Parcel Identification Number: 29-19-27-1300-000-02304**

Subject to covenants, conditions, restrictions, easements, reservations and limitations of record, if any; however this reference shall not operate to reimpose the same.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2020**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Cynthia Hill

Witness Name: Stephanie Thompson

GRIMM DePANICIS, Individually and as Trustee

State of Georgia
County of Cherokee

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 16 day of July, 2021 by GRIMM DEPANICIS, Individually and as Trustee(s) of the GRIMM DEPANICIS REVOCABLE TRUST DATED SEPTEMBER 3, 2020, who [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

TRINITY ASHWORTH
MY COMMISSION EXPIRES
MARCH
05
2025
CHEROKEE COUNTY, GA
NOTARY PUBLIC

Notary Public

Printed Name: Trinity Ashworth

My Commission Expires: 03/05/2025

DoubleTime®

CITY OF MOUNT DORA
BUILDING DEPARTMENT

Online Permit Submittal Worksheet

BFP-040

Contractor Company Name Windows Plus

Licensee Name David Keaton St Lic # SCC131150065

Email Address windowsplusFl@gmail.com Phone Number (407) 599-5525

Job Site Address 529 E. 7th Avenue

Conditioned sqft 1471 Unconditioned sqft 385 Total sqft 1856

Total Job Value $11,680.00

UTILITIES

Potable Water Meter: Size of Meter: _____ # of Meters: ___ **Irrigation Meter**: Size of Meter: _____ # of Meters: ___

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

SUBCONTRACTORS

Electrical: Company Name N/A Lic #: _____ Value: $_____

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

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

T Pole [ ] Yes [ ] No Size of new Service or increase for service upgrade: ____v _____a ____phase

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

# of Fixtures: _____

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

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

Roofing: Company Name _____ Lic #: _____ Value: $_____

Type of Roofing: _____ # of Squares: _____

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

# of Fixtures: _____

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

CITY OF MOUNT DORA
BUILDING & FIRE PREVENTION CONSTRUCTION SERVICES

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

PRODUCT APPROVAL SPECIFICATION SHEET

BFP-011

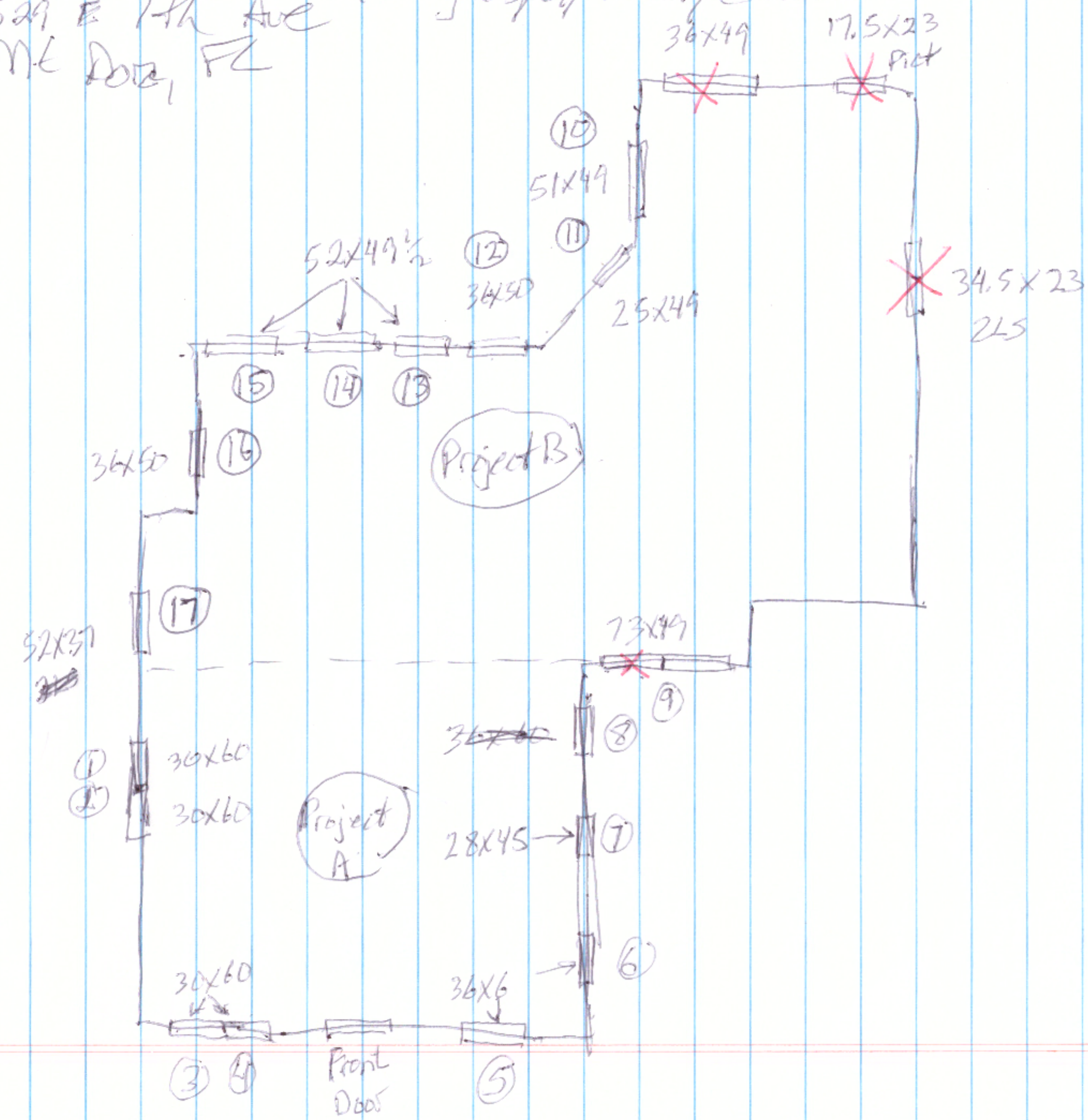
As required by Florida Statute 553.842 and Florida Administrative Code 9B-72, please provide the information and approval numbers on the building components below, if they will be utilized on the construction project for which you are applying for a building permit. We recommend you contact your local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

Category/Subcategory	Manufacturer	Product Description	Approval Number(s)
1. EXTERIOR DOORS			
A. SWINGING			
B. SLIDING			
C. SECTIONAL			
D. ROLL UP			
E. AUTOMATIC			
F. OTHER			
2. WINDOWS			
A. SINGLE HUNG			
B. HORIZONTAL SLIDER			
C. CASEMENT			
D. DOUBLE HUNG	Associated Materials	Model 3001	11720.9
E. FIXED			
F. AWNING			
G. PASS THROUGH			
H. PROJECTED			
I. MULLION			
J. WIND BREAKER			
K. DUAL ACTION			
L. OTHER			
3. PANEL WALL			
A. SIDING			
B. SOFFITS			
C. EIFS			
D. STOREFRONT			
E. CURTAIN WALLS			
F. WALL LOUVER			
G. GLASS BLOCK			
H. MEMBRANE			
I. GREENHOUSE			
J. OTHER			
4. ROOFING PRODUCTS			
A. ASPHALT SHINGLES			
B. UNDERLAYMENTS			
C. ROOFING FASTENERS			

Hank + Ginny Glaspey
529 E 7th Ave
Mt Dora, FL

911-221-0000
glaspeyfamily@msn.com

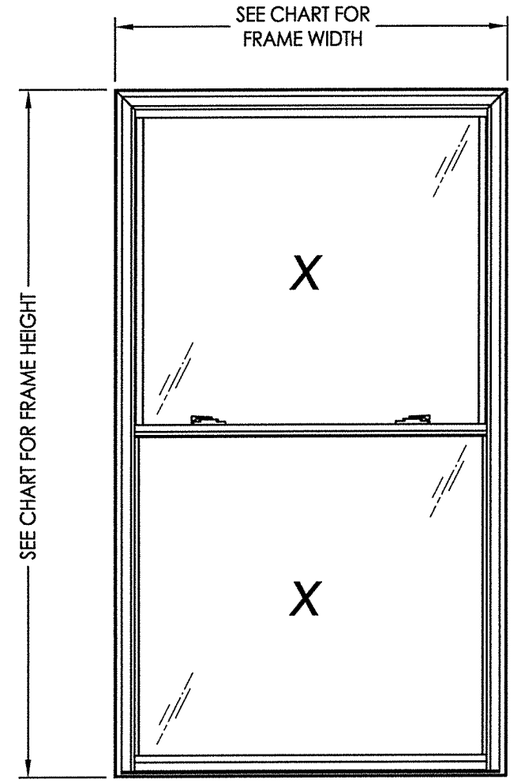
① 30 ~~29 7/8~~ x 61 5/8 Gds
② 30 ~~29 7/8~~ x 61 5/8 Gds
③ 30 ~~29 7/8~~ x 61 5/8 Gds
④ 30 ~~29 7/8~~ x 61 5/8 Gds
⑤ 30 x 61 5/8 Gds
⑥ 30 x 61 5/8 Gds
⑦ 28 x 45 5/8 Both Gds
⑧ 30 x 61 5/8 Gds
⑨ 76 x 48 1/2 Gds
⑩ 51 1/2 x 49 1/4
⑪ 24 3/4 x 48 3/4
⑫ 35 3/4 x 49 1/4
⑬ 51 7/8 x 49 3/8
⑭ 51 7/8 x 49 3/8
⑮ 51 7/8 x 49 3/8
⑯ 36 x 37 1/8
⑰ 42 1/4 x 37 Gds



ASSOCIATED MATERIALS
INCORPORATED
3773 STATE ROAD
CUYAHOGA FALLS, OH 44223

MODEL 3001/3B01/3A01/3AB1 "ST" EXTRUDED VINYL DOUBLE HUNG "Replacement" WINDOW

"NON-IMPACT"



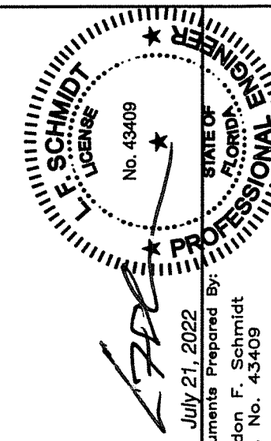
GENERAL NOTES

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

TABLE OF CONTENTS

SHEET#	DESCRIPTION
1	Typical elevations, design pressures & general notes
2	Horizontal cross sections
3	Vertical cross sections
4	Buck and frame anchoring
5	Bill of materials, components and glazing detail

OVERALL FRAME DIMENSION	MAX. D.L.O. (TOP)	MAX. D.L.O. (BOTTOM)	No. LOCKS	GLASS TYPE	DESIGN PRESSURE (PSF)	
					POSITIVE	NEGATIVE
36.0" X 60.0"	29.12" X 25.63"	30.12" X 26.75"	2	G1	+55.0	-60.0
36.0" X 72.0"	29.12" X 31.63"	30.12" X 32.75"	2	G1	+50.0	-55.0
36.0" x 78.0"	29.12" X 34.63"	30.12" X 35.75"	2	G1	+40.0	-40.0
44.0" x 72.0"	37.12" X 31.63"	38.12" X 32.75"	2	G1	+40.0	-40.0
48.0" x 72.0"	41.12" X 31.63"	42.12" X 32.75"	2	G1	+35.0	-35.0
44.0" x 75.0"	37.12" X 33.13"	38.12" X 34.25"	1	G1	+25.0	-25.0
44.0" x 75.0"	37.12" X 33.13"	38.12" X 34.25"	2	G1	+30.0	-30.0
52.0" x 62.0"	45.12" X 26.63"	46.12" X 27.75"	2	G1	+35.0	-35.0
48.0" x 84.0"	41.12" X 37.63"	42.12" X 38.75"	2	G1	+25.0	-25.0
44.0" x 96.0"	37.12" X 43.63"	38.12" X 44.75"	2	G1	+25.0	-25.0
52.0" x 96.0"	45.12" X 43.63"	46.12" X 44.75"	2	G1	+15.0	-15.0



July 21, 2022

Documents Prepared By:
Lyndon F. Schmidt
P.E. No. 43409
RW BUILDING CONSULTANTS, INC.
P.O. Box 230, Valrico, FL 33595
Phone No.: 813.659.9197
FBPE Registry No. 9813

PRODUCT: DOUBLE HUNG WINDOW

PART OR ASSEMBLY: TYPICAL ELEVATION, DESIGN PRESSURES & GENERAL NOTES

NO.	DATE	REVISIONS	BY
10	7/21/22	REVISED FOR NEW TESTING	LFS
9	6/15/21	REVISED FOR NEW TESTING	LFS
8	11/13/19	REVISED DRAWING (NEW TESTING)	LFS
7	8/18/20	UPDATE TO 7TH ED. (2020) FBC	DAC
6	8/09/17	UPDATE TO 6TH ED. (2017) FBC	LFS
5	7/18/16	UPDATE B.O.M. & ADD COMP.'S	JK

DATE: 11/12/13
SCALE: N.T.S.
DWG. BY: JK
CHK. BY: LFS
DRAWING NO.: FL-11720.9
SHEET 1 OF 5

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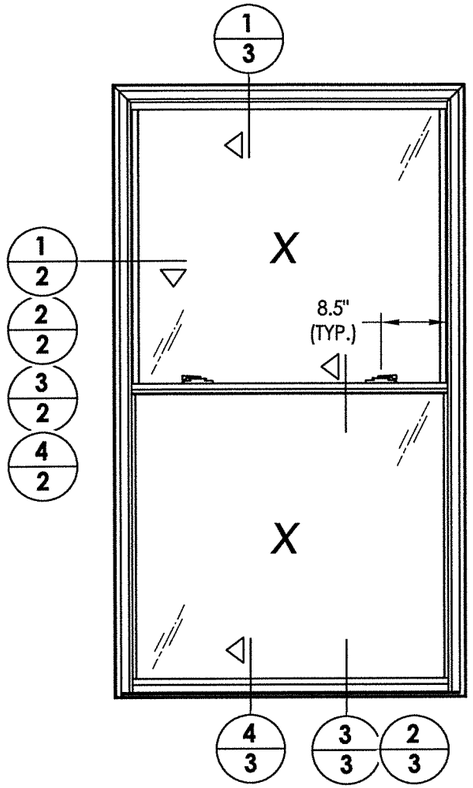
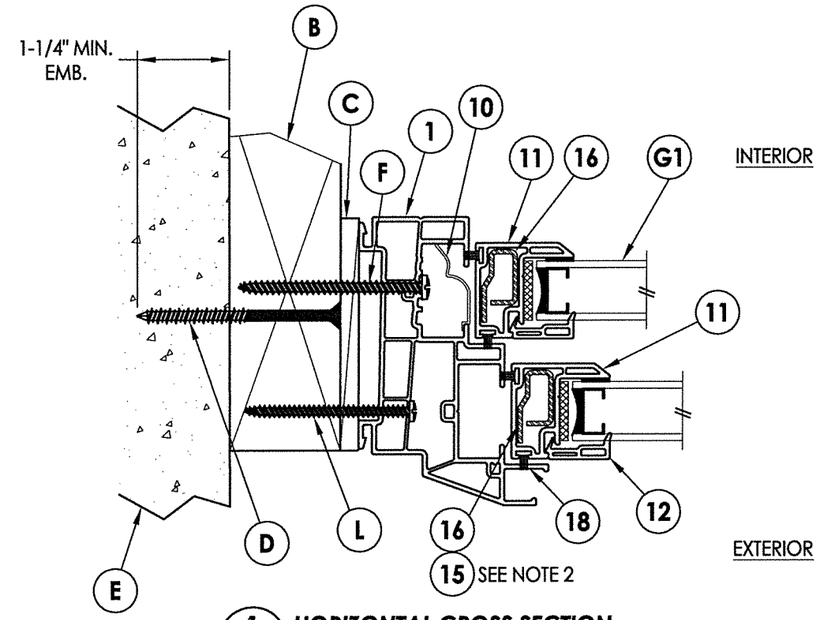
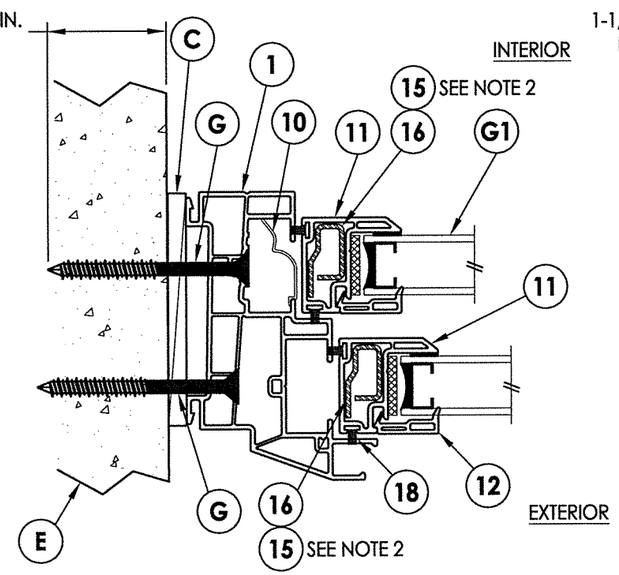


NOTES:

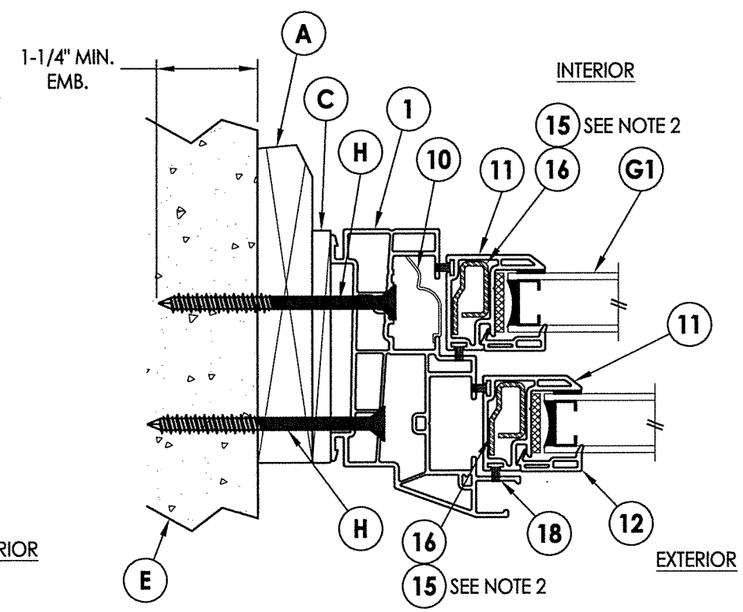
1. Anchors located above the meeting rail are in the interior track and anchors located below the meeting rail are in the exterior track.
2. Reinforcement (Item #15) is required for design pressures > 40 psf.



