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

HISTORIC PRESERVATION BOARD

City Hall – 1st Floor Board Room,
510 N. Baker Street, Mount Dora, FL
September 25, 2024 at 3:00 PM

AGENDA

I. Call To Order

II. Roll Call With Determination Of Quorum

III. Approval of Minutes from August 28, 2024

IV. Public participation/comment on items not on the agenda

V. Certificate of Appropriateness

1.) 147 E. 9th Avenue- Re-Roof
   - I. Ex Parte Communication
   - II. Swearing in Staff/ Applicant
   - III. Staff Presentation
   - IV. Applicant Presentation
   - V. Public Comment
   - VI. Board Discussion

2.) 835 E. 8th Avenue – Detached Garage
   - I. Ex Parte Communication
   - II. Swearing in Staff/ Applicant
   - III. Staff Presentation
   - IV. Applicant Presentation
   - V. Public Comment
   - VI. Board Discussion

3.) 110 N. Clayton Street – Garage Doors
   - I. Ex Parte Communication

II. Swearing in Staff/ Applicant
III. Staff Presentation
IV. Applicant Presentation
V. Public Comment
VI. Board Discussion

4.) 1031 N. Clayton Street- Restore door slabs and six shutters
I. Ex Parte Communication
II. Staff Presentation
III. Applicant Presentation
IV. Public Comment
V. Board Discussion

5.) 1031 N. Clayton Street- Restore door slabs and six shutters
I. Ex Parte Communication
II. Staff Presentation
III. Applicant Presentation
IV. Public Comment
V. Board Discussion

VI. Other Business

6.) Historic Preservation Ordinance Review

VII. Staff Update

VIII. Board Updates

IX. Announcement of next scheduled meeting date: October 30, 2024

X. Adjournment

All meetings are held the last Wednesday of each month at 3:00 p.m. at City Hall – 510 N. Baker Street
NOTICE: Please note that, for purposes of Section 286.011, Florida Statutes, two or more members of the City Council may be present at this meeting, and this meeting may be considered a City Council meeting.
NOTICE: If any person decides to appeal any decisions at this meeting with respect to any matter considered, such person may need a record of these proceedings. For such purpose, a person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.
NOTICE: For purposes of Section 286.011, *Florida Statutes*, two (2) or more members of the City Council may be present at this meeting and this meeting may be considered a City Council meeting although no decision of the City Council will be made at this meeting and the City Council shall comply with the requirements of controlling State law in every respect.
NOTICE: In accordance with the Americans with Disabilities Act ("ADA") and Florida Statutes, Section 286.26, persons with disabilities needing a reasonable accommodation to participate in a public hearing or meeting should contact the City of Mount Dora's ADA Coordinator at least 48 hours prior to the proceeding. The ADA Coordinator may be contacted by phone at 352735-7126, ext. 1111, or by email at clerk@cityofmountdora.com.

If hearing impaired, telephone the Florida Relay Service numbers (800) 955-8771 (TDD) or (800) 955- 8770 (Voice) for assistance.

CITY OF MOUNT DORA
HISTORIC PRESERVATION BOARD
AUGUST 28, 2024 MEETING MINUTES

The City of Mount Dora Historic Preservation Board met on Wednesday, August 28, 2024, in the City Chambers on the first floor of City Hall, located at 510 N Baker Street, Mount Dora, Florida to exercise their powers as established in the Land Development Code.

I. Call to Order

Having been duly noticed as required by law, the August 28th, 2024, meeting of the Mount Dora Historic Preservation Board was called to order at 3:01 p.m. by Det Joks, Chairman.

II. Roll Call with Determination of Quorum

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

Absent: Amanda Kelley

City Staff: Michele Janiszewski, Senior Planner; Catherine Hutcheson, Administrative Coordinator; Whitney Scott, Administrative Coordinator; Ryan Knight, Esq.(Sub for Andrew Hand Esq.)

III. Approval of Minutes

MOTION by Mr. Marx, SECONDED by Ms. Benjamin, to APPROVE the minutes as thus printed.

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

AGAINST: None

MOTION CARRIED, 6 – 0

IV. Public participation/hearing for non-agenda items

No public comment.

V. <u>Certificate of Appropriateness</u>

1. 622 N. Donnelly Street – Re-Roof
    i. Ex Parte Communication
    ii. Swearing in Staff/ Applicant
    iii. Staff Presentation
    iv. Applicant Presentation
    v. Public Comment
    vi. Board Discussion

Mr. Knight swore in the staff and applicants. Ms. Janiszewski gave a presentation on the application for the property at 622 N. Donnelly Street which sought to replace the metal shingles with GAF Timberline Asphalt Shingles. The staff recommended approval of the application.

The Board and Staff discussed the application and the guidance from the guidelines on changing the material of roofs.

Mr. Gordon inquired whether or not the current roof could be repaired. He further discussed that, if properly repaired, it may be able to last another 100 years. He further stated that there is no reason to reject the application as it is.

Mr. Miller discussed that he had taken a look at it and there appeared to be paint and tar on the roof and the edges are eroded. He wondered if taking the roof down would destroy the roof due to the corrosion.

The board members had further discussion on if the roof is repairable and if they had a real say on what materials are being used.

Mr. Joks inquired as to whether or not a chimney was on the structure. Ms. Janiszewski relayed the applicant's response on the application which stated that there is an existing chimney which would not be affected during the scope of work.

MOTION by Mr. Marx, SECONDED by Ms. Huizing, to APPROVE the application, as presented, based on staff's recommendation.

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

AGAINST: None MOTION CARRIED, 6 – 0

2. 957 Gorham Street - Addition
    i. Ex Parte Communication
    ii. Swearing in Staff/ Applicant
    iii. Staff Presentation
    iv. Applicant Presentation
    v. Public Comment
    vi. Board Discussion

Ms. Janiszewski gave a presentation on the property at 957 Gorham Street. The applicant is seeking to demolish the existing porch on the rear of the residence and construct a new porch with a utility room. Staff recommended approval of the application based on the Standards of Review.

The Applicant, Julie Smith of Sunshine Property Source, provided a summary of the scope of work.

Mr. Joks discussed whether the laundry room will be air-conditioned. Ms. Smith stated it will not be conditioned but will have windows.

Mr. Joks discussed the footing for the addition with the applicant. She stated there are decorative blocks that go around the house now and they are going to try to get the same style but it may be difficult as those bricks are no longer made.

Mr. Miller discussed the issue of putting the novelty siding on a historic home instead of a hardy board. Further discussion on the siding.

Mr. Gordon discussed the concrete blocks on the side of the home. Ms. Smith discussed the blocks and crawl spaces further.

Mr. Joks discussed whether the chimney would be affected, as he could not tell by the application as she stated both "yes" and "no" on the application. Ms. Smith stated she wrote "yes" there is a chimney and "no" it will not be affected.

Mr. Gordon discussed whether the roofline will stay the way it is now. Ms. Smith brought out the plans to show the board. The board members and the applicant discussed the plans further. Ms. Janiszewski stated the plans shown to the Board by the Application were the same plans in the application.

MOTION by Mr. Gordon, SECONDED by Ms. Benjamin, to APPROVE the application, as presented, based on staff's recommendation.

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

AGAINST: None

MOTION CARRIED, 6 – 0

Mr. Miller asked for clarification on the novelty wood panel siding vs. hardy board. Mr. Gordon discussed the difference with Mr. Miller.

Ms. Janiszewski offered to show the approval letter that was done last month for a similar application.

Mr. Miller discussed that the proposed siding will not match the original. Stating the cove doesn't match the novelty siding. Ms. Smith discussed with the board members how they plan on making it match by showing photos on her phone.

Ms. Janiszewski told the applicant to email the photos shown for record. Ms. Smith stated she would.

Further discussion on the siding.

VI. Other Business

3. Simpson Farmhouse Expansion

Ms. Cathy Lunday gave a presentation for the board members updating them on the Simpson Family Farmhouse restoration/ expansion. She stated it celebrates its 120th birthday next year. She showed some artwork and rugs added to the farmhouse. Five of the front porch pillars will be re-done and the floor refurbished. She showed the plan for the Simpson farmhouse complex, which will be a meeting center with 23 parking spaces and a terrace leading to a Greenway Forecast Preserve and Butterfly Garden. She

further explained the Farmhouse plans as well as the Meeting Center. Construction is likely in the years of 2026-2027 if everything goes as planned.

Mr. Miller inquired about the size of the complex. Ms. Lunday stated it would be 2,200 ft.

