CITY OF MOUNT DORA

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

DATE: July 31, 2024

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 1 - Certificate of Appropriateness; 308 E 5th Avenue (Location); Porch Modifications (Proposed Work); City of Mount Dora (Owner); Michael Wieland, Building Official (Applicant).**

Property Information:

Address:	308 E 5th Avenue	**Current Use:**	Vacant / Office
Zoning District:	C-2	**Land Use:**	Commercial

Structure Information:

Date of Construction:	1912	**Style:**	Masonry Vernacular
Siding:	Masonry; Brick	**Stories:**	Two
Roof Type:	Hip	**Chimneys:**	One; Brick
Roof Material:	Asphalt Shingles	**Porch:**	One, Open

Requested Action:
The Applicant is seeking to:

1. Remove the finished floor of the porch to repair the structural support; raise the porch; and reinstall with bricks; and
2. Install new metal guardrails on the porch to meet current code requirements; and
3. Remove and replace the steps to meet the new elevation levels and finish with brick; and
4. Install new metal guardrails on the steps to meet current code requirements; and
5. Remove the ramp and wall on the northern façade.

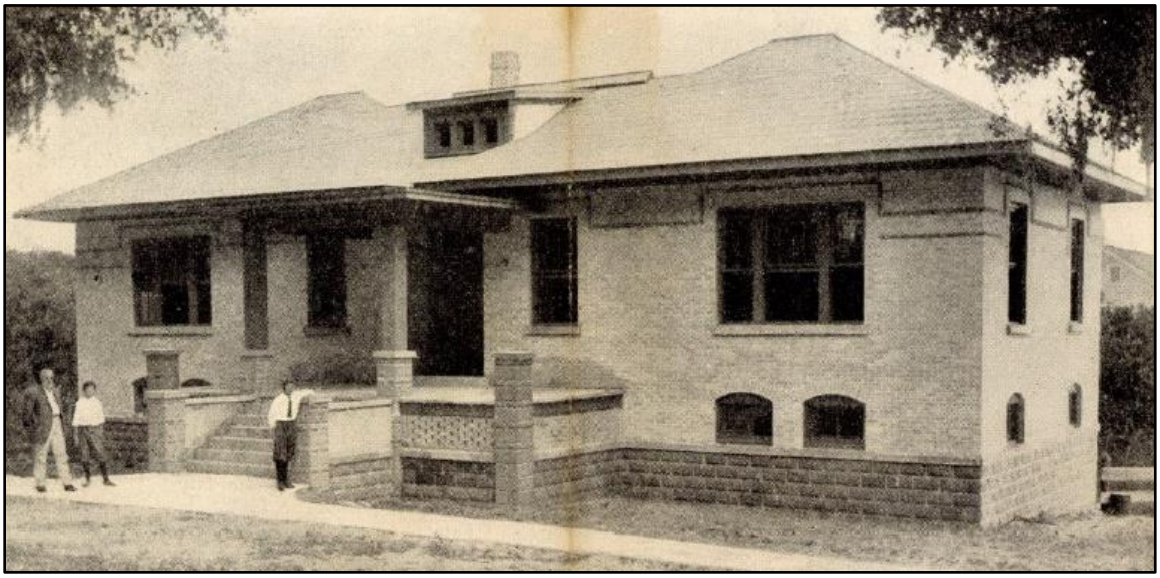
Background on Architectural Style:
Masonry Vernacular buildings tend to be simple, largely unornamented, and constructed out of readily available materials. This style's guiding principle is the long tradition of simple masonry construction techniques used in Western architecture. Windows and doors are 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.

Background on Building:

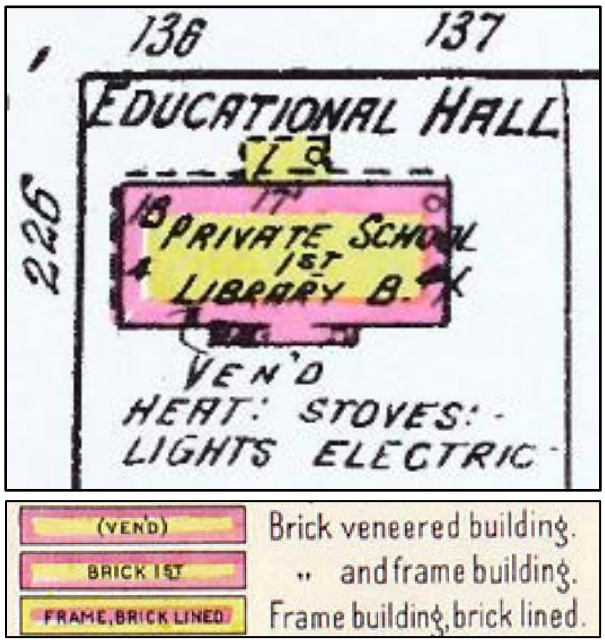
Educational Hall was organized in March 1912 by a group of citizens who were not satisfied with Mount Dora's educational facilities. The main purpose of the new school was to accommodate the children of winter visitors whose classes were not similar to those offered at the Mount Dora public school. The children attending Educational Hall were tutored using the same books as their northern schools. The principal of the public school, J.H. Crane, was the principal of Educational Hall and retired in 1922. Mrs. Orin W. Sadler was principal for the 1922-23 school year, and after that year the school closed due to the lack of students. W.F. Warden of Akron, Ohio, and Jim Simpson of Mount Dora are credited with raising the $1500 needed to build the school.

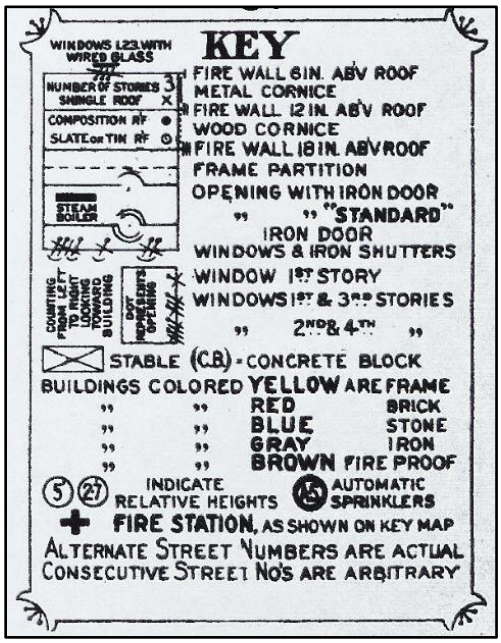
It is of an unusual design with two large pavilions topped by hip roofs joined by a smaller recessed center bay. The brick building rests on a molded concrete block foundation said to be supplied by 23-year-old Carl Risely, who was one of the school's organizers. Mount Dora's library had a home in the basement's west room starting in 1917. That same year a full-time paid librarian was hired at the sum of $1.00 a week. Although library now had a home it still had a problem: every time it rained water poured to the basement and soaked the books. A movement was started to buy the building so the library could be placed upstairs. The city was asked to purchase the building by taking over the mortgage of $2500. It was approved but there was no money to pay for it. The city did agree to pay the utility bill and the librarian's salary. Librarian Margaret Lewis invited Charles Edgerton to see the building after a heavy rain when he was the chairman of the Park Board. He saw what a mess the library was in and told Miss Lewis to move the books upstairs since he would buy the building and sell it to the city when they could afford to raise the money. On February 6, 1929, the city bought the building with the promise that it would be used for a library as long as it was needed. It was located here until the new library on Donnelly St. was built in 1977, sixty years after the library started out in one room of the basement.



Staff Analysis:
The Applicant is seeking to modify the porch, steps, and ramp because the porch is structurally failing and is not compliant with Florida Building Code. Based on the photo evidence provided and on file, the porch and stairs have been previously modified.

Below is a close-up of the subject building from the 1920 Sanborn Maps. The Sanborn maps are a series of large-scale maps, dating from 1867 to the present and depicting the commercial, industrial, and residential sections of some twelve thousand cities and towns in North America. The maps were designed to assist fire insurance agents in determining the degree of hazard associated with a particular property and therefore show the size, shape, and construction of dwellings, commercial buildings, and factories as well as fire walls, locations of windows and doors, sprinkler systems, and types of roofs.





The except from the 1920 maps for Mount Dora show that Educational Hall was a frame, brick veneered building with a slate or tine roof. The porch is shown as frame and does not extend the entire width of the front façade.

The Applicant indicated that it appears that the porch was previously a wood deck and when the ramp was added the wood porch was capped with concrete and brick. The existing, exposed brick support walls have been covered with cementitious stucco on the East and North façade.

The rails and ramp are not original to the building. The Applicant is proposing to completely remove the ramp and wall to match the original configuration. The railings will be replaced with iron railings which are compliant with Florida Building Code. The stairs and porch will be redone to ensure it is structurally stable and compliant with Florida Building Code but will be have a brick finish to match the historical conditions.

Guidance from Land Development Code (LDC)

LDC Section 3.4.6 (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. Visual compatibility will be defined in terms of the following criteria:

1. *Height.* The height of proposed buildings or modifications will be visually compatible in comparison or relation to the height of existing structures and buildings.
   No Change.

2. *Front facade proportion.* The front facade of each building or structure will be visually compatible with and in direct relationship to the width of the building and to the height of the front elevation of other adjacent or adjoining buildings within a historic preservation review area.
   The proposed work will be visually compatible with the historic conditions of the building and will not alter the existing foot print of the front porch nor the roof of the porch.

3. *Proportion of openings (windows and doors).* The openings of any building within a historic preservation review area will be visually compatible with the openings exemplified by the prevailing historic architectural styles within the historic preservation review area. The relationship of the width of windows and doors to the height of windows and doors among buildings within the historic preservation review area will be visually compatible.
   No Change.

4. *Rhythm of solids to voids—Front facades.* The relationship of solids to voids in the front facade of a building or structure will be visually compatible with the front facades of historic buildings or structures within the historic preservation review area.
   The wall constructed with the ramp will be removed but no other building in the immediate area has a wall constructed in front of the building.

5. *Rhythm of buildings on streets.* The relationship of building(s) to open space between it or them and adjoining building(s) will be visually compatible with the relationship between historic sites, buildings, structures within a historic preservation review area.
   No Change.

6. *Rhythm of entrance and/or porch projections.* The relationship of entrances and porch projections to the sidewalks of a building will be visually compatible with the prevalent architectural styles of entrances and porch projections on historic sites, buildings and structures within a historic preservation review area.
   The porch configuration will remain the same with the exception of the removal of the ramp which was not part of the original, historic porch. As such, the proposed work will increase visual compatibility with the historic review area.

7. *Relationship to materials and texture.* The relationship of materials and texture of the facade of a building will be visually compatible with the predominant materials used in the historic sites, buildings and structures within a historic preservation review area.
   The brick steps will be replaced with steps finished in brick and the iron railings will be replaced with iron railings. As such, there will be no change in the relationship of materials and textures.

8. *Roof shapes.* The roof shape of a building or structure will be visually compatible with the roof shape(s) of a historic site, building or structure within a historic preservation review area.
   No Change.

9. *Walls of continuity.* Appearances of a building or structure such as walls, wrought-iron fences, evergreen landscape masses, or building facades, will form cohesive walls of enclosure along a street to insure visual compatibility of the building to historic buildings, structures or sites to which it is visually related.
   The removal of the ramp and wall will allow the existing windows on the western side of the front elevation to be visible which will make the structure more compatible with the historic review area.

10. *Scale of building.* The size of a building, the building mass in relation to open spaces, windows, door openings, balconies and porches will be visually compatible with the building size and building mass of historic sites, buildings and structures within a historic preservation review area.
    The porch configuration will remain the same with the exception of the removal of the ramp which was not part of the original, historic porch and will provide allow the complete façade to be visible which includes the currently, obstructed windows.

11. *Directional expression of front elevation.* A building will be visually compatible with the buildings, structures and sites in its directional character: vertical, horizontal or non-directional.
    No Change.

Guidance from the Historic Design Guidelines

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

Changes to a porch that are over 50 years old may have achieved significance in their own right. They may reflect changes in ownership, use, style, or improvements in the owner's economic well-being. Under Standard 4, these changes should be recognized and respected.

Because they are open to the elements, porches require frequent maintenance and repair. Under Standard 6, deteriorated porch features should be repaired rather than replaced. When replacement proves necessary, replacement features and material should approximate the originals as closely as possible. If wholesale replacement is required, the new porch should be rebuilt based on historical research and physical evidence. If a porch or individual features of it are missing and no documentation or physical evidence is available, a new porch design that is compatible with the scale, design, and materials of the remainder of the building is appropriate under Standard 9.

Recommendations:

1. Identify, retain, and reserve porches, and their functional and decorative features, that are important in defining the overall historic character of the building-such as columns, balustrades, and stairs.

2. Protect and maintain the masonry, wood, and architectural metal that comprise porches through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems.

3. Evaluate the overall condition or materials to determine whether repairs to porch features will be necessary.

4. Retain porches and steps that are appropriate to a building and its subsequent development. Porches and additions reflecting later architectural styles are often important to the building's historical development and should be retained.

5. Repair and replace, where necessary, deteriorated architectural features of wood, terra cotta, tile, brick, and other historical materials.

6. Repair will also generally include the limited replacement in kind – or with compatible substitute material – of those extensively deteriorated or missing parts of repeated features where there are surviving prototypes such as balustrades, columns, and stairs.

7. Replace in kind an entire porch that is too deteriorated to repair – if the form and detailing are still evident – using the physical evidence as a model to reproduce the feature. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

8. If enclosures are undertaken, maintain the openness of porches through the use of transparent materials such as glass or screens. Place enclosures behind significant detailing so that the detailing is not obscured.

9. Design and construct a new porch when the historic porch is completely missing. It may be a restoration based on historical, pictorial, and physical documentation; or be a new design that is compatible with the historic character of the building.

10. Design and install additional porches when required for the new use in a manner that preserves the historic character of the buildings, i.e., limiting such alteration to non-character defining elevations.

Findings of Fact:

LDC Section 3.6.4 (2) (a), states that the Historic Preservation Board shall utilize the most recent U.S. Secretary of Interior's Standards for Historic Rehabilitation and Guidelines for Rehabilitation and the Mount Dora Historic Preservation Design Guidelines as the standards by which applications for certificate of appropriateness are to be evaluated. The Mount Dora Historic Design Guidelines are based on the U.S. Secretary of Interior's Standards for Historic Rehabilitation and Guidelines for Rehabilitation.

LDC Section 3.6.4 (2)(b), states 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.

Staff has reviewed the application for consistency with the U.S. Secretary of Interior's Standards for Historic Rehabilitation, Mount Dora Historic Preservation Design Guidelines, and the standards for visual compatibility established in LDC Section 3.6.4 (2)(b) (hereto referred to the 'Standards of Review'), and found:

1. The Applicant has submitted an application for a Certificate of Appropriateness for 308 E 5th Avenue; and

2. The Applicant is seeking to remove the finished floor of the porch to repair the structural support; raise the porch; and reinstall with bricks; install new metal guardrails on the porch to meet current code requirements; remove and replace the steps to meet the new elevation levels and finish with brick; install new metal guardrails on the steps to meet current code requirements; and remove the ramp and wall on the northern façade; and

3. The request is consistent with the Mount Dora Historic Design Guidelines which recommend to identify, retain, and reserve porches, and their functional and decorative

features, that are important in defining the overall historic character of the building-such as columns, balustrades, and stairs because the columns will be preserved; and

4. The request is consistent with the Mount Dora Historic Design Guidelines which recommend to repair, which includes the limited replacement in kind – or with compatible substitute material, of those extensively deteriorated or missing parts of repeated features where there are surviving prototypes such as balustrades, columns, and stairs because the stairs will be finished in brick and iron railings will be provided; and

5. The request is consistent with the Mount Dora Historic Design Guidelines which recommend to replace in kind an entire porch that is too deteriorated to repair – if the form and detailing are still evident – using the physical evidence as a model to reproduce the feature because the original porch configuration will not be altered and the removal of the ramp will restore the building to its original configuration; and

6. The request is consistent with the Mount Dora Historic Design Guidelines which recommend designing and constructing a new porch based on historical, pictorial, and physical documentation; and

7. The request is consistent with the architectural style of the building and will match the historic condition of the structure; and

8. The request is promotes visual compatibility with the exterior architectural of adjacent, neighboring or visually related buildings, structures, sites and streetscapes as required by LDC Section 3.6.4 (2)(b).

Therefore, based on these Findings of Fact, staff recommends **Approval** of the application, as presented.

Board Action:
The Historic Preservation Board may:

1. Accept Staff's Findings of Fact and **Approve** the application, as presented;

2. Partially reject Staff's Findings of Fact and **Approve** the application **with conditions** to ensure the application is consistent with the Standards of Review. Note: The motion should clearly state the Standards of Review the proposed conditions will address.

3. Reject Staff's Findings of Fact and **Deny** the application based on inconsistencies between the application and the Standards of Review. Note: The motion will need to include reasoning as to why the application is inconsistent with the Standards of Review.

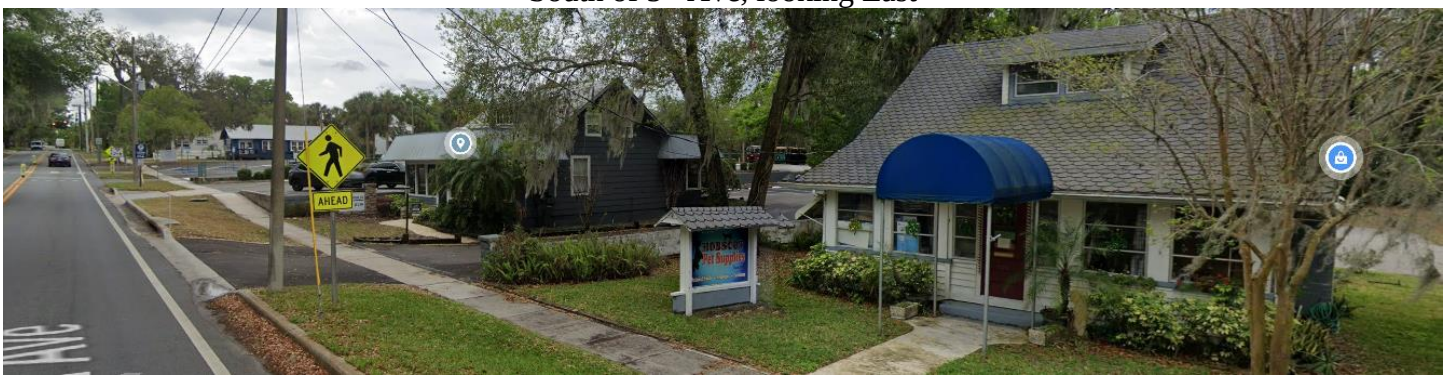
Attachments:
Photos
1989 Site Survey
Application

CITY OF MOUNT DORA

Site Photos

Subject Property

South of 5th Ave, looking East



South of 5th Ave, looking West

North of 5th Ave, looking East

North of 5th Ave, looking West

Site Inventory Form

Site No.

Site Name Educational Hall - The Old Library Survey Date 8709

Address of Site 308 E. 5th Ave., Mount Dora, Fl. 32757

Instruction for locating

Location Tremain's Plat 000 00400

Subdivision Name Block No. Lot No.

County Lake

District name if applicable

Owner of Site: Name Potter, Del G. and Robert F. Vason Jr.

Address 308 E. 5th Ave., Mt. Dora Fl. 32757

Type of Ownership Recording Date 8711

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

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

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

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

Original Use educational

Present Use commercial

Dates +1912

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, Educational

Significance:

Educational Hall was organized in March 1912 by a group of citizens who were not satisfied with Mount Dora's educational facilities. The main purpose of the new school was to accommodate the children of winter visitors whose classes were not similar to those offered at the Mount Dora public school. The children attending Educational Hall were tutored using the same books as their northern schools. The principal of the public school, J.H. Crane, was installed as the principal of Educational Hall. He retired in 1922. Mrs. Orin W. Sadler was principal for the 1922-23 school year, and after that year the school closed due to the lack of students.

W.F. Warden of Akron, Ohio, and Jim Simpson of Mount Dora are credited with raising the $1500 needed to build the school. It is of an unusual design with two large pavilions topped by hip roofs joined by a smaller recessed center bay. The brick building rests on a molded concrete block foundation said to be supplied by 23-year-old Carl Risely, who was one of the school's organizers.

Mount Dora's library had a home in the basement's west room starting in 1917. That same year a full-time paid librarian was hired at the sum of $1.00 a week. Although the library now had a home it still had a problem: every time it rained water poured into the basement and soaked the books. A movement was started to buy the building so

(see continuation page)

(CONTINUATION SHEET - SIGNIFICANCE)

the library could be placed upstairs. The city was asked to purchase the building by taking over the mortgage of $2500. It was approved but there was no money to pay for it. The city did agree to pay the utility bill and the librarian's salary. Librarian Margaret Lewis invited Charles Edgerton to see the building after a heavy rain when he was the chairman of the Park Board. He saw what a mess the library was in and told Miss Lewis to move the books upstairs since he would buy the building and sell it to the city when they could afford to raise the money. On February 6, 1929, the city bought the building with the promise that it would be used for a library as long as it was needed. It was located here until the new library on Donnelly St. was built in 1977, sixty years after the library started out in one room of the basement.

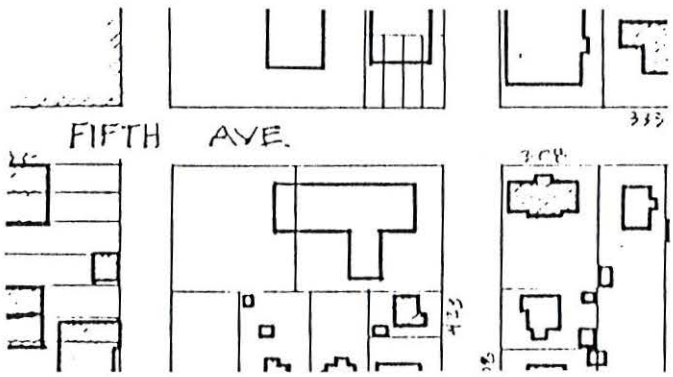
L 163,164,105; E 121; brochure

Architect
Builder
Style and/or Period masonry vernacular
Plan Type irregular: irregular
Exterior Fabric(s) brick: running # concrete: block, molded
Structural System(s) masonry: brick
Porches N/ 1 story
Orientation N
Foundation continuous: concrete block
Roof Type hip
Secondary Roof Structure(s) dormer: shed
Roof Surfacing metal shingles
Window Type DHS, 6/6, wood
Ornament Exterior dentil course
Chimney brick with corbelled cap
Chimney Location ridge
No. of Chimneys 1 No. of Stories 2
No. of Dormers Outbuildings
Surroundings
Map Reference (incl. scale & date) USGS Eustis 7.5 MIN 1966 (PR 1980)

Latitude and Longitude

Site Size (approx. acreage of property) LT1

LOCATION SKETCH OR MAP

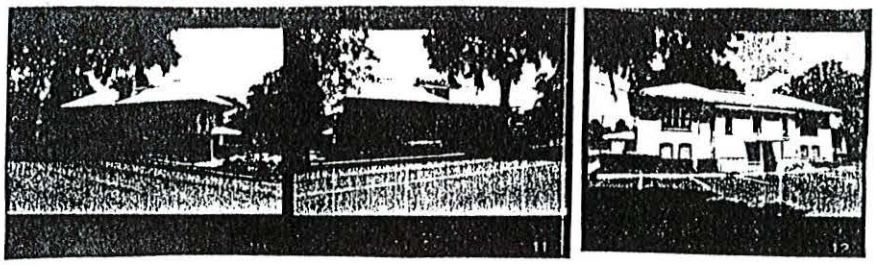


Township	Range	Section
19	27	32

UTM Coordinates:

Zone Easting Northing

Photographic Records Number Q 10-12
Please attach Photographic Print



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: 308 E. 5th Avenue Alternate Key No.: 1476071

Property Owner: City of Mount Dora

Applicant: Michael Wieland

Applicant's Mailing Address: 510 N. Baker Street, Mount Dora, FL 32757

Applicant's Phone Number: 352-735-7115

Applicant's Email Address: wielandm@cityofmountdora.com

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

Application Type:

- ☐ New Construction
- ☐ Addition
- ☒ Renovation

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

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

Existing Materials: See exhibit A

Proposed Materials: See exhibit A

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

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

Reason for Addition / Modification: See exhibit A

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

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

CITY OF MOUNT DORA

Building Division
510 N. Baker St.
Mount Dora, FL 32757
352-735-7115
E-mail: building@mountdora.gov

DATE: **7/10/24**

TO: **Historic Preservation Board**

FROM: **Michael Wieland, Building Official/Fire Marshal/Floodplain Manager**

RE: **308 E 5th Avenue COA**

Exhibit A.

- Full Description of Proposed Alteration(s) or Construction including materials; please attach additional documentation if needed:
  - The porch finished floor will be removed, the structural support repaired, the porch raised, and the new finish material will be brick to match the historical covering.
  - The porch will then be provided with metal guardrails meeting current regulations.
  - The steps will be redone to meet the new elevation levels and will be finished brick to match the historical conditions.
  - The steps will then be provided with metal handrails meeting current regulations.
  - The ramp will be completely removed to allow the South façade to resemble the historical conditions.

- Reason for Addition/Modification:
  - The porch deck is structurally failing.
  - The porch does not meet the Florida Building Code for level access from the interior and is required to be raised to the finish floor level of the interior.
  - The porch guardrails installed do not meet the current Building Code and are not safe.
  - The steps will be redone to suit the new level created by raising the porch.
  - The steps handrails are non-compliant and will be redone with metal handrails meeting current regulations.
  - The ramp is not original to the historic design. The ramp does not meet current accessible regulations.

Janiszewski, Michele

From: Wieland, Michael
Sent: Tuesday, July 2, 2024 1:54 PM
To: Hart, Stacey
Cc: Wieland, Michael; Janiszewski, Michele
Subject: FW: 308 5th Avenue COA North entry porch renovation request.
Attachments: SID-0000000287382_0001.jpg; 01661b.jpg

Exhibit B.
Old photographs # and attach

1. The porch and steps have been previously modified.
2. The archival photographs indicate 7 steps.
3. The current condition is 8 steps.
4. It appears the porch was previously a wood deck and when the ramp was added the wood porch was capped with concrete and brick.
5. The existing exposed brick support walls have been covered with cementitious stucco on the East and North façade.

From: Wieland, Michael
Sent: Tuesday, July 2, 2024 1:22 PM
To: Hart, Stacey <HartS@ci.mount-dora.fl.us>
Subject: FW: 308 5th Avenue COA North entry porch renovation request.

New coa for porch please.

Exhibit A.

Full Description of Proposed Alteration(s) or Construction including materials; please attach additional documentation if needed:
The finished floor of the porch will be removed, the structural support repaired, the porch raised, and the new finish material will be brick to match the existing covering.

The porch will then be provided with metal guardrails meeting current regulations.
The steps will be redone to meet the new elevation levels and completed with brick to match the existing conditions.
The steps will then be provided with metal handrails meeting current regulations.

Reason for modification?
The porch is structurally failing.
The front porch does not meet the Florida Building Code for level access from the interior and is required to be raised to the finish floor level of the interior.
The guardrails installed do not meet the current Building Code and are dangerous.
The City sidewalk will be raised and the raising of the finish floor elevation will require the steps to be redone to suit the new levels.
The steps handrails are non-compliant and will be redone with metal handrails meeting current regulations.
Note: all posts, columns, and support walls to remain.

Exhibit B.
Old photographs # and attach

1. The porch and steps have been previously modified.
2. The archival photographs indicate 7 steps.
3. The current condition is 8 steps.
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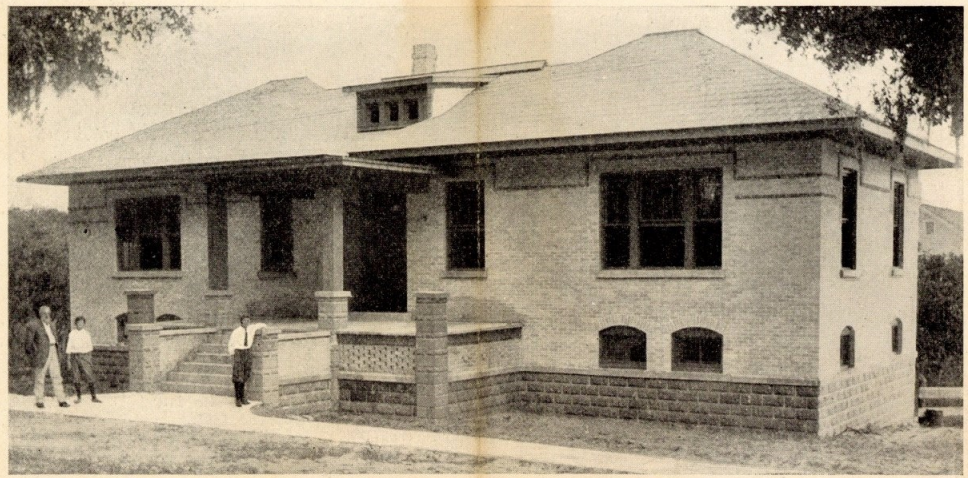

Educational Hall, Mt. Dora, Florida. A thoroughly modern, sanitary and completely equipped, brick building surrounded by orange trees

IN the past many families desiring to go to Florida, have been held back on account of the lack of school facilities for their children. With the completion of Educational Hall, this barrier has been overcome. Northern children may bring their text books and lessons with them to the South, and with the aid of the capable teachers and personal attention offered in this institution, may return to the Northern schools in the spring to their same class and grade. At the same time they will have enjoyed the same advantages as if they had remained in the North.

Educational Hall is the most modern private school building in the state of Florida. The building is located in an orange grove with ample playground, is equipped with all modern conveniences, and the light and ventilation are almost perfect. To families who wish to come South we ask that the advantages of this private school, and the town of Mt. Dora, be given careful consideration.

For those who desire to locate in Florida, Mt. Dora offers the most decided advantages in this section of the country. It is an ideal winter resort. Cottages may be rented by those desiring a home; and rooms secured for light housekeeping.

This school has been built for the purpose of providing for the educational needs of Northern children whose parents bring them to Florida for the winter.

CITY OF MOUNT DORA

Planning and Development
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Mount Dora, FL 32757
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plandev@cityofmountdora.com

DATE: July 31, 2024

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 2 - Certificate of Appropriateness; 947 Gorham Street (Location); Chimney Modifications (Proposed Work); Joyce and Thomas Andrasz (Owners); Joyce and Thomas Andrasz (Applicant).**

Property Information:

Address:	947 Gorham Street	**Current Use:**	Residential
Zoning District:	R-2	**Land Use:**	Medium Density

Structure Information:

Date of Construction:	1924	**Style:**	Bungalow
Siding:	Aluminum	**Stories:**	One
Roof Type:	Gable	**Chimneys:**	One
Roof Material:	Asphalt Shingle	**Porch:**	One, Closed

Requested Action:
The Applicant is sought to undertake multiple modifications on the existing residence. The Historic Preservation Board approved the following modifications at the May meeting:

1. Modify two window openings on the northern façade to decrease the window size to 2’ X 2’with infill to match the existing siding;
2. Infill a window on the southern façade;
3. Remove and replace the windows with Anderson Fibrex or similar material (composite material consisting of wood fiber and thermoplastic polymer);
4. Remove door on western side of the southern elevation and infill with siding;
5. Reroof;
6. Install decorative gable end brackets; and
7. Remove and replace concrete block porch columns with columns trimmed in Azek.

The application was approved but the request to remove the existing chimney was tabled.

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

Florida Bungalows appeared in several forms. The more elaborate of them were one-and-one-half stories in height and highly detailed. They included the side-gabled type and the Belvedere or Airplane Bungalow. Sears Roebuck and other companies provided pre-cut Bungalows which could be assembled on site. The most common Bungalow, a one-story type, featured a gable main roof above a gable porch roof. During the 1920s developers used the Bungalow as tract housing in neighborhoods throughout the state.

Bungalows are typically one or two stories in height and typically have a rectangular floor plan which typically feature a balanced and well-proportioned, but not symmetrical, appearance from the front; exterior material comprised of horizontal wood siding and shingles (less frequently, stucco, brick); gable roof; tapered chimneys; simple; exposed structural elements (ridge beams, truss work, rafters, purlins); gable porch roof; modest front porch or veranda; and square, tapered columns, sometimes called "bungalow columns." Roofing materials were typically sheet metal or composition shingles.

Guidance from the Mount Dora Historic Design Guidelines

Pursuant to the Mount Dora Historic Design Guidelines, roofs are highly visible components of historic buildings and are an integral part of a building's overall design and often help define its architectural style.

Recommendations:

1. Replace in kind an entire feature of the roof that is too deteriorated to repair – if the overall form and detailing are still evident – using the physical evidence as a model to reproduce the feature. Examples can include a large section of roofing, or a dormer or chimney. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

2. Design and construct a new feature when the historic feature is completely missing, such as a chimney or cupola. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.

Avoid:

1. Removing a feature of the roof that is unrepairable, such as a chimney or dormer, and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

Guidance from Land Development Code (LDC)

LDC Section 3.4.6 (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.

Staff Analysis:

The Applicant states that the chimney is non-functioning and is seeking to remove it. The guidelines recommend replacing a roof feature that is too deteriorated to repair or design and

construct a new feature when the historic feature is completely missing, such as a chimney or cupola. The guidelines discourage removing a feature of the roof that is unrepairable, such as a chimney or dormer, and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

The Applicant states that the chimney is non-functioning (there is no fireplace in the house) and it is not visible from the road.

Findings of Fact:

LDC Section 3.6.4 (2) (a), states that the Historic Preservation Board shall utilize the most recent U.S. Secretary of Interior's Standards for Historic Rehabilitation and Guidelines for Rehabilitation and the Mount Dora Historic Preservation Design Guidelines as the standards by which applications for certificate of appropriateness are to be evaluated. The Mount Dora Historic Design Guidelines are based on the U.S. Secretary of Interior's Standards for Historic Rehabilitation and Guidelines for Rehabilitation.

LDC Section 3.6.4 (2)(b), states 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.

Staff has reviewed the application for consistency with the U.S. Secretary of Interior's Standards for Historic Rehabilitation, Mount Dora Historic Preservation Design Guidelines, and the standards for visual compatibility established in LDC Section 3.6.4 (2)(b) (hereto referred to the 'Standards of Review'), and found:

1. The request is **inconsistent** with the Mount Dora Historic Design Guidelines which recommend replacing in kind an entire feature of the roof that is too deteriorated to repair – if the overall form and detailing are still evident – using the physical evidence as a model to reproduce the feature; and

2. The request is **inconsistent** with the Mount Dora Historic Design Guidelines which discourage removing a feature of the roof that is unrepairable, such as a chimney or dormer, and not replacing it; or replacing it with a new feature that does not convey the same visual appearance; and

3. The request does not impact the visual compatibility with the exterior architectural of adjacent, neighboring or visually related buildings, structures, sites and streetscapes as required by LDC Section 3.6.4 (2)(b).

Therefore, based on these Findings of Fact, staff recommends **Denial** of the application, as presented.

Board Action:

The Historic Preservation Board may:

1. Accept Staff's Findings of Fact and Deny the application, as presented.
2. Partially reject Staff's Findings of Fact and Approve the application with conditions to ensure the application is consistent with the Standards of Review.
    a. Note: The motion should clearly state the Standards of Review the proposed conditions will address.
    b. Example: Motion to partially reject Staff's findings of fact and approved the application with the condition that the chimney be replaced to ensure consistency with the Mount Dora Historic Guidelines which recommend replacing in kind an entire feature of the roof that is too deteriorated to repair.
3. Reject Staff's Findings of Fact and Approve the application based on inconsistencies between the application and the Standards of Review.
    a. Note: The motion will need to include reasoning as to why the application is inconsistent with the Standards of Review.
    b. Example: Motion to reject Staff's findings of fact and approve the application, as presented, because the chimney is not visible from the right-of-way and cannot be considered a character defining feature of the building worth preserving.

Attachments:
Photos
1998 Site Survey
2008 Site Survey
Application

CITY OF MOUNT DORA

Site Photos

☒ Original
☐ Update
(give site#)

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 3.0 11/96
Consult *Guide to Historical Structure Forms* for detailed instructions.

Site #8 LA ~~2408~~ 3952
Recorder # FF33-32
Field Date 4 / 20 /1998
Form Date 10 / 21 /1999

Site Name(s) (address if none) Waltz-Burchett House — *Multiple Listing [DHR only]*
Survey Mount Dora Historical Survey Phase II — *Survey #*
National Register Category (Please check one: consult with Site File before using last four): ☒ building ☐ structure ☐ district ☐ site ☐ object

LOCATION & IDENTIFICATION

Address (Include N,S,E,W; #; St., Ave., etc.) 947 Gorham
Cross Streets (nearest / between) 9th Ave /10th Ave
City / Town (within 3 miles) Mount Dora — In Current City Limits: ☒ y ☐ n ☐ unknown
County Lake — Tax Parcel #(s) 272033
Subdivision name Gorham — Block A — Lot Lot 9, 10, N25FT of E25FT of
Ownership (Please check one): ☐ private-profit ☒ private-individual ☐ city ☐ county ☐ Native American ☐ private-nonprofit ☐ private-unspecified ☐ state ☐ federal ☐ foreign ☐ unknown
Name of Public Tract (e.g., park)
Route to (especially if no street address)

MAPPING

USGS 7.5' Map Name & Date Eustis 1966 PR 1980
Township 19S Range 27E Section 29 ¼ section: ☐NW ☐SW ☐SE ☐NE ☐Irregular-name: NA
Landgrant NA — UTM: Zone ☐16 ☐17 Easting 0 Northing 0
Plat or other map (map's name, location) Plat Book 4 Page 25

DESCRIPTION

Style* Bungalow — Exterior Plan* Irregular — Number of Stories 1
Structural System(s)* Balloon wood frame
Foundation: Type(s)* Continous — Material(s)* Molded concrete block
Exterior Fabric(s)* Aluminum
Roof: Type(s)* Gable — Material(s)* Metal shingles, pressed
Roof secondary strucs. (dormers etc.)*
Chimney: No. 0 — Material(s)* — Location(s)*
Windows (types, materials, etc.)* DHS; wood; 3/1 /Awning /Casement

Main Entrance (stylistic details) Enclosed porch has aluminum windows and door; curvilinear walkway to front door around large oak tree
Porches: #open 0 #closed 1 #incised 0 Location(s) W/Entrance
Porch roof type(s) Gable
Exterior Ornament

Interior Plan* Unknown interior plan
Condition (Please check one): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Surroundings (N=None, S=Some, M=Most, A=All/nearly all): __ commercial A residential __ institutional __ undeveloped
Ancillary Features (No., type of outbuildings; major landscape features. Use continuation sheet for descriptions of interior, landscaping, etc)
Large lot; lush landscaping with ferns and azaleas; old Mount Dora lamp post. A gazebo and patio with a flat roof & concrete columns, and French doors that open into the house have been added to the house's south wall in the last ten years.
Archaeological Remains ☐ Check if Archaeological Form completed

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

DHR USE ONLY — OFFICIAL EVALUATIONS — DHR USE ONLY

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

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

HISTORICAL STRUCTURE FORM

Site #8 LA

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

HISTORY

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

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

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

- ☐ formal archaeological survey
- ☐ informal archaeological inspection
- ☐ Public Lands Survey (DEP)
- ☐ tax records/property deeds
- ☒ tax records only
- ☐ interior inspection
- ☐ past surveys search at FMSF
- ☐ past sites search at FMSF
- ☐ FL Archives (Gray Building)
- ☒ FL Photo Archives (Gray Building)
- ☐ occupant/owner interview
- ☐ neighbor interview
- ☒ local library research
- ☒ non-local library research
- ☐ building permits
- ☐ demolition permits
- ☐ commercial permits
- ☐ occupation permits
- ☒ Sanborn maps
- ☒ subdivision maps
- ☒ plat maps
- ☒ local newspaper files
- ☒ other methods (specify) local historical society research, interview with old families, local history books

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

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

Explanation of Evaluation (**required**, whether positive or not; limit to three lines; attach longer statement, if needed, on separate sheet)

DOCUMENTATION (Photos, Plans, etc.)

