CITY OF MOUNT DORA

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

DATE: March 27, 2024

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 1 - Certificate of Appropriateness; 847 E 5th Ave (Location); Windows, Door, and Detached Structure (Proposed Work); Mount Dora Center for the Arts, Inc. (Owner); Janet Gamache (Applicant).**

Property Information:

Address:	847 E 5th Avenue	**Current Use:**	Vacant
Zoning District:	C-2A	**Land Use:**	Commercial

Structure Information:

Date of Construction:	1960	**Style:**	Commercial
Siding:	Concrete Block	**Stories:**	One
Roof Type:	Shed / Flat Canopy	**Chimneys:**	None
Roof Material:	Tin	**Porch:**	None
Notes:	The structure has architectural details that reflects its time, thus contributing to the overall collection of structures from the 1960s within the Historic District.		

Requested Action:
The Applicant is seeking to replace the existing plexiglass, wood-framed, three sash windows with glass, metal-framed, two sash windows; remove and replace the existing glass and metal door with another glass and metal door; remove the two car entrances and replace with windows; and construct a detached accessory structure with stainless steel laser cut metal screen.

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

From 1900 to 1940 the form of commercial buildings in Florida remained essentially the same, though new materials and stylistic influences appeared. Steel and reinforced concrete largely replaced cast-iron as a structural material. Brick became more varied in color and texture. From 1900 to 1930 classically derived styles such as the Beaux Arts, Neo-classical, and Italian Renaissance influenced composition and ornamentation of commercial buildings.

Beginning in the 1920s, two new masonry materials, hollow terracotta tile and concrete block, gained, wide use in construction of commercial buildings. In Mount Dora "Risiey Block", a cut-face or rusticated block, locally produced by Carl Risley behind his home on Tremain Street, became popular. As strong as fired brick, the new materials were lighter and cheaper.

Guidance from the Mount Dora Historic Design Guidelines

Under Standard 2 of the Interior Secretary's Standards, the visual role of historic window design and its detailing or craftsmanship would be carefully considered in planning window repair or replacement. 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 rhythm of window and door openings is an important part of the character of buildings in Mount Dora. In some instances, new window or door openings should be located on non-significant walls. For commercial buildings these would be common or party walls or secondary elevations.

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. 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.

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. 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.
3. Design and install additional windows on rear or other non-character-defining elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.
4. 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.
5. Replace missing or deteriorated doors with doors that closely match the original, or that are of compatible contemporary design.
6. Where original or early storefronts no longer exist or are too deteriorated to save, retain the

commercial character of the building through contemporary design which is compatible with the scale, design, materials, color and texture of the historic building; or an accurate restoration of the storefront based on historical research and physical evidence.

7. Retain and repair existing storefronts, including windows, sash, doors, transoms, signage, and decorative features where such features contribute to the architectural and historic character of the building.

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 an entrance because the building has been reoriented to accommodate a new use.
5. Introducing or changing the location of doors and entrances that alter the architectural character of the building.
6. Removing an entrance that is unrepairable and not replacing it; or replacing it with a new entrance or porch that does not convey the same visual appearance.
7. Removing or radically changing storefronts – and their features – which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Guidance from Land Development Code (LDC)

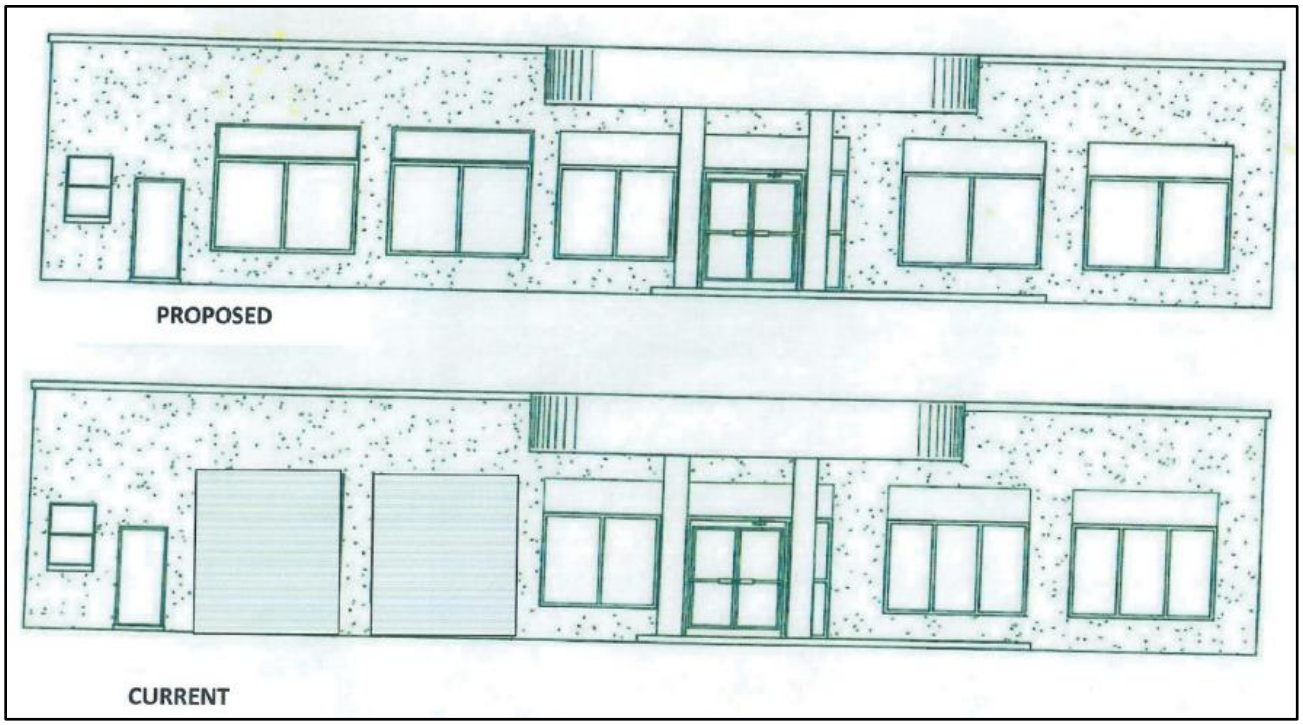
LDC Section 3.6.4 (2)(b), states that it is also the intent to promote visually compatible, contemporary designs that are harmonious with the exterior architectural and landscape features of adjacent, neighboring or visually related buildings, structures, sites and streetscapes.

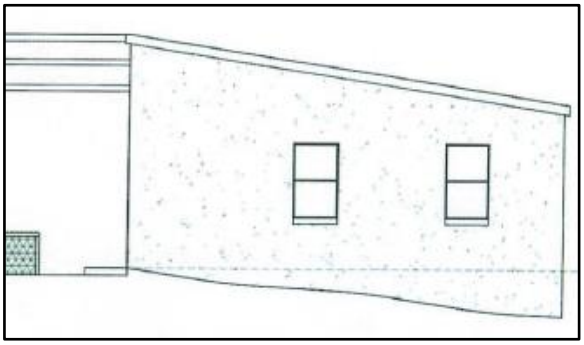
The subject property is located in the northwest quadrant of the intersection of 5th Avenue and Highland Street. South of the subject property is a former gas station which was redeveloped into a restaurant known as the Fifth Avenue Eatery. East of the property is a commercial building constructed in 1941 in the Masonry Vernacular style and is utilized as a restaurant and bar. Catty-corner is another masonry vernacular, commercial building.

Staff Analysis:

The Applicant is seeking to modify the existing structure to accommodate its future use as the new location for the Mount Dora Center for the Arts. The proposed work is depicted on the images below and include:

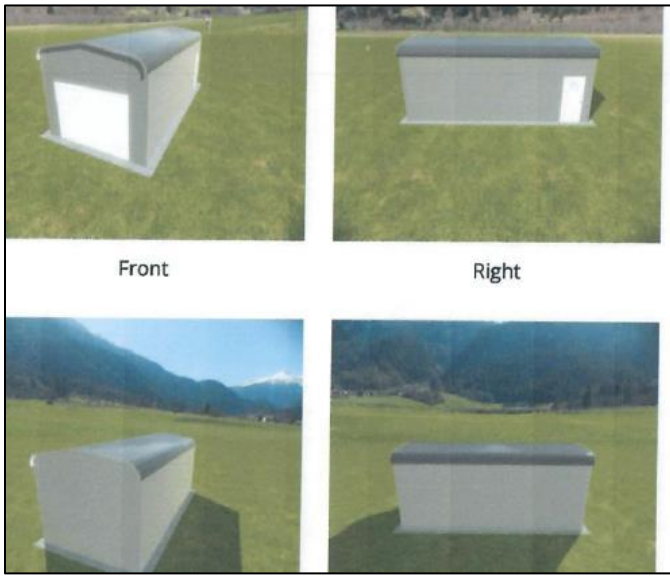
1. Replace the existing plexiglass, wood-framed, three sash windows with glass, metal-framed, two sash windows;
2. Remove and replace the existing glass and metal door with another glass and metal door;
3. Remove the two car entrances and replace with windows; and
4. Construct a detached accessory structure with stainless steel laser cut metal screen.





Proposed Door

Existing Door



Metal storage unit

The 12' x 25' metal storage unit is constructed with framing and base rail made from 14-gauge galvanized steel square tubing. The roof and sides are covered with 26-gauge steel sheeting, featuring a baked enamel finish .

Architectural stainless steel laser cut metal screen

Standard: JIS, AiSi, ASTM, GB, DIN, EN.
Thickness: 0.3 mm – 3.0 mm.
Width: 1000mm, 1219mm, 1250mm, 1500mm, Customized.
Length: 2000mm, 2438mm, 2500mm, 3000mm, 3048mm, Customized.
Tolerance: ±1%.
SS Grade: 304, 316, 201, 430, etc.

The Applicant is seeking to remove the existing shipping container which is being utilized for storage and replace it with a detached, metal storage unit which is more compatible with the Historic District.

Replacing the plexiglass windows with glass windows will be more compatible with the architectural style of the building.

Staff Recommendation:
Staff recommends approval of the application with the following condition(s):

1. The replacement windows on the eastern façade are the same size as the existing windows to promote visual compatibility between the southern and eastern facades of the building.

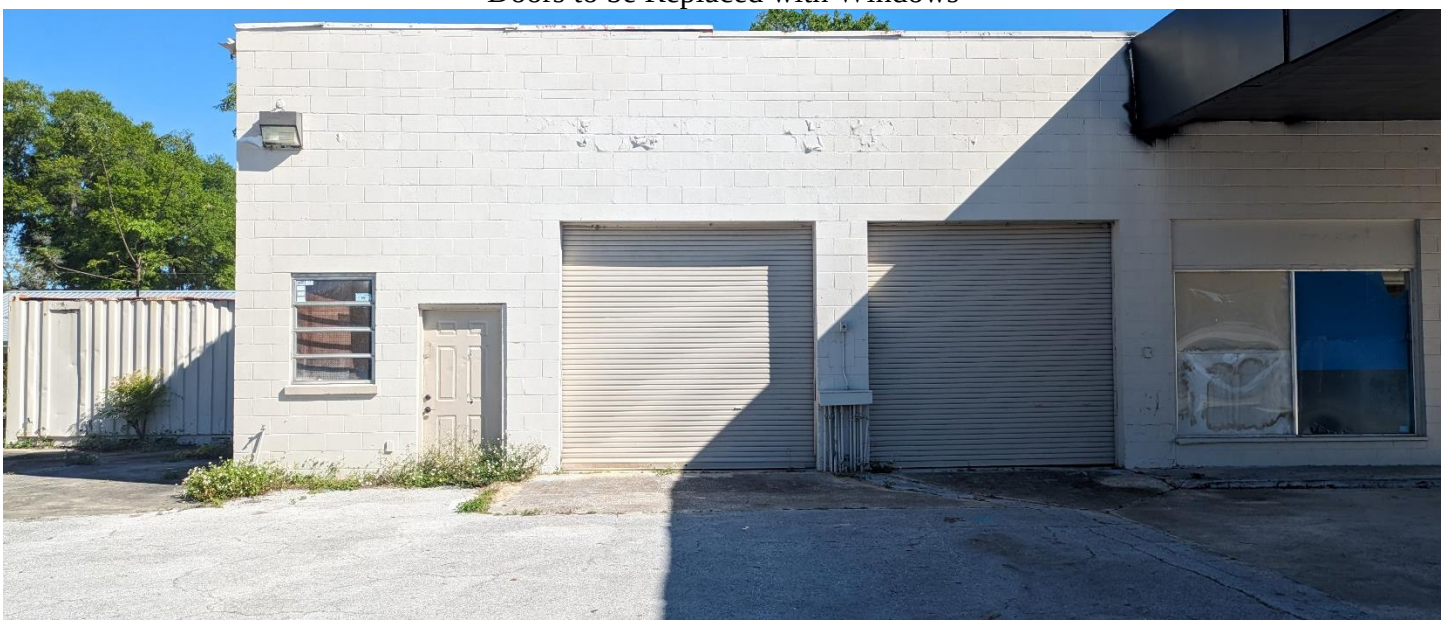
Attachments:
Photos
2020 Site Survey
Application

CITY OF MOUNT DORA

Site Photos

Southern Façade – Facing 5th Avenue

Doors to be Replaced with Windows



Western Façade – Proposed Location of Detached Storage Structure and Decorative Screening

Eastern Façade – Windows to be Replaced with Smaller Windows

Facing 5th Avenue

Front Door on Southern Façade to be Replaced

Clear Form Values

Page 1

☒ Original
☐ Update

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

Site#8 LA04876
Field Date 3-4-2020
Form Date 3-4-2020
Recorder # 140

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) 847 East 5th Avenue 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:	847	E	5th	Avenue	

Cross Streets (nearest / between) East 5th Avenue and North Highland Street
USGS 7.5 Map Name EUSTIS USGS Date 2018 Plat or Other Map _____
City / Town (within 3 miles) Mount Dora In City Limits? ☒yes ☐no ☐unknown County Lake
Township 19S Range 27E Section 29 ¼ section: ☐NW ☐SW ☐SE ☐NE Irregular-name: _____
Tax Parcel # 29-19-27-0200-000-01200 Landgrant _____
Subdivision Name Belmont Block _____ Lot _____
UTM Coordinates: Zone ☐16 ☒17 Easting 437751 Northing 3186068
Other Coordinates: X: -81.63788 Y: 28.80066 Coordinate System & Datum WGS84
Name of Public Tract (e.g., park) _____

HISTORY

Clear History Values

Construction Year: 1960 ☒approximately ☐year listed or earlier ☐year listed or later
Original Use Gas station From (year): 1960 To (year): 2020
Current Use Gas station From (year): 1960 To (year): 2020
Other Use Service garage From (year): 1960 To (year): 2020
Moves: ☐yes ☐no ☐unknown Date: _____ Original address _____
Alterations: ☒yes ☐no ☐unknown Date: _____ Nature _____
Additions: ☐yes ☐no ☒unknown Date: _____ Nature Canopy
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 Commercial Exterior Plan Rectangular Number of Stories 1
Exterior Fabric(s) 1. Concrete block 2. _____ 3. _____
Roof Type(s) 1. Shed 2. _____ 3. Flat Canopy
Roof Material(s) 1. Tin 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.)

several awning 4 windows

Distinguishing Architectural Features (exterior or interior ornaments)

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

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐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 LA04876

DESCRIPTION (continued)

Clear Description Values

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

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

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

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

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

Main Entrance (stylistic details)

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

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

Narrative Description of Resource

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

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

☐ other methods (describe) _____

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

OPINION OF RESOURCE SIGNIFICANCE

Clear Significance Values

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

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

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

The structure has architectural details that reflects its time, thus contributing to the overall collection of structures from the 1960s within 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 Bradley Benmoshé Affiliation Other

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

(address / phone / fax / e-mail)

Required Attachments

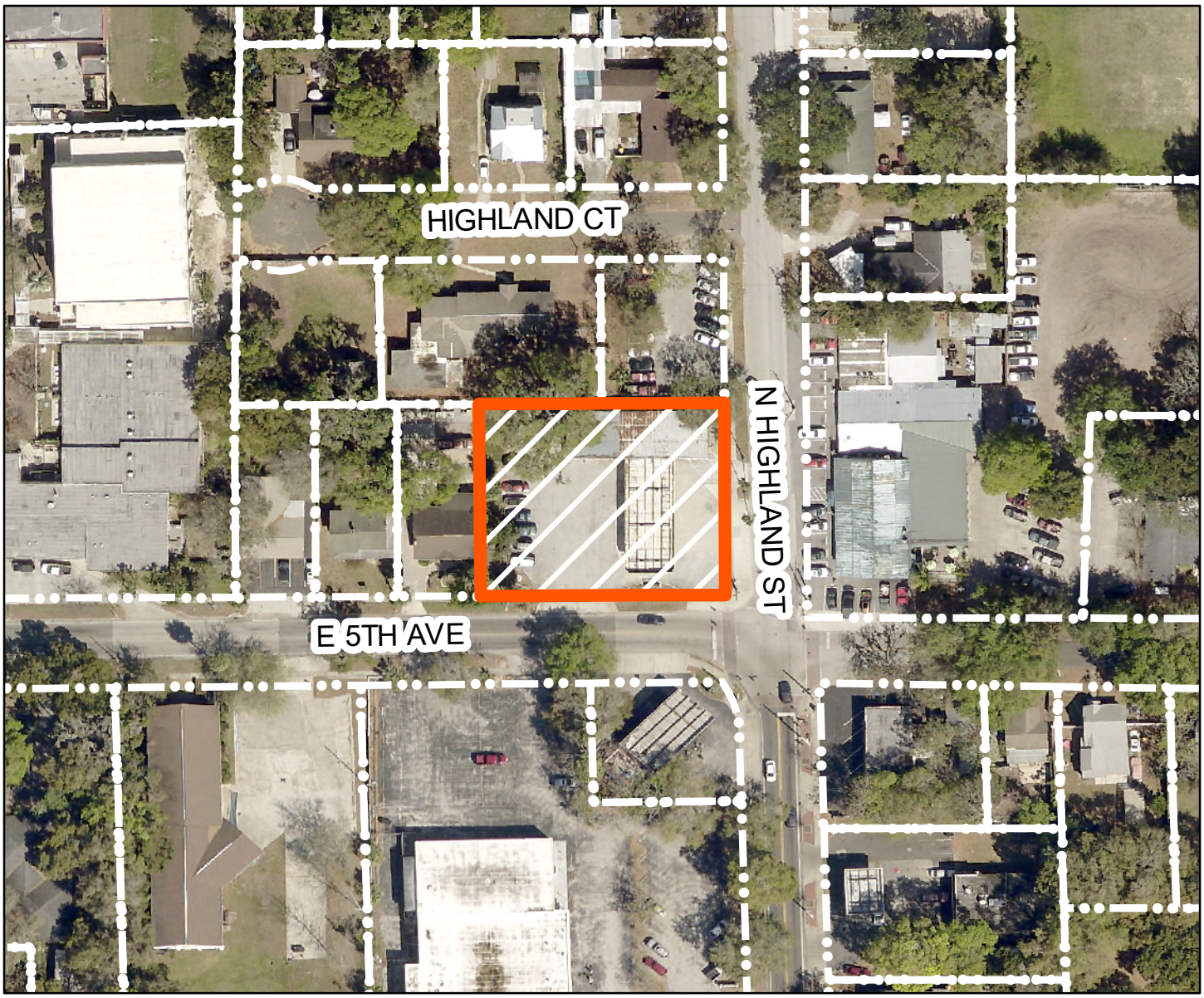
❶ **USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED**

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

847 EAST 5TH AVE MOUNT DORA FL 32757

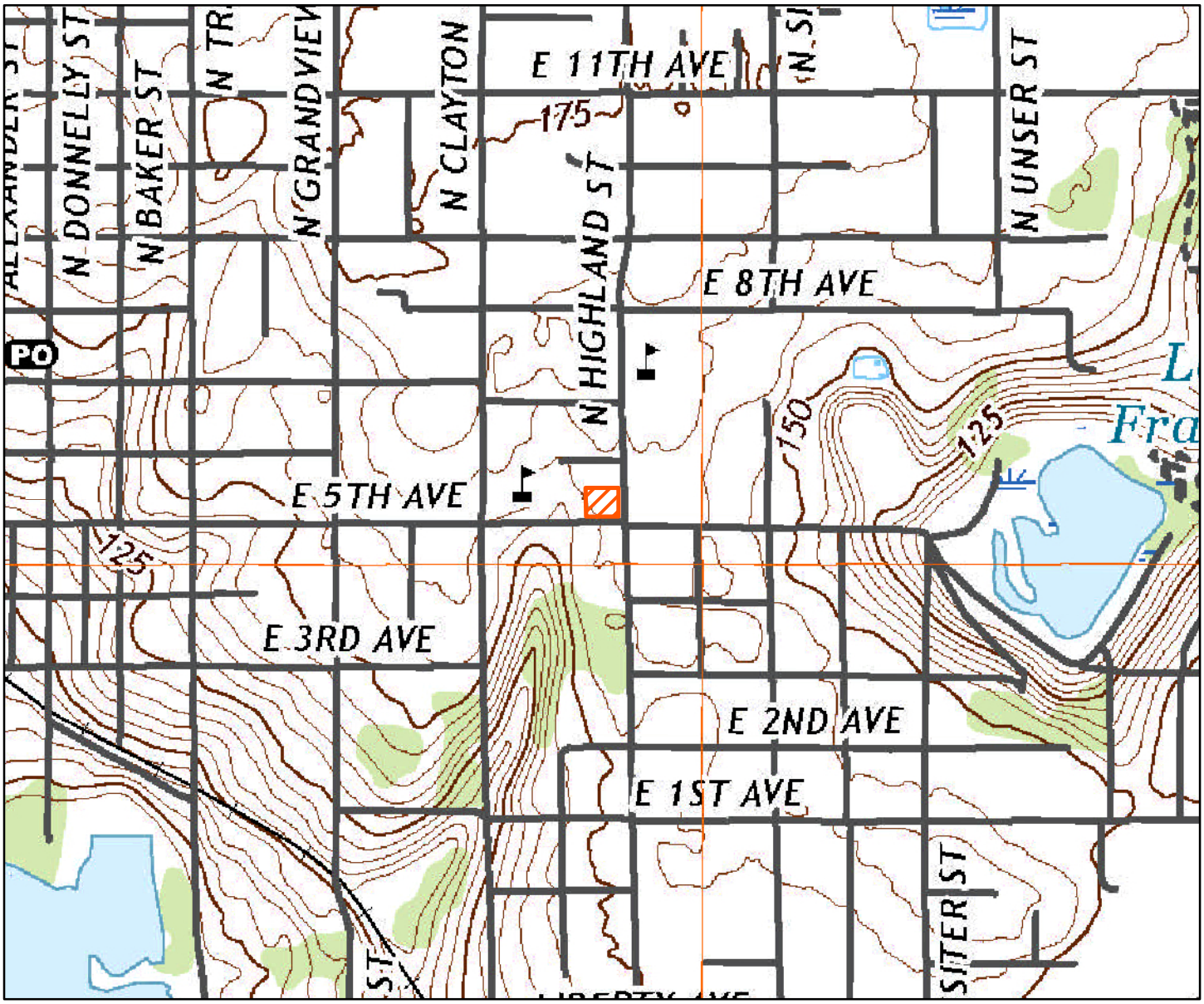
0 40 80 160 Feet

LA04876

KCI TECHNOLOGIES

Data Sources: Lake County, City of Mount Dora

USGS Map



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LA04876

847 EAST 5TH AVE MOUNT DORA FL 32757

Source: United States Geological Survey Eustis, FL 2018

KCI TECHNOLOGIES

847
Corona
PLAY TODAY!
TOW AWAY ZONE
UNAUTHORIZED VEHICLES OR VESSELS WILL BE TOWED AT VEHICLE OWNER'S EXPENSE
FOR SALE
OR
BUILD TO SUIT
407-373-5555

CITY OF MOUNT DORA

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

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Renovations, Additions and New Construction

Subject Property Address: 847 E. 5th AVE Mount Dora, FL 32757

Property Owner: Mount Dora Center For the Arts

Applicant: Janet Gamache

Applicant's Mailing Address: 138 E. 5th AVE Mount Dora FL, 32757

Applicant's Phone Number: 352-217-8390

Applicant's Email Address: janet.gamache@gmail.com

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

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

Is there currently a chimney on the building? NO

If so, will the chimney be affected? NA

Required Documentation:

Renovations or Additions:

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

New Construction on Undeveloped Land:

1. Survey
2. Elevations of the Surrounding Structures which will be influenced by New Structure
3. Proposed Design(s) of New Structure
4. Intended Materials to be Used on Exterior of Structure
5. $150 Application Fee

Demolition Requests: Please see separate application for demolition requests.