Mr. Joks discussed whether it was currently being used for meetings and conferences.

Ms. Lunday stated yes, there are days where they are triple booked and provided examples of groups who meets there.

Ms. Lunday discussed how the library has outgrown its collection space and how they are gently talking about expansion in the next 15 years.

Mr. Joks discussed if the expansion was for additional space over what is there right now. Ms. Lunday stated yes, 2,200 additional square feet.

Mr. Gordon commended Ms. Lunday on all of the work she has done. All of the board members agreed and congratulated her.

Ms. Lunday thanked them and gave information about Historical Programming involving a Mr. Bob Thornhill and his antique tool collection that they will be bringing into the farmhouse in January. She stated it will be open to the public and they are looking at costumes and period food to bring some life and programming into the farmhouse.

4. Electric/ Utility Historic Lights Discussion – Postponed

VII. Staff Updates

Ms. Janiszewski gave a staff update stating that the city did receive the historic grant to update the historic guidelines and that they are currently working on getting the RFP out. She stated it was approved by council at the most recent council meeting.

Ms. Huizing confirmed that it was a small matching grant offered by the state.

Mr. Joks discussed the postponement of the Electric Lights discussion, stating he was unsure of what DMHS meant in the minutes.

Ms. Janiszewski stated it meant Downtown Mount Dora Historical Society, this is what was provided to her in their email from the Electric Department.

He discussed that we will be able to discuss this in a future meeting.

Ms. Janiszewski stated that she will see if a representative from the Electric Department is available to attend the next meeting.

VIII. Board Updated

Mr. Joks questioned what was on the previous agenda has he had forgotten.

Ms. Janiszewski stated the LDC Guidelines, to go through them. She stated she will get in on the agenda once she is able to really go through them and break it apart for better understanding for the board.

IX. Announcement of the next scheduled meeting date of September 25, 2024.

Mr. Gordon stated that he will not be able to attend the September meeting.

X. Adjournment

MOTION by Mr. Marx, SECONDED by Mr. Miller, to adjourn the meeting. The Board unanimously voted to adjourn the meeting at 3:41 p.m.

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

CITY OF MOUNT DORA

Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7113
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DATE: September 25, 2024

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 1 - Certificate of Appropriateness; 147 E 9th Avenue (Location); Reroof – Metal to Shingle (Proposed Work); Isabel Vincent and Recaredo Fernandez (Owners); T Scott Roofing, Inc. (Applicant).**

Property Information:

Address:	147 E 9th Avenue	**Current Use:**	Residential
Zoning District:	R-2	**Land Use:**	Medium Density

Structure Information:

Date of Construction:	1915	**Style:**	Frame Vernacular
Siding:	Vinyl	**Stories:**	One
Roof Type:	Gable / Flat	**Chimneys:**	One; Brick
Roof Material:	Sheet Metal; Standing Seam	**Porch:**	One, Enclosed

Background on Architectural Style:

The subject structure was constructed as a residence in the Frame Vernacular/Bungalow 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 l880s 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.

Requested Action:

Remove the existing metal roof and replace it with asphalt shingles and modified bitumen on the flat roof section. The Applicant stated that there is an active leak and the metal is rusting through the roof and causing the roof system to fail.

The Applicant is requesting to replace the metal roof with asphalt shingles and modified bitumen because the homeowner sought to install the most cost effective solution and a metal roof would be double the cost.

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; no change in height.

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.
Asphalt shingles are commonly used throughout 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 non-directional.
    Not Applicable.

Guidance from the 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. Roof shapes in Mount Dora include gable, hip, flat and gambrel. Historic roofing materials include standing seam metal, pressed metal shingle, composition shingle and barrel tile.

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

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

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. Provide adequate roof drainage and insure that the roofing material provides a weather-tight covering for the structure.

3. Protect a leaking roof with plywood or tarp and building paper until it can be properly repaired.

4. **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.**

5. Retain or replace where necessary: dormer windows, cupolas, cornices, brackets, chimneys, cresting, weather vanes, and other distinctive architectural or stylistic features that give a roof its essential character.

6. Repair a roof by reinforcing the historic materials which comprise roof features. Repairs will also generally include the limited replacement in kind – or with compatible substitute material – of those extensively deteriorated or missing parts of features when there are surviving prototypes such as cupola louvers, dentils, dormer roofing; or slates, tiles, or wood shingles on a main roof.

7. 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.

8. 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.

2. Constructing additional stories so that the historic appearance of the building is radically changed.

3. **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.**

4. Changing the essential character of a roof by adding inappropriate features such as dormers, vents, skylights, air-conditioners, and solar collectors which are visible from public right-of-ways.

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

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

7. 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.

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 is requesting to remove the metal roof and replace it with asphalt shingles and modified bitumen because the metal is rusting through and causing the roof system to fail; and
2. The request is consistent with the Mount Dora Historic Design Guidelines which recommend to 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; and
3. The proposed work is compatible with the architectural style of the building; and
4. 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.

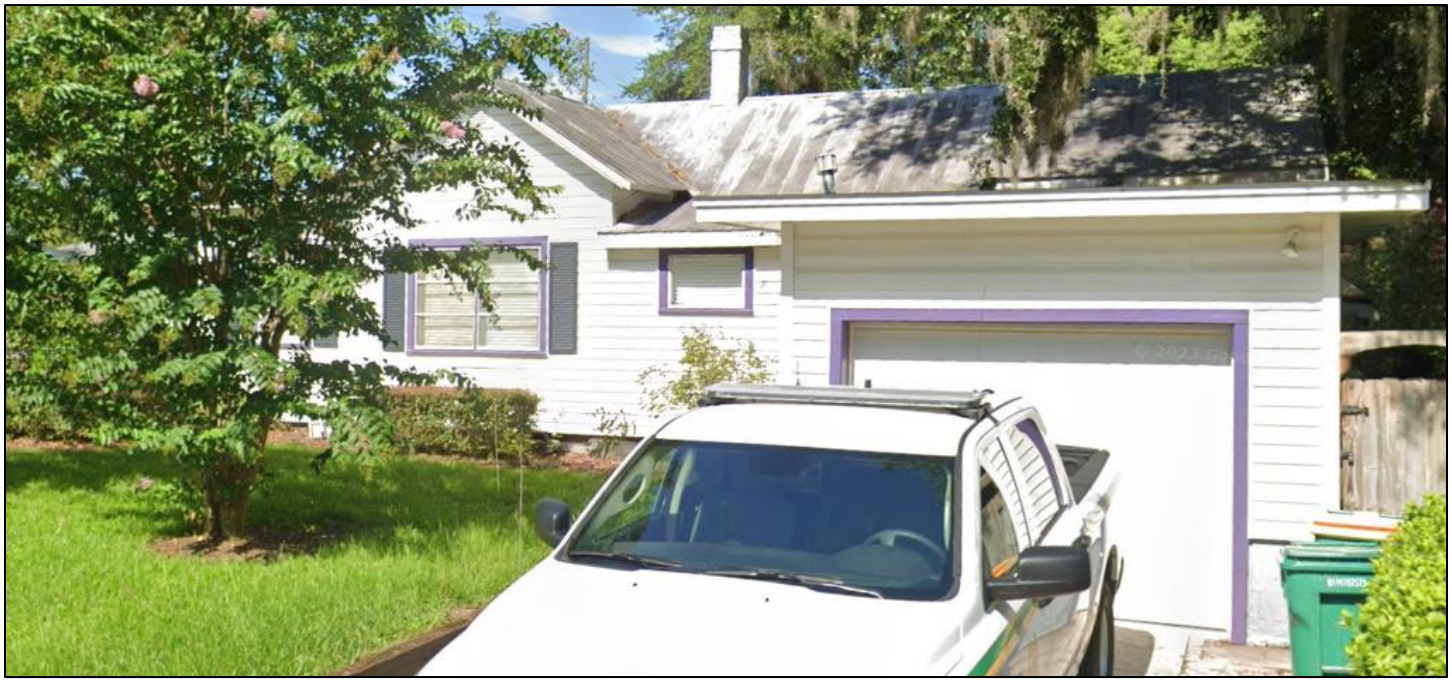
Board Action:
The Historic Preservation Board may:

1. Accept Staff's Findings of Fact and Approve the application, as presented;
2. Accept Staff's Findings of Fact and Approve the application with condition(s) to ensure the application is consistent with the Standards of Review.
3. Reject Staff's Findings of Fact and Deny the application based on inconsistencies between the application and Standards of Review which [CITE STANDARD AND WHY THE APPLICATION IS INCONSISTENT WITH IT].