Bibliographic References (Use Continuation Sheet, give FMSF Manuscript # if relevant) Clerk of Court, Archives Research

Photographs (**required**) B&W print(s) at least 3 x 5, at least one main facade.
Location of negatives & negative numbers Melanie V. Barr 216 NE 5th St. Gainesville FL 32601 352-377-4217

RECORDER

Name (last name first) / Address / Phone / Fax / Email / Affiliation Barr, Melanie, 216 NE 5th St. Gainesville FL 32601
Phone/Fax 352-377-4217, e-mail - mvbdta@gru.net

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

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

Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA03952
Recorder # 496
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) 947 N GORHAM 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
947	North	GORHAM	Street	

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

MAPPING

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

DESCRIPTION

Style Bungalow
Other Style
Exterior Plan Irregular
Other Exterior Plan
Number of Stories 1
Structural System(s) >> Wood frame
Other Structural System(s)
Foundation Type(s) >> Continuous
Other Foundation Types
Foundation Material(s) >> Poured Concrete Footing
Other Foundation Material(s)
Exterior Fabric(s) >> Asphalt-rolled
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

8LA03952

DESCRIPTION (continued)

Window Descriptions METAL AWNING, CASEMENT 4, 3/1

Main Entrance Description (stylistic details)

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

Porch Roof Types(s)

Exterior Ornament

Interior Plan Other Interior Plan

Condition Good

Structure Surroundings

Commercial: Residential: MOSTly this category

Institutional: Undeveloped:

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

Archaeological Remains (describe):

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

Narrative Description (optional)

HISTORY

Construction year 1924

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

Changes in Locations or Conditions

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

Structure Use History

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

Other Structure Uses

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

RESEARCH METHODS

Research Methods >> Examine local tax records

Other research methods

SURVEYOR'S EVALUATION OF SITE

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

Idividually Eligible for National Register? NO

Potential Contributor to NR District? YES

Area(s) of historical significance >>

Other Historical Associations

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

HISTORICAL STRUCTURE FORM

8LA03952

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____ Maintaining Organization: _____

File or Accession #: _____ Descriptive Information: _____

>>

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

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

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

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

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

SHPO's Evaluation of Resource

_____ Date _____

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 5/31/2008

Form Comments: _____

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

LA03952-200803

Supplementary Printout

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

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

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

> **Foundation types:**
Continuous

> **Foundation materials:**
Poured Concrete Footing

> **Exterior fabrics:**
Asphalt-rolled

> **Roof types:**
Gable

> **Roof materials:**

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

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

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

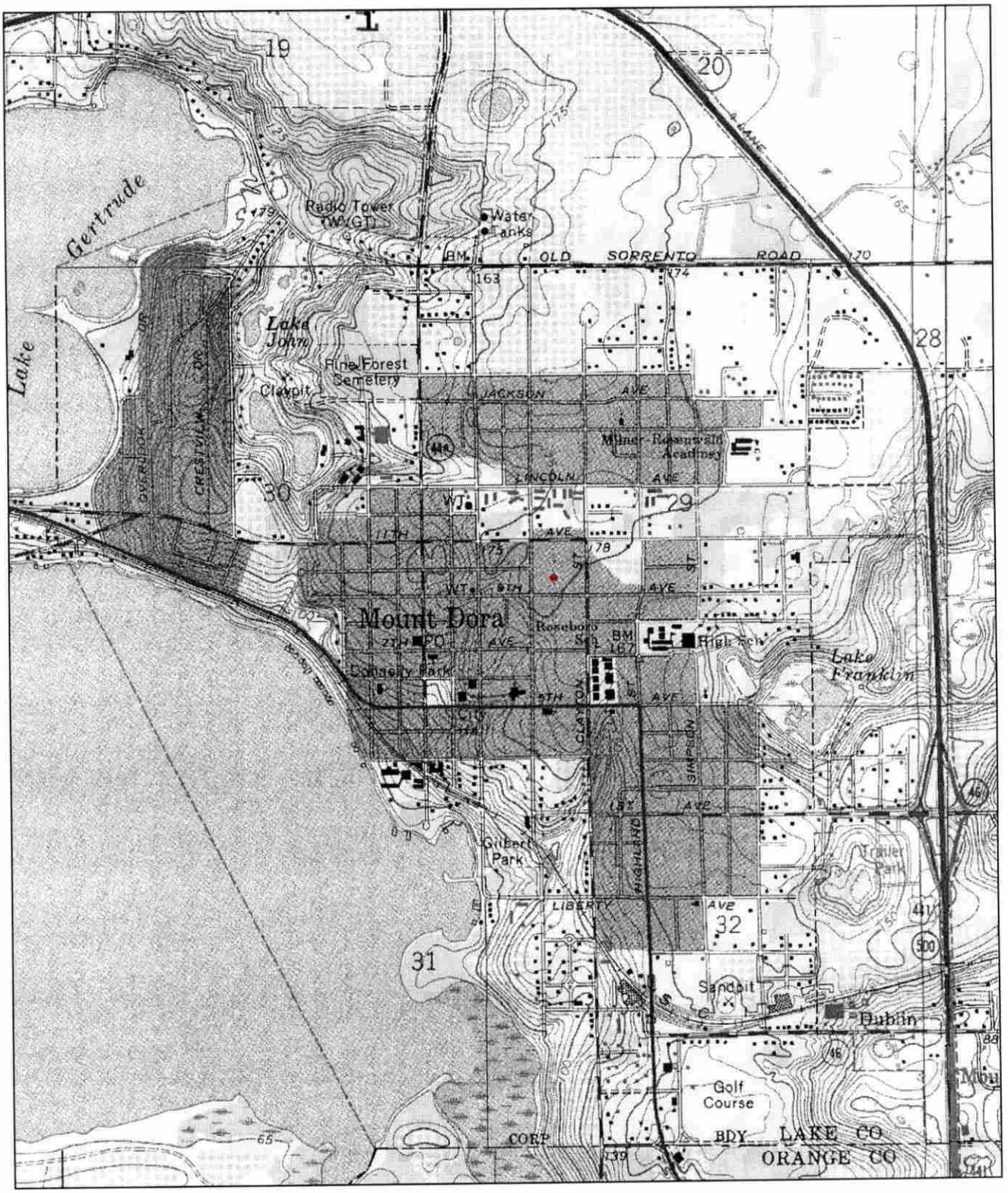
> **Research methods:**
Examine local tax records
FL Master Site File-Cultural Resources
Pedestrian

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

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

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

E. ELEVENTH AVENUE
N. HIGHLAND STREET
N. GRANDVIEW STREET
N. GORHAM STREET
N. CLAYTON STREET
MARY FRANCIS CT.
E. TENTH AVENUE
E. NINTH AVENUE
565-571
CLARONO CIRCLE
560-566
E. EIGHTH AVENUE
E. SEVENTH AVENUE
HIGHLAND COURT
LA 3952



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Map provided by MyTopo.com

496
LA3952

947

33

33A

Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA03952
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Other Names >>
Survey or Project Name
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National Register Category Building(s)

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In Current City Limits? YES
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Ownership
Name of Public Tract (e.g., park)
Route to (especially if no street address)

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DESCRIPTION

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Other Structural System(s)
Foundation Type(s) >> Continuous
Other Foundation Types
Foundation Material(s) >> Poured Concrete Footing
Other Foundation Material(s)
Exterior Fabric(s) >> Asphalt-rolled
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

8LA03952

DESCRIPTION (continued)

Window Descriptions METAL AWNING, CASEMENT 4, 3/1

Main Entrance Description (stylistic details)

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

Porch Roof Types(s)

Exterior Ornament

Interior Plan Other Interior Plan

Condition Good

Structure Surroundings

Commercial: Residential: MOSTly this category

Institutional: Undeveloped:

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

Archaeological Remains (describe):

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

Narrative Description (optional)

HISTORY

Construction year 1924

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

Changes in Locations or Conditions

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

Structure Use History

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

Other Structure Uses

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

RESEARCH METHODS

Research Methods >> Examine local tax records

Other research methods

SURVEYOR'S EVALUATION OF SITE

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

Idividually Eligible for National Register? NO

Potential Contributor to NR District? YES

Area(s) of historical significance >>

Other Historical Associations

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

HISTORICAL STRUCTURE FORM

8LA03952

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: _____

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

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

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

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_____ Date _____

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 5/31/2008

Form Comments: _____

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LA03952-200803

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

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

> **Foundation types:**
Continuous

> **Foundation materials:**
Poured Concrete Footing

> **Exterior fabrics:**
Asphalt-rolled

> **Roof types:**
Gable

> **Roof materials:**

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

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

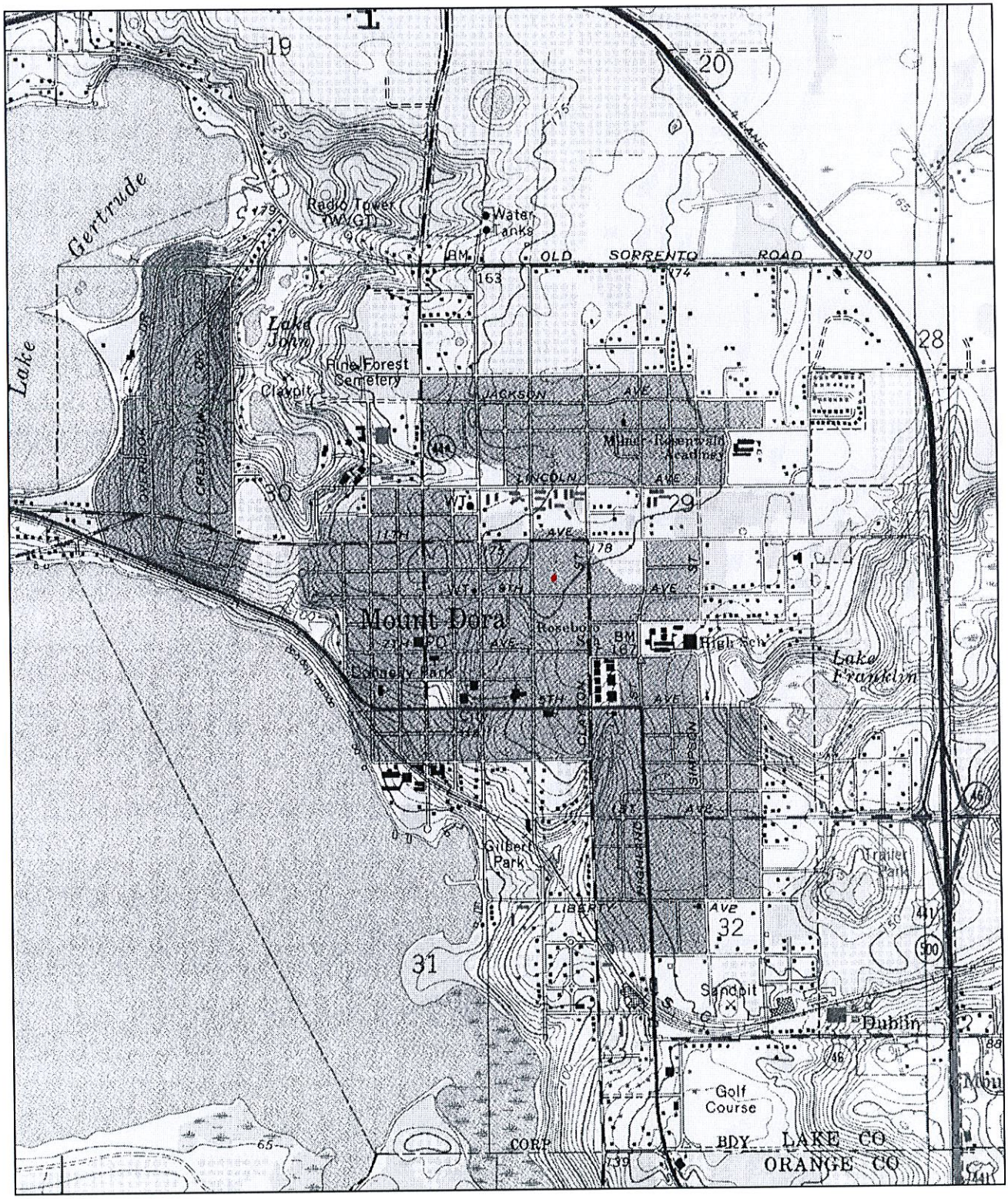
> **Original, intermediate, present uses/year started/year ended:**
Private residence;1924;

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

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

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

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



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Map provided by MyTopo.com

496
LA3952

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N. CORHAM STREET
N. CLAYTON STREET
MARY FRANCIS CT.
E. TENTH AVENUE
E. NINTH AVENUE
CLARONO CIRCLE
565-571
560-566
E. EIGHTH AVENUE
E. SEVENTH AVENUE
HIGHLAND COURT
LA 3952

496

LA
3952

CITY OF MOUNT DORA

RECEIVED
MAY 13 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: 947 Gorham Street Alternate Key No.: 2720336

Property Owner: Joyce and Thomas Andrasz

Applicant: Joyce and Thomas Andrasz

Applicant's Mailing Address: 14 Kendal Ave, Maplewood, NJ 07040

Applicant's Phone Number: 973-477-9781

Applicant's Email Address: JAndraszTrainer@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: See attached

Proposed Materials: See attached

Is there a chimney on the building and will it be affected? Yes, nonfunctioning chimney will be removed from roof

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

Reason for Addition / Modification: New purchase, renovation needed for occupancy.

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.

Historic Preservation Board
Mount Dora Planning and Development Department
510 N. Baker Street
Mount Dora, FL 32757

May 1, 2024

Ref: Application for Certificate of Appropriateness, 947 Gorham Street, Mount Dora

Dear Historic Preservation Board,
Please see below and attached drawings of the proposed changes to our 947 Gorham Street residence.

Windows: Extensive termite damage. Double hung windows will be replaced and updated with Anderson Fibrex or similar. Mullion profiles will be readily apparent on both exterior and interior and will match existing mullion style (3 lights over 1, double hung), with the exception of the bathrooms on the north side of the house. Those windows are in the current showers and are not suitable for wet areas. Those two bathroom windows will be replaced with smaller, higher, privacy windows. Window at left side of south elevation (toward the rear of house) to be infilled as this will be a closet.

Door: Door at left of side of south elevation (toward the rear of house) to be removed as this room will be converted to a bedroom. Siding will be infilled to match the existing siding.

Chimney: Chimney is non-functioning. To be removed.

Roof: Entire Roof, with the exception of the porch roof, will be replaced with standing seam metal roof replacing current asphalt shingles and modified bitumen roof at rear of house.

Porch columns: Concrete block porch columns to be replaced with evenly spaced, square, boxed, period-appropriate columns trimmed in Azec (wood like material that withstands moisture).

Bracket: Simple, decorative, gable end bracket to be added where roof peaks.

Thank you for your time and consideration.
Sincerely,

Joyce and Thomas Andrasz

Pictures for Certificate of Appropriateness

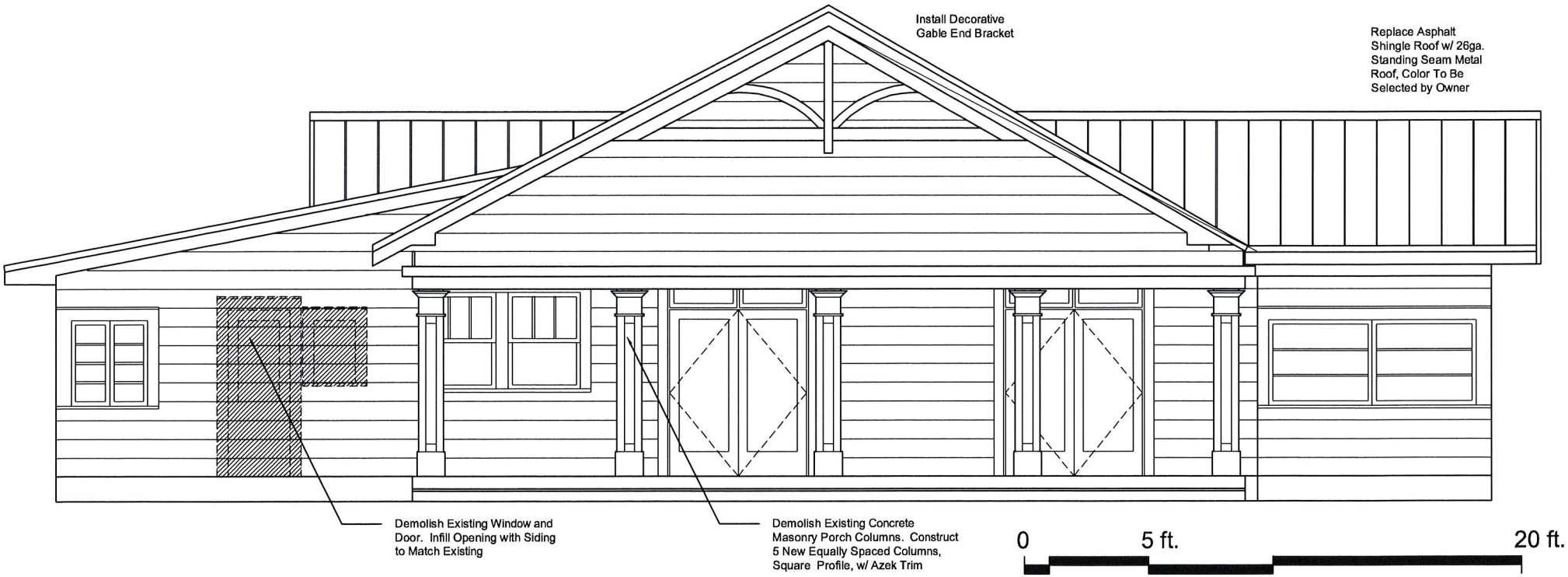
FRONT

SOUTH ELEVATION

NORTH
ELEVATION

NORTH
ELEVATION

BACK HALF



SOUTH ELEVATION

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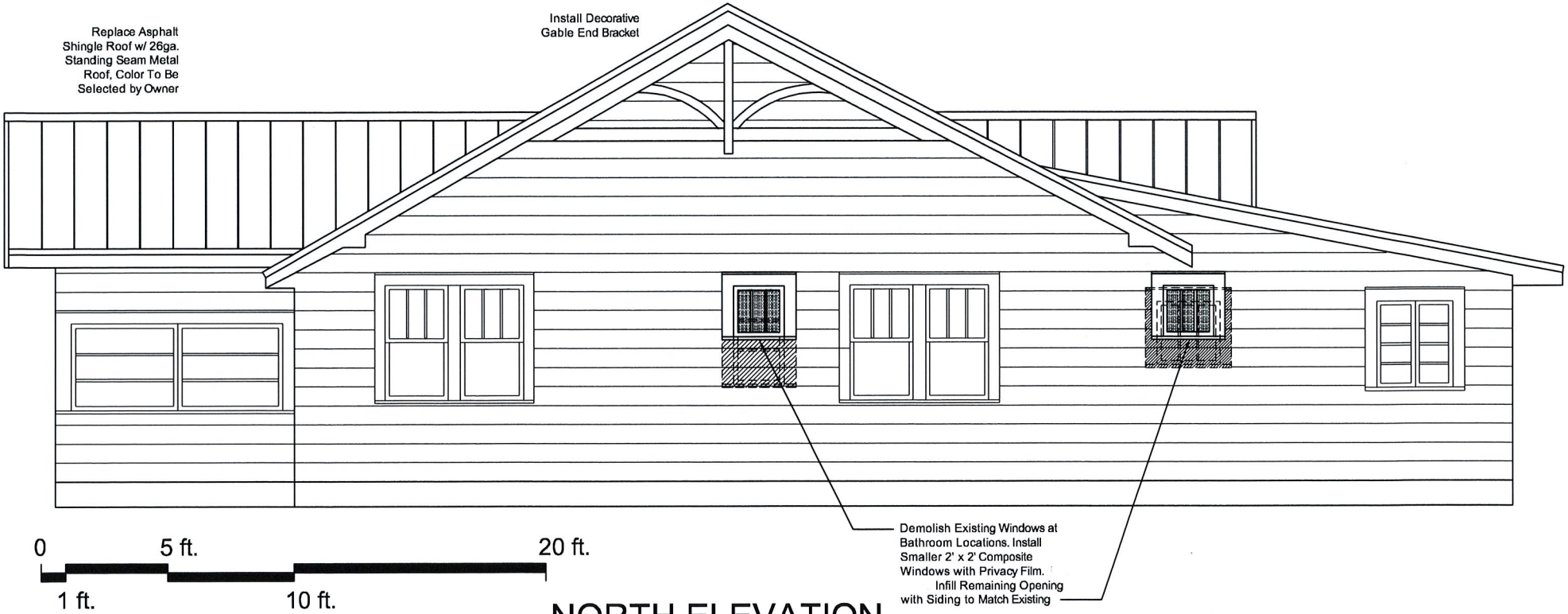


NORTH ELEVATION

J:\USERS\Tom_A\Stuff\Background.dwg, 4/26/2024 6:02:41 PM, TOM

PROPERTY RECORD CARD

General Information

Name:	SNELL JAMES JR LIFE ESTATE	**Alternate Key:**	2720336
Mailing Address:	947 GORHAM ST MOUNT DORA, FL 32757 *Update Mailing Address*	**Parcel Number:**	29-19-27-1100-00A-00702
		Millage Group and City:	00MD Mount Dora
		2023 Total Certified Millage Rate:	18.3807
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	947 GORHAM ST MOUNT DORA FL, 32757	**Property Name:**	-- *Submit Property Name*
		School Information:	*School Locator & Bus Stop Map* *School Boundary Maps*
Property Description:	MOUNT DORA GORHAM'S SUB N 25 FT OF E 80 FT OF LOT 7, N 25 FT OF LOT 8, LOTS 9 & 10, BLK A PB 4 PG 42 ORB 4795 PG 309 ORB 6148 PG 2399 ORB 6149 PG 2274 ORB 6238 PG 1458		

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)	100	137		13700.000	FD	$91,746.00	$91,746.00
2	SINGLE FAMILY (0100)	25	130		3250.000	FD	$22,500.00	$22,500.00

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

Residential Building(s)

Building 1

Residential	Building Value: $176,303.00

Summary

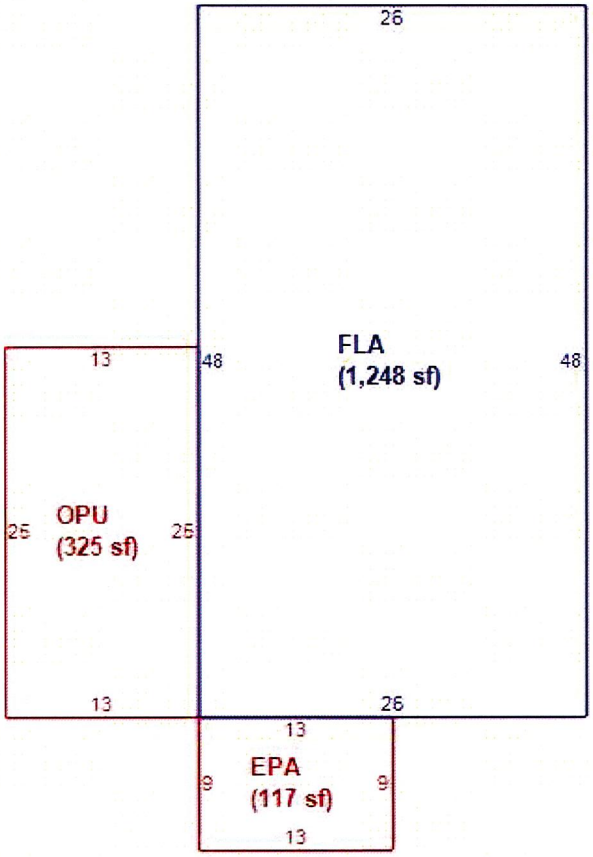
Year Built: 1934	Total Living Area: 1248	Central A/C: Yes	Fireplaces: 0
Bedrooms: 3	Full Bathrooms: 1	Half Bathrooms: 1	

Incorrect Bedroom, Bath, or other information?

Section(s)

Section Type	Ext. Wall Type	No. Stories	Floor Area
ENCLOSED PORCH FINISH (EPF)		1.00	117
FINISHED LIVING AREA (FLA)	Wood (01)	1.00	1248
OPEN PORCH UNFINISHED (OPU)		1.00	325

View Larger / Print / Save



Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	DETACHED GARAGE (DGF4)	396	SF	1933	$9,504.00

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
6238 / 1458	05/2023	Warranty Deed	Unqualified	Improved	$100.00
6149 / 2274	05/2023	Warranty Deed	Unqualified	Improved	$100.00
6148 / 2399	05/2023	Quit Claim Deed	Unqualified	Improved	$100.00
4795 / 309	06/2016	Probate Order	Unqualified	Improved	$0.00
866 / 1938	02/1986	Warranty Deed	Unqualified	Improved	$2,000.00
822 / 2326	10/1984	Warranty Deed	Unqualified	Improved	$1,800.00
344 / 854	08/1967	Warranty Deed	Qualified	Improved	$850,000.00

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	$300,053	$223,030	$223,030	5.0364	$1,123.27
SCHOOL BOARD STATE	$300,053	$300,053	$300,053	3.2080	$962.57
SCHOOL BOARD LOCAL	$300,053	$300,053	$300,053	2.9980	$899.56
LAKE COUNTY WATER AUTHORITY	$300,053	$223,030	$223,030	0.2940	$65.57
NORTH LAKE HOSPITAL DIST	$300,053	$223,030	$223,030	0.1500	$33.45
ST JOHNS RIVER FL WATER MGMT DIST	$300,053	$223,030	$223,030	0.1793	$39.99
CITY OF MOUNT DORA	$300,053	$223,030	$223,030	5.9603	$1,329.33
LAKE COUNTY MSTU AMBULANCE	$300,053	$223,030	$223,030	0.4629	$103.24
LAKE COUNTY VOTED DEBT SERVICE	$300,053	$223,030	$223,030	0.0918	$20.47
				Total: 18.3807	**Total:** $4,577.45

Exemptions Information

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

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

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

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

INSTRUMENT#: 2024043263 OR BK 6316 PG 881 PAGES: 2 4/15/2024 9:09:06 AM
GARY J. COONEY, CLERK OF THE CIRCUIT COURT & COMPTROLLER, LAKE COUNTY, FLORIDA
REC FEES: $18.50 DEED DOC:$0.70

Prepared by and return to:
Katrina H. Dempsey, Esq.
Radson Dempsey, PA
501 East Fifth Avenue
Mount Dora, FL 32757
File No.: 24-00005
Parcel ID #: 2919271100-00A-00702

Quit-Claim Deed

This Quit-Claim Deed, executed this 11th day of April, 2024 by **Alicia J. Snell, the un-remarried widow of James P. Snell, Jr. a/k/a James Phillip Snell a/k/a James Snell, Jr, deceased** ("Grantor"), whose address is 795 Earnhardt Drive, Coldwater, MI 49036, to **Thomas Andrasz and Joyce Andrasz, husband and wife** ("Grantee"), whose address 14 Kendal Avenue, Maplewood, NJ 07040.

For and in consideration of the sum of $10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged by Grantor, Grantor does hereby remise, release and quit-claim unto Grantee forever, all the right, title, interest, claim and demand which Grantor has in and to that certain described lot, piece or parcel of land, situate, lying and being in the Lake County, Florida, further described as follows:

Parcel 1: The North 25.00 feet of the West 55.00 feet of the East 80.00 feet of Lot 7, Block A of D.F. GORHAM'S SUB-DIVISION, according to the map or plat thereof as recorded in Plat Book 4, Page 42, Public Records of Lake County, Florida.

Parcel 2: The North 25 feet of Lot 8 and the East 25 feet of the North 25 feet of Lot 7, Block A, Block A of D.F. GORHAM'S SUB-DIVISION, according to the map or plat thereof as recorded in Plat Book 4, Page 42, Public Records of Lake County, Florida.

Parcel 3: Lots 9 and 10, Block A of D.F. GORHAM'S SUB-DIVISION, according to the map or plat thereof as recorded in Plat Book 4, Page 42, Public Records of Lake County, Florida.

To have and to hold the same together with all and singular the appurtenances thereunto belonging on in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behoof of Grantee forever.

Neither Grantor nor anyone dependent on Grantor resides on the property described above or property adjoining to the property described above, and the property does not constitute the homestead of Grantor within the meaning of Article X of the Florida Constitution.

Quit Claim Deed
Page Two

In Witness Whereof, Grantor has signed and sealed this Quit-Claim Deed the day and year first above written.

Signed, sealed and delivered
in the presence of:

Marissa Burlew
1st Witness Name: Marissa Burlew
1st Witness Address: 352 S willowbrook rd
Coldwater MI 49036

Ethan Schrall
2nd Witness Name: Ethan Schrall
2nd Witness Address: 352 S willowbrook rd
Coldwater MI 49036

Alicia J. Snell
Alicia J. Snell

State of Michigan
County of Branch

The foregoing instrument was acknowledged before me this 5th day of April, 2024, by Alicia J. Snell, by means of X physical presence or _____ online notarization, who ____ is personally known to me or who X produced a Florida Driver License or Michigan Drive License as identification and who did not take an oath.

Marissa Burlew
Notary Public
My Commission Expires: 06/06/2029

NOTARY PUBLIC STATE OF MICHIGAN
Marissa Burlew
Branch County
My Commission Expires 6/6/2029
ACTING IN THE COUNTY OF

Marissa Burlew
Notary Public State of Michigan
Branch County
My Commission Expires 6/6/2029
Acting in the County of Branch

INSTRUMENT#: 2024043264 OR BK 6316 PG 883 PAGES: 2 4/15/2024 9:09:06 AM
GARY J. COONEY, CLERK OF THE CIRCUIT COURT & COMPTROLLER, LAKE COUNTY, FLORIDA
REC FEES: $18.50 DEED DOC:$2100.00

Prepared By/Return to:
Katrina H. Dempsey, Esq.
Radson Dempsey, PA
501 East Fifth Avenue
Mount Dora, FL 32757
File No.: 24-00005

RETURN

Parcel ID #: 2919271100-00A-00702

Warranty Deed

This Warranty Deed made effective the 11th day of April, 2024, between **Emily Nicole Snell, a single woman** ("Grantor"), whose address is 795 Earnhardt Drive, Coldwater, MI 49036, and **Thomas Andrasz and Joyce Andrasz, husband and wife** ("Grantee"), whose address is 14 Kendal Avenue, Maplewood, NJ 07040.

For and in consideration of the sum of Ten & 00/100's Dollars ($10.00) and other good and valuable considerations to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, Grantor has granted, bargained and sold to Grantee and Grantee's heirs forever that certain land located in Lake County, Florida, further described as follows:

Parcel 1: The North 25.00 feet of the West 55.00 feet of the East 80.00 feet of Lot 7, Block A of D.F. GORHAM'S SUB-DIVISION, according to the map or plat thereof as recorded in Plat Book 4, Page 42, Public Records of Lake County, Florida.

Parcel 2: The North 25 feet of Lot 8 and the East 25 feet of the North 25 feet of Lot 7, Block A, Block A of D.F. GORHAM'S SUB-DIVISION, according to the map or plat thereof as recorded in Plat Book 4, Page 42, Public Records of Lake County, Florida.

Parcel 3: Lots 9 and 10, Block A of D.F. GORHAM'S SUB-DIVISION, according to the map or plat thereof as recorded in Plat Book 4, Page 42, Public Records of Lake County, Florida.

Neither Grantor nor anyone dependent on Grantor resides on the property described above or property adjoining to the property described above, and the property does not constitute the homestead of Grantor within the meaning of Article X of the Florida Constitution.

Together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereto appertaining.

Grantor hereby covenants with said grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

Warranty Deed
Page Two

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.

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

Signed, sealed and delivered
in the presence of:

Marissa Burlew
1st Witness Name: Marissa Burlew
1st Witness Address: 352 S Willowbrook Rd
Coldwater, MI 49036

Ethan Schall
2nd Witness Name: Ethan Schall
2nd Witness Address: 352 S willowbrook rd
Coldwater MI 49036

Emily Nicole Snell
Emily Nicole Snell

State of Michigan
County of Branch

The foregoing instrument was acknowledged before me this 5th day of April, 2024, by Emily Nicole Snell, by means of X physical presence or _____ online notarization, who ____ is personally known to me or who X produced a Florida Driver License or Michigan Driver License as identification, and who did not take an oath.

Marissa Burlew
Notary Public
My Commission Expires: 06/06/2029

NOTARY PUBLIC STATE OF MICHIGAN
Marissa Burlew
Branch County
My Commission Expires 6/6/2029
Acting in the County of

Marissa Burlew
Notary Public State of Michigan
Branch County
My Commission Expires 6/6/2029
Acting in the County of Branch

Janiszewski, Michele

From: Joyce Andrasz <jandrasztrainer@gmail.com>
Sent: Monday, June 10, 2024 9:54 AM
To: Hutcheson, Catherine
Cc: Janiszewski, Michele
Subject: Re: FW: Zoom: 947 Gorham

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

Please include these materials for the next meeting:

Dear Historical Preservation Committee,
We respectfully ask you to revisit the non-functioning chimney in the back of the roof which can't be seen from the road and is not character-defining to the property. Attached are several pictures which demonstrate that the chimney is below the center roof ridge and is not visible from the street. Permission to remove it is sought as we wish to replace the current asphalt shingles with a metal roof and cutting an unnecessary opening in the metal can compromise the roof integrity. Note there is no fireplace inside the house, the chimney is not in use, and won't be usable because of the fire hazard it poses by sitting lower than the adjacent roof ridge.

Thank you for considering this request,
Joyce and Thomas Andrasz

_Pictures of the Roof of 947 Gorham from the Road.docx

On Mon, Jun 10, 2024 at 8:19 AM Hutcheson, Catherine <HutchesonC@ci.mount-dora.fl.us> wrote:

> Sounds good Joyce, thank you.
>
> **From:** Joyce Andrasz <jandrasztrainer@gmail.com>
> **Sent:** Friday, June 7, 2024 5:26 PM
> **To:** Hutcheson, Catherine <HutchesonC@ci.mount-dora.fl.us>
> **Subject:** Re: FW: Zoom: 947 Gorham
>
> **** This message originated outside of the City of Mount Dora network. Please think before you click. ****
>
> ---
>
> Thank you so much for the link! My flight lands right around that time, so I will join the Zoom call as soon as I am able.

CITY OF MOUNT DORA

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

DATE: July 31, 2024

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 3 - Certificate of Appropriateness; 816 N Grandview (Location); New Front Porch (Proposed Work); Karen H. And David L. Jewell (Owners); Vedder Construction (Applicant).**

Property Information:

Address:	816 N Grandview	**Current Use:**	Residential
Zoning District:	R-2	**Land Use:**	Medium Density

Structure Information:

Date of Construction:	1954	**Style:**	Frame Vernacular
Roof Type:	Gable	**Stories:**	One

Requested Action:
The Applicant is seeking to construct a new front porch on the residence with wood and stone columns; new steps; and new roof with metal and shingles.

Background on Architectural 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.

Vernacular buildings were first constructed by lay or self-taught carpenters to provide basic shelter without attention to architectural style. These were ordinary homes for ordinary people. The buildings reflect locally available building materials, the skills and regional background of the builder and environmental conditions. Often ornamentation was applied at a later date, reflecting an owner's new prosperity. Vernacular buildings were widely constructed in Mount Dora from the 1880s through the 1930s.

Guidance from Land Development Code (LDC)

LDC Section 3.4.6 (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. Visual compatibility will be defined in terms of the following criteria:

1. *Height.* The height of proposed buildings or modifications will be visually compatible in comparison or relation to the height of existing structures and buildings.
   The proposed height is compatible with the subject residence and surrounding area.

2. *Front facade proportion.* The front facade of each building or structure will be visually compatible with and in direct relationship to the width of the building and to the height of the front elevation of other adjacent or adjoining buildings within a historic preservation review area.
   The proposed porch expands the width of the residence but the roofed section only covers a portion of the front façade which is consistent with the neighboring residences.

3. *Proportion of openings (windows and doors).* The openings of any building within a historic preservation review area will be visually compatible with the openings exemplified by the prevailing historic architectural styles within the historic preservation review area. The relationship of the width of windows and doors to the height of windows and doors among buildings within the historic preservation review area will be visually compatible.
   No Change.

4. *Rhythm of solids to voids—Front facades.* The relationship of solids to voids in the front facade of a building or structure will be visually compatible with the front facades of historic buildings or structures within the historic preservation review area.
   No Change.

5. *Rhythm of buildings on streets.* The relationship of building(s) to open space between it or them and adjoining building(s) will be visually compatible with the relationship between historic sites, buildings, structures within a historic preservation review area.
   Not applicable; the porch will not be extending beyond the sides of the residence.

6. *Rhythm of entrance and/or porch projections.* The relationship of entrances and porch projections to the sidewalks of a building will be visually compatible with the prevalent architectural styles of entrances and porch projections on historic sites, buildings and structures within a historic preservation review area.
   The proposed porch is consistent with the porch projections in the area.

7. *Relationship to materials and texture.* The relationship of materials and texture of the facade of a building will be visually compatible with the predominant materials used in the historic sites, buildings and structures within a historic preservation review area.
   The Applicant is proposed to construct the columns of wood which is consistent with

the frame vernacular architectural style. Metal and composition shingles are also consistent with the residence's architectural style.

8. *Roof shapes.* The roof shape of a building or structure will be visually compatible with the roof shape(s) of a historic site, building or structure within a historic preservation review area.
   Cross-gable roofs are frequent in the Historic Review Area. Gable main roof over gable porch roof is a common characteristic of bungalows.

9. *Walls of continuity.* Appearances of a building or structure such as walls, wrought-iron fences, evergreen landscape masses, or building facades, will form cohesive walls of enclosure along a street to insure visual compatibility of the building to historic buildings, structures or sites to which it is visually related.
   No Change.

10. *Scale of building.* The size of a building, the building mass in relation to open spaces, windows, door openings, balconies and porches will be visually compatible with the building size and building mass of historic sites, buildings and structures within a historic preservation review area.
    The residence will remain visually compatible with the historic review area with the porch addition.

11. *Directional expression of front elevation.* A building will be visually compatible with the buildings, structures and sites in its directional character: vertical, horizontal or non-directional.
    The porch addition will not alter the residence's visual compatibility with other buildings and structures in its area.

<u>Guidance from the Historic Design Guidelines</u>

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

If a porch or individual features of it are missing and no documentation or physical evidence is available, a new porch design that is compatible with the scale, design, and materials of the remainder of the building is appropriate under Standard 9.

Recommendations:

1. Design and construct a new porch when the historic porch is completely missing. It may be a restoration based on historical, pictorial, and physical documentation; or be a new design that is compatible with the historic character of the building.

2. Design and install additional porches when required for the new use in a manner that preserves the historic character of the buildings, i.e., limiting such alteration to non-character defining elevations.

Staff Analysis:
The Applicant is seeking to construct a front porch on 816 N Grandview. Currently, the residence has a small overhang extending over the front steps which lead up to the front door. The Applicant is proposing to construct a gable porch roof with composition shingles and a metal overhang over a new porch with wood and stone pillars, new steps, and railings. The porch will be open and will not obstruct the view of the windows or front door on the residence.

Findings of Fact:
LDC Section 3.6.4 (2) (a), states that the Historic Preservation Board shall utilize the most recent U.S. Secretary of Interior's Standards for Historic Rehabilitation and Guidelines for Rehabilitation and the Mount Dora Historic Preservation Design Guidelines as the standards by which applications for certificate of appropriateness are to be evaluated. The Mount Dora Historic Design Guidelines are based on the U.S. Secretary of Interior's Standards for Historic Rehabilitation and Guidelines for Rehabilitation.

LDC Section 3.6.4 (2)(b), states 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.

Staff has reviewed the application for consistency with the U.S. Secretary of Interior's Standards for Historic Rehabilitation, Mount Dora Historic Preservation Design Guidelines, and the standards for visual compatibility established in LDC Section 3.6.4 (2)(b) (hereto referred to the 'Standards of Review'), and found:

1. The request is consistent with the Mount Dora Historic Design Guidelines which recommend designing and constructing a new porch when the historic porch is completely missing. It may be a restoration based on historical, pictorial, and physical documentation; or be a new design that is compatible with the historic character of the building; and

2. The request is a new design which is compatible with the historic character of the building; and

3. The request is promotes visual compatibility with the exterior architectural of adjacent, neighboring or visually related buildings, structures, sites and streetscapes as required by LDC Section 3.6.4 (2)(b).

Therefore, based on these Findings of Fact, staff recommends **Approval** of the application, as presented.

Board Action:
The Historic Preservation Board may:

1. Accept Staff's Findings of Fact and Approve the application, as presented.

2. Partially reject Staff's Findings of Fact and Approve the application with conditions to ensure the application is consistent with the Standards of Review. Note: the motion should clearly state the conditions and the Standards of Review the conditions will address.

3. Reject Staff's Findings of Fact and Deny the application based on inconsistencies between the application and the Standards of Review. Note: the motion will need to include reasoning as to why the application is inconsistent with the Standards of Review.

Attachments:
Photos
Application
2008 Site Survey

CITY OF MOUNT DORA

Site Photos

Subject Property
816 N Grandview

West Side of Grandview, Looking North

West Side of Grandview, Looking South

East Side of Grandview, Looking North

East Side of Grandview, Looking South

Aerial of Grandview between 8th and 9th Avenue

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: 816 N GRANDVIEW Alternate Key No.:

Property Owner: Karen Jewell

Applicant: VEDDER CONSTRUCTION

Applicant's Mailing Address: 4301 Wold us hwy 441 MT DORA FL 32757

Applicant's Phone Number: 352-223-4630

Applicant's Email Address: David@VedderConstruction LLC.com

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

Application Type:

- [ ] New Construction
- [x] Addition
- [ ] Renovation

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

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

Existing Materials / Style: Wood siding, shingle Roof

Proposed Materials / Style: Wood columns, Stone, metal Roofing

Full Description of Proposed Alteration(s) or Construction including materials; please attach additional documentation if needed: New Front porch with wood columns and stone bases. METAL accent roof and new shingle

Reason for Addition / Modification: To be able to utalize the porch space

For Window & Door Modifications, will the grid pattern be replicated? N/A

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

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.

Janiszewski, Michele

From: David Vedder <david@vedderconstructionllc.com>
Sent: Monday, July 8, 2024 1:41 PM
To: Janiszewski, Michele
Subject: 816 North Grandview Historic Application July Meeting
Attachments: 2024-07-08 13-34.pdf; Jewell records card.pdf; Jewell Front Porch.pdf

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

Hi, Michelle. Attached is the application and pictures for the new front porch for 816 North Grandview

.