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

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

PROPERTY RECORD CARD

General Information

Name:	VIVA DIOS REAL ESTATE LLC	**Alternate Key:**	1469864
Mailing Address:	1019 ST IVES CT MOUNT DORA, FL 32757 *Update Mailing Address*	**Parcel Number:**	29-19-27-0200-000-01200
		Millage Group and City:	0MD1 Mount Dora
		2023 Total Certified Millage Rate:	18.3807
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	847 E 5TH AVE MOUNT DORA FL, 32757	**Property Name:**	-- *Submit Property Name*
		School Information:	*School Locator & Bus Stop Map* *School Boundary Maps*
Property Description:	MOUNT DORA, BELMONT SUB LOTS 12, 13, 14 PB 4 PG 60 ORB 4322 PG 265		

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	STORE - CONVENIENCE WITH FUEL (1120)	0	0		19760.000	Square Feet	$236,705.00	$236,705.00

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

Commercial Building(s)

Building 1

Commercial

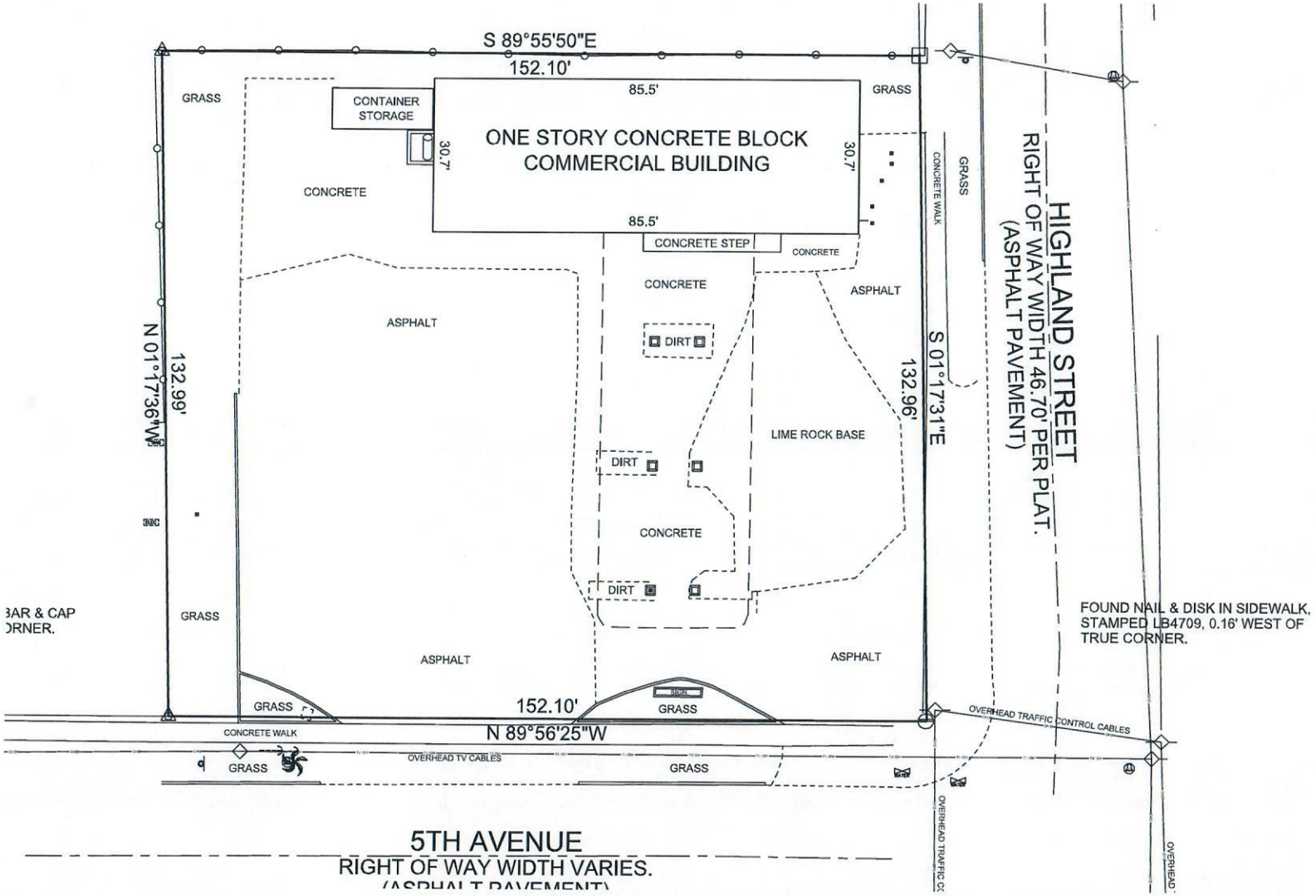
Building Value: $106,028.00
Building Use: 1 STORY STORE (11C)
Structure Type:

Summary	
Year Built:	1960
Total Effective Area:	5280
Full Bathrooms:	0
Half Bathrooms:	2
Elevators:	0
Elevator Landings:	0
Residential Units:	0
Kitchens:	0
Fireplaces:	0

Section(s)

Section Type	No. Stories	Ground Floor Area
COMMERCIAL CANOPY (COP)	1.00	2700
FINISHED LIVING AREA (FLA)	1.00	2580

View Larger

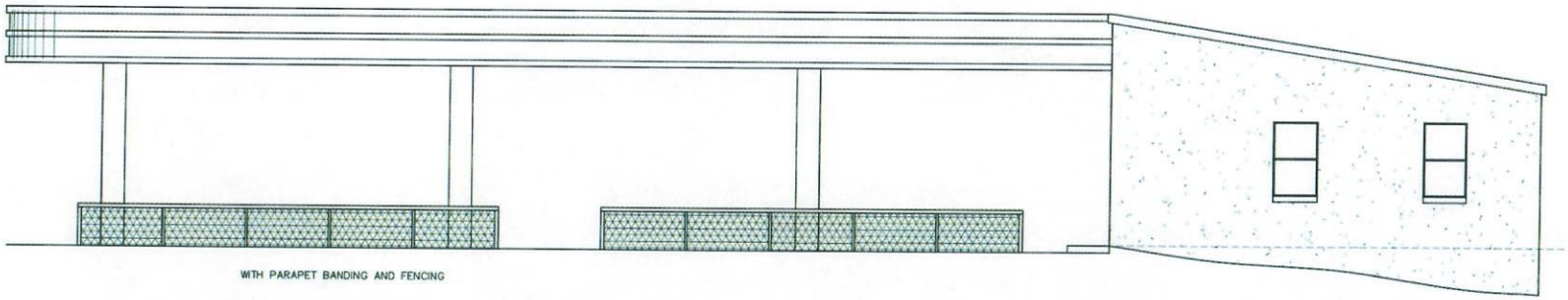

S 89°55'50"E
152.10'
85.5'
GRASS
CONTAINER STORAGE
ONE STORY CONCRETE BLOCK COMMERCIAL BUILDING
30.7'
30.7'
CONCRETE
85.5'
CONCRETE STEP
CONCRETE
CONCRETE
ASPHALT
ASPHALT
DIRT
DIRT
DIRT
LIME ROCK BASE
CONCRETE
N 01°17'36"W
132.99'
132.96'
S 01°17'31"E
CONCRETE WALK
GRASS
HIGHLAND STREET
RIGHT OF WAY WIDTH 46.70' PER PLAT.
(ASPHALT PAVEMENT)
FOUND NAIL & DISK IN SIDEWALK, STAMPED LB4709, 0.16' WEST OF TRUE CORNER.
BAR & CAP
ORNER.
GRASS
ASPHALT
ASPHALT
GRASS
152.10'
SIGN
GRASS
N 89°56'25"W
CONCRETE WALK
OVERHEAD TRAFFIC CONTROL CABLES
GRASS
OVERHEAD TV CABLES
GRASS
OVERHEAD TRAFFIC CO
OVERHEAD
5TH AVENUE
RIGHT OF WAY WIDTH VARIES.

MOUNT DORA CENTER FOR THE ARTS

847 E 5th AVENUE MOUNT DORA FLORIDA 32757

FRONT ELEVATION A

SCALE: 1/4" = 1'-0"

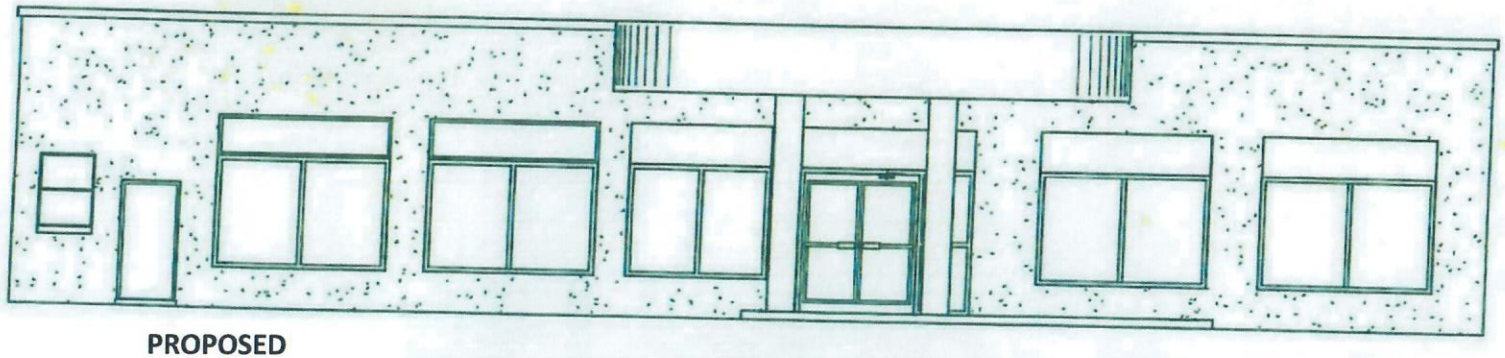


WITH PARAPET BANDING AND FENCING

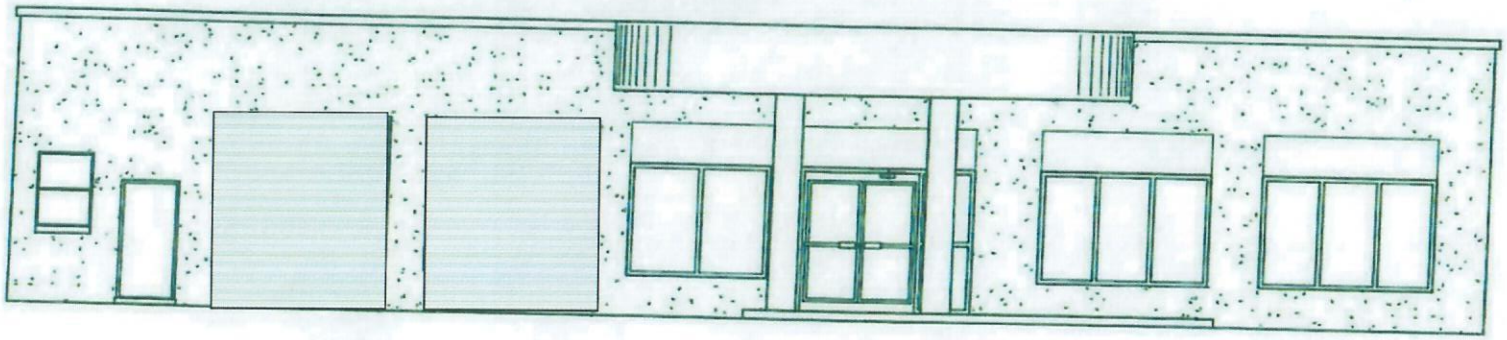
SIDE ELEVATION

MDCA Mount Dora Center for the Arts

847 E. 5th Ave Mount Dora, FL



PROPOSED



CURRENT

Picture Window

Impact: 920V

Non-Impact: 820V

AVAILABLE FINISH

- White
- Tan
- Bronze Exterior/ White Interior

STANDARD GLASS COLORS

- Clear Energy Shield Max
- Clear LoE 340 (meets turtle code)
- Rain
- Mist
- White & Gray interlayers

GLASS TYPES

- Non Impact: Insulated double pane annealed or tempered glass
- Impact: Insulated triple pane annealed or triple pane annealed/tempered combination

STANDARD FEATURES

- 3 ¼" frame depth
- Fusion Welded Frame and Sash Corners

OPTIONAL ITEMS

- Colonial grid types:

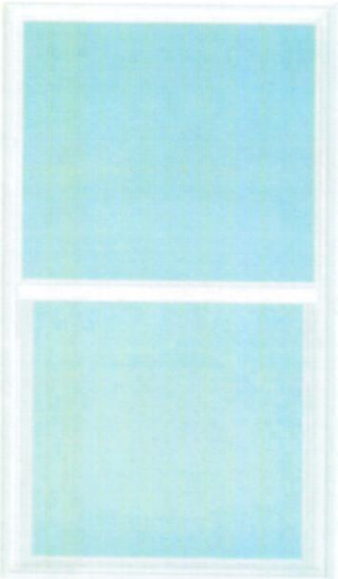
SIZE CHART

PICTURE WINDOW	MIN	Max NON IMPACT	Max IMPACT
Rectangular Fixed	11 ¼" x 15 ¼"	max 40 sq ft	max 35 sq ft
Rectangular Fixed	15 ¼" x 11 ¼"	max 40 sq ft	max 35 sq ft

Single Hung Window

Impact: 900V

Non-Impact: 800V



AVAILABLE FINISH

- White
- Tan
- Bronze Exterior/ White Interior

STANDARD GLASS COLORS

- Clear Energy Shield Max
- Clear LoE 340 (meets turtle code)
- Rain
- Mist
- White & Gray interlayers

GLASS TYPES

- Non Impact: Insulated double pane annealed or tempered glass
- Impact: Insulated triple pane annealed or triple pane annealed/tempered combination

STANDARD HARDWARE

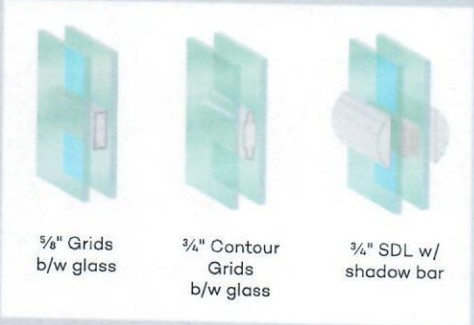
- Recessed tilt latches
- Sweep lock

STANDARD FEATURES

- 3 ¼" frame depth
- Fusion Welded Frame and Sash Corners
- Triple weatherstripping
- Aluminum reinforced sashes and meeting rail

OPTIONAL ITEMS

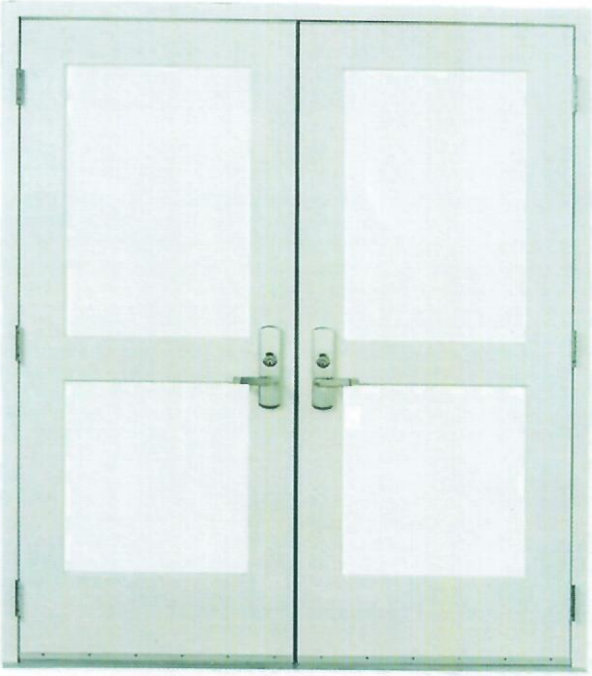
- Available in Oriel/Proview configurations
- Colonial grid types:



SIZE CHART

SINGLE HUNG	MIN	Max NON IMPACT	Max IMPACT
Equal	17 ¾" x 22"	54" x 76"	54" x 76"
	15" x 29 ½"	48" x 84"	40" x 48"
Proview	17 ¾" x 27 ½"	54" x 90"	54" x 90"
	15" x 37"	15" x 90"	15" x 90"

For projects that call for the natural or historic beauty of wood exteriors, we offer a selection of high-quality exterior wood options, including Pine, Vertical Grain Douglas Fir, Mahogany and Primed Pine.



Unit Features

Ultimate Commercial Door: UCD

Ultimate Commercial Door 2 1/4": UCD2.25

Frame:

- Frame thickness: 1 1/16" (27).
- Frame width: 4 9/16" (116).
- Sill Options:
  - Standard factory installed thermal barrier saddle low profile 0.500" (13) by 7.125" (181) sill. Optional; thermal barrier saddle low profile 0.250" (6) by 7.125" (181) sill. Offset saddle low profile 0.500" (13) by 7.00" (178) sill with 0.250" (6) offset.
  - Optional factory installed thermal barrier saddle low profile 0.500" (13) by 8.125" (210) sill. Optional; thermal barrier saddle low profile 0.250" (6) by 8.125" (210) sill.
  - Optional factory installed thermal barrier saddle low profile 0.500" (13) by 9.125" (235) sill. Optional; thermal barrier saddle low profile 0.250" (6) by 9.125" (235) sill.
  - Optional: No sill.
  - Finishes: Standard: Mill Finish Aluminum, Optional: Dark Bronze Anodized Aluminum.

Panel:

- Panel thickness: UCD: 1 3/4" (44) and UCD2.25: 2 1/4" (57).
- Top rail height:
  - UCD panel: 6" (152).
  - UCD2.25 panel: 8 1/8" (206).
    - Panel core material is solid Pine or follows the species of the door.
- Stile width, locking and hinge stiles are 6" (153) wide with LVL core.
- Bottom rail height: 11 3/8" (289) is solid pine or follows the species of the door.
- Optional 6" (152) intermediate rail is solid pine or follows the species of the door, is centered 26" (660) or 40 5/16" (1024) from bottom of door sill.

Glass and Glazing:

- Select quality complying with ASM C 1036. Comply with 16 CFR 1201 Safety Standard for Architectural Glazing Materials. Tempered insulating glass IGMA.IGCC certified to performance level CBA when tested in accordance with ASTM E 774.
- Glazing Seal: Tempered insulating glass hermetically sealed placed into an exterior bed of silicone.
- UCD has 3/4" IG with removable interior vinyl glazing stops with clear wood covers, no visible fasteners.
- UCD2.25 has 1" IG with nailed on glazing stops.
- Dual-pane insulating glass thickness: 3/4" (UCD), 15/16" (UCD2.25)
- Triple-pane insulating glass thickness: 1 1/4" (UCD2.25)
- Insulating glass coatings:
  - Low E1
  - Low E2
  - Low E3
  - Low ERS
  - Low ELR
- Glass Type: Clear; Bronze; Gray; Reflective Bronze; Laminated;
- Decorative glass options: Sandblasted, Glue Chip, Rain, Frost, 1/2 English Reed.

Unit Features

Hardware:

- Hinges: 4 1/2" (114) x 4 1/2" (114) square corner ball bearing hinges. Standard finish color and substrate: Satin Chrome (US26D) over brass substrate.
  - Optional: Bronze finish over Brass substrate (US10A), Solid Brass (US3), Stainless Steel (US32D).
- UCD panel: Three hinges per panel for units less than 85 9/16" (2173) high rough opening, four hinges per panel on doors with 85 9/16" or larger (2173) rough opening.
- UCD2.25 panel: Three hinges per panel up to 85 9/16" (2173) high. Four hinges per panel over 85 9/16" (2173), 5 hinges per panel on units over 95" (2413) high. If panel width is greater than 35 13/16" (910), door has 4 hinges.
- No lock no bore is standard.
  - Optional Commercial Hardware Package:
    - Closer, rim device, mortise lock, removable mullion and kick plate.
  - Optional hardware Routs and Preps.
    - Von Duprin Push pad Rim Devices and Trim Sets.
    - Von Duprin Cross Bar Device and Trim Sets.
    - Von Duprin 5547 Concealed Vertical Rod Exit Device. (2 1/4" Door only)
    - Sargent 8200 Mortise Lock Prep.
    - Schlage L Mortise Lock and Trim Sets.
    - Schlage ND Cylindrical locks.
    - Alarm Lock.

Raised/Flat Panel Option:

- 6" (152) Intermediate rail is constructed of finger-joint, edge-glued pine, or laminated veneer lumber (LVL) core.
  - Raised or Flat Extira® panel constructed of medium density fiberboard (MDF) core with wood laminate veneer to interior.
  - Exterior Standard Stamped Raised Panel uses .080" (2) aluminum with foam backing.
- Two placement options are available:
  - Low Placement, 26" (660) on center (OC) of 6" (152) intermediate rail from bottom of door sill for a 10 13/16" (275) visible panel height.
  - High Placement, 40 5/16" (1024) OC of 6" (152) intermediate rail from bottom of door sill for a 25 1/8" (638) visible panel height.
    - for Mahogany, raised/flat panel cannot exceed 17 3/8" (441).

Weather Strip:

- Beige bulb type weather strip at top rails and hinge stiles.
  - Optional: Black.
- Black pile type weather strip at locking stiles.
- Panel drips and screws will be color matched to the panel clad color, for Custom Color clad the panel drips will be painted to match the panels but the screws will remain stainless steel.
- Sweep across panel bottom.
  - Optional: Bronze or Beige.

FOR SALE
OR BUILD TO SUIT
407-373-5555
FOR SALE
OR BUILD TO SUIT
407-373-5555
Toy Simondac Realty Corp.

Janiszewski, Michele

From: Janet Gamache <janet.gamache@gmail.com>
Sent: Tuesday, March 5, 2024 1:21 PM
To: Janiszewski, Michele
Cc: Hutcheson, Catherine; Winkler, Ryan
Subject: Re: COA Application

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

1. What are the existing and proposed materials of the windows? EXISTING WINDOWS ARE PLEXIGLASS WITH WOOD FRAME AND GLASS WITH METAL FRAMES. PROPOSED WINDOWS ARE GLASS WITH METAL FRAMES
2. Existing and proposed material of the door? EXISTING DOOR IS GLASS AND METAL. PROPOSED DOOR IS GLASS AND METAL
3. Will the door be of the same style? THE DOOR WILL REMAIN THE SAME AS A DOUBLE DOOR.
4. Will the grid lines on the proposed windows be between the glass or SDL? THERE ARE NO GRIDS. THEY ARE INDIVIDUAL GLASS PANES FRAMED WITH METAL.

Sincerely,

Janet Gamache
Executive Director, Mount Dora Center for the Arts
Festival Event Coordinator (352)217-8390
Find information and applications for all of my events now in one place at www.FestivalswithJanet.com

On Tue, Mar 5, 2024 at 11:01 AM Janiszewski, Michele <janiszewskim@ci.mount-dora.fl.us> wrote:

> Good Morning,
>
> Please see the attached letter pertaining to your application.
>
> In addition, please email me a response to the questions below to assist in drafting the staff report:
>
> 1. What are the existing and proposed materials of the windows?
> 2. Existing and proposed material of the door?

INSTRUMENT#: 2024019828 OR BK 6287 PG 869 PAGES: 3 2/22/2024 9:11:20 AM
GARY J. COONEY, CLERK OF THE CIRCUIT COURT & COMPTROLLER, LAKE COUNTY, FLORIDA
REC FEES: $27.00 DEED DOC:$5250.00

Prepared by and return to:
Tiffany Lee
Clayton H. Blanchard, Jr., P.A.
35 East Pinehurst Boulevard
Eustis, FL 32726
(352) 589-1919
File Number: **24-0006**
Will Call No.:

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this **20th day of February, 2024** between **Viva Dios Real Estate, LLC, a Florida limited liability company,** whose post office address is **1070 Ceasars Court, Mount Dora, FL 32757**, grantor, and **Mount Dora Center for the Arts, Inc., a Florida not for profit corporation,** whose post office address is **847 E. 5th Avenue, Mount Dora, FL 32757**, 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 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:

> **Lots 12, 13 and 14, BELMONT SUB-DIVISION, according to the map or plat thereof as recorded in Plat Book 4, Page 60, Public Records of Lake County, Florida.**
>
> **Parcel Number: 2919270200-000-01200**
>
> **Subject to taxes for the year 2024 and subsequent years and easements and restrictions of record, if any. However, this reference shall not serve to reimpose 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 claiming by, through or under grantors.

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

(This space intentionally left blank)
(Signature and notary pages to follow)

Signed, sealed and delivered in our presence:

Witness
Printed Name: Christopher Minio
P.O. Address: 16364 Viansa Way, Unit 291
Naples, FL 34110

Viva Dios Real Estate, LLC, a Florida limited liability company

By: Minio Holdings LLC, a Delaware limited liability company, as Member

By: _____
John J. Minio, as Managing Director

Yvonne Gabourel
Witness
Printed Name: Yvonne Gabourel
P.O. Address: 6310 Sea Grass Ln
Naples FL. 34116

State of Florida
County of Collier

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 15 day of February, 2024 by John J. Minio, as Managing Director of Minio Holdings LLC, a Delaware limited liability company, as Member of Viva Dios Real Estate, LLC, a Florida limited liability company who [✓] is personally known or [ ] has produced drivers' licenses as identification.

[Seal]

YVONNE GABOUREL
Notary Public - State of Florida
Commission # HH 093332
My Comm. Expires Feb 15, 2025
Bonded through National Notary Assn.

Yvonne Gabourel
Notary Public
Print Name: Yvonne Gabourel
My Commission Expires: 2.15.25

Signed, sealed and delivered in our presence:

Witness
Printed Name: Tiffany S. Lee
P.O. Address: 35 E. Pinehurst Blvd.
Eustis, FL 32726

Witness
Printed Name: Clayton H. Blanchard, Jr.
P.O. Address: 35 E. Pinehurst Blvd.
Eustis, FL 32726

Viva Dios Real Estate, LLC, a Florida limited liability company

By: JM Endeavors LLC, a Florida limited liability company, as Member

By: _____
Giorlando A. Minio, as Member

State of Florida
County of LAKE

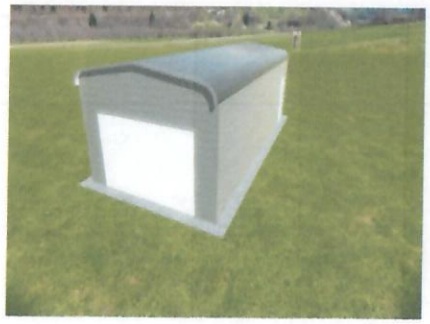
The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 20 day of February, 2024 by Giorlando A. Minio, as Member of JM Endeavors LLC, a Florida limited liability company, as Member of Viva Dios Real Estate, LLC, a Florida limited liability company who [_] is personally known or [X] has produced drivers' licenses as identification.

[Seal]

Notary Public
Print Name: Clayton H. Blanchard, Jr.
My Commission Expires: _____

CLAYTON H. BLANCHARD, JR
Notary Public - State of Florida
Commission # HH 33090
My Comm. Expires Sep 3, 2024
Bonded through National Notary Assn.

Mount Dora Center for the Arts - 847 E. 5th Ave Mount Dora, FL - Storage Unit with Metal Screen



Front

Right

Back

Left

Metal storage unit

The 12' x 25' metal storage unit is constructed with framing and base rail made from 14-gauge galvanized steel square tubing. The roof and sides are covered with 26-gauge steel sheeting, featuring a baked enamel finish .

Architectural stainless steel laser cut metal screen

Standard: JIS, AiSi, ASTM, GB, DIN, EN.