Attachments:
Photos
2008 Site Form
2019 Site Form
Application

CITY OF MOUNT DORA

Site Photos



Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA03655
Recorder # 135
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) 147 E 9th Ave Multiple Listing (DHR only)
Other Names >>
Survey or Project Name Survey#
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

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

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

MAPPING

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

DESCRIPTION

Style Frame Vernacular Other Style
Exterior Plan Irregular Other Exterior Plan
Number of Stories 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) >> Vinyl
Other Exterior Fabric(s)
Roof Type(s) >> Gable
Other Roof Type(s)
Roof Material(s) >>
Other Roof Material(s)
Roof Secondary Structure(s) (dormers etc) >>
Other Roof Secondary Structure(s)
Number of Chimneys 1
Chimney Material
Other Chimney Material(s)
Chimney Location(s)

HISTORICAL STRUCTURE FORM

8LA03655

DESCRIPTION (continued)

Window Descriptions metal awning

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 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

8LA03655

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____ Maintaining Organization: _____

File or Accession #: _____ Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

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

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

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

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

SHPO's Evaluation of Resource

_____ Date _____

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 5/24/2008

Form Comments: _____

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

LA03655-200803

Supplementary Printout

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

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

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

> **Foundation types:**
Continuous

> **Foundation materials:**
Poured Concrete Footing

> **Exterior fabrics:**
Vinyl

> **Roof types:**
Gable

> **Roof materials:**

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

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

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

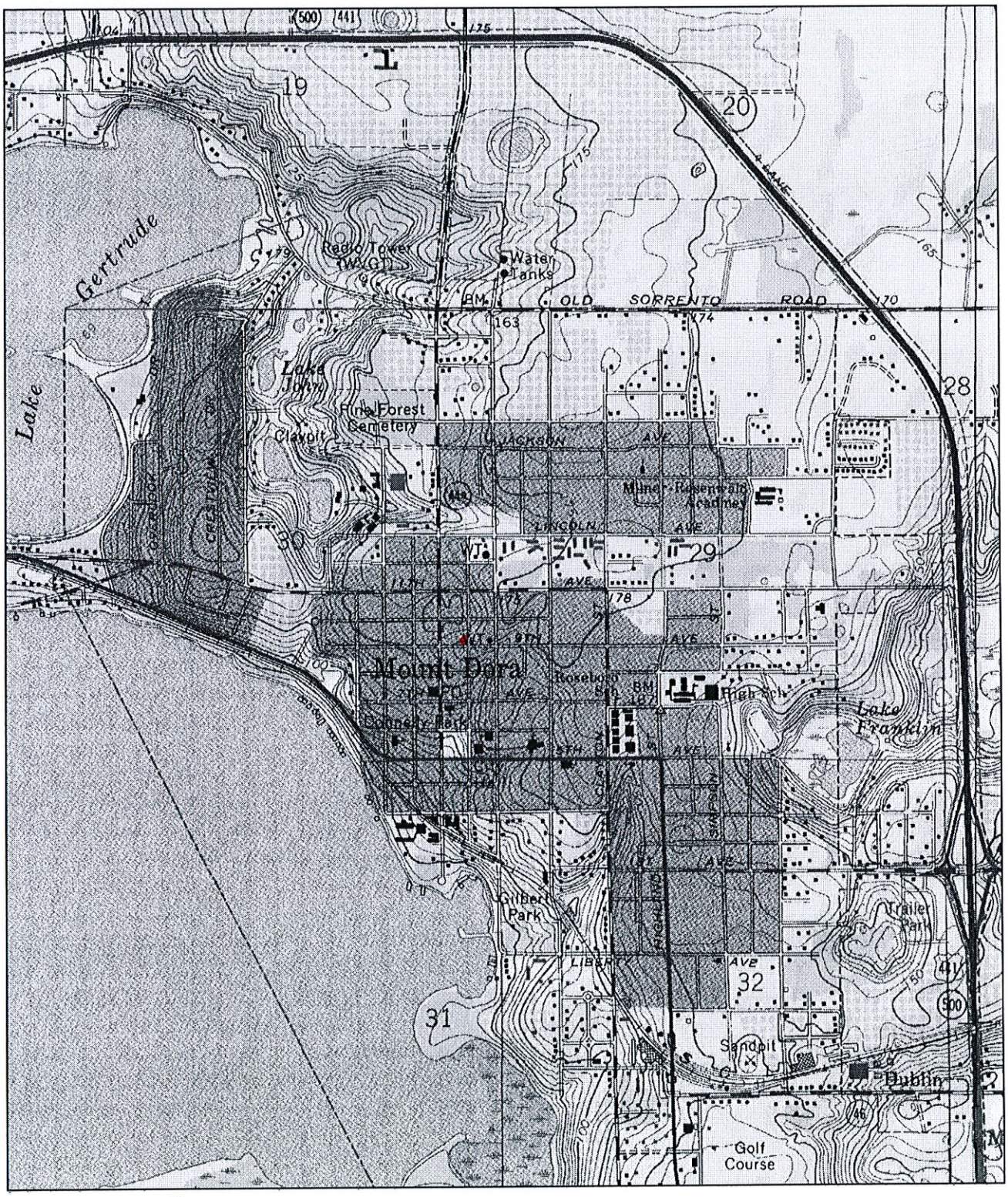
> **Research methods:**
Examine local tax records
FL Master Site File-Cultural Resources
Pedestrian