Thank you,

--

Kind regards,

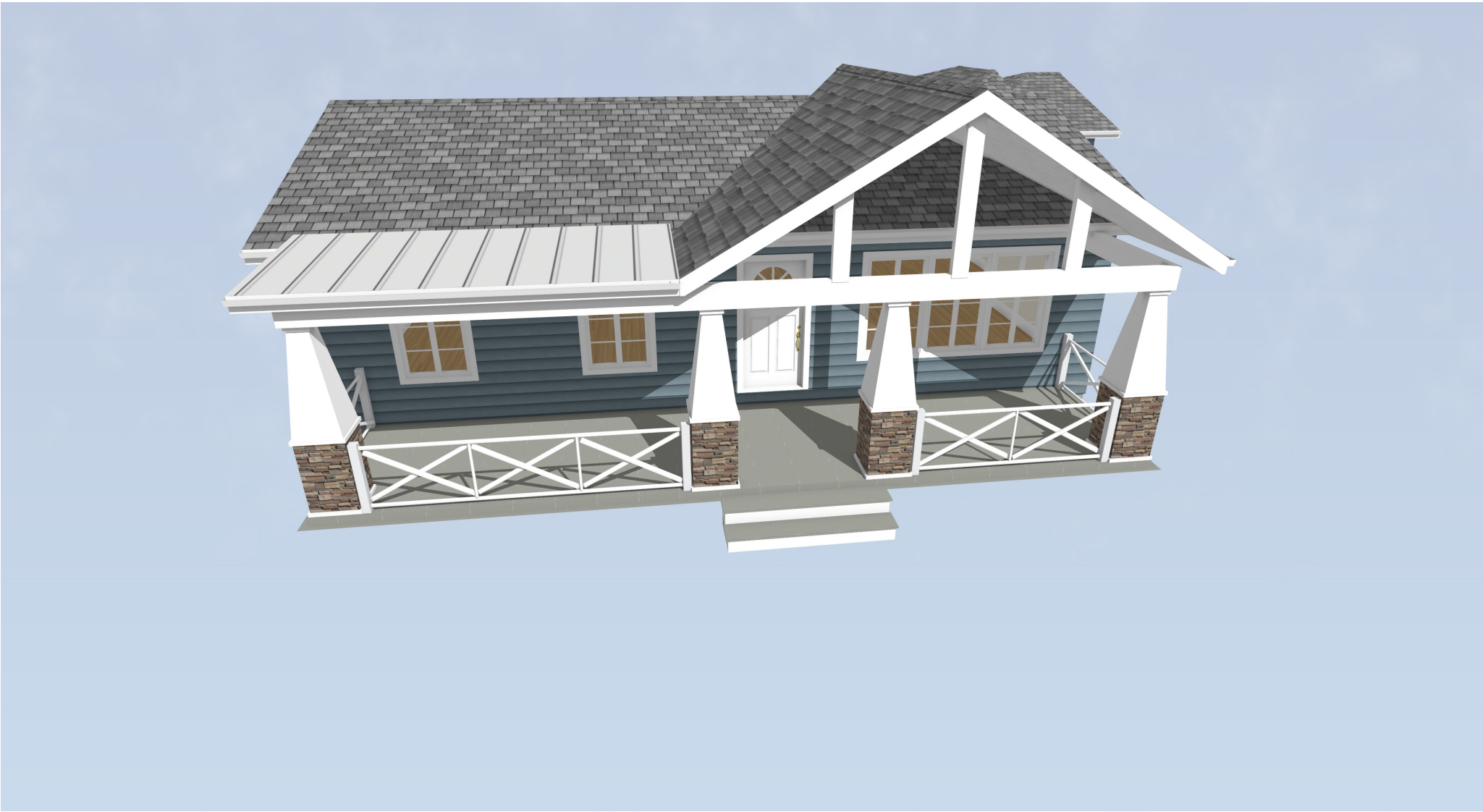
VEDDER CONSTRUCTION
RESIDENTIAL & COMMERCIAL

David Vedder
Owner / Contractor
CBC # 1262269

O. (352) 735 - 3132
C. (352) 565 - 4050
4301 W Old US Highway 441
Mount Dora, FL 32757

david@vedderconstructionllc.com
www.vedderconstructionllc.com

"Let us handle the details so you don't have to"



Property Record Card

General Information

Name:	JEWELL DAVID L & KAREN H	**Alternate Key:**	1472237
Mailing Address:	3606 LAKE BUYNAK RD WINDERMERE, FL 34786 *Update Mailing Address*	**Parcel Number:**	29-19-27-1300-000-01800
		Millage Group and City:	00MD Mount Dora
		2023 Total Certified Millage Rate:	18.3807
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	816 N GRANDVIEW AVE MOUNT DORA FL, 32757	**Property Name:**	-- *Submit Property Name*
		School Information:	*School Locator & Bus Stop Map* *School Boundary Maps*
Property Description:	MOUNT DORA, GULLER'S HOMESTEAD FROM SW COR OF LOT 18 RUN N 0-15-31 E 60 FT FOR POB, THENCE N 0-0-0 E ALONG E'LY R/W OF GRANDVIEW ST 94.87 FT, THENCE LEAVING SAID R/W RUN N 90-0-0 E 163.14 FT, THENCE S 0-0-0 W 94.87 FT, THENCE N 90-0-0 W 163.1 FT TO POB PB 3 PG 43 ORB 3470 PG 2182		

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)	95	163		15485.000	FD	$145,151.00	$145,151.00

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

Residential Building(s)

Building 1

Residential	Building Value: $144,919.00

Summary

Year Built: 1954	Total Living Area: 1044	Central A/C: No	Fireplaces: 0
Bedrooms: 3	Full Bathrooms: 1	Half Bathrooms: 0	

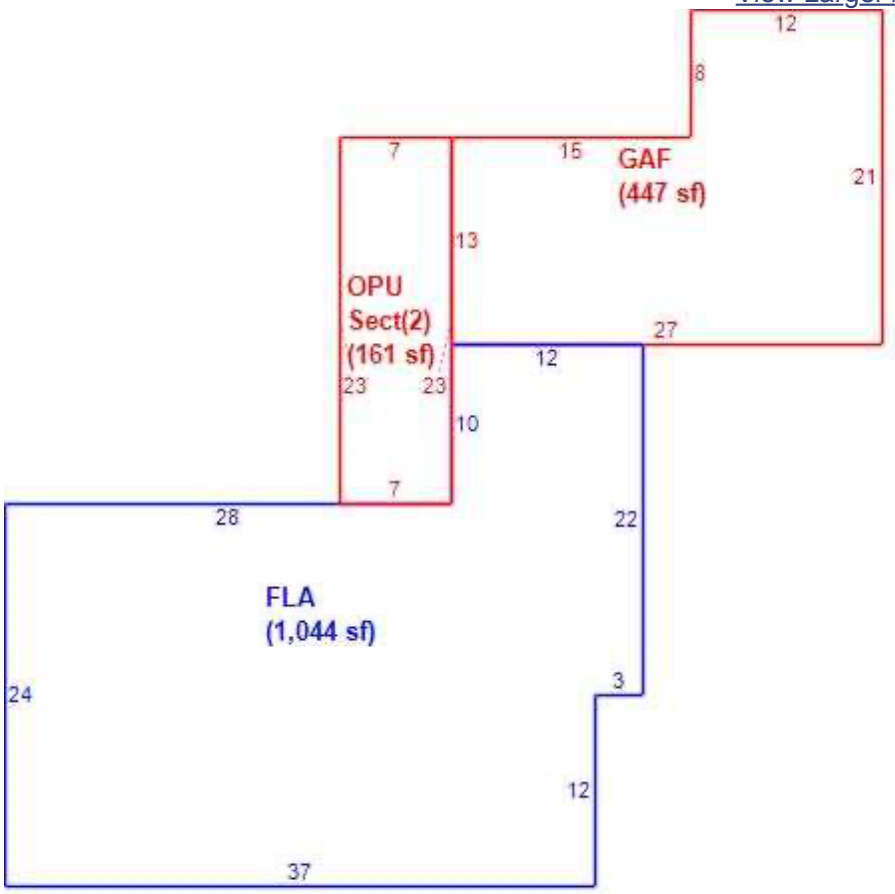
Incorrect Bedroom, Bath, or other information?

Section(s)

Section Type	Ext. Wall Type	No. Stories	Floor Area
FINISHED LIVING AREA (FLA)	Wood (01)	1.00	1044

GARAGE FINISH (GAR)	1.00	447
OPEN PORCH UNFINISHED (OPU)	1.00	161

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
3470 / 2182	07/2007	Warranty Deed	Qualified	Improved	$227,000.00
3225 / 1438	07/2006	Warranty Deed	Qualified	Improved	$200,000.00
3225 / 1436	07/2006	Warranty Deed	Unqualified	Improved	$0.00
2076 / 1892	02/2002	Quit Claim Deed	Unqualified	Improved	$0.00
695 / 1833	01/1980	Warranty Deed	Unqualified	Improved	$1.00

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

Values and Estimated Ad Valorem Taxes

Values shown below are 2024 CERTIFIED VALUES.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	$290,070	$243,490	$243,490	5.0364	$1,226.31
SCHOOL BOARD STATE	$290,070	$290,070	$290,070	3.2080	$930.54
SCHOOL BOARD LOCAL	$290,070	$290,070	$290,070	2.9980	$869.63
LAKE COUNTY WATER AUTHORITY	$290,070	$243,490	$243,490	0.2940	$71.59
NORTH LAKE HOSPITAL DIST	$290,070	$243,490	$243,490	0.1500	$36.52
ST JOHNS RIVER FL WATER MGMT DIST	$290,070	$243,490	$243,490	0.1793	$43.66
CITY OF MOUNT DORA	$290,070	$243,490	$243,490	5.9603	$1,451.27
LAKE COUNTY MSTU AMBULANCE	$290,070	$243,490	$243,490	0.4629	$112.71
LAKE COUNTY VOTED DEBT SERVICE	$290,070	$243,490	$243,490	0.0918	$22.35
				Total: 18.3807	**Total:** $4,764.58

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

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA03742
Recorder # 229
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) 816 N Grandview St
Multiple Listing (DHR only)
Other Names >>
Survey or Project Name
Survey#
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
816	North	Grandview	Street	

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

MAPPING

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

DESCRIPTION

Style 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) >> Continuous
Other Foundation Types
Foundation Material(s) >> Poured Concrete Footing
Other Foundation Material(s)
Exterior Fabric(s) >> Asbestos
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

8LA03742

DESCRIPTION (continued)

Window Descriptions metal awning, casement 4,jalousie

Main Entrance Description (stylistic details)

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

Porch Roof Types(s)

Exterior Ornament

Interior Plan Other Interior Plan

Condition Good

Structure Surroundings

Commercial: Residential: MOSTly this category

Institutional: Undeveloped:

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

Archaeological Remains (describe):

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

Narrative Description (optional)

HISTORY

Construction year 1954

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;1954;

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

8LA03742

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"

LA03742-200803

Supplementary Printout

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

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

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

> **Foundation types:**
Continuous

> **Foundation materials:**
Poured Concrete Footing

> **Exterior fabrics:**
Asbestos

> **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;1954;

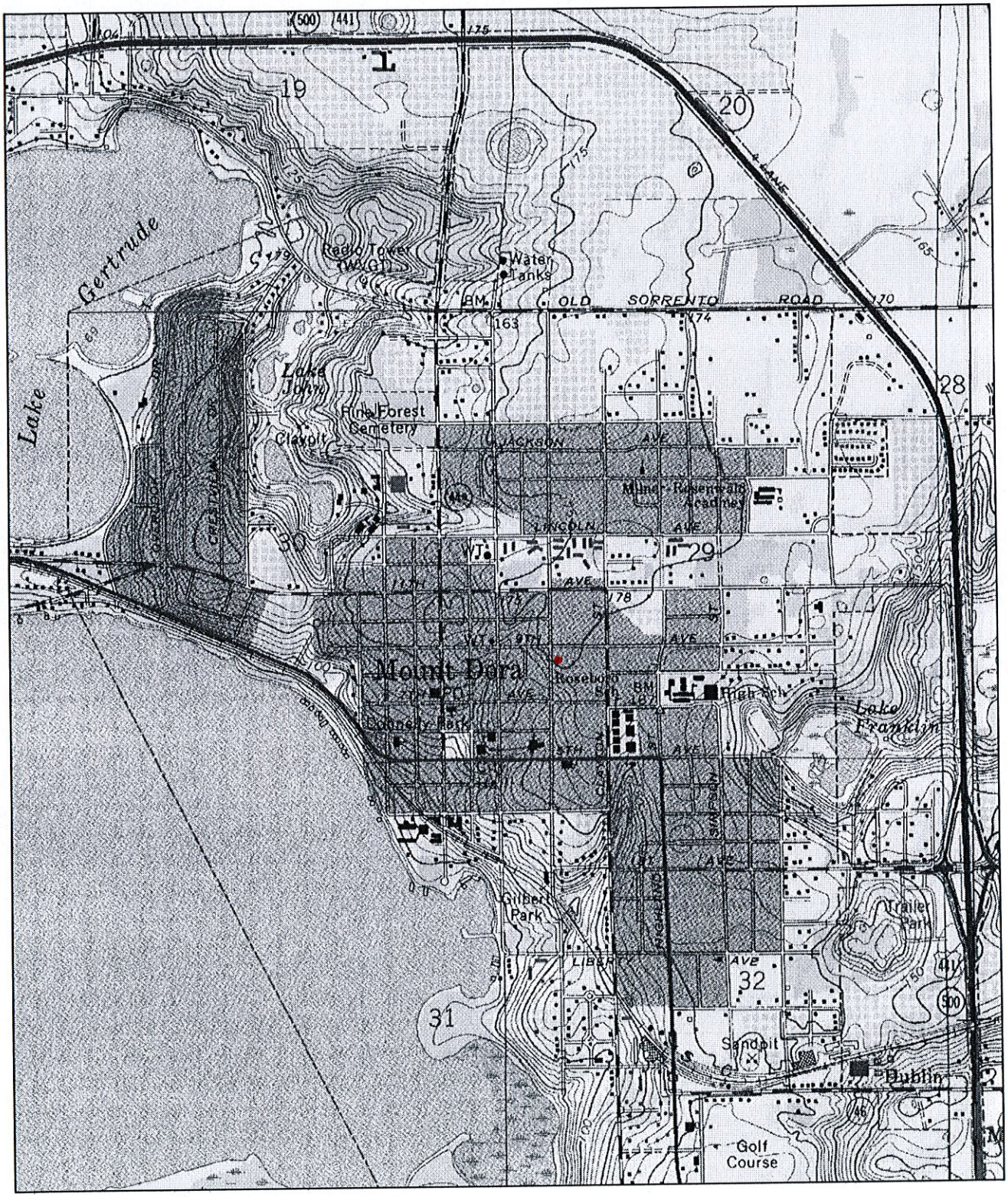
> **Research methods:**
Examine local tax records
FL Master Site File-Cultural Resources
Pedestrian

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

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

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

229



N

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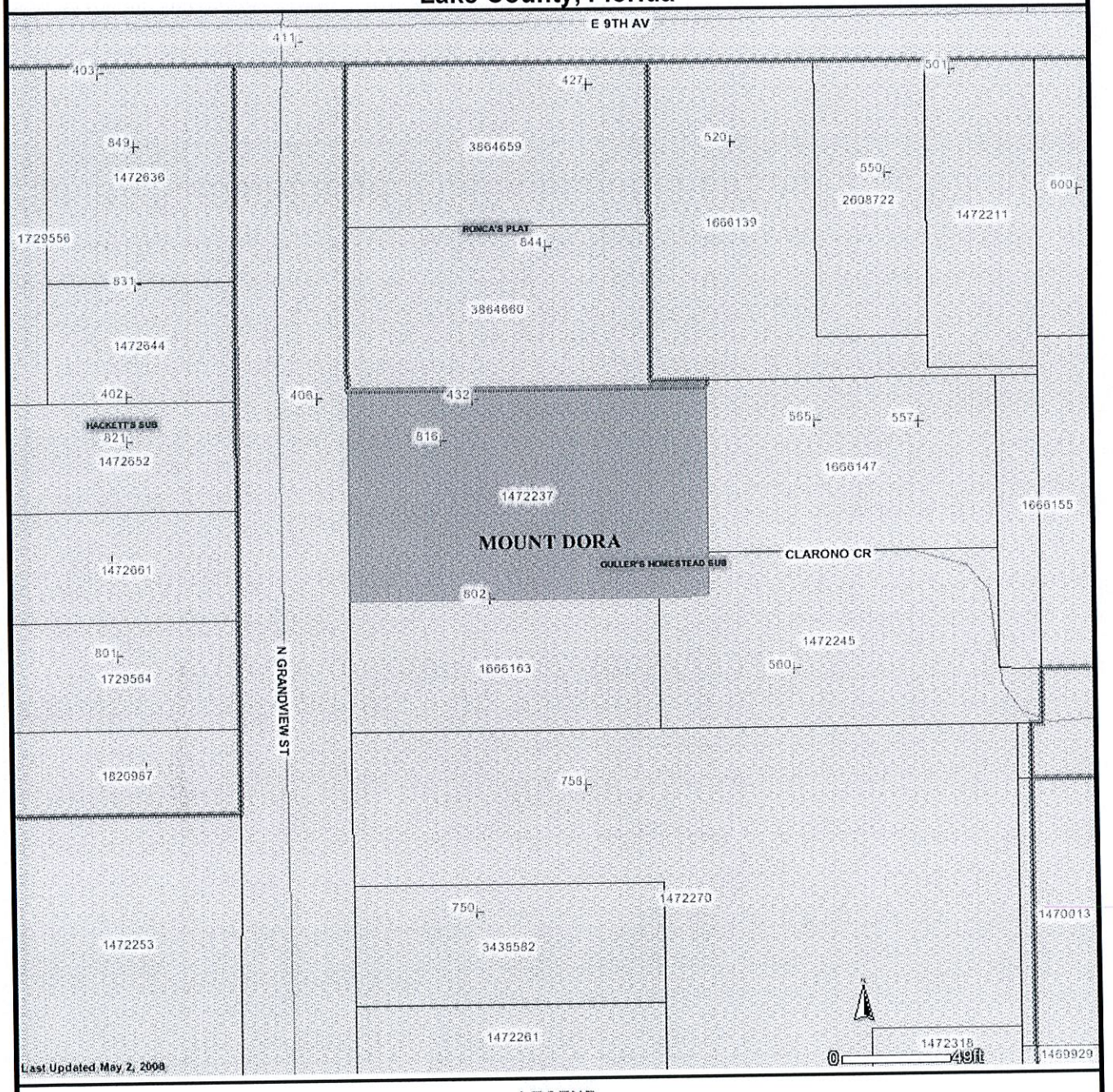
0 2000 Ft

Map provided by MyTopo.com

LA3742

Lake County, Florida



LEGEND

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

LA3742

229

LA
3742

CITY OF MOUNT DORA

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

DATE: July 31, 2024

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 4 - Certificate of Appropriateness; 326 N Tremain (Location); Replace Siding (Proposed Work); Alejandro Rodriguez (Owner); Berga Constructions LLC (Applicant).**

Property Information:

Address:	326 N Tremain	**Current Use:**	Residential
Zoning District:	Residential Professional	**Land Use:**	Residential Professional

Structure Information:

Date of Construction:	1915	**Style:**	Frame Vernacular
Siding:	Wood; Novelty Siding	**Stories:**	Two
Roof Type:	Hip	**Chimneys:**	One, Brick
Roof Material:	Metal	**Porch:**	One, Closed

Requested Action:
The Applicant is seeking to remove the existing wood siding and replace it Hardi Plank Lap 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 3.4.6 (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. Visual compatibility will be defined in terms of the following criteria:

1. *Height.* The height of proposed buildings or modifications will be visually compatible in comparison or relation to the height of existing structures and buildings.
   Not Applicable.

2. *Front facade proportion.* The front facade of each building or structure will be visually compatible with and in direct relationship to the width of the building and to the height of the front elevation of other adjacent or adjoining buildings within a historic preservation review area.
   Not Applicable.

3. *Proportion of openings (windows and doors).* The openings of any building within a historic preservation review area will be visually compatible with the openings exemplified by the prevailing historic architectural styles within the historic preservation review area. The relationship of the width of windows and doors to the height of windows and doors among buildings within the historic preservation review area will be visually compatible.
   Not Applicable.

4. *Rhythm of solids to voids—Front facades.* The relationship of solids to voids in the front facade of a building or structure will be visually compatible with the front facades of historic buildings or structures within the historic preservation review area.
   Not Applicable.

5. *Rhythm of buildings on streets.* The relationship of building(s) to open space between it or them and adjoining building(s) will be visually compatible with the relationship between historic sites, buildings, structures within a historic preservation review area.
   Not Applicable.

6. *Rhythm of entrance and/or porch projections.* The relationship of entrances and porch projections to the sidewalks of a building will be visually compatible with the prevalent architectural styles of entrances and porch projections on historic sites, buildings and structures within a historic preservation review area.
   Not Applicable.

7. *Relationship to materials and texture.* The relationship of materials and texture of the facade of a building will be visually compatible with the predominant materials used in the historic sites, buildings and structures within a historic preservation review area.
   The proposed siding will look similar to the existing wood siding. The surrounding residences also have horizontal siding which is consistent with the Historic Review Area.

8. *Roof shapes.* The roof shape of a building or structure will be visually compatible with the roof shape(s) of a historic site, building or structure within a historic preservation review area.
   Not Applicable.

9. *Walls of continuity.* Appearances of a building or structure such as walls, wrought-iron fences, evergreen landscape masses, or building facades, will form cohesive walls of enclosure along a street to insure visual compatibility of the building to historic buildings, structures or sites to which it is visually related.
   Not Applicable.

10. *Scale of building.* The size of a building, the building mass in relation to open spaces, windows, door openings, balconies and porches will be visually compatible with the building size and building mass of historic sites, buildings and structures within a historic preservation review area.
    Not Applicable.

11. *Directional expression of front elevation.* A building will be visually compatible with the buildings, structures and sites in its directional character: vertical, horizontal or nondirectional.
    Not Applicable.

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.

Recommendations:

1. Retain wooden materials and features such as siding, cornices, brackets, soffits, fascia, window architrave, and doorway pediments, wherever possible. These are essential components of a building's appearance and architectural style.

2. Repair may also include the limited replacement in kind – or with compatible substitute material -- of those extensively deteriorated or missing parts of features where there are surviving prototypes such as brackets, molding, or sections of siding.

3. Replace in kind an entire wood feature that is too deteriorated to repair – if the overall form and detailing are still evident – using the physical evidence as a model to reproduce the feature. Examples of wood features include a cornice, entablature or balustrade. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

4. Evaluate the overall condition of the wood to determine whether repairs to wood features will be necessary.

5. Repair or replace, where necessary, deteriorated material that duplicates in size, shape, and texture of the original as closely as possible. Consider original characteristics such as board width, length, exposure and trim detailing when selecting a replacement material.

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. 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.

<u>Staff Analysis</u>:
The Applicant is seeking to remove the existing, horizontal wood siding and replace it with Hardi Plank Lap Siding. The materials will be painted the same color as the original siding and will have a wood grain texture.

James Hardie
Hardie Plank HZ10 7.25 in. x 144 in. Primed Cedarmill Fiber Cement Lap Siding

MATERIAL WILL BE PAINTED

THE SAME COLOR AS THE ORIGINAL SIDING

The Applicant indicated that the existing, wood siding is old, cracked, damaged and cannot be repainted. As such, they indicated that the siding needs to be replaced.

Findings of Fact:

LDC Section 3.6.4 (2) (a), states that the Historic Preservation Board shall utilize the most recent U.S. Secretary of Interior's Standards for Historic Rehabilitation and Guidelines for Rehabilitation and the Mount Dora Historic Preservation Design Guidelines as the standards by which applications for certificate of appropriateness are to be evaluated. The Mount Dora Historic Design Guidelines are based on the U.S. Secretary of Interior's Standards for Historic Rehabilitation and Guidelines for Rehabilitation.

LDC Section 3.6.4 (2)(b), states 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.

Staff has reviewed the application for consistency with the U.S. Secretary of Interior's Standards for Historic Rehabilitation, Mount Dora Historic Preservation Design Guidelines, and the standards for visual compatibility established in LDC Section 3.6.4 (2)(b) (hereto referred to the 'Standards of Review'), and found:

1. The subject residence, 326 N Tremain, was constructed in the frame vernacular style; and

2. The Applicant has requested to remove the horizontal wood siding and replace it with Hardi Plank Lap Siding; and

3. The Applicant has indicated that that the existing wood siding is old, cracked, cannot be repainted and needs to be replaced; and

4. The request is consistent with the Mount Dora Historic Design Guidelines which recommend to replace in kind an entire wood feature that is too deteriorated to repair – if the overall form and detailing are still evident – using the physical evidence as a model to reproduce the feature. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered; and

5. The request is consistent with the Mount Dora Historic Design Guidelines which recommend to 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; and

6. The proposed siding is compatible with the architectural character of the building; and

7. The request is promotes visual compatibility with the exterior architectural of adjacent, neighboring or visually related buildings, structures, sites and streetscapes as required by LDC Section 3.6.4 (2)(b).

Therefore, based on these Findings of Fact, staff recommends **Approval** of the application, as presented.

Board Action:

The Historic Preservation Board may:

1. Accept Staff's Findings of Fact and Approve the application, as presented;

1. Partially reject Staff's Findings of Fact and Approve the application with conditions to ensure the application is consistent with the Standards of Review. Note: the motion should clearly state Standards of Review that the proposed conditions will address.

2. Reject Staff's Findings of Fact and Deny the application based on inconsistencies between the application and the Standards of Review. Note: the motion will need to include reasoning as to why the application is inconsistent with the Standards of Review.

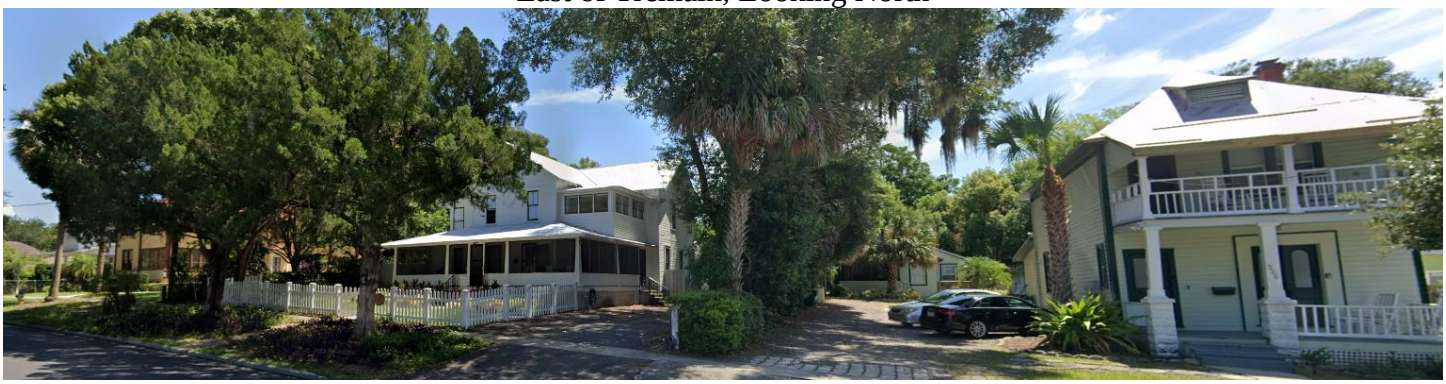
Attachments:
Photos
1989 Site Survey
2008 Site Survey
2020 Site Survey
Application

CITY OF MOUNT DORA

Site Photos

Subject Property

East of Tremain, Looking North



East of Tremain, Looking South

West of Tremain, Looking South

West of Tremain, Looking North

FLORIDA MASTER SITE FILE Q 31-32

Site Inventory Form

Site No._____

Site Name The Cross House Survey Date 8709
Address of Site 326 Tremain, Mount Dora, Fl. 32757
Instruction for locating

Location Tremain's Sub. 000 00801
Subdivision Name Block No. Lot No.

County Lake
District name if applicable
Owner of Site: Name Reynolds, Elizabeth C.
Address 888 Oakland Dr., 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. +1915
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:

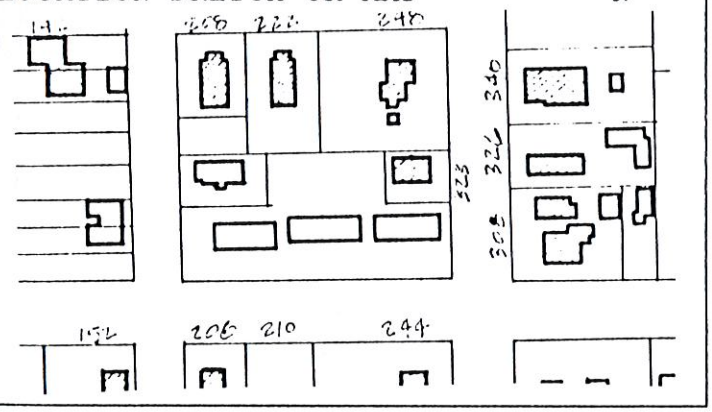
The earliest known owners of this house are Nellis M. and Lily E. Cross. The Crosses were winter visitors from northeast Pennsylvania. When they died they willed the house to Louis R. and Jessie Tremain who lived just north of their house.

Architect
Builder
Style and/or Period frame vernacular
Plan Type rectangular: irregular
Exterior Fabric(s) wood: novelty siding
Structural System(s) wood frame: balloon
Porches W/2 tiered veranda, with square columns, screened
Orientation W
Foundation piers, concrete block, cast
Roof Type hip
Secondary Roof Structure(s) dormer vent, shed
Roof Surfacing metal shingles
Window Type DHS, 1/1, wood
Ornament Exterior
Chimney brick
Chimney Location S: slope
No. of Chimneys 1 No. of Stories 2
No. of Dormers 1 Outbuildings
Surroundings
Map Reference (incl. scale & date) USGS Eustis 7.5 MIN 1966 (PR 1980)

Latitude and Longitude

Site Size (approx. acreage of property) LT1

LOCATION SKETCH OR MAP

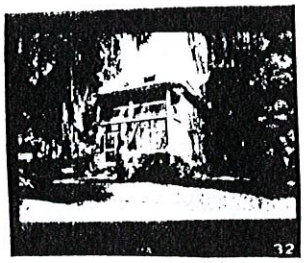


Township	Range	Section
19	27	31

UTM Coordinates:

Zone Easting Northing

Photographic Records Number Q 31,32
Please attach Photographic Print



Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA00361
Recorder # 335
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) 326 N TREMAIN ST
Multiple Listing (DHR only)
Other Names >>
Survey or Project Name
Survey#
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
326	North	TREMAIN	Street	

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

MAPPING

USGS 7.5' Map Name
Publication Date
>> EUSTIS;1980
Township:
Range:
Section:
1/4 section:
>> 19S ;27E ;32;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 Rectangular
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) >> Hip
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

8LA00361

DESCRIPTION (continued)

Window Descriptions METAL SASH, 6/6

Main Entrance Description (stylistic details)

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

Porch Roof Types(s)

Exterior Ornament

Interior Plan Other Interior Plan

Condition Good

Structure Surroundings

Commercial: Residential: MOSTly this category

Institutional: Undeveloped:

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

Archaeological Remains (describe):

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

Narrative Description (optional)

HISTORY

Construction year 1915

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;1915;

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

8LA00361

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____ Maintaining Organization: _____

File or Accession #: _____ Descriptive Information: _____

>>

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

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

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

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

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

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

SHPO's Evaluation of Resource

_____ Date _____

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 5/28/2008

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"

LA00361-200803

Supplementary Printout

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

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

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

> **Foundation types:**
Piers

> **Foundation materials:**
Brick

> **Exterior fabrics:**
Drop siding

> **Roof types:**
Hip

> **Roof materials:**

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

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

> **Original, intermediate, present uses/year started/year ended:**
Private residence;1915;

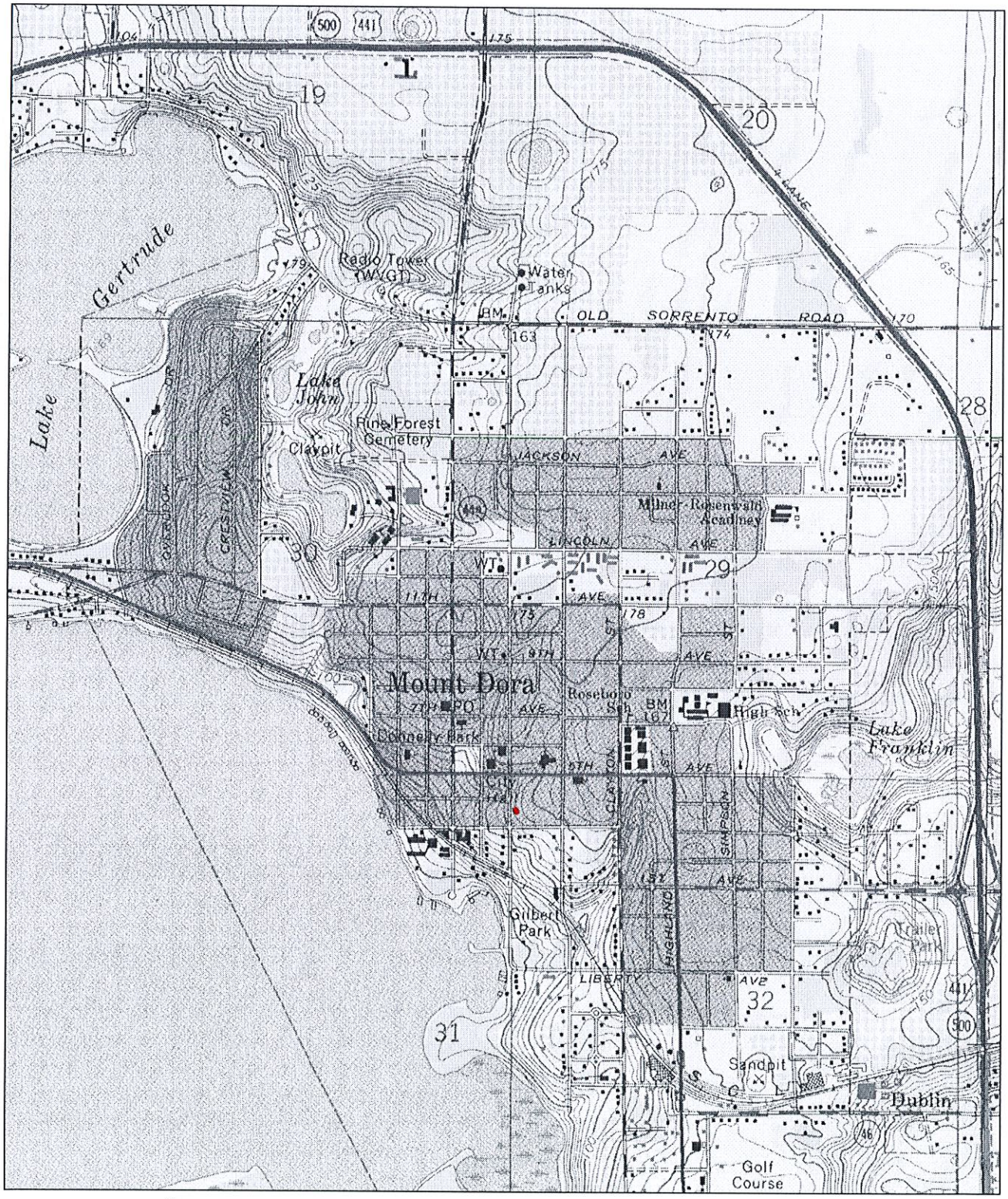
> **Research methods:**
Examine local tax records
FL Master Site File-Cultural Resources
Pedestrian

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

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

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

335



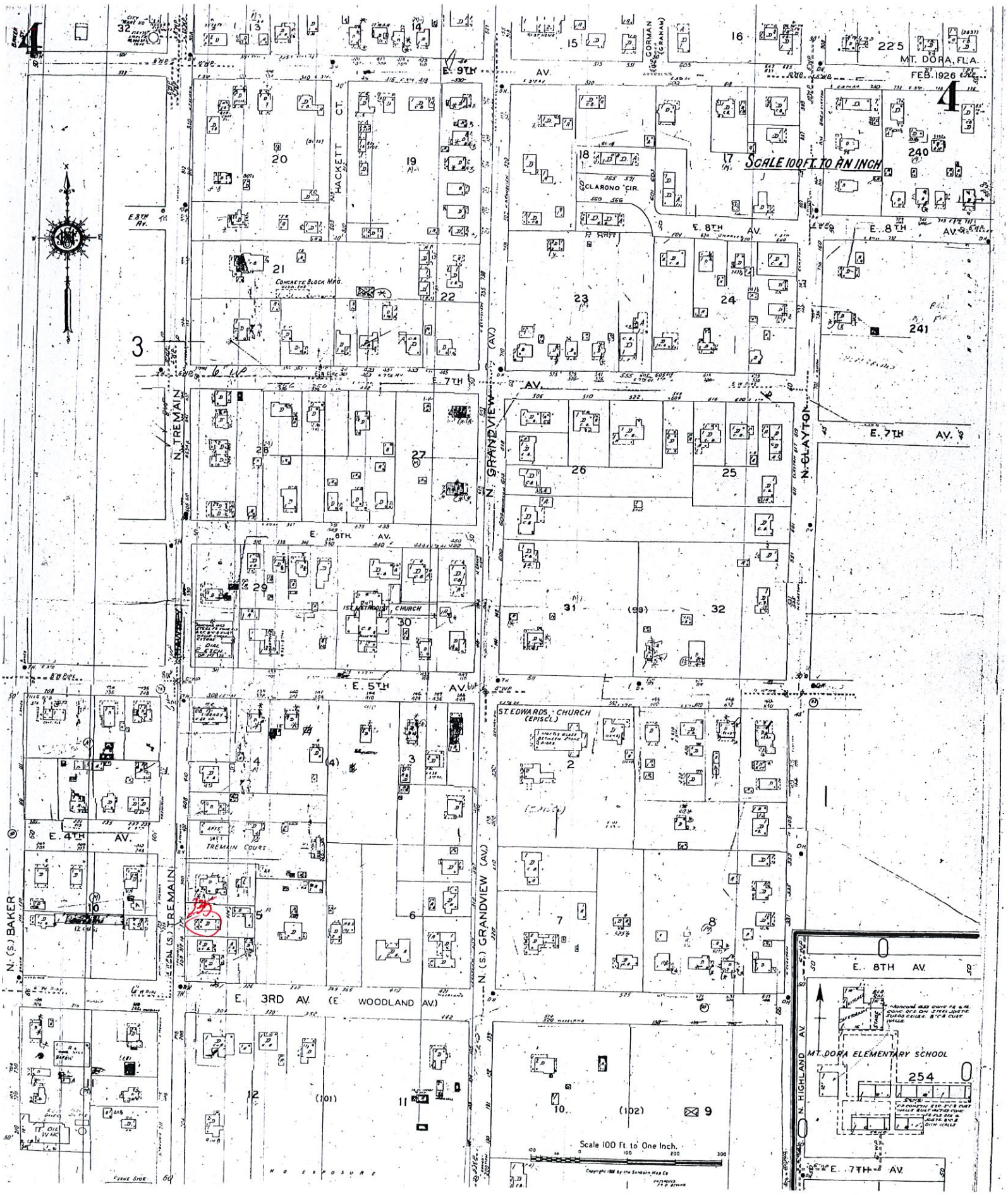
N

0 0.5 Mi

0 2000 Ft

Map provided by MyTopo.com

LA361


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.
N. TREMAIN
N. GRANDVIEW (AV.)
N. CLAYTON
E. 7TH AV.
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.)
N. HIGHLAND AV.
MT. DORA ELEMENTARY SCHOOL
Scale 100 Ft. to One Inch.
NO EXPOSURE

LA361

335

LA361

Clear Form Values

Page 1

☐ Original
☒ Update

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

Site#8 LA00361
Field Date 3-4-2020
Form Date 3-4-2020
Recorder # KCI

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

LOCATION & MAPPING

Clear Location Values

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	326	N	Tremain	Street	

Cross Streets (nearest / between) N Tremain St & E 3rd Ave
USGS 7.5 Map Name EUSTIS — USGS Date 2018 — Plat or Other Map _____
City / Town (within 3 miles) Mount Dora — In City Limits? ☒yes ☐no ☐unknown — County Lake
Township 19S — Range 27E — Section 32 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 32-19-27-2400-000-00801 — Landgrant _____
Subdivision Name TREMAIN'S PLAT — Block _____ — Lot 8
UTM Coordinates: Zone ☐16 ☒17 — Easting 437306 — Northing 3185904
Other Coordinates: X: -81.62243 E — Y: 28.79916 N — Coordinate System & Datum WGS84
Name of Public Tract (e.g., park) _____

HISTORY

Clear History Values

Construction Year: 1915 ☒approximately ☐year listed or earlier ☐year listed or later
Original Use Unknown — From (year): _____ — To (year): _____
Current Use Residence, private — From (year): _____ — To (year): _____
Other Use Apartments — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown — Date: _____ — Original address N/A
Alterations: ☐yes ☒no ☐unknown — Date: _____ — Nature _____
Additions: ☒yes ☐no ☐unknown — Date: 1-1-2009 — Nature Open Porch
Architect (last name first): Unknown — Builder (last name first): Unknown
Ownership History (especially original owner, dates, profession, etc.)

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

DESCRIPTION

Clear Description Values

Style Frame Vernacular — Exterior Plan Rectangular — Number of Stories 2
Exterior Fabric(s) 1. Wood siding — 2. _____ — 3. _____
Roof Type(s) 1. Hip — 2. _____ — 3. _____
Roof Material(s) 1. Metal shingles — 2. _____ — 3. _____
Roof secondary strucs. (dormers etc.) 1. Shed dormer — 2. _____

Windows (types, materials, etc.)

French doors and six-over-six light double-hung sash

Distinguishing Architectural Features (exterior or interior ornaments)

Hip roof with shed dormer, two-tiered porch with columns

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

Outbuilding apartment and Open porch/outdoor kitchen with pergola

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 LA00361

DESCRIPTION (continued)

Clear Description Values

Chimney: No. 1 Chimney Material(s): 1. Brick 2.

Structural System(s): 1. Wood frame 2. 3.

Foundation Type(s): 1. Piers 2.

Foundation Material(s): 1. 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)

4 steps to covered porch with 3 columns supported by block

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

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

Narrative Description of Resource

Archaeological Remains ☐ Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

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

☒ other methods (describe) Field visit and documentation

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

OPINION OF RESOURCE SIGNIFICANCE

Clear Significance Values

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

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

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

The structure appears to contribute to the Historic District, the architectural styling that has remained from its original construction is consistent with other structures from its time in Mount Dora.