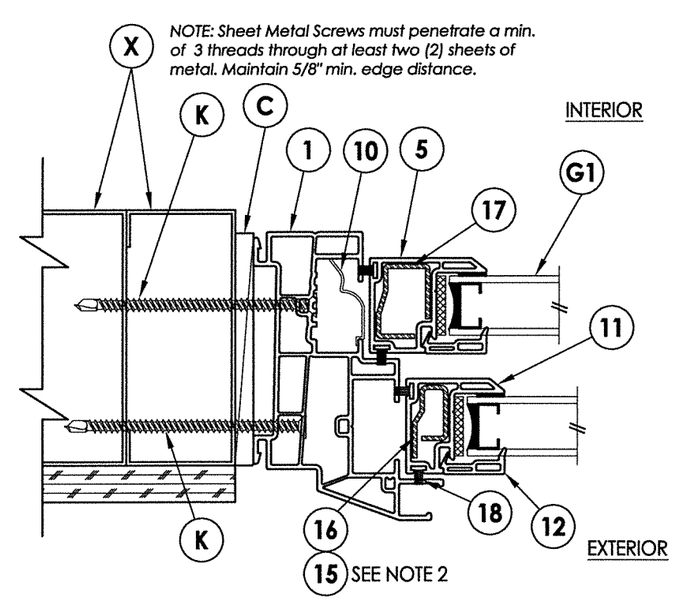
1/2 HORIZONTAL CROSS SECTION
2x Buck Construction



2/2 HORIZONTAL CROSS SECTION
Shown w/ Direct to Masonry Option



3/2 HORIZONTAL CROSS SECTION
Shown w/1x sub-buck



4/2 HORIZONTAL CROSS SECTION
Shown w/ Steel Stud Framing Option
Shown w/ MED Bottom Sash Stiles

L. F. SCHMIDT ★ LICENSE ★ No. 43409 ★ STATE OF FLORIDA ★ PROFESSIONAL ENGINEER

July 21, 2022

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

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

PRODUCT: DOUBLE HUNG WINDOW

PART OR ASSEMBLY: HORIZONTAL CROSS SECTIONS

NO.	DATE	REVISIONS	BY
10	7/21/22	REVISED FOR NEW TESTING	LFS
9	6/15/21	REVISED FOR NEW TESTING	LFS
8	8/18/20	UPDATE TO 7TH ED. (2020) FBC	DAC
7	11/13/19	REVISED DRAWING (NEW TESTING)	LFS
6	8/09/17	UPDATE TO 6TH ED. (2017) FBC	LFS
5	7/18/16	UPDATE B.O.M. & ADD COMP.'S	JK

DATE: 11/12/13
SCALE: N.T.S.
DWG. BY: JK
CHK. BY: LFS
DRAWING NO.: FL-11720.9
SHEET 2 OF 5

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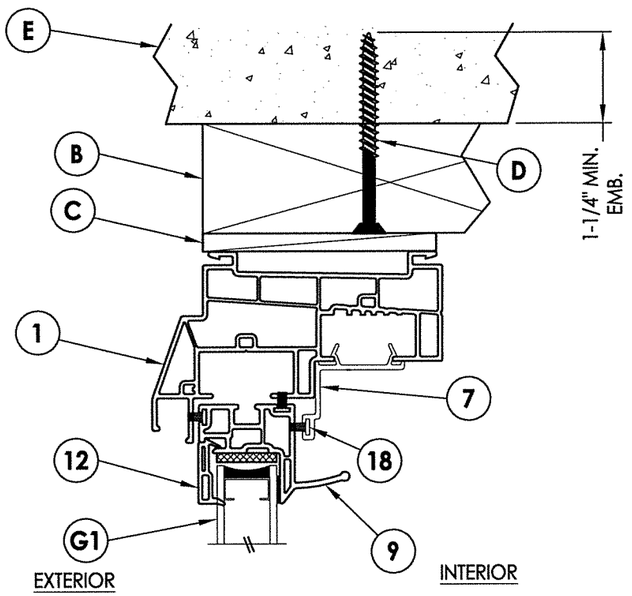
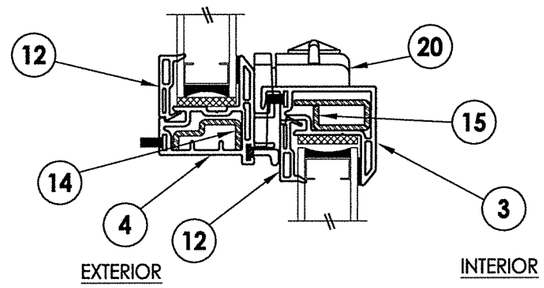
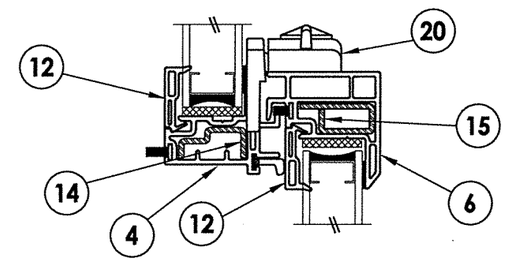
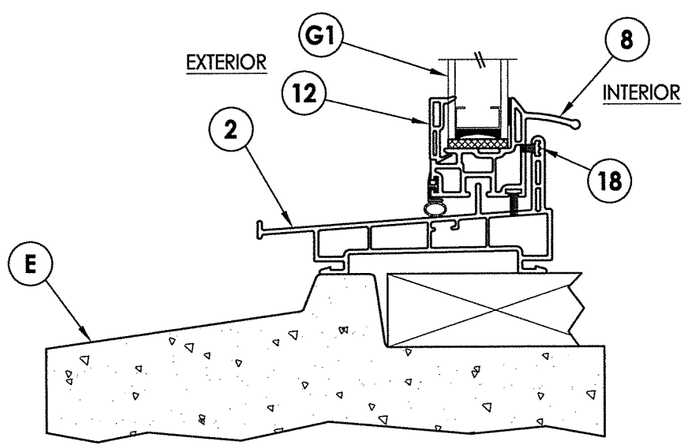


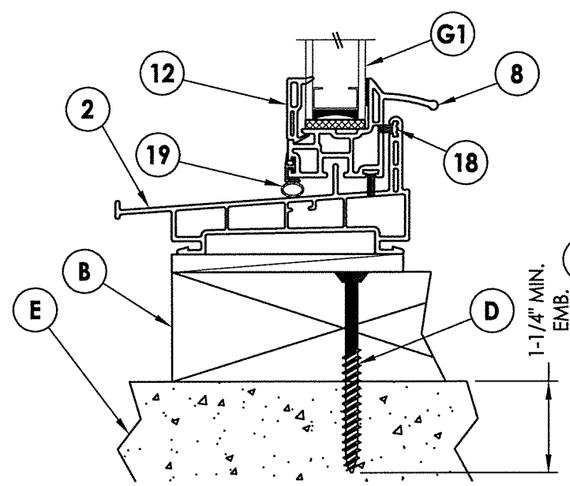
1/3 **VERTICAL CROSS SECTION**
2x Buck Construction



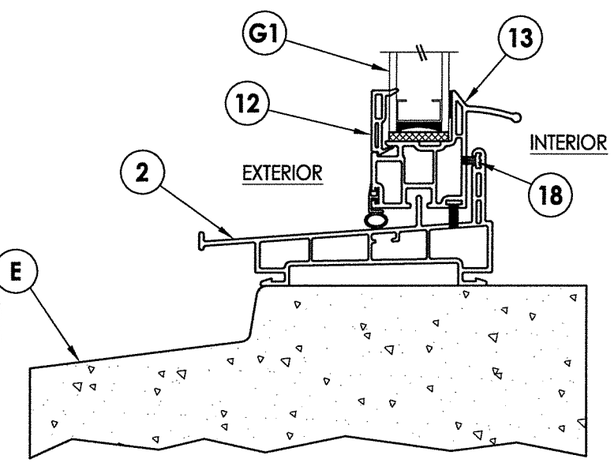




4/3 **VERTICAL CROSS SECTION**
Optional masonry sill
Shown w/ MED Bottom Sash Rails



2/3 **VERTICAL CROSS SECTION**
2x Buck Construction



3/3 **VERTICAL CROSS SECTION**
Optional masonry sill
Shown w/ MED Bottom Sash Rails

STATE OF FLORIDA
L. F. SCHMIDT
LICENSE
No. 43409
PROFESSIONAL ENGINEER

July 21, 2022

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

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

PRODUCT: DOUBLE HUNG WINDOW

PART OR ASSEMBLY: VERTICAL CROSS SECTIONS

NO.	DATE	REVISIONS	BY
10	7/21/22	REVISED FOR NEW TESTING	LFS
9	6/15/21	REVISED FOR NEW TESTING	LFS
8	8/18/20	UPDATE TO 7TH ED. (2020) FBC	DAC
7	11/13/19	REVISED DRAWING (NEW TESTING)	LFS
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5	7/18/16	UPDATE B.O.M. & ADD COMP.'S	JK

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DWG. BY: JK
CHK. BY: LFS
DRAWING NO.: FL-11720.9
SHEET 3 OF 5

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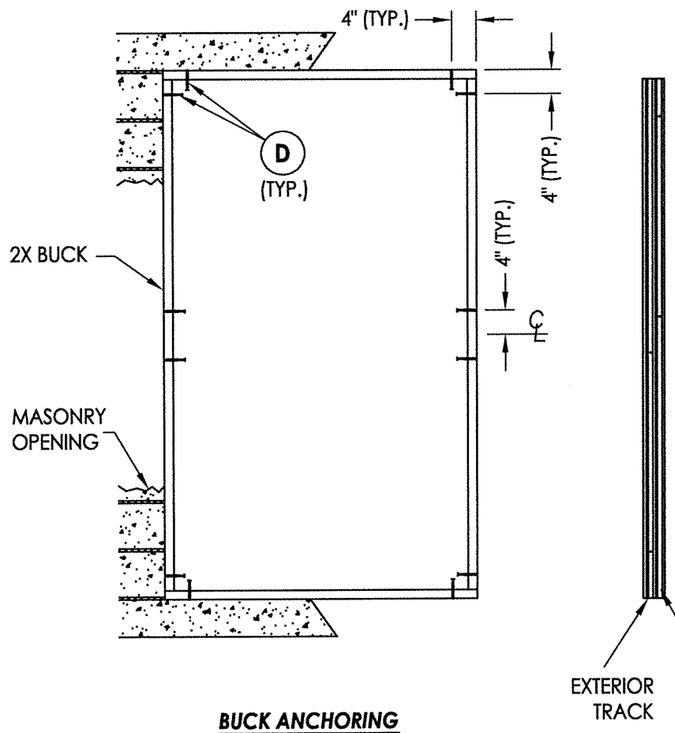
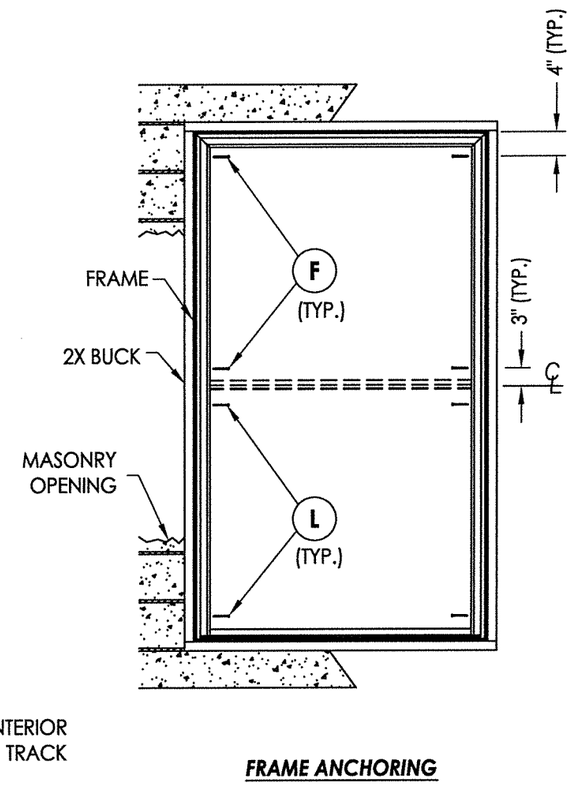
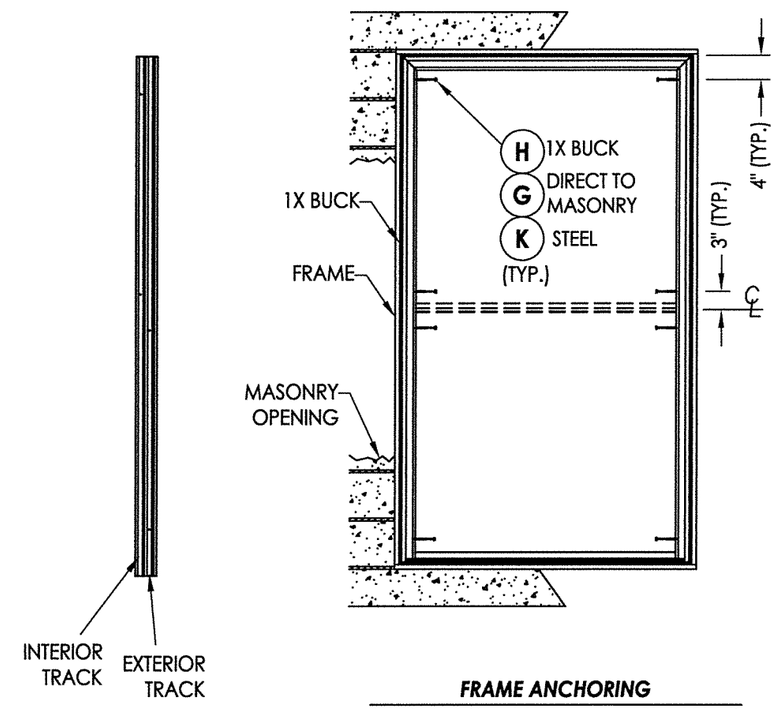


BUCK ANCHORING



FRAME ANCHORING
(2X Buck)



FRAME ANCHORING
(1X Buck, Direct to Masonry, Steel Stud)

CONCRETE ANCHOR NOTES:

1. *Concrete anchor locations at the corners may be adjusted to maintain the min. edge distance to mortar joints.*
2. *Concrete anchor locations noted as "MAX. ON CENTER" must be adjusted to maintain the min. edge distance to mortar joints, additional concrete anchors may be required to ensure the "MAX. ON CENTER" dimension are not exceeded.*
3. *Concrete anchor table:*

ANCHOR TYPE	ANCHOR SIZE	MIN. EMBEDMENT	MIN. CLEARANCE TO MASONRY EDGE	MIN. CLEARANCE TO ADJACENT ANCHOR
ITW TAPCON®	1/4"	1-1/4"	2"	4"
DeWALT ULTRACON+®	1/4"	1-1/4"	1"	4"

WOOD SCREW INSTALLATION NOTES:

1. *Maintain a minimum 5/8" edge distance, 1" end distance, & 1" o.c. spacing of wood screws to prevent the splitting of wood.*

L. F. SCHMIDT LICENSE No. 43409 STATE OF FLORIDA PROFESSIONAL ENGINEER

July 21, 2022

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

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

PRODUCT: *DOUBLE HUNG WINDOW*

PART OR ASSEMBLY: *BUCK & FRAME ANCHORING*

NO.	DATE	REVISIONS	BY
10	7/21/22	REVISED FOR NEW TESTING	LFS
9	6/15/21	REVISED FOR NEW TESTING	LFS
8	8/18/20	UPDATE TO 7TH ED. (2020) FBC	DAC
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DWG. BY: JK
CHK. BY: LFS
DRAWING NO.: FL-11720.9
SHEET 4 OF 5