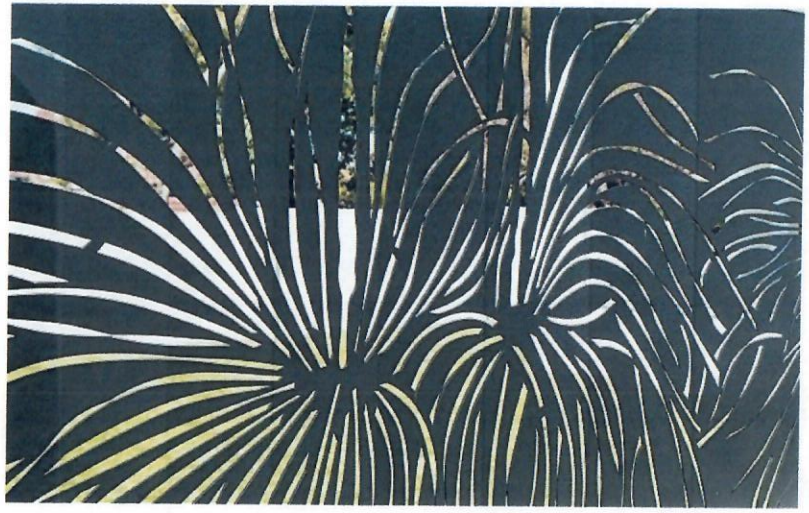
Thickness: 0.3 mm – 3.0 mm.

Width: 1000mm, 1219mm, 1250mm, 1500mm, Customized.

Length: 2000mm, 2438mm, 2500mm, 3000mm, 3048mm, Customized.

Tolerance: ±1%.

SS Grade: 304, 316, 201, 430, etc.



CITY OF MOUNT DORA

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

DATE: March 27, 2024

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 1 - Certificate of Appropriateness; 847 E 5th Ave (Location); Windows, Door, and Detached Structure (Proposed Work); Mount Dora Center for the Arts, Inc. (Owner); Janet Gamache (Applicant).**

Property Information:

Address:	847 E 5th Avenue	**Current Use:**	Vacant
Zoning District:	C-2A	**Land Use:**	Commercial

Structure Information:

Date of Construction:	1960	**Style:**	Commercial
Siding:	Concrete Block	**Stories:**	One
Roof Type:	Shed / Flat Canopy	**Chimneys:**	None
Roof Material:	Tin	**Porch:**	None
Notes:	The structure has architectural details that reflects its time, thus contributing to the overall collection of structures from the 1960s within the Historic District.		

Requested Action:
The Applicant is seeking to replace the existing plexiglass, wood-framed, three sash windows with glass, metal-framed, two sash windows; remove and replace the existing glass and metal door with another glass and metal door; remove the two car entrances and replace with windows; and construct a detached accessory structure with stainless steel laser cut metal screen.

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

From 1900 to 1940 the form of commercial buildings in Florida remained essentially the same, though new materials and stylistic influences appeared. Steel and reinforced concrete largely replaced cast-iron as a structural material. Brick became more varied in color and texture. From 1900 to 1930 classically derived styles such as the Beaux Arts, Neo-classical, and Italian Renaissance influenced composition and ornamentation of commercial buildings.

Beginning in the 1920s, two new masonry materials, hollow terracotta tile and concrete block, gained, wide use in construction of commercial buildings. In Mount Dora "Risiey Block", a cut-face or rusticated block, locally produced by Carl Risley behind his home on Tremain Street, became popular. As strong as fired brick, the new materials were lighter and cheaper.

Guidance from the Mount Dora Historic Design Guidelines

Under Standard 2 of the Interior Secretary's Standards, the visual role of historic window design and its detailing or craftsmanship would be carefully considered in planning window repair or replacement. 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 rhythm of window and door openings is an important part of the character of buildings in Mount Dora. In some instances, new window or door openings should be located on non-significant walls. For commercial buildings these would be common or party walls or secondary elevations.

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. 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.

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. 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.
3. Design and install additional windows on rear or other non-character-defining elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.
4. 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.
5. Replace missing or deteriorated doors with doors that closely match the original, or that are of compatible contemporary design.
6. Where original or early storefronts no longer exist or are too deteriorated to save, retain the

commercial character of the building through contemporary design which is compatible with the scale, design, materials, color and texture of the historic building; or an accurate restoration of the storefront based on historical research and physical evidence.

7. Retain and repair existing storefronts, including windows, sash, doors, transoms, signage, and decorative features where such features contribute to the architectural and historic character of the building.

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 an entrance because the building has been reoriented to accommodate a new use.
5. Introducing or changing the location of doors and entrances that alter the architectural character of the building.
6. Removing an entrance that is unrepairable and not replacing it; or replacing it with a new entrance or porch that does not convey the same visual appearance.
7. Removing or radically changing storefronts – and their features – which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Guidance from Land Development Code (LDC)

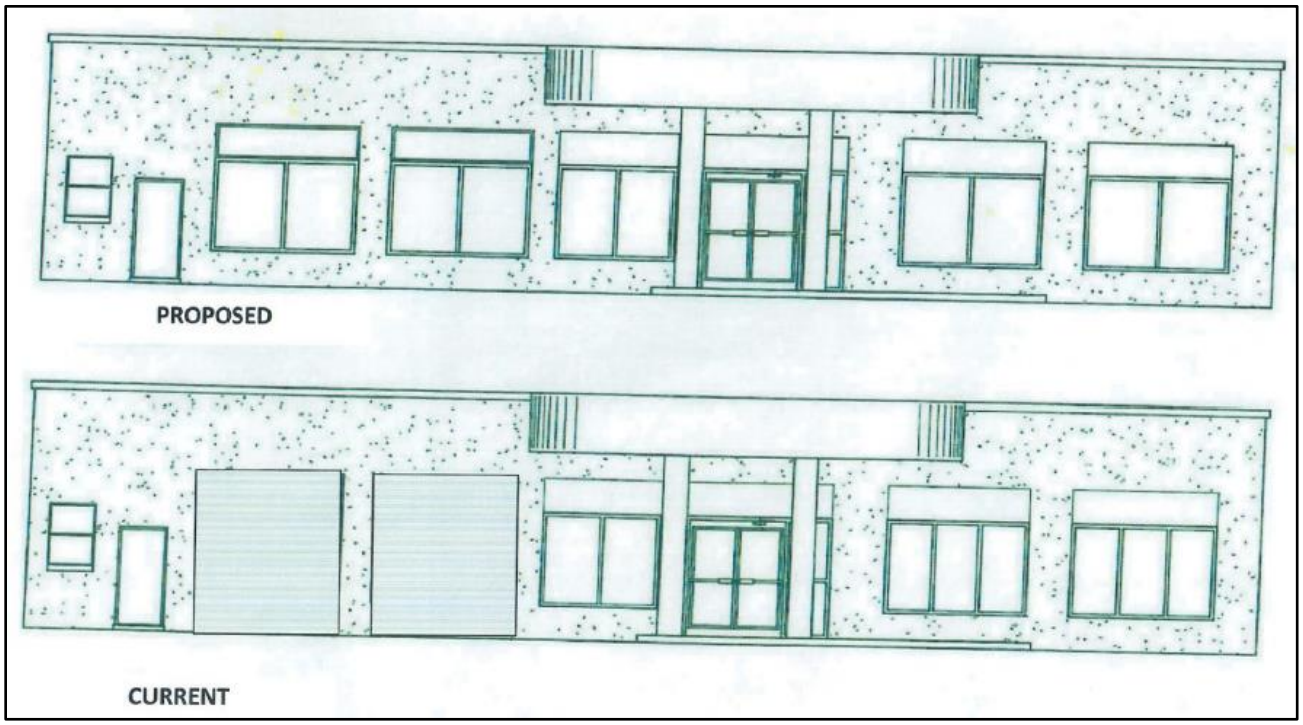
LDC Section 3.6.4 (2)(b), states that it is also the intent to promote visually compatible, contemporary designs that are harmonious with the exterior architectural and landscape features of adjacent, neighboring or visually related buildings, structures, sites and streetscapes.

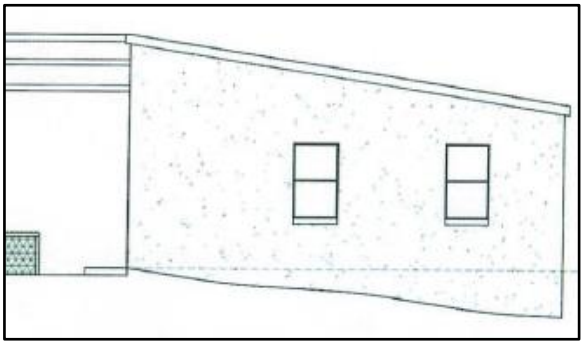
The subject property is located in the northwest quadrant of the intersection of 5th Avenue and Highland Street. South of the subject property is a former gas station which was redeveloped into a restaurant known as the Fifth Avenue Eatery. East of the property is a commercial building constructed in 1941 in the Masonry Vernacular style and is utilized as a restaurant and bar. Catty-corner is another masonry vernacular, commercial building.

Staff Analysis:

The Applicant is seeking to modify the existing structure to accommodate its future use as the new location for the Mount Dora Center for the Arts. The proposed work is depicted on the images below and include:

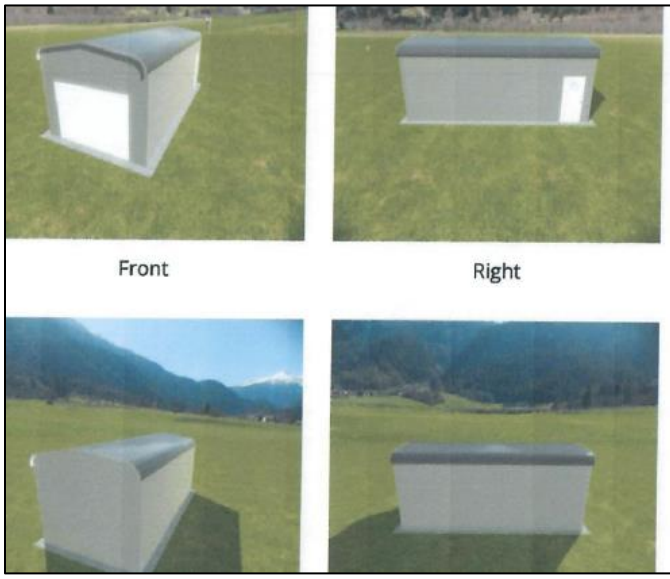
1. Replace the existing plexiglass, wood-framed, three sash windows with glass, metal-framed, two sash windows;
2. Remove and replace the existing glass and metal door with another glass and metal door;
3. Remove the two car entrances and replace with windows; and
4. Construct a detached accessory structure with stainless steel laser cut metal screen.





Proposed Door

Existing Door



Metal storage unit

The 12' x 25' metal storage unit is constructed with framing and base rail made from 14-gauge galvanized steel square tubing. The roof and sides are covered with 26-gauge steel sheeting, featuring a baked enamel finish .

Architectural stainless steel laser cut metal screen

Standard: JIS, AiSi, ASTM, GB, DIN, EN.
Thickness: 0.3 mm – 3.0 mm.
Width: 1000mm, 1219mm, 1250mm, 1500mm, Customized.
Length: 2000mm, 2438mm, 2500mm, 3000mm, 3048mm, Customized.
Tolerance: ±1%.
SS Grade: 304, 316, 201, 430, etc.

The Applicant is seeking to remove the existing shipping container which is being utilized for storage and replace it with a detached, metal storage unit which is more compatible with the Historic District.

Replacing the plexiglass windows with glass windows will be more compatible with the architectural style of the building.

Staff Recommendation:
Staff recommends approval of the application with the following condition(s):

1. The replacement windows on the eastern façade are the same size as the existing windows to promote visual compatibility between the southern and eastern facades of the building.

Attachments:
Photos
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: March 27, 2024

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 2 - Certificate of Appropriateness; 330 E 10th Avenue (Location); Detached Garage (Proposed Work); David and Deanna Howell (Owners); David Howell (Applicant).**

Property Information:

Address:	330 E 10th Avenue	**Current Use:**	Residential
Zoning District:	R-2	**Land Use:**	Medium Density

Structure Information:

Date of Construction:	1938	**Style:**	Frame Vernacular
Siding:	Vinyl	**Stories:**	One
Roof Type:	Gable	**Chimneys:**	None
Roof Material:	Asphalt shingles	**Porch:**	One, Open

Requested Action:
The Applicant is seeking to remove a detached accessory structure and replace it with a 16' X 24' site built workshop/storage structure with 5V metal roof and T1-11 siding.

Background on Architectural Style:
The subject residence was constructed in the Frame Vernacular style. This style of buildings were first constructed by lay or self-taught carpenters to provide basic shelter without attention to architectural style. The buildings reflect locally available building materials, the skills and regional background of the builder and environmental conditions. Vernacular buildings were widely constructed in Mount Dora from the l 880s through the 1930s.

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

Guidance from Land Development Code (LDC):
LDC Section 3.6.4 (2)(b), states that it is also the intent to promote visually compatible, contemporary designs that are harmonious with the exterior architectural and landscape features of adjacent, neighboring or visually related buildings, structures, sites and streetscapes.

Guidance from the Mount Dora Historic Design Guidelines:
New construction should complement the historic architecture. Through sound planning and design, it can reinforce and respect the existing patterns of a historic district. Successful infill design does not have to imitate demolished or extant buildings to be successful. Rather, it picks up significant themes, such as height, materials, roof form, massing, set-back, and the rhythm of opening to ensure that a new building blends with its context.

Recommendations:
1. Keep new construction to a minimum
2. Design new buildings to be compatible in materials, size, color, and texture with the surrounding buildings.
3. Employ contemporary design that is compatible with the character and feeling of the district.

Avoid:
1. Designing new buildings whose massings and scale is inappropriate and whose materials and textures are non-historic.
2. Imitating an earlier style or period of architecture in new construction, except in rare cases where a contemporary design would detract from the architectural unity of an ensemble or group.

Staff Analysis:
The proposed structure is located behind the single-family residence and will not be highly visible due its location on the lot and the elevation change on the property.

The structure will have a gable roof, similar to the residence, and wood siding which is consistent with the frame vernacular style.

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

Attachments:
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 LA03962
Recorder # 506
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) 330 E 10TH 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
330	East	10TH	Avenue	

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

MAPPING

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

DESCRIPTION

Style Frame Vernacular
Other Style
Exterior Plan Irregular
Other Exterior Plan
Number of Stories 1
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) >> Vinyl
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

8LA03962

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 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

8LA03962

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: 6/1/2008

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"

LA03962-200803

Supplementary Printout

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

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

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

> **Foundation types:**
Piers

> **Foundation materials:**
Brick

> **Exterior fabrics:**
Vinyl

> **Roof types:**
Gable

> **Roof materials:**

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

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

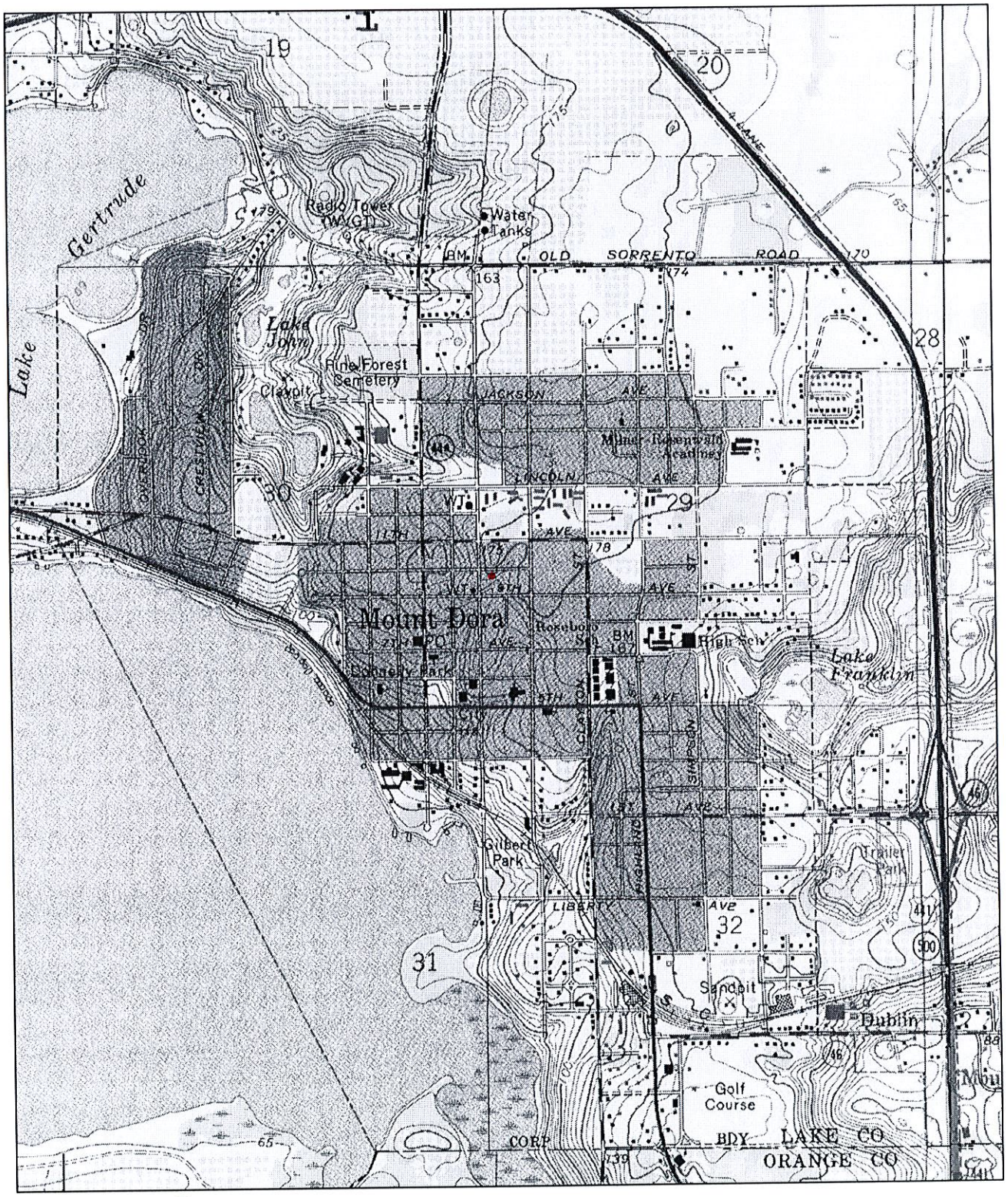
> **Original, intermediate, present uses/year started/year ended:**
Private residence;1938;

> **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)]:**



N

0 0.5 Mi

0 3000 Ft

Map provided by MyTopo.com

506
LA3962

N. TREMAIN STREET
N. GRANDVIEW STREET
N. GORHAM STREET
N. CLAYTON STREET
N. HIGHLAND STREET
E. SEVENTH AVENUE
E. NINTH AVENUE
E. TENTH AVENUE
E. ELEVENTH AVENUE
E. EIGHTH AVENUE
HACKETT COURT
CLARONO CIRCLE
MARY FRANCIS CT.
506
LA3962

506

LA
3962

Clear Form Values

Page 1

☐ Original
☐ Update

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

Site#8 LA04876
Field Date 3-4-2020
Form Date 3-4-2020
Recorder # 140

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) 847 East 5th Avenue 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:	847	E	5th	AVE	

Cross Streets (nearest / between) East 5th Avenue and North Highland Street
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 29 ¼ section: ☐NW ☐SW ☐SE ☐NE Irregular-name: _____
Tax Parcel # 29-19-27-0200-000-01200 Landgrant _____
Subdivision Name Belmont Block _____ Lot _____
UTM Coordinates: Zone ☐16 ☐17 Easting 437751 Northing 3186068
Other Coordinates: X: -81.63788 Y: 28.80066 Coordinate System & Datum WGS84
Name of Public Tract (e.g., park) _____

HISTORY

Clear History Values

Construction Year: 1960 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use GAST From (year): 1960 To (year): 2020
Current Use GAST From (year): 1960 To (year): 2020
Other Use Service garage From (year): 1960 To (year): 2020
Moves: ☐yes ☐no ☐unknown Date: _____ Original address _____
Alterations: ☐yes ☐no ☐unknown Date: _____ Nature _____
Additions: ☐yes ☐no ☐unknown Date: _____ Nature Canopy
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 COMM Exterior Plan RECT Number of Stories 1
Exterior Fabric(s) 1. COBL 2. _____ 3. _____
Roof Type(s) 1. SHED 2. _____ 3. Flat Canopy
Roof Material(s) 1. TIN 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.)

several awning 4 windows

Distinguishing Architectural Features (exterior or interior ornaments)

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

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐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 LA04876

DESCRIPTION (continued)

Clear Description Values

Chimney: No. 0 Chimney Material(s): 1. NA 2.

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

Foundation Type(s): 1. CONT 2.

Foundation Material(s): 1. BLCO 2.

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

Main Entrance (stylistic details)

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

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

Narrative Description of Resource

Archaeological Remains ☐Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

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

☐other methods (describe)

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

OPINION OF RESOURCE SIGNIFICANCE

Clear Significance Values

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

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

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

The structure has architectural details that reflects its time, thus contributing to the overall collection of structures from the 1960s within 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 Bradley Benmoshé Affiliation OTHR

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

(address / phone / fax / e-mail)

Required Attachments

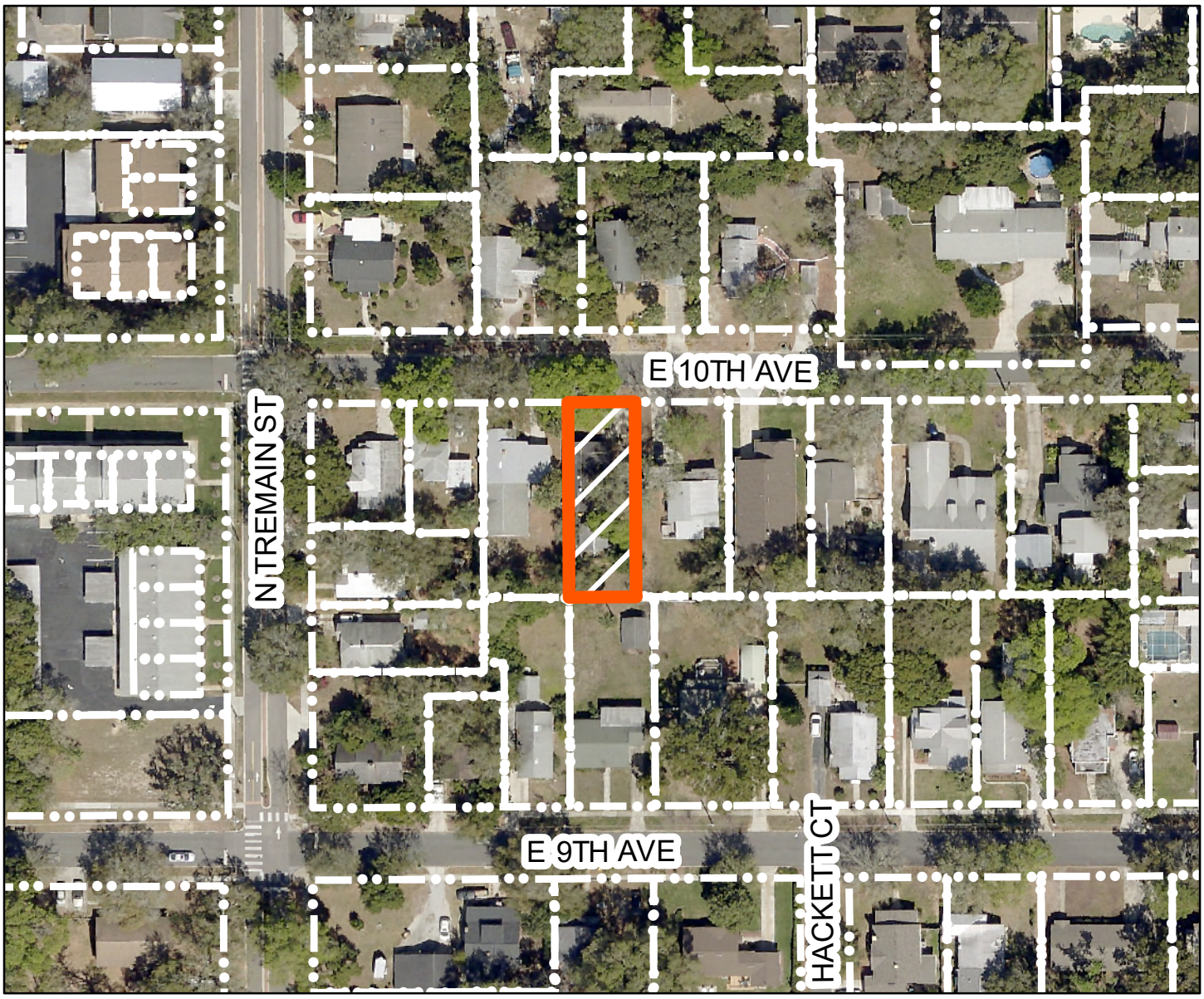
❶ **USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED**

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.

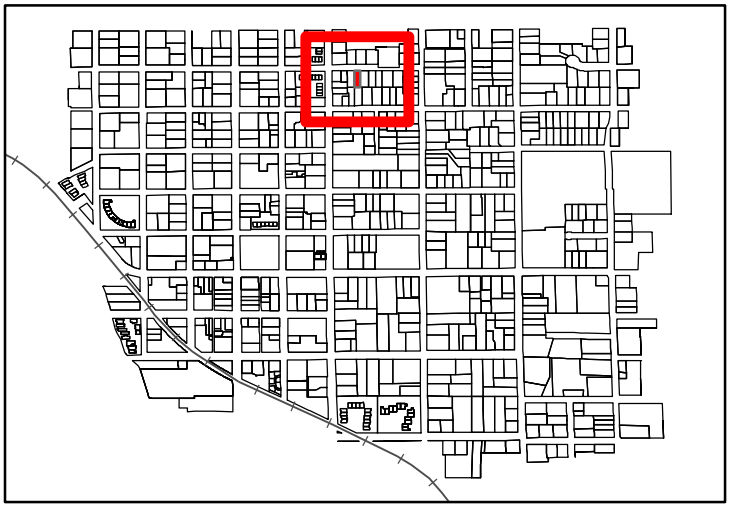
Street Map



N

330 EAST 10TH AVE MOUNT DORA FL 32757

0 40 80 160 Feet



LA03962

KCI TECHNOLOGIES

Data Sources: Lake County, City of Mount Dora

USGS Map

N

LA03962

330 EAST 10TH AVE MOUNT DORA FL 32757

Source: United States Geological Survey Eustis, FL 2018

KCI TECHNOLOGIES

330

CITY OF MOUNT DORA

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

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Renovations, Additions and New Construction

Subject Property Address: 330 EAST 10th AVE MT. DORA

Property Owner: DAVID & DEANNA HOWELL

Applicant: DAVID HOWELL

Applicant's Mailing Address: SAME

Applicant's Phone Number: 352-988-3941

Applicant's Email Address: MUDPUP63@AOL.COM

Full Description of Proposed Alteration(s) or Construction including materials; please attach additional documentation if needed: 16X24 SITE BUILT STORAGE/WORKSHOP / REMOVE OLD ONE POURED SLAB / 2X4 CONSTRUCTION / 5V METAL ROOF / T-111 SIDING

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? _____

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.