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

1. Architecture 3. 5.

2. Community planning & developm 4. 6.

DOCUMENTATION

Clear Documentation Values

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

1) Document type Maintaining organization

Document description File or accession #'s

2) Document type Maintaining organization

Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Bradley Benmoshé, CNU-A Affiliation Other

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

(address / phone / fax / e-mail)

Required Attachments

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

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

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

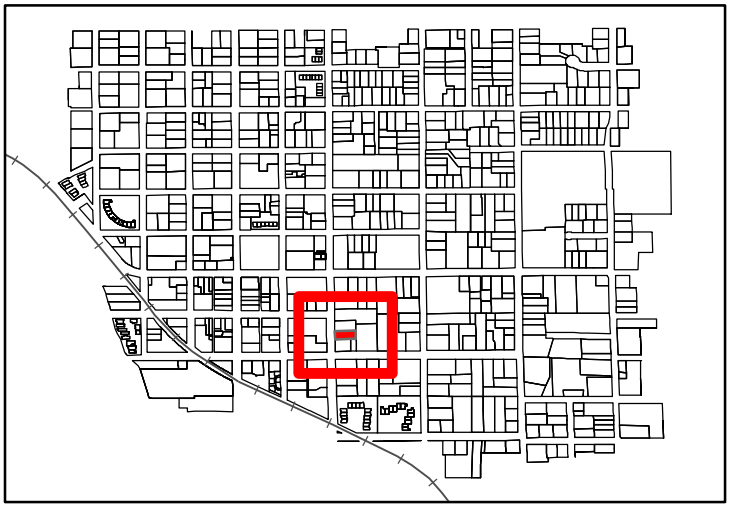
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

Street Map

N

326 NORTH TREMAIN ST MOUNT DORA FL 32757

0 40 80 160 Feet

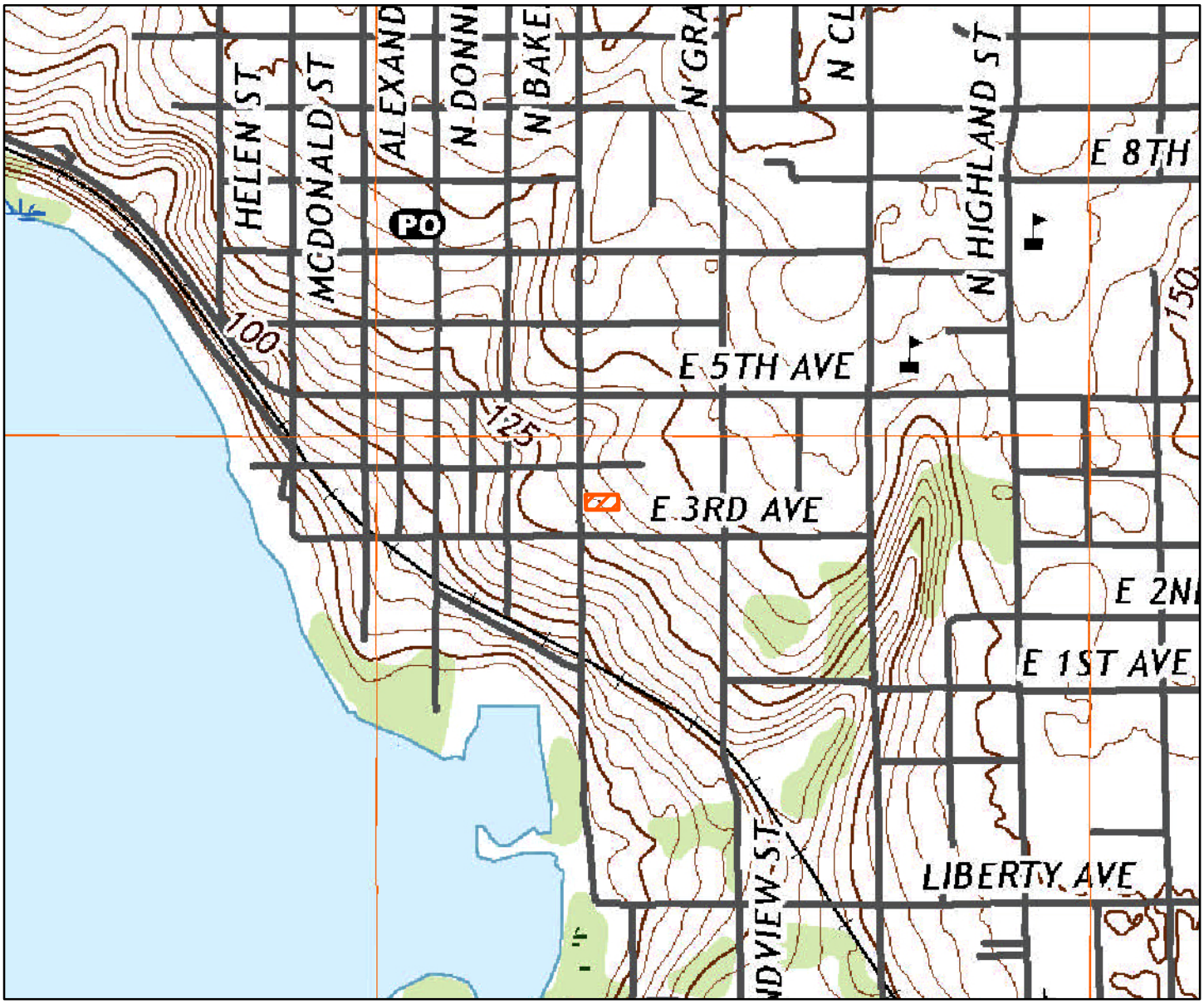


LA00361

KCI TECHNOLOGIES

Data Sources: Lake County, City of Mount Dora

USGS Map



N

LA00361

326 NORTH TREMAIN ST MOUNT DORA FL 32757

Source: United States Geological Survey Eustis, FL 2018

KCI TECHNOLOGIES

326

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: 326 N Tremain St, Mt Dora, FL 32757 Alternate Key No.: 1476101

Property Owner: Alejandro Rodriguez

Applicant: Berga Constructions LLC

Applicant's Mailing Address: 301 Milford Pl, New Smyrna Beach, FL 32168

Applicant's Phone Number: 714-588-4072

Applicant's Email Address: bergaconstructions@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: Siding

Proposed Materials / Style: Hardy Board

Full Description of Proposed Alteration(s) or Construction including materials; please attach additional documentation if needed: Replace old exterior siding with hardy board. Hardy board will be painted the same color as the original siding.

Reason for Addition / Modification: Siding is old, cracked, damaged and cannot be repainted. It needs to be replaced.

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

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.

Janiszewski, Michele

From: Berga Constructions <bergaconstructions@gmail.com>
Sent: Tuesday, July 9, 2024 6:32 PM
To: Janiszewski, Michele; Plandev
Subject: COA Application for 326 N TREMAIN ST
Attachments: Historical Review COA Application Berga Constructions LLC.pdf; Property Details 326 N Tremain St.pdf; Material ICC-ES Evaluation Report.pdf; Material List.pdf; Current Property Pictures.pdf

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

Michele,

Thank you for talking to me yesterday.
How do I pay a $100 fee? I will call the building department and ask for you.

Please see the attached files:

- **COA Application**
- **Property Card from the Property Appraisal**
- **Materials List and ICC-ES Report**
  - Manufacturer - James Hardie
  - https://www.jameshardie.com/product-catalog/exterior-siding-products/hardie-plank-lap-siding/select-cedarmill
  - Hardie boards will be painted the same color as the original siding
- **Photographs of the property**

Please call me at 714-588-4072, if there's any issues with my application. I need to submit before Wednesday, to get it reviewed at your next meeting on July 31.

--
www.berg-construction.com
Certified General Contractor in the State of Florida
Serving Volusia County

MATERIAL WILL BE PAINTED

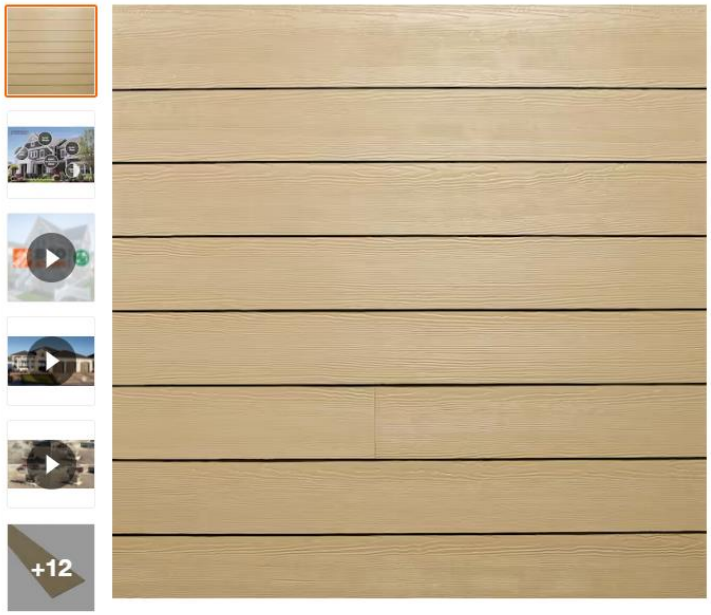
THE SAME COLOR AS THE ORIGINAL SIDING

Top Rated

James Hardie

Hardie Plank HZ10 7.25 in. x 144 in. Primed Cedarmill Fiber Cement Lap Siding

★★★★★ (5) Questions & Answers (4)



Share Print

BULK PRICE ELIGIBLE $10.26 Buy 252 or more $9.23

- Primed Fiber Cement Lap Siding ready for exterior
- Durable house siding plank features a soft, woodlik
- HZ10 made for hot, humid, tropical storms and hur
- View More Details

New Smyrna Beach Store

✓ 347 in stock Aisle 15, Bay 005

Product Width (in.): **7.25 in**

5.25 in | 6.25 in | **7.25 in** | 8.25 in | 12.00 in

Pickup at New Smyrna Beach

Delivering to 32168

Pickup
Today
347 in stock
FREE

Delivery
Tomorrow
374 available

Get it as soon as tomorrow. Schedule your delivery in checkout.

How much will you need?

Please note: calculations are estimates only

Calculate by:

Length x Width

Customer Receipt

6/11/2024, 11:51 AM EDT

Sales Person BKM2DBX **Store Phone #** (352) 742-1252

Store # 0278 **Location** 10825 US HWY 441, LEESBURG, FL 34788

Customer Information

SOSLAN GAGLOEV
(407) 346-1403
SUMOTRANS88@GMAIL.COM

KABKA3.LLC
14838 WINDIGO LANE
ALAFAYA, FL 32828

Order # H0278-205653

PO / Job Name Paint

Carryout

Runner Name
Alex

Item Description	Model #	SKU #	Unit Price	Qty	Subtotal
01 James Hardie HardiePlank HZ10 5/16 in. x 7.25 in. x 144 in. Fiber Cement Primed Cedarmill Lap Siding	N/A	236164	$10.26 / each	20	$205.20
02 Tapcon 1/4 in. x 2-3/4 in. Star Flat-Head Concrete Anchors (8-Pack) **PREFERRED PRICING $0.45 OFF EACH**	N/A	1005752622	~~$8.97 / each~~ $8.52 / each	1	$8.52

PROJECT
SOURCE

Property Record Card

General Information

Name:	RODRIGUEZ ALEJANDRO	**Alternate Key:**	1476101
Mailing Address:	326 N TREMAIN ST MOUNT DORA, FL 32757 *Update Mailing Address*	**Parcel Number:**	32-19-27-2400-000-00801
		Millage Group and City:	0MD1 Mount Dora
		2023 Total Certified Millage Rate:	18.3807
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	326 N TREMAIN ST MOUNT DORA FL, 32757	**Property Name:**	-- *Submit Property Name*
		School Information:	*School Locator & Bus Stop Map* *School Boundary Maps*
Property Description:	MOUNT DORA, TREMAIN'S PLAT N 67 FT OF LOT 8 PB 2 PG 17 ORB 5961 PG 406		

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

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	MULTI FAMILY <5 UNITS DRY LOT (0800)	67	149		9983.000	FD	$110,252.00	$110,252.00

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

Residential Building(s)

Building 1

Residential	Building Value: $248,971.00

Summary

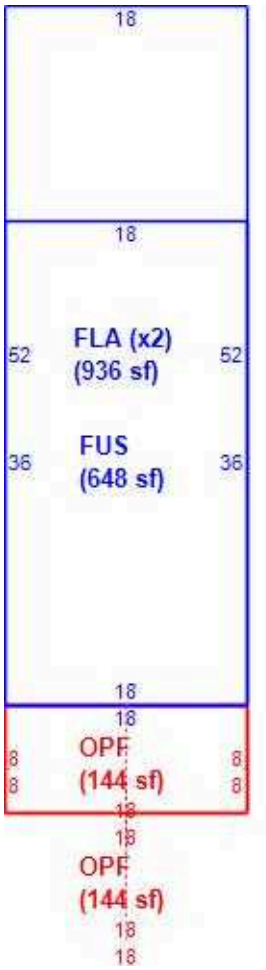
Year Built: 1912	Total Living Area: 2520	Central A/C: Yes	Fireplaces: 0
Bedrooms: 2	Full Bathrooms: 3	Half Bathrooms: 0	

Incorrect Bedroom, Bath, or other information?

Section(s)

Section Type	Ext. Wall Type	No. Stories	Floor Area
FINISHED LIVING AREA (FLA)	Wood (01)	2.00	1872
FINISHED AREA UPPER STORY (FUS)		2.00	648
OPEN PORCH FINISHED (OPF)		2.00	288

View Larger / Print / Save



Building 2

Residential	Building Value: $98,183.00

Summary

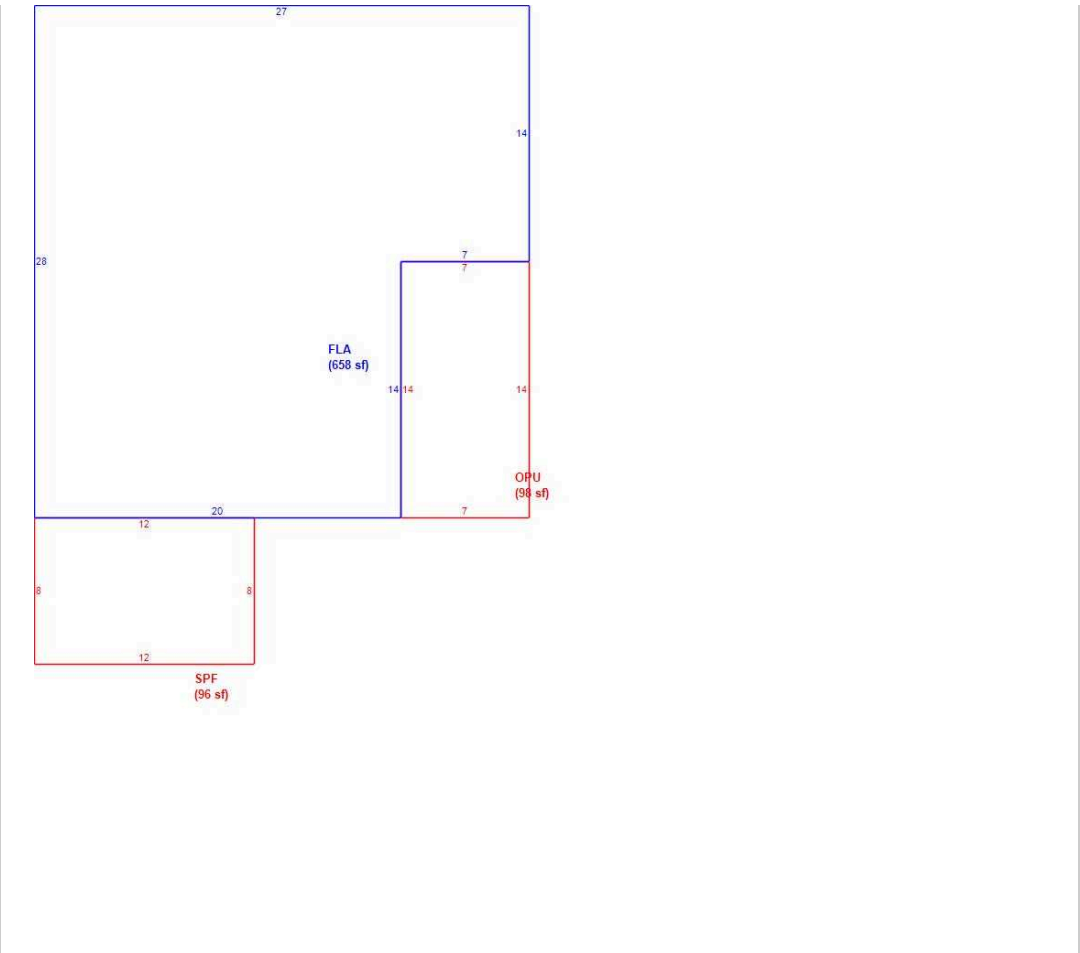
Year Built: 1912	Total Living Area: 658	Central A/C: Yes	Fireplaces: 0
Bedrooms: 1	Full Bathrooms: 1	Half Bathrooms: 0	

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	658
OPEN PORCH UNFINISHED (OPU)		1.00	98
SCREEN PORCH FINISHED (SPF)		1.00	96

View Larger / Print / Save



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

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Property data updated nightly.
Site Notice

CITY OF MOUNT DORA

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

DATE: July 31, 2024

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 5 - Certificate of Appropriateness; 340 N Tremain Street (Location); Reroof (Proposed Work); Andrew and Pamela Flowers (Owners); ECO Construction Group LLC (Applicant).**

Property Information:

Address:	340 N Tremain Street	**Current Use:**	Residential / B&B
Zoning District:	Residential Professional	**Land Use:**	Residential Professional

Structure Information:

Date of Construction:	1910	**Style:**	Frame Vernacular
Siding:	Wood; Novelty Siding	**Stories:**	Two
Roof Type:	Cross Gables	**Chimneys:**	One; Brick
Roof Material:	Metal Shingles	**Porch:**	One, Screened

Requested Action:
The Applicant is seeking to remove the existing metal shingles and modified bitumen roof materials and replace them with metal shingles, modified bitumen, and standing seam metal on the residence and accessory building.

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 3.4.6 (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. Visual compatibility will be defined in terms of the following criteria:

1. *Height.* The height of proposed buildings or modifications will be visually compatible in comparison or relation to the height of existing structures and buildings.
   No Change.

2. *Front facade proportion.* The front facade of each building or structure will be visually compatible with and in direct relationship to the width of the building and to the height of the front elevation of other adjacent or adjoining buildings within a historic preservation review area.
   No Change.

3. *Proportion of openings (windows and doors).* The openings of any building within a historic preservation review area will be visually compatible with the openings exemplified by the prevailing historic architectural styles within the historic preservation review area. The relationship of the width of windows and doors to the height of windows and doors among buildings within the historic preservation review area will be visually compatible.
   No Change.

4. *Rhythm of solids to voids—Front facades.* The relationship of solids to voids in the front facade of a building or structure will be visually compatible with the front facades of historic buildings or structures within the historic preservation review area.
   No Change.

5. *Rhythm of buildings on streets.* The relationship of building(s) to open space between it or them and adjoining building(s) will be visually compatible with the relationship between historic sites, buildings, structures within a historic preservation review area.
   No Change.

6. *Rhythm of entrance and/or porch projections.* The relationship of entrances and porch projections to the sidewalks of a building will be visually compatible with the prevalent architectural styles of entrances and porch projections on historic sites, buildings and structures within a historic preservation review area.
   No Change.

7. *Relationship to materials and texture.* The relationship of materials and texture of the facade of a building will be visually compatible with the predominant materials used in the historic sites, buildings and structures within a historic preservation review area.
   The front façade, which faces Tremain Street, will have Victorian Metal Shingles on the roof which will match the style and metal of the existing roof. The surrounding residences have a mixture of metal and asphalt shingles as their primary roofing material.

8. *Roof shapes.* The roof shape of a building or structure will be visually compatible with the roof shape(s) of a historic site, building or structure within a historic preservation review area.
   No Change.

9. *Walls of continuity.* Appearances of a building or structure such as walls, wrought-iron fences, evergreen landscape masses, or building facades, will form cohesive walls of enclosure along a street to insure visual compatibility of the building to historic buildings, structures or sites to which it is visually related.
   No Change.

10. *Scale of building.* The size of a building, the building mass in relation to open spaces, windows, door openings, balconies and porches will be visually compatible with the building size and building mass of historic sites, buildings and structures within a historic preservation review area.
    No Change.

11. *Directional expression of front elevation.* A building will be visually compatible with the buildings, structures and sites in its directional character: vertical, horizontal or non-directional.
    No Change.

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

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

Recommendations:

1. Identify, retain, and preserve roofs – and their functional and decorative features – that are important in defining the overall historic character of the building. This includes the roof's shape, such as hip, gambrel, and mansard; decorative features such as cupolas, cresting, chimneys and weathervanes; and roofing material such as slate, wood, clay tile, and metal, as well as its size, color, and patterning.

2. Replace deteriorated roof surfacing with matching materials or new materials, such as composition shingles or tabbed asphalt shingles, in dark shades that match the original in composition, size, shape, color, and texture.

3. Replace in kind an entire feature of the roof that is too deteriorated to repair – if the overall

form and detailing are still evident – using the physical evidence as a model to reproduce the feature. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Avoid:

1. Removing a major portion of the roof or roofing material that is repairable, then reconstructing it with new material in order to create a uniform or "improved" appearance.

2. Stripping the roof of sound historic materials such as slate, clay tile, wood, and architectural metal.

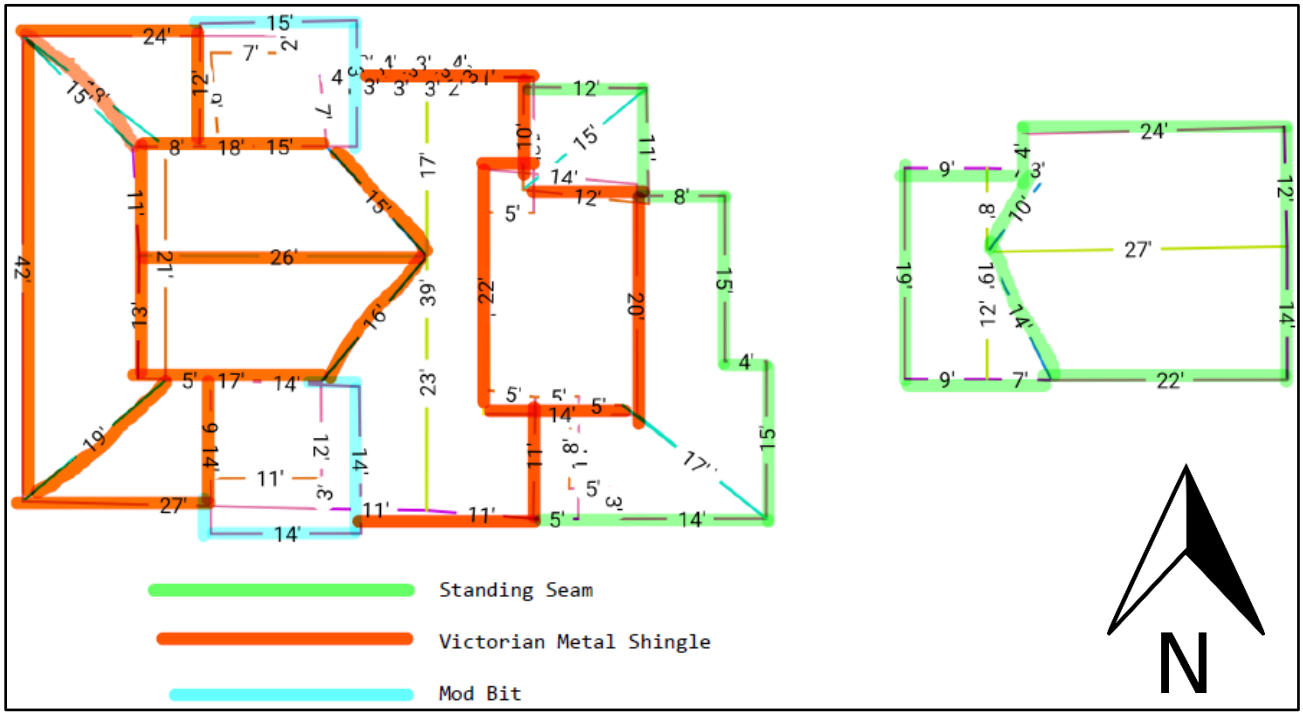
3. New materials, such as roll roofing, whose composition, size, shape, color, and texture alter the appearance of the building.

4. Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the roof or that is physically or chemically incompatible.

<u>Staff Analysis</u>:

The Applicant is seeking to remove the existing roof material, which consists of metal shingles and modified bitumen, and replace it with metal shingles, modified bitumen, and standing seam metal in Galvalume on the residence. The front elevation (facing Tremain) will have Victorian Metal Shingles. The accessory building will be reroofed with standing seam metal in Galvalume.

The Applicant indicated that the roof needs to be replaced due to age. The image below shows the proposed reroof plan.



Findings of Fact:

LDC Section 3.6.4 (2) (a), states that the Historic Preservation Board shall utilize the most recent U.S. Secretary of Interior's Standards for Historic Rehabilitation and Guidelines for Rehabilitation and the Mount Dora Historic Preservation Design Guidelines as the standards by which applications for certificate of appropriateness are to be evaluated. The Mount Dora Historic Design Guidelines are based on the U.S. Secretary of Interior's Standards for Historic Rehabilitation and Guidelines for Rehabilitation.

LDC Section 3.6.4 (2)(b), states 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.

Staff has reviewed the application for consistency with the U.S. Secretary of Interior's Standards for Historic Rehabilitation, Mount Dora Historic Preservation Design Guidelines, and the standards for visual compatibility established in LDC Section 3.6.4 (2)(b) (hereto referred to the 'Standards of Review'), and found:

1. The subject residence, 340 N Tremain Street, was constructed in the Frame Vernacular Style; and

2. The Applicant is seeking to remove the existing Victorian Metal Shingle and modified bitumen roof and replace it with Victorian metal shingles, modified bitumen, and standing seam metal in Galvalume; and

3. The Applicant stated that the roof needs to be replaced due to age; and

4. The request is consistent with the Mount Dora Historic Design Guidelines which recommend replacing deteriorated roof surfacing with matching materials or new materials; and

5. The request is consistent with the Mount Dora Historic Design Guidelines which recommend

6. The application proposed materials which are compatible with the Frame Vernacular building style; and

7. The request is promotes visual compatibility with the exterior architectural of adjacent, neighboring or visually related buildings, structures, sites and streetscapes as required by LDC Section 3.6.4 (2)(b).

Therefore, based on these Findings of Fact, staff recommends **Approval** of the application, as presented.

Board Action:

The Historic Preservation Board may:

1. Accept Staff's Findings of Fact and Approve the application, as presented;

2. Partially reject Staff's Findings of Fact and Approve the application with conditions to ensure the application is consistent with the Standards of Review. Note: The motion should clearly state the Standards of Review the proposed conditions will address.

3. Reject Staff's Findings of Fact and Deny the application based on inconsistencies between the application and the Standards of Review. Note: The motion will need to include reasoning as to why the application is inconsistent with the Standards of Review.

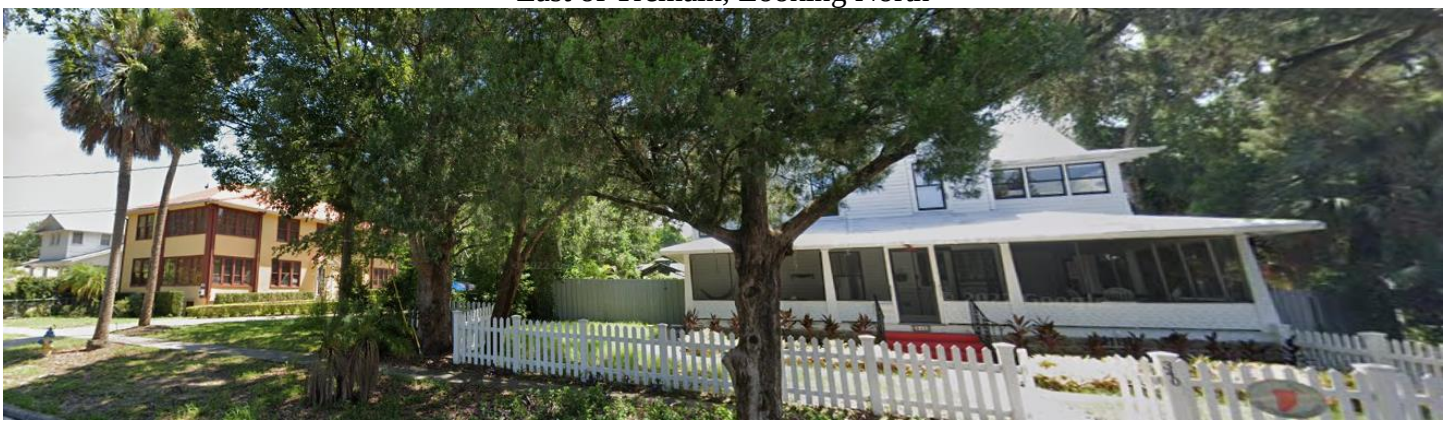
Attachments:
Photos
1989 Site Survey
2008 Site Survey
Application

CITY OF MOUNT DORA

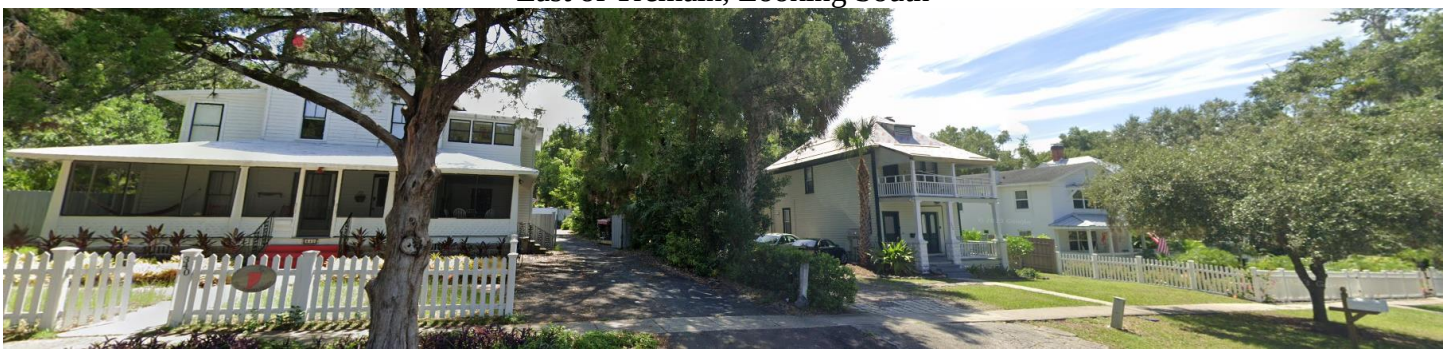
Site Photos

Subject Property

East of Tremain, Looking North

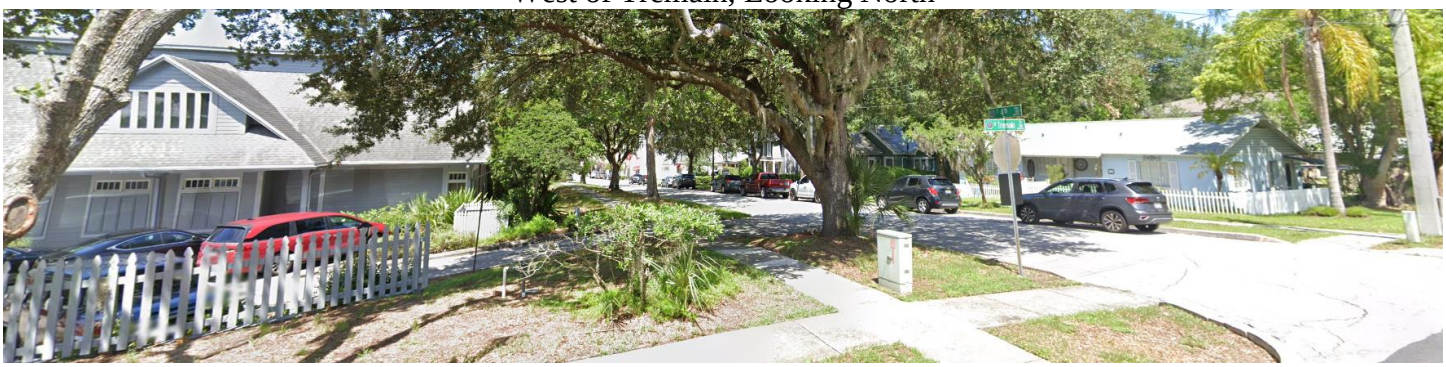


East of Tremain, Looking South



West of Tremain, Looking South

West of Tremain, Looking North



FLORIDA MASTER SITE FILE Q 28-30

Site Inventory Form

Site No._____

Site Name The Baker House Survey Date 8709
Address of Site 340 Tremain, Mount Dora, Fl. 32757
Instruction for locating

Location Tremain's Plat 000 00700
Subdivision Name Block No. Lot No.

County Lake
District name if applicable
Owner of Site: Name Capps, William J.
Address 340 N. Tremain St., Mt. Dora Fl. 32757

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

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

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

Original Use private residence
Present Use private residence
Dates c. +1910
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:

Sarah Baker, a New Hampshire native, moved to this house as a widow. She and her husband, Cyrus F., had lived in the Hill-Kimball House at 424 Alexander St. prior to her buying this property. She still lived here in 1939 when she was 85 years old.

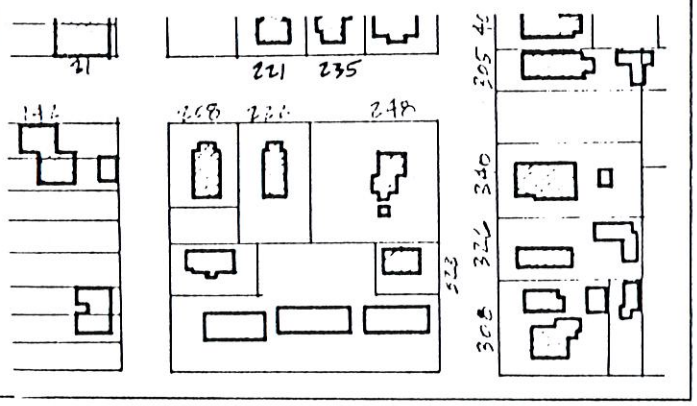
CD 39; 1958; 1910

Architect
Builder
Style and/or Period frame vernacular
Plan Type irregular: irregular
Exterior Fabric(s) wood: novelty siding
Structural System(s) wood frame: balloon
Porches N, S & W/one story wrap around veranda with battered columns, screened
Orientation W
Foundation piers: brick, plank infill
Roof Type cross gables
Secondary Roof Structure(s)
Roof Surfacing metal shingles
Window Type DHS, 2/2, wood # awning
Ornament Exterior
Chimney brick with corbelled cap
Chimney Location N, 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 (PR 1980)

Latitude and Longitude

Site Size (approx. acreage of property) LT1

LOCATION SKETCH OR MAP

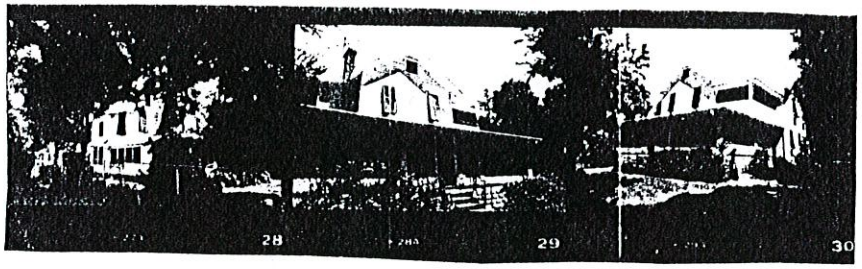


Township	Range	Section
19	27	31

UTM Coordinates:

Zone Easting Northing

Photographic Records Number Q 28-30
Please attach Photographic Print



Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA00362
Recorder # 336
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) 340 N TREMAIN ST
Multiple Listing (DHR only)
Other Names >>
Survey or Project Name
Survey#
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
340	North	TREMAIN	Street	

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

MAPPING

USGS 7.5' Map Name
Publication Date
>> EUSTIS;1980
Township:
Range:
Section:
1/4 section:
>> 19S ;27E ;32;UNSP
Irregular Section Name:
Landgrant
UTM: Zone
Easting
Northing
Plat or Other Map (map's name, location)

DESCRIPTION

Style Frame Vernacular
Other Style
Exterior Plan Irregular
Other Exterior Plan
Number of Stories 2
Structural System(s) >> Wood frame
Other Structural System(s)
Foundation Type(s) >> Continuous
Other Foundation Types
Foundation Material(s) >> Poured Concrete Footing
Other Foundation Material(s)
Exterior Fabric(s) >> Wood shingles
Other Exterior Fabric(s)
Roof Type(s) >> Gable
Other Roof Type(s)
Roof Material(s) >>
Other Roof Material(s)
Roof Secondary Structure(s) (dormers etc) >>
Other Roof Secondary Structure(s)
Number of Chimneys 1
Chimney Material
Other Chimney Material(s)
Chimney Location(s)

HISTORICAL STRUCTURE FORM

8LA00362

DESCRIPTION (continued)

Window Descriptions CASEMENT 1,2, 2/2, 1/1

Main Entrance Description (stylistic details)

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

Porch Roof Types(s)

Exterior Ornament

Interior Plan Other Interior Plan

Condition Good

Structure Surroundings

Commercial: Residential: MOSTly this category

Institutional: Undeveloped:

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

Archaeological Remains (describe):

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

Narrative Description (optional)

HISTORY

Construction year 1910

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;1910;

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? YES

Potential Contributor to NR District? YES

Area(s) of historical significance >>

Other Historical Associations

Explanation of Evaluation (required) The property appears to be potentially eligible at the local level under Criterion C for Architecture.

HISTORICAL STRUCTURE FORM

8LA00362

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: 5/28/2008

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"

LA00362-200803

Supplementary Printout

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

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

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

> **Foundation types:**
Continuous

> **Foundation materials:**
Poured Concrete Footing

> **Exterior fabrics:**
Wood shingles
Drop siding

> **Roof types:**
Gable

> **Roof materials:**

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

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

> **Original, intermediate, present uses/year started/year ended:**
Private residence;1910;

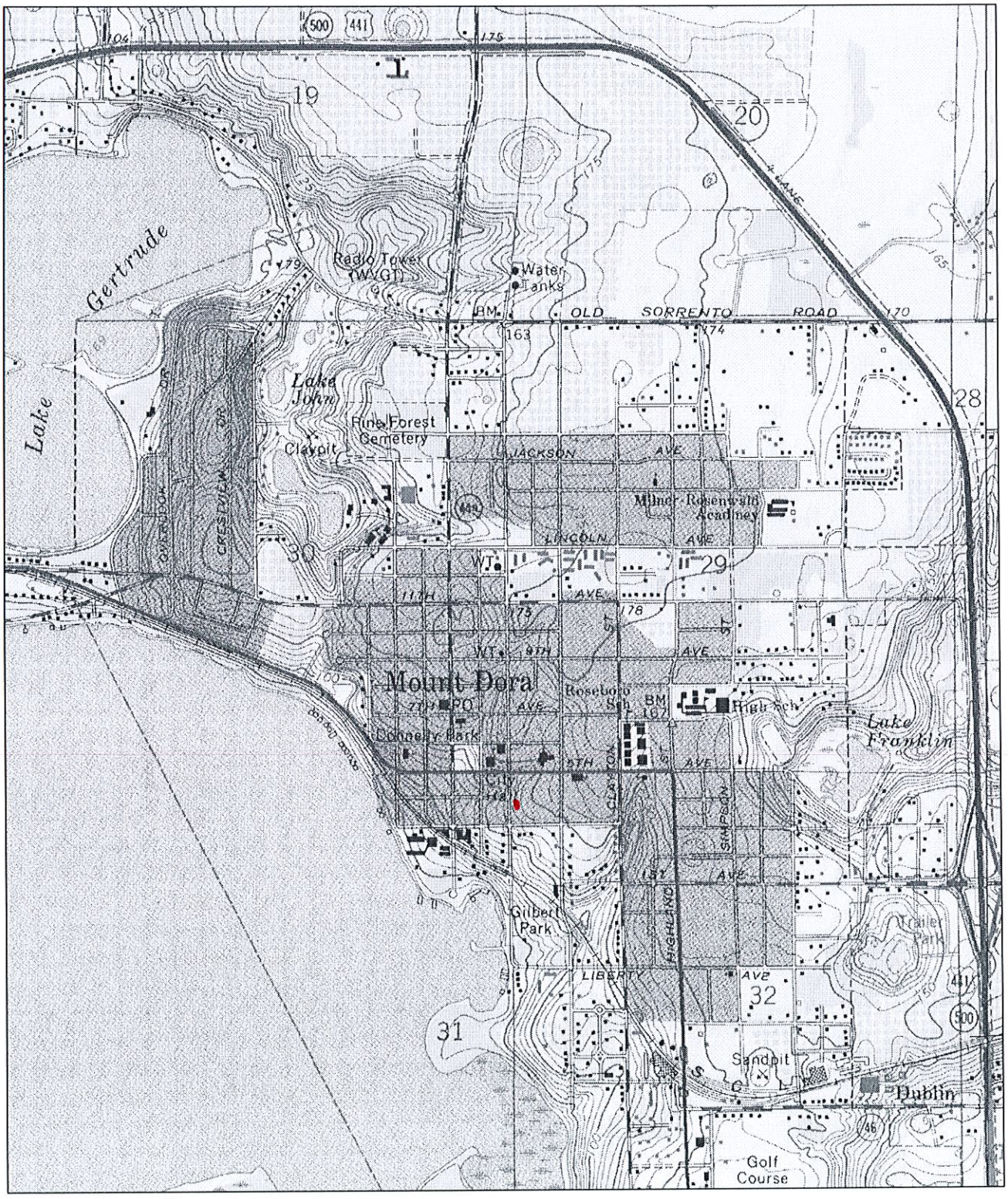
> **Research methods:**
Examine local tax records
FL Master Site File-Cultural Resources
Pedestrian

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

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

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

336



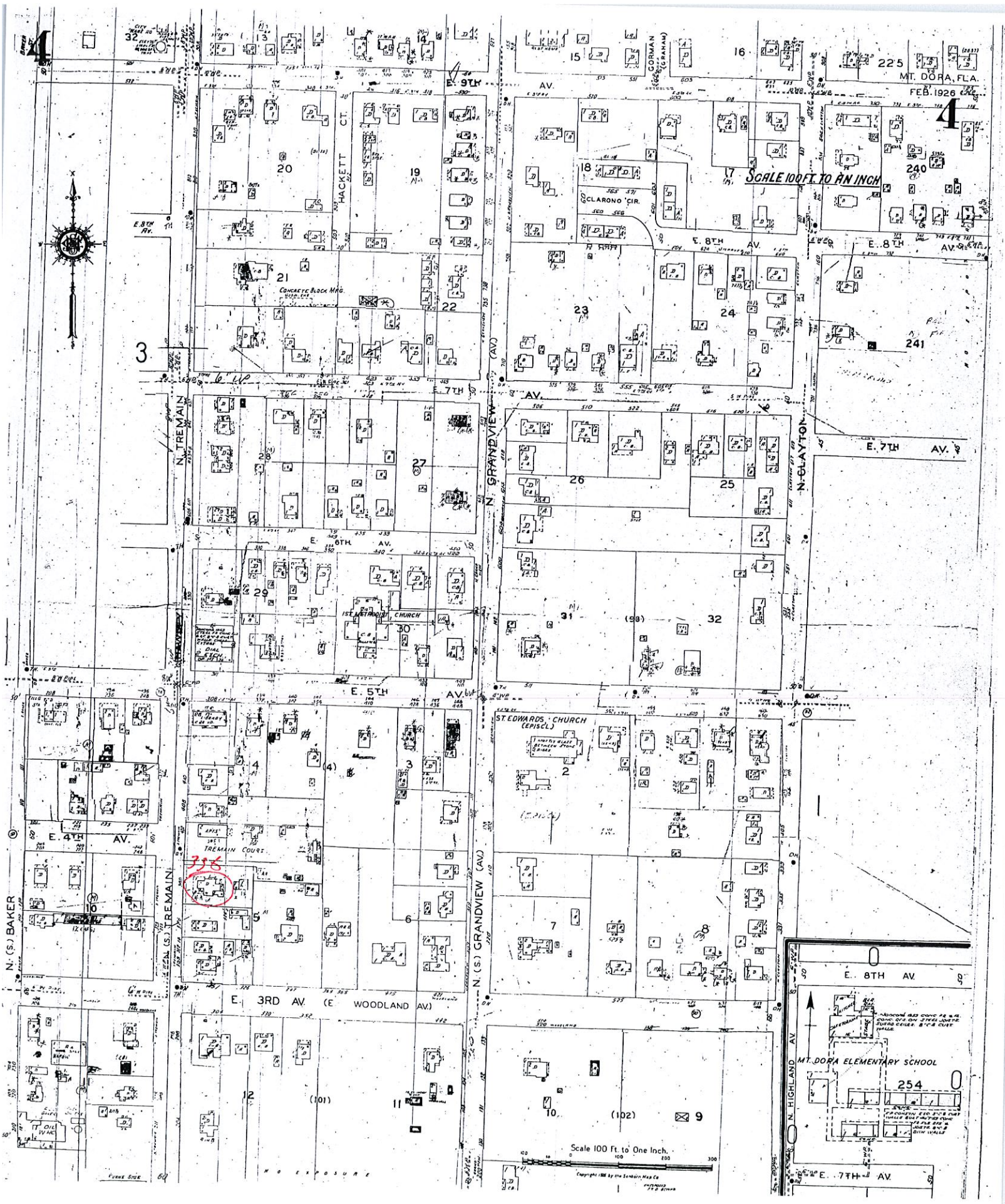
N

0 0.5 Mi

0 2000 Ft

Map provided by MyTopo.com

LA362


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

LA 362

336

LA362

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: 340 N Tremain St Mt Dora Alternate Key No.: 1476097

Property Owner: Andrew & Pamela Flowers

Applicant: ECO Construction Group LLC

Applicant's Mailing Address: 1224 N Donnelly St Mt Dora FL 32757

Applicant's Phone Number: 352-504-0346

Applicant's Email Address: br@ecoconstructionllc.com; ls@ecoconstructionllc.com

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

Application Type:

- ☐ New Construction
- ☐ Addition
- ☒ Renovation

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

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

Existing Materials / Style: Metal Shingles / Modified Bitumen

Proposed Materials / Style: Metal Shingles / Modified Bitumen / Standing Seam

Full Description of Proposed Alteration(s) or Construction including materials; please attach additional documentation if needed: Removing existing metal shingles + mod bit; reinstalling Metal shingles, mod bit and standing seam metal panels.