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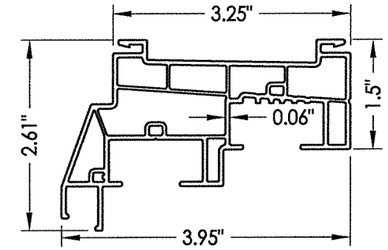
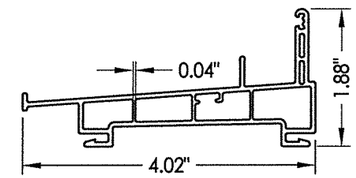
BILL OF MATERIALS

ITEM #	DESCRIPTION	MATERIAL
A	1X BUCK (SG >= 0.42)	WOOD
B	2X BUCK (SG >= 0.42)	WOOD
C	1/4" MAX. SHIM SPACE	-
D	1/4" X 2-3/4" PFH DeWALT OR ITW CONCRETE SCREW	STEEL
E	MASONRY - 3,000 PSI MIN. CONCRETE CONFORMING TO ACI 301 OR HOLLOW BLOCK CONFORMING TO ASTM C90	CONCRETE
F	#10 X 2-1/2" PPH WOOD SCREW (1-3/8" MIN. EMBEDMENT)	STEEL
G	1/4" x 2-3/4" PFH DeWALT OR ITW CONCRETE SCREW	STEEL
H	1/4" X 3-1/4" PFH DeWALT OR ITW CONCRETE SCREW	STEEL
K	#10 PFH SELF-DRILLING SMS	STEEL
L	#10 X 2-1/4" PPH WOOD SCREW (1-5/16" MIN. EMBEDMENT)	STEEL
X	STEEL STUD Min. Thk .033" (ASTM A653 GRADE 33 Fy=33 Ksi Min, Fu=45 Ksi Min)	STEEL
1	EXTRUDED VINYL HEAD AND JAMB *	RIGID PVC
2	EXTRUDED VINYL SILL*	RIGID PVC
3	EXTRUDED VINYL LOCK RAIL *	RIGID PVC
4	EXTRUDED VINYL MEETING RAIL*	RIGID PVC
5	EXTRUDED VINYL SASH STILE (MED) *	RIGID PVC
6	EXTRUDED VINYL LOCK RAIL (MED) *	RIGID PVC
7	EXTRUDED VINYL HEAD INSERT *	RIGID PVC
8	EXTRUDED VINYL BOTTOM LIFT RAIL *	RIGID PVC
9	EXTRUDED VINYL TOP PULL RAIL *	RIGID PVC
10	BALANCE COVER	-
11	EXTRUDED VINYL SASH STILE*	RIGID PVC
12	GLAZING BEAD*	RIGID PVC
13	EXTRUDED VINYL BOTTOM LIFT RAIL (MED) *	RIGID PVC
14	REINFORCEMENT - MEETING RAIL	STEEL
15	REINFORCEMENT - LOCK RAIL	STEEL
16	REINFORCEMENT - SM. STILE	STEEL
17	REINFORCEMENT - MED. STILE	STEEL
18	WEATHERSTRIP (FIN PILE)	-
19	WEATHERSTRIP (VINYL BULB)	VINYL
20	CAM LOCK	STEEL

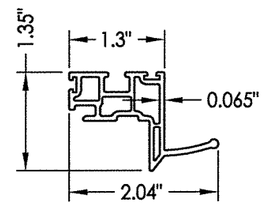
* THE APPROVED WHITE RIGID PVC EXTERIOR EXTRUSIONS FOR WINDOWS ARE TO BE PRODUCED BY EXTRUDERS LICENSEES IN "AAMA CERTIFICATION PROGRAMS FOR RIGID PVC EXTRUSIONS".



1 HEAD & JAMB



2 SILL



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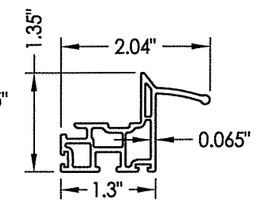
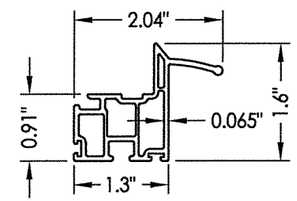
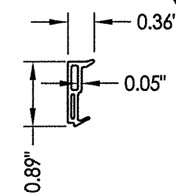


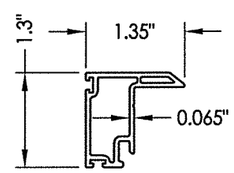
8 BOTTOM LIFT RAIL



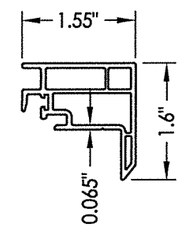
13 BOTTOM LIFT RAIL MED



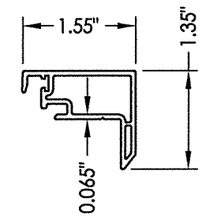
12 GLAZING BEAD



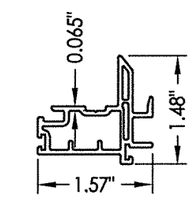
11 SASH STILE



6 LOCK RAIL MED



3 LOCK RAIL



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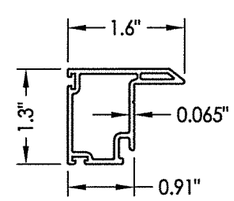
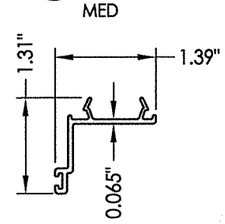


5 SASH STILE Bottom Sash MED



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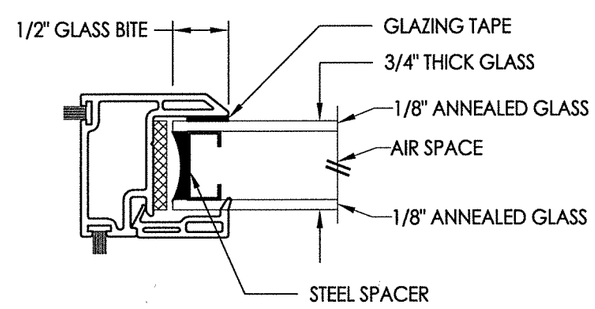
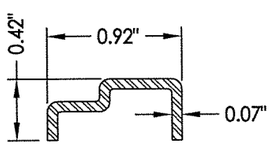
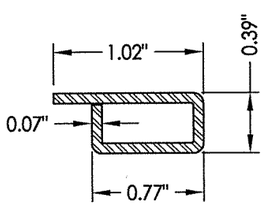


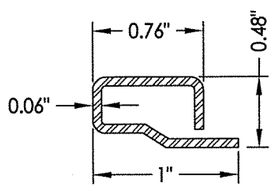
G1 GLAZING DETAIL



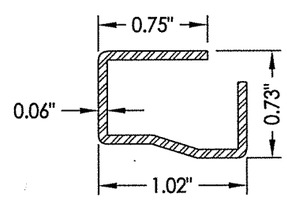
14 REINFORCEMENT Meeting Rail



15 REINFORCEMENT Lock Rail



16 REINFORCEMENT SM Stiles



17 REINFORCEMENT MED Stiles

T. F. SCHMIDT LICENSE No. 43409 STATE OF FLORIDA PROFESSIONAL ENGINEER

July 21, 2022

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

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

PRODUCT: DOUBLE HUNG WINDOW

PART OR ASSEMBLY: BILL OF MATERIALS, COMPONENTS AND GLAZING DETAIL

NO.	DATE	REVISIONS	BY
10	7/21/22	REVISED FOR NEW TESTING	LFS
9	6/15/21	REVISED FOR NEW TESTING	LFS
8	8/18/20	UPDATE TO 7TH ED. (2020) FBC	DAC
7	11/13/19	REVISED DRAWING (NEW TESTING)	LFS
6	8/09/17	UPDATE TO 6TH ED. (2017) FBC	LFS
5	7/18/16	UPDATE B.O.M. & ADD COMP.'S	JK

DATE: 11/12/13
SCALE: N.T.S.
DWG. BY: JK
CHK. BY: LFS
DRAWING NO.: FL-11720.9
SHEET 5 OF 5

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Z:\Clients\Associated PERMANENT\A - Florida Product Approvals\FL-11720 Windows - Double Hung\C - Drawings\FL 11720 (2020)\FL-11720.9.dwg

CITY OF MOUNT DORA

RECEIVED
FEB 2 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

Property Address: 529 E. 7th Ave Alternate Key No.: 1472300

Property Owner: Henry and Virginia Glaspey

Applicant: Henry and Virginia Glaspey

Applicant's Mailing Address: 529 E. 7th Ave, Mt. Dora, FL 32757

Applicant's Phone Number: 503-341-0895

Applicant's Email Address: glaspeyfamily@msn.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: please see attached

Proposed Materials: please see attached

Is there a chimney on the building and will it be affected? yes, will not be affected

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

Reason for Addition / Modification: Please see attached

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.

Addendum to Application for Certificate of Appropriateness

Property Address: 529 E. 7th Ave, Mt Dora, FL 32757

Property Owner: Henry and Virginia Glaspey

Full description of proposed alterations:

Windows:

1. Please refer to original presentation to the Historic Preservation Board of April 26, 2023. We have been told that all of the necessary information is contained in that file.
2. Unfortunately, when the Windows Plus representative attended the meeting on April 26, 2023, he did not openly inform the board that that the windows were installed and completed March 4, 2023. He had applied for the permit with the city that week in March and then learned that the COA was required. He stated he would follow up on the COA after installation.
3. The windows installed are identical in design to the original, and appear to be the same when you look at the house from the street. Several other nearby homes and buildings have the same windows as well.

Garage Door:

1. When we purchased the home, the garage had a metal door which was rusted out and almost inoperable. The garage was full of garbage, with rats living it and dead carcasses as well. Please see attached picture.
2. We researched the Craftsman Bungalow style and also spoke with a friend who had some familiarity with homes built in the 1920's. He noted that the size of the garage and the garage door opening indicated that it was originally styled as a carriage house. The doors we designed and built are this style. Please see attached picture.

   When recently utilizing the information provided on the historic group website, we found nearly identical pictures. Please see attached.

   Garage door material is pressure treated pine, with 6 7" hinges. Measurements are original door opening of 8' x 6'10". There are 6 windows with seeded glass panes, each 10" x 18".

Front Door:

1. We currently have a Stop Work Order for the "windows, garage door, and door." The city has been unable to determine the door issue. We did replace the broken screen door on the screen only front porch. It is not enclosed and does not have windows. The door was purchased locally at Lowe's and is nearly identical to the broken door it replaced. Please see picture.
2. The front door to the home is original. Please see picture.

When we purchased the home it was "As Is." It was filthy, needed new wiring, plumbing, and a major roof repair in the back. These were all permitted and inspected. At no time did we hear any mention of a Historic Board, as apparently none of this work required the COA.

We cleaned up the front yard, painted, had hardwood floors repaired, and made the home a credit to the neighborhood and historic Mt Dora. We have worked very hard to furnish it to the period as well, and make it our home.

We sincerely apologize for our naiveite regarding the responsibilities of living in the Historic District. We didn't learn of the board until after the fact and certainly appreciate the care and concern regarding maintaining the district.

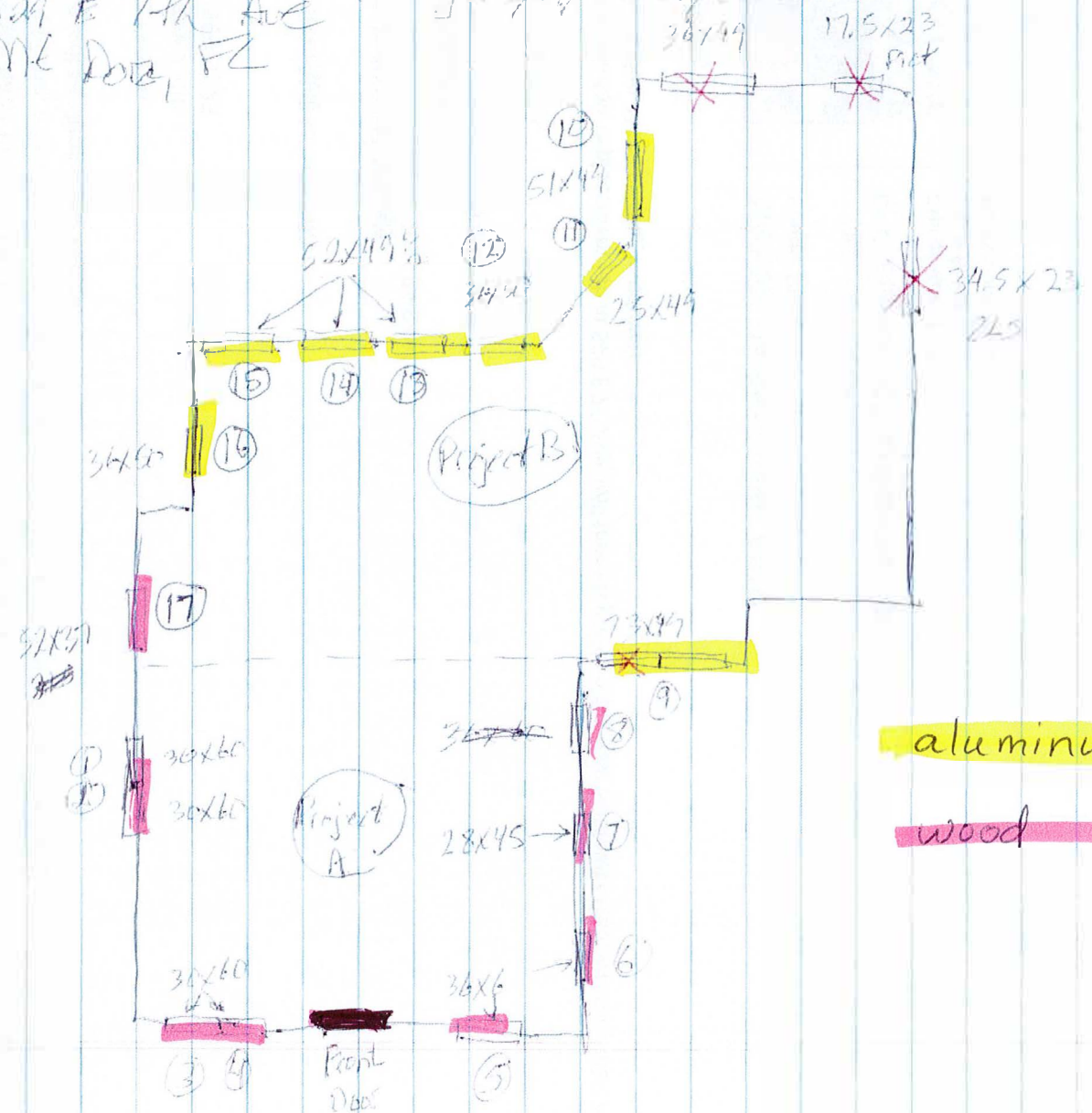
welcome

529

Hank & Ginny Glaspey
529 E 7th Ave
Mt Dora, FL

Glaspey-Family@msn.com

① 30 ~~29 7/8~~ x 61 5/8 Gds
② 30 ~~29 7/8~~ x 61 5/8 Gds
③ 30 ~~29 7/8~~ x 61 5/8 Gds
④ 30 ~~29 7/8~~ x 61 5/8 Gds
⑤ 30 x 61 5/8 Gds
⑥ 30 x 61 5/8 Gds
⑦ 28 x 45 5/8 Beth Gds
⑧ 30 x 61 5/8 Gds
⑨ 76 x 48 1/2 Gds
⑩ 51 1/2 x 49 1/4
⑪ 29 3/4 x 48 3/4
⑫ 35 3/4 x 49 1/4
⑬ 51 7/8 x 49 3/8
⑭ 51 7/8 x 49 3/8
⑮ 51 7/8 x 49 3/8
⑯ 36 x 37 1/8
⑰ 42 1/4 x 37 Gds



CITY OF MOUNT DORA

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

DATE: February 28, 2024

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 5 - Certificate of Appropriateness; 529 E 7th Ave (Location); Remove and Replace 17 Aluminum Windows with Vinyl Windows (Request); Henry and Virgina Glaspey (Owners); Windows Plus, C/O David Keaton (Applicant).**

Property Information:

Address:	529 E 7th Ave	**Current Use:**	Single-Family Residence
Zoning District:	R-2	**Land Use:**	Medium Density

Structure Information:

Date of Construction:	1920	**Style:**	Bungalow
Structural System:	Balloon Wood Frame	**Foundation Type:**	Molded Concrete Block
Siding:	Novelty Siding	**Stories:**	One
Roof Type:	Gable	**Chimneys:**	Two, Brick
Notes:	Because the house remains much of its historic integrity and is located in a well-preserved collection of historic buildings, it appears to contribute to a historic district.		