RECEIVED
MAR 5 2024

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

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

Property Record Card

General Information

Name:	HOWELL DEANNA J	**Alternate Key:**	1532761
Mailing Address:	330 E 10TH AVE MOUNT DORA, FL 32757 *Update Mailing Address*	**Parcel Number:**	29-19-27-0600-000-01300
		Millage Group and City:	00MD Mount Dora
		2023 Total Certified Millage Rate:	18.3807
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	330 E 10TH AVE MOUNT DORA FL, 32757	**Property Name:**	-- *Submit Property Name*
		School Information:	*School Locator & Bus Stop Map* *School Boundary Maps*
Property Description:	MOUNT DORA, DICKERMAN SUB W 41 FT OF LOT 13 PB 4 PG 23 ORB 731 PG 1366		

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)	41	135		5535.000	FD	$68,584.00	$68,584.00

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

Residential Building(s)

Building 1

Residential Building Value: $111,311.00

Summary

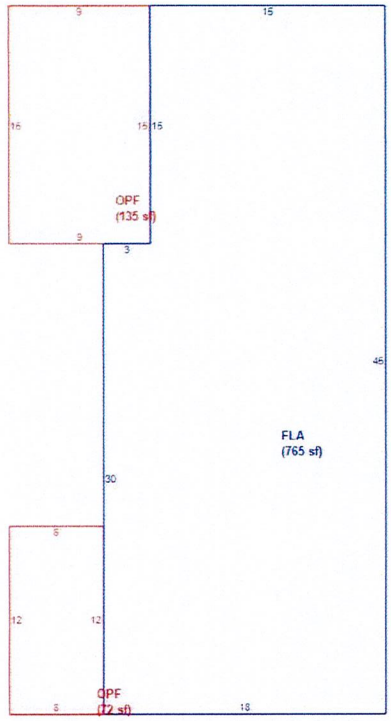
Year Built: 1938	Total Living Area: 765	Central A/C: Yes	Fireplaces: 0
Bedrooms: 2	Full Bathrooms: 1	Half Bathrooms: 0	

Incorrect Bedroom, Bath, or other information?

Section(s)

Section Type	Ext. Wall Type	No. Stories	Floor Area
FINISHED LIVING AREA (FLA)	Wood (01)	1.00	765
OPEN PORCH FINISHED (OPF)		1.00	207

View Larger / Print / Save



Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	DETACHED GARAGE (DGF1)	180	SF	1937	$1,620.00

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
731 / 1366	08/1981	Warranty Deed	Qualified	Improved	$19,000.00
703 / 766	01/1980	Misc Deed/Document	Qualified	Improved	$11,000.00

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	$181,515	$58,120	$25,000	5.0364	$125.91
SCHOOL BOARD STATE	$181,515	$58,120	$33,120	3.2080	$106.25
SCHOOL BOARD LOCAL	$181,515	$58,120	$33,120	2.9980	$99.29
LAKE COUNTY WATER AUTHORITY	$181,515	$58,120	$25,000	0.2940	$7.35
NORTH LAKE HOSPITAL DIST	$181,515	$58,120	$25,000	0.1500	$3.75

ST JOHNS RIVER FL WATER MGMT DIST	$181,515	$58,120	$25,000	0.1793	$4.48
CITY OF MOUNT DORA	$181,515	$58,120	$25,000	5.9603	$149.01
LAKE COUNTY MSTU AMBULANCE	$181,515	$58,120	$25,000	0.4629	$11.57
LAKE COUNTY VOTED DEBT SERVICE	$181,515	$58,120	$25,000	0.0918	$2.30
				Total: 18.3807	**Total:** $509.91

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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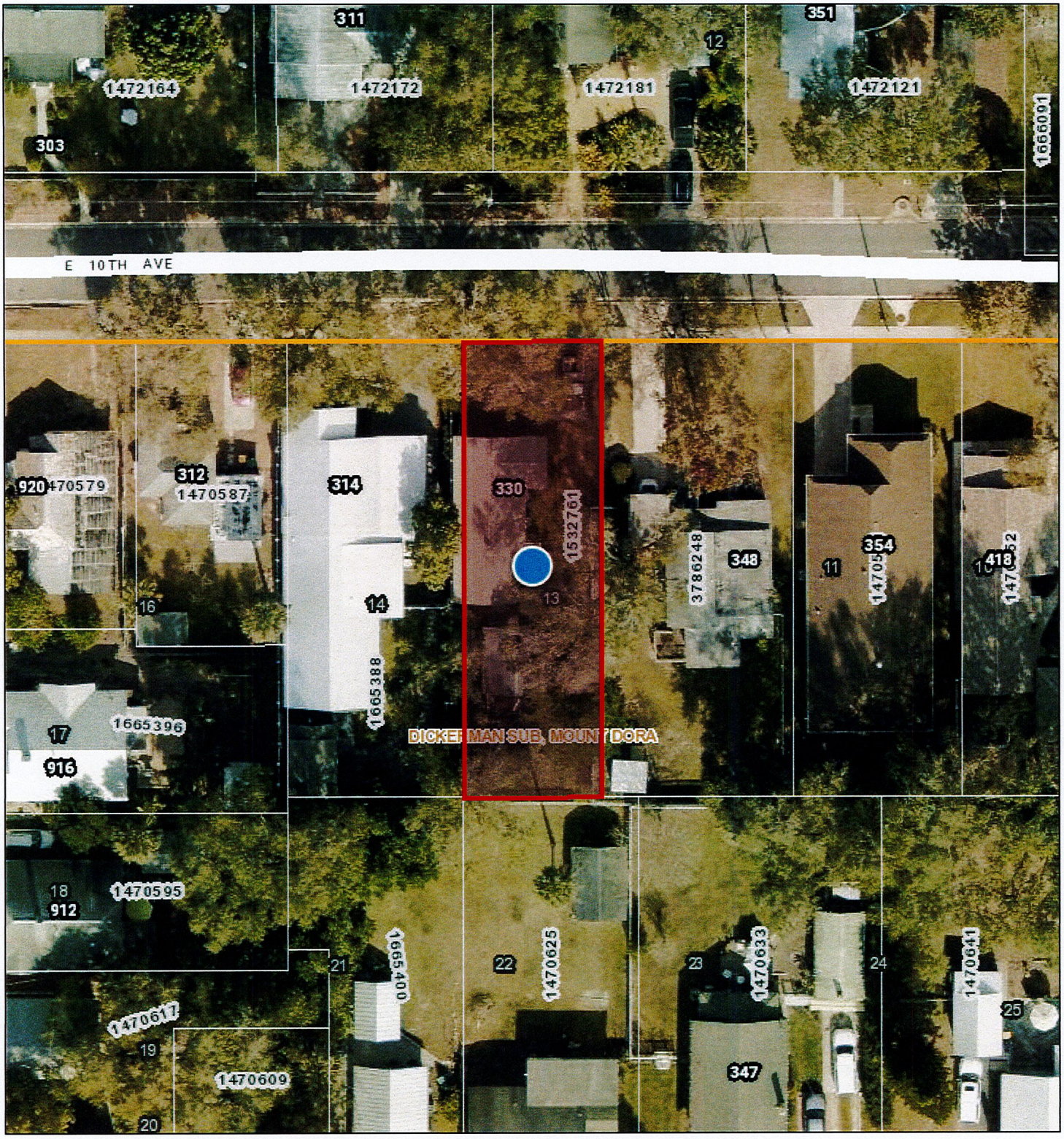
Property data updated nightly.
Site Notice