Reason for Addition / Modification: Roof needs to be replaced due to age

For Window & Door Modifications, will the grid pattern be replicated? N/A

Is there a chimney on the building and will it be affected? Yes (2); No other than flashing being replaced

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

Janiszewski, Michele

From: br@ecoconstructionllc.com
Sent: Friday, June 21, 2024 12:28 PM
To: Janiszewski, Michele
Cc: Lisa Smith
Subject: 340 N. Tremain Street- Roof Replacement
Attachments: Image II Standing Seam - Brochure.pdf; Image II Standing Seam - Tech Sheet.pdf; Victorian Shingle - Brochure.pdf; 340_N_Tremain_St_roof Breakdown.pdf; DJI_0570.JPG; DJI_0571.JPG; DJI_0572.JPG; DJI_0578.JPG

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

Hi Michele,

This is for another roof replacement located at 340 N. Tremain Street Mount Dora, FL 32757, we would like to submit as well for Mr. Andrew Flowers. The existing house is going to match it's current material type with Victorian Metal Shingles and the back of the house with Standing Seam Metal as shown in the attached pictures all in Galvalume. The small cottage in the rear will be replaced with standing seam in Galvalume as well.

Please let me know if you have any questions.

Best regards,

Bobby Rhodes
President
352.516.1135(mobile)
352.504.0346(office)
352.702.0861(fax)
CBC1258044; CCC1332848

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ROOF AREA

340 N TREMAIN ST, MT DORA, FL 32757, USA
305-923-3723

ECO CONSTRUCTION GROUP

Ridge
175 ' 11"

Hip
97'

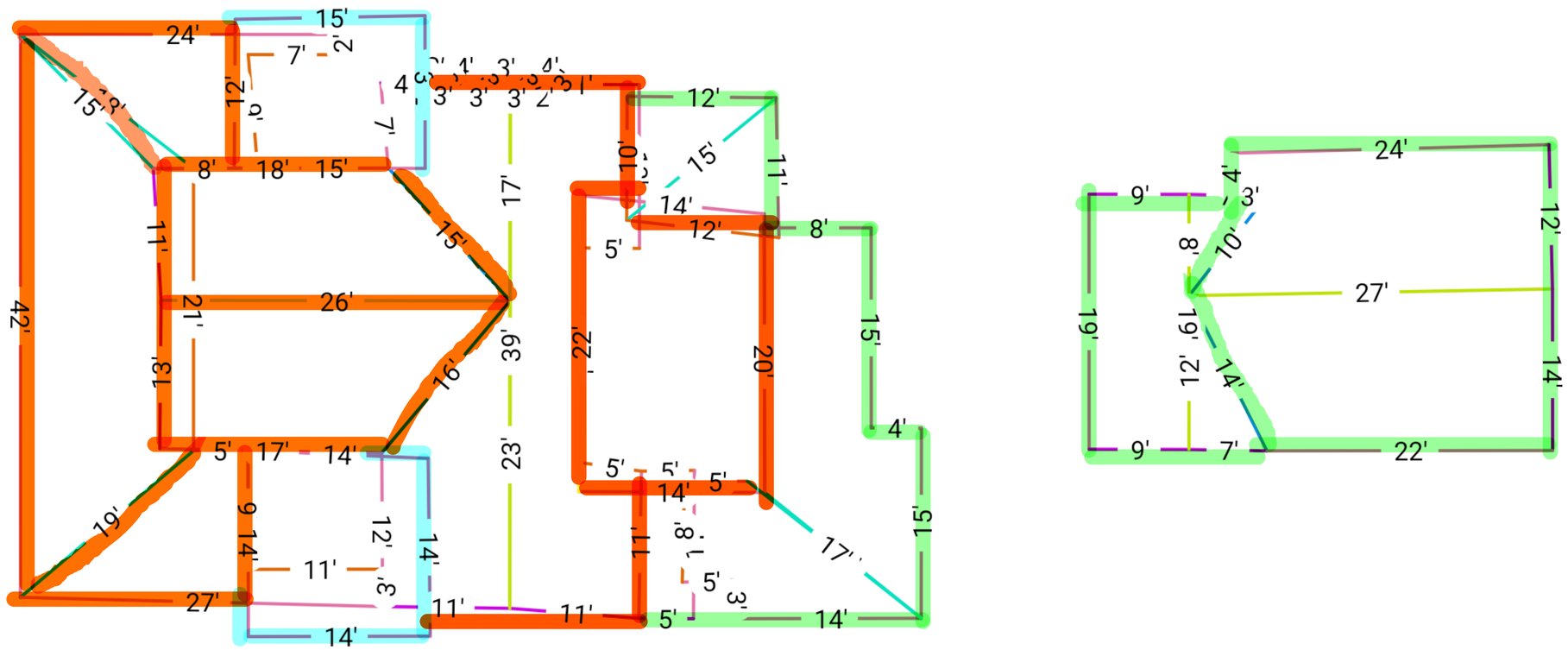
Valley
54 ' 4"

Rake
128 ' 2"

Eave
530 ' 11"

Flashing
115 ' 7"

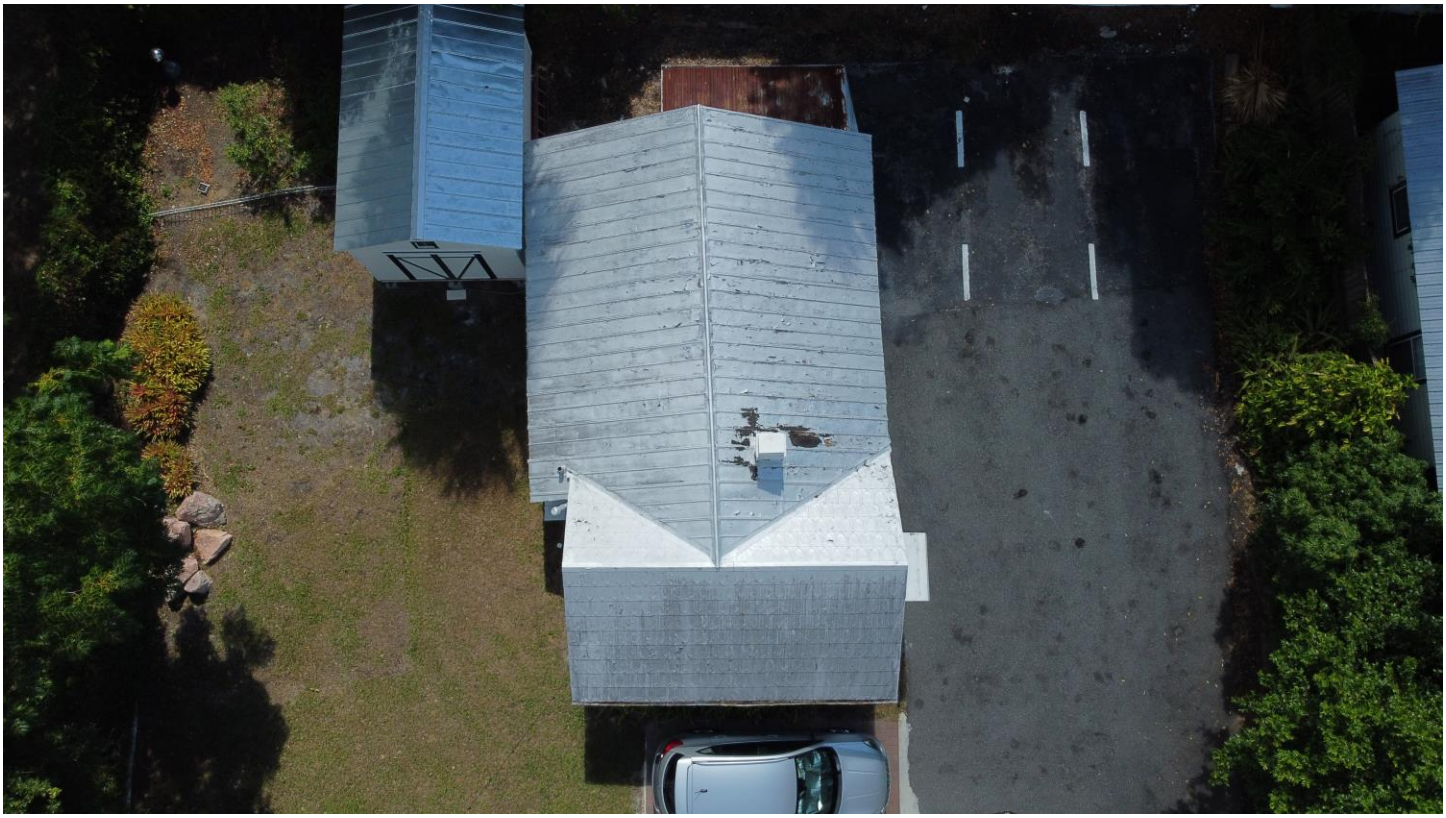
Step Flashing
38'



Standing Seam

Victorian Metal Shingle

Mod Bit



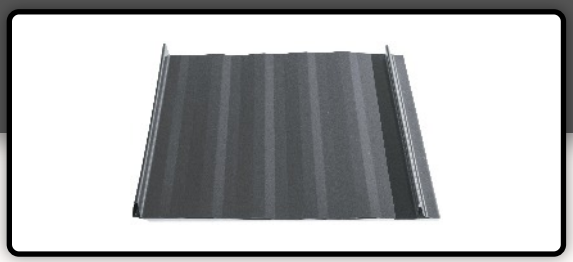
Contemporary, Elegant, Stylish

Image II

Simple Beautiful
Standing Seam Roofing

Image II Standing Seam is a premium metal roofing system. This contemporary roof system is designed with hidden fasteners on both panels and trim, creating a stylish metal roof with the durability of steel. Designed with simplicity and beauty in mind, Image II roofing is made to last.

Image II Standing Seam



Contemporary, Elegant, Stylish

Contemporary
If you are looking for a roof that will amaze, standing seam is the ticket. Popular for it's use on historical buildings such as the Monticello, standing seam has come into it's own as a premium roofing system, offering a fresh vibrant look.

Elegant
With it's sleek lines and hidden fastener design, Image II Standing Seam offers elegance without sacrifice.

Stylish
For timeless style, consider a roof that has never lost it's appeal. Image II Standing Seam is a roof system that will have your neighbors looking, while enduring for generations.

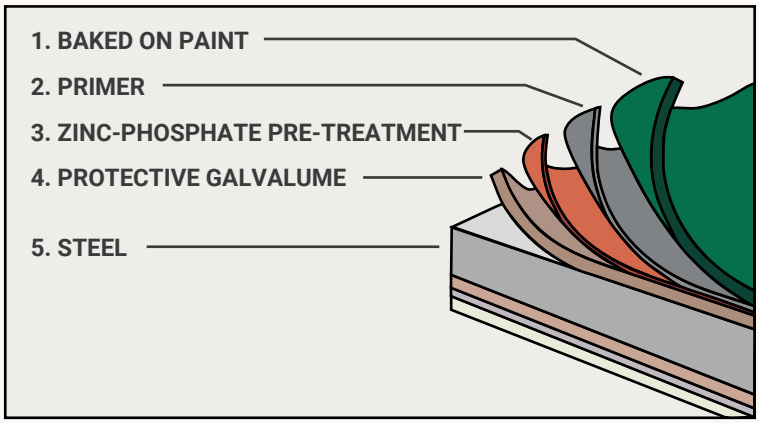
Some styles fade in and out, but simple beauty never loses it's appeal.

Specifications:

- 40 Year Paint Warranty
- 26 and 24 Gauge Available
- 16" Coverage
- 1" Rib Height
- Concealed Fastener Sidelap Design
- Fire, Hail, & Wind Resistant
- Energy Efficient
- Energy Star Rated on All Colors
- Installs Over Solid Decking
- Minimum Slope: 3:12
- Finish Options: SMP, Kynar 500, ACG Galvalume

Advanced Protective Coatings

Image II Standing Seam is protected by baked on enamel paint: tough for installation, resistant to fading, and Energy Star® reflectivity to save on utility bills.



Paint: Durable baked on paint offers a permanent finish, easily lasting 40+ years. This ensures protection and beauty for years to come.

Galvalume: Under the paint, Galvalume (55% zinc, 45% aluminum) provides lasting corrosion protection, even if paint is scratched during installation.

Steel: A heart of high-tensile steel guarantees strength and endurance. With the highest ratings possible for wind, hail, and fire, Image-II is ready to weather anything nature throws its way.

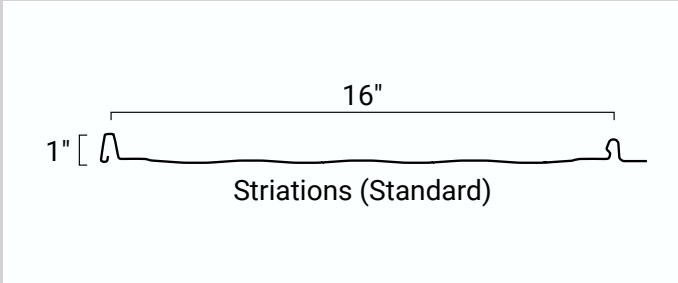
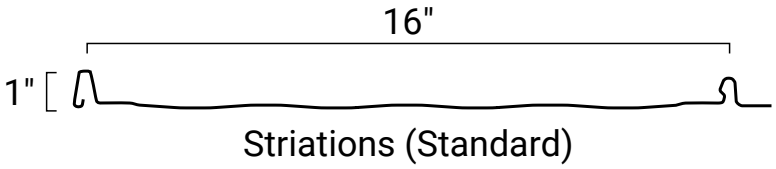


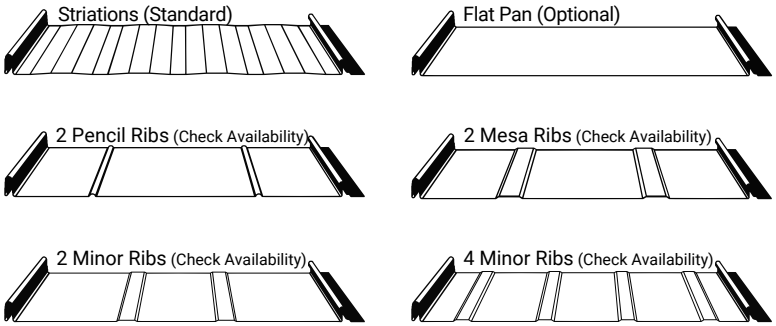
Image II - Technical Sheet

STANDARD PROFILE



ALL PROFILES (CHECK AVAILABLITY)

The striated profile option provides the best means for reducing the visibility of any potential oil-canning.



ARCHITECTURAL RESIDENTIAL PANEL

CONCEALED FASTENED

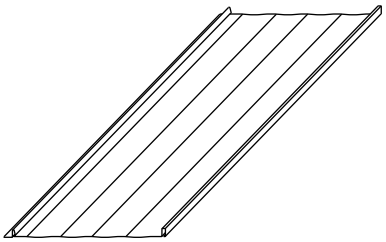
16" COVERAGE

MINIMUM SLOPE 3:12

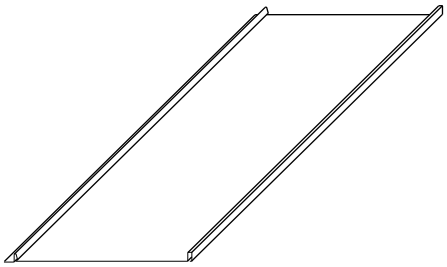
SOLID WOOD SUBSTRATE

PANEL OVERVIEW

- Finishes: SMP Painted, PVDF and Acrylic-Coated Galvalume®
- Corrosion Protection: AZ55 per ASTM A 792 for unpainted Galvalume®
  AZ50 per ASTM A 792 for painted Galvalume®
  G90 per ASTM A 653 for Galvanized
- Gauges: 26 ga standard; 24 ga optional
- 16" panel coverage standard (other widths by plant), 1" rib height
- Panel Length: Minimum: 3-5' (by plant); Maximum: 35' recommended, some plants up to 48-48'
- Architectural, concealed direct fastened, integral standing rib roof system
- Minimum roof slope: 3:12
- Applies over plywood with minimum 30# felt underlayment



With Striations (Standard)



Flat Pan (Optional)

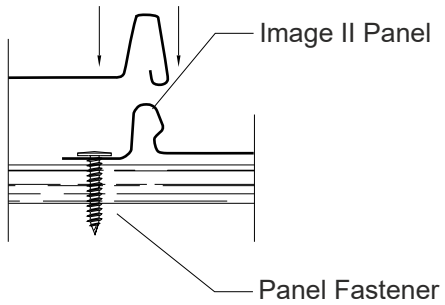
TESTING AND APPROVALS

- UL 2218 Impact Resistance - Class 4
- UL 790 Fire Resistance Rating - Class A, per building code
- UL 263 Fire Resistance Rating - per assembly
- UL 580 Uplift Resistance - Class 90 - See Report for Requirements
- Texas Windstorm - See Report for Requirements
- 2017 FBC Approvals - See Report for Requirements
- Miami-Dade County, Florida NOA - See Report for Requirements
- ICC Evaluation Report - See Report for Requirements

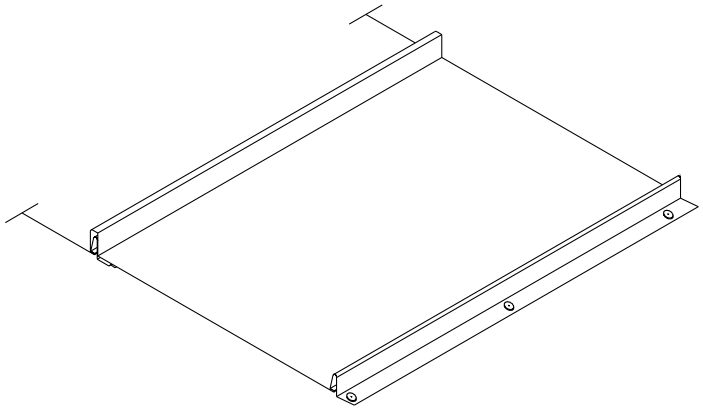
BEST BUY METALS
Roofing That Lasts

Image II - Technical Sheet

ATTACHMENT DETAIL



FASTENING PATTERN



FASTENER INFORMATION

Overdriven fasteners will cause panel distortions.

Fasteners should extend 1/2" or more past the inside face of the support material.

Panel Fastener:
Pancake Head Wood Screw

Concealed End Fastener:
Pancake Head Wood Screw

Exposed End Fastener:
Wood Screw

Trim Fastener:
Stitch Screw
or
Pop Rivet

SECTION PROPERTIES								ALLOWABLE UNIFORM LOADS, psf For various fastener spacings			
Ga	Width in	Yield ksi	Weight psf	Top In Compression		Bottom In Compression		Outward Load			
				Ixx in^4/ft	Sxx in^3/ft	Ixx in^4/ft	Sxx in^3/ft	0.5'	1'	1.5'	2'
26	16	50	0.92	0.0165	0.0174	0.0165	0.0177	103	96	90	84
24	16	50	1.19	0.0210	0.0226	0.0210	0.0226	103	96	90	84

1. Theoretical section properties have been calculated per AISI 2012 'North American Specification for the Design of Cold-Formed Steel Structural Members'. Ixx and Sxx are effective section properties for deflection and bending.
2. Allowable load is calculated in accordance with AISI 2012 specifications considering bending, shear, combined bending and shear, deflection and UL 580 uplift test using #10-12 Pancake Wood Screws into 5/8" plywood. Allowable load considers the 3 or more equal spans condition. Allowable load does not address web crippling, or support material. Panel weight is not considered.
3. Deflection consideration is limited by a maximum deflection ratio of L/180 of span.
4. Allowable loads do not include a 1/3 stress increase for wind.

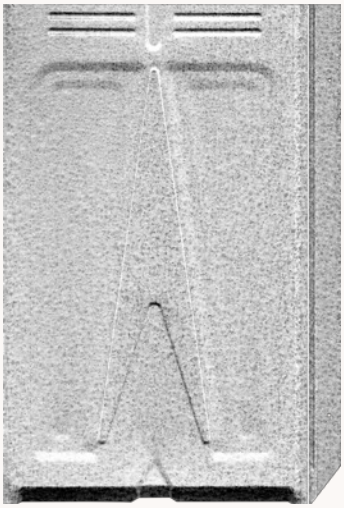
Traditional Formed Design

victorian shingle

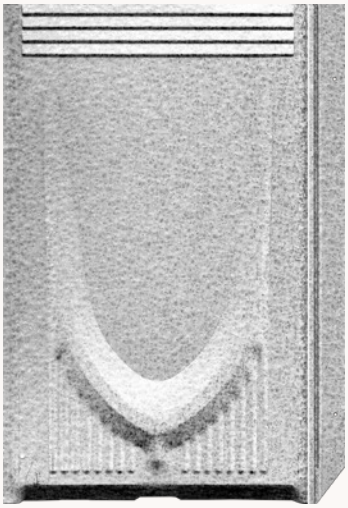
Quality steel roofing, affordably priced

Since their invention in the 1800s, Victorian style metal shingles have protected and beautified roofs across America. It is with this in mind we offer two classic designs, formed from 26 gauge steel, and protected with an advanced Galvalume finish. These shingles offer a hidden fastener interlocking side-lap design.

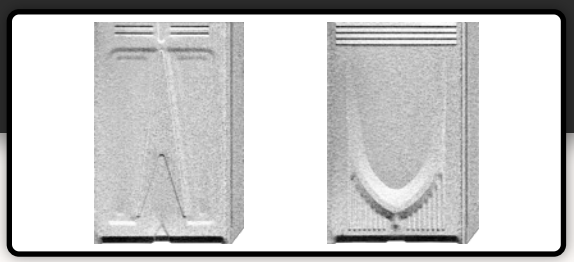
Diamond Pattern



Horseshoe Pattern



victorian shingle



Timeless, Inspired, Permanent

Timeless

Not every metal shingle can claim a heritage of over 100 years. Our Victorian shingles are designed from a shingle found on buildings across America in the 1880's. Many roofs with this design are still functioning, over 100 years later.

Inspired

Noticing a church with a gorgeous metal shingle roof, a man discovered the roof was over 100 years old and still functional. Amazed at the beauty and performance, he set out to recreate this long-lost work of art.

Permanent

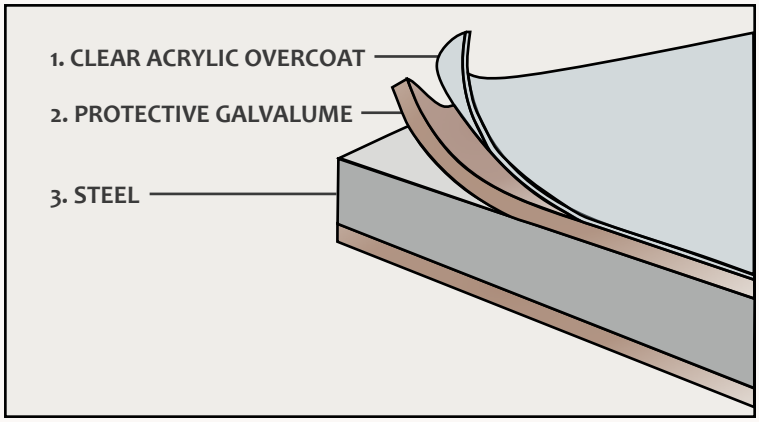
Install it and be done with it. These shingles are easy to install, and last decades with virtually no maintainance. The Galvalume® zinc-aluminum protective finish is designed to last longer than older galvanized zinc technology.

Specifications:

- 50 Year Warranty
- 26 Gauge
- 9.5" Width
- 14" Height
- 138 Shingles per SQ
- Fire, Hail, & Wind Resistant
- Walkable
- Energy Efficient
- Mill Finish Galvalume®
- Installs Over Solid Decking
- Minimum Slope: 4:12

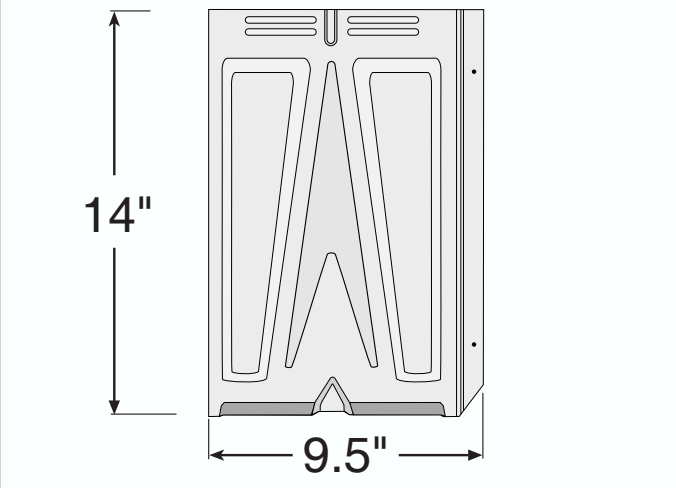
Tested and Tried Coating

For a long and useful life, our Victorian shingles are finished with an advanced Galvalume (zinc-aluminum) coating



Galvalume: This 55% zinc, 45% aluminum finish is long lasting and much more corrosive resistant than galvanized (zinc) finishes.

Steel: A heart of high-tensile steel guarantees strength and endurance, ensuring Victorian shingles are ready to weather anything nature throws its way.



BEST BUY METALS
Roofing That Lasts
1652 South Lee Highway
Cleveland, Tennessee 37311
www.bestbuymetals.com
(800) 728-4010

CITY OF MOUNT DORA

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

DATE: July 31, 2024

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 6 - Certificate of Appropriateness; 1010 N Tremain Street (Location); New Breezeway (Proposed Work); Carolyn L Phillips (Owner); Aiello Building Contractors LLC (Applicant).**

Property Information:

Address:	1010 N Tremain Street	**Current Use:**	Residential
Zoning District:	R-2	**Land Use:**	Medium Density

Structure Information:

Date of Construction:	1963	**Style:**	Ranch
Siding:	Brick	**Stories:**	One
Roof Type:	Gable	**Chimneys:**	None
Roof Material:	Asphalt Shingles	**Porch:**	One, Open

Requested Action:
The Applicant is seeking to enclose a breezeway to connect the utility room and kitchen. Specifically, the Applicant is seeking to:

1. Demolish the southern and eastern wall of the utility room and a portion (11’9”) of the wall on the northern façade of the residence;
2. Construct walls to expand the utility area and connect it to the residence;
3. Install and new door on the western façade (front of the residence) for access;
4. And replace the exterior door on the eastern façade (rear of residence).

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.

Guidance from Land Development Code (LDC)

LDC Section 3.4.6 (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. Visual compatibility will be defined in terms of the following criteria:

1. *Height.* The height of proposed buildings or modifications will be visually compatible in comparison or relation to the height of existing structures and buildings.
   No Change.

2. *Front facade proportion.* The front facade of each building or structure will be visually compatible with and in direct relationship to the width of the building and to the height of the front elevation of other adjacent or adjoining buildings within a historic preservation review area.
   The proposed work will not change the primary façade proportions.

3. *Proportion of openings (windows and doors).* The openings of any building within a historic preservation review area will be visually compatible with the openings exemplified by the prevailing historic architectural styles within the historic preservation review area. The relationship of the width of windows and doors to the height of windows and doors among buildings within the historic preservation review area will be visually compatible.
   The existing breezeway will be enclosed and a door will be provided in its place. This will not have a significant impact on the proportion of openings in the area.

4. *Rhythm of solids to voids—Front facades.* The relationship of solids to voids in the front facade of a building or structure will be visually compatible with the front facades of historic buildings or structures within the historic preservation review area.
   The existing breezeway will be enclosed and a door will be provided in its place. This will not have a significant impact on the proportion of openings in the area.

5. *Rhythm of buildings on streets.* The relationship of building(s) to open space between it or them and adjoining building(s) will be visually compatible with the relationship between historic sites, buildings, structures within a historic preservation review area.
   No Change.

6. *Rhythm of entrance and/or porch projections.* The relationship of entrances and porch projections to the sidewalks of a building will be visually compatible with the prevalent architectural styles of entrances and porch projections on historic sites, buildings and structures within a historic preservation review area.
   The proposed work will be undertaken within the existing carport so the relationship of entrances and porch projections will not be modified.

7. *Relationship to materials and texture.* The relationship of materials and texture of the facade of a building will be visually compatible with the predominant materials used in the historic sites, buildings and structures within a historic preservation review area.
   The proposed utility walls will be finished with wood batten wall sheathing to match the existing material.

8. *Roof shapes.* The roof shape of a building or structure will be visually compatible with the roof shape(s) of a historic site, building or structure within a historic preservation review area.
   No Change.

9. *Walls of continuity.* Appearances of a building or structure such as walls, wrought-iron fences, evergreen landscape masses, or building facades, will form cohesive walls of enclosure along a street to insure visual compatibility of the building to historic buildings, structures or sites to which it is visually related.
   The existing breezeway will be enclosed and a door will be provided in its place. This will not have a significant impact on the walls of continuity.

10. *Scale of building.* The size of a building, the building mass in relation to open spaces, windows, door openings, balconies and porches will be visually compatible with the building size and building mass of historic sites, buildings and structures within a historic preservation review area.
    The proposed work will not impact the scale of the building.

11. *Directional expression of front elevation.* A building will be visually compatible with the buildings, structures and sites in its directional character: vertical, horizontal or nondirectional.
    No Change.

<u>Guidance from Historic Design Guidelines:</u>
Porte Cocheres and detached garages are visible expressions of the impact of the automobile on historic building in Mount Dora as well as the rest of Florida. Much of Mount Dora developed ass mass production of the automobile. As a result, porte cocheres and garages are often an integral part of the original design of out historic home. In some instances garages were assed as an afterthought and signification design quality and materials. Where they are less than 50 years old or insignificant, they can be selectively removed if necessary.

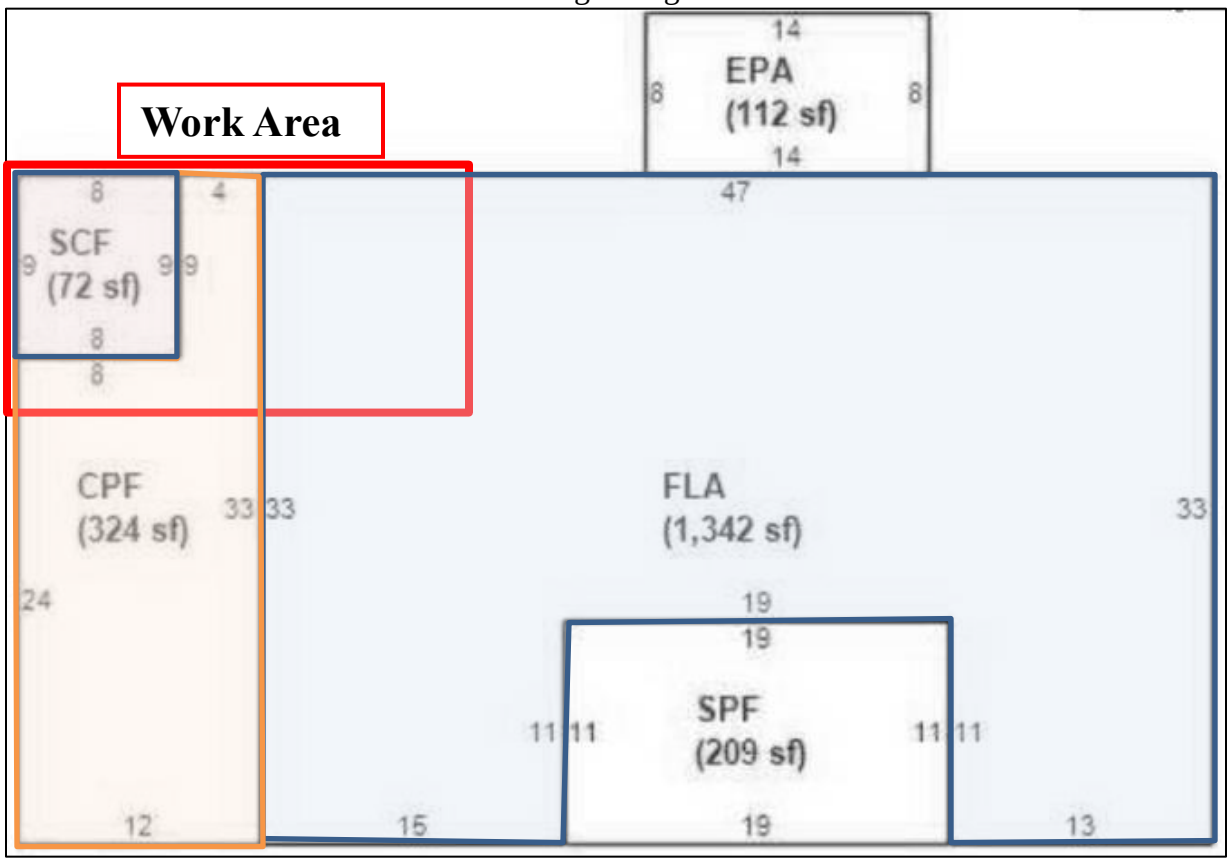
Recommendations:

1. Retain garages and porte chocheres. In enclosures of garages and porte cocheres are undertaken, preserve significant features. Use materials similar in size, proportion, and detail to the original.

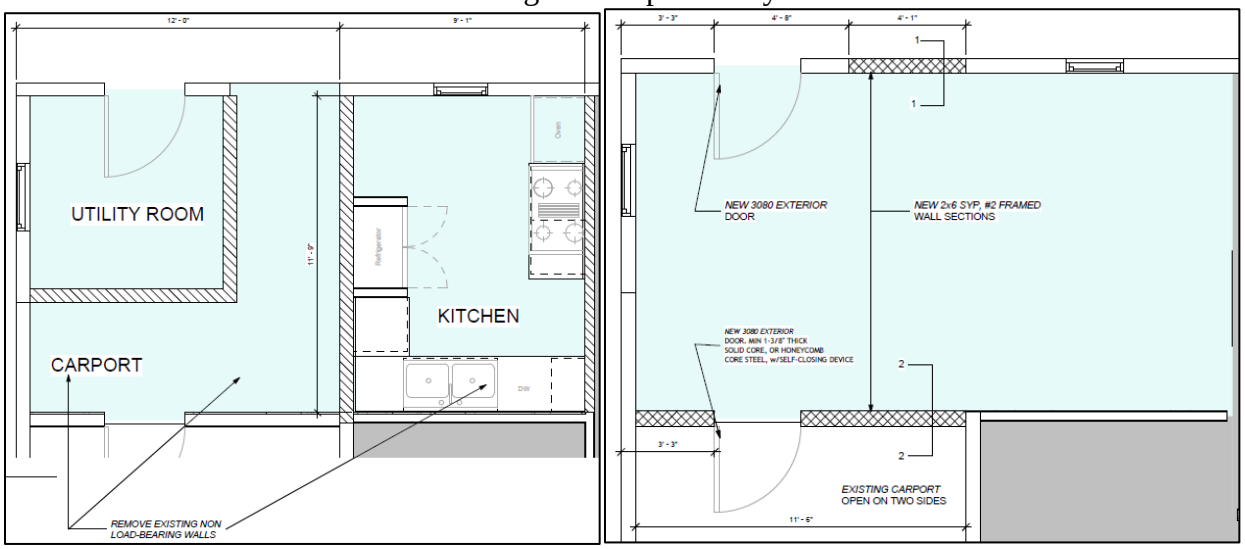
2. If additional interior space is needed or desires, place the addition at the rear of the building.

Staff Analysis:
The Applicant is seeking to expand the existing utility area by enclosing a breezeway between the utility area and residence. No changes are proposed to the brick columns nor the roof.