Summary of Proposed Alteration(s):
Remove and replace ~~seventeen (17)~~ ~~wood framed, aluminum windows~~ eight (8) aluminum and seven (7) wood windows with white vinyl framed windows and replace the garage door.

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; 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 on Windows:

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

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

When choosing replacements the following features of the original windows should be used as criteria: trim detail; size, shape of frame, sash; location of meeting rail; reveal or set-back of window from wall plane; separate planes of two sash; color, reflective qualities of glass; and muntin, mullion profiles and configuration.

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

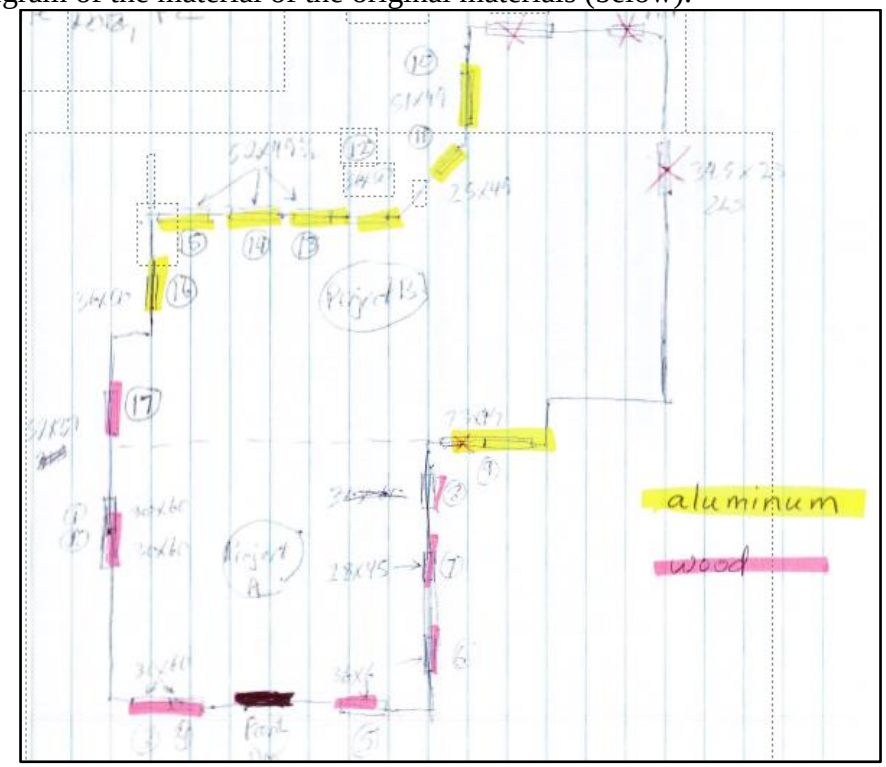
Staff Analysis:

The applicant is seeking to remove eight (8) aluminum and seven (7) wood windows and replace with white vinyl framed windows. The Applicant has indicated that the grid pattern in the top sashes will be replicated on the new windows. There are no changes to the existing size and location of the windows. The Applicant is also seeking to obtain approval for the after-the-fact replacement of the garage door.

Update for February 28, 2024:

The application initially stated that the requested action was to remove seventeen (17) wood framed, aluminum windows and replace them with white vinyl framed windows and was presented to the Historic Preservation Board on April 26, 2023. During Board discussion, it was noted that the existing windows were a mixture of wood and metal windows which was inconsistent with the scope of work provided on the application. Based on this, and the discussion on the need to replace to windows, the Board tabled the application in order for the Applicant to update the application to provide accurate information on the request; provide more information on the condition of the wood windows the Applicant is seeking to replace; and provide an update on what the customer is willing to do based on the discussions.

The Applicant and Owner have submitted additional information detailing the scope of work which includes a diagram of the material of the original materials (below).



The Owner also revised the request to include the previously-completed garage door replacement.

<u>Attachments</u>:
Photos
1998 Site Form
2008 Site Form
Application
Updated Application

CITY OF MOUNT DORA

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

DATE: February 28, 2024

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 6 - Certificate of Appropriateness; 642 N Tremain Street (Location); Porch Modifications (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.

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 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 porch addition / enclosure shall be redesigned to include the wood features currently

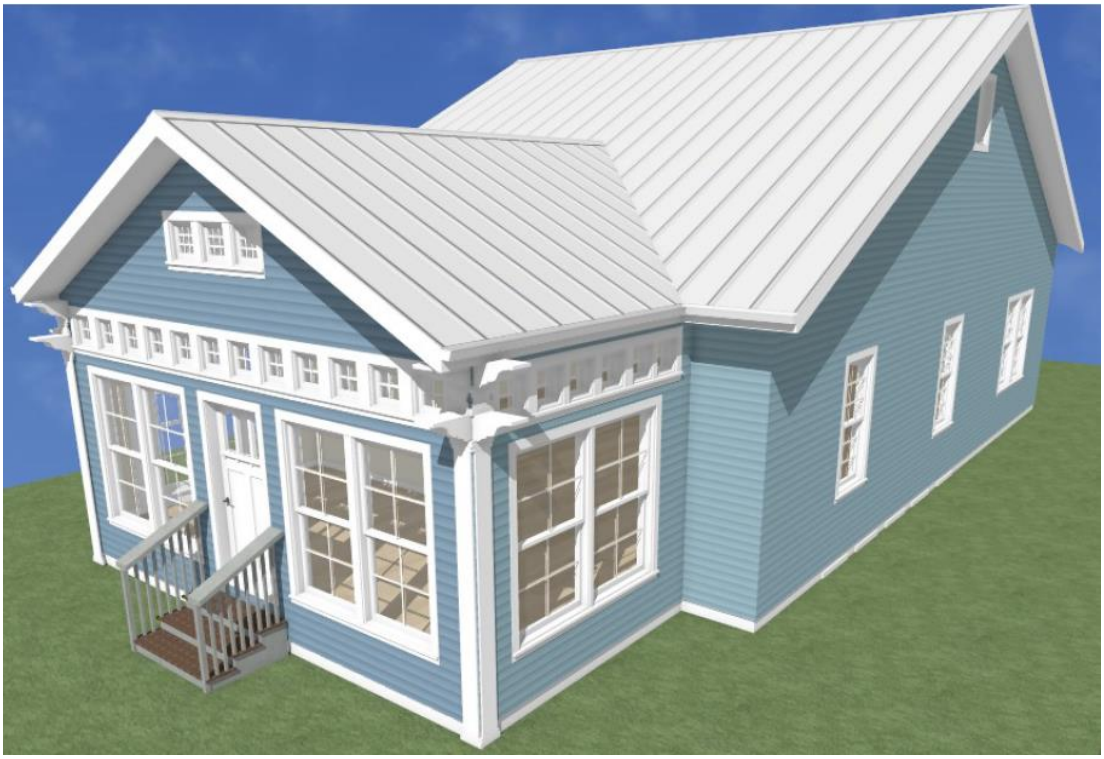
present on the porch (rafter beams and horizontal wood detailing) and shall not extend beyond the current footprint.

2. The proposed steps shall be redesigned to match the existing steps.

Update for February 28, 2024:

The original application included requests for porch modifications, addition on the rear of the house, and porch modifications. The Historic Preservation Board approved the addition and the detached garage but tabled the request for the front porch modifications. The Board discussed the dimensions of the porch, whether or not the porch will be expanded the entire width of the house, the height of the roof proposed for the porch, and how the porch will be utilized.

The Applicant has provided an updated rendering of the proposed porch (below) which was redesigned to include the wood features currently on the porch (rafter beams and horizontal wood detailing).



Attachments:

Photos
Elevation Comparison
1989 Site Survey
2008 Site Survey
Application
Updated Porch Elevation
Pictures of Neighboring Properties

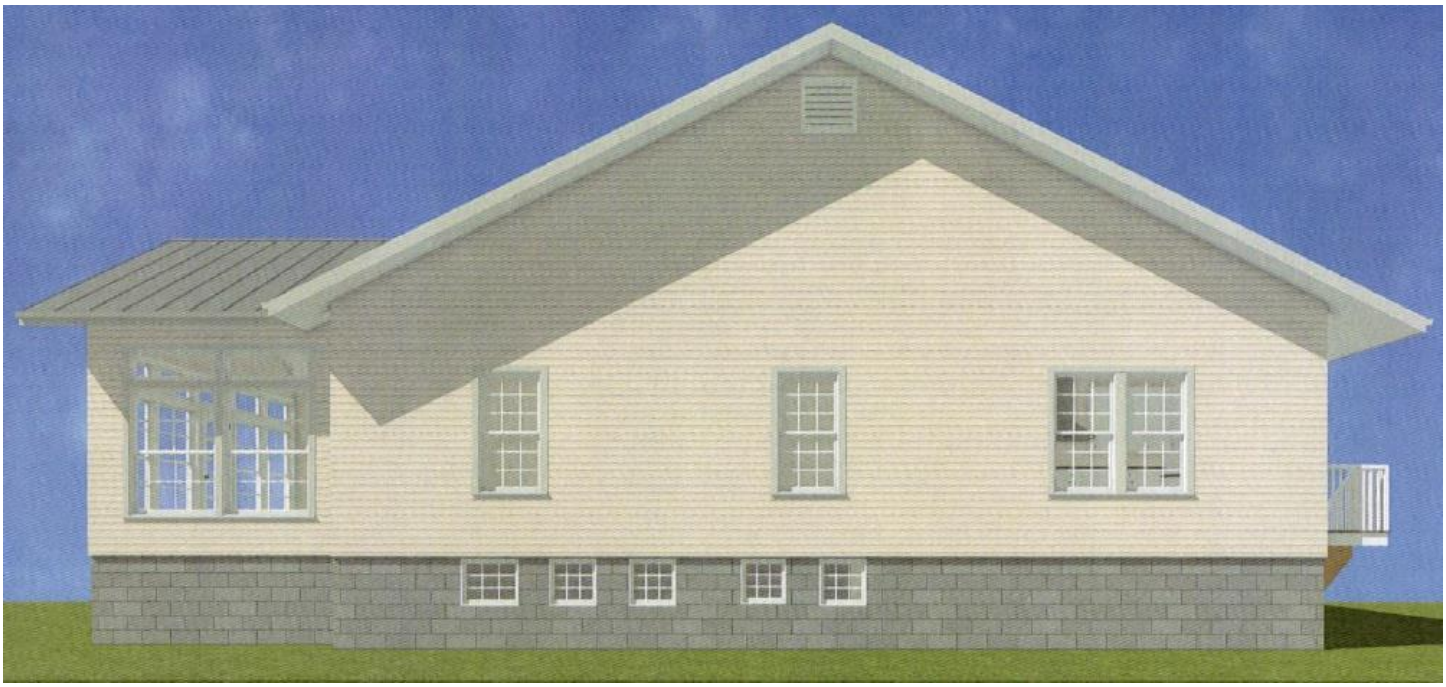
CITY OF MOUNT DORA

Site Photos

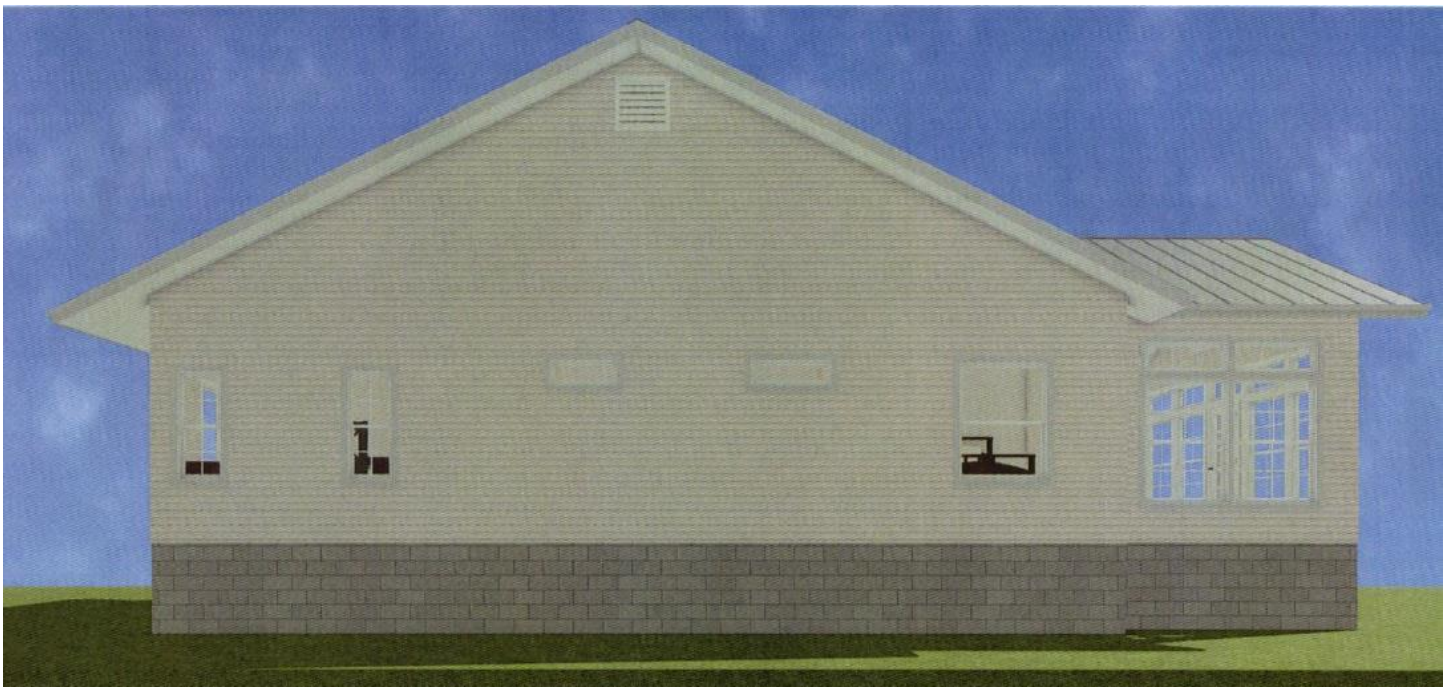
642

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.

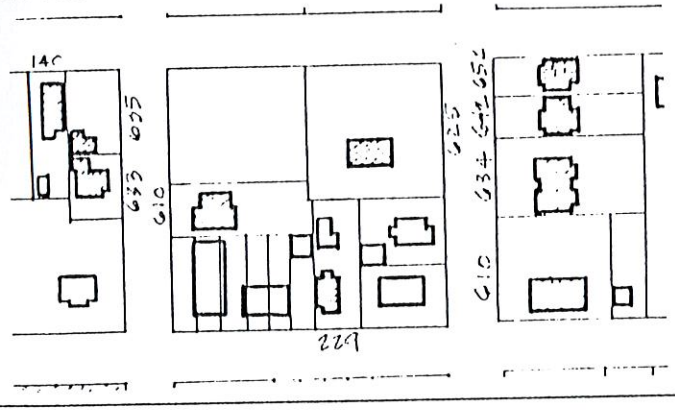
CD 24,26,39; MDT 11-4-26, 1-12-28

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

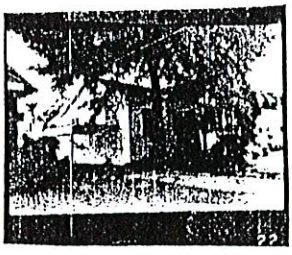


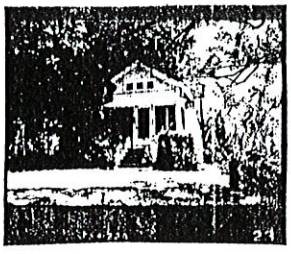
Township	Range	Section
19	27	28

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;