March 5, 2024

1:500

0 0.004 0.008 0.016 mi

0 0.005 0.01 0.02 km

pointLayer

Override 1

polygonLayer

Override 1

County Boundary

Surrounding Counties

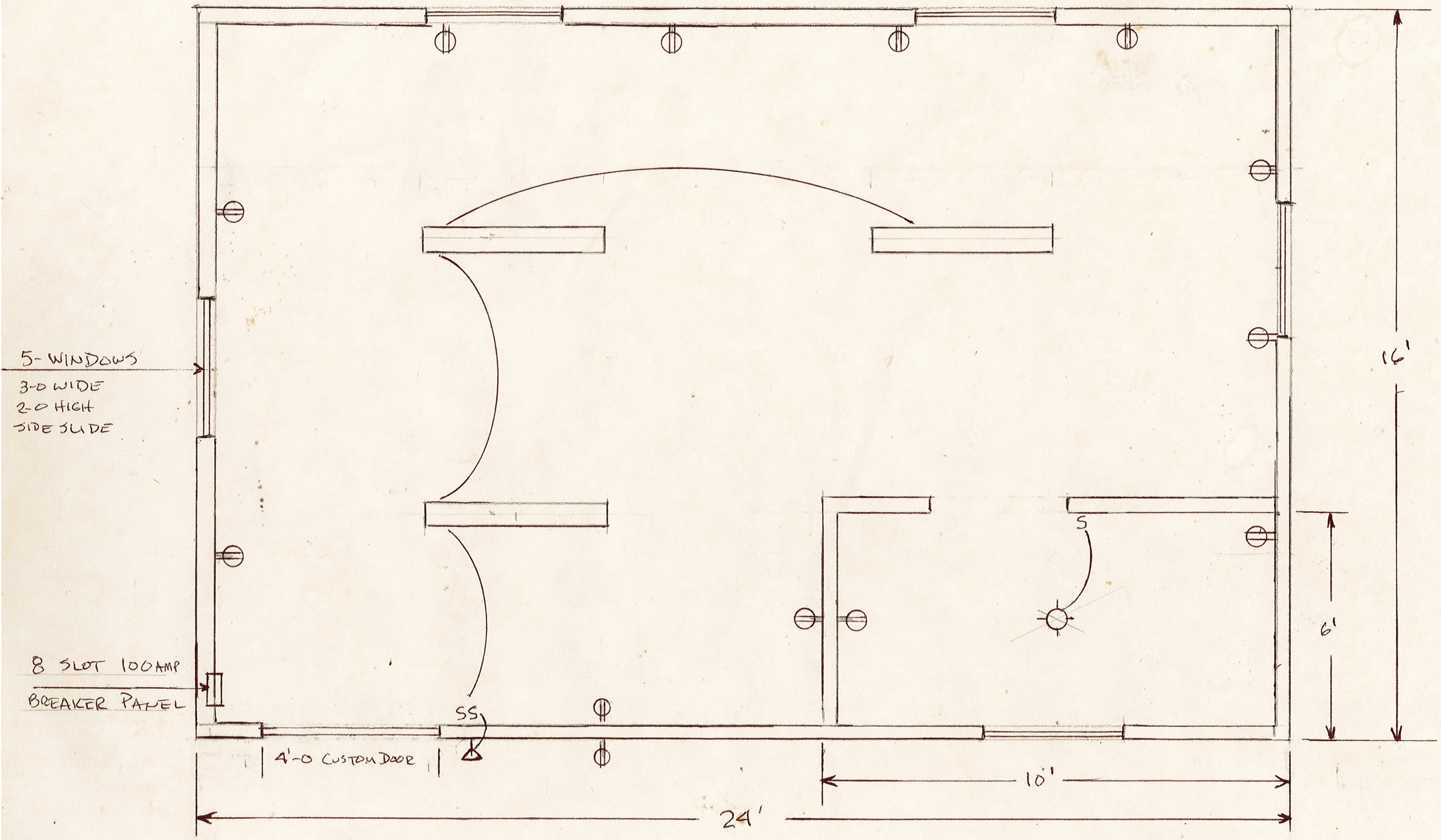
Street Names

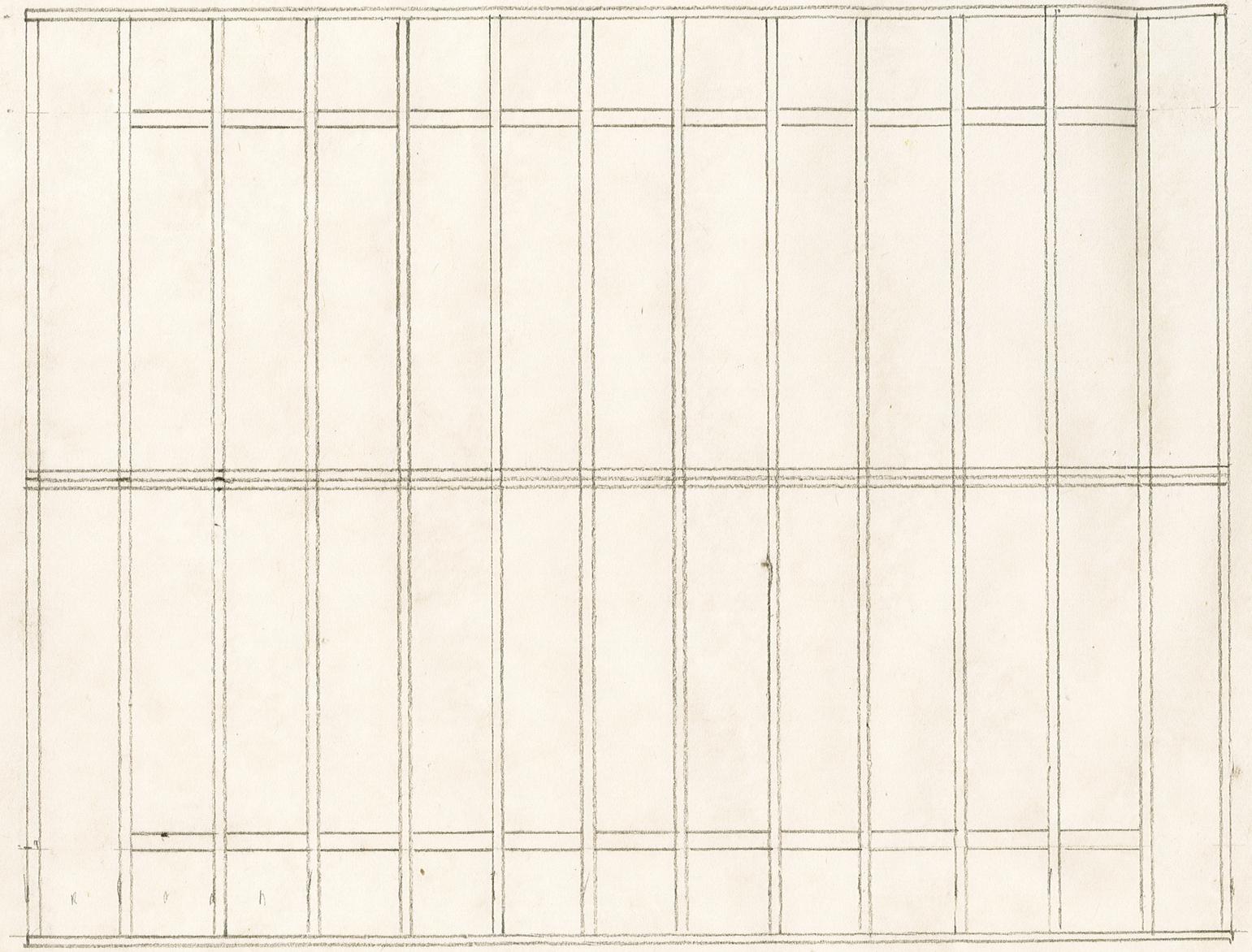
Local Streets 1K

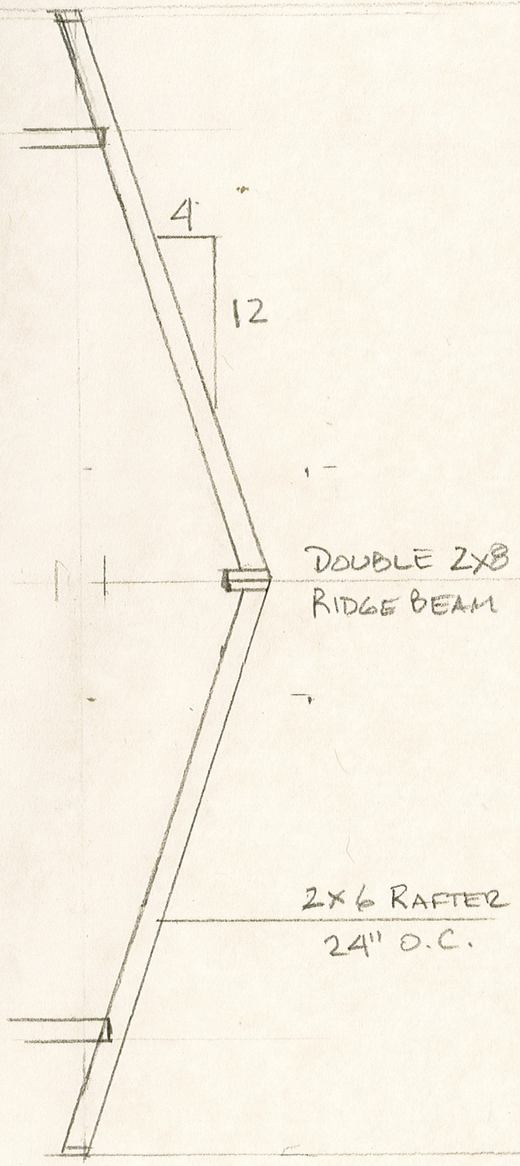
Subdivision Boundaries

Lake BCC

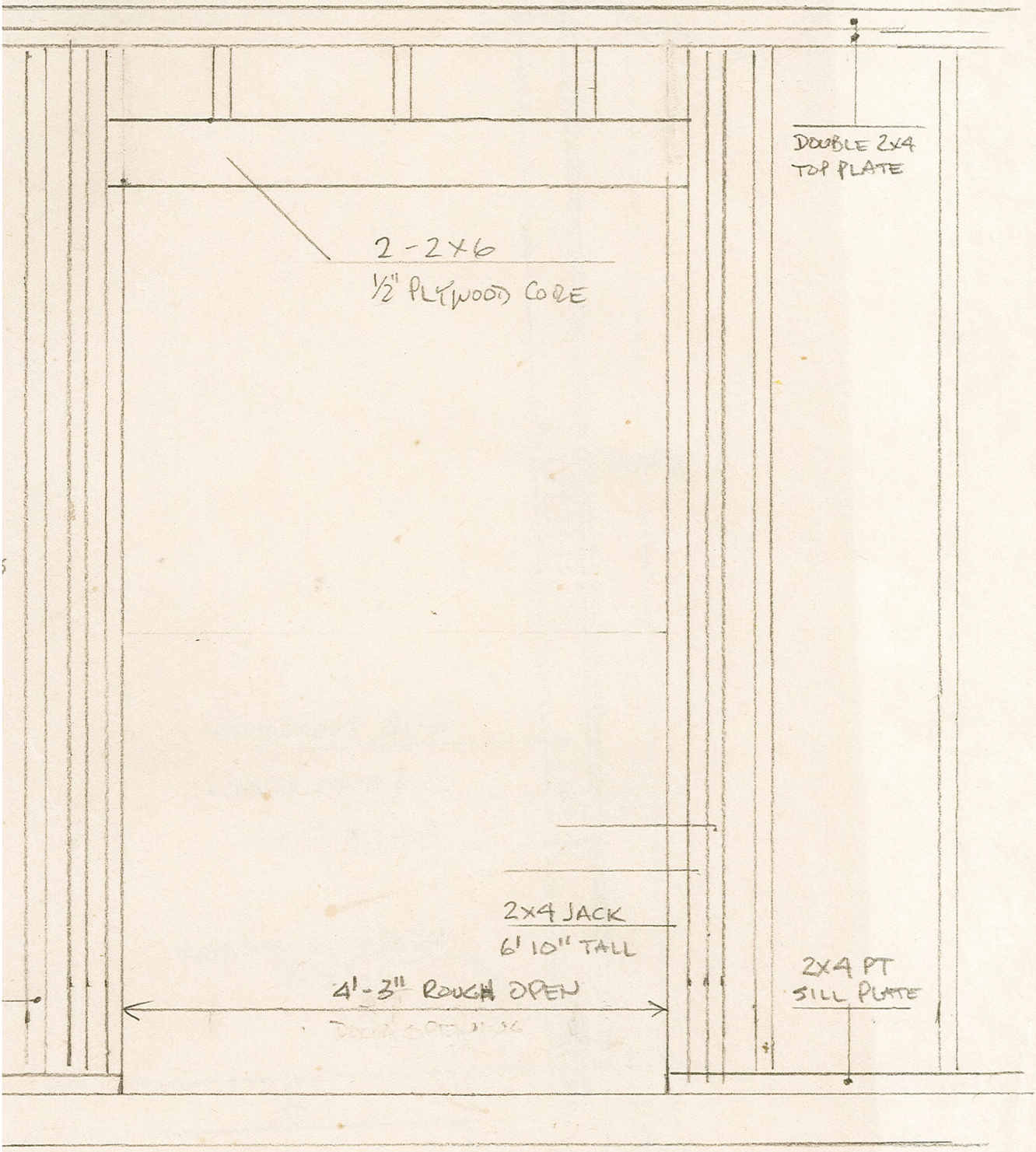
SCALE 1/2" = 1 FOOT





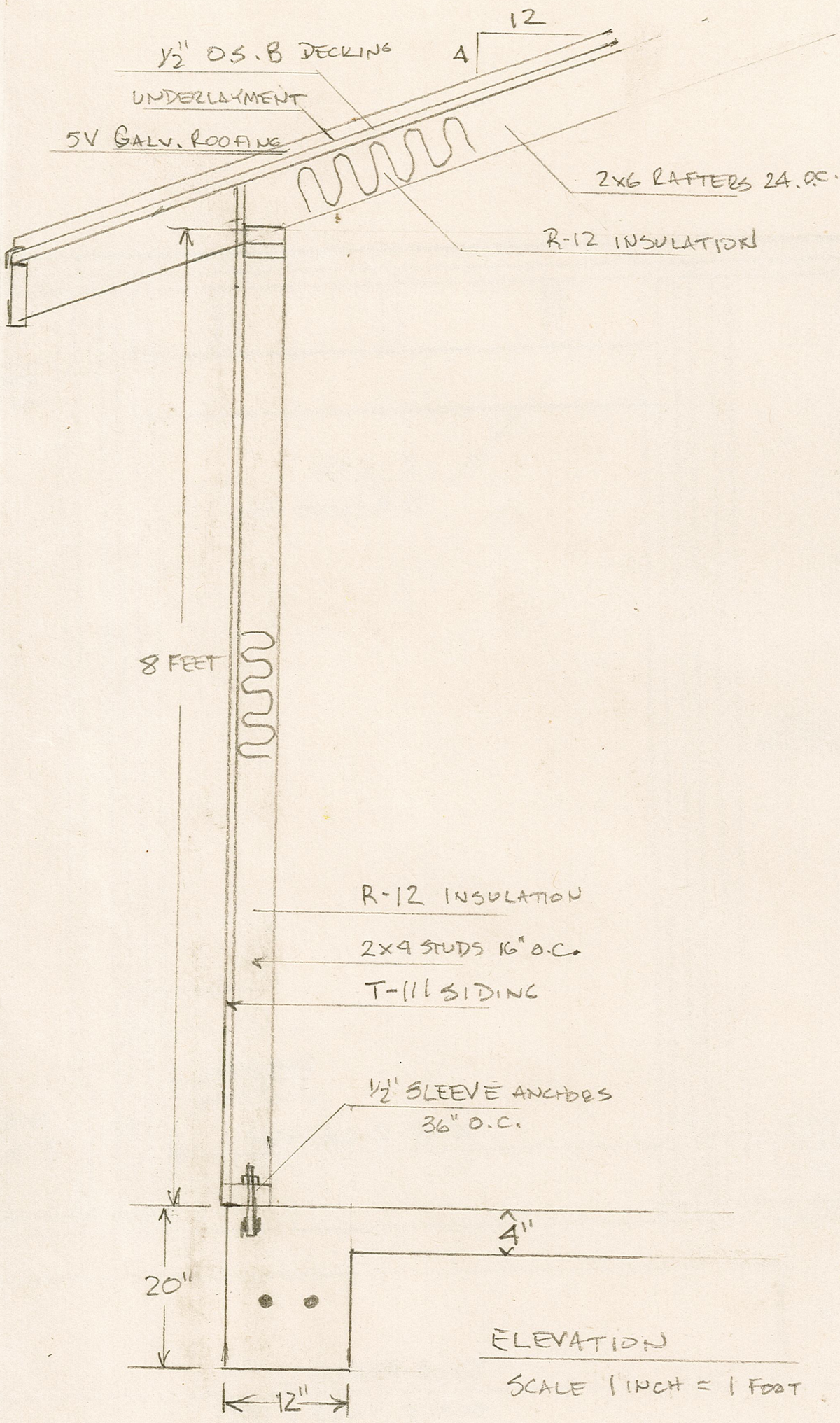


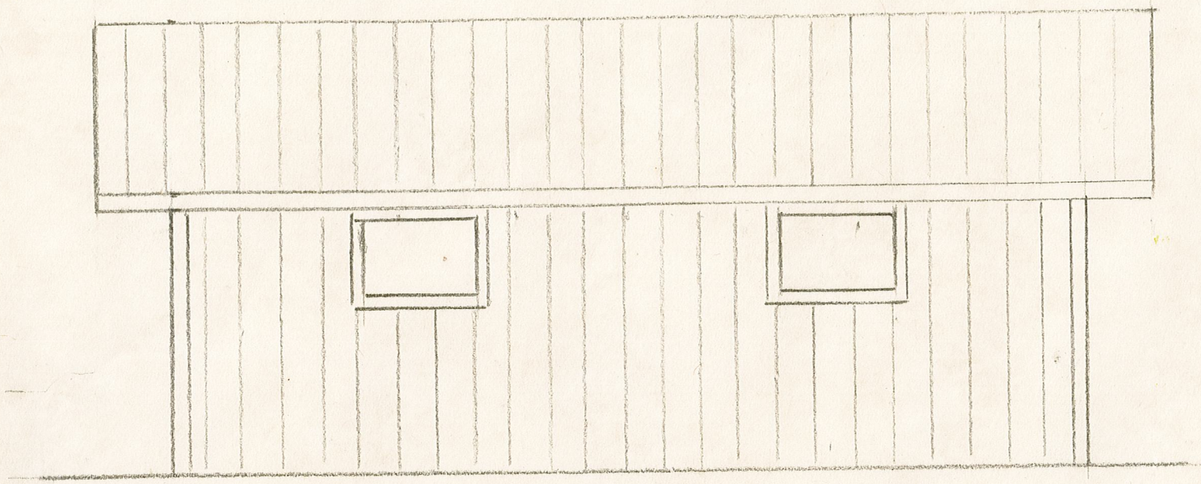
SCALE 3/8" = 1 FOOT



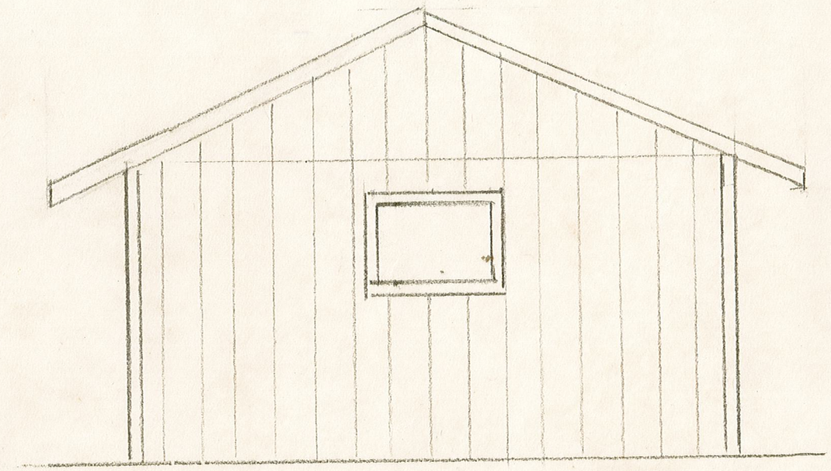
DOOR FRAME

SCALE 1 INCH = 1 FT

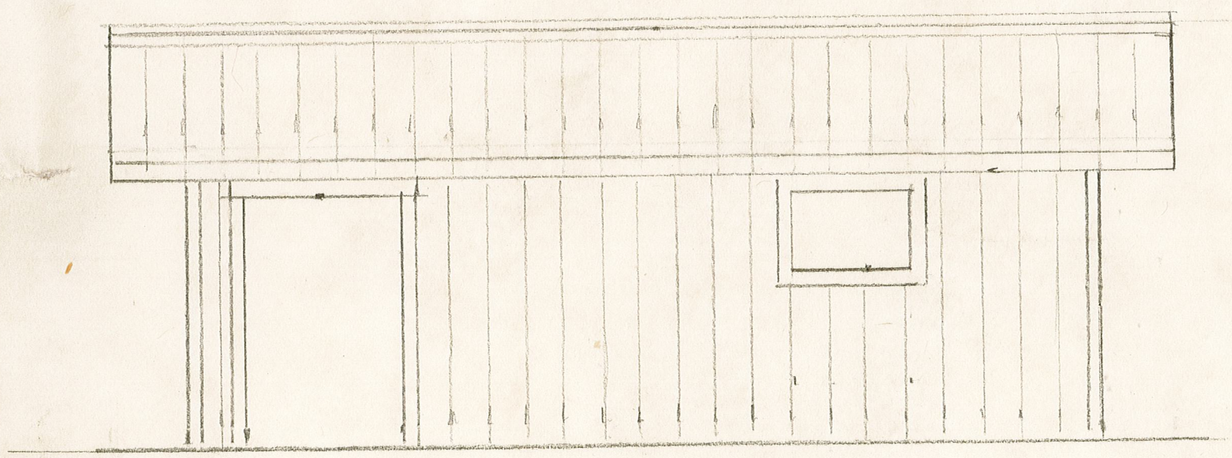

12
4
1/2" O.S.B DECKING
UNDERLAYMENT
5V GALV. ROOFING
2x6 RAFTERS 24. O.C.
R-12 INSULATION
8 FEET
R-12 INSULATION
2x4 STUDS 16" O.C.
T-111 SIDING
1/2" SLEEVE ANCHORS
36" O.C.
4"
20"
12"
ELEVATION
SCALE 1 INCH = 1 FOOT



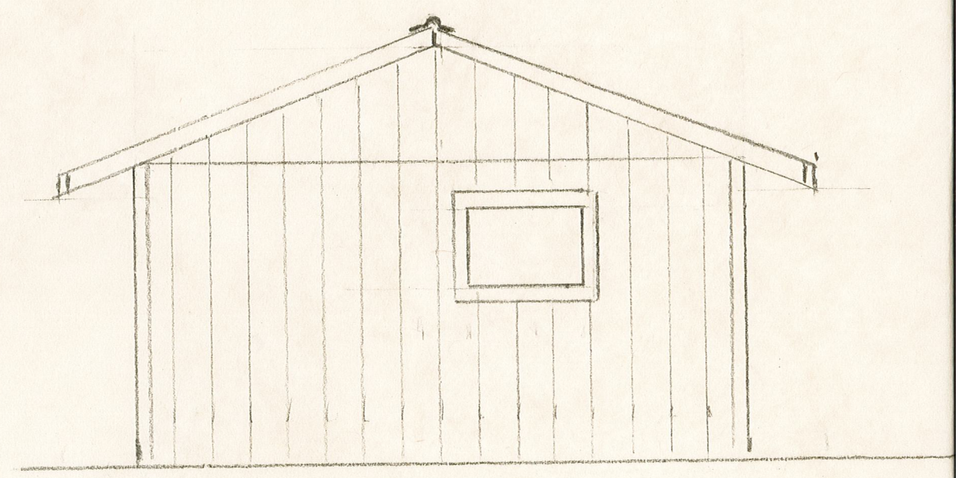
BACK ~ SOUTH ELEVATION



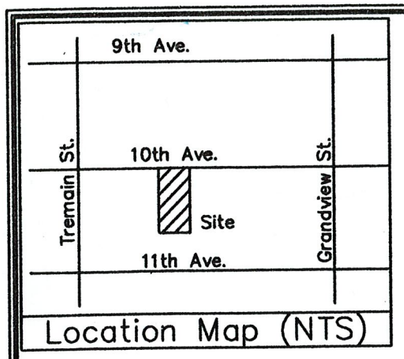
SIDE ~ EAST ELEVATION



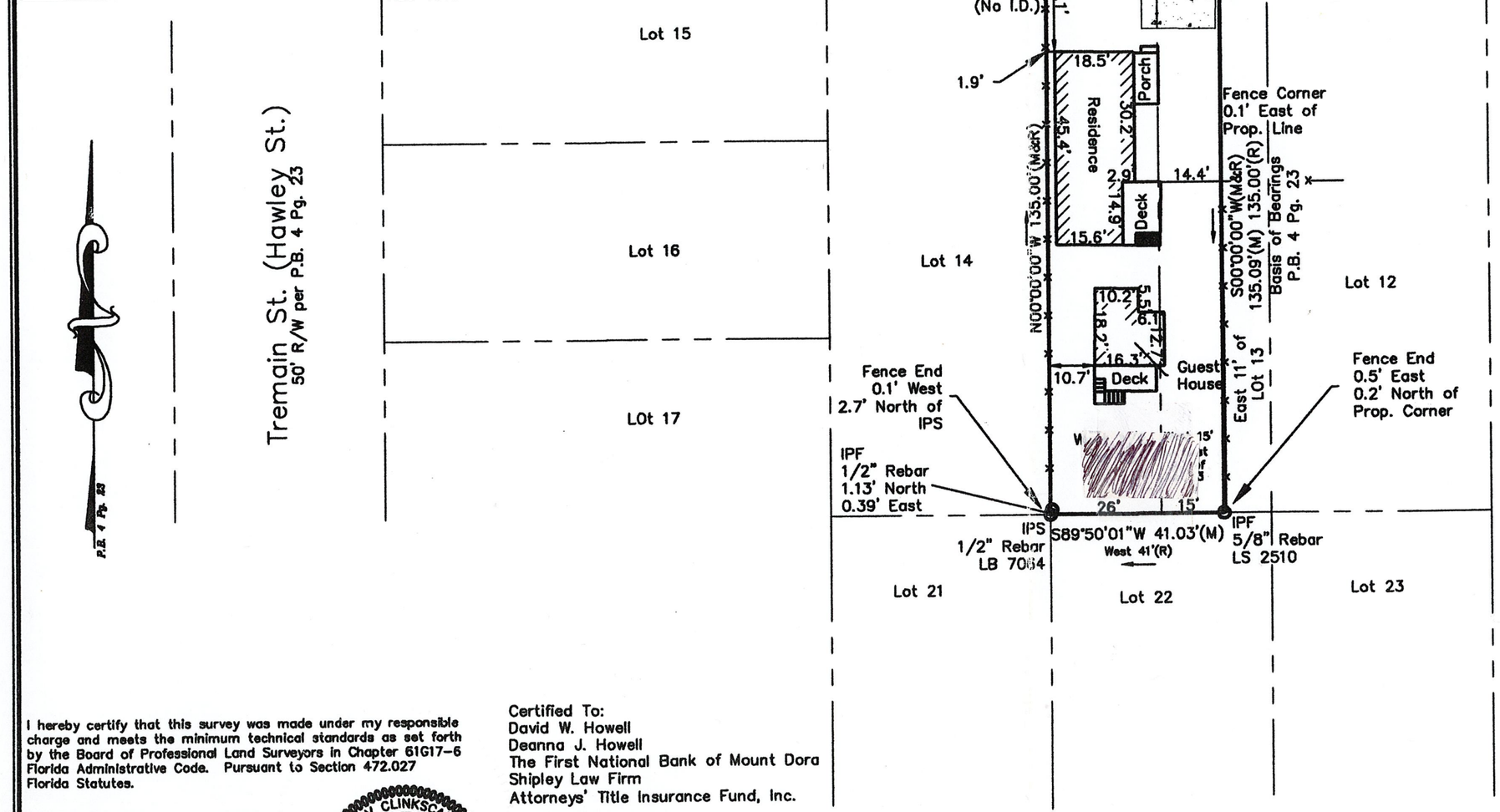
FRONT - NORTH ELEVATION



SIDE ~ WEST ELEVATION



Location Map (NTS)



LEGEND:

	IPS	IRON PIN SET (1/2" REBAR W/ CAP)
	IPF	IRON PIN FOUND
	CP	CALCULATED POINT ONLY
	CM	CONCRETE MONUMENT
		POWER POLE
		LIGHT POLE
		WATER VALVE
		GAS VALVE
		WELL
		FIRE HYDRANT
		SANITARY SEWER MANHOLE
		STORM DRAIN MANHOLE
		CATCH BASIN
		CLEANOUT
		CURB INLET
		TRANSFORMER
—ohp—		OVERHEAD UTILITY
—x—x—x—		FENCE LINE
	(M)	MEASURED
	(R)	RECORD

Plat of Boundary Survey for
David W. & Deanna J. Howell
330 E. 10th Ave.
Mount Dora, Lake County, Florida
Located in Section 29, T19S, R27E

0.13 Acres±
by coordinate method

Notes:

1) This property is located in Zone "X" of the Flood Insurance Rate Map, Community Panel Number 12069C 0367 D, which bears an effective date of July 3, 2002 and is not in a Special Flood Hazard Area. Field surveying was not performed to determine this zone.

I hereby certify that this survey was made under my responsible charge and meets the minimum technical standards as set forth by the Board of Professional Land Surveyors in Chapter 61G17-6 Florida Administrative Code. Pursuant to Section 472.027 Florida Statutes.

Fulton V. Clinkscales, Jr., Surveyor #4986

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

FULTON V. CLINKSCALES, JR. CERTIFICATE No. 4986 STATE OF FLORIDA REGISTERED LAND SURVEYOR

Certified To:
David W. Howell
Deanna J. Howell
The First National Bank of Mount Dora
Shipley Law Firm
Attorneys' Title Insurance Fund, Inc.

DESCRIPTION:
The West 1/2 of Lot 13 and the West 15 feet of the East 1/2 of Lot 13 in Dickerman Subdivision No. 1, in the City of Mount Dora, Florida, according to the plat thereof recorded in Plat Book 4, Page 23, Public Records of Lake County, Florida.

30 0 30
9.15M 0 9.15M
SCALE: 1" = 30'

FREELAND – CLINKSCALES & ASSOCIATES, INC.
ENGINEERS * LAND SURVEYORS
201 2nd AVE. EAST
HENDERSONVILLE, N.C. 28792
(828) 697-6539
Fax (352)-589-8093
Eustis, FL 32726
(352) 357-0415
LB 7064

REF. PLAT BOOK	4/23
REF. O.R. BOOK	731/1366
ALT. KEY #	1532761
PARTY CHIEF	SCL
DRAWN	CMR
DATE	July 31, 2008
DWG.NO.	F28097

CITY OF MOUNT DORA

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

DATE: March 27, 2024

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 2 - Certificate of Appropriateness; 330 E 10th Avenue (Location); Detached Garage (Proposed Work); David and Deanna Howell (Owners); David Howell (Applicant).**

Property Information:

Address:	330 E 10th Avenue	**Current Use:**	Residential
Zoning District:	R-2	**Land Use:**	Medium Density

Structure Information:

Date of Construction:	1938	**Style:**	Frame Vernacular
Siding:	Vinyl	**Stories:**	One
Roof Type:	Gable	**Chimneys:**	None
Roof Material:	Asphalt shingles	**Porch:**	One, Open

Requested Action:
The Applicant is seeking to remove a detached accessory structure and replace it with a 16' X 24' site built workshop/storage structure with 5V metal roof and T1-11 siding.

Background on Architectural Style:
The subject residence was constructed in the Frame Vernacular style. This style of buildings were first constructed by lay or self-taught carpenters to provide basic shelter without attention to architectural style. The buildings reflect locally available building materials, the skills and regional background of the builder and environmental conditions. Vernacular buildings were widely constructed in Mount Dora from the l 880s through the 1930s.

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

Guidance from Land Development Code (LDC):
LDC Section 3.6.4 (2)(b), states that it is also the intent to promote visually compatible, contemporary designs that are harmonious with the exterior architectural and landscape features of adjacent, neighboring or visually related buildings, structures, sites and streetscapes.

Guidance from the Mount Dora Historic Design Guidelines:
New construction should complement the historic architecture. Through sound planning and design, it can reinforce and respect the existing patterns of a historic district. Successful infill design does not have to imitate demolished or extant buildings to be successful. Rather, it picks up significant themes, such as height, materials, roof form, massing, set-back, and the rhythm of opening to ensure that a new building blends with its context.

Recommendations:
1. Keep new construction to a minimum
2. Design new buildings to be compatible in materials, size, color, and texture with the surrounding buildings.
3. Employ contemporary design that is compatible with the character and feeling of the district.

Avoid:
1. Designing new buildings whose massings and scale is inappropriate and whose materials and textures are non-historic.
2. Imitating an earlier style or period of architecture in new construction, except in rare cases where a contemporary design would detract from the architectural unity of an ensemble or group.

Staff Analysis:
The proposed structure is located behind the single-family residence and will not be highly visible due its location on the lot and the elevation change on the property.

The structure will have a gable roof, similar to the residence, and wood siding which is consistent with the frame vernacular style.

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

Attachments:
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: March 27, 2024

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 3 - Certificate of Appropriateness; 310 E 6th Avenue (Location); Update Conditions Pertaining to 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. At the last meeting, the Board approved the application to paint the residence with the condition that the brick remain unpainted. The Applicant has since discovered that the area previously identified as 'brick' is actually smaller, masonry blocks and is seeking to paint this area to match the rest of the residence.

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.

The Historic Preservation Board met and approved the application to paint the previously unpainted masonry block on the residence, with the exception of the brick, on February 28, 2024. After the meeting, the Applicant provided updated information pertaining to the residence and discovered that the area previously identified as 'brick' was actually small, concrete blocks. As such, the Applicant has resubmitted a revised COA application seeking to paint the area previously identified as brick the color proposed for the rest for the residence.

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;;

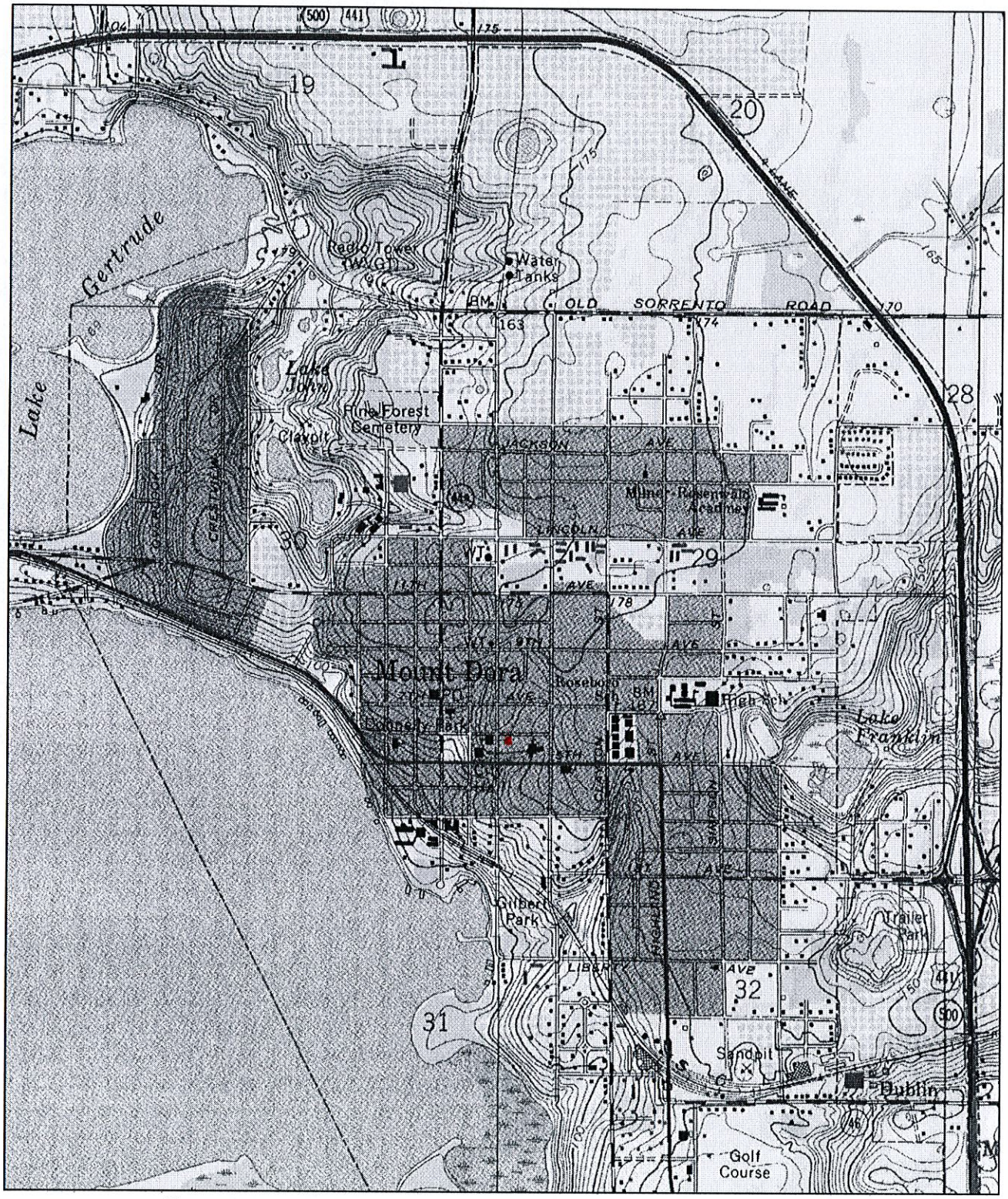
> **Research methods:**
Examine local tax records
FL Master Site File-Cultural Resources
Pedestrian

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

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

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

275



N

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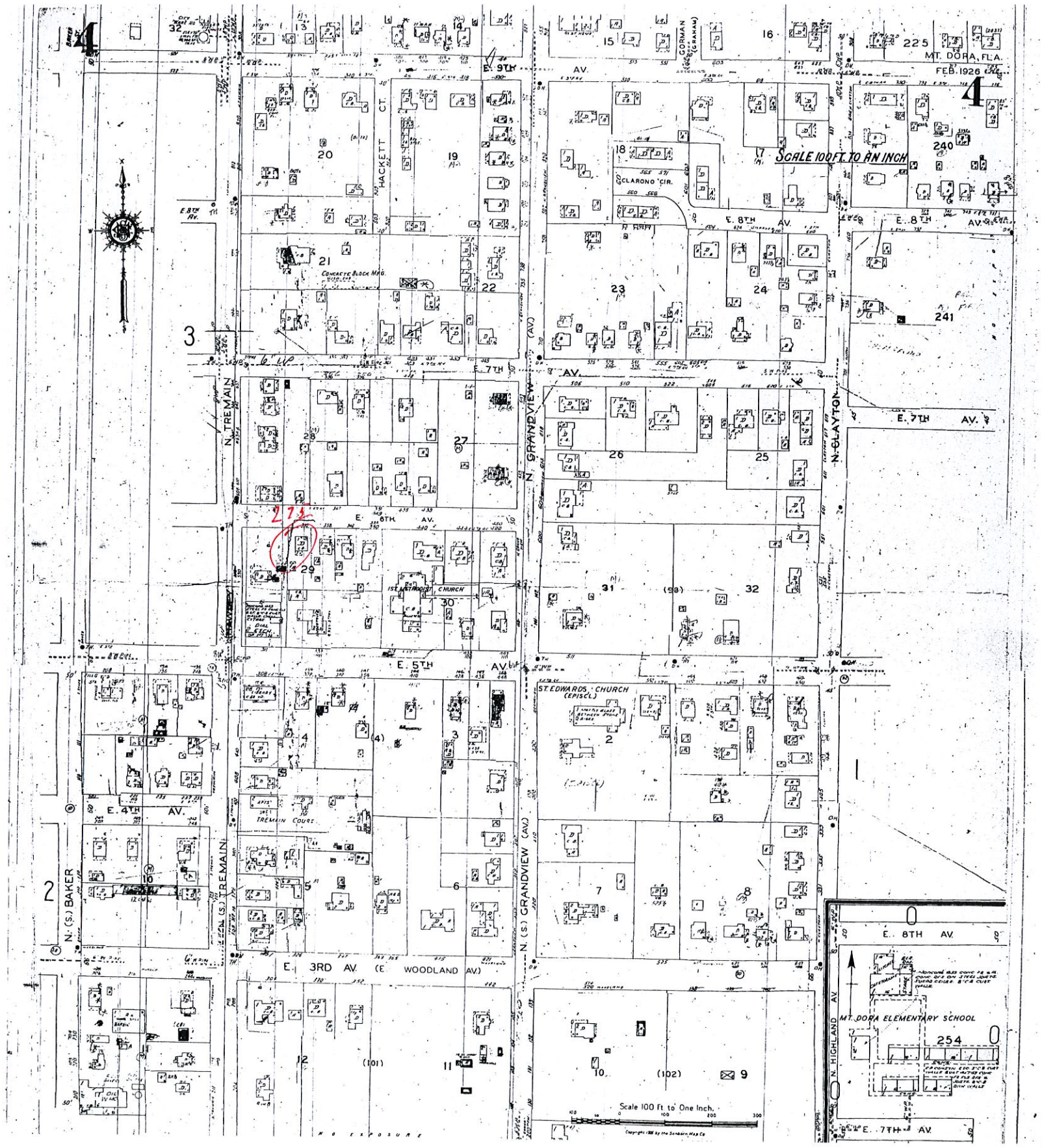
Map provided by MyTopo.com

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

RECEIVED
By Whitney Scott at 12:26 pm, Mar 07, 2024

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: 510 E 6th Mt Dora 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 / Style: Concrete Block 8" x 4" x 16" L Cored

Proposed Materials / Style: paint wash

Full Description of Proposed Alteration(s) or Construction including materials; please attach additional documentation if needed: Previous COA allows for painting Concrete block not brick - mistakenly thought home was unpainted brick. The home is actually concrete "HALF" Block with WASH colored yellow.

Reason for Addition / Modification: would like to apply a slightly lighter wash to bring uniform appearance to home - will retain the current washed look

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

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

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.

Thu 3/7/2024 12:18 PM

Amy Perez <amy.konarealty@gmail.com>

COA application 310 E 6th

To Scott, Whitney

Cc Janiszewski, Michele; Steve; Plandev

image0.jpeg 109 KB	image1.jpeg 112 KB	image2.jpeg 72 KB	ATT00001.txt 269 bytes
image3.jpeg 91 KB	ATT00002.txt 276 bytes	image0.jpeg 119 KB	image1.jpeg 128 KB
image2.jpeg	image3.jpeg	image4.jpeg	image5.jpeg

Bing Maps Action Items + Get more a

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

Michelle,
> Please see below the attached PDF NEW application for the COA for 310 E. 6th Ave. in Mount Dora, FL 32757.

> Also, please see attached our current COA, which gives us permission to paint concrete block on the home.
>
> Please note, the original application was submitted to Paint brick on the home, new information has come to light about the material of the home since the previous COA.

> The home is all concrete block with a yellow and Orange wash/substance which can be viewed in picts below peeling and rubbed off in spots.

> In regards to the new information, we would like to reapply.
> Please see attachment as evidence of material currently existing on the home.