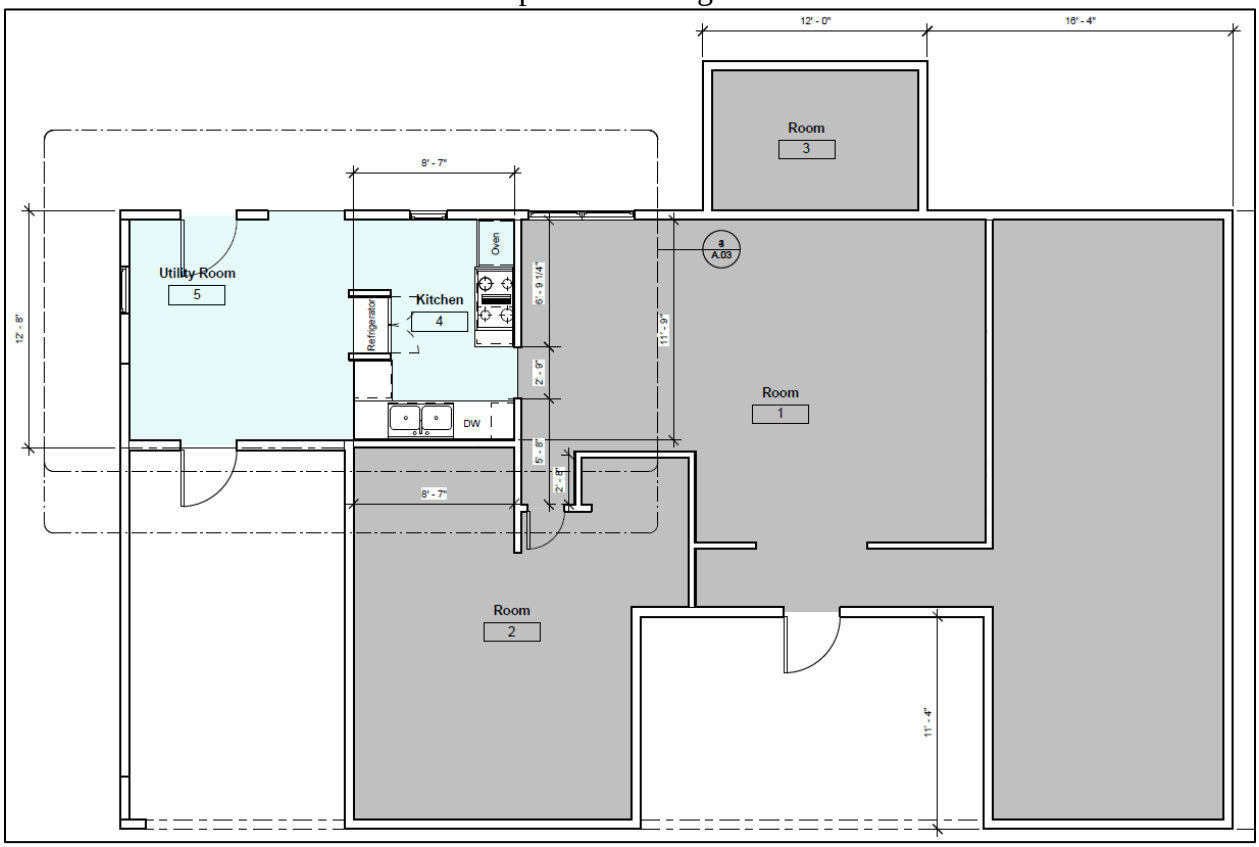
Existing configuration



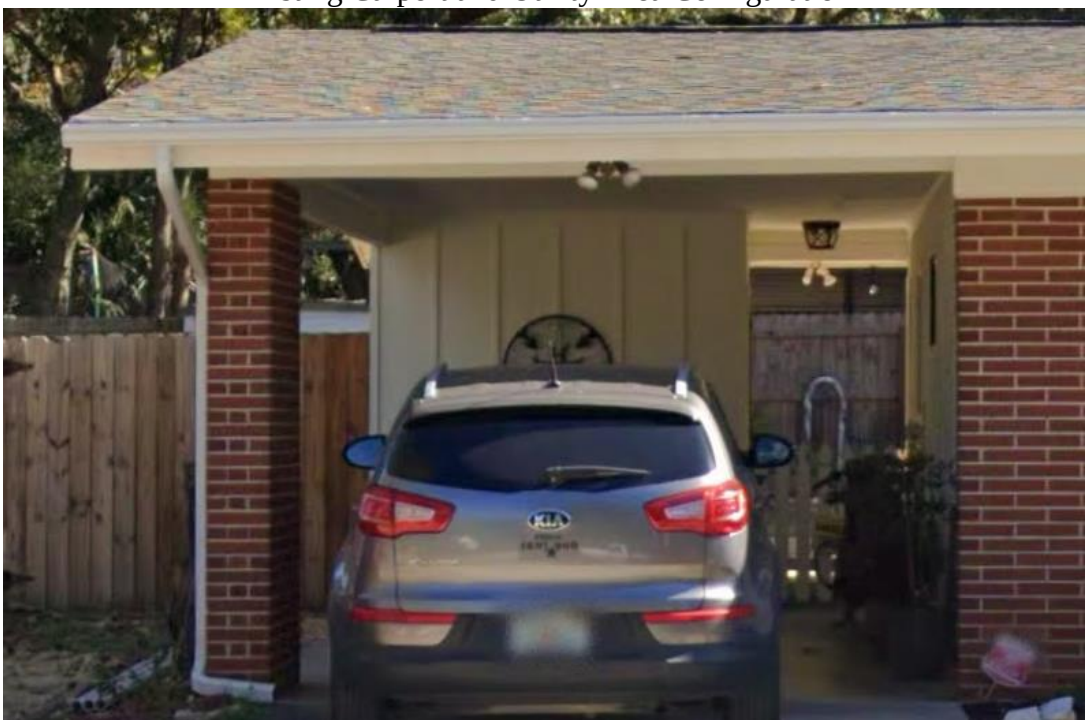
Existing and Proposed Layout



Proposed Building Plan



Existing Carport and Utility Area Configuration



Findings of Fact:
LDC Section 3.6.4 (2) (a), states that the Historic Preservation Board shall utilize the most recent U.S. Secretary of Interior's Standards for Historic Rehabilitation and Guidelines for Rehabilitation and the Mount Dora Historic Preservation Design Guidelines as the standards by which applications for certificate of appropriateness are to be evaluated. The Mount Dora Historic Design Guidelines are based on the U.S. Secretary of Interior's Standards for Historic Rehabilitation and Guidelines for Rehabilitation.

LDC Section 3.6.4 (2)(b), states 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.

Staff has reviewed the application for consistency with the U.S. Secretary of Interior's Standards for Historic Rehabilitation, Mount Dora Historic Preservation Design Guidelines, and the standards for visual compatibility established in LDC Section 3.6.4 (2)(b) (hereto referred to the 'Standards of Review'), and found:

1. The request is consistent with the Mount Dora Historic Design Guidelines; and

2. The request is promotes visual compatibility with the exterior architectural of adjacent, neighboring or visually related buildings, structures, sites and streetscapes as required by LDC Section 3.6.4 (2)(b).

Therefore, based on these Findings of Fact, staff recommends **Approval** of the application, as presented.

Board Action:
The Historic Preservation Board may:
1. Accept Staff's Findings of Fact and Approve the application, as presented; or

2. Partially reject Staff's Findings of Fact and Approve the application with conditions to ensure the application is consistent with the Standards of Review. Note: The motion should clearly state the Standards of Review the proposed conditions will address; or

3. Reject Staff's Findings of Fact and Deny the application based on inconsistencies between the application and the Standards of Review. Note: The motion will need to include reasoning as to why the application is inconsistent with the Standards of Review.

Attachments:
Photos
2020 Site Survey
Application

CITY OF MOUNT DORA

Site Photos

Subject Property

West Side of Tremain, Looking North

West side of Termain, Looking South

East side of Tremain, looking North

East side of Tremain, looking South

Clear Form Values

Page 1

☐ Original
☐ Update

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

Site#8 LA00361
Field Date 3-4-2020
Form Date 3-4-2020
Recorder # KCI

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

LOCATION & MAPPING

Clear Location Values

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	326	N	Tremain	ST	

Cross Streets (nearest / between) N Tremain St & E 3rd Ave
USGS 7.5 Map Name EUST — USGS Date 2018 — Plat or Other Map _____
City / Town (within 3 miles) Mount Dora — In City Limits? ☐yes ☐no ☐unknown — County LA
Township 19S — Range 27E — Section 32 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 32-19-27-2400-000-00801 — Landgrant _____
Subdivision Name TREMAIN'S PLAT — Block _____ — Lot 8
UTM Coordinates: Zone ☐16 ☐17 — Easting 437306 — Northing 3185904
Other Coordinates: X: -81.62243 E — Y: 28.79916 N — Coordinate System & Datum WGS84
Name of Public Tract (e.g., park) _____

HISTORY

Clear History Values

Construction Year: 1915 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use UNKN — From (year): _____ — To (year): _____
Current Use RESI — From (year): _____ — To (year): _____
Other Use Apartments — From (year): _____ — To (year): _____
Moves: ☐yes ☐no ☐unknown — Date: _____ — Original address N/A
Alterations: ☐yes ☐no ☐unknown — Date: _____ — Nature _____
Additions: ☐yes ☐no ☐unknown — Date: 1-1-2009 — Nature Open Porch
Architect (last name first): Unknown — Builder (last name first): Unknown
Ownership History (especially original owner, dates, profession, etc.)

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

DESCRIPTION

Clear Description Values

Style FRAM — Exterior Plan RECT — Number of Stories 2
Exterior Fabric(s) 1. SDW — 2. _____ — 3. _____
Roof Type(s) 1. HIP — 2. _____ — 3. _____
Roof Material(s) 1. SHME — 2. _____ — 3. _____
Roof secondary strucs. (dormers etc.) 1. DRSH — 2. _____

Windows (types, materials, etc.)

French doors and six-over-six light double-hung sash

Distinguishing Architectural Features (exterior or interior ornaments)

Hip roof with shed dormer, two-tiered porch with columns

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

Outbuilding apartment and Open porch/outdoor kitchen with pergola

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 LA00361

DESCRIPTION (continued)

Clear Description Values

Chimney: No. 1 Chimney Material(s): 1. BRIC 2.

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

Foundation Type(s): 1. PIER 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)

4 steps to covered porch with 3 columns supported by block

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

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

Narrative Description of Resource

Archaeological Remains ☐Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

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

☒other methods (describe) Field visit and documentation

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

OPINION OF RESOURCE SIGNIFICANCE

Clear Significance Values

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

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

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

The structure appears to contribute to the Historic District, the architectural styling that has remained from its original construction is consistent with other structures from its time in Mount Dora.

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, CNU-A Affiliation OTHR

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

(address / phone / fax / e-mail)

Required Attachments

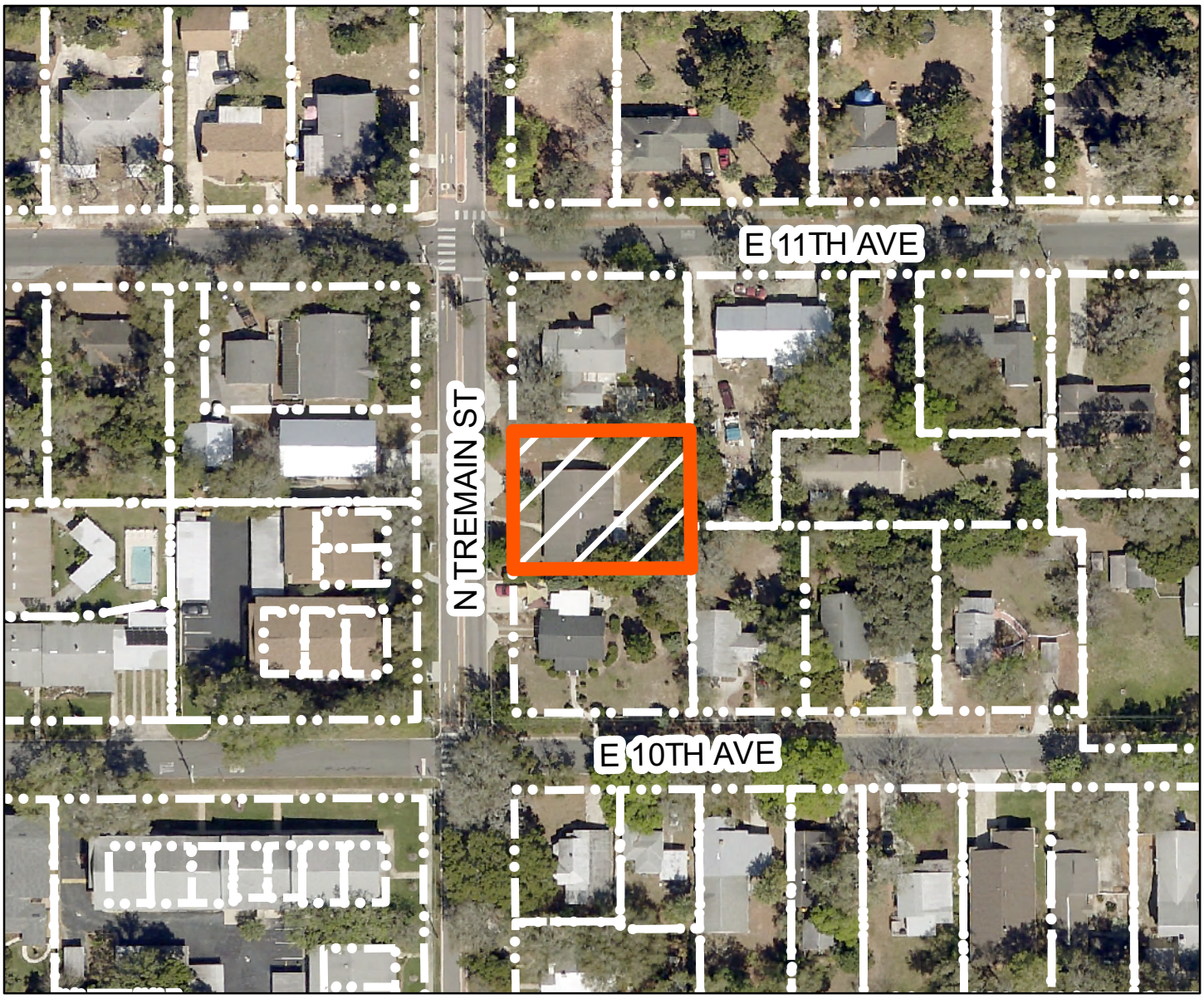
❶ **USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED**

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.

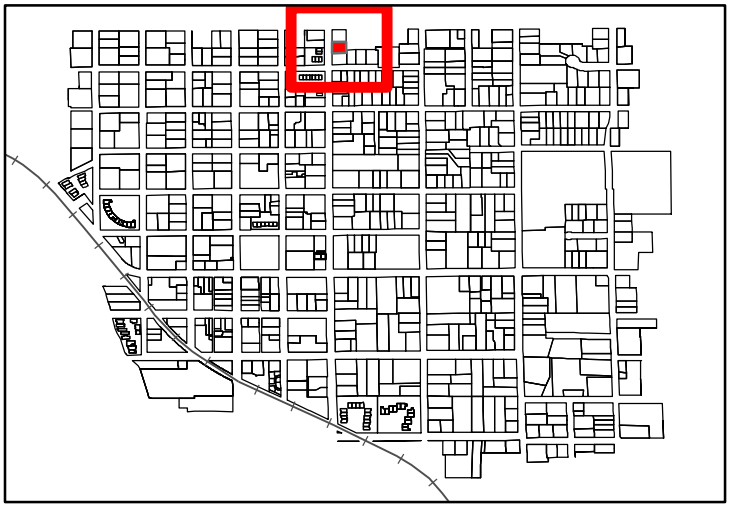
Street Map



N

1010 NORTH TREMAIN ST MOUNT DORA FL 32757

0 40 80 160 Feet



LA04858

KCI TECHNOLOGIES

Data Sources: Lake County, City of Mount Dora

USGS Map

N

LA04858

1010 NORTH TREMAIN ST MOUNT DORA FL 32757

Source: United States Geological Survey Eustis, FL 2018

KCI TECHNOLOGIES

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: 1010 N TREMAIN ST MOUNT DORA, FL 32757- Alternate Key No.: 1472148

Property Owner: PHILLIPS CAROLYN L

Applicant: Aiello Building Contractors LLC

Applicant's Mailing Address: 36842 Lake Unity Rd Fruitland park Fl, 34731

Applicant's Phone Number: 352-630-0546

Applicant's Email Address: rikki.abc20@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: Please see attached

Proposed Materials / Style: Please see attached

Full Description of Proposed Alteration(s) or Construction including materials; please attach additional documentation if needed: Creating entrance and mud room on breezeway area. Installing board and batten siding to match existing. Adding footing and concrete slab at the breezeway. Adding coach lighting at back door

Reason for Addition / Modification: Homeowner preference

For Window & Door Modifications, will the grid pattern be replicated? One the breezeway door. yes

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

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

DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

2023 Paid Real Estate

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
2919271300-000-01201	CL-0043020	1472148	0MD2

PHILLIPS CAROLYN L
1010 N TREMAIN ST
MOUNT DORA, FL 32757-4928

1010 N TREMAIN ST

MOUNT DORA GULLER'S HOMESTEAD N 89 FT OF S 182 FT OF W 100 FT OF LOT 12 PB 3 PG 43 ORB 4916 PG 2419

1+1472148+2023

PAY IN US FUNDS TO DAVID W. JORDAN, TAX COLLECTOR · PO BOX 327 · TAVARES, FL 32778-0327 · 352-343-9602

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMT	TAXABLE VALUE	MILLAGE RATE	TAXES LEVIED
LAKE COUNTY GENERAL	189,660	50,000	139,660	5.0364	703.38
AMBULANCE MSTU	189,660	50,000	139,660	0.4629	64.65
ENVIRON LAND PURCHASE	189,660	50,000	139,660	0.0918	12.82
WATER AUTHORITY	189,660	50,000	139,660	0.2940	41.06
PUBLIC SCHOOLS					
BY STATE LAW	189,660	25,000	164,660	3.2080	528.23
BY LOCAL BOARD	189,660	25,000	164,660	2.9980	493.65
CITY OF MOUNT DORA	189,660	50,000	139,660	5.9603	832.42
ST JOHNS WATER MGMT	189,660	50,000	139,660	0.1793	25.04
N LAKE CNTY HOSP	189,660	50,000	139,660	0.1500	20.95
			TOTAL:	18.3807	$2,722.20

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
F097 MOUNT DORA FIRE, RES		209.00
	NON-AD VALOREM ASSESSMENTS:	$209.00

COMBINED TAXES AND ASSESSMENTS: $2,931.20

If Paid By	Nov 30, 2023				
Please Pay	$0.00				

Paid 11/28/2023 Receipt # 2023-00217086 $2,813.95

DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

2023 Paid Real Estate

PAY IN US FUNDS TO DAVID W. JORDAN, TAX COLLECTOR · PO BOX 327 · TAVARES, FL 32778-0327 · 352-343-9602

If Paid By	Nov 30, 2023				
Please Pay	$0.00				

PHILLIPS CAROLYN L
1010 N TREMAIN ST
MOUNT DORA, FL 32757-4928

1010 N TREMAIN ST

MOUNT DORA GULLER'S HOMESTEAD N 89 FT OF S 182 FT OF W 100 FT OF LOT 12 PB 3 PG 43 ORB 4916 PG 2419

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
2919271300-000-01201	CL-0043020	1472148	0MD2

Paid 11/28/2023 Receipt # 2023-00217086 $2,813.95

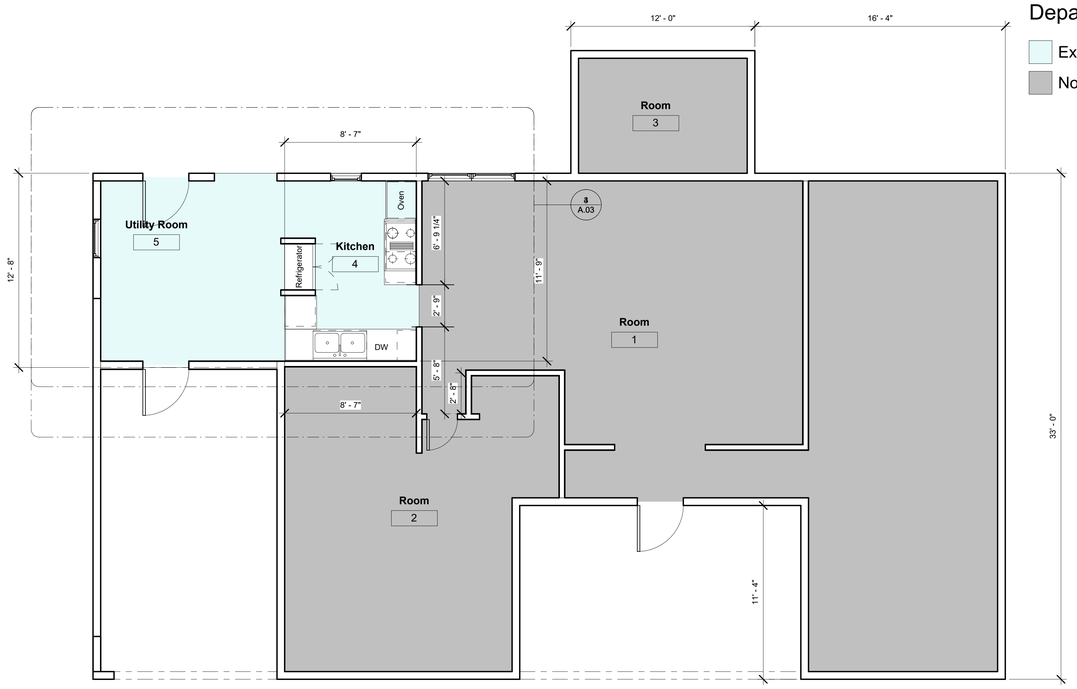
1+1472148+2023

NEW BACK DOOR

EXSITING BACK DOOR

BREEZEWAY DOOR

Hover Image to Zoom



1 Floor Plan
1/4" = 1'-0"

Department Legend

- Existing Renovation Area
- Non Affected Section

Love Phillips Kitchen/Utility Renovation

Design Loads:
The following design loads are intended to serve as instructions to the delegated (truss) engineer for this project.
Roof Trusses:
Top chord Live Load = 20 psf
Top chord Dead Load = 7 psf
Bottom chord Dead Load = 12 psf
Bottom chord Attic Live Load = 20 psf
Floor Trusses:
Top chord Live Load = 40 psf
Top chord Dead Load = 10 psf
Bottom chord Dead Load = 10 psf

Design Wind Loads in accordance with section R301.2 of the 2020 FBCR 7th Edition and with ASCE 7-16.
Wind speed: V_{ult} = 160 mph, V_{ASD} = 124 mph
Risk Category II
Exposure Category B
Totally Enclosed
Design pressures for components & cladding zones, refer to figure R301.2(7)
Garage Door Design Pressures:
Size: 9 ft x 7 ft = +24.3/-27.5 psf
16 ft x 7 ft = +23.3/-26.0 psf

Note to Delegate Truss Engineer
Prefabricated wood joists and trusses for roof assemblies and floor systems (if applicable) shall be designed and manufactured in compliance with ASTM D5055 ANSI/TPI 1-1995 and WTCA 1-1995 and shall be certified by a Florida registered engineer as employed by the truss manufacturer (delegate engineer).

All roof and floor trusses shall be designed to resist the worst case load combination which results in the maximum stresses being placed on that component.

Galvanized seat plates are to be attached to each truss as a protective barrier where they bear on concrete or cmu.

Shop drawings shall be submitted to the engineer of record prior to fabrication to ensure conformance to the design of the project.

Soil
Footings have been designed for 2000 psf soil bearing capacity. Any lesser bearing shall be the sole responsibility of the Owner or the Contractor. Where the soil bearing capacity is not known, or is in question, the soil shall be tested by a qualified geotechnical engineer who shall establish the bearing capacity. Said engineer shall coordinate with engineer of record when necessary. Compacted soils shall be tested to a minimum of 95% modified proctor in accordance with ASTM D 1557.

Slab on Grade:
Slab shall be over .006" polyethelene vapor/radon barrier sealed on termite-treated soil which has been compacted to 95% modified proctor in accordance with ASTM D 1557, or undisturbed soil. Slabs shall be at a minimum elevation of 8" above finished grade. Higher elevation may be substituted when required.

Rebar Embedment and Hook Length/Bend Radius:
For #5 rebar with 90 degree hook, length shall be 10". Minimum embedment shall be 7" and bend radius shall be 2".

Connectors:
All metal fasteners shall be galvanized or stainless-steel (within 3 miles of coastal salt water areas). Fasteners shall not be over-driven by more than 1/8". For pressure treated wood, use galvanized fasteners.

Concrete:
See General Foundation Notes on sheet A.04

CMU:
All concrete masonry units shall be standard weight block conforming to ASTM C-90, type II, non-moisture controlled and shall have a minimum net area compressive strength of 1900 psi.

Precast Lintels:
All precast lintels shall be designed and manufactured in accordance with PCI-MNL-116.

Mortar:
Mortar shall be either type M or S in accordance with ASTM C 270 and shall have a minimum comressive strength of 2000 psi.

Grout:
Grout shall have a minimum coarse aggregate size of 3/8" placed at an 8 to 10 inch slump and have a minimum compressive strength of 2000 psi at 28 days. See ACI and ASTM specifications for additional criteria.

Reinforcing Steel:
Reinforcing steel shall be a minimum of grade 40 and shall conform to ASTM A 615 unless otherwise noted.

All continuous vertical and horizontal rebar shall be lap spliced where necessary by wiring together. Lap splices shall be class B with a minimum lap of 48 bar diameters unless specified otherwise.

In lieu of 6" X 6" welded wire mesh of 10 gauge steel, concrete may be reinforced with an approve fibermesh product and installed in accordance with the manufacturer's instructions. Fiber manufacturer must document compliance with ASTM C-1116.

Cover for reinforcing shall be measured from center of bar and be as follows unless noted otherwise:
Cast in place concrete against earth = 3"
Cast in place concrete exposed to exterior = 2"
Cast in place concrete not exposed to exterior = 1-1/2"
Grout filled masonry = 1-1/2"
Precast and prestressed grout filled lintels = 1-1/2"

Steel reinforcement may not be welded.

Welded Wire Mesh:
Welded wire mesh shall conform to ASTM A 185.
Welded wire mesh shall be supplied in sheets, not rolls.

Anchor Bolts:
Cast in place anchor bolts shall be galvanized and must extend 7" minimum into concrete unless otherwise noted.

Railings:
Railings (if applicable) are to be designed to resist 200 lb concentrated load, or a 50 plf uniform load (whichever provides a worst case scenario) at any point and in any direction.

Type of Lumber:
For wood frame construction, use #2 SYP for all exterior and interior bearing walls. All roof framing members to be #2 SYP.

Treated Lumber:
All wood members that are within 8" of finished grade level, all exposed unfinished wood and all wood members in contact with concrete and/or other masonry shall be preservitive treated with disodium octaborate tetrahydrate to a minimum grade of 0.40 pcf retention and shall conform to AWPA standard C1 through C23 depending on the application.

Roof Decking:
Unless otherwise specified, roof sheathing shall be 1/2" CDX plywood or OSB installed with edge clips in each bay, all sheathing shall be APA rated for the use intended.

Prefabricated Products:
Laminated veneer lumber shall conform to ASTM D 5456 standard specification for evaluation of structural composite lumber products. All wood structural panels, including but not limited to plywood, OSB, waferboard, and medium density fiberboard (MDF) shall conform to PS-1 and PS-2 performance standards for wood based structural-use plywood. MDF shall not be used in any exterior applications. The use of formaldehyde-based glues and resins is prohibited.

All finger jointed lumber shall conform to NDS section 4.1.6 and shall not be used in a manner inconsistent with the limitations of finger jointed lumber with respect to the application.

Contractor Responsibilities:
The Contractor shall verify all dimensions prior to fabrication or start of construction. Written dimensions shall take precedent over scaled dimensions. Any deviations or discrepancies shall be promptly reported to the Engineer of Record. The Contractor shall make all efforts to protect the structure, the work persons, and other people during construction. He/she shall supervise and direct the work and be responsible for all construction. The Contractor shall coordinate architectural, mechanical, and electrical drawings and construction for anchors, embeds and supports or any other items which affect the structural drawings. There shall not be any changes to these construction documents during the development of shop drawings or during construction without prior written approval by the Engineer of Record.

Engineer assumes no responsibility for the architectural, mechanical, plumbing, HVAC, electrical, fire protection, or fire code provisions, fabrication, installation/erection, supervision, plan dimensions, unknown field conditions or other conditions not fully represented in these drawings.

Miscellaneous:
FBC-R, M 1307.2: ground mechanical units shall be anchored in accordance with this section.

FBC-R, M 1305.1.1: min. 4" clearance around all sides of mechanical equipment and components, including duct, with the total width of the enclosing space being 12" wider than the furnace or air handler.

FBC-R302.6: the garage shall be separated from the residence and its attic with a 1/2" gypsum board.

FBC-R703.6.3: where stucco is applied to the lath over wood framing, a bond breaker is required between the water resistive barrier and the stucco per one of the following methods:
1. two (2) layers of approved water resistive barrier material.
2. one (1) layer of approved water resistive barrier over an approved plastic house wrap, or other method in accordance with the manufacturer's installation instructions.

FBC-R302.5.1: The door between the dwelling and the garage is to be either a 1-3/8" min. thick solid wood, or honeycomb core steel, or the door is to have a 20 minute fire rating.

LP STRUCTURAL DESIGN, LLC
223 Magnolia Circle
Eustis, FL 32726
ph: (352) 989-1934
FPE #47617

lparkinsonpe@gmail.com

I hereby certify that I have reviewed this structure for integrity of shear walls, roof diaphragms, etc. and that this building is in compliance with the requirements of the 2020 FBC (7th edition).

DESIGN CRITERIA
Basic Wind Speed = 140 mph (two second gust speed)
Risk Category = 2
Wind Importance Factor = 1.0
Exposure Category = B
Internal Pressure Coefficient = +/-0.18 (fully enclosed)

Component & Cladding Pressures are based on ASCE 7-16 and are specific to the structure's dimensions, and locations of C&C elements within the structure.

LIVE LOADS
Roof = 20 psf
Uninhabitable attics without storage = 10 psf
Unihabitable attics with limited storage = 20 psf
Habitable attics and attics served w/fixed stairs = 30 psf
All other areas except stairs and balconies = 40 psf
Balconies and decks = 1.5 x use served
Handrail/Guardrails = 50 plf uniform & 200 lb concentrated

LARRY ALAN PARKINSON
LICENSE
No. 47617
STATE OF FLORIDA
PROFESSIONAL ENGINEER

This item has been electronically signed and sealed by Larry Parkinson PE using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

No.	Description	Date

Love Phillips

Tremain St Mount
Dora, FL

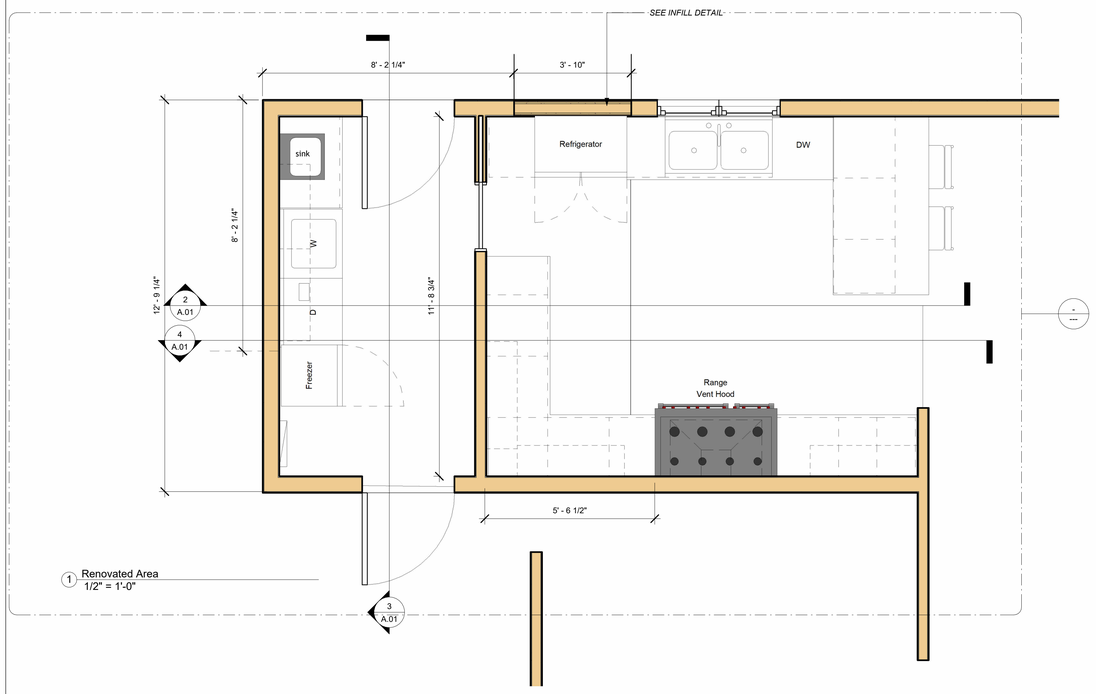
Floor Plan

Project Number	2023.66
Date	12.22.2023
Drawn By	LAP
Checked By	LAP

C.01

Scale As indicated

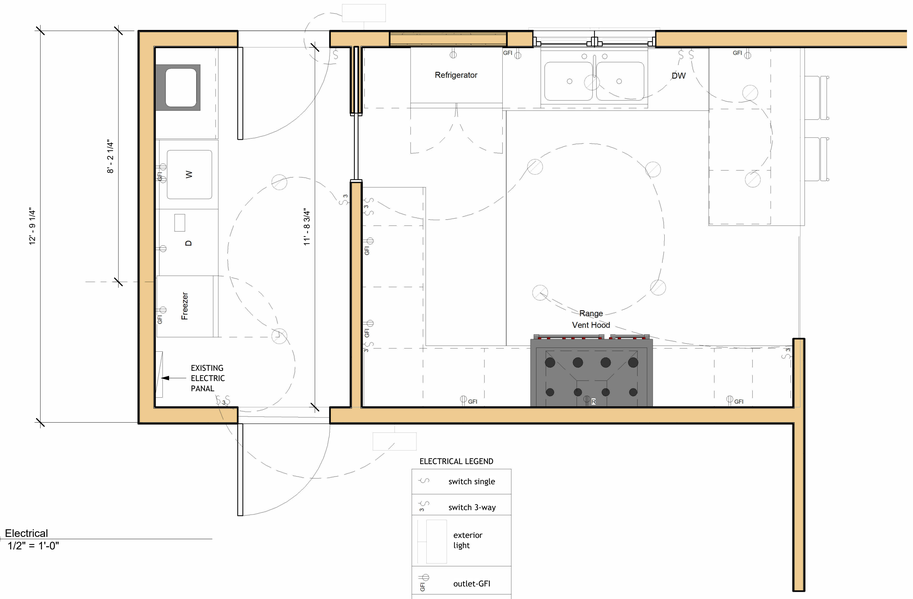
12/22/2023 12:36:00 PM



1 Renovated Area
1/2" = 1'-0"

3 Section 2
1/2" = 1'-0"

4 Section 3
1/2" = 1'-0"



5 Electrical
1/2" = 1'-0"

2 Section 1
1/2" = 1'-0"

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No.	Description	Date

Love Phillips

Tremain St.
Mount Dora, FL

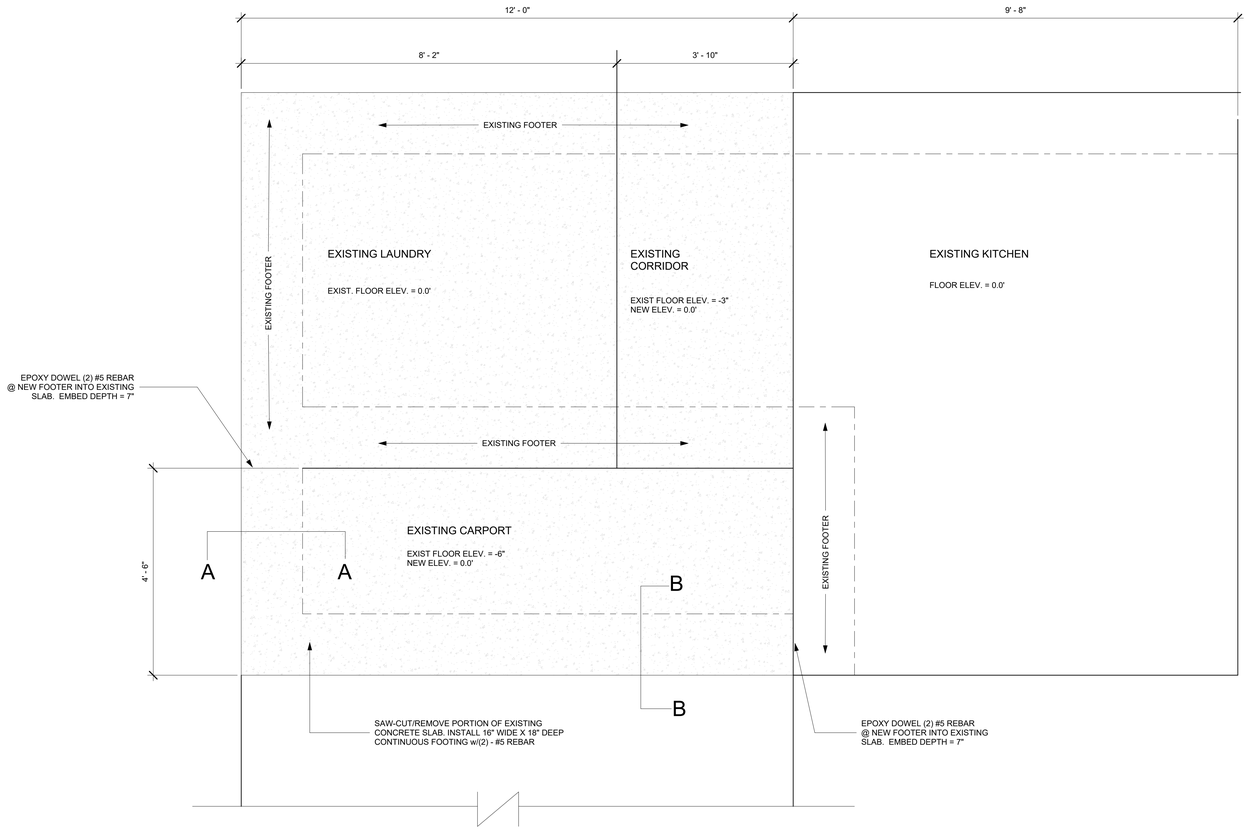
Floor Plan/Electrical

Project Number	2023.66
Date	12.22.2023
Drawn By	LAP
Checked By	LAP

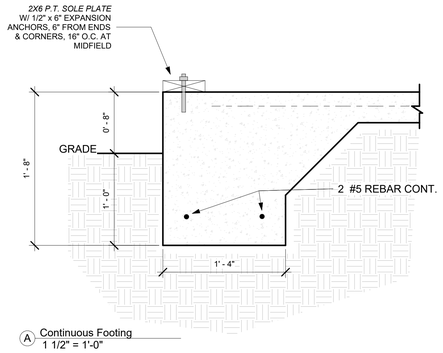
A.01

Scale	1/2" = 1'-0"

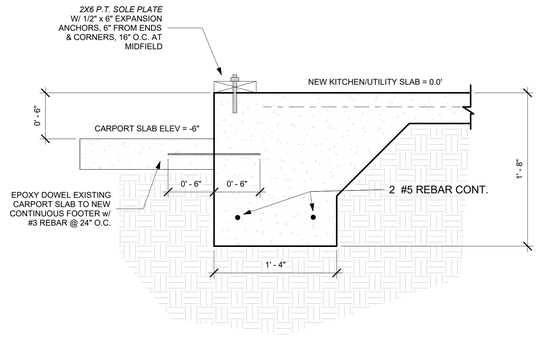
12/22/2023 12:34:41 PM



1 Foundation
3/4" = 1'-0"



A Continuous Footing
1 1/2" = 1'-0"



B Continuous Footing @ Carport
1 1/2" = 1'-0"

General Foundation Notes

1. All concrete slabs shall have a compression strength of not less than 2500 psi at 28 days. Slabs shall be reinforced with fibermesh on 6 mil vapor barrier over clean, compacted, termite-treated fill.

2. Concrete footers shall have a compression strength of not less than 2500 psi at 28 days, reinforce footings with #5 rebar as indicated. All rebar shall be deformed, and shall be in compliance with ASTM A305 and be clean and free of rust and scale. Splices shall overlap 25" minimum.

3. For concrete block walls provide concrete filled cells with one (1) #5 vertical rebar continuous from footing to tie-beam at all corners and where otherwise noted (as per foundation plan).

4. Bottom of all exterior footers to be a minimum 12" below grade.

5. Footing design based upon minimum allowable soil bearing pressure of 2500 PSF. If footing elevation occurs in disturbed, unstable, or unsuitable soil, the Engineer of Record shall be notified and necessary adjustments be made per his instructions. Preparation of the sub-grade to follow reccomendations as outlined in a geotechnical report (paid by the Owner).

6. The Contractor shall verify, and be responsible for, all dimensions and shall verify existing topography and grade elevations and shall notify the Engineer of Record of any discrepencies prior to proceeding with the project.

7. Secure all interior non-shear walls, non load-bearing partition walls with cut nails or ram-set anchors spaced 4" o.c. Maximum two (2) anchors per plate.

8. Provide steel-trowel finish for all interior slab areas. Create broom-finish at all exterior slabs.

9. Slabs shall be level or shall be stepped so that both top and bottom of such footings are level. The bottom of all footings shall be a minimum 12" below finished ground line. The outer bar of foundation steel shall be continuous around corners using corner bars or by bending the rebar. In both cases, the minimum bar lap shall be 48X bar diameter.

10. During hot weather, proper attention shall be given to ingredients, production methods, handling, placing, protection and curing to prevent excessive concrete temperatures or water evaporation that could impair the required strength or serviceabilty of the member or structure.

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DESIGN CRITERIA
Basic Wind Speed = 140 mph (two second gust speed)
Risk Category = 2
Wind Importance Factor = 1.0
Exposure Category = B
Internal Pressure Coefficient = +/-0.18 (fully enclosed)

Component & Cladding Pressures are based on ASCE 7-16 and are specific to the structure's dimensions, and locations of C&C elements within the structure.

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No.	Description	Date

Love Phillips

Tremain St Mount Dora, FL

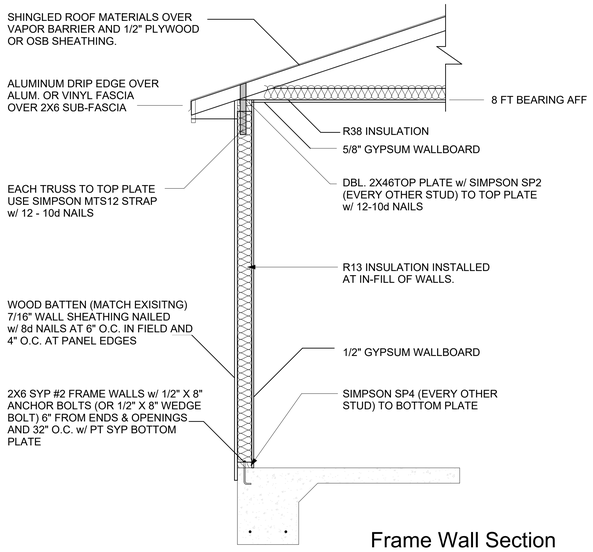
Foundation

Project Number	2023.66
Date	12.22.2023
Drawn By	LAP
Checked By	LAP

A.02

Scale As indicated

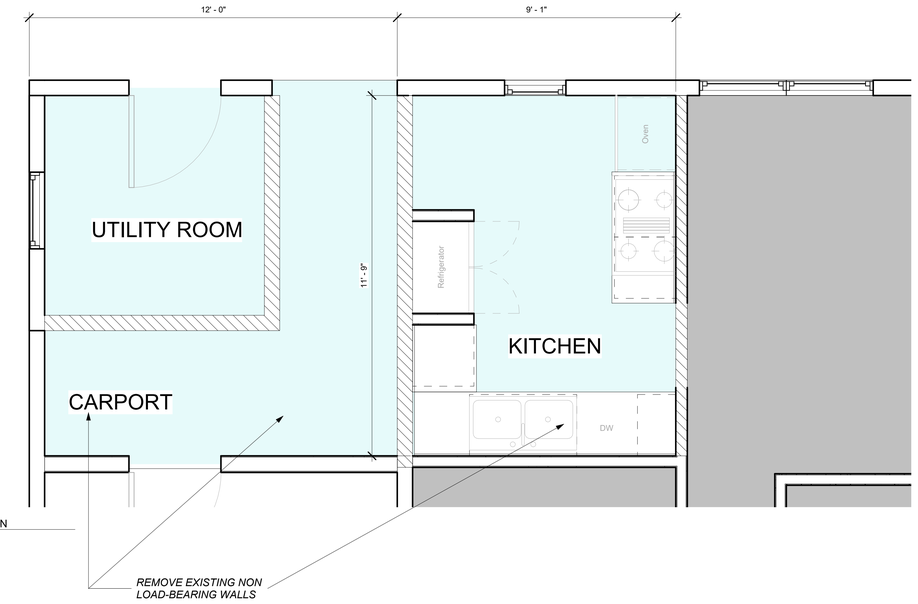
12/22/2023 12:35:29 PM



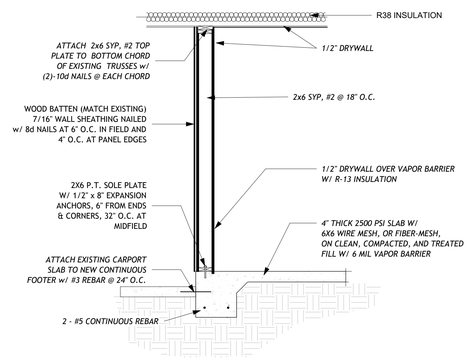
Frame Wall Section

N.T.S.