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

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

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

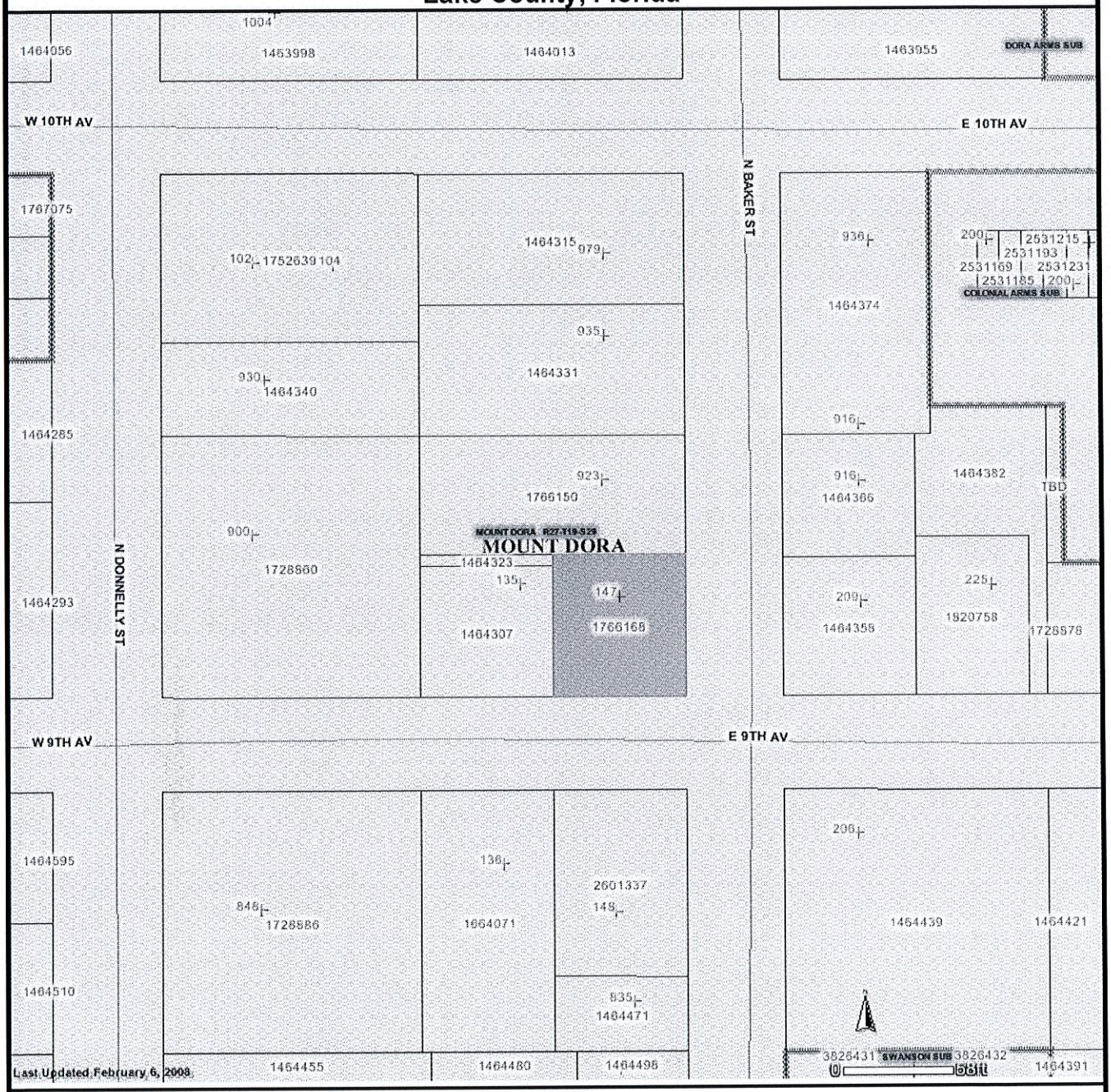
135



Map provided by MyTopo.com

LA3655

Lake County, Florida



LEGEND

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

LA 3655

RN 135

135

LA
36055

Clear Form Values

Page 1

☐ Original
☒ Update

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

Site#8 LA03655
Field Date 11-16-2019
Form Date 11-16-2019
Recorder # 10

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) 147 East 9th Avenue — Multiple Listing (DHR only)
Survey Project Name Mount Dora Historic Site Survey — Survey # (DHR only)
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☐private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Clear Location Values

Street Number	Direction	Street Name	Street Type	Suffix Direction
147	E	9th	Avenue	

Address:
Cross Streets (nearest / between) Between N Baker St & N Tremain St
USGS 7.5 Map Name EUSTIS — USGS Date 2018 — Plat or Other Map
City / Town (within 3 miles) Mount Dora — In City Limits? ☒yes ☐no ☐unknown — County Lake
Township 19S — Range 27E — Section 29 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name:
Tax Parcel # 29-19-27-0010-031-00004 — Landgrant
Subdivision Name — Block 31 — Lot 4
UTM Coordinates: Zone ☐16 ☒17 — Easting 437137 — Northing 3186469
Other Coordinates: X: -81.64419 — Y: 28.80425 — Coordinate System & Datum WGS84
Name of Public Tract (e.g., park)

HISTORY

Clear History Values

Construction Year: 1920 ☒approximately ☐year listed or earlier ☐year listed or later
Original Use House — From (year): — To (year):
Current Use House — From (year): — To (year):
Other Use — From (year): — To (year):
Moves: ☐yes ☒no ☐unknown Date: — Original address N/A
Alterations: ☒yes ☐no ☐unknown Date: — Nature enclosure of front porch
Additions: ☒yes ☐no ☐unknown Date: — Nature Garage, rear portion of structure
Architect (last name first): — Builder (last name first):
Ownership History (especially original owner, dates, profession, etc.)

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

DESCRIPTION

Clear Description Values

Style Frame Vernacular — Exterior Plan Square — Number of Stories 1
Exterior Fabric(s) 1. Vinyl — 2. — 3.
Roof Type(s) 1. Gable — 2. Flat — 3.
Roof Material(s) 1. Sheet metal:standing seam — 2. Built-up — 3.
Roof secondary strucs. (dormers etc.) 1. — 2.
Windows (types, materials, etc.)

metal awning windows

Distinguishing Architectural Features (exterior or interior ornaments)

Wood Frame around window, decorative shutters, attic vents

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

Shed

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 # LA03655

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, Generic 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)

Cloth Awning, 2-Step Stoop

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

The porch has been enclosed and can be identified by the flat roof along the front of the structure.

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

Narrative Description of Resource

According to the 1926 Sanborn Fire Insurance Map, the structure was a modest rectangle with an open front porch. The front porch has been incorporated into the structure and an addition was added to the back of the structure including a flat roof garage

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 still has remaining architectural elements that contributes to the style of the home and the overarching Historic District.

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

1. Architecture 3. 5.

2. Community planning & developm 4. 6.

DOCUMENTATION

Clear Documentation Values

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

1) Document type Maintaining organization

Document description File or accession #'s

2) Document type Maintaining organization

Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Bradley Benmoshé / HLS QAQC Affiliation Other

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

(address / phone / fax / e-mail)

Required Attachments

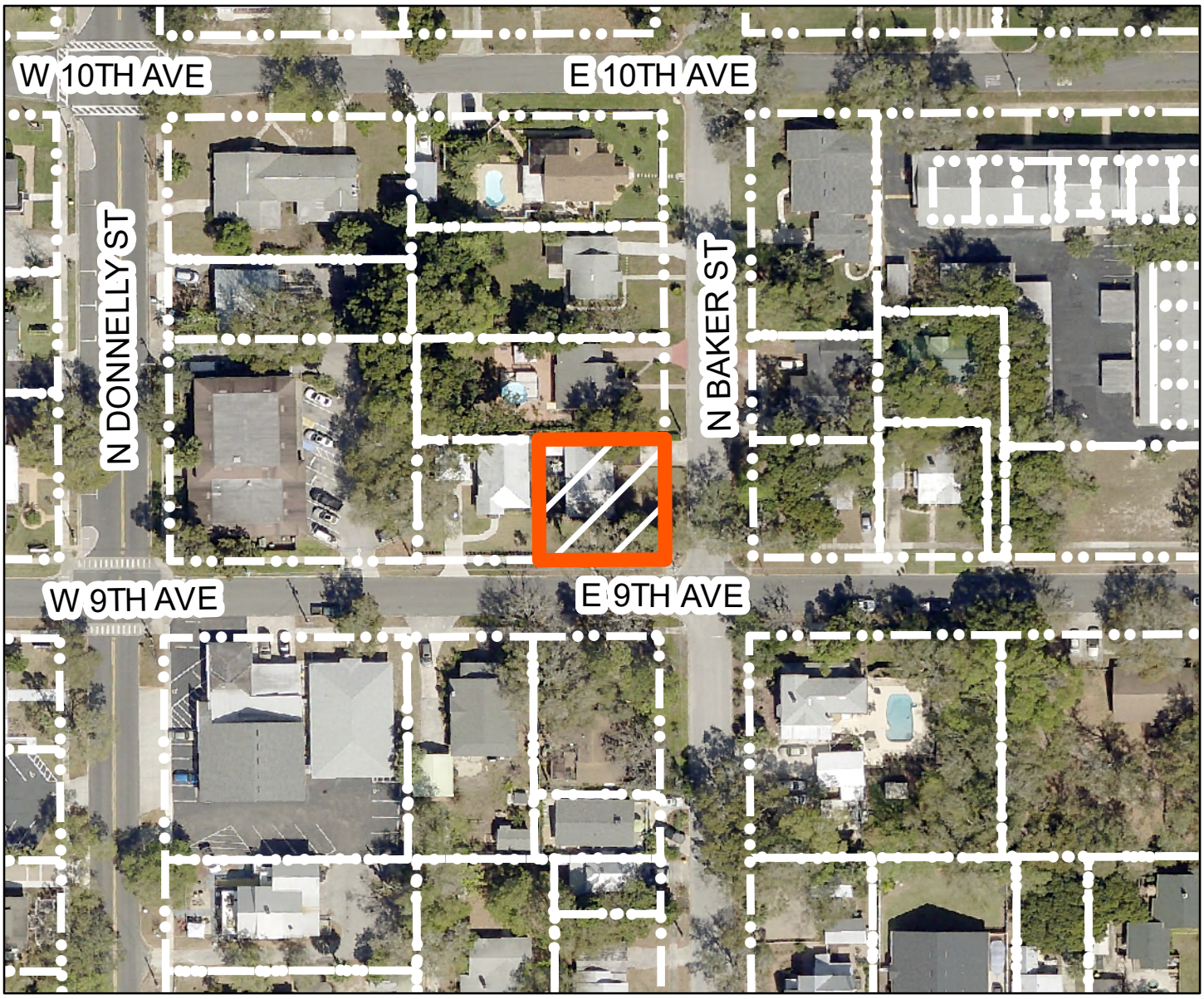
❶ **USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED**

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.