11:17 5G

8 Messages

Inbox COA Approval_ 310 E 6th...

Search

Oviedo Lowe's
Open until 10 PM

Delivery to
32765

Supplies / Concrete, Cement & Masonry / Concrete Blocks

8-in W x 4-in H x 16-in L Cored Concrete Block

Item #10331 | Model #NA

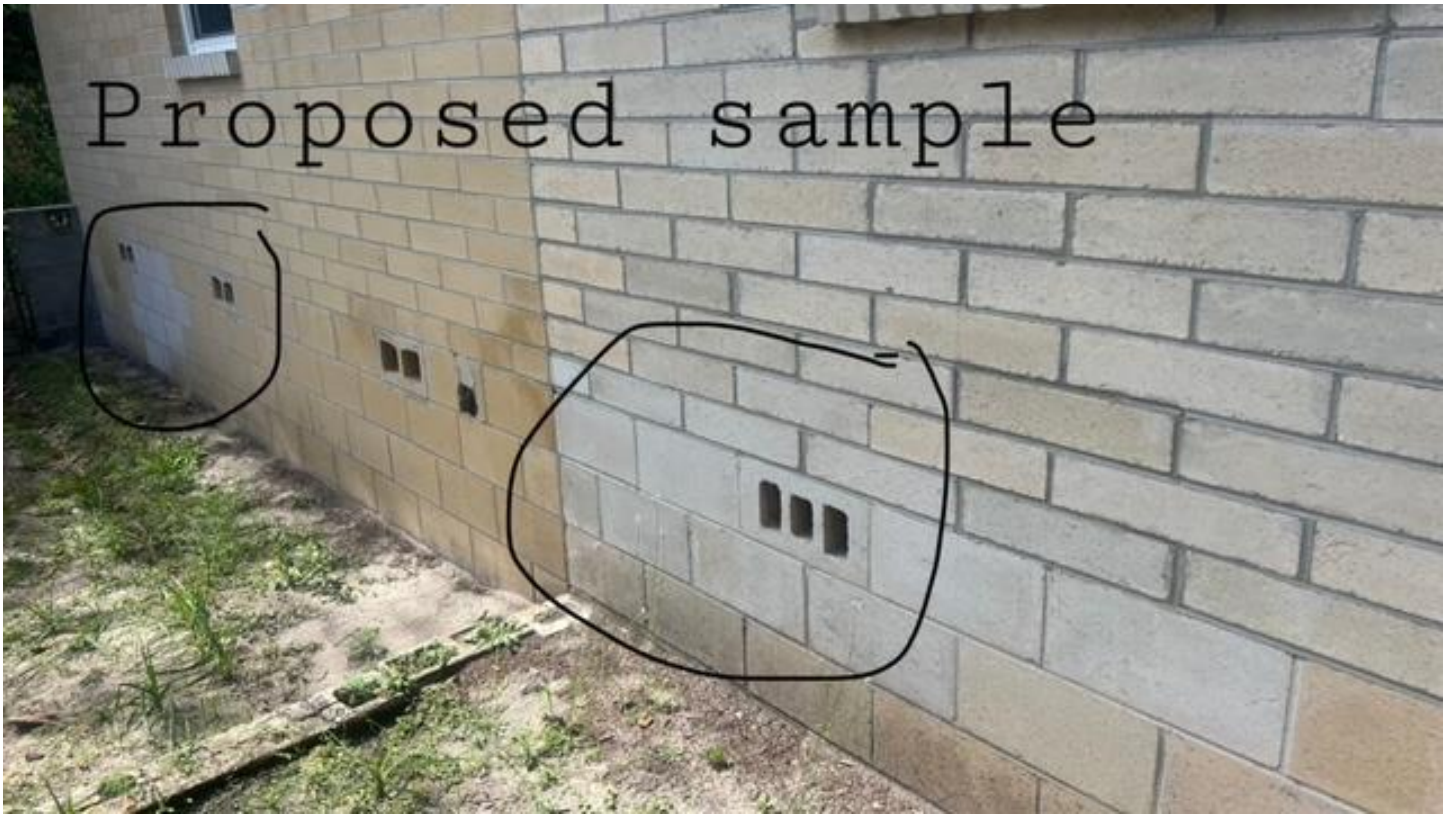
9

$2.50

Chat Now

AA lowes.com

Ryder Perez note - morning absense


Proposed sample

Wed 3/6/2024 1:33 PM

Amy Perez <amy.konarealty@gmail.com>

Pict of sample

To Janiszewski, Michele

IMG_4045.jpg 128 KB

ATT00001.txt 295 bytes

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

Michelle,,
This is a pict of the new “wash” that would be put over the existing “wash”, currently on the cement block.
You can see it here, visible on the large cement block, and the smaller cement block above it. FYI. Let me know when you would be available for a site visit if needed.
Thank you
Amy

CITY OF MOUNT DORA

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

DATE: March 27, 2024

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 3 - Certificate of Appropriateness; 310 E 6th Avenue (Location); Update Conditions Pertaining to 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. At the last meeting, the Board approved the application to paint the residence with the condition that the brick remain unpainted. The Applicant has since discovered that the area previously identified as 'brick' is actually smaller, masonry blocks and is seeking to paint this area to match the rest of the residence.

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.

The Historic Preservation Board met and approved the application to paint the previously unpainted masonry block on the residence, with the exception of the brick, on February 28, 2024. After the meeting, the Applicant provided updated information pertaining to the residence and discovered that the area previously identified as 'brick' was actually small, concrete blocks. As such, the Applicant has resubmitted a revised COA application seeking to paint the area previously identified as brick the color proposed for the rest for the residence.

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: March 27, 2024

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 4 - Certificate of Appropriateness; 811 E 1st Avenue (Location); Remove Wood Siding and Replace with Vinyl Siding (Proposed Work); Karen Stanford (Owner); Karen Standford (Applicant).**

Property Information:

Address:	811 E 1st Avenue	**Current Use:**	Residential
Zoning District:	R-1	**Land Use:**	Medium Density

Structure Information:

Date of Construction:	1958	**Style:**	Ranch
Siding:	Wood Siding	**Stories:**	One
Roof Type:	Gable	**Chimneys:**	None
Roof Material:	Asphalt Shingles	**Porch:**	One, Open

Requested Action:
The Applicant is seeking to remove the wood siding and replace it with vinyl siding.

Background on Architectural Style:
First appearing as a residential style in the 1920s, the ranch was extremely popular with the booming post-war middle class of the 1940s to the 1970s. Ranch homes typically have a broad, one-story shape; built low to the ground; low-pitched roof without dormers; off-centered front entry; garage attached to the main façade; large picture window; and an asymmetrical façade.

Wood, brick, stone, asbestos and wood shingles, concrete blocks, and stucco wall cladding were all used. Board and batten was a favored wood-siding. Frequently two or more materials were combined. Cladding might vary on whole sections of a wall, in the top of gable ends, or in horizontal sections.

The predominant wall cladding material used typically varies regionally (such as red brick in Georgia or stucco in Arizona) and can differ between subdivisions. In Mount Dora, Ranch homes are constructed primarily of concrete block or Ocala brick. In the homes built of concrete block, the block often has a bull nose profile on the intersecting corners. Ocala Brick is a pale gray or buff color, smooth surfaced, with a long narrow profile and is usually painted.

Guidance from Land Development Code (LDC)

LDC Section 3.6.4 (2)(b), states that it is also the intent to promote visually compatible, contemporary designs that are harmonious with the exterior architectural and landscape features of adjacent, neighboring or visually related buildings, structures, sites and streetscapes.

Guidance from the Historic Design Guidelines:

Horizontal wood siding is the predominant exterior finish of residential buildings in Florida. Wood siding is a character defining feature of frame vernacular buildings and many of the late nineteenth and early twentieth century styles found in the state such as the Queen Anne, Colonial Revival, and Craftsman Bungalow. Important characteristics of wood siding which should be considered in its repair or replacement are board size, width of exposure, length, and trim detail.

Probably the greatest threat to wood siding and wooden features is the application of non-historic surface coverings such as aluminum and vinyl siding, stucco, and pem1astone. Application of these materials violates Standards 2 and 3. Standard 2 states that the removal or alteration of any historic material or distinctive architectural feature should be avoided when possible. Application of non-historic exterior finishes results in either the removal or covering of historic materials and details. Decorative trim around doors, windows, and under roof lines is frequently removed. Detailing of the wood itself, such as beveling or beading, is lost. Board width, length, and exposure are generally changed, thus altering the scale and appearance of the building.

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. Retain coatings such as paint that help protect the wood from moisture and ultraviolet light. Paint removal should be considered only where there is paint surface deterioration and as part of an overall maintenance program which involves repainting or applying other appropriate protective coatings.
3. Evaluate the overall condition of the wood to determine whether repairs to wood features will be necessary.
4. Repair or replace, where necessary, deteriorated material that duplicates in size, shape, and texture of the original as closely as possible. Consider original characteristics such as board width, length, exposure and trim detailing when selecting a replacement material.

Avoid:

1. 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. 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.

5. Resurfacing frame buildings with new material that is inappropriate or was unavailable when the building was constructed such as artificial stone, brick veneer, asbestos or asphalt shingles, rustic shakes, and vinyl or aluminum siding.
6. 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.
7. Creating a false historical appearance because the replaced wood feature is based on insufficient historical, pictorial, and physical documentation.

Staff Analysis:
The Design Guidelines state that wood siding is a character defining feature of frame vernacular buildings and many of the late nineteenth and early twentieth century styles found in the state such as the Queen Anne, Colonial Revival, and Craftsman Bungalow. As such, the Guidelines emphasize retaining existing wood features and replacing wood features only when necessary with material that duplicates the original in size, shape, and texture as closely as possible.

The residence is constructed in the ranch style which does not typically have wood siding. The materials utilized in the construction of ranch homes vary by region. In Mount Dora, ranch homes are constructed primarily of concrete block or Ocala brick.

Staff Recommendation:
Staff recommends that the Applicant repair the existing wood siding if it is able to be repaired. Staff recommends replacing the wood siding with a wood siding which matches the existing siding if the siding 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.

Attachments:
Photos
2020 Site Survey
Application

CITY OF MOUNT DORA

Site Photos

Clear Form Values

Page 1

☐ Original
☐ Update

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

Site#8 LA04876
Field Date 3-4-2020
Form Date 3-4-2020
Recorder # 140

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) 847 East 5th Avenue 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:	847	E	5th	AVE	

Cross Streets (nearest / between) East 5th Avenue and North Highland Street
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 29 ¼ section: ☐NW ☐SW ☐SE ☐NE Irregular-name: _____
Tax Parcel # 29-19-27-0200-000-01200 Landgrant _____
Subdivision Name Belmont Block _____ Lot _____
UTM Coordinates: Zone ☐16 ☐17 Easting 437751 Northing 3186068
Other Coordinates: X: -81.63788 Y: 28.80066 Coordinate System & Datum WGS84
Name of Public Tract (e.g., park) _____

HISTORY

Clear History Values

Construction Year: 1960 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use GAST From (year): 1960 To (year): 2020
Current Use GAST From (year): 1960 To (year): 2020
Other Use Service garage From (year): 1960 To (year): 2020
Moves: ☐yes ☐no ☐unknown Date: _____ Original address _____
Alterations: ☐yes ☐no ☐unknown Date: _____ Nature _____
Additions: ☐yes ☐no ☐unknown Date: _____ Nature Canopy
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 COMM Exterior Plan RECT Number of Stories 1
Exterior Fabric(s) 1. COBL 2. _____ 3. _____
Roof Type(s) 1. SHED 2. _____ 3. Flat Canopy
Roof Material(s) 1. TIN 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.)

several awning 4 windows

Distinguishing Architectural Features (exterior or interior ornaments)

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

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐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 LA04876

DESCRIPTION (continued)

Clear Description Values

Chimney: No. 0 Chimney Material(s): 1. NA 2.

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

Foundation Type(s): 1. CONT 2.

Foundation Material(s): 1. BLCO 2.

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

Main Entrance (stylistic details)

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

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

Narrative Description of Resource

Archaeological Remains ☐Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

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

☐other methods (describe)

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

OPINION OF RESOURCE SIGNIFICANCE

Clear Significance Values

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

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

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

The structure has architectural details that reflects its time, thus contributing to the overall collection of structures from the 1960s within 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 Bradley Benmoshé Affiliation OTHR

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

(address / phone / fax / e-mail)

Required Attachments

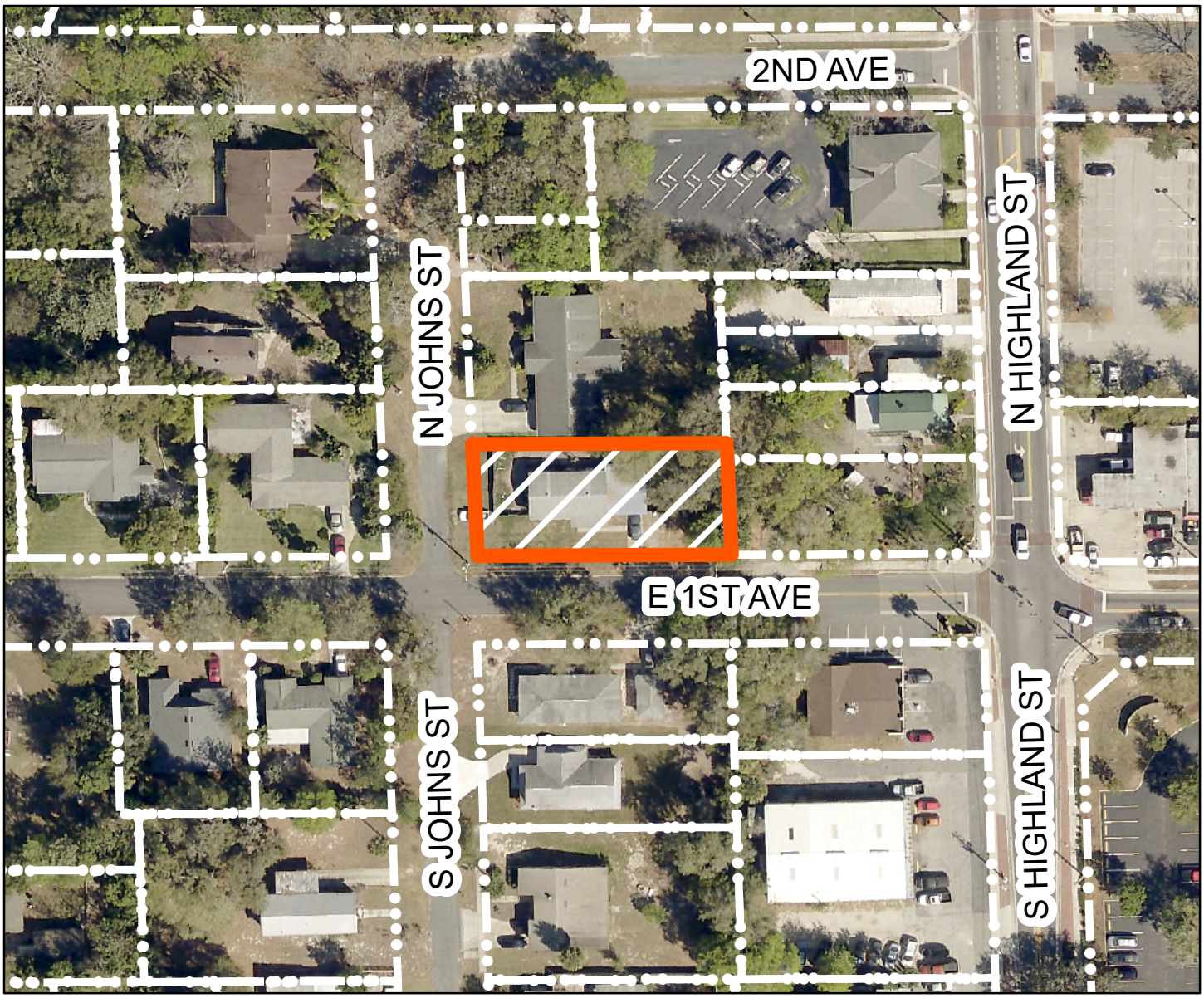
❶ **USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED**

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.

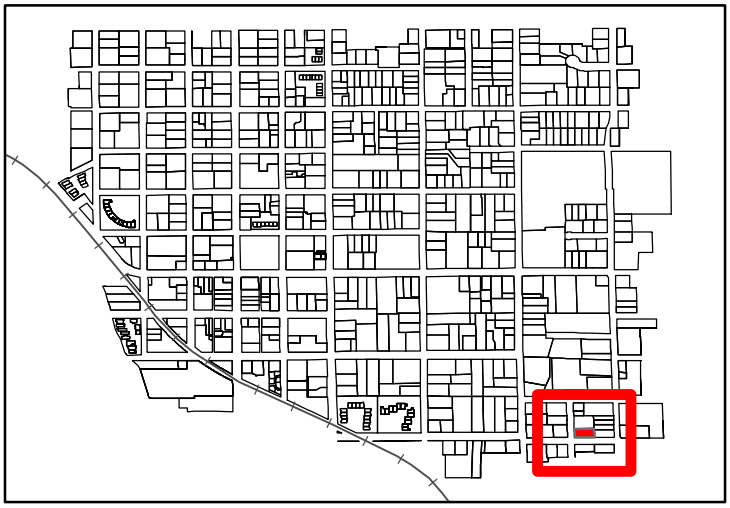
Street Map



N

811 EAST 1ST AVE MOUNT DORA FL 32757

0 40 80 160 Feet

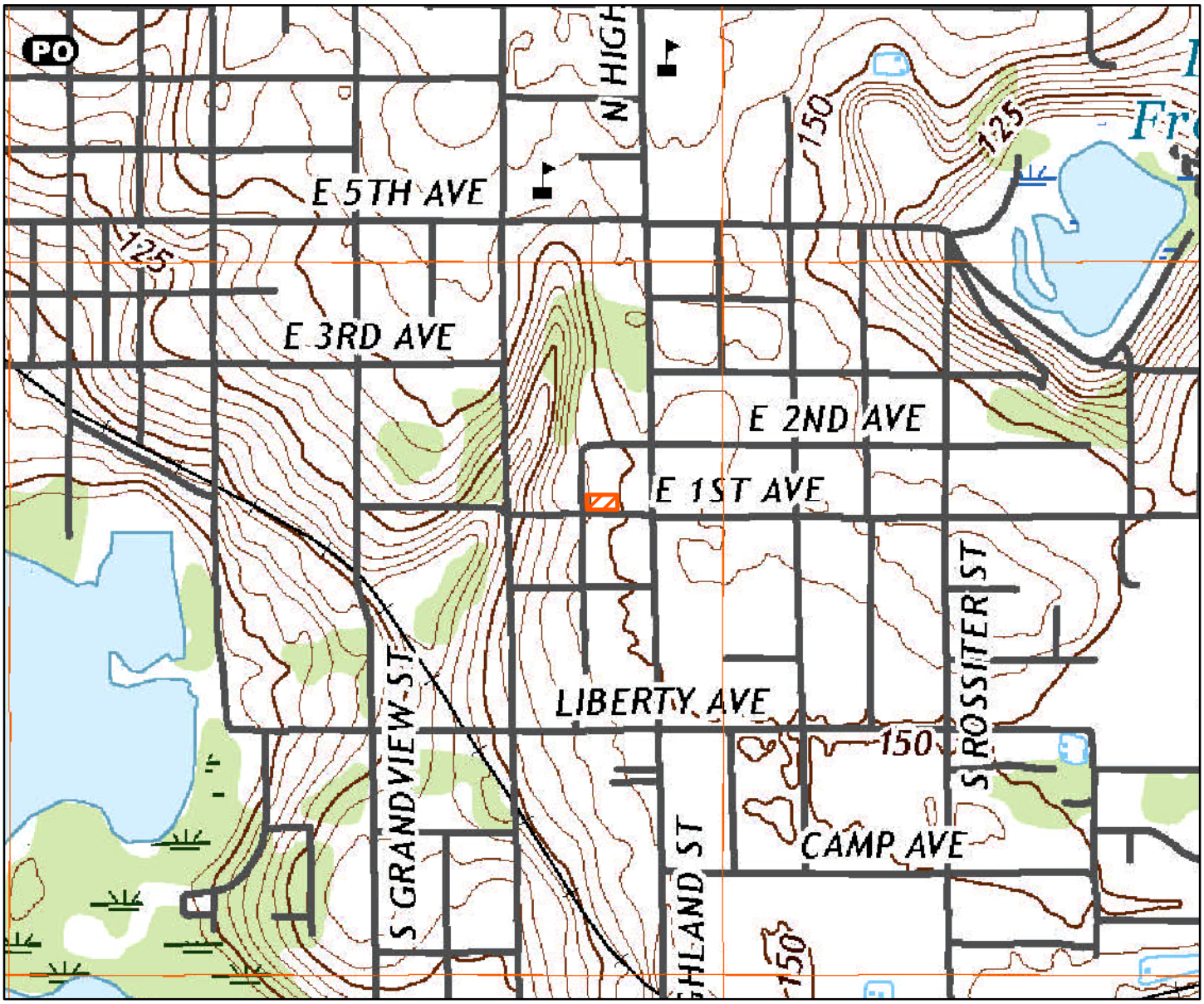


LA04885

KCI TECHNOLOGIES

Data Sources: Lake County, City of Mount Dora

USGS Map



N

LA04885

811 EAST 1ST AVE MOUNT DORA FL 32757

Source: United States Geological Survey Eustis, FL 2018

KCI TECHNOLOGIES

CITY OF MOUNT DORA

RECEIVED MAR 11 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: 811 E 1st Ave. Mt. Dora FL 32757 Alternate Key No.:

Property Owner: Karen Stanford

Applicant: Karen Stanford

Applicant's Mailing Address: 811 E. 1st Ave. Mt. Dora, FL. 32757

Applicant's Phone Number: 352-818-2230

Applicant's Email Address: countrygirl1465@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 / Style: Wood Siding

Proposed Materials / Style: Vynel Siding

Full Description of Proposed Alteration(s) or Construction including materials; please attach additional documentation if needed: Adding or repkceing wood with Vynel Siding

Reason for Addition / Modification: Rotted Wood. The holes are to big for just repairing

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

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

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.

PROPERTY RECORD CARD

General Information

Name:	STANFORD KAREN A	**Alternate Key:**	1729394
Mailing Address:	811 E FIRST AVE MOUNT DORA, FL 32757 *Update Mailing Address*	**Parcel Number:**	32-19-27-2600-00A-00900
		Millage Group and City:	0MD1 Mount Dora
		2023 Total Certified Millage Rate:	18.3807
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	811 E 1ST AVE MOUNT DORA FL, 32757	**Property Name:**	-- *Submit Property Name*
		School Information:	*School Locator & Bus Stop Map* *School Boundary Maps*
Property Description:	MOUNT DORA, ALTA VISTA LOTS 9, 10, BLK A PB 2 PG 14 ORB 4568 PG 2017		

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)	70	140		9800.000	FD	$71,939.00	$71,939.00

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

Residential Building(s)

Building 1

Residential	Building Value: $179,295.00

Summary

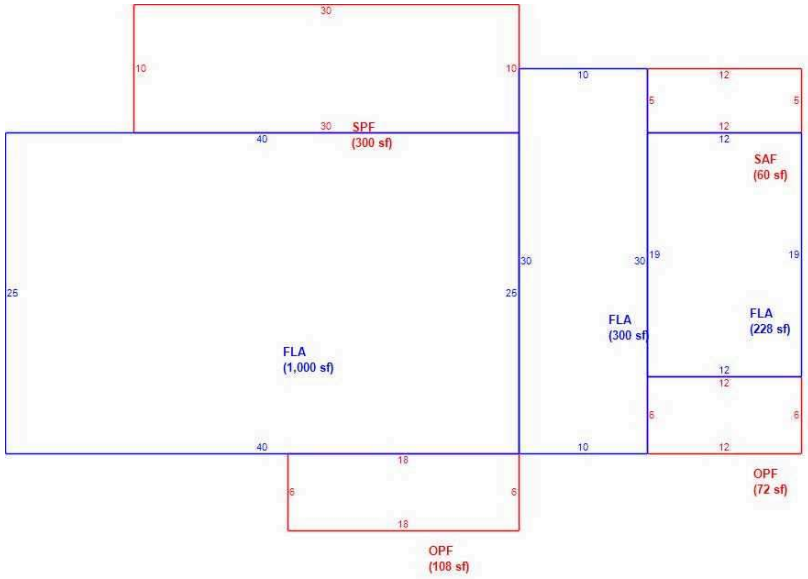
Year Built: 1958	Total Living Area: 1528	Central A/C: No	Fireplaces: 0
Bedrooms: 3	Full Bathrooms: 1	Half Bathrooms: 0	

Incorrect Bedroom, Bath, or other information?