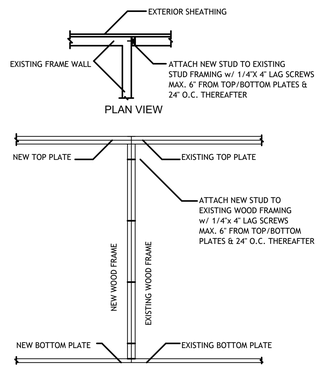
1 Frame Wall Section
3/4" = 1'-0"



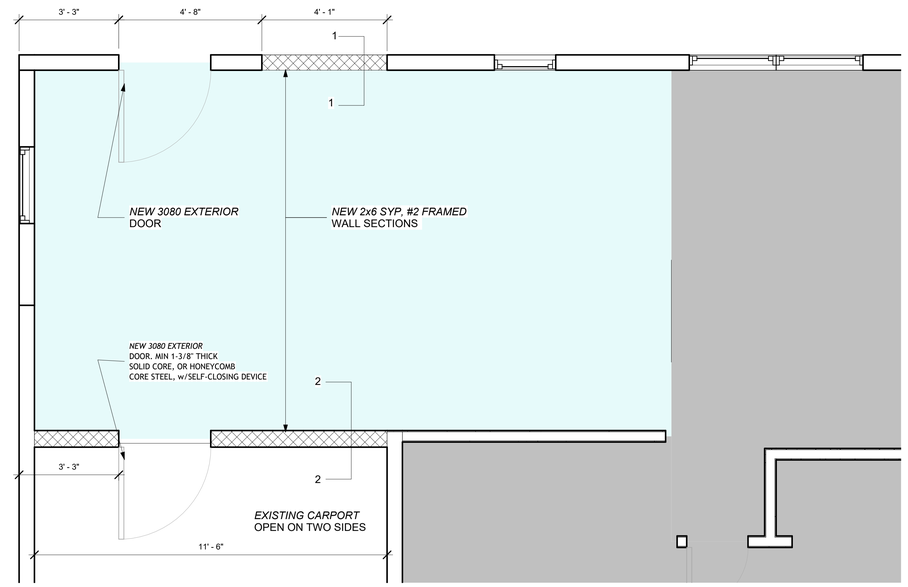
3 DEMOLITION PLAN
1/2" = 1'-0"



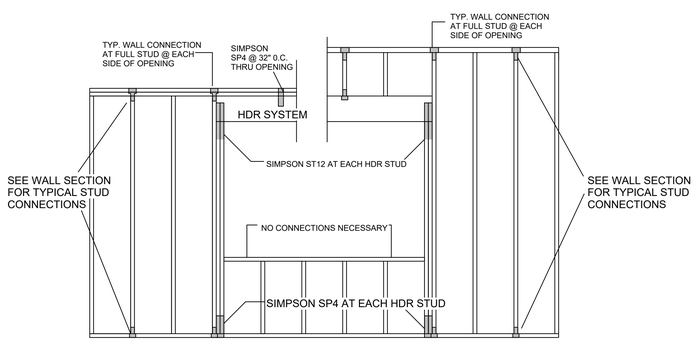
2 Frame Wall Section Detail Copy 1
1/2" = 1'-0"



6 Wall to Wall Connection
1/2" = 1'-0"



4 NEW WALLS/DOOR LOCATIONS
1/2" = 1'-0"



Typical Framing/Connectors For Doors & Windows

N.T.S.

Vult = 140 mph
Exposure Category B
Risk Category II
Enclosed Structure

qz = 0.00256(0.85)(1.0)(0.57)(1.0)(140)**2 = 24.3 psf
Note: all components are located in zone 4
per ASCE 7-16, Figure 30.3-1 (using 10sf for all component areas)
GCp = +1.0/-1.1

pz = 24.3 psf(1.0 + 0.18) = +28.7 psf
= 24.3 psf(-1.1 - 0.18) = -31.1 psf

Interior/Exterior Wall Notes

1. 1/2" water-resistant drywall shall be applied around showers, tubs, and whirlpools.
2. All window and door style and rough openings shall be verified prior to construction.
3. All wood material exposed to the elements shall be pressure-treated.
All wood material exposed to block or grade surface shall be protected from decay.
4. All strapping exposed to the elements shall be extra corrosion-protected.
All strapping indicated on plans shall be equivelent or of higher capacity.
5. Per FBC-Residential R317, all exterior wood-based wall materials shall be protected from decay for a distance no less than 6" above grade. Otherwise, material must be pressure-treated.
6. Wall sole plates shall be pressure-treated wood. Wall sheathing shall be 1/2" (min.) plywood.
7. Wall moisture barrier as stated on wall section detail.

LP STRUCTURAL DESIGN, LLC
223 Magnolia Circle
Eustis, FL 32726
ph: (352) 989-1934
FPE #47617
lparkinsonpe@gmail.com

I hereby certify that I have reviewed this structure for integrity of shear walls, roof diaphragms, etc. and that this building is in compliance with the requirements of the 2020 FBC (7th edition).

DESIGN CRITERIA
Basic Wind Speed = 140 mph (two second gust speed)
Risk Category = 2
Wind Importance Factor = 1.0
Exposure Category = B
Internal Pressure Coefficient = +/-0.18 (fully enclosed)

Component & Cladding Pressures are based on ASCE 7-16 and are specific to the structure's dimensions, and locations of C&C elements within the structure.

LIVE LOADS
Roof = 20 psf
Uninhabitable attics without storage = 10 psf
Unihabitable attics with limited storage = 20 psf
Habitable attics and attics served w/fixed stairs = 30 psf
All other areas except stairs and balconies = 40 psf
Balconies and decks = 1.5 x use served
Handrail/Guardrails = 50 plf uniform & 200 lb concentrated

LARRY ALAN PARKINSON LICENSE No. 47617 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been electronically signed and sealed by Larry Parkinson PE using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

No.	Description	Date

Love Phillips

Tremain St Mount
Dora, FL

Wall Demo & New Walls

Project Number	2023.66
Date	12.22.2023
Drawn By	LAP
Checked By	LAP

A.03

Scale As indicated

12/22/2023 12:33:57 PM

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

DATE: July 31, 2024

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 7 – Historic Society Markers**

The Mount Dora Historic Society is seeking to install 12" X 8" markers on 25 buildings within the Downtown. They will be affixed to the buildings with gold fixtures and are planned to last 10 years.

Susan Myers presented the project during public comment at the June Historic Preservation Meeting and the Board provided a general consensus of support for the project.

Moving forward, it was determined that the item will require formal approval from the Historic Preservation Board and City Council. As such, Staff is seeking a motion of support for the project and its efforts to include more markers in their inventory in the future.

Enclosure(s): Description of the Project
Historic Marker
Descriptions of the subject buildings

Mount Dora History Marker Project

The Mount Dora Historical Society is working on a project to install history markers on select buildings throughout the downtown business district. Initially, 27 buildings (see attached) have been selected due to their history and available historic photos. It's possible that additional markers could be added to more buildings in the future.

The markers will include the history of a specific building, historic photo(s), as well as logos for the Mount Dora Historical Society, The Mount Dora History Museum and a QR code that directs the viewer to the Mount Dora Archives (www.MountDoraArchives.com) website where they will find more history and photos.

Our purpose for this project is to:

1. Implement our mission statement "Shaping the Future of Mount Dora by Honoring the Past."
2. Foster an appreciation for the history of Mount Dora, and it's historically significant buildings and locations.
3. Encourage Heritage Tourism

We have received a positive response for the project from Mayor Crissy Stile, former City Manager and the twelve property owners whose buildings are on the list.

Attached:

List of buildings to receive the proposed markers.
Sample of one proposed history marker

BANK OF MOUNT DORA

James Simpson built the Mount Dora Bank building in 1926. One year later, the bank converted to a national bank and became known as the First National Bank of Mount Dora. During that time, banks needed to convey a feeling of security and confidence; depositing one's hard earned money in a bank was a new concept, with no federal guarantees. The interior of the bank featured a 22' high ceiling with marble wainscoting and floors, and the teller cages were bronze with brass grilles.

Main Street Leasing buildings:

***Sears, Roebuck & Co. "Kit Home"** (352 Alexander St.)

This Sears, Roebuck & Co. "kit home" was built by Charles Edgerton in 1922 in keeping with his obligation to the Mount Dora Improvement Society. From 1908 to 1940, Sears sold around 75,000 kit homes to middle-class families hoping to realize their dream of home ownership. The home was sold to wealthy New York industrialist Stanton Child in 1939. Mr. Child and his business partner, Ferdinand d'Humy, patented the first engineered ramp design for multi-level parking garages. Mr. Child also obtained patents for sliding casters for chair legs and removable locking wheel castors.

***The Hill-Kimball House** (Giovanni's Italian Restaurant)

Constructed by William Hill of London, England, this house is one of the oldest houses in the city. In partnership with H.D. Wyman, Mr. Hill owned a hardware and grocery store in 1886. After 1910, James and Edith Kimball purchased the house. Mr. Kimball owned a grocery store in town, and was elected to city council seven times, and was a founder of Educational Hall, the town's first private school. This house originally faced south, and had a double veranda embellished with a jigsawed porch balustrade.

***The Alexander-Fuller House** (Bavarian Haus Restaurant)

The house is believed to have been built by Colonel John Alexander of Winfield, Kansas. Colonel Alexander was one of Mount Dora's important developers. He built Mount Dora's first general store with his son-in-law George Rhodes. The Colonel also helped establish the town's first hotel with Annie Stone Donnelly and John MacDonald that was first known as the Lake House, later renamed the Lakeside Inn. Originally, the house was located on the corner of Fifth Avenue and Alexander Street but was moved back to this location in 1925.

***Princess Theatre** (130 W. 5th Ave.)

James Simpson constructed this building in 1922 for the town theatre. Prior to this time, movies were shown in the Town Hall located on Donnelly Street. At the time of its construction the building had a simpler façade. In the late 1920's, the projector caught fire in the middle of the night and damaged the shops and the theatre front. The theatre and the two side buildings were repaired and renovated with the Mediterranean Revival-style façade we see today.

***Donnelly Building** (523 N. Donnelly St.)

In February of 1922 John P. Donnelly was finalizing construction of this building located next to his home. A fire in the downtown area devastated several buildings, and Mr. Donnelly provided a temporary store with meager shelving and chicken-wire counters so the local grocer could reopen.

In 1971, the Smathers family remodeled the building, giving it a New Orleans-style look with wrought iron detailing. There they opened a fine dining establishment known as the Lamp Post.

***The Stowe-True Building** (Barrel of Books and games)

In the wood framed portion of this building, Charles Stowe, who arrived in Mount Dora in 1884, operated a general store until the "Great Freeze of 1894-95,"when he became discouraged and sold it to his employee, Russell True. It changed hands many times until the 1920s when a masonry addition was added to the front of the building. Al Rehbaum and Fletcher Crane opened Rehbaum and Crane Furniture store and operated that establishment for 35 years. It was renamed Doris' Furniture for Doris Parker Morse after she purchased it in 1958 and operated it for 20 years.

***1921 Building** (142 E. 4th Ave.)

Originally, this unique building was a home and medical office built in 1921 by Dr. Osmer and Rose Callahan. Dr. Osmer sold his practice in 1930 to Dr. Gerald Richardson, who added a sanitarium for maternity and surgical cases. In the 1950s and 1960s, it was a home for unwed mothers whose children were placed for adoption upon their birth. Later, the building was expanded to include more space for a restaurant. The structure is significant for its unique architecture and building materials.

***The Malone House** (Pisces Rising)

George and Gladys Malone arrived around 1922 from Chicago in their luxurious camper that they parked on the Chautauqua grounds. George was a photo portrait salesman and Gladys was a vaudeville and burlesque queen. George prospered as the chief salesman for the Sylvan Shores subdivision as well as Franklin Park until the bust of the Florida land boom. He retained his confidence in real estate, evident by the words, "we shall keep the faith," painted on the side of his green seaplane. The building was expanded, but the original home can still be seen in the strutcture's interior and exterior.

CFL Buildings

***Monroe Vann Simpson Building** (Matmo Designs – 450 Donnelly St.)

This building was constructed circa 1919 by Monroe V. and Martha Simpson for their grocery business. It is one of the downtown district's oldest buildings. Monroe managed the grocery store while Martha managed the dry goods store next door, and they lived in the apartment above this building until 1926. Mr. Simpson was active in the development of Mount Dora. He served as a school trustee, alderman when the town was incorporated, city council for two terms, mayor for four terms, president of the Bank of Mount Dora, and county commissioner for 12 years.

***The Simpson Building** (One Flight Up – 438 Donnelly St.)

Monroe V. and Martha Simpson owned this building, and Martha operated their dry goods and shoe store on the first floor. The Mount Dora Pharmacy (originally Dr. T.N. Lewis Pharmacy) moved to this location from across the street and remained in operation for more than 60 years. Its soda fountain counter was a popular spot for lunch and cherry colas, and comic books were a favorite of the kids growing up in the 1960-70s.

***Bank of Mount Dora** (Becker's Shoes – 404 Donnelly St.)

This building was constructed for the Bank of Mount Dora in 1925 after it was given a separate charter and authority to operate as a bank. Originally, it was a branch of the Citizens Bank of Eustis and a member of the Wilham system of banks and can trace its founding to September 5, 1913. The bank closed in 1928. In 1946, Wayne and Mary Moon opened Moon's Hardware store, which remained in business for 40 years.

***Rehbaum Hardware** (Piglet's Pantry – 402 Donnelly St.)

Alfred Rehbaum, Sr. arrived in Mount Dora in 1915 from Ancona, Florida. He managed the Mount Dora Hardware store, which later became known as Rehbaum Hardware, in the north half of the building, and the M.O. Williams drugstore and pharmacy occupied the south half. Mr. Rehbaum operated a funeral business in the back portion of this building in 1918. Alfred Rehbaum, Sr. was very involved in the community. He was one of eight founders of the Mount Dora Development Company; a school trustee; councilman; and was president of the Kiwanis Club, the Forest Cemetery Association, and the Chamber of Commerce. Three generations of Rehbaum men operated the hardware store through the 1980s.

***Mediterranean Revival Style Building** (J.K.Thai - 116 E. 5th Avenue)

This Mediterranean Revival style building was constructed in 1925. It is particularly notable for its unique architecture. The building's first known occupant was the Lake and Hills Realty Company, operated by Samuel Sadler and Jack Simpson. Mount Dora was experiencing its own "land boom" in the 1920s and the realty company made efforts to promote the attributes and beauty of Mount Dora's lakes and hills.

***Rehbaum Warehouse** (Royellou Lane)

Al Rehbaum and Fletcher Crane built this warehouse circa 1920s to store hardware, coffins and furniture for the Rehbaum Hardware store, Rehbaum funeral parlor, and the Rehbaum & Crane Furniture store. This warehouse was used by Rehbaum Hardware, located across the alley, for nearly 70 years.

***The Old Fire Station** (Mount Dora Jerky Co. – 128 W. 4th Avenue)

This 1940 building housed Mount Dora's second fire station. George Hall was the first paid fireman for the city and later became the first fire chief. George and his wife Mildred lived in the apartment on the second floor. When a fire occurred, George drove the fire truck to the location while Mildred handled the rest of the duties. She sounded the fire siren on top of the water tower and blew the fire horn at the station to alert the volunteer firefighters. She wrote the address of the fire on the blackboard at the fire station for those nearby, while she telephoned other volunteers with the location of the fire.

Simpson Properties

***Simpson Hotel**

In 1925, James Simpson built the Simpson Hotel as Mount Dora's first fireproof hotel. As part of the fireproofing, concrete, steel and red brick were used in the building's construction. The electrical wiring was encased in water pipes with a protective covering of rubber and silk. During World War II, a civil defense platform and radio transmitter were placed on the roof of the hotel for aircraft surveillance over Lake Dora. During the Cuban Missile Crisis in 1962, the hotel's basement was designated as an official bomb shelter.

***Kimball's Garage** (Papillio's – 441/447 Donnelly St.)

Although remodeled to appear as one building today, originally this structure was two separate buildings. The one-story structure on the north was the temporary building for the Mount Dora Bank & Trust Co. The two-story building was a garage built in the 1910s. Roland Fish may have started the garage on land owned by the Whitneys and the Cowles. It was known as the Service Garage in the 1920s and operated by V.W. Haywood and Wallace M. Pike. Harvey Kimball purchased it in 1932 and ran the garage for about 30 years. The buildings were remodeled in the 1960s, and the garage was turned into a shopping arcade.

Shamrock Family building

***Shamrock Building**

James Simpson built the Mount Dora Bank building in 1926. One year later, the bank converted to a national bank and became known as the First National Bank of Mount Dora. Historic bank buildings generally display some of the most impressive architecture in downtown areas. During that time, banks needed to convey a feeling of security and confidence; depositing one's hard-earned money in a bank was a new concept, with no federal guarantees. The interior of the bank building featured a 22-foot - high ceiling with marble wainscoting and floors, and teller cages were bronze with brass grilles.

Vincent's building

***Dr. T.N. Lewis Drugstore** (427 N. Donnelly St.)

As one of the oldest buildings in downtown Mount Dora, this two-story, molded block building was constructed in 1909 and is one of the least altered buildings. Dr. T.N. Lewis' drugstore was located in the two-story section and the post office occupied the one-story section. The drugstore was known for its souvenirs, postcards, books and soda water. In later years, C.G. Loveless' Cash grocery in the 1920s and Otis Hale's grocery in the 1930-40s were located here. L.R. Tremain's Real Estate office was located in the one-story building in the 1920s and J. George LaDue, Realty in the 1930s.

Peter Burgess building

***The Variety Store** (Los Palmas – 351 Donnelly St)

This circa 1938 building is one of the younger buildings in the downtown district and is significant for its modern architectural styling. The Drugg Variety Store owned by Henry and son Proctor Drugg was the first business located here. By 1943, it was Vincent's 5-10-25 to $1.00 store which was operated by the Vincent family into the 1960-70s.

***Mount Dora Market Place** (corner of Donnelly St. and 4th Ave.)

As automobiles became more prevalent in Mount Dora, J.M. Smith opened a service station in the mid-1920s. In 1945, Harold Larson, Shelby Caudel and Robert Caudel relocated their Texaco Service Station and Florida Motor Line Bus Station to this location. Later, Charlie Liles owned the service station and operated the Greyhound Bus Station. An addition was added to the front of the service station, but the original building is still visible from a side view.

Daniel Divennanzo building

***Renaissance Building**

Monroe Patterson, who operated a pottery and china business in East Liverpool, Ohio, built the Mount Dora Hotel in 1924. The building was constructed by local builder A.J. Waltz, who used hollow terracotta Egyptian block to construct the hotel. The hotel was open seasonally for winter guests, but then moved to offering lodgings year round in the early 1950s. Robert and Valerie Hart rescued the building in 1993 and renovated the building to include shops and offices.

David Hurley building

***Warren J. Butt's House** (Xmas shop – 331 Donnelly St)

This brick house was built by Warren J. Butts as an advertisement for his brick and cement business. An addition and modifications have been made, but the original home is still visible both inside and outside. Mr. Butts built an unusual house to the north of this structure. It was a unique, three story house with a windmill on the fourth floor with a well underneath the first floor. The house was known as "the windmill house" or the "tower house."

Gold N Art owners building

***The Mount Dora Topic** (Gold N Art Owners - Noni's at the Olive Branch building)

John P. Donnelly constructed this building following the "Great Fire of 1922." The *Mount Dora Topic* & Publishing Company occupied this building for nearly 40 years with multiple owners. The most notable was Mabel Norris Reese, owner, editor, and journalist of the *Mount Dora Topic* from 1947-1960. She fought for justice through the freedom of the press, and her courageous use of the written word brought to light the struggle for civil rights in Lake County.

G3 Development buildings

***Parkview Building** (138 E. 5th Ave.)

William W. Ingram, a lawyer and investor from Chester, West Virginia, constructed this building in 1923. The building contains three store fronts as well as apartments upstairs. The Sylvan Shores Development Company had their offices here in 1920 and the Chamber of Commerce occupied the building in 1928. The building is significant in that it is one of the least altered buildings in the downtown historic district.

Mount Dora Historical Society building

***The First City Fire House & Jail** (450 Royellou Lane)

Following the "Great Fire of 1922," Mount Dora's first firehouse was completed in 1923 on property donated by John P. Donnelly. Later, jail cells were added to the north side of the building. Most prisoners were taken into custody for minor offenses, theft, vagrancy, intoxication or disorderly conduct, making moonshine or boot legging alcohol. The conditions were miserable, with no ventilation other than tiny barred windows. There was no barrier to the heat, cold, or humidity or anything that crawled or flew into the cells. Today, the building is used as the Mount Dora History Museum and is operated by the Mount Dora Historical Society, which was formed in 1953.

John Henns building

***The Rest-A-While Gift Shop** (429 D. Donnelly St)

Originally a wood frame building sat on this site in which Gertrude Thorne opened the Rest-A-While Tea and Gift Shop in 1910. The ladies staying at the hotels came here to enjoy tea, refreshments and card games. Carrie True purchased the shop in 1915 and sold gifts, cards, toys, games and books, and she managed a circulating library. Mrs. T.N. Lewis replaced the wood-structure with today's current building, and Miss True eventually purchased the building and operated the shop until her death in 1947. The Rest-A-While shop continued under two more owners for a period of 50 years.

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

DATE: July 31, 2024

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 8 – Discussion on Demolition by Neglect**

Background:

The Historic Preservation Board requested staff to research how to prevent historic properties from succumbed to demolition by neglect. Demolition by neglect refers to the practice of allowing a building to deteriorate to the point that demolition becomes necessary or restoration becomes unreasonable. The practice has been used by property owners as a means of sidestepping historic preservation laws by providing justification for the demolition of historical buildings. In order to prevent demolition by neglect, a number of cities have adopted ordinances requiring property owners to properly maintain historical buildings.

Our Historic Preservation Ordinance does contain provisions for the enforcement of maintenance and repair. Land Development Code (LDC) Section 3.6.5 (4) states:

> *Where the board determines that any improvements within the exterior of a designated historic site, or within a designated historic preservation review area, are endangered by lack of ordinary maintenance and repair, or of deterioration, or that other improvements in visual proximity to a designated site or designated historic preservation review area are endangered by lack of ordinary maintenance, or of deterioration, to such an extent that it detracts from the desirable character of the designated historic site or designated historic preservation review areas, the board may request appropriate officials or agencies of the city government to require correction of such deficiencies under the authority and procedures of applicable ordinances, laws and regulations.*

Section 10-210, Article V, Chapter 10, Code of Ordinances, City of Mount Dora contains additional property maintenance requirements for abandoned real properties and states:

Sec. 10-210. - Maintenance requirements.

a) Properties subject to this division shall be kept free of overgrown weeds and brush, dead vegetation, trash, junk, debris, building materials, any accumulation of newspapers, circulars, flyers, notices, except those required by federal, state, or local law, discarded personal items, including, but not limited to, furniture, clothing, large and small appliances, printed material or any other items that give the appearance that

the property is abandoned.

b) *The property shall be maintained free of graffiti or similar markings by removal or painting over with an exterior grade paint that matches the color of the exterior structure.*
c) *Front, side, and rear yard landscaping shall be maintained in accordance with the city's standard at the time registration was required.*
d) *Landscape may include, but not be limited to, grass, ground covers, bushes, shrubs, hedges or similar plantings, decorative rock or bark or artificial turf/sod designed specifically for residential installation. Landscape shall not include weeds, broken concrete, asphalt or similar material.*
e) *Maintenance shall include, but not be limited to, watering, irrigation, cutting, and mowing of required landscape and removal of all trimmings.*
f) *Pools and spas shall be maintained so the water remains free and clear of pollutants and debris. Pools and spas shall comply with the enclosure requirements of this Code and the state building code, as amended from time to time.*
g) *Failure of the mortgagee and/or property owner of record to properly maintain the property may result in a violation of this Code and issuance of a citation or notice of violation/notice of hearing by a city's code enforcement officer. Pursuant to a finding and determination by the city's special magistrate, the city may take the necessary action to ensure compliance with this section.*

Abandoned real property is defined in our code as, "any property that is vacant and is under a current notice of default and/or notice of mortgagee's sale by the lender or a pending tax assessor's lien sale and/or properties that have been the subject of a foreclosure sale where the title was retained by the beneficiary of a mortgage involved in the foreclosure and any properties transferred under a deed in lieu of foreclosure or sale."

Section 10-21 (a), Article II, Chapter 10, Code of Ordinances adopts the most current version of the International Property Maintenance Code published by the International Code Council with modifications.

With these provisions, Code Enforcement and Building Services are able to cite property owners for not maintaining their property under multiple provisions. The responding department would depend on the maintenance concern; Building Services enforces the Florida Building Code and Code Enforcement enforces the Land Development Code.

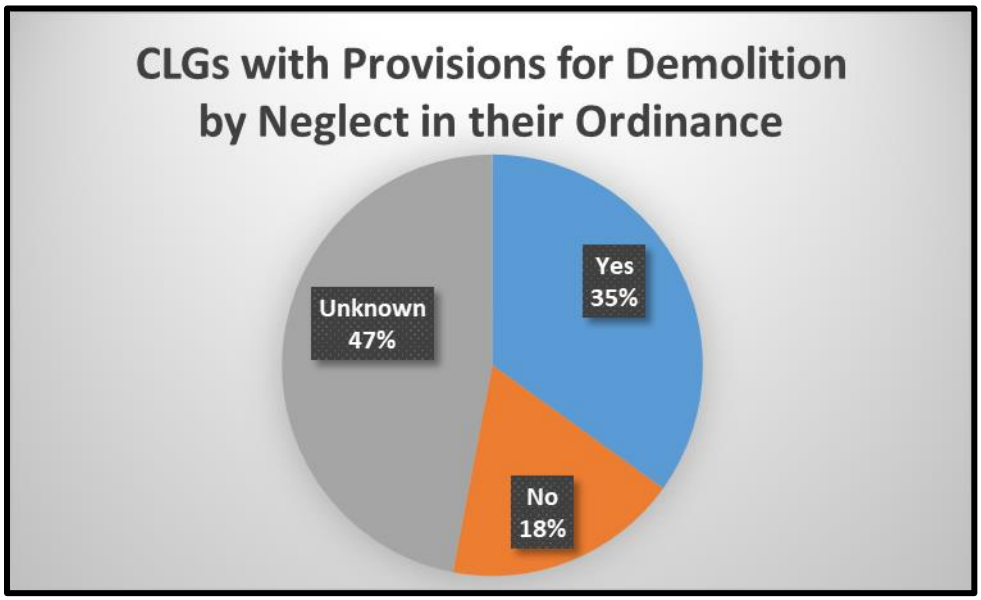
Staff was asked to research the code regulations pertaining to demolition by neglect of other jurisdictions to assess if our code should be amended to strengthen our provisions to prevent demolition by neglect.

Research Method:

The City of Mount Dora is a Certified Local Government through the Bureau of Historic Preservation, Florida Division of Historical Resources, Department of State. The Certified Local Government (CLG) Program was enacted as part of the National Historic Preservation Act Amendments of 1980. The program links three levels of government -federal, state and local- into

a preservation partnership for the identification, evaluation and protection of historic properties. Florida currently has 83 CLGs who receive technical assistance and training and may apply for federally funded CLG subgrants to conduct survey, planning and National Register nomination projects.

Based on information provided by the Florida Division of Historical Resources, staff found that 29 CLGs have code provisions pertaining to demolition by neglect; 15 do not have provisions; and it is unknown if the other 39 jurisdictions have provisions for demolition by neglect.



With this information, Staff obtained and reviewed the Historical Ordinance for twenty-three (23) jurisdictions which were reported to have provisions for demolition by neglect.

Definition

The majority of jurisdictions with criteria pertaining to demolition by neglect defined the practice. Below are different definitions of the practice adopted by different jurisdictions.

> Demolition by neglect. Improper or inadequate maintenance of a historic resource which results in its substantial deterioration and threatens its continued preservation. (Oakland Park)
>
> Demolition by neglect describes a situation in which a property owner: (a) performs improper maintenance which does not meet the Secretary of Interior's Standards for Rehabilitation, or is done in such a manner so as not to prevent further deterioration of the structure, or (b) fails to perform affirmative maintenance which allows a historic resource to suffer substantial deterioration and threatens its continued preservation. (Ocala)
>
> Demolition by neglect means the willful abandonment of a building or structure by the owner, resulting in such a state of deterioration that its self-destruction is inevitable, or

where demolition of the building or structure to remove a health and safety hazard is a likely result. (Pinellas County)

Demolition by neglect means the willful abandonment of a building or structure by the owner, resulting in such a state of deterioration that its self-destruction is inevitable or where demolition of the building or structure to remove a health and safety hazard is a likely result. (St. Petersburg Beach)

Demolition by neglect. The abandonment of a building or structure by the owner(s) resulting in such a state of deterioration that its self-destruction is inevitable or where demolition of the building or structure to remove a health and safety hazard is necessary. (Gulfport)

Demolition by neglect. The absence of work in maintaining, repairing, or securing a contributing building or structure in a historic district that results in deterioration of an exterior feature of the building or structure or the loss of the structural integrity of the building or structure. (New Smyrna Beach)

Demolition by neglect means abandonment of a building or structure by the owner resulting in such a state of deterioration that its self-destruction is inevitable, or where demolition of the building or structure to remove a safety hazard is a likely result. (Monroe County)

Demolition by neglect: The deliberate, reckless, or inadvertent failure to maintain minimum maintenance standards for any properties designated historic, either individually or as a contributing property in a historic district. (Miami-Dade County)

Demolition by neglect means the willful abandonment of a building or structure by the owner resulting in such a state of deterioration that its self-destruction is inevitable or where demolition of the building or structure to remove a health and safety hazard is a likely result. (Lee County)

Demolition by neglect shall mean improper or inadequate maintenance of a historic resource that results in its substantial deterioration and threatens the continued preservation of the historic resource. (Broward County)

Demolition by neglect means the willful abandonment of a building or structure by the owner resulting in such a state of deterioration that its self-destruction is inevitable or where demolition of the building or structure to remove a health and safety hazard is a likely result. (Bonita Springs)

Demolition by neglect means a situation in which a property owner intentionally or inadvertently allows a historic property to suffer severe deterioration, potentially beyond the point of repair. (Belleair).

The Land Development Code for Mount Dora does not specifically define 'demolition by neglect' in Chapter III nor Chapter VIII but does describe the practice in LDC Section 3.6.5 (4) as "improvements […] [which] are endangered by lack of ordinary maintenance and repair, or of deterioration […] to such an extent that it detracts from the desirable character of the designated historic site or designated historic preservation review areas."

This description is generally consistent with the practice but the language is general in regards to its application; 'detracts from the desirable character' can be seen as subjective and not as definitive as other definitions such as 'resulting in such a state of deterioration that its self-destruction is inevitable or where demolition of the building or structure to remove a health and safety hazard is a likely result" which is language used in multiple jurisdictions.

Code Criteria

Although all the codes reviewed had cited that they had provisions pertaining to demolition by neglect, the amount of regulations pertaining to the practice varied greatly between jurisdictions. Most jurisdictions had a section prohibiting the process of allowing a structure to succumb to demolition by neglect or some other form of affirmative maintenance requirements. Other jurisdictions went further and defined the actions which constitute demolition by neglect (Belleair, Broward County, Homestead, Miami Beach, Miami-Dade County, Ocala, etc.); and some defined a specific process to follow in the event an asset was succumbing to demolition by neglect and established penalties (Delray Beach, Homestead, Jupiter, Oakland Park). Some jurisdictions only provided general verbiage pertaining to maintaining the structures while some jurisdictions only defined demolition by neglect but did not provide any regulations to prevent the practice (St. Petersburg Beach).

The provisions pertaining to demolition by neglect adopted by Mount Dora are consistent with the intent of the other jurisdictions and regulations pertaining to the practice varied greatly between jurisdictions.

Attachment(s):

Land Development Code Comparison of Demolition by Neglect

Land Development Code Comparison
Demolition by Neglect Provisions

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1. Belleair

(i) *Demolition by neglect.*

(1) *Affirmative maintenance required.* The owner of a property designated pursuant to this section either individually or as a contributing part of a district shall comply with all applicable codes, laws and regulations governing the maintenance of property. It is the intent of this section to preserve from deliberate or inadvertent neglect the exterior features of such properties and the interior portions thereof when maintenance is necessary to prevent deterioration and decay of the property. All such

properties shall be preserved against such decay and deterioration and shall be free from structural defects through prompt corrections of any of the following defects:

a. Facades which may fall and injure the subject property, adjoining property, or members of the public.

b. Deteriorated or inadequate foundation, defective or deteriorated flooring or floor supports, deteriorated walls or other vertical structural supports.

c. Members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split or buckle due to defective material or deterioration.

d. Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken windows or doors.

e. Any fault or defect in the property which renders it structurally unsafe, insufficiently protected from weathering, or not properly watertight.

(2) *Enforcement.* In the event the town manager or designee determines that a historically designated structure or a structure is in the course of being demolished by neglect, the town manager or designee shall notify the owner of record of such preliminary findings, stating the reasons, and shall give the owner of record 30 days from the date of such notice in which to commence work rectifying the evidence of neglect. Such notice shall be accomplished by certified mailing to the last known address of the owner of record or, in the event that this procedure is unsuccessful, then by attaching such notice to the structure for a seven-day period.

Upon the failure of the owner of record to commence work within 30 days of such notice, the town manager shall notify the code enforcement board and request a hearing. Written notice of the request for a hearing and subsequent procedures shall comply with the criteria established pursuant to section 66-412 of the Town Code.

Pursuant to section 66-412 of the Town Code, the code enforcement board, upon finding a violation, shall issue an order to comply. Fines may be levied against the property owner, as well as a lien against the land on which the violations exist.

If the town manager or designee determines that the code enforcement process delineated in section 66-412 would be an inadequate response to a given violation, the town may pursue both civil and criminal penalties pursuant to section 66-413 of the Town Code.

2. Bonita Springs

Sec. 5-210. Demolition by neglect.

If the staff of the historic preservation board or the building official inform the historic preservation board that a designated historic resource or contributing property within a historic district is being demolished by neglect, as defined pursuant to this chapter, the historic preservation board shall notify the owners of record by certified mail of its preliminary findings and intent to hold a public hearing no later than 45 calendar days from the date the notice was sent to determine evidence of neglect. The owner shall have until the time of the public hearing to make necessary repairs to rectify the evidence of neglect as identified in the certified notice. Upon failure by the owner to abate the structural, health or safety hazards identified in the initial notice within 45 calendar days, the historic preservation board shall hold a public hearing to consider recommending to the building official that the owner be issued a citation for code violation. The owner shall have the right to rebut the preliminary findings of the historic preservation board at the public hearing. If the historic preservation board finds that the building or structure is being demolished by neglect pursuant to this chapter, the historic preservation board may recommend to the building official that the owner be issued a citation for code violations and that penalties be instituted pursuant to this chapter.

3. Broward County

Sec. 5-537. Maintenance of historic resource.

(a) Every owner of a historic resource shall properly maintain and keep in good repair and shall not permit demolition by neglect to occur:

(1) All of the exterior portions of such buildings or structures;

(2) All interior portions which, if not maintained, may cause the building or structure to deteriorate or to become damaged or otherwise to fall into a state of disrepair; and

(3) If the site contains archaeological materials, the owner shall be required to maintain the property in such a manner so as not to adversely affect the integrity of the archaeological zone or historic resource; or

(4) In the alternative to (1)—(3) above, seek a COA based upon a deprivation of reasonable economically beneficial use of such property.

(b) The Historic Preservation Board may refer violations of this section to the appropriate division of the local government having jurisdiction for enforcement proceedings relating to any building or structure designated as a historic resource in order to preserve such building or structure in accordance with the purpose and intent of this article.

(c) The requirements of this section shall be in addition to any and all requirements of the local government having jurisdiction and the Florida Building Code that require buildings or structures to be maintained in good repair. It is the intent of this section to preserve, from either deliberate or inadvertent neglect, the exterior features of historic resources and the interior portions thereof when maintenance is necessary to prevent deterioration and decay of the historic resource. All such historic resources shall be preserved against such decay and deterioration and be maintained free from structural defects through correction of any of the following deficiencies:

(1) Facades which may fall and injure the subject or adjoining structure or building, or members of the public.

(2) Deteriorated or inadequate foundation, defective or deteriorated flooring or floor supports, deteriorated walls or other vertical structural supports.

(3) Members of ceilings, roofs, ceiling and roof supports, or other horizontal members which sag, split, or buckle due to defective material or deterioration.

(4) Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations, or floors, including broken windows or doors.

(5) Any fault or defect in the structure or building which renders it structurally unsafe, insufficiently protected from weathering, or not properly watertight.

(d) A property owner who believes that the application of this section creates an undue economic hardship may request relief pursuant to Section 5-536 of this Code.

4. Delray Beach

(9) ***Maintenance Requirements for Historic Sites and Buildings; Penalties.*** (Ord. No. 12-18, § 2, 9-25-18)

(a) Every owner of historic and archeological sites or owner of buildings, structures, improvements and appurtenances within historic districts shall keep in good repair and shall properly maintain both the exterior and site. The owner of a building or structure located within a historic district through the exercise of sufficient and reasonable care shall provide for the maintenance and

upkeep of these sites and buildings to prevent destruction and decay as caused by either deterioration or other hazards. (Ord. No. 12-18, § 2, 9-25-18)

(b) In addition to the general standards and guidelines set forth at Sub-paragraph 4.5.1.(E)(5) above, the owner shall preserve a historic structure against decay and deterioration through the correction of the following deficiencies: (Ord. No. 12-18, § 2, 9-25-18)

1. Facades which may fall and injure the subject or adjoining structure or building, or members of the public. (Ord. No. 12-18, § 2, 9-25-18)
2. Deteriorated or inadequate foundation, defective or deteriorated flooring or floor supports, deteriorated walls or other vertical structural supports. (Ord. No. 12-18, § 2, 9-25-18)
3. Members of ceilings, roofs, ceiling and roof supports, or other horizontal members which sag, split or buckle due to defective material or deterioration. (Ord. No. 12-18, § 2, 9-25-18)
4. Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations, or floors, including broken windows or doors. (Ord. No. 12-18, § 2, 9-25-18)
5. Presence of signs that would indicate rotting wood or termite infestation. (Ord. No. 12-18, § 2, 9-25-18)
6. Any fault or defect in the structure or building which renders it structurally unsafe, insufficiently protected from weathering, or not properly watertight. (Ord. No. 12-18, § 2, 9-25-18)

(c) In the sole discretion of the City, a violation of any of the provisions of sub-paragraph 4.5.1.(E)(9) may be penalized either as set forth in the City of Delray Beach Operating Guidelines Manual for the Neighborhood and Community Services Department, as may be amended from time to time, or additionally by imposing the penalties provided for in Section 37.36 of the City Code of Ordinances which have been authorized pursuant to state law at Chapter 162, F.S. (Ord. No. 12-18, § 2, 9-25-18)

(d) Notwithstanding the penalties set forth at above sub-paragraph (c), and in addition to the penalties authorized by this section and the Code of Ordinances, a violation of these maintenance regulations which are determined by the City to be a either a repeat violation, or a serious threat to the public health, safety and welfare; or if the violation is irreparable or irreversible in nature, then in any of these circumstances, the owner may also be subject to the following provisions: (Ord. No. 12-18, § 2, 9-25-18)

1. Following the determination by the City of violations under one or more of the circumstances set forth above, no permit will be issued for any alteration or new construction affecting such property for a period of five years, other than permits necessary to correct the violation. However, upon presentation of evidence satisfactory to the Historic Preservation Board that the violation has been corrected, any remaining portion of the five-year prohibition on issuance of a permit may be waived. Notwithstanding this waiver, no other provision or penalty of Sub-paragraph 4.5.1.(E)(9) may be waived by the Historic Preservation Board. (Ord. No. 12-18, § 2, 9-25-18)
2. As a condition for any new land use approval, the owner may be required to rebuild, reconstruct, restore or replicate the structure or object on the property in accordance with applicable standards and development procedures as set forth in Section 4.5.1. (Ord. No. 12-18, § 2, 9-25-18)

3. The ad valorem tax exemption provided for historic structures or properties under Section 4.5.1 and all historic preservation incentives will not apply to historically designated buildings, structures, landscape features, improvements or sites that are damaged, destroyed, or demolished through either action or inaction of the owner concerning maintenance regulation violations identified in sub-paragraph 4.5.1.(E)(9)(b) herein. (Ord. No. 12-18, § 2, 9-25-18)

5. Eatonville

Sec. 48-122. Determining neglect.