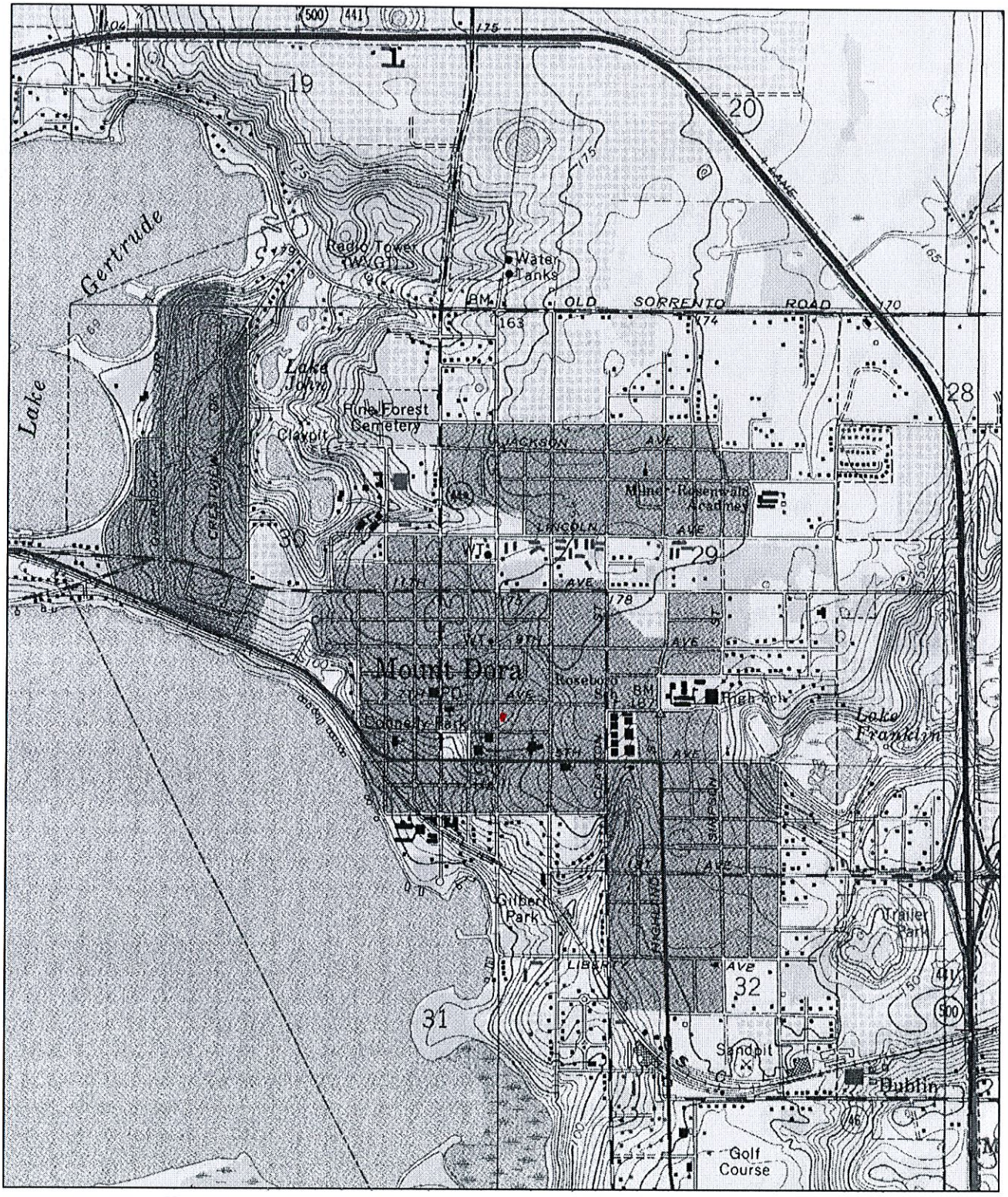
> **Research methods:**
Examine local tax records
FL Master Site File-Cultural Resources
Pedestrian

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

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

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

164



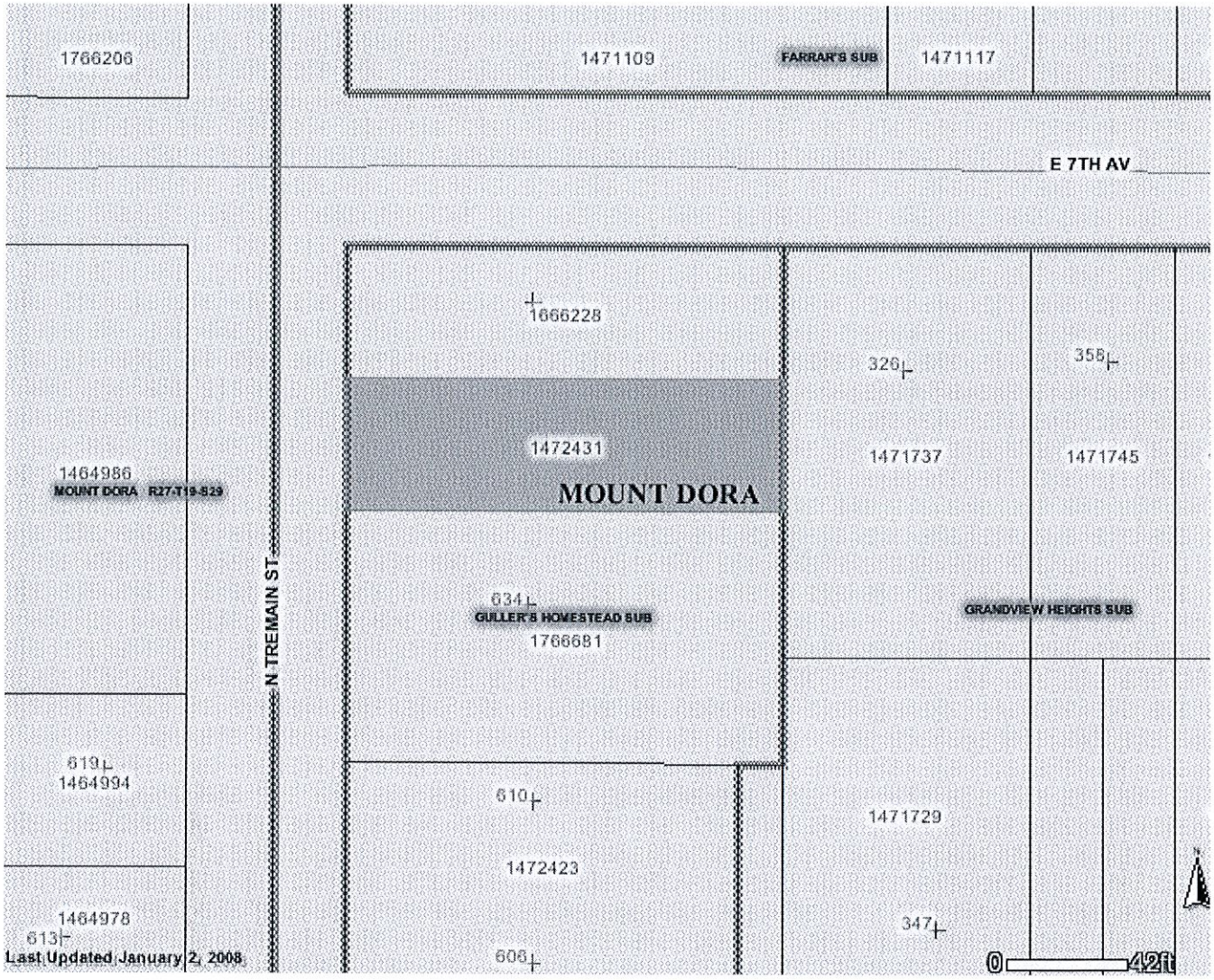
N

0 0.5 Mi

0 2000 Ft

Map provided by MyTopo.com

LA3677



RN164

LA3677

LA
3677

164

CITY OF MOUNT DORA

RECEIVED
DEC 29 2023

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

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Renovations, Additions and New Construction

Property Address: 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	

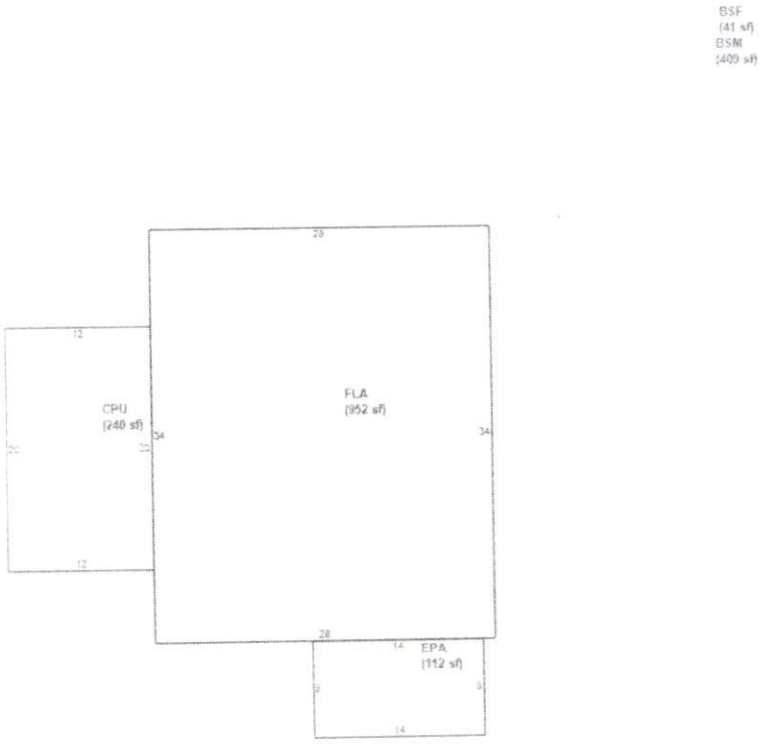
Incorrect Bedroom, Bath, or other information?

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

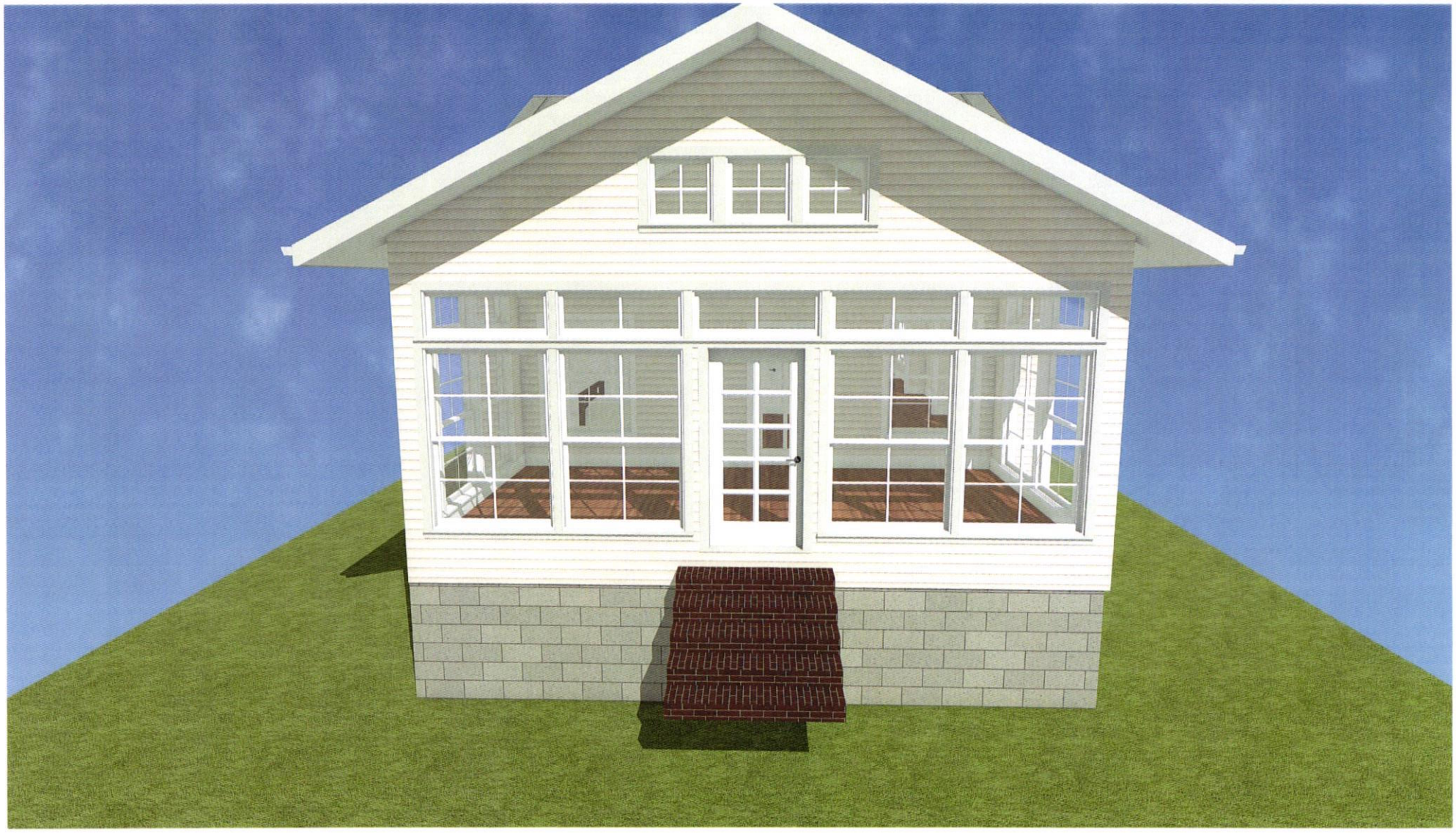
NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. Follow this link to search all documents by owner's name.

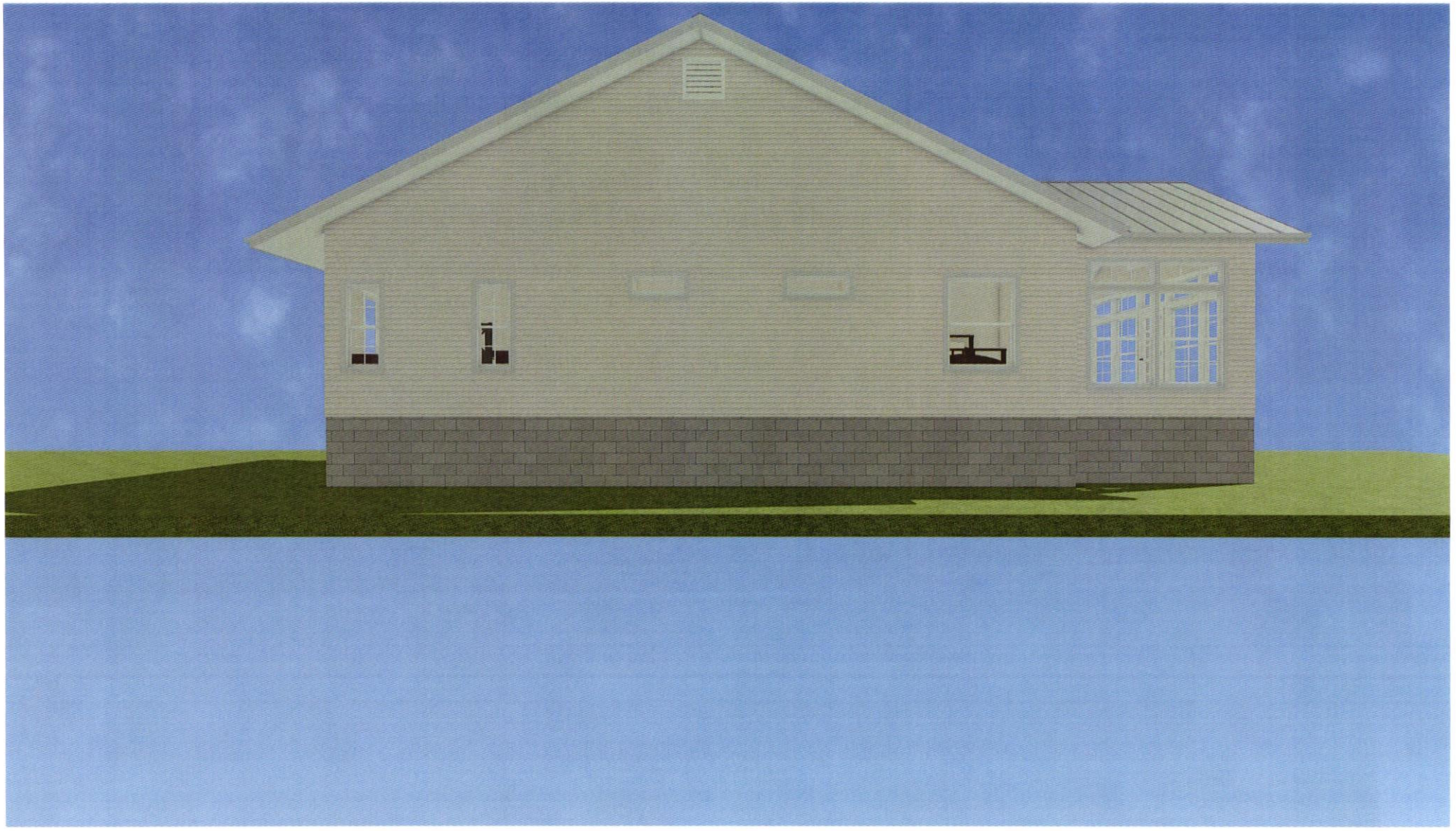
Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
6221 / 2304	09/2023	Warranty Deed	Qualified	Improved	$350,000.00
6020 / 2077	08/2022	Quit Claim Deed	Unqualified	Improved	$100.00
4188 / 2023	07/2012	Warranty Deed	Qualified	Improved	$112,500.00
1700 / 960	03/1999	Warranty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