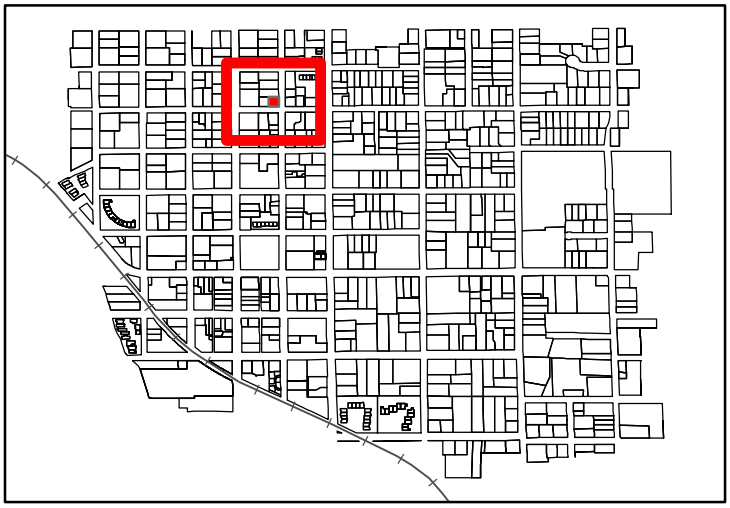
Street Map



N

147 EAST 9TH AVE MOUNT DORA FL 32757

0 40 80 160 Feet

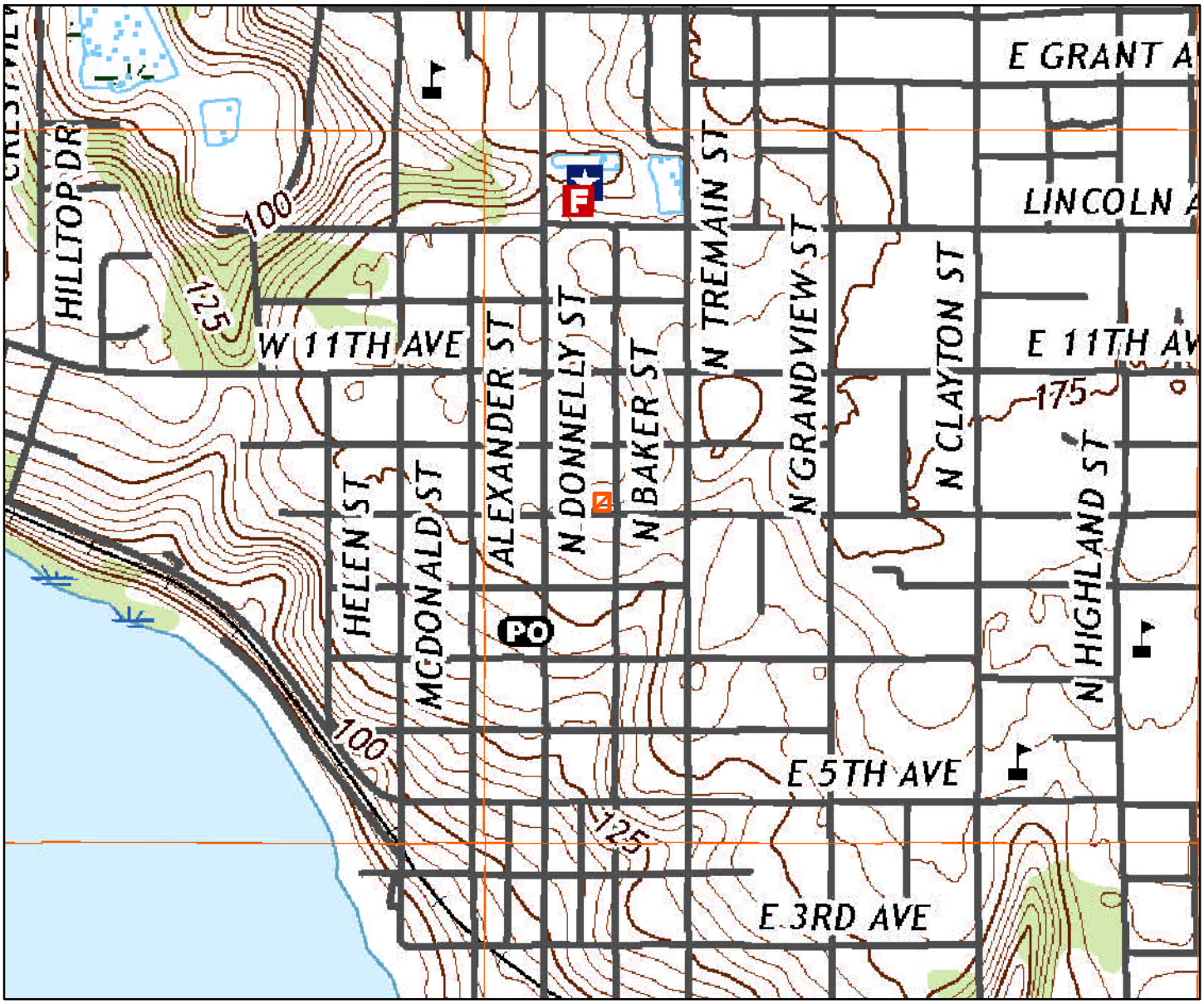


LA03655

KCI TECHNOLOGIES

Data Sources: Lake County, City of Mount Dora

USGS Map



N

LA03655

147 EAST 9TH AVE MOUNT DORA FL 32757

Source: United States Geological Survey Eustis, FL 2018

KCI TECHNOLOGIES

147

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: 147 E. 9TH AVE. Alternate Key No.: 1766168

Property Owner: FERNANDEZ, RECAREDO & VINENT, ISABEL

Applicant: T SCOTT ROOFING, INC.

Applicant's Mailing Address: P O BOX 988 TAVARES, FL 32778

Applicant's Phone Number: (352) 343-7788

Applicant's Email Address: PERMITS @ TSCOTTROOFING.COM

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

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: METAL ROOF

Proposed Materials: SHINGLE ROOF

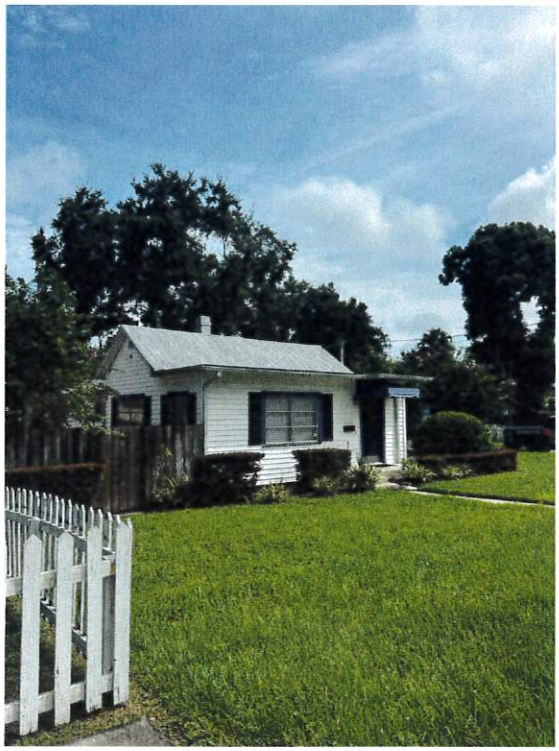
Is there a chimney on the building and will it be affected? _____

Full Description of Proposed Alteration(s) or Construction including materials; please attach additional documentation if needed: REMOVE EXISTING METAL ROOF AND REPLACE W/ SHINGLES. REMOVE AND REPLACE FLAT ROOF ON SOUTH SIDE OF HOUSE.

Reason for Addition / Modification: LEAKING ROOF.