In the event the historic preservation board determines that a property with a designated historic district or a designated historic resource is in the course of being demolished by neglect, the historic preservation board shall notify the owner of record of such preliminary findings, stating the reasons therefor. The historic preservation board shall request a meeting with the owner or the tenant of the building that is not being adequately maintained, and the historic preservation board shall present ways to improve the condition of the property. If the owner or tenant fails to take action, the board may notify the building official to institute proceedings before the town code enforcement board under the authority of applicable laws and regulations.

6. Eustis

Sec. 46-257. Enforcement.

It shall be the joint responsibility of the city building official and the code enforcement officer to enforce the provisions of this division; and the divisions may refer violations to the code enforcement board for enforcement proceedings, pursuant to this Code of Ordinances, concerning any building or structure designated under this article, so that the building or structure shall be preserved in accordance with the purposes of this article.

Sec. 46-258. Codes compliance required.

The owner, lessee or other person in physical control of a landmark, landmark site or contributing structure in an historic district shall comply with all applicable codes, laws and regulations governing the maintenance and safety of property, including but not limited to the health and safety, housing and building codes of the city. It is the intent of this section to preserve from deliberate or inadvertent neglect the exterior features of a building designated as a landmark or contributing structure to an historic district and its interior portions when such maintenance is necessary to prevent deterioration and decay of the exterior. All such buildings shall be preserved against such decay and deterioration and shall be free from structural defects through prompt correction of any of the following defects:

(1) Facades which may fall and injure members of the public or property.

(2) Deteriorated or inadequate foundation, defective or deteriorated flooring or floor supports, deteriorated walls or other vertical structural supports.

(3) Members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split or buckle due to defective material or deterioration.

(4) Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken windows or doors.

(5) Defective or insufficient weather protection for exterior wall covering, including lack of paint or weathering due to lack of paint or other protective covering.

(6) Any fault or defect in the building which renders it not properly watertight or structurally unsafe.

(7) Any fault or defect in the building rendering such structure an unsafe structure.

(Ord. No. 95-27, § 16(a), 9-7-1995)

7. Gainesville

5. *Demolition by neglect.* The intent of this section is to stop the continuing deterioration of historic properties and neighborhoods through application of chapters 13 and 16 of the Code of Ordinances.

a. The historic preservation board may, on its own initiative, file a formal complaint with the codes enforcement division requesting repair or correction of defects to any designated structure so that it is preserved and protected.

b. The code enforcement division shall provide written notice to the staff member assigned to the historic preservation board when a building or structure that is either listed on the national or local historic register or is a contributing structure to either a nationally or locally designated historic district is deemed:

i. As having a minor or major housing code violation, or
ii. "Dangerous," as defined by chapter 16 of the Code of Ordinances.

Upon receipt of this notice, the city manager or designee is authorized to access these properties accompanied by a code enforcement officer to assess the damage that formed the basis for the decision to find the building "dangerous." The assessment will be presented to the historic preservation board, which shall be allowed to appeal the determination to the development review board pursuant to section 16-27 of the Code of Ordinances and present evidence against the determination that the building is "dangerous."

8. Gulfport

Sec. 22-21.05. Maintenance and repair of landmarks, landmark sites, and property in historic districts.

(a) Every owner of a landmark, a landmark site or a property in a historic district shall keep the following in good repair:

(1) All of the exterior portions of such buildings or structures;

(2) All interior portions thereof which, if not so maintained, may cause such buildings or structures to deteriorate or to become damaged or otherwise to fall into a state of disrepair; and

(3) In addition, where the landmark is an archaeological site, the owner shall be required to maintain such property in such a manner so as not to adversely affect the archaeological integrity of the site.

(b) The provisions of this chapter shall apply in addition to the provisions of the building code adopted by the city and amended from time to time.

(c) Emergency conditions.

(1) For the purpose of remedying an emergency condition determined to be imminently dangerous to life, health or property, nothing contained herein shall prevent the temporary construction, reconstruction, demolition, or other repairs to a historic structure, building, or site, or a contributing or noncontributing property, structural improvement, or landscape feature within a designated historic district.

(2) Such temporary construction, reconstruction or demolition must take place pursuant to approval of the building official and only such work as is reasonably necessary to correct the emergency conditions may be carried out.

(3) The owner(s) of a building or structure damaged by fire or natural calamity shall be permitted to immediately stabilize the building or structure and to later rehabilitate it under the procedures required by this article. The owner(s) may request a special meeting of the committee to consider an application for a certificate of approval to provide for permanent repairs.

9. Highlands County

Section 12.15.111. Demolition by neglect.

In the event that the HPC reasonably believes that an historic property or a structure or building in a historic district is being demolished by neglect, as defined by this chapter, the HPC shall notify the owner of record by certified mail of its preliminary findings and its intent to hold a public hearing within 30 days to determine evidence of neglect. The owner shall have until the time of the public hearing to make necessary repairs to rectify the evidence of neglect as identified in the notice. If the owner fails to rectify the structural, health or safety hazards identified in the initial notice within such 30 days, the HPC shall hold a public hearing to consider recommending to the code enforcement officer that the owner be issued a citation for code violation. The owner shall have the right to any rebuttal at that public hearing. If the HPC finds that the structure is being demolished by neglect pursuant to this chapter, the HPC shall recommend to the code enforcement officer that the owner be issued a citation for code violation and that penalties be instituted pursuant to the code enforcement ordinance and/or this chapter.

10. Hillsborgh County

Sec. 3.03.08. Maintenance and Repair of Designated Properties

A. Generally

1. The owner and the tenant of a Landmark shall keep in good repair:

   a. All the exterior portions of such buildings and structures.

   b. All interior portions thereof which, if not so maintained, may cause deterioration, damage or lead to a state of disrepair of the landmark.

2. The purpose of this requirement is to prevent a person from instigating the demolition of his building or structure through neglect and permitting damage to it by weather or vandalism.

3. No provision of this section shall be interpreted to require an owner or tenant to undertake an alteration or to restore his building to its original appearance.

4. In the case of designated archaeological resources, the owners and tenants shall be responsible for the protection and preservation of the archaeological remains on the property. At the time of designation the HRRB shall work with the property owner to establish a plan for the protection of the Archaeological Resource which meets the needs of the resource and the property owner.

5. The HRRB may meet with owners of Landmarks which are in poor repair to discuss ways to improve the condition of the property. The HRRB may request the Building Department to take action to require correction of defects threatening the preservation of the landmark.

6. The HRRB may meet with owners of designated archaeological resources when there is an action or effect which threatens the remains in order to develop an effective plan to protect said remains. The

HRRB may request Code Enforcement to take action to require correction of defects threatening the preservation of the site or artifacts.

B. Emergency Conditions

When the Housing and Community Code Enforcement Department determines that there are emergency conditions affecting a Landmark which are dangerous to life, health or adjacent property, the Department may order the correction of these conditions without the approval of the HRRB. The Department shall notify the staff of the HRRB prior to the action being taken. When the emergency conditions do not require demolition, the Department shall make every effort to carry out the intent of this division and to use the guidelines of the HRRB when remedying the emergency conditions.

11. Homestead

Sec. 14-9. Demolition by neglect prohibited.

(a) The owner of a property designated pursuant to this chapter, whether individually or as a contributing part of a historic district shall comply with all applicable codes, laws, and regulations governing the maintenance of property. It is the intent of this section to preserve from deliberate or inadvertent neglect the exterior features of such properties, and the interior portions thereof when maintenance is necessary to prevent deterioration and decay of the property. All designated properties shall be preserved against decay and deterioration and shall be kept free from structural defects through prompt corrections of any of the following:

(1) Facades that may fall and injure the subject property, adjoining property, or members of the public.

(2) Deteriorated or inadequate foundation, defective or deteriorated flooring or floor supports, deteriorated walls or other vertical structural supports.

(3) Members of ceilings, roofs, ceiling and roof supports or other horizontal members that sag, split, or buckle due to defective material or deterioration.

(4) Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations, or floors, including broken windows or doors.

(5) Any fault or defect in the property that renders it structurally unsafe, insufficiently protected from weathering, or not properly watertight.

(b) A property owner who believes that application of this section creates an undue economic hardship may apply for a claim of undue economic hardship pursuant to section 14-111.

(c) When a city code enforcement officer learns of a violation of this section, that officer shall give notice in writing of the violation to the owner, with specific written details of the corrective action necessary to remedy the violation. Such notice shall be given personally, by registered or certified mail, return receipt requested, or by posting on the property when the address of the owner cannot be located. The property owner shall have thirty (30) days from the date of such notice to perform the corrective action. After thirty (30) days, the city code enforcement officer may issue a civil citation pursuant to section 7-34. If the property owner fails to take corrective action within the thirty-day period, the city may file a legal action in a court of competent jurisdiction seeking:

(1) An injunction ordering the property owner to take corrective action; or

(2) An order authorizing the city to enter onto the property to make the corrective action; or

(3) Civil penalties.

In seeking an injunction, the city shall prove that the owner has violated this chapter and such violation threatens the integrity or existence of an individual site or a contributing structure within a district. Such civil

action may be initiated in the name of the city at the discretion of the city manager upon an affirmative vote of a majority of the board. Proposed settlement of a civil lawsuit must be accepted by an affirmative vote of a majority of the city council. Nothing herein shall prevent the city council from initiating or assuming direction of the lawsuit, at its discretion. In the event that the court authorizes the city to enter onto the property to take the required corrective action, the city shall seek the cost of the corrective action as a lien against the property, accruing interest at the statutory rate for judgments until satisfied, including assessment of reasonable attorneys fees and costs for bringing the action. Violations of this section shall be punished by a civil penalty of five hundred ($500.00) dollars. After expiration of the thirty-day period provided above, each day that the corrective action is not taken shall constitute a separate violation.

12. Jupiter

(3) In the event the town council determines that a designated historic site is suffering waste by neglect, it shall notify the property owners of record and shall identify the corrections necessary to return the resource to its condition at designation and shall give the property owner of record 30 calendar days from the date of notice in which to commence work rectifying the evidences of neglect cited by the town. Such notice shall be accomplished in the following manner:

a. By certified mailing to the address of the property owner of record as determined by the most current Palm Beach County property tax rolls, or

b. In the event the procedure outlined in subsection (e)(3)a of this section is not successful, then the town shall post a notice consistent with F.S. ch. 162, to the historic site.

c. Upon the property owner of record's failure to commence work within 30 calendar days of such notice, the town shall notify the property owner in the manner provided above to appear at the next public hearing of the board. The board shall cause to be presented at said public hearing the reasons for the notice, and the property owner shall have the right to present any rebuttal thereto. If, thereafter, the town council determines that the historic site is being demolished by neglect, the council shall forward a motion to the code enforcement division for action.

13. Lee County

Sec. 22-245. Demolition by neglect.

If the staff of the historic preservation board or the building official inform the historic preservation board that a designated historic resource or contributing property within a historic district is being demolished by neglect, as defined pursuant to this chapter, the historic preservation board shall notify the owners of record by certified mail of its preliminary findings and intent to hold a public hearing no later than 35 calendar days from the date the notice was sent to determine evidence of neglect. The owner shall have until the time of the public hearing to make necessary repairs to rectify the evidence of neglect as identified in the certified notice. Upon failure by the owner to abate the structural, health or safety hazards identified in the initial notice within 35 calendar days, the historic preservation board shall hold a public hearing to consider recommending to the building official that the owner be issued a citation for code violation. The owner shall have the right to rebut the preliminary findings of the historic preservation board at the public hearing. If the historic preservation board finds that the building or structure is being demolished by neglect pursuant to this chapter, the historic preservation board may recommend to the building official that the owner be issued a citation for code violations and that penalties be instituted pursuant to this chapter.

14. Miami Beach

(g) *Maintenance of designated properties and demolition by neglect.*

(1) The owner of any building, structure, improvement, landscape feature, public interior or site individually designated in accordance with sections 118-591, 118-592 and 118-593, or located within an historic district, whether vacant or inhabited, shall be required to properly maintain and preserve such building or structure in accordance with standards set forth in the applicable Florida Building Code, this article and this Code. For purposes of this article, demolition by neglect is defined as any failure to comply with the minimum required maintenance standards of this section, whether deliberate or inadvertent.

a. *Required minimum maintenance standards.* It is the intent of this article to preserve from deliberate or inadvertent neglect, the interior, exterior, structural stability and historic and architectural integrity of any building, structure, improvement, landscape feature, public interior or site individually designated in accordance with sections 118-591, 118-592 and 118-593, or located within an historic district, whether vacant or inhabited. All such properties, buildings and structures shall be maintained according to minimum maintenance standards, preserved against decay, deterioration and demolition and shall be free from structural defects through prompt and corrective action to any physical defect which jeopardizes the building's historic, architectural and structural integrity; such defects shall include, but not be limited to, the following:

1. Deteriorated or decayed facades or facade elements, including, but not limited to, facades which may structurally fail and collapse entirely or partially;
2. Deteriorated or inadequate foundations;
3. Defective or deteriorated flooring or floor supports or any structural members of insufficient size or strength to carry imposed loads with safety;
4. Deteriorated walls or other vertical structural supports, or members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration;
5. Structural members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split or buckle due to defective material or deterioration;
6. Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken or missing windows or doors;
7. Defective or insufficient weather protection which jeopardizes the integrity of exterior or interior walls, roofs or foundation, including lack of paint or weathering due to lack of paint or other protective covering;
8. Any structure which is not properly secured and is accessible to the general public; or
9. Any fault or defect in the property that renders it structurally unsafe or not properly watertight;
10. The spalling of the concrete of any portion of the interior or exterior of the building.

b. *Notice, administrative enforcement and remedial action.* If any building, structure, improvement, landscape feature, public interior or site individually designated in accordance with sections 118-591, 118-592 and 118-593, or located within an historic district, in the opinion of the historic preservation board, planning director or designee, or the city's building official or designee, falls into a state of disrepair so as to potentially jeopardize its structural stability and/or architectural integrity, and/or the safety of the public and surrounding structures, or fails to satisfy any of the required minimum maintenance standards above, the planning director or designee, or the city's building official or designee shall have right of entry onto the subject property and may inspect the subject property after 48 hours' notice to the owner of intent to inspect. In the event the property owner refuses entry of any city official onto the subject property, the city may file an appropriate action compelling the property owner to allow such officials access to the subject

property for an inspection. Upon completion of the inspection of the subject property, a report delineating the findings of such inspection, as well as any remedial action required to address any violation of the required minimum maintenance standards, shall be immediately transmitted to the property owner. The city may require that the property owner retain a professional structural engineer, registered in the state, to complete a structural evaluation report to be submitted to the city. Upon receipt of such report, the property owner shall immediately take steps to effect all necessary remedial and corrective actions to restore the structure's or building's compliance with the required minimum maintenance standards herein; remedial action in this regard shall include, but not be limited to, the structural shoring, stabilization and/or restoration of any or all exterior walls, including their original architectural details, interior loadbearing walls, columns and beams, roof trusses and framing, the blocking of openings and securing of existing windows and door openings, as well as sealing of the roof surface against leaks, including from holes, punctures, open stairwells, elevator shafts and mechanical systems roof penetrations as necessary to preserve the building or structure in good condition. The owner shall substantially complete such remedial and corrective action within 30 days of receipt of the report, or within such time as deemed appropriate by the building official, or designee, in consultation with the planning director or designee. Such time may be extended at the discretion of the city's building official, in consultation with the planning director.

c. *Injunction and remedial relief.* If the owner of the subject property, in the opinion of the city's building official, fails to undertake and substantially complete the required remedial and corrective action within the specified time frame, the city may, at the expense of the owner, file an action seeking an injunction ordering the property owner to take the remedial and corrective action to restore the structure's or building's compliance with the required minimum maintenance standards herein and seeking civil penalties as herein provided; Such civil action may only be initiated at the discretion of the city manager or designee. The court shall order an injunction providing such remedies if the city proves that the property owner has violated the required minimum maintenance standards or any portion of this article or this code.

d. *Civil penalties.* Violation of this article shall be punishable by a civil penalty of up to $5,000.00 per day, for each day that the remedial and corrective action is not taken.

(3) Nothing in this section shall be construed to prevent the ordinary maintenance or repair of any building, structure, improvement, landscape feature, public interior or site individually designated in accordance with sections 118-591, 118-592 and 118-593, or located within an historic district which does not involve a change of design, appearance or material, and which does not require a building permit or certificate of appropriateness. Any building, structure, improvement, landscape feature, public interior or site individually designated in accordance with sections 118-591, 118-592 and 118-593, or located within an historic district that is the subject of an application for a certificate of appropriateness for demolition shall not have its architectural features removed, destroyed or modified until the certificate of appropriateness is granted. Owners of such property shall be required to maintain such properties in accordance with all applicable codes up to the time the structure is demolished.

(4) Vacant buildings and structures. The owner of any building, structure, improvement, landscape feature, public interior or site individually designated in accordance with sections 118-591, 118-592 and 118-593, or located within an historic district which is proposed to be vacated and closed, or is vacated and closed for a period of four weeks or more, shall make application for certificate of appropriateness approval and a building permit to secure and seal such building or structure. The owner or the owner's designated representative, shall notify the city's building official and planning director, or their designees, in writing of the proposed date of vacating such building or structure.

a. *Inspection of premises and sealing of property.* Upon receipt of written notification to vacate, a visual walk-through inspection of the subject premises may be required, at the discretion of the building official to ascertain the general condition of the building. Such inspection shall include,

but not be limited to, a visual inspection of the structural system to the greatest extent possible, exterior and interior walls, roofs, windows, doors and special architectural features, as well as site features. Upon completion of such inspection, the building official, shall notify the owner in writing of the findings of the inspection. If the subject structure fails to comply with the required minimum maintenance standards herein, all remedial and corrective action necessary to restore the structure's or building's compliance with the required minimum maintenance standards herein shall be undertaken by the property owner, to the satisfaction of the building official and the planning director, or their respective designees, before any sealing or closing of the structure shall be permitted. The owner of such building or structure shall be required to obtain certificate of appropriateness approval and a building permit for any and all such remedial and corrective work; upon completion of the work, the building official and planning director, or their designees, may reinspect the subject building or structure to determine whether all work has been completed in compliance with the approved plans. Upon determination of completion, the owner of the subject structure shall file application for certificate of appropriateness approval and a building permit to seal and secure the building.

b. *Reinspection of premises.* If at any time during the vacancy of the structure the building should fail to comply with the required minimum maintenance standards herein and fall into a state of disrepair constituting demolition by neglect, or is in violation of any portion of subsection 118-532(g) of these land development regulations, such premises shall be subject to all maintenance and enforcement provisions of subsection 118-532(g) of these land development regulations as well as all of the city's building and property maintenance standards contained in this Code and the Florida Building Code enforceable by the city using all available means.

c. *Enforcement and remedial action.* Failure to comply with remedial action required by the planning director or building official, or designee, may result in city action to ensure the protection of public safety and the stabilization and preservation of the architectural integrity of the building or structure. Such measures shall all be undertaken at the expense of the owner, including, but not limited to, the city filing an action to order the property owner to take all required corrective action and seeking to impose civil penalties.

(5) Any and all liens referenced or imposed hereafter, based on the foregoing provisions, shall be treated as special assessment liens against the subject real property, and until fully paid and discharged, shall remain liens equal in rank and dignity with the lien of ad valorem taxes, and shall be superior in rank and dignity to all other liens, encumbrances, titles and claims in, to or against the real property involved; the maximum rate of interest allowable by law shall accrue to such delinquent accounts. Such liens shall be enforced by any of the methods provided in Fla. Stat. Ch. 86 or, in the alternative, foreclosure proceedings may be instituted and prosecuted under the provisions applicable to practice, pleading and procedure for the foreclosure of mortgages on real estate set forth in Florida Statutes, or may be foreclosed per Fla. Stat. Ch. 173, or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law. The owner and/or operator shall pay all costs of collection, including reasonable attorney fees, incurred in the collection of fees, service charges, penalties and liens imposed by virtue of this section.

(6) There shall be no variances, by either the board of adjustment or the historic preservation board, from any of the provisions contained in subsection 118-532(g) of this article.

15. Miami-Dade County

Sec. 16A-13.1. Demolition By Neglect Prohibited.

Affirmative Maintenance Required. The owner of a property designated pursuant to this Chapter, either individually or as a contributing part of a district, shall comply with all applicable codes, laws, and regulations governing the maintenance of property. It is the intent of this section to preserve from deliberate or inadvertent neglect the exterior features of such properties and the interior portions thereof when maintenance is necessary to prevent deterioration and decay of the property. All such properties shall be preserved against such decay and deterioration and shall be free from structural defects through prompt corrections of any of the following defects:

(a) Facades which may fall and injure the subject property, adjoining property, or members of the public.

(b) Deteriorated or inadequate foundation, defective or deteriorated flooring or floor supports, deteriorated walls or other vertical structural supports.

(c) Members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split or buckle due to defective material or deterioration.

(d) Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken windows or doors.

(e) Any fault or defect in the property which renders it structurally unsafe, insufficiently protected from weathering, or not properly watertight.

(f) Deteriorated architectural or landscape features relevant to the historic integrity of the structure or site, including but not limited to: porches and porch supports, railings, lighting, eave and roof brackets, cornices, columns, stairways, siding, and other decorative or structural elements.

16. Pinellas County

Sec. 146-8. Maintenance and minor repair provisions.

(a) *Ordinary maintenance.* Nothing in this chapter shall be construed to prevent or discourage the ordinary maintenance of the exterior elements of any landmark on a landmark site or any property within a designated historic district when such maintenance and repair does not involve a change of design, appearance, or material.

(b) *Enforcement of maintenance and repair provisions.* When the county administrator determines that the exterior of a designated landmark on a landmark site or a contributing property within a designated historic district is endangered by lack of ordinary maintenance and repair, or that other improvements in visual proximity of a designated landmark on a landmark site or historic district are endangered by lack of ordinary maintenance, or are in danger of deterioration to such an extent that it detracts from the desirable character of the designated landmark on a landmark site or historic district, the county administrator may require correction of such deficiencies under the authority and procedures of applicable ordinances, laws and regulations.

(c) *Unsafe structures.* If the building official determines that any designated landmark on a landmark site or contributing property in a historic district is unsafe pursuant to the provisions of the applicable county ordinances, the appropriate official will immediately notify the county administrator by submitting copies of such findings. Where appropriate and in accordance with applicable ordinances, the county shall encourage repair of the building or structure rather than demolition.

(d) *Emergency conditions.*

(1) For the purpose of remedying an emergency condition determined to be imminently dangerous to life, health, or property, nothing contained in this chapter will prevent the temporary construction, reconstruction, demolition, or other repairs to a designated landmark on a landmark site or a contributing or noncontributing property in a historic district, structural improvement, landscape feature, or archaeological site within a designated historic district.

(2) Such temporary construction, reconstruction or demolition must take place pursuant to permission granted by the building official and only such work as is reasonably necessary to correct the emergency conditions may be carried out.

(3) The owner of a designated landmark on a landmark site or a contributing property in a historic district damaged by fire or natural calamity will be permitted to immediately stabilize the building or structure and to later rehabilitate it under the procedures required by this chapter. The owner may request a special meeting of the county administrator to consider an application for a certificate of appropriateness to provide for permanent repairs.

(e) *Demolition by neglect.* If the county administrator finds that a landmark on a landmark site or a contributing property in a historic district, is subject to demolition by neglect, the county administrator may recommend that the owner(s) be issued a citation by the building department for code violations and that penalties be instituted pursuant to this chapter or other ordinances.

17. Palatka

Sec. 54-80. Proper maintenance of structures required.

Neither the owner of, nor the person in charge of, a structure within a historic district shall permit such structure to fall into a state of disrepair which may result in the deterioration of exterior appurtenances or architectural features so as to produce or tend to produce, in the judgment of the board, a detrimental effect upon the character of the district as a whole or the life and character of the structure in question.

18. Ocala

Sec. 94-101. Affirmative maintenance requirements; demolition by neglect.

(a) *Intent.* It is the intent of this section to preserve from deliberate or inadvertent neglect the exterior features of structures located within locally designated historic districts or to individually designated historic resources, and the interior portions thereof when such maintenance is necessary to prevent deterioration and decay of the exterior. This includes the deterioration of any exterior appurtenance or architectural feature so as to produce or tend to produce, a detrimental effect upon the character of the district as a whole or the life and character of the landmark, structure or property. It is the further intent of this section to allow the board to work with the property owner to encourage maintenance and stabilization of the structures before any enforcement action is taken.

(b) *Affirmative maintenance.*

(1) Every owner of a property within a designated historic district or of a local landmark shall keep in good repair and shall properly maintain:

a) All of the exterior portions of such building or structure; and

b) The building site including landscaping features within a property's boundaries which help to define historic character. These features include, to the extent they exist on a property, driveways, walkways, lighting, fencing, walls, signs, benches, fountains, wells, terraces, trees and

other plants, berms, drainage or irrigation ditches, and archeological features that are important in defining the history of the site.

(2) In addition, where the historic resource is an archaeological site, the owner shall be required to maintain his property in such a manner as not to adversely affect the archaeological integrity of the site.

(c) *Demolition by neglect.*

(1) It is the intent of this subsection to preserve deliberate or inadvertent neglect the exterior features of structures designated as contributing or significant, as well as interior portions thereof which, if not so maintained, may cause such structure to deteriorate or to become damaged or otherwise fall into a state of disrepair.

(2) No owner of a property within a designated historic district or of a local landmark shall cause or permit the property to suffer demolition by neglect as defined in section 94-2 or consistent with the requirements of this subsection.

(d) *Criteria.* In the absence of an interior inspection or a structural engineer's report as to any structural degradation, the board or CEB may find lack of affirmative maintenance or demolition by neglect upon one or more of the following criteria:

(1) Deteriorated or inadequate foundations;

(2) Defective or deteriorated flooring or floor supports of insufficient size to carry imposed loads with safety;

(3) Members of walls or other vertical supports that split, lean, list, or buckle due to defective material, workmanship, or deterioration;

(4) Members of walls or other vertical supports that are insufficient to carry imposed loads with safety;

(5) Members of ceilings, roofs and their support system, or other horizontal members which sag, split or buckle due to defective material, workmanship or deterioration;

(6) Members of ceiling and roof supports or other horizontal members that are insufficient to carry imposed loads with safety;

(7) Fireplaces or chimneys which list, bulge, or settle due to defective material, workmanship, or deterioration;

(8) Deterioration or defects in paints, coating systems, flashing, or other ineffective waterproofing of exterior walls, roof and foundations, including windows and doors that may result in destructive moisture penetration or other forms of rot and decay;

(9) Any fault, defect, or condition in the building which renders the same structurally unsafe or not properly watertight;

(10) The deterioration or crumbling of exterior plasters, mortars, brick, stone or wood siding;

(11) The deterioration of any feature so as to create or permit the creation of any hazardous or unsafe condition or conditions as determined by the building official;

(12) Deterioration of a historic building or other historic resource to the extent that it creates or permits the creation of a hazardous or unsafe condition or conditions as determined by the building official; and

(13) Deterioration or removal of any unique architectural feature which would detract from the original architectural style;

(14) Any structure that has become uninhabitable shall be presumed to be suffering from demolition by neglect.

(e) *Procedure.*

(1) Upon an oral or written complaint (which may be made by a member of the public, the board, or city staff) that the property within a locally designated historic district, or a local landmark, is being demolished by neglect or is not being affirmatively maintained, the CLG-HPO shall investigate the complaint. If the complaint is found to be valid, the CLG-HPO shall instruct the property owner to contact the CLG-HPO within a reasonable amount of time to arrange a meeting to discuss the property. During this first meeting with the property owner or his agent, or if the property owner does not arrange for or attend a meeting, the designated OHPAB Representative and the CLG-HPO shall inspect the property and recommend any necessary repairs. If necessary, the CLG-HPO shall obtain an inspection warrant pursuant to applicable law. The OHPAB Representative shall prepare a report to the full board on the condition, repairs needed to maintain and stabilize the structure, any resources available for repairs, and a reasonable time frame needed for the repairs. If the condition of the property is such that the representative or another member of the board does not have the expertise to properly evaluate the historic resource, the board shall seek the opinion of a professional with the required expertise.

(2) At the next regularly scheduled board meeting, the full board shall discuss the findings of the designated representative. Determinations shall be based on the criteria found in subsection (c) of this section. If the findings so indicate, the board shall make a preliminary finding of demolition by neglect, a lack of affirmative maintenance, or no violation, and shall forward its determination along with specific actions to be taken with reasonable particularity, timeframes and a deadline for completion of repairs necessary to preserve or repair structures or other resources, to the CEB for recommendation that the structure shall be declared a nuisance and that a certification of demolition by neglect (CDN) be issued. If the owner does not comply with the board's determination and direction, the CLG-HPO shall notify the building official who shall then forward the matter to the CEB pursuant to the procedures in section 2-441 of the city code except that no notice of violation or time to correct the violation shall be issued; rather the matter shall be considered by the CEB and notice to the owner provided.

(3) The CEB shall review the board's findings and, unless it finds that the board had no substantial justification for requiring action to be taken or that the measures required for time periods specified were not reasonable under all of the circumstances, the CEB shall enter its order finding demolition by neglect or a lack of affirmative maintenance, and order appropriate corrective action.

(4) The property owner shall be duly notified of the findings of the CEB. A list of necessary actions and timeframes shall be included with the notification to the owner. Repairs must be started within 30 calendar days. The provisions of sections 2-443 through 2-445 shall apply concerning CEB's order.

(f) The taking of an appeal to a court shall not operate to stay any order of the CEB unless the CEB or court expressly stay such an order. The city may seek preliminary and permanent relief in any court of competent jurisdiction to enforce any order.

(g) This section shall not be construed to alleviate the requirements for a certificate of appropriateness as provided in this chapter.

19. Oakland Park

Sec. 25-112. Maintenance of designated historic resources and demolition by neglect.

The owner of any historic resource, whether vacant or inhabited, shall be required to properly maintain and preserve such historic resource in accordance with standards set forth herein. For purposes of this article, demolition by neglect is defined as any failure to comply with the minimum required maintenance standards of this section or chapter 5, article IV, Minimum Housing Code, of the Code of Ordinances shall be used to prevent demolition by neglect, whether deliberate or inadvertent.

(1) *Required minimum maintenance standards.* It is the intent of this article to preserve from deliberate or inadvertent neglect, the historic resource, whether vacant or inhabited. All such resources shall be maintained according to minimum maintenance standards, preserved against decay, deterioration and demolition and shall be free from structural defects through prompt and corrective action to any physical defect which jeopardizes the building's historic, architectural and structural integrity;

(2) *Notice, administrative enforcement and remedial action.* If, in the opinion of the board, HPO, or the code enforcement officer, any historic resource falls into a state of disrepair so as to potentially jeopardize its structural stability and/or architectural integrity, and/or the safety of the public and surrounding structures, or fails to satisfy any of the required minimum maintenance standards above, then the aforementioned officials shall have right of entry onto the subject property and may inspect the subject property after forty-eight (48) hours' notice to the owner of intent to inspect.

a. In the event the property owner refuses entry of any city official onto the subject property, the city may file an appropriate action compelling the property owner to allow such officials access to the subject property for an inspection.

b. Upon completion of the inspection of the subject property, a report delineating the findings of such inspection, as well as any remedial action required to address any violation of the required minimum maintenance standards, shall be immediately transmitted to the property owner and to the board.

(3) *Code enforcement action—Additional requirements.* In any proceeding of the unsafe structures board, the code enforcement board or special magistrate involving a historic resource the regulatory body shall be instructed as follows:

a. That the subject of the code enforcement action is a historic resource and that these additional requirements apply to their deliberations.

b. Every reasonable effort shall be made to stop and reverse any deterioration of the historic resource.

c. Demolition of a historic shall be ordered only in situations involving an immediate public safety risk and shall be required to meet the following conditions:

1. A structural engineer, with a demonstrated knowledge and expertise in remediation of historic resources, determines that the structure cannot be reasonably repaired; and
2. The HPO determines that there are no viable alternatives to demolition.

d. The board shall be notified, according to notification procedures herein, in advance of any code enforcement hearings regarding a historic resource.

e. The regulatory body may order remedial action by the city to prevent demolition by neglect, including, but not limited to roof repairs, moisture intrusion remediation or structural shoring. The procedure and cost of said action shall be as proscribed in section 5-54 of the City Code of Ordinances, including lien of the subject property to recover the city costs to protect the historic resource.

(4) *Emergency conditions; designated properties.* In any case where it is determined that there are emergency conditions dangerous to life, health or property affecting a historic resource an order to remedy these conditions without the approval of the board or issuance of a required certificate of appropriateness may be issued, provided that the HPO and the chair of the board has been consulted. The building official shall provide the board with adequate photographic evidence and a professional engineer's opinion as to the conditions warranting the demolition.

(5) *Reconstruction.* A historic resource that is substantially destroyed by fire, storm or other hazard may be reconstructed accordance with the Secretary of the Interior's Standards. Notwithstanding the general

requirements of the zoning district in which the resource is located, the reconstruction may be approved with the same setbacks, step backs and height from the finished floor as the resource it is replacing.

20. New Symerna Beach

(k) *Demolition by neglect.* The owner of a contributing building or structure within an historic district shall comply with all applicable codes, laws and regulations governing the maintenance of property. It is the intent of this section to preserve from deliberate or inadvertent neglect the exterior features of buildings and structures designated as contributing or significant and the interior portions thereof when such maintenance is necessary to prevent deterioration and decay of the exterior. All such buildings or structures shall be preserved against such decay and deterioration and free from structural defects through prompt corrections of any of the following defects:

(1) Facades that may fall and injure persons or property;

(2) Deteriorated or inadequate foundation, defective or deteriorated flooring or floor supports, deteriorated walls or other vertical structural supports;

(3) Members of ceilings, roofs, ceiling and roof supports or other horizontal members that sag, split or buckle due to defective material or deterioration;

(4) Deteriorated or ineffective waterproofing of exterior walls, roof, foundations or floors, including broken windows or doors;

(5) Defective or insufficient weather protection for exterior wall covering, including lack of paint or weathering due to lack of paint or other protective covering; or

(6) Any fault or defect in the building that renders it not properly watertight or structurally unsafe.

(l) *Non-compliance.*

(1) The commission, building official and code enforcement officer are each authorized to institute any and all proceedings in law or equity, as they deem necessary and appropriate to obtain compliance with the requirements of this section, or to prevent a violation thereof.

(2) No building permit shall be issued with respect to any premises upon which a significant building has been voluntarily demolished in violation of this section for a period of 22 months after the date of the completion of such demolition. As used herein "premises" includes the parcel of land upon which the demolished significant building was located and all abutting parcels of land under common ownership or control on or subsequent to the date this section was approved.

(3) Upon a determination of the commission that a building is a preferably preserved significant building, the owner shall be responsible for properly securing the building, if vacant, to the satisfaction of the building official and/or code enforcement officer.

(4) Anyone who demolishes a building or structure identified in section 50-12(e) without first obtaining, and complying fully with the provisions of, a demolition permit shall be subject to a fine of up to $5,000.00.

(m) *Appeals to the city commission.* Within 15 days of the commission decision, any affected person may appeal to the city commission any decision of the commission on an application for a demolition. The city commission shall approve, approve with conditions, or disapprove the application within 60 days after receiving the appeal. The city commission shall only approve the demolition of a contributing building if they determine that the request complies with subsections (g)—(j) of this section.

(n) *Withholding of demolition permit.* The demolition permit shall be withheld until the procedural requirements of subsections (f) through (j) inclusive have been satisfied.

21. Monroe County

Sec. 135-8. Maintenance of Designated Historic Property.

(a) Nothing in this article shall be construed to prevent the ordinary maintenance, repair, or improvement, which does not involve a change of design, appearance, or material, or prevent ordinary maintenance of landscaping features.

(b) Where the HPC determines that a designated historic property is endangered by lack of maintenance and repair, it shall notify appropriate officials of the county, so that the county may seek correction of such deficiencies under authority of applicable laws and regulations.

(c) In the event the building official determines that any designated historic structure is unsafe, he shall immediately notify the HPC of such findings. Where feasible within applicable laws and regulations, the building official shall endeavor to have the structure repaired rather than demolished and shall take into consideration any comments and recommendations of the HPC. The HPC may take appropriate actions to effect and accomplish preservation of such structure including, but not limited to, negotiations with the owner and other interested parties.

22. Orlando

Sec. 62.707. Criteria for Demolition.

In reviewing an application for the demolition of an historic landmark or a structure in an HP Overlay district, the Historic Preservation Board shall consider the following criteria:

(a) The historic, architectural or environmental significance of the structure.

(b) The historic, architectural or environmental significance of the structure to the overall ensemble of structures within the HP Overlay district and the importance of the structure to the integrity of the HP Overlay district.

(c) The aesthetic interest that the structure adds to the HP Overlay district, or in the case of an historic landmark, to the City.

(d) The number of remaining examples of similar significance in the HP Overlay district or, in the case of an historic landmark, in the City.

(e) The difficulty or impossibility of reproducing such a structure because of its design, texture, material, detail, size, scale or uniqueness of location.

(f) The plans for future utilization of the site and the effect those plans will have on the architectural, historical, archaeological, social, aesthetic or environmental character of the HP Overlay district.

(g) The reasonable measures that can be taken to save the structure from further deterioration, collapse, arson, vandalism or neglect.

(h) Any measures that have been taken to prevent the structure from deteriorating, such as performance of normal maintenance and repairs and provision of normal tenant improvements. In addition, whether the structure was willfully or negligently allowed to deteriorate.

(i) The determination by the Building Official that the structure is an imminent hazard to public safety and that repairs would be impractical.

(j) The economic hardship imposed on the owner if the application for Certificate of Appropriateness for demolition is denied.

23. Tampa

Sec. 27-102. Maintenance and repair of landmarks, landmark sites and property in historic districts, multiple property designation or conservation overlay district.

(a) *Prevention of demolition by neglect.* The owner and the tenant of a landmark, a landmark site or a property in a historic district, multiple property designation or conservation overlay district, shall keep in good repair: (1) all of the exterior portions of such structures; and (2) all interior portions thereof which, if not so maintained, may cause such structures to deteriorate or to become damaged or otherwise to fall into a state of disrepair. The purpose of this section is to prevent a person from forcing the demolition of his structure by neglecting it and permitting damage to it by weather or vandalism, and to protect Tampa's historic resources by intervening when a historically designated structure is undergoing demolition by neglect. Demolition by neglect is defined as a situation in which a property owner, or others having legal possession, custody or control of a property, allow the condition of a contributing structure or structure designated as a landmark, to suffer such deterioration, potentially beyond the point of repair, as to threaten the structural integrity of the structure or its relevant architectural detail to a degree that the structure and its character may potentially be lost to current and future generations. No provision in this chapter shall be interpreted to require an owner or tenant to restore the structure to its original appearance.

(b) *Ways to improve the condition of the property.* The BLC administrator shall request a meeting with the owner and the tenant when the landmark or contributing structure is in poor repair, and the BLC administrator shall discuss with them ways to improve the condition of the property. After this step the BLC administrator may request the PDD or applicable code enforcement department or official to take action to require correction of defects in any structure designated under this chapter so that such structure shall be preserved in accordance with the purposes of this chapter. In the event emergency conditions dangerous to life, health or property exist, as determined pursuant to subsection (e), the BLC administrator does not have to comply with the provisions of this subsection.

(c) *Ordinary maintenance and repairs.* Ordinary maintenance and repairs may be undertaken without a certificate of appropriateness, provided that the work involves repairs to existing features of a structure or the replacement of elements of a building or structure with pieces identical in appearance and provided that the work does not change the structure's exterior appearance which is visible to the public.

(d) *Control of demolition by neglect of contributing structures within local historic districts or those structures designated as local landmarks.*

(1) In order to promote the purposes of historic preservation, this subsection requires that owners of historic properties maintain their properties and not allow them to fall into disrepair. The requirements of this subsection are applicable only to contributing structures in local historic districts or those structures designated as local landmarks.

(2) *Conditions of neglect defined and prohibited.* Owners or others having legal possession, custody or control of a contributing structure in a local historic district or a structure designated as a local landmark shall maintain or cause to be maintained the exterior and structural features of their properties and not allow conditions of neglect to occur on such properties. It is a violation to fail to remedy a condition of neglect as defined in this section.

Conditions of neglect include, but are not limited to, the following:

a. Deterioration of exterior walls, foundations, or other vertical support that causes leaning, sagging, splitting, listing, or buckling.

b. Deterioration of flooring or floor supports, roofs, or other horizontal members that causes leaning, sagging, splitting, listing, or buckling.

c. Deterioration of external chimneys that causes leaning, sagging, splitting, listing, or buckling.

d. Deterioration or crumbling of exterior brick, plaster or mortar.

e. Ineffective waterproofing of exterior walls, roofs, and foundations, including broken windows or doors.

f. Defective protection or lack of weather protection for exterior wall and roof coverings, including lack of paint, or weathering due to lack of paint or other protective covering.

g. Rotting, holes, and other forms of decay.

h. Deterioration of exterior stairs, porches, handrails, window and door frames, cornices, entablatures, wall facings, and architectural details that causes delamination, instability, loss of shape and form, or crumbling.

i. Deterioration that has a detrimental effect on the surrounding historic district.

j. Deterioration that contributes to a hazardous or unsafe condition.

(3) *Undue economic hardship.* A property owner who believes that application of this section creates an undue economic hardship may apply for a variance under the process contained in section 27-96, but applying the economic hardship criteria contained in section 27-103.

(e) *Emergency conditions.* In any case where the PDD, in coordination with the applicable code enforcement department or official, determines that there are emergency conditions dangerous to life, health or property affecting a landmark, a landmark site or a property in a historic district, the department may order the remedying of these conditions without the approval of the BLC. The department shall promptly notify the administrator of the BLC of the action being taken. When the emergency conditions do not require demolition, the department shall make every effort to carry out the intent of this chapter and to use the design standards of the BLC when remedying the emergency conditions. Failure to comply with an order issued pursuant to this section, within the reasonable time set within the order for compliance, is a violation of this Code.

(f) *Other laws and regulations.* The provisions of this section shall be in addition to all other provisions of the state and city laws and regulations requiring that buildings and structures be kept in good repair.