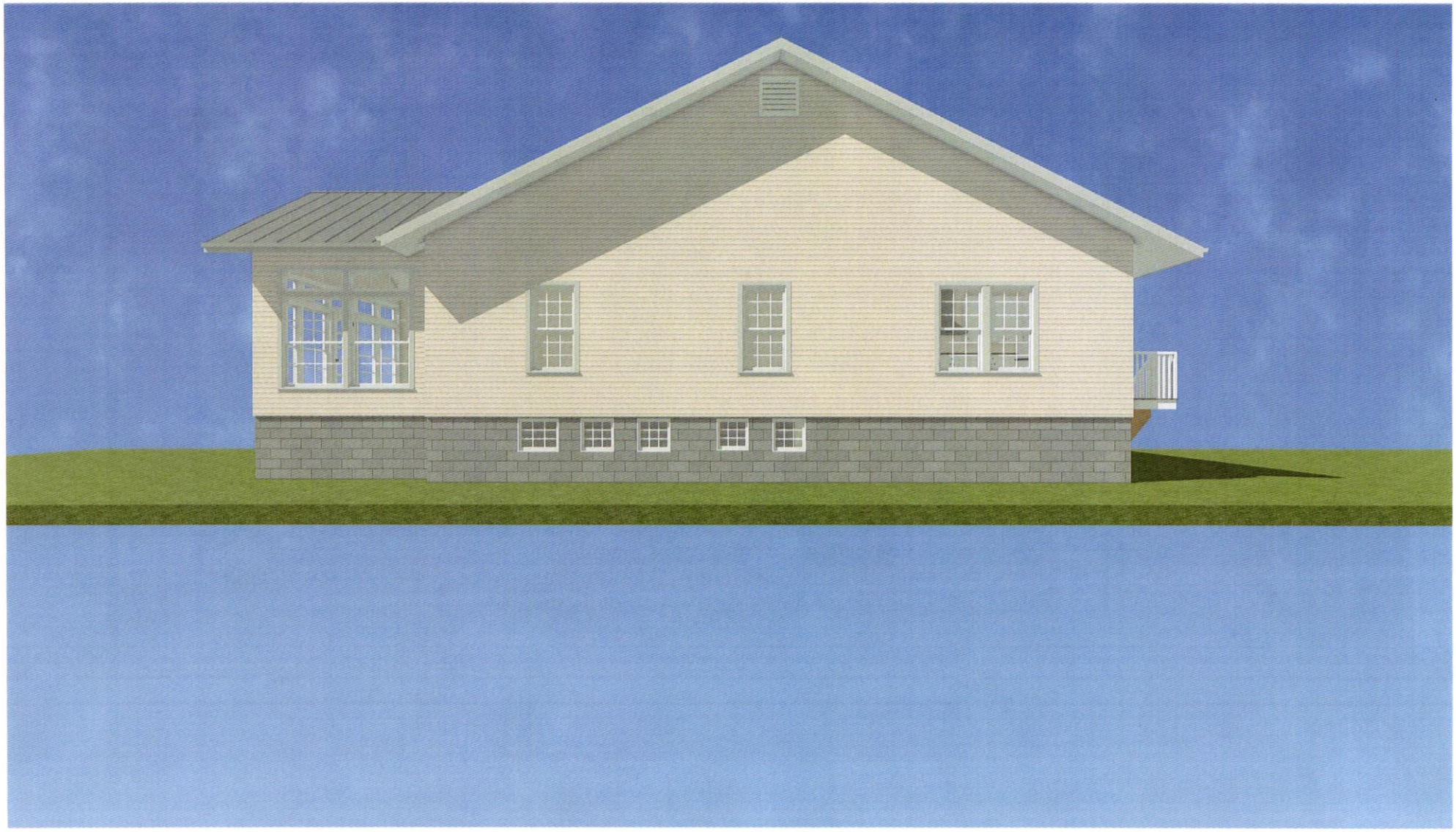
Click here to search for mortgages, liens, and other legal documents.

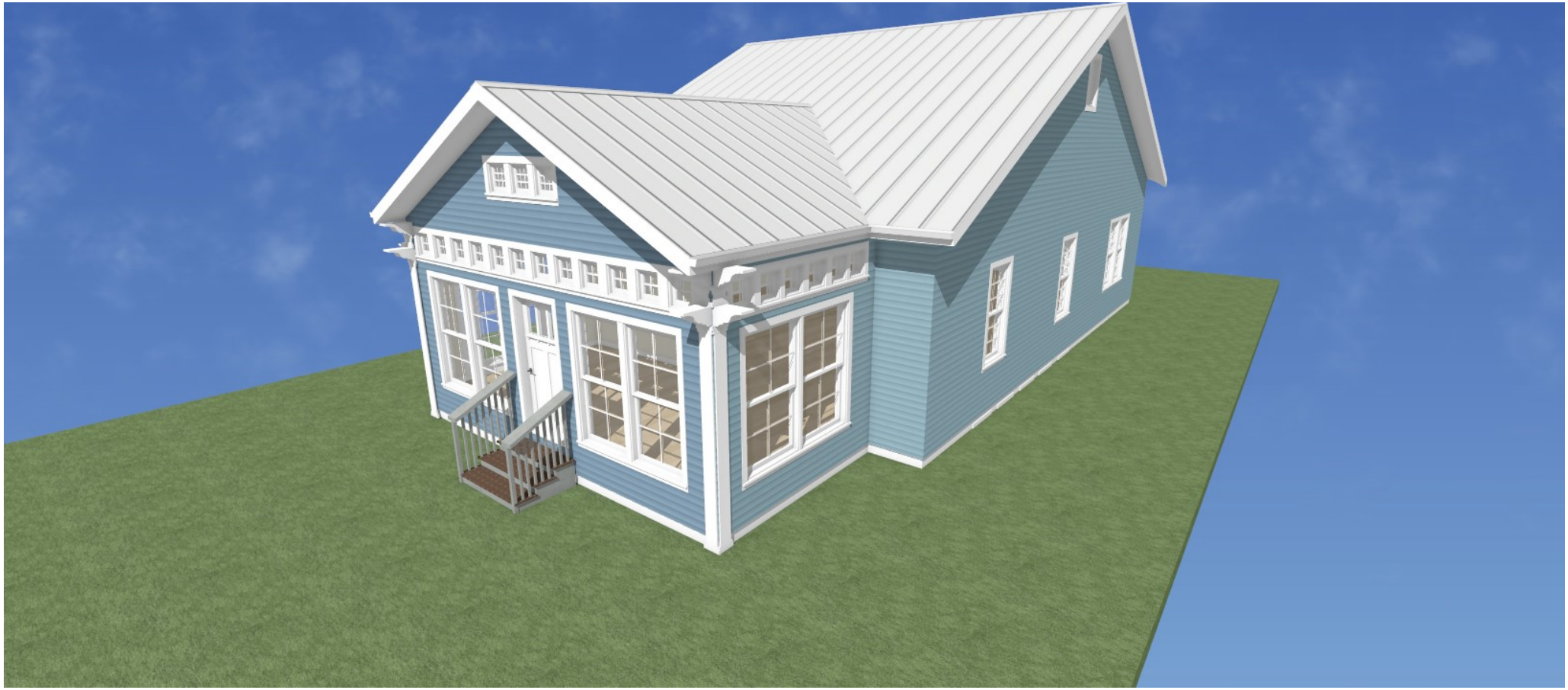
Material List

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



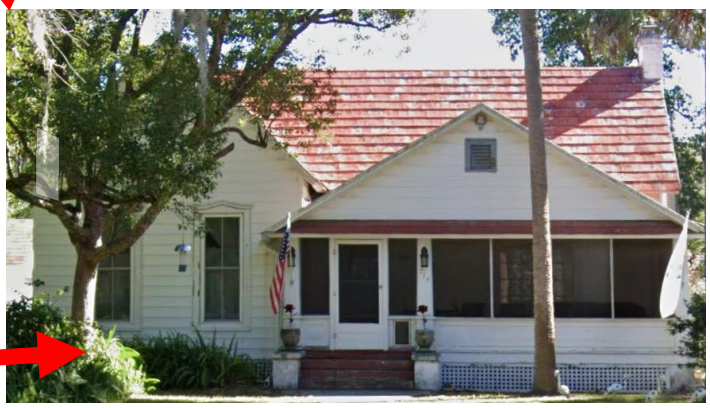






Comparison of Neighboring Properties

Page 1 of 2



Comparison of Neighboring Properties

CITY OF MOUNT DORA

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

DATE: February 28, 2024

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 6 - Certificate of Appropriateness; 642 N Tremain Street (Location); Porch Modifications (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.

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 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 porch addition / enclosure shall be redesigned to include the wood features currently

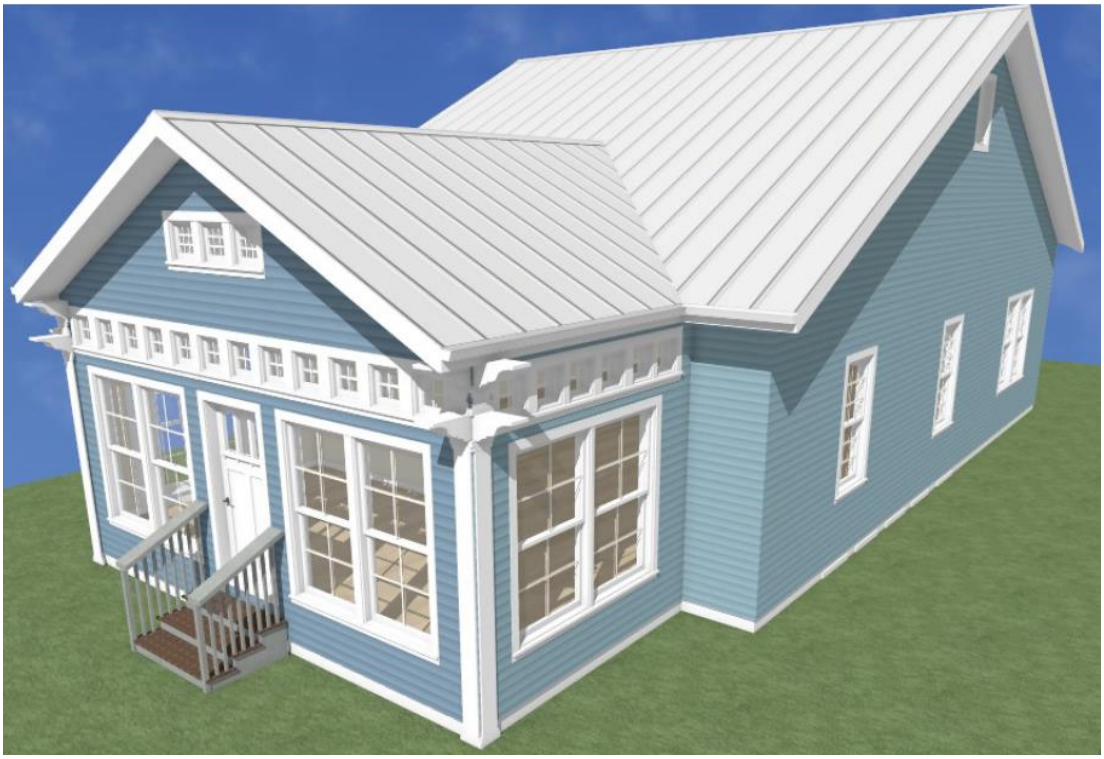
present on the porch (rafter beams and horizontal wood detailing) and shall not extend beyond the current footprint.

2. The proposed steps shall be redesigned to match the existing steps.

Update for February 28, 2024:

The original application included requests for porch modifications, addition on the rear of the house, and porch modifications. The Historic Preservation Board approved the addition and the detached garage but tabled the request for the front porch modifications. The Board discussed the dimensions of the porch, whether or not the porch will be expanded the entire width of the house, the height of the roof proposed for the porch, and how the porch will be utilized.

The Applicant has provided an updated rendering of the proposed porch (below) which was redesigned to include the wood features currently on the porch (rafter beams and horizontal wood detailing).



Attachments:

Photos
Elevation Comparison
1989 Site Survey
2008 Site Survey
Application
Updated Porch Elevation
Pictures of Neighboring Properties

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 7 – Certificate of Appropriateness; 1004 N Donnelly (Location); Remove Metal Roof and Replace with Asphalt Shingles (Proposed Work); West Family Revocable Living Trust (Owner); Lou West (Applicant).**

Property Information:

Address:	1004 N Donnelly	**Current Use:**	Office
Zoning District:	Residential Professional	**Land Use:**	Residential Professional

Structure Information:

Date of Construction:	1919	**Style:**	Bungalow
Exterior Material:	Clapboard	**Stories:**	One
Roof Type:	Gable	**Chimneys:**	One, Brick
Roof Material:	Metal Shingles	**Porch:**	One, Open
Distinguished Features:	Shingle cladding and vent under gable, porch columns, lattice skirting at foundation		

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 the existing metal roof with asphalt shingles. The Applicant states that underneath the existing metal roof are asphalt shingles. As such, the existing metal roof is not the original roofing material.

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

Attachments:
Photos
1998 Site Survey
2008 Site Survey
2020 Site Survey
Application

CITY OF MOUNT DORA

Site Photos

Site Inventory Form

Site No._____

Site Name_____ Survey Date 8709
Address of Site 1004 Donnelly, Mt. Dora Fl. 32757
Instruction for locating_____

Location Mt. Dora Sub (Subdivision Name) 018 (Block No.) 00002 (Lot No.)

County Lake
District name if applicable_____
Owner of Site: Name Eaton, Harriet
Address 1004 Donnelly, Mt. Dora Fl. 32757

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

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

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

Original Use private residence
Present Use private residence
Dates c. +1919
Cultural Phase American
Period 20th Century

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

Areas of Significance: Early Community Development

Significance:

This bungalow was owned by William Johnson, the vice president of the J.J. West Realty Co. in the 1920's. He was also the city clerk from 1926 until 1941 when he died from a heart attack. He was president of the Kiwanis Club in 1935.

The house had some interior remodeling in 1929 but the facade appears largely unaltered.

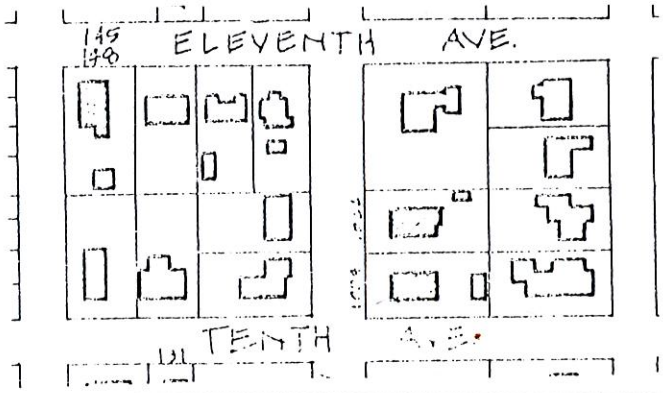
MDT 7-18-29; CD 39; L 81,82,83,92,145; PS 9-30

Architect
Builder
Style and/or Period bungalow
Plan Type rectangular: irregular
Exterior Fabric(s) metal: aluminum siding, # wood,: shingles, butt
Structural System(s) wood frame: balloon
Porches W/ 1 story porch, screened
Orientation W
Foundation piers: concrete block, cast with lattice infill
Roof Type gable
Secondary Roof Structure(s)
Roof Surfacing metal shingles
Window Type DHS, 1/1, wood
Ornament Exterior
Chimney brick with corbelled cap
Chimney Location ridge
No. of Chimneys 1 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



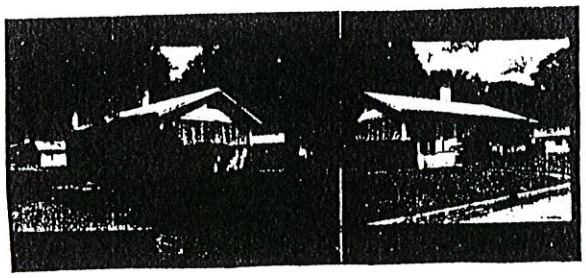
Township	Range	Section
19	27	30

UTM Coordinates:

Zone Easting Northing

K 9,10

Photographic Records Number
Please attach Photographic Print



Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA00334
Recorder # 117
Field Date 3/15/2008
Form Date 3/15/2008
FormNo 200803
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

GENERAL INFORMATION

Site Name (address if none) 1004 N Donnelly 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
1004	North	Donnelly	Street	

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

MAPPING

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

DESCRIPTION

Style Bungalow
Other Style
Exterior Plan Rectangular
Other Exterior Plan
Number of Stories 1
Structural System(s) >> Wood frame
Other Structural System(s)
Foundation Type(s) >> Piers
Other Foundation Types
Foundation Material(s) >> Brick
Other Foundation Material(s)
Exterior Fabric(s) >> Wood siding
Other Exterior Fabric(s)
Roof Type(s) >> Gable
Other Roof Type(s)
Roof Material(s) >>
Other Roof Material(s)
Roof Secondary Structure(s) (dormers etc) >>
Other Roof Secondary Structure(s)
Number of Chimneys 2
Chimney Material
Other Chimney Material(s)
Chimney Location(s)

HISTORICAL STRUCTURE FORM

8LA00334

DESCRIPTION (continued)

Window Descriptions metal sash

Main Entrance Description (stylistic details)

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

Porch Roof Types(s)

Exterior Ornament

Interior Plan Other Interior Plan

Condition 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 1919

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 >> Office;;

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

8LA00334

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: 5/24/2008

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"

LA00334-200803

Supplementary Printout

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

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

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

> **Foundation types:**
Piers

> **Foundation materials:**
Brick

> **Exterior fabrics:**
Wood siding
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:**
Office;;