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 & FIRE PREVENTION CONSTRUCTION SERVICES

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

PRODUCT APPROVAL SPECIFICATION SHEET

BFP-011

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

Category/Subcategory	Manufacturer	Product Description	Approval Number(s)
1. EXTERIOR DOORS			
A. SWINGING			
B. SLIDING			
C. SECTIONAL			
D. ROLL UP			
E. AUTOMATIC			
F. OTHER			
2. WINDOWS			
A. SINGLE HUNG			
B. HORIZONTAL SLIDER			
C. CASEMENT			
D. DOUBLE HUNG			
E. FIXED			
F. AWNING			
G. PASS THROUGH			
H. PROJECTED			
I. MULLION			
J. WIND BREAKER			
K. DUAL ACTION			
L. OTHER			
3. PANEL WALL			
A. SIDING			
B. SOFFITS			
C. EIFS			
D. STOREFRONT			
E. CURTAIN WALLS			
F. WALL LOUVER			
G. GLASS BLOCK			
H. MEMBRANE			
I. GREENHOUSE			
J. OTHER			
4. ROOFING PRODUCTS			
A. ASPHALT SHINGLES	OWENS CORNING	30 YR ARCH SHINGLES	10674
B. UNDERLAYMENTS	OWENS CORNING-Rhino	UNDERLAYMENT	15216.1
C. ROOFING FASTENERS			

D. NON-STRUCTURAL METAL ROOFING			
Category/Subcategory	**Manufacturer**	**Product Description**	**Approval Number(s)**
E. WOOD SHINGLES AND SHAKES			
F. ROOFING TILES			
G. ROOFING INSULATION			
H. WATERPROOFING			
I. BUILT UP ROOFING SYSTEMS			
J. MODIFIED BITUMEN	CERTAINTEED	MODIFIED BITMUN (VALLEY PEEL & STICK)	25 33.1
K. SINGLE PLY ROOFING SYSTEMS	OWENS CORNING	RHINO ROOF Granulated	32344.1
L. ~~ROOFING SLATE~~			
M. CEMENTS-ADHESIVE COATINGS			
N. LIQUID APPLIED ROOF SYSTEMS			
O. ROOF TILE ADHESIVE			
P. SPRAY APPLIED POLYURETHANE ROOF			
5. SHUTTERS			
A. ACCORDION			
B. BAHAMA			
C. STORM PANELS			
D. COLONIAL			
E. ROLL UP			
F. EQUIPMENT			
G. OTHERS			
6. SKYLIGHTS			
A. SKYLIGHTS			
B. OTHER			
7. STRUCTURAL COMPONENTS			
A. WOOD ANCHORS/CONNECTORS			
B. TRUSS PLATES			
C. ENGINEERED LUMBER			
D. RAILING			
E. COOLERS-FREEZERS			
F. CONCRETE ADMIXTURES			
G. MATERIAL			
H. INSULATION FORMS			
I. PLASTICS			
J. DECK-ROOF			
K. WALL			
L. SHEDS			
M. PRE-CAST HEADERS			
N. OTHER			
8. NEW EXTERIOR ENVELOPE PRODUCTS			
A.			
B.			

Florida product approval numbers may be obtained from suppliers or by visiting the Florida Building Code Online website at www.floridabuilding.org. Use the Product Approval link to search for current approved products.

CITY OF MOUNT DORA
BUILDING DIVISION

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

SCOPE OF WORK - ROOFING

BFP-025

Permit: _____ **Date:** _____

Job Address: 147 E. 9th AVE. MT. DORA, FL 32757

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

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

Type of Roof & Florida Product approval numbers:

☐ Coating Only FL # _____
☒ Underlayment FL # 15216.1
☒ Asphalt Shingle FL # 10674
☐ Wood Shingle or Shake FL # _____
☒ Modified Bitumen FL # 2533.1
☐ EPDM - hypalon or pvc one ply FL # _____
☐ Smooth Surfaced Built-up FL # _____
☐ Built-up with Aggregate FL # _____
☐ Tile FL # _____
☐ Metal – Direct attachment FL # _____
☐ ~~Metal with Purlins FL~~ # OWENS CORNING VALLEY PEEL & STICK RHINO ROOF GRANULATED #32344.1
☐ Skylights FL # _____

Deck Material: 1/2" CDX Plywood
*Wood deck to be renailed per FBC-Existing

Slope of Roof: 4:12
*Multi-layer underlayment requires inspection(new roof) or digital photographs(re-roof) for verification

Ventilation:
☐ Off-ridge Vent - qty_____, ☐ Powered Vent – qty_____, ☑ Ridge Vent – length 50', ☐ Other / Un-vented:_____
(SKYRUNNER)

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

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

Drip Edge:
☐ Use Existing ☒ New

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

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

Reroof ONLY
☐ Existing Materials ☒ New Materials

PROPERTY RECORD CARD

General Information

Name:	VINENT ISABEL & RECAREDO FERNANDEZ	**Alternate Key:**	1766168
Mailing Address:	647 E 3RD AVE MOUNT DORA, FL 32757-5621 *Update Mailing Address*	**Parcel Number:**	29-19-27-0010-031-00004
		Millage Group and City:	0MD1 Mount Dora
		2023 Total Certified Millage Rate:	18.3807
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	147 E 9TH AVE MOUNT DORA FL, 32757	**Property Name:**	-- *Submit Property Name*
		School Information:	*School Locator & Bus Stop Map* *School Boundary Maps*
Property Description:	MOUNT DORA, 30-19-27 S 76 FT OF E 70 FT OF BLK 31 PB 3 PGS 37-43 ORB 4835 PG 592		

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

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	SINGLE FAMILY (0100)	70	76		5320.000	FD	$130,908.00	$130,908.00

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

Residential Building(s)

Building 1

Residential — Building Value: $169,741.00

Summary

Year Built: 1915	Total Living Area: 984	Central A/C: Yes	Fireplaces: 0
Bedrooms: 2	Full Bathrooms: 1	Half Bathrooms: 0	

Incorrect Bedroom, Bath, or other information?

Section(s)

Section Type	Ext. Wall Type	No. Stories	Floor Area
FINISHED LIVING AREA (FLA)	Wood (01)	1.00	984
GARAGE FINISH (GAR)		1.00	240

Janiszewski, Michele

From: Tyler Scott <tyler@tscottroofing.com>
Sent: Tuesday, September 17, 2024 11:08 AM
To: Sheila Short; Janiszewski, Michele
Subject: Re: COA for 147 E 9th Ave

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

Good morning, to answer the outlined questions!

1. Yes the entire metal roof will be removed.

2. Entire Metal roof sections will be replaced with Asphalt shingles, as well as the flat roof section that is to low to install shingles will have modified bitumen.

3. The reason we are requesting for shingles is because of financial reasons from the homeowner wanting to install the most cost effective solution. Where Metal cost would be double for them.

4. Yes there is an active leak, the reason for replacement is the metal is rusting through on entire roof causing the failure of the roof system.

Thank you,
Tyler Scott
T Scott Roofing Inc.

Cell: (352) 516-1391
Office: (352) 343-7788
Fax: (352) 343-7789
www.tscottroofing.com

> On Sep 17, 2024, at 9:20 AM, Sheila Short <permits@tscottroofing.com> wrote:
>
> Good morning,
>
> Can you please respond to the questions below?
>
> ---------- Forwarded message ---------
> From: **Janiszewski, Michele** <MicheleJ@ci.mount-dora.fl.us>
> Date: Mon, Sep 16, 2024 at 3:40 PM
> Subject: COA for 147 E 9th Ave
> To: permits@tscottroofing.com <permits@tscottroofing.com>

CITY OF MOUNT DORA

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

DATE: September 25, 2024

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 2 - Certificate of Appropriateness; 835 E 8th Avenue (Location); Detached Garage (Proposed Work); Martha E Lefrancois and Chris Appelberg (Owners); Vedder Construction (Applicant).**

Property Information:

Address:	835 E 8th Avenue	**Current Use:**	Residential
Zoning District:	R-1	**Land Use:**	Medium Density

Structure Information:

Date of Construction:	1926	**Style:**	Bungalow
Siding:	Asbestos Shingles	**Stories:**	One
Roof Type:	Cross Gables	**Chimneys:**	Three; Brick
Roof Material:	Composition Shingles	**Porch:**	One, Open

Background on Architectural 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.