Section(s)

Section Type	Ext. Wall Type	No. Stories	Floor Area
FINISHED LIVING AREA (FLA)	Wood (01)	1.00	1528
OPEN PORCH FINISHED (OPF)		1.00	180
UTILITY STORAGE FINISHED WOOD (SAF)		1.00	60
SCREEN PORCH FINISHED (SPF)		1.00	300

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
4568 / 2017	12/2014	Quit Claim Deed	Unqualified	Improved	$100.00
436 / 116	07/1971	Warranty Deed	Qualified	Improved	$13,500.00

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	$251,234	$95,630	$45,630	5.0364	$229.81
SCHOOL BOARD STATE	$251,234	$95,630	$70,630	3.2080	$226.58
SCHOOL BOARD LOCAL	$251,234	$95,630	$70,630	2.9980	$211.75
LAKE COUNTY WATER AUTHORITY	$251,234	$95,630	$45,630	0.2940	$13.42
NORTH LAKE HOSPITAL DIST	$251,234	$95,630	$45,630	0.1500	$6.84
ST JOHNS RIVER FL WATER	$251,234	$95,630	$45,630	0.1793	$8.18

MGMT DIST					
CITY OF MOUNT DORA	$251,234	$95,630	$45,630	5.9603	$271.97
LAKE COUNTY MSTU AMBULANCE	$251,234	$95,630	$45,630	0.4629	$21.12
LAKE COUNTY VOTED DEBT SERVICE	$251,234	$95,630	$45,630	0.0918	$4.19
				Total: 18.3807	**Total:** $993.86

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

EXISTING (NO CHANGE)

PROPOSED WOOD → TO VINYL

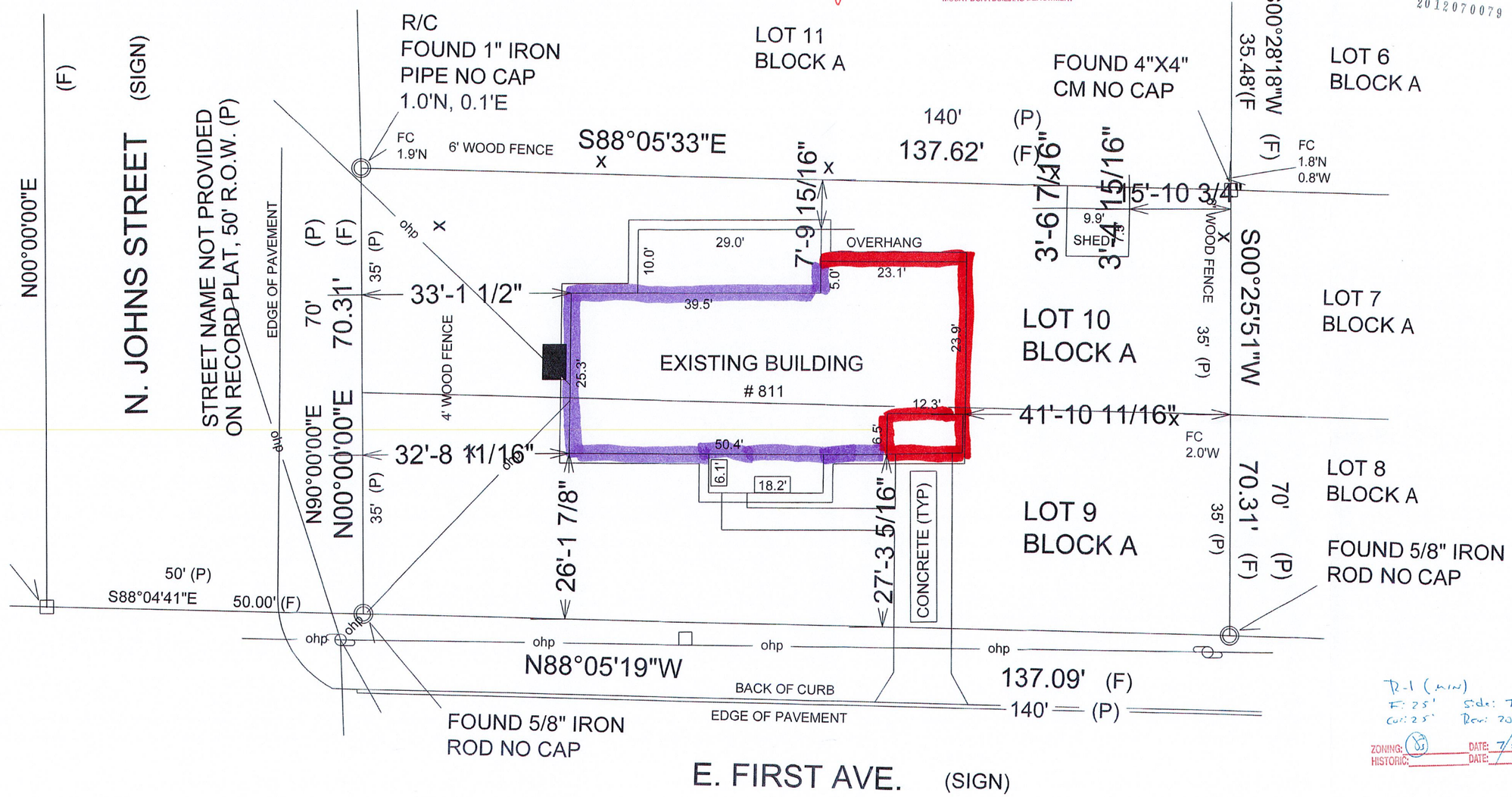
Karen Stanford

REVIEWED FOR CODE COMPLIANCE
ANY ERRORS OR OMISSIONS IN THESE PLANS SHALL BE MADE TO CONFORM WITH APPLICABLE CODE REQUIREMENTS FOR SECTION 105.3 OF THE FLORIDA BUILDING CODE. SETBACKS FROM BUILDING LINE
REVIEWED PLANS ARE TO BE KEPT ON JOB SITE
MOUNT DORA BUILDING DEPARTMENT

REVIEWED FOR CODE COMPLIANCE
Building Official m w
Fire Official

File Copy

2012070079



R-1 (MIN)
F: 25' Side: 7' (North)
Cor: 25' Rear: 20'

ZONING: R1 DATE: 7/31/12
HISTORIC: DATE:

#:4

MOUNT DORA, ALTA VISTA LOTS 9, 10,
BLK A PB 2 PG 14
ORB 436 PG 116

To the best of my knowledge these plans are drawn b comply with owner's and/ or builder's specifications and any changes made on them after prints are made will be done at the owne's and / or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. ABS Drafting and Design is not liable for errors once construction has begun.While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against humanerror. The contractor of the job must check all dimensions andother details prior to construction and be solely responsible thereafter.

Mount Dora Building Department
JUL 31 2012
Plan Review

Lildon Engineering Company, Inc.
920 Sunset Shores Dr.
Minneola, Florida 34715
(352) 394-2590 Ph.& FAX

WAYNE A. BLOCK LICENSE No. 52583 STATE OF FLORIDA PROFESSIONAL ENGINEER

July 31, 2012
Wayne A. Block, PE#52583

Site Plan

Not To Scale

Page 1

DO NOT SCALE DRAWINGS USE DIMENSIONS PROVIDED
Scale: 1/4" = 1'-0"

SQUARE FOOTAGE

1st Floor:	300
Ttl Living Area:	300
Ttl Under Roof:	300

DATE: 3/12/2012
JOB #: JWS-347

Stanford Residence

John & Sarah Stanford
811 East First Avenue
Mount Dora, FL 32757

Drafting and Design

811 East First Avenue
Mount Dora, FL 32756
Ph: (772) 777-1627

www.ABSDrafting.com
email: John@ABSDrafting.com

CITY OF MOUNT DORA

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

DATE: March 27, 2024

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 4 - Certificate of Appropriateness; 811 E 1st Avenue (Location); Remove Wood Siding and Replace with Vinyl Siding (Proposed Work); Karen Stanford (Owner); Karen Standford (Applicant).**

Property Information:

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Zoning District:	R-1	**Land Use:**	Medium Density

Structure Information:

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Siding:	Wood Siding	**Stories:**	One
Roof Type:	Gable	**Chimneys:**	None
Roof Material:	Asphalt Shingles	**Porch:**	One, Open

Requested Action:
The Applicant is seeking to remove the wood siding and replace it with vinyl siding.

Background on Architectural Style:
First appearing as a residential style in the 1920s, the ranch was extremely popular with the booming post-war middle class of the 1940s to the 1970s. Ranch homes typically have a broad, one-story shape; built low to the ground; low-pitched roof without dormers; off-centered front entry; garage attached to the main façade; large picture window; and an asymmetrical façade.

Wood, brick, stone, asbestos and wood shingles, concrete blocks, and stucco wall cladding were all used. Board and batten was a favored wood-siding. Frequently two or more materials were combined. Cladding might vary on whole sections of a wall, in the top of gable ends, or in horizontal sections.

The predominant wall cladding material used typically varies regionally (such as red brick in Georgia or stucco in Arizona) and can differ between subdivisions. In Mount Dora, Ranch homes are constructed primarily of concrete block or Ocala brick. In the homes built of concrete block, the block often has a bull nose profile on the intersecting corners. Ocala Brick is a pale gray or buff color, smooth surfaced, with a long narrow profile and is usually painted.

Guidance from Land Development Code (LDC)

LDC Section 3.6.4 (2)(b), states that it is also the intent to promote visually compatible, contemporary designs that are harmonious with the exterior architectural and landscape features of adjacent, neighboring or visually related buildings, structures, sites and streetscapes.

Guidance from the Historic Design Guidelines:

Horizontal wood siding is the predominant exterior finish of residential buildings in Florida. Wood siding is a character defining feature of frame vernacular buildings and many of the late nineteenth and early twentieth century styles found in the state such as the Queen Anne, Colonial Revival, and Craftsman Bungalow. Important characteristics of wood siding which should be considered in its repair or replacement are board size, width of exposure, length, and trim detail.

Probably the greatest threat to wood siding and wooden features is the application of non-historic surface coverings such as aluminum and vinyl siding, stucco, and pem1astone. Application of these materials violates Standards 2 and 3. Standard 2 states that the removal or alteration of any historic material or distinctive architectural feature should be avoided when possible. Application of non-historic exterior finishes results in either the removal or covering of historic materials and details. Decorative trim around doors, windows, and under roof lines is frequently removed. Detailing of the wood itself, such as beveling or beading, is lost. Board width, length, and exposure are generally changed, thus altering the scale and appearance of the building.

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. Retain coatings such as paint that help protect the wood from moisture and ultraviolet light. Paint removal should be considered only where there is paint surface deterioration and as part of an overall maintenance program which involves repainting or applying other appropriate protective coatings.
3. Evaluate the overall condition of the wood to determine whether repairs to wood features will be necessary.
4. Repair or replace, where necessary, deteriorated material that duplicates in size, shape, and texture of the original as closely as possible. Consider original characteristics such as board width, length, exposure and trim detailing when selecting a replacement material.

Avoid:

1. 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. 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.

5. Resurfacing frame buildings with new material that is inappropriate or was unavailable when the building was constructed such as artificial stone, brick veneer, asbestos or asphalt shingles, rustic shakes, and vinyl or aluminum siding.
6. 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.
7. Creating a false historical appearance because the replaced wood feature is based on insufficient historical, pictorial, and physical documentation.

Staff Analysis:
The Design Guidelines state that wood siding is a character defining feature of frame vernacular buildings and many of the late nineteenth and early twentieth century styles found in the state such as the Queen Anne, Colonial Revival, and Craftsman Bungalow. As such, the Guidelines emphasize retaining existing wood features and replacing wood features only when necessary with material that duplicates the original in size, shape, and texture as closely as possible.

The residence is constructed in the ranch style which does not typically have wood siding. The materials utilized in the construction of ranch homes vary by region. In Mount Dora, ranch homes are constructed primarily of concrete block or Ocala brick.

Staff Recommendation:
Staff recommends that the Applicant repair the existing wood siding if it is able to be repaired. Staff recommends replacing the wood siding with a wood siding which matches the existing siding if the siding 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.

Attachments:
Photos
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: March 27, 2024

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 5 - Certificate of Appropriateness; 933 Alexander Street (Location); Remove and Replace Fence (Proposed Work); Michelle and Douglas Wood (Owners); Michelle Wood (Applicant).**

Property Information:

Address:	933 Alexander Street	**Current Use:**	Residential
Zoning District:	R-1A	**Land Use:**	Medium Density

Structure Information:

Date of Construction:	1914	**Style:**	Frame Vernacular
Siding:	Metal; Aluminum Siding	**Stories:**	Two
Roof Type:	Cross Gable	**Chimneys:**	One; Brick
Roof Material:	Asphalt, asbestos, hexagon shingles	**Porch:**	Open

Historic Site:
The property was designated a Local Historic Site in 2000. As such, no building, structure, appurtenance, improvement or landscape feature will be erected, altered, restored, renovated, excavated, relocated, or demolished until a certificate of appropriateness regarding any exterior architectural features, landscape features, or site improvements has been approved.

Requested Action:
The Applicant is seeking to remove the existing wood fence and replace with either a similar wood, picket fence or historic wire fencing.

Background on Architectural Style:
The subject residence was constructed in the Frame Vernacular style. This style of buildings were first constructed by lay or self-taught carpenters to provide basic shelter without attention to architectural style. The buildings reflect locally available building materials, the skills and regional background of the builder and environmental conditions. Vernacular buildings were widely constructed in Mount Dora from the l 880s through the 1930s.

This style of architecture is characterized with horizontal wood siding (less common, wood shingles, board and Batten); gable roof with wood shingles during 19th Century, metal during late

19th century, and composition and asbestos shingles beginning in 1920s; and simple detailing including jig-sawn woodwork on porches, around eaves, corbeling on chimneys

Guidance from Land Development Code (LDC)

LDC Section 3.6.4 (2)(b), states that it is also the intent to promote visually compatible, contemporary designs that are harmonious with the exterior architectural and landscape features of adjacent, neighboring or visually related buildings, structures, sites and streetscapes.

Guidance from the Mount Dora Historic Design Guidelines:

Setting is the relationship of a historic building to adjacent buildings and the surrounding site and environment. The setting of a historic building includes such important features as parks, gardens, street lights, signs, benches, walkways, streets, alleys, and building set-backs. The landscape features around a building are often important aspects of its character and the district in which it is located. Such historic features as gardens, walls, fencing, fountains, pools, paths, 1ighting and benches should be retained during the course of rehabilitation.

Historic fencing, garden and retaining walls, and designed landscape features add distinction to individual buildings and districts. Collectively, they form important streetscape compositions. Fences and walls serve to delineate property lines and as a barrier to distinguish lines between a yard, sidewalk, and street. Wooden picket fences of simple design were the most common historically in Florida. Cast iron fencing of a pike or hairpin design was much less common and was generally restricted to buildings designed in the Queen Anne, Colonial Revival, and Neo-Classical styles. Retaining walls of brick, poured concrete, or cast concrete block with pilasters and coping were also common streetscape features.

Under Standard 9, new fences and walls should respect traditional materials, design, and scale found in historic districts. They should have a regular pattern and be consistent in design with those found in the same block or adjacent buildings. **Wood is the most appropriate material, particularly for simple frame buildings.** Split-rail or horizontal board fences should be avoided. Cast iron fencing is most appropriate for buildings designed in the Colonial Revival, Neo-Classical, and Queen Anne styles. **Fences should be of appropriate scale on street elevations. They should complement the building and not obscure significant features. They should be no more than four feet on the street elevation and six feet on side and rear elevations.**

Historic landscape features visually link individual buildings to each other and should be retained under Standard 2. Chain link and hurricane fences have been added to many historic properties during the last forty years. Although there is no requirement to remove this type of fencing, it is inappropriate and should not be installed in the future. It is recommended that existing metal fences be screened with shrubbery or plants.

Recommendations:

1. Retain distinctive features such as size, scale, mass, color, and materials of buildings, including roofs, porches, and stairways, that distinguish a district.
2. Retain landscape features such as parks, gardens, street lights, signs, benches, walkways, streets, alleys, and setbacks that have traditionally linked buildings to their environment.

3. Use new plant materials, fencing, walkways, street lights, signs, and benches that are compatible with the character of the district or neighborhood in size, scale, materials, and color.
4. Identify and retain plants, trees, fencing, walkways, street lighting, signs, and benches that reflect a property's history and development.
5. Base new site work on documentation or physical evidence. Avoid conjectural changes to the site.
6. Provide continued protection of masonry, wood, and architectural metals which comprise site features through appropriate cleaning, rust removal, limited paint removal and reapplication of protective coating systems.
7. Replace in kind an entire feature of the site that is too deteriorated to repair if the overall form and detailing are still evident. Physical evidence from the deteriorated feature should be used as a model to guide the new work. This could include a walkway or fountain. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Avoid:

1. Removing or radically changing the site features which are important in defining the overall historic character of the property so that the character is diminished.
2. Introducing heavy machinery into areas where it may disturb or damage important landscape features or archeo1ogical resources.
3. Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the site feature or that is physically or chemically incompatible.
4. New construction that is incompatible with a district or building because of its size, scale, or materials.
5. Destroying the relationship between buildings and their setting by widening historic streets, changing paving material, or introducing inappropriately located new streets and parking lots that are incompatible with the character of a historic area.
6. Signs, street lighting, benches, new plant materials, fencing, walkways, and paving materials, such as asphalt and pebble, that are out of scale or are inappropriate to a historic district.
7. Changes to the appearance of a building site such as removing historic plants, trees, fencing, walkways, outbuildings, and other features before evaluating their importance.
8. Adding conjectural landscape features to the site such as period reproduction lamps, fences, fountains, or vegetation that are historically inappropriate, thus creating a false sense of historic development.

Staff Analysis:

The subject property is designated as a Local Historic Site. As such, modifications to landscaping features and site improvements require a Certificate of Appropriateness. Landscape features and site improvements include, but are not limited to, walls, fences, courtyards, signs, and exterior lighting.

The Applicant is seeking to remove the existing, wood fence and replace it with either a wooden picket fence or wire fencing. The existing wood fence is not original and situated between concrete Risely posts which are roughly 42" high.

Related to the Tremains, one of the City's first families, Fred & Nellie Risley settled in Mount Dora in the 1880s and their son, Carl, was born in 1889. He later went on to establish a concrete business in 1907 that flourished until the 1960s.

The young Risley is credited for most of the original concrete sidewalks throughout Mount Dora and many original driveways poured by Risley are still intact today, detectable by his professional stamp 'C.S.R.' or 'C.S. Risley.' A century later his concrete street markers are still erected on many cross streets, while his fence posts still enclose some local yards (including 933 Alexander).

The proposed wooden fence is the preferred choice and would be 36" high and have narrower gaps between the pickets than the existing fence. The second option is to utilize wire fencing which was historically on the property. The fence would be 36" as well and include a wooden gate to display the historic site plaque.

Staff Recommendation:
Staff finds both options consistent with the Mount Dora Historic Guidelines and Land Development Code and supports both options.

Attachments:
Photos
Application
1989 Site Survey
2008 Site Survey

CITY OF MOUNT DORA

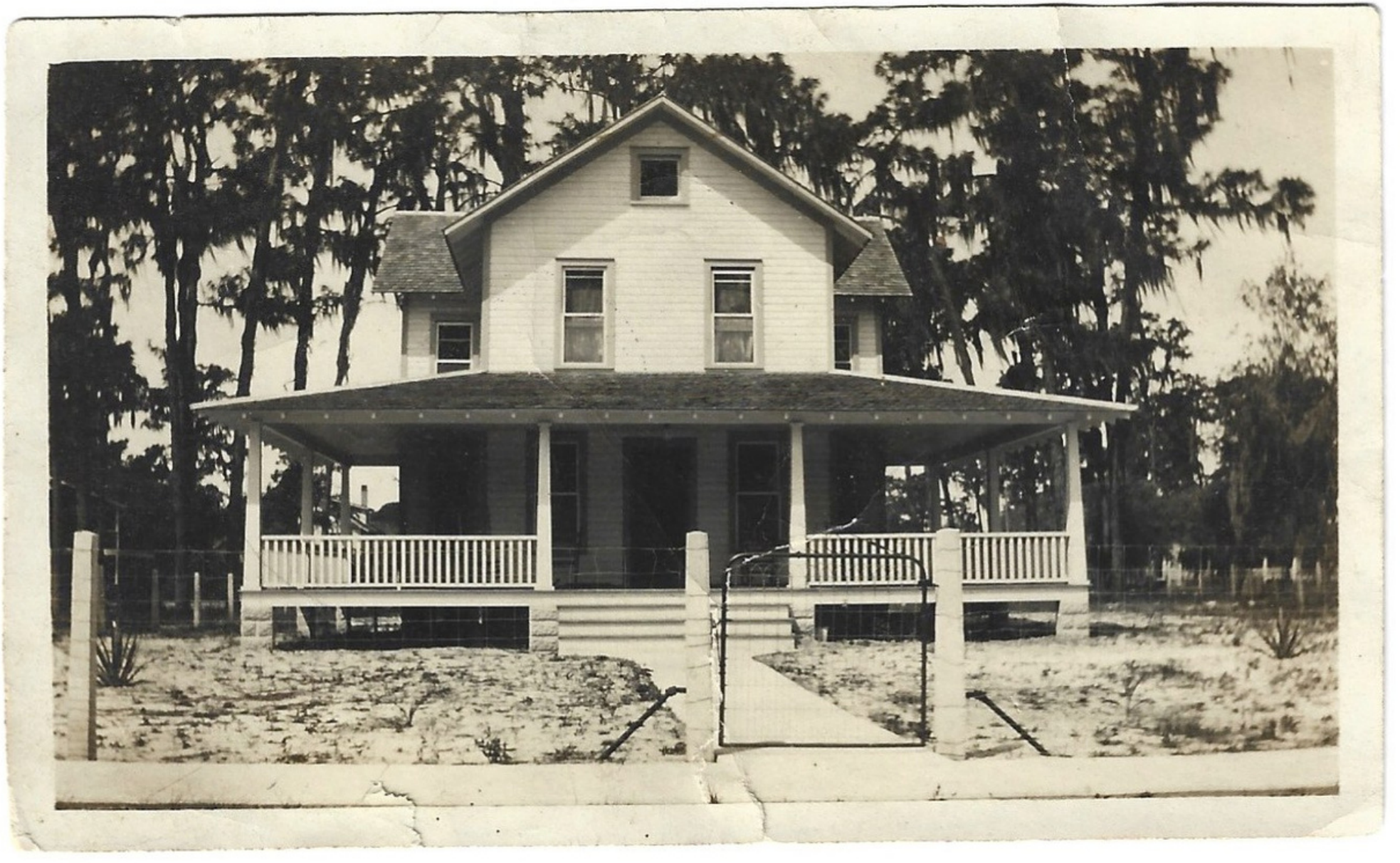
Site Photos

City of Mount Dora
THE FLETCHER ONNIE HOUSE
CIRCA 1914
Historic Preservation Board

PROPOSED FENCING DESIGN OPTIONS

Fletcher Crane House • 933 N. Alexander St.

CONTACT: Michelle Wood | (239) 370-8499 | mwoody371@gmail.com



FLETCHER CRANE HOUSE C. 1918

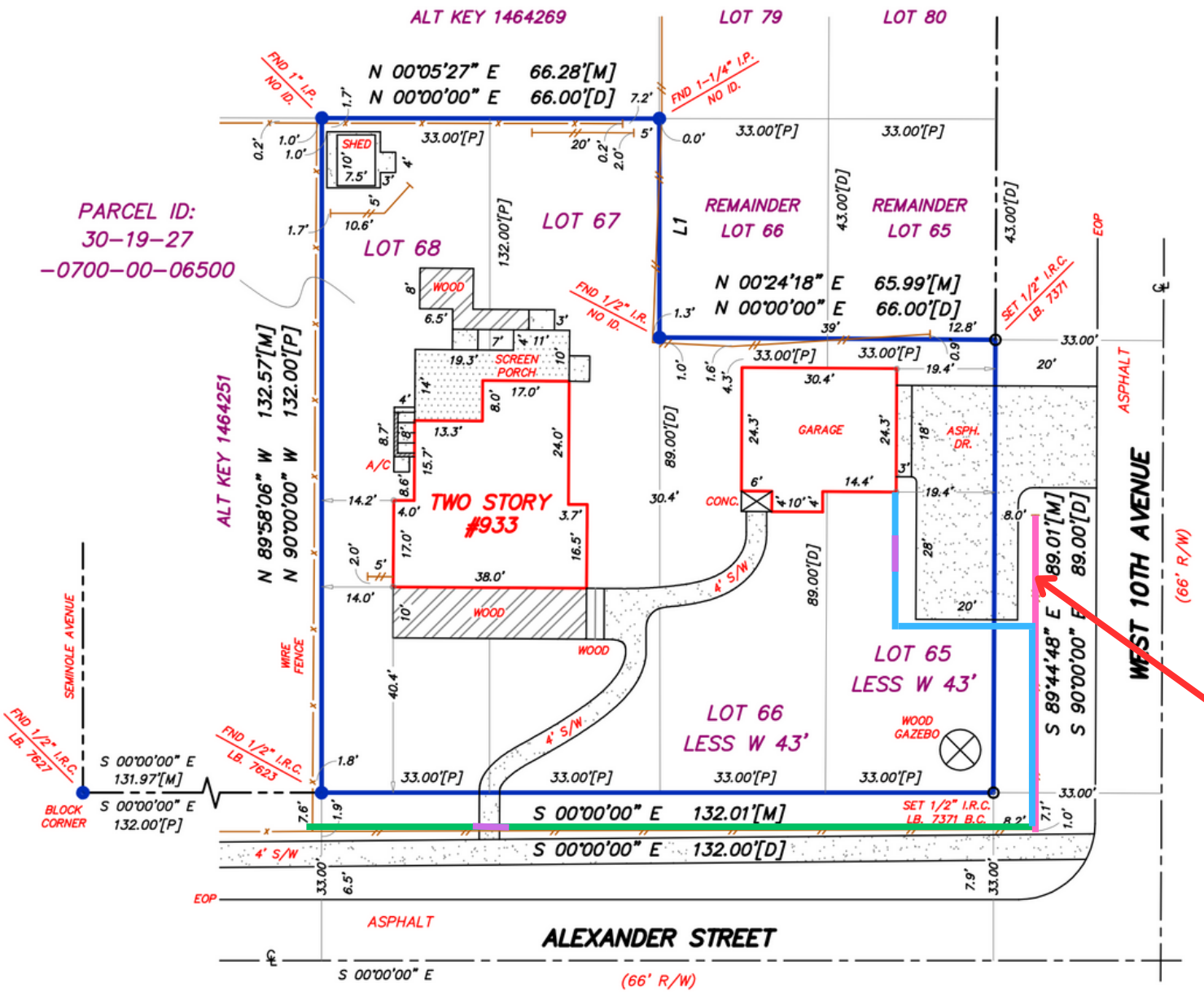
CURRENT FENCING ON ALEXANDER ST.

CURRENT FENCING ON 10TH AVE.

Area where we'd like to add new fencing and a gate. It would run along the driveway and die into the side of the garage.

Boundary Survey

SCALE: 1"=30'



LINE TABLE [M]		
LINE	LENGTH	BEARING
L1	43.00'	N 89°56'30" E

LINE TABLE [P]		
LINE	LENGTH	BEARING
L1	43.00'	N 90°00'00" E

LEGEND:

- Non-original white picket fencing with original Risely concrete pyramid posts
- Non-original white wood picket fencing with wood posts - most of this fence is leaning and rotted and needs to be replaced
- Proposed new fencing section
- Proposed new wood/wire gates

We'd like to permanently remove this section as it serves no purpose and no parts are original

PROPOSED MATERIAL OPTION A:
WOODEN PICKETS

We’d use wooden pickets on all the fencing (existing and new sections) but 36" high to look more proportionately appropriate, as well as having narrower gaps in between pickets.