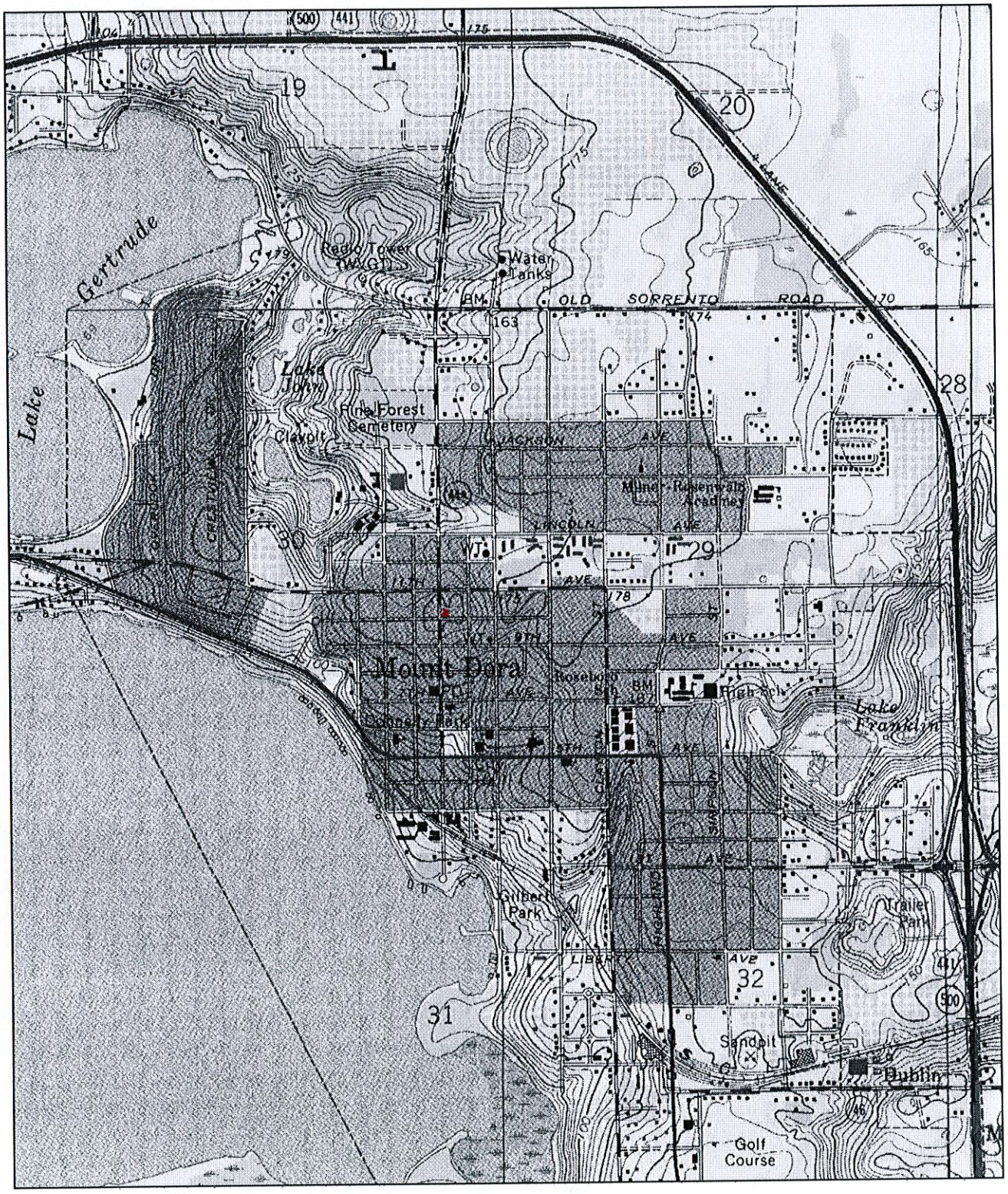
> **Research methods:**
Examine local tax records
FL Master Site File-Cultural Resources
Pedestrian

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

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

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

117



N

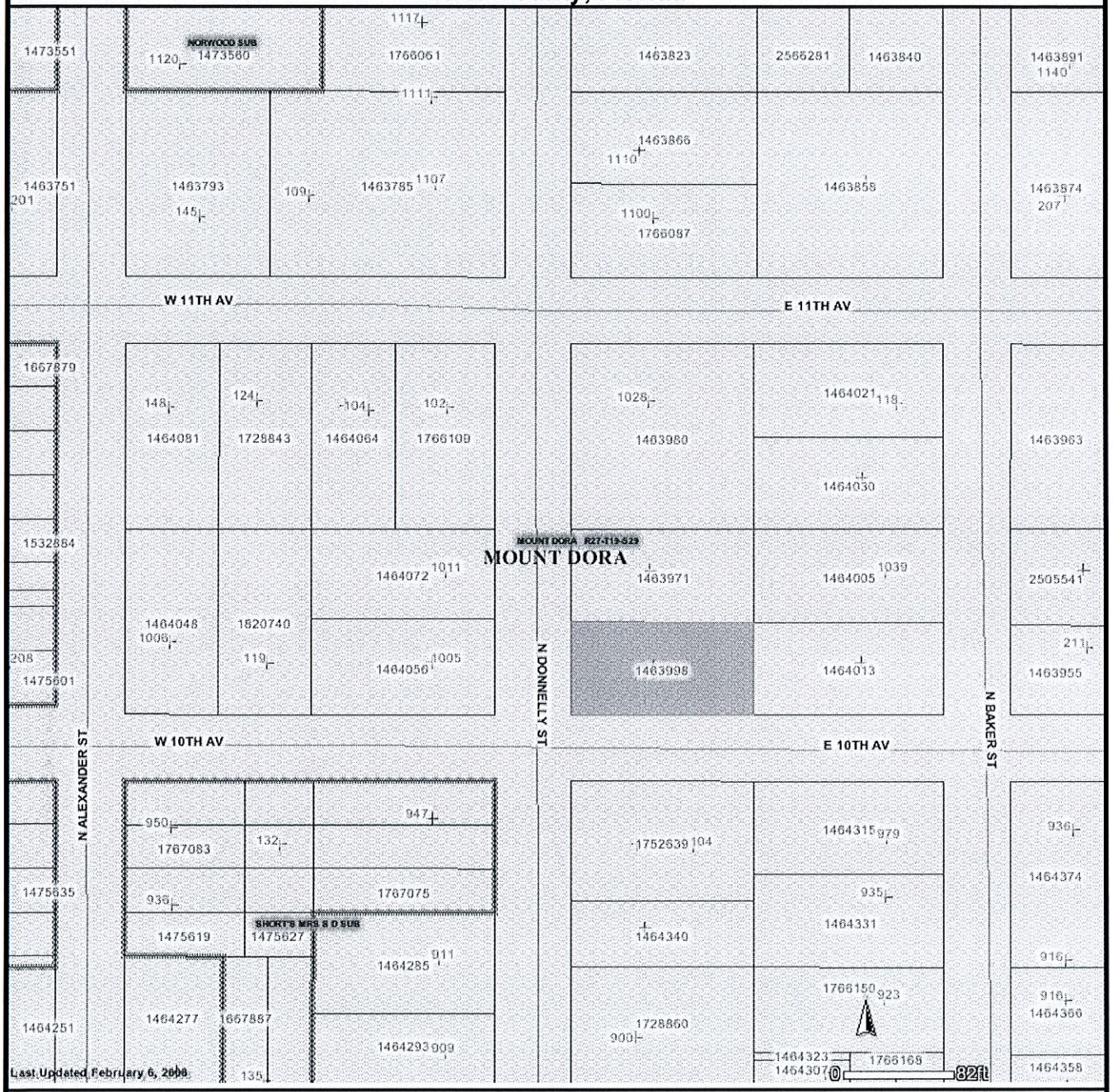
0 0.5 Mi

0 2000 Ft

Map provided by MyTopo.com

LA334

Lake County, Florida



LEGEND

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

LA334

RN 117

LA 334

117

Clear Form Values

Page 1

☐ Original
☐ Update

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

Site#8 LA03905
Field Date 5-12-2020
Form Date 7-3-2020
Recorder # 220

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) 110 North Clayton St Multiple Listing (DHR only) _____
Survey Project Name Mount Dora Historic Site Survey Survey # (DHR only) _____
National Register Category (please check one) ☐building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☐private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Clear Location Values

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	110	N	Clayton	ST	

Cross Streets (nearest / between) East side of N Clayton St b/n E 2nd Ave & E 2nd Ave
USGS 7.5 Map Name EUST USGS Date 2018 Plat or Other Map _____
City / Town (within 3 miles) Mount Dora In City Limits? ☐yes ☐no ☐unknown County LA
Township 19S Range 27E Section 32 ¼ section: ☐NW ☐SW ☐SE ☐NE Irregular-name: _____
Tax Parcel # 32-19-27-2600-00D-01200 Landgrant _____
Subdivision Name Alta Vista Block D Lot 12-14
UTM Coordinates: Zone ☐16 ☐17 Easting 437707 Northing 3185670
Other Coordinates: X: -81.63831 Y: 28.79707 Coordinate System & Datum WGS84
Name of Public Tract (e.g., park) _____

HISTORY

Clear History Values

Construction Year: 1952 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use UNKN From (year): 1952 To (year): _____
Current Use RESI From (year): _____ To (year): 2020
Other Use _____ From (year): _____ To (year): _____
Moves: ☐yes ☐no ☐unknown Date: _____ Original address N/A
Alterations: ☐yes ☐no ☐unknown Date: 1-1-2019 Nature Wood decking
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 MASO Exterior Plan RECT Number of Stories 1
Exterior Fabric(s) 1. SDW 2. _____ 3. _____
Roof Type(s) 1. GA 2. _____ 3. _____
Roof Material(s) 1. ASPH 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.)

6/6 and 8/8 sash windows

Distinguishing Architectural Features (exterior or interior ornaments)

Stone side pathway and stone steps, shutters and concrete window sills

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

Wood shed, garage

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info Date _____ Init._____ 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 LA03905

DESCRIPTION (continued)

Clear Description Values

Chimney: No.____ Chimney Material(s): 1. _____ 2. _____

Structural System(s): 1. CONB 2. _____ 3. _____

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

Foundation Material(s): 1. POCO 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)

Covered archway to door, 5 steps up to main entrance

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

Covered archway that leads to open porch under a front gable, stone steps and railings lead to porch

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

Narrative Description of Resource

The residential structure has a basement level garage. The structure's open porch, with railings and an arched entryway makes the structure distinguishable from other residences in the area.

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

☐FMSF record search (sites/surveys)	☐library research	☒building permits	☒Sanborn maps
☐FL State Archives/photo collection	☐city directory	☐occupant/owner interview	☒plat maps
☒property appraiser / tax records	☐newspaper files	☐neighbor interview	☐Public Lands Survey (DEP)
☐cultural resource survey (CRAS)	☒historic photos	☐interior inspection	☐HABS/HAER record search

☒other methods (describe) Field visit and documentation

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

OPINION OF RESOURCE SIGNIFICANCE

Clear Significance Values

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

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

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

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

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

1. ARCT 3. _____ 5. _____

2. CPDV 4. _____ 6. _____

DOCUMENTATION

Clear Documentation Values

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

1) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

2) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Samantha Kanach Affiliation OTHR

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

(address / phone / fax / e-mail)

Required Attachments

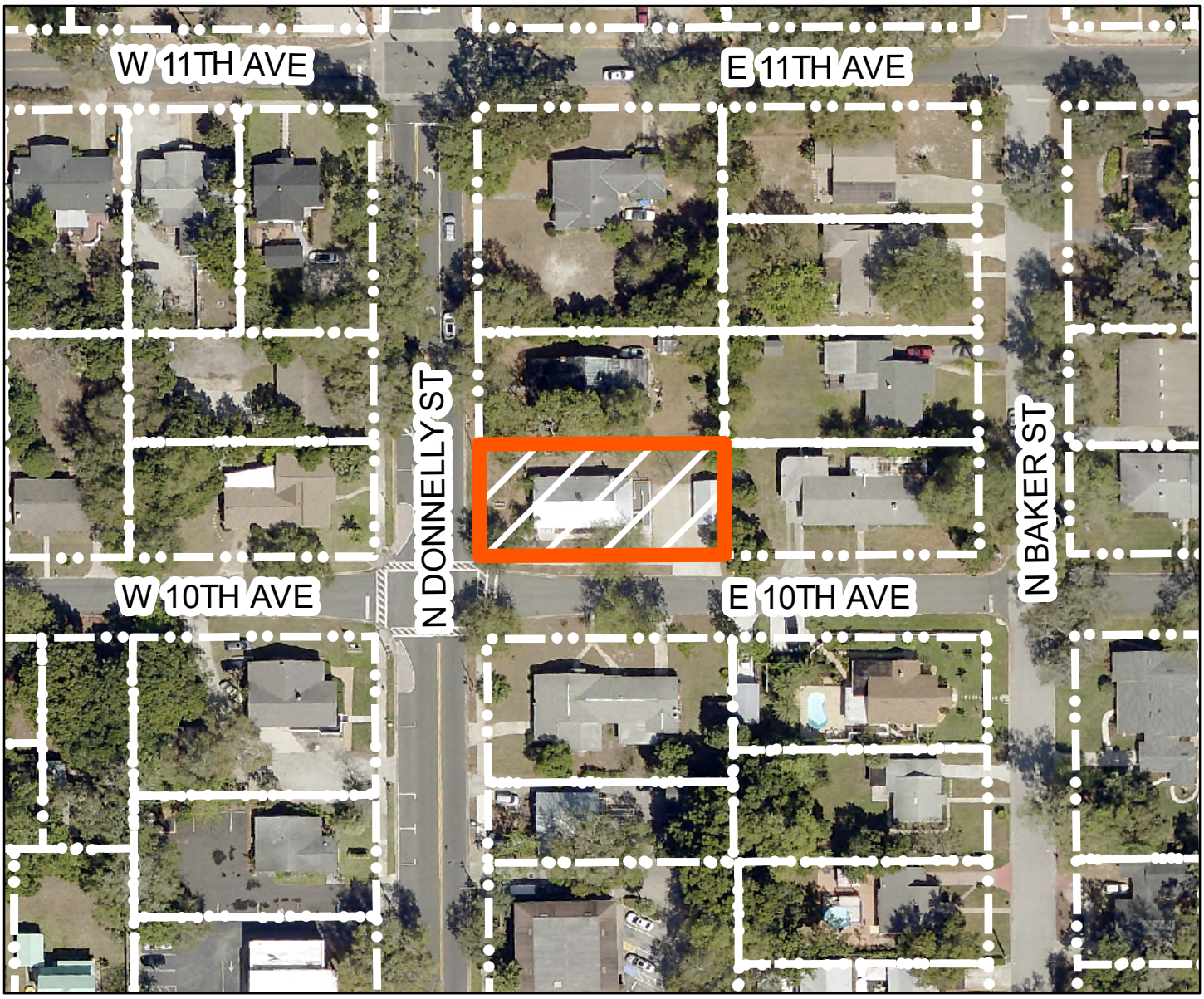
❶ **USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED**

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.