Bungalow Characteristics:

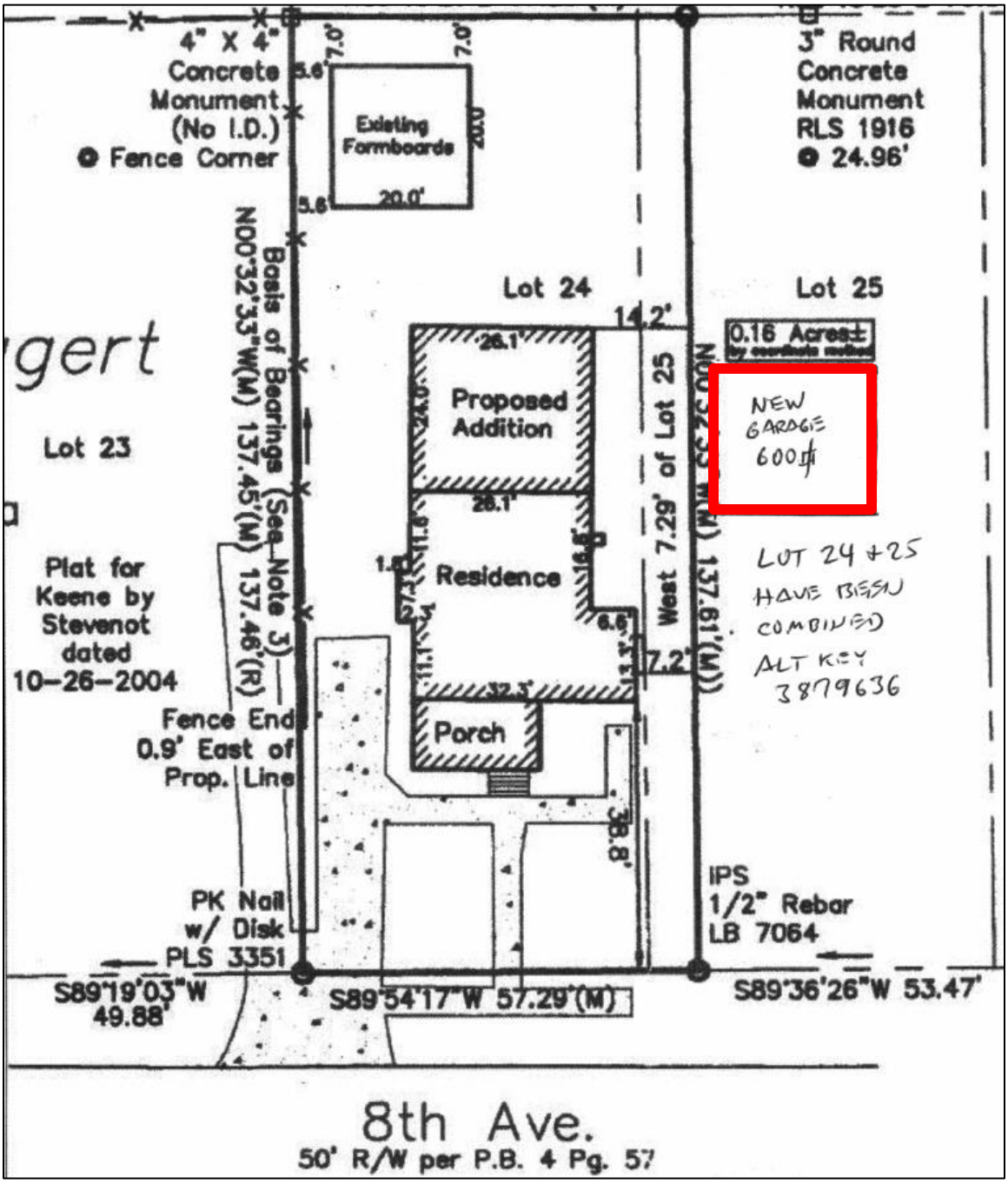
- Plan: regular, rectangular, usually oriented with the narrow side facing the street.
- Foundation: brick pier or continuous brick or concrete block.
- Height: one story; belvedere, two stories.
- Primary Exterior Material: horizontal wood siding, shingles; less frequently, stucco, brick.
- Roof type: gable main roof over gable porch roof; shed dormers frequent secondary roof type; less frequent multiple gable, belvedere.

- Roof Surfacing: sheet metal, frequently composition, asbestos cement shingles.

- Detailing: simple; exposed structural elements (ridge beams, truss work, rafters, purlins); knee braces; battered porch piers; tapered chimneys.

Requested Action:

Construct a 600 SF, detached garage with gable roof, Dutch lap siding, and shingle roof to match the existing residence. The garage will front on the 8th Avenue and will be located to the east of the residence. The elevations provided show that two windows will be located on the eastern façade of the garage which will face N Highland Street.



Previous COA approvals for the residence include:

1. Installation of Solar Panels on April 24, 2019;
2. Rear Breezeway connecting the main house to the screened in pool on November 14, 2014; and
3. Home renovations (including removing the asbestos-shingle siding to expose the original clapboard siding and removing two, unoriginal chimneys), rear addition, reroof, and new garage on August 26, 2009.

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.
   Accessory structures are limited to 25' or the height or the dwelling unit, whichever is greater. The elevations submitted depict a standard sized garage which is visually compatible with the 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 work is consistent with this provision.

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 proposed work is consistent with this provision.

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 proposed work is consistent with this provision.

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.
   The proposed work is consistent with this provision.

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 is consistent with this provision.

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 garage will match the same roof and siding materials used on the residence.

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.
   The detached garage has a gable roof which is a common roof type within the historic district.

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 proposed location of the garage will be visually compatible with the residence and the other structures on the block.

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 size and mass of the garage will be visually compatible with the residence and the other structures on the block.

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.
    The proposed garage will front on 8th Avenue, the same as the existing residence.

Guidance from the Historic Design Guidelines:

Recommendations:

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

Avoid:

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

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 new buildings to be compatible in materials, size, color, and texture with the surrounding buildings since the proposed garage will have the siding and roof material as the existing residence; 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;

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 Standard(s) of Review the proposed condition(s) 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
1998 Site Survey
2008 Site Survey
Application

CITY OF MOUNT DORA

Site Photos

Page 1

☒ 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 ~~2458~~ 3914
Recorder # KK33-32
Field Date 4 / 20 /1998
Form Date 10 / 21 /1999

Site Name(s) (address if none) Shaw- Hale 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.) 835 E 8th Ave
Cross Streets (nearest / between) Clayton /Highland
City / Town (within 3 miles) Mount Dora — In Current City Limits: ☒ y ☐ n ☐ unknown
County Lake — Tax Parcel #(s) 1476526
Subdivision name Wildwood — Block — Lot 24-26
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 57

DESCRIPTION

Style* Bungalow — Exterior Plan* Irregular — Number of Stories 1
Structural System(s)* Unknown
Foundation: Type(s)* Continous — Material(s)* Molded concrete block
Exterior Fabric(s)* Asbestos shingles
Roof: Type(s)* Cross gables — Material(s)* Composition shingles
Roof secondary strucs. (dormers etc.)*
Chimney: No. 3 — Material(s)* Brick — Location(s)* W/ Exterior, wall;E/Exterior, wall
Windows (types, materials, etc.)* DHS; wood; 3/1;

Main Entrance (stylistic details) Porch features tapered columns on molded block piers at each end, and molded block pier in center
Porches: #open 1 #closed 0 #incised 0 Location(s) S/Entrance
Porch roof type(s) Gable
Exterior Ornament Projecting square bay with shed roof on west side of house adjacent to driveway

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)
Contemporary two bay carport at rear of driveway

Archaeological Remains ☐ Check if Archaeological Form completed

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

DHR USE ONLY OFFICIAL EVALUATIONS DHR USE ONLY

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

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

HISTORICAL STRUCTURE FORM

Site #8 LA

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

HISTORY

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

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

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

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

☒ other methods (specify) local historical society research, interview with old families, local history books

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

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

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

DOCUMENTATION (Photos, Plans, etc.)