One of the proposed fencing materials - more in line with what was historically used in Mount Dora

This is the same wire fencing used on the Farrar House at 714 N. Tremain. We'd like to add similar wooden gates to display the historical designation plaque.

PROPOSED MATERIAL OPTION B: HISTORIC WIRE FENCING

This is the same wire fencing used on the Grandview Bed & Breakfast property.

Alternative gates - almost the exact gate design at the Grandview Bed & Breakfast

The concrete Risely posts are roughly 42" high - we propose using 36" high wire fencing

PROPERTY RECORD CARD

General Information

Name:	WOOD DOUGLAS A & MICHELLE S	**Alternate Key:**	1475635
Mailing Address:	933 ALEXANDER ST MOUNT DORA, FL 32757-4821 *Update Mailing Address*	**Parcel Number:**	30-19-27-0700-000-06500
		Millage Group and City:	00MD Mount Dora
		2023 Total Certified Millage Rate:	18.3807
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	933 ALEXANDER ST MOUNT DORA FL, 32757	**Property Name:**	-- *Submit Property Name*
		School Information:	*School Locator & Bus Stop Map* *School Boundary Maps*
Property Description:	MOUNT DORA, MRS S D SHORT'S SUB LOTS 65 & 66--LESS W 43 FT--, LOTS 67, 68 PB 2 PG 26 ORB 6272 PG 1289		

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)	66	132		8712.000	FD	$99,545.00	$99,545.00
2	SINGLE FAMILY (0100)	66	89		5874.000	FD	$83,922.00	$83,922.00

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

Residential Building(s)

Building 1

Residential	Building Value: $290,283.00

Summary

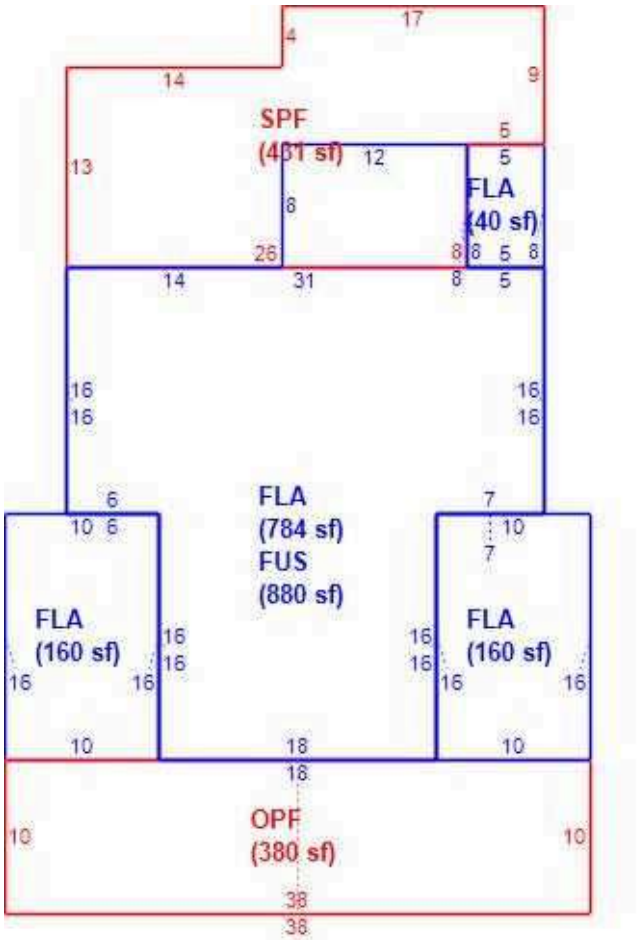
Year Built: 1915	Total Living Area: 2024	Central A/C: Yes	Fireplaces: 1
Bedrooms: 3	Full Bathrooms: 2	Half Bathrooms: 1	

Incorrect Bedroom, Bath, or other information?

Section(s)

Section Type	Ext. Wall Type	No. Stories	Floor Area
FINISHED LIVING AREA (FLA)	Wood (01)	2.00	1144
FINISHED AREA UPPER STORY (FUS)		2.00	880
OPEN PORCH FINISHED (OPF)		2.00	380
SCREEN PORCH FINISHED (SPF)		2.00	431

View Larger / Print / Save



Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	DETACHED GARAGE (DGF7)	750	SF	2004	$34,875.00
2	OPEN PORCH FINISHED (FOP5)	24	SF	2004	$340.00

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
6272 / 1289	01/2024	Warranty Deed	Qualified	Improved	$650,000.00
5463 / 1172	04/2020	Warranty Deed	Unqualified	Improved	$100.00
1561 / 1010	11/1997	Warranty Deed	Qualified	Improved	$210,000.00
1284 / 1669	03/1994	Warranty Deed	Qualified	Improved	$140,000.00
1113 / 2260	06/1991	Warranty Deed	Qualified	Improved	$123,000.00
1113 / 2259	06/1991	Quit Claim Deed	Unqualified	Improved	$0.00
1113 / 2257	06/1991	Quit Claim Deed	Unqualified	Improved	$0.00
1113 / 2256	06/1991	Quit Claim 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	$508,965	$243,380	$193,380	5.0364	$973.94
SCHOOL BOARD STATE	$508,965	$243,380	$218,380	3.2080	$700.56
SCHOOL BOARD LOCAL	$508,965	$243,380	$218,380	2.9980	$654.70
LAKE COUNTY WATER AUTHORITY	$508,965	$243,380	$193,380	0.2940	$56.85
NORTH LAKE HOSPITAL DIST	$508,965	$243,380	$193,380	0.1500	$29.01
ST JOHNS RIVER FL WATER MGMT DIST	$508,965	$243,380	$193,380	0.1793	$34.67
CITY OF MOUNT DORA	$508,965	$243,380	$193,380	5.9603	$1,152.60
LAKE COUNTY MSTU AMBULANCE	$508,965	$243,380	$193,380	0.4629	$89.52
LAKE COUNTY VOTED DEBT SERVICE	$508,965	$243,380	$193,380	0.0918	$17.75
				Total: 18.3807	**Total:** $3,709.60

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

FLORIDA MASTER SITE FILE

J 35,36

Site Inventory Form

Site No. _____

Name The Fletcher Crane House Survey Date 8709

Address of Site 933 Alexander, Mt. Dora Fl. 32757

Instruction for locating _____

Location Mrs. S.D. Short's Sub

Subdivision Name | Block No. | 06500 Lot No.

County Lake

District name if applicable _____

Owner of Site: Name Sayer, David

Address 933 Alexander, 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. +1914

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:

The original owner of his house is not known, but D. Fletcher and Gladys Wise Crane lived here in the 1920's. They had married in 1923 and lived here after that. They often rented their house to winter visitors and others while they lived elsewhere. Fletcher Crane started a furniture store in 1923, with Al Rehbaum, on the northwest corner of 4th and Donnelly. He bought out Al Rehbaum shortly afterwards. Mr. Crane sold "house furnishings, radios, refrigerators, awnings, Venetian blinds, floor coverings, stoves, and luggage" for 35 years at the store. Gladys Crane owned a beauty shop at 414 Alexander. Fletcher Crane was elected a city councilman in 1925, 1938, 1940, 1942, and 1944. He was president of the Kiwanis in 1937 and president of the Merchants Association in 1948. The Cranes later moved to Mr. Crane's parents' house at 815 McDonald.

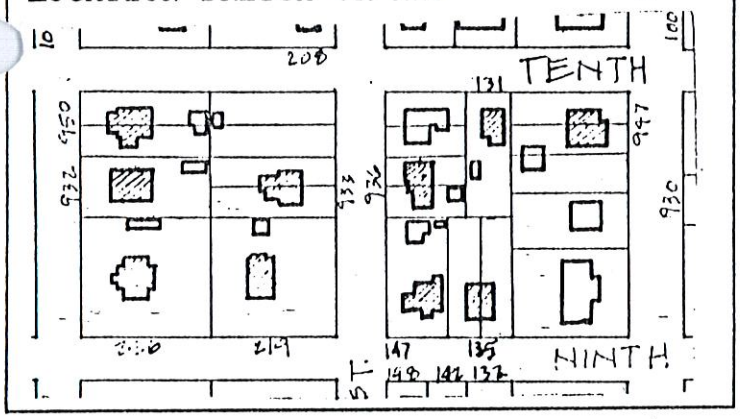
E 132; L 80,83,109,145,162,184; CD 24,26,39

Architect
Builder
Style and/or Period frame vernacular
Plan Type irregular: irregular
Exterior Fabric(s) metal: aluminum siding
Structural System(s) wood frame: balloon
Porches S,E & N/ 1 story porch, enclosed
Orientation E
Foundation piers: concrete block, cast
Roof Type cross gable
Secondary Roof Structure(s) porch: hip
Roof Surfacing asphalt shingles, # asbestos shingles, hexagon
Window Type awning, # DHS, 1/1, wood
Ornament Exterior
Chimney brick with corbelled cap
Chimney Location S: slope
No. of Chimneys 1 No. of Stories 2
No. of Dormers Outbuildings
Surroundings
Map Reference (incl. scale & date) USGS Eustis 7.5 Min. 1966 (PR1980)

Latitude and Longitude

Site Size (approx. acreage of property) 1T1

LOCATION SKETCH OR MAP N



Township	Range	Section
19	27	30

UTM Coordinates:

Zone Easting Northing

Photographic Records Number J 35,36
Please attach Photographic Print

***

Certificate of Appropriateness

J 35-36

Approved by City Council: 07-07-98

*** ***Plaque Agreement on File***

Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA00292
Recorder # 68
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) 933 N Alexander St
Multiple Listing (DHR only)
Other Names >>
Survey or Project Name
Survey#
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
933	North	Alexander	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 Frame Vernacular
Other Style
Exterior Plan Irregular
Other Exterior Plan
Number of Stories 2
Structural System(s) >> Wood frame
Other Structural System(s)
Foundation Type(s) >> Piers
Other Foundation Types
Foundation Material(s) >> Brick
Other Foundation Material(s)
Exterior Fabric(s) >> Drop siding
Other Exterior Fabric(s)
Roof Type(s) >> Gable
Other Roof Type(s)
Roof Material(s) >>
Other Roof Material(s)
Roof Secondary Structure(s) (dormers etc) >>
Other Roof Secondary Structure(s)
Number of Chimneys 1
Chimney Material
Other Chimney Material(s)
Chimney Location(s)

HISTORICAL STRUCTURE FORM

8LA00292

DESCRIPTION (continued)

Window Descriptions casement 8, 1/1

Main Entrance Description (stylistic details)

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

Porch Roof Types(s)

Exterior Ornament

Interior Plan Other Interior Plan

Condition

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 1914

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;1914;

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

8LA00292

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"

LA00292-200803

Supplementary Printout

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

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

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

> **Foundation types:**
Piers

> **Foundation materials:**
Brick

> **Exterior fabrics:**
Drop siding

> **Roof types:**
Gable

> **Roof materials:**

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

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

> **Original, intermediate, present uses/year started/year ended:**
Private residence;1914;

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

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

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

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

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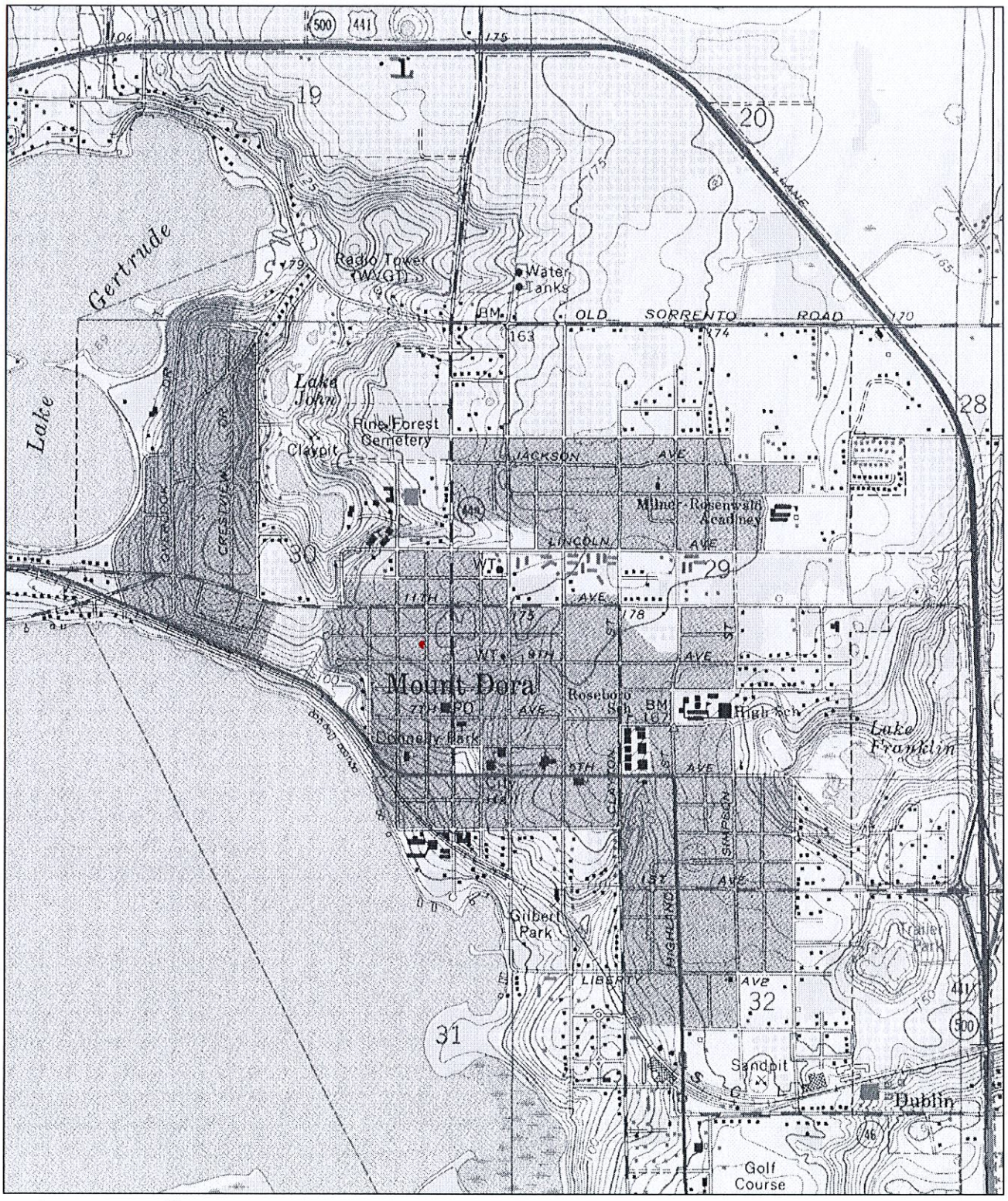


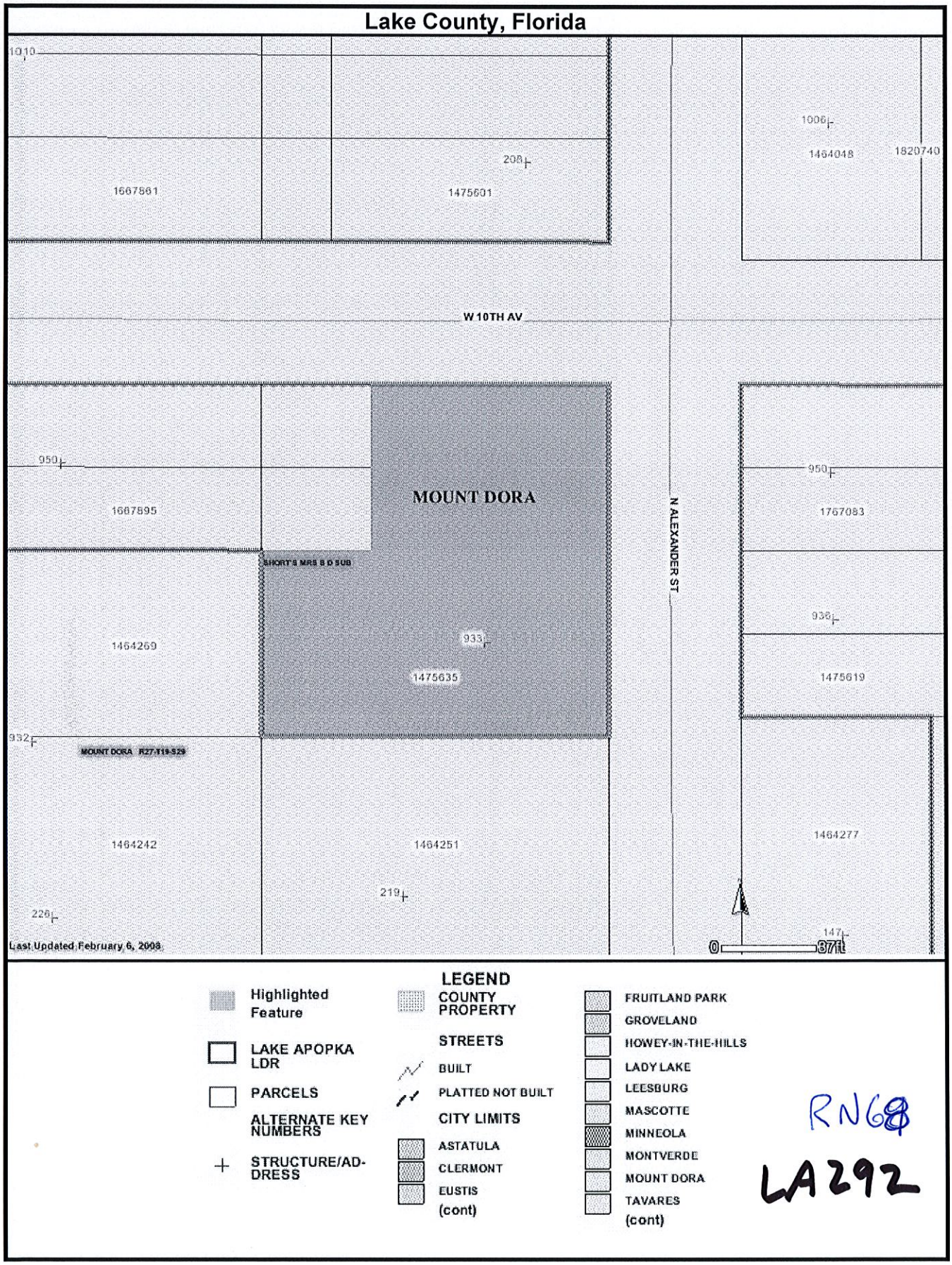
N

0 0.5 Mi

0 2000 Ft

Map provided by MyTopo.com

LA292


Lake County, Florida
1010
1667561
208
1475601
1006
1464048
1820740
W 10TH AV
950
1667895
MOUNT DORA
SHORT'S MRS S D SUB
933
1475635
1464269
950
1767083
936
1475619
N ALEXANDER ST
932
MOUNT DORA R27-T19-S29
1464242
1464251
219
226
1464277
147
Last Updated February 6, 2008
0
87ft
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)

RN68

LA292

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LA292

CITY OF MOUNT DORA

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

DATE: March 27, 2024

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 5 - Certificate of Appropriateness; 933 Alexander Street (Location); Remove and Replace Fence (Proposed Work); Michelle and Douglas Wood (Owners); Michelle Wood (Applicant).**

Property Information:

Address:	933 Alexander Street	**Current Use:**	Residential
Zoning District:	R-1A	**Land Use:**	Medium Density

Structure Information:

Date of Construction:	1914	**Style:**	Frame Vernacular
Siding:	Metal; Aluminum Siding	**Stories:**	Two
Roof Type:	Cross Gable	**Chimneys:**	One; Brick
Roof Material:	Asphalt, asbestos, hexagon shingles	**Porch:**	Open

Historic Site:
The property was designated a Local Historic Site in 2000. As such, no building, structure, appurtenance, improvement or landscape feature will be erected, altered, restored, renovated, excavated, relocated, or demolished until a certificate of appropriateness regarding any exterior architectural features, landscape features, or site improvements has been approved.

Requested Action:
The Applicant is seeking to remove the existing wood fence and replace with either a similar wood, picket fence or historic wire fencing.

Background on Architectural Style:
The subject residence was constructed in the Frame Vernacular style. This style of buildings were first constructed by lay or self-taught carpenters to provide basic shelter without attention to architectural style. The buildings reflect locally available building materials, the skills and regional background of the builder and environmental conditions. Vernacular buildings were widely constructed in Mount Dora from the l 880s through the 1930s.

This style of architecture is characterized with horizontal wood siding (less common, wood shingles, board and Batten); gable roof with wood shingles during 19th Century, metal during late

19th century, and composition and asbestos shingles beginning in 1920s; and simple detailing including jig-sawn woodwork on porches, around eaves, corbeling on chimneys

Guidance from Land Development Code (LDC)

LDC Section 3.6.4 (2)(b), states that it is also the intent to promote visually compatible, contemporary designs that are harmonious with the exterior architectural and landscape features of adjacent, neighboring or visually related buildings, structures, sites and streetscapes.

Guidance from the Mount Dora Historic Design Guidelines:

Setting is the relationship of a historic building to adjacent buildings and the surrounding site and environment. The setting of a historic building includes such important features as parks, gardens, street lights, signs, benches, walkways, streets, alleys, and building set-backs. The landscape features around a building are often important aspects of its character and the district in which it is located. Such historic features as gardens, walls, fencing, fountains, pools, paths, 1ighting and benches should be retained during the course of rehabilitation.

Historic fencing, garden and retaining walls, and designed landscape features add distinction to individual buildings and districts. Collectively, they form important streetscape compositions. Fences and walls serve to delineate property lines and as a barrier to distinguish lines between a yard, sidewalk, and street. Wooden picket fences of simple design were the most common historically in Florida. Cast iron fencing of a pike or hairpin design was much less common and was generally restricted to buildings designed in the Queen Anne, Colonial Revival, and Neo-Classical styles. Retaining walls of brick, poured concrete, or cast concrete block with pilasters and coping were also common streetscape features.

Under Standard 9, new fences and walls should respect traditional materials, design, and scale found in historic districts. They should have a regular pattern and be consistent in design with those found in the same block or adjacent buildings. **Wood is the most appropriate material, particularly for simple frame buildings.** Split-rail or horizontal board fences should be avoided. Cast iron fencing is most appropriate for buildings designed in the Colonial Revival, Neo-Classical, and Queen Anne styles. **Fences should be of appropriate scale on street elevations. They should complement the building and not obscure significant features. They should be no more than four feet on the street elevation and six feet on side and rear elevations.**

Historic landscape features visually link individual buildings to each other and should be retained under Standard 2. Chain link and hurricane fences have been added to many historic properties during the last forty years. Although there is no requirement to remove this type of fencing, it is inappropriate and should not be installed in the future. It is recommended that existing metal fences be screened with shrubbery or plants.

Recommendations:

1. Retain distinctive features such as size, scale, mass, color, and materials of buildings, including roofs, porches, and stairways, that distinguish a district.
2. Retain landscape features such as parks, gardens, street lights, signs, benches, walkways, streets, alleys, and setbacks that have traditionally linked buildings to their environment.

3. Use new plant materials, fencing, walkways, street lights, signs, and benches that are compatible with the character of the district or neighborhood in size, scale, materials, and color.
4. Identify and retain plants, trees, fencing, walkways, street lighting, signs, and benches that reflect a property's history and development.
5. Base new site work on documentation or physical evidence. Avoid conjectural changes to the site.
6. Provide continued protection of masonry, wood, and architectural metals which comprise site features through appropriate cleaning, rust removal, limited paint removal and reapplication of protective coating systems.
7. Replace in kind an entire feature of the site that is too deteriorated to repair if the overall form and detailing are still evident. Physical evidence from the deteriorated feature should be used as a model to guide the new work. This could include a walkway or fountain. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Avoid:

1. Removing or radically changing the site features which are important in defining the overall historic character of the property so that the character is diminished.
2. Introducing heavy machinery into areas where it may disturb or damage important landscape features or archeo1ogical resources.
3. Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the site feature or that is physically or chemically incompatible.
4. New construction that is incompatible with a district or building because of its size, scale, or materials.
5. Destroying the relationship between buildings and their setting by widening historic streets, changing paving material, or introducing inappropriately located new streets and parking lots that are incompatible with the character of a historic area.
6. Signs, street lighting, benches, new plant materials, fencing, walkways, and paving materials, such as asphalt and pebble, that are out of scale or are inappropriate to a historic district.
7. Changes to the appearance of a building site such as removing historic plants, trees, fencing, walkways, outbuildings, and other features before evaluating their importance.
8. Adding conjectural landscape features to the site such as period reproduction lamps, fences, fountains, or vegetation that are historically inappropriate, thus creating a false sense of historic development.

Staff Analysis:

The subject property is designated as a Local Historic Site. As such, modifications to landscaping features and site improvements require a Certificate of Appropriateness. Landscape features and site improvements include, but are not limited to, walls, fences, courtyards, signs, and exterior lighting.

The Applicant is seeking to remove the existing, wood fence and replace it with either a wooden picket fence or wire fencing. The existing wood fence is not original and situated between concrete Risely posts which are roughly 42" high.

Related to the Tremains, one of the City's first families, Fred & Nellie Risley settled in Mount Dora in the 1880s and their son, Carl, was born in 1889. He later went on to establish a concrete business in 1907 that flourished until the 1960s.

The young Risley is credited for most of the original concrete sidewalks throughout Mount Dora and many original driveways poured by Risley are still intact today, detectable by his professional stamp 'C.S.R.' or 'C.S. Risley.' A century later his concrete street markers are still erected on many cross streets, while his fence posts still enclose some local yards (including 933 Alexander).

The proposed wooden fence is the preferred choice and would be 36" high and have narrower gaps between the pickets than the existing fence. The second option is to utilize wire fencing which was historically on the property. The fence would be 36" as well and include a wooden gate to display the historic site plaque.

Staff Recommendation:
Staff finds both options consistent with the Mount Dora Historic Guidelines and Land Development Code and supports both options.

Attachments:
Photos
Application
1989 Site Survey
2008 Site Survey