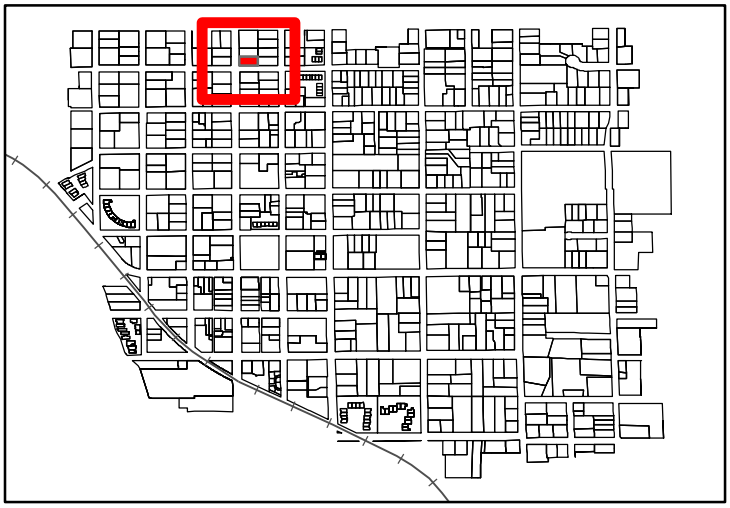
Street Map



N

1004 NORTH DONNELLY ST MOUNT DORA FL 32757

0 40 80 160 Feet

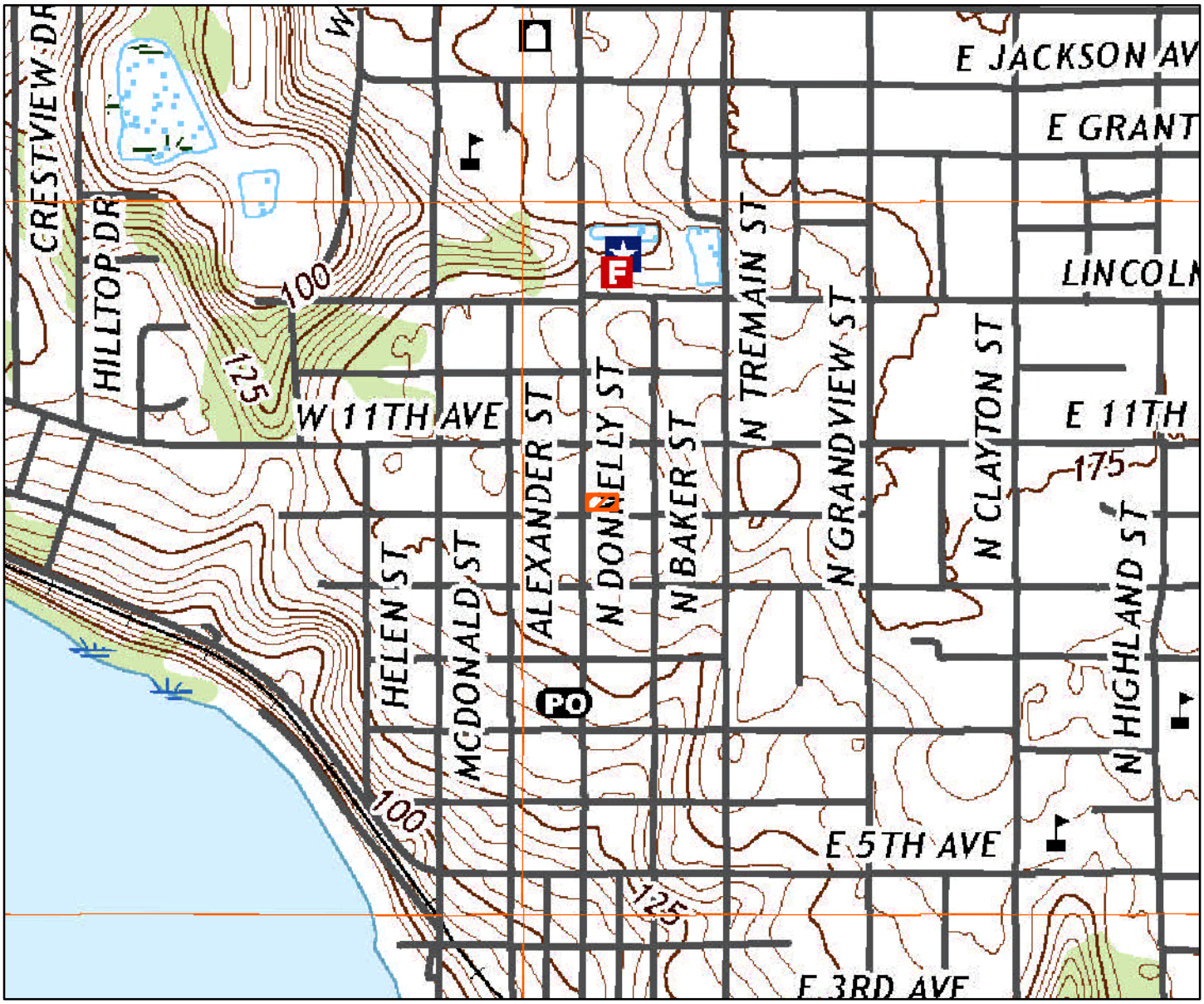


LA00334

KCI TECHNOLOGIES

Data Sources: Lake County, City of Mount Dora

USGS Map



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LA00334

1004 NORTH DONNELLY ST MOUNT DORA FL 32757

Source: United States Geological Survey Eustis, FL 2018

KCI TECHNOLOGIES

1004
STOP
SPEED LIMIT 25

CITY OF MOUNT DORA

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

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Renovations, Additions and New Construction

Property Address: 1004 N. DONNELLY ST Alternate Key No.: 1463998

Property Owner: West Family Revocable Living Trust

Applicant: _____

Applicant's Mailing Address: 1004 N. DONNELLY ST, MT DORA

Applicant's Phone Number: 352. 205.5992

Applicant's Email Address: LOUDUIGAS @ AOL. COM

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

Application Type:

- ☐ New Construction
- ☐ Addition
- ☐ Renovation

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

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

Existing Materials / Style: METAL attached to Multiple Layers of Shingles. (See Photo)

Proposed Materials / Style: Arch. Shingles

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

Reason for Addition / Modification: _____

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

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

Note: This application is for a Certificate of Appropriateness from the Historic Preservation Board only. The proposed work must also meet Zoning and Building Code Requirements; additional permits may be required. Submission of the application implies permission is granted to the City of Mount Dora to inspect and document any necessary information needed to process this request. All formal correspondences will be provided via email.

West Construction Services Inc.
CBC 057387
1004 N Donnelly St.
Mount Dora, FL 32757
Office: 352-483-9378

2/22/2024

Historical Review Board,

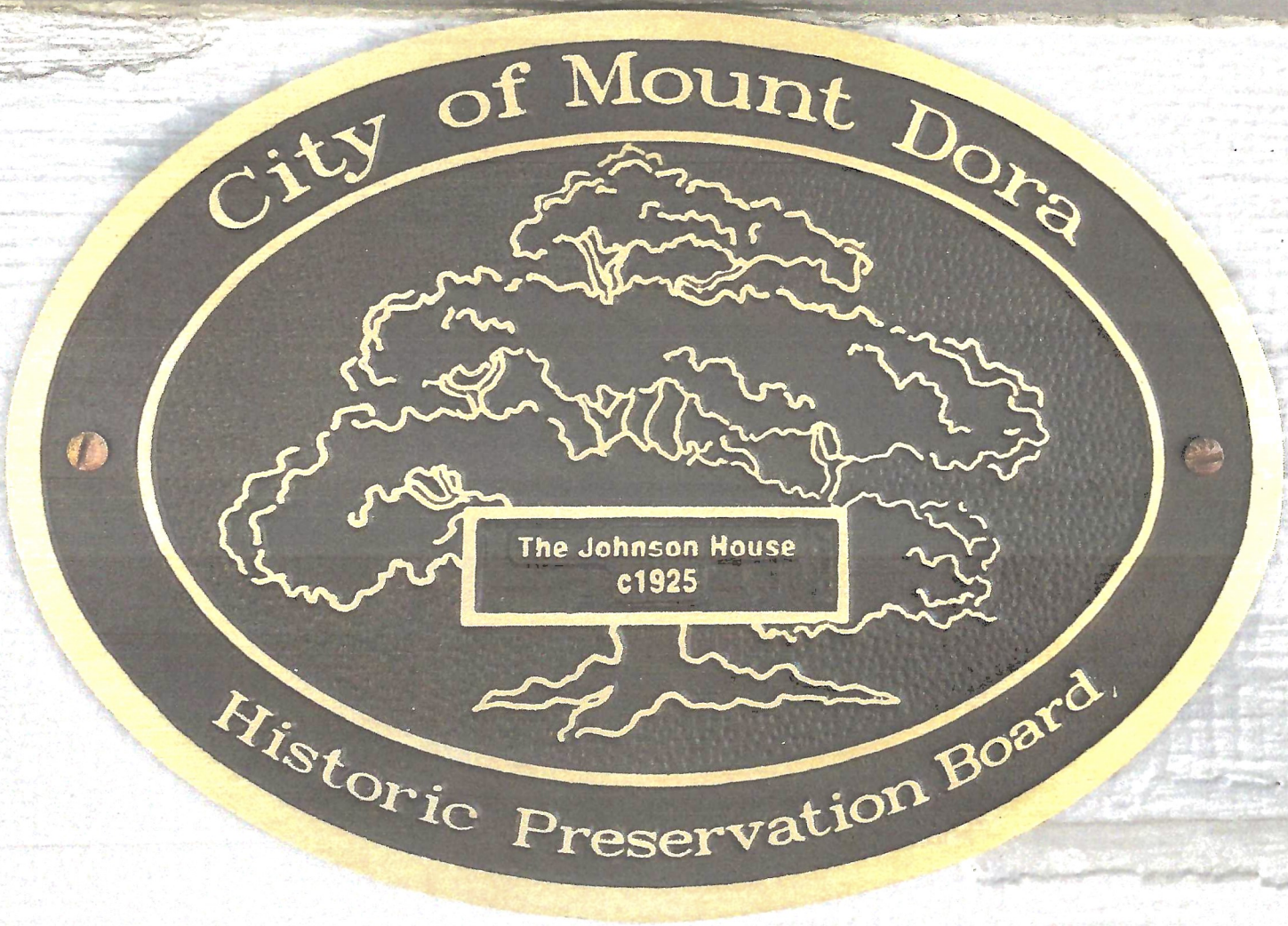
We are requesting your approval to install a new architectural shingle roof to 1004 N. Donnelly St. The home is listed on the historic registry as the Johnson House circa 1925.

We have discovered that the original roofing was in fact an asphalt shingle and the current metal roof was installed over it. With the home nearing its 100th birthday we wish to continue to preserve the structure as well as keep it correct to its original construction.

We appreciate your consideration allowing us to continue with our preservation project.

Best Regards,

West Construction Services, Inc.


City of Mount Dora
The Johnson House
c1925
Historic Preservation Board

PROPERTY RECORD CARD

General Information

Name:	WEST FAMILY REVOCABLE LIVING TRUST	**Alternate Key:**	1463998
Mailing Address:	20255 BILL COLLINS RD EUSTIS, FL 32736 *Update Mailing Address*	**Parcel Number:**	29-19-27-0010-018-00002
		Millage Group and City:	0MD1 Mount Dora
		2023 Total Certified Millage Rate:	18.3807
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	1004 N DONNELLY ST MOUNT DORA FL, 32757	**Property Name:**	WEST CONSTRUCTION *Submit Property Name*
		School Information:	*School Locator & Bus Stop Map* *School Boundary Maps*
Property Description:	MOUNT DORA, 30-19-27 SOUTH 1/2 OF SOUTHWEST 1/4 OF BLK 18 PB 3 PGS 37-43 ORB 5229 PG 2472		

NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	OFFICE 1 STORY (1700)	0	0		9450.000	Square Feet	$125,780.00	$125,780.00

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

Commercial Building(s)

Building 1

Commercial	Building Value: $104,272.00 Building Use: OFFICE BLDG 1 STORY (17C) Structure Type:

Summary

Year Built:	1926
Total Effective Area:	1380
Full Bathrooms:	1
Half Bathrooms:	1
Elevators:	0
Elevator Landings:	0
Residential Units:	0

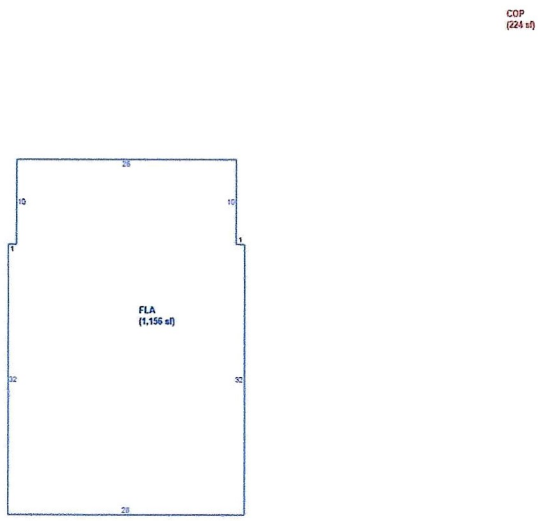
Section(s)

Section Type	No. Stories	Ground Floor Area
COMMERCIAL CANOPY (COP)	1.00	224
FINISHED LIVING AREA (FLA)	1.00	1156

View Larger

Kitchens: 0

Fireplaces: 1



Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	DETACHED GARAGE (CDGF6)	336	SF	1929	$7,429.00
2	PAVING (CPAV2)	580	SF	2018	$1,299.00

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
5229 / 2472	01/2019	Warranty Deed	Qualified	Improved	$280,300.00
5190 / 2273	10/2018	Quit Claim Deed	Unqualified	Improved	$100.00
4729 / 1952	01/2016	Warranty Deed	Qualified	Improved	$137,000.00
4669 / 2351	08/2015	Certificate of Title	Unqualified	Improved	$106,000.00
2623 / 1915	07/2004	Warranty Deed	Unqualified	Improved	$230,000.00
2623 / 1914	07/2004	Warranty Deed	Unqualified	Improved	$0.00
2391 / 1060	01/2003	Quit Claim Deed	Unqualified	Improved	$121,000.00
2245 / 1617	01/2003	Warranty Deed	Qualified	Improved	$150,000.00
1288 / 767	02/1994	Warranty Deed	Unqualified	Improved	$0.00
674 / 889	01/1978	Misc Deed/Document	Qualified	Improved	$13,100.00

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 FUND	$238,780	$238,780	$238,780	5.0364	$1,202.59
SCHOOL BOARD STATE	$238,780	$238,780	$238,780	3.2080	$766.01
SCHOOL BOARD LOCAL	$238,780	$238,780	$238,780	2.9980	$715.86

LAKE COUNTY WATER AUTHORITY	$238,780	$238,780	$238,780	0.2940	$70.20
NORTH LAKE HOSPITAL DIST	$238,780	$238,780	$238,780	0.1500	$35.82
ST JOHNS RIVER FL WATER MGMT DIST	$238,780	$238,780	$238,780	0.1793	$42.81
CITY OF MOUNT DORA	$238,780	$238,780	$238,780	5.9603	$1,423.20
LAKE COUNTY MSTU AMBULANCE	$238,780	$238,780	$238,780	0.4629	$110.53
LAKE COUNTY VOTED DEBT SERVICE	$238,780	$238,780	$238,780	0.0918	$21.92
				Total: 18.3807	**Total:** $4,388.94

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.
Site Notice

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 7 – Certificate of Appropriateness; 1004 N Donnelly (Location); Remove Metal Roof and Replace with Asphalt Shingles (Proposed Work); West Family Revocable Living Trust (Owner); Lou West (Applicant).**

Property Information:

Address:	1004 N Donnelly	**Current Use:**	Office
Zoning District:	Residential Professional	**Land Use:**	Residential Professional

Structure Information:

Date of Construction:	1919	**Style:**	Bungalow
Exterior Material:	Clapboard	**Stories:**	One
Roof Type:	Gable	**Chimneys:**	One, Brick
Roof Material:	Metal Shingles	**Porch:**	One, Open
Distinguished Features:	Shingle cladding and vent under gable, porch columns, lattice skirting at foundation		

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 the existing metal roof with asphalt shingles. The Applicant states that underneath the existing metal roof are asphalt shingles. As such, the existing metal roof is not the original roofing material.

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

Attachments:
Photos
1998 Site Survey
2008 Site Survey
2020 Site Survey
Application

CITY OF MOUNT DORA

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

DRAFT Required Historic Reviews

Proposed Work	Review Area Noncontributing			Review Area Contributing			Historic Site		
	No Review	Staff	HPB	No Review	Staff	HPB	No Review	Staff	HPB
Accessory Structures									
1. Accessory Building			X			X			X
2. Less than 120 SF	X			X			X		
3. Pools, Pool Enclosures, and Spas			X			X			X
4. Modifications to Historic Accessory Structure			X			X			X
Demolition									
Demolition			X			X			X
Doors and Garage Doors									
1. Same materials, style, and size		X			X			X	
2. Modifications on a main façade			X			X			X
3. Modifications on a secondary façade		X			X			X	
Energy Devices or Equipment									
Installation of AC Equipment, Solar Panels, etc.		X			X			X	
Exterior Wall Finish									
1. Same material and style		X			X			X	
2. Different material and/or style			X			X			X
Fences & Walls									
1. Modifying a historic fence or wall			X			X			X
2. Installing new fence or wall		X			X				X
Interior Alterations									
Interior Alterations	X			X			X		
Landscape Features									
New Courtyard		X			X				X
Exterior Lighting	X			X				X	
Maintenance of Lawn and Landscaping	X			X			X		
Infill Development									
New Building on Vacant Property			X			X			X
Painting									
Painting Previously Painted Surface	X			X			X		
Changes in Paint Color	X			X			X		
Painting Unpainted Masonry			X			X			X
Porches									
1. Open an enclosed Porch		X			X			X	

2. Enclose a porch on the main façade			X			X			X
3. Enclose a porch on a secondary façade		X			X			X	
Repairs and Maintenance									
Repairs and Maintenance	X			X			X		
Roof									
1. Same material and style		X			X			X	
2. Change in material and/or style			X			X			X
3. Change in shape and/or height			X			X			X
4. Modifications to Chimney			X			X			X
Signage									
1. New Sign	X			X					X
2. Face Change	X			X			X		
Windows									
1. Same materials, style, and size		X			X			X	
2. Different materials and/or style			X			X			X
3. Opening modifications on façade with frontage			X			X			X
4. Opening modifications on a façade without frontage		X			X			X	

Staff reviews will be completed upon the submittal of a building permit application. HPB reviews require a COA.

Review Area: Only needed to be reviewed if the structure is 50 years old or older OR new construction.

Historic Site: as defined in Section 3.6.3 *Designation of historic sites and Historic Preservation Review Area* in the City's Land Development Code.

Contributing. Those buildings, structures, archaeological sites, or areas classified as historic will possess identified historical and architectural merit of a degree warranting their preservation. All buildings, structures, archaeological sites, etc. listed in the City of Mount Dora Historic Master Site File, as adopted and approved by the city council, will be considered worthy of preservation and may be designated as a historic site or a historic preservation area.

Noncontributing. Those buildings and structures, within a historic preservation review area, not listed in the city historic preservation survey.

DRAFT