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

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

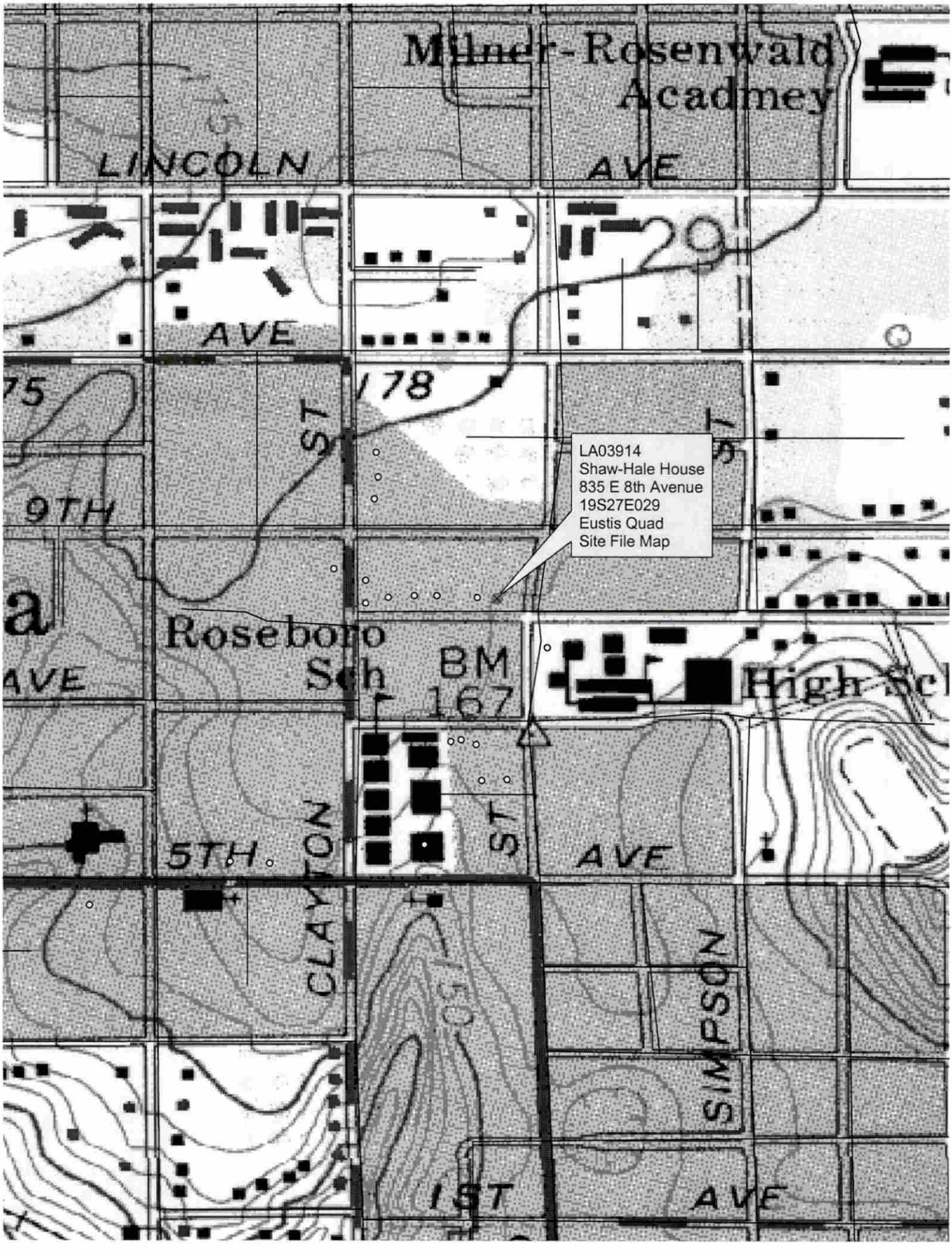
RECORDER

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

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

REQUIRED:

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


Milner-Rosenwald
Acadmey
LINCOLN
AVE
AVE
29
178
ST
9TH
LA03914
Shaw-Hale House
835 E 8th Avenue
19S27E029
Eustis Quad
Site File Map
Rosebo
Sch
BM
167
High Sc
AVE
5TH
CLAYTON
ST
AVE
SIMPSON
1ST
AVE

Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA03914
Recorder # 458
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) 835 E 8TH AVE Multiple Listing (DHR only)
Other Names >>
Survey or Project Name Survey#
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
835	East	8TH	Avenue	

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

MAPPING

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

DESCRIPTION

Style Bungalow Other Style
Exterior Plan Irregular Other Exterior Plan
Number of Stories 1
Structural System(s) >> Wood frame
Other Structural System(s)
Foundation Type(s) >> Piers
Other Foundation Types
Foundation Material(s) >> Brick
Other Foundation Material(s)
Exterior Fabric(s) >> 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 2
Chimney Material
Other Chimney Material(s)
Chimney Location(s)

HISTORICAL STRUCTURE FORM

8LA03914

DESCRIPTION (continued)

Window Descriptions 3/1

Main Entrance Description (stylistic details)

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

Porch Roof Types(s)

Exterior Ornament

Interior Plan Other Interior Plan

Condition Good

Structure Surroundings

Commercial: Residential: MOSTly this category

Institutional: SOME of this category Undeveloped:

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

Archaeological Remains (describe):

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

Narrative Description (optional)

HISTORY

Construction year 1926

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

Changes in Locations or Conditions

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

Structure Use History

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

Other Structure Uses

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

RESEARCH METHODS

Research Methods >> Examine local tax records

Other research methods

SURVEYOR'S EVALUATION OF SITE

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

Idividually Eligible for National Register? NO

Potential Contributor to NR District? NO

Area(s) of historical significance >>

Other Historical Associations

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

HISTORICAL STRUCTURE FORM

8LA03914

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 FMSF Staffer: _____

Supplement File Status: NO SUPPLEMENT FILE 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"

LA03914-200803

Supplementary Printout

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

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

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

> **Foundation types:**
Piers

> **Foundation materials:**
Brick

> **Exterior fabrics:**
Asbestos

> **Roof types:**
Gable

> **Roof materials:**

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

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

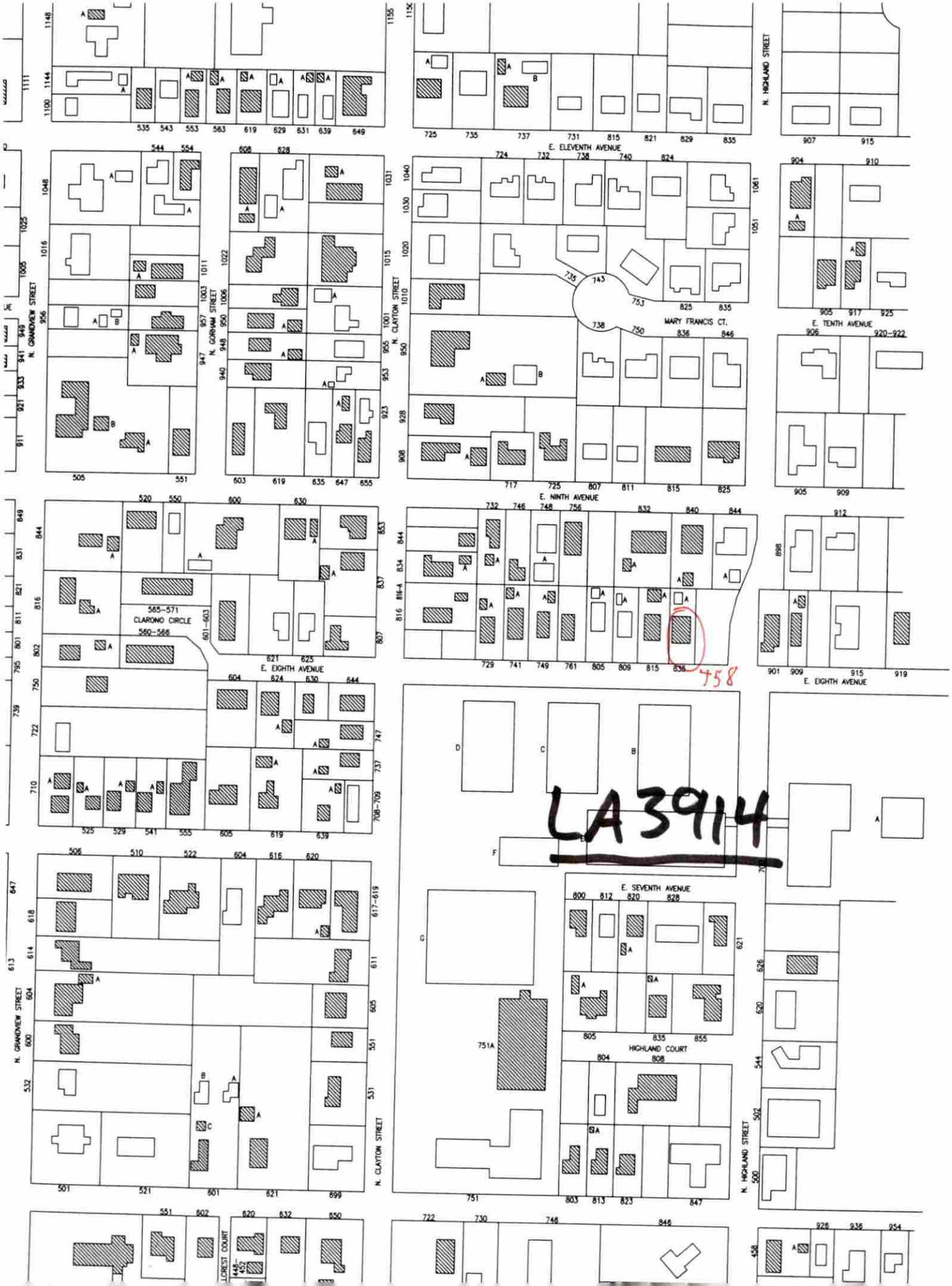
> **Original, intermediate, present uses/year started/year ended:**
Private residence;1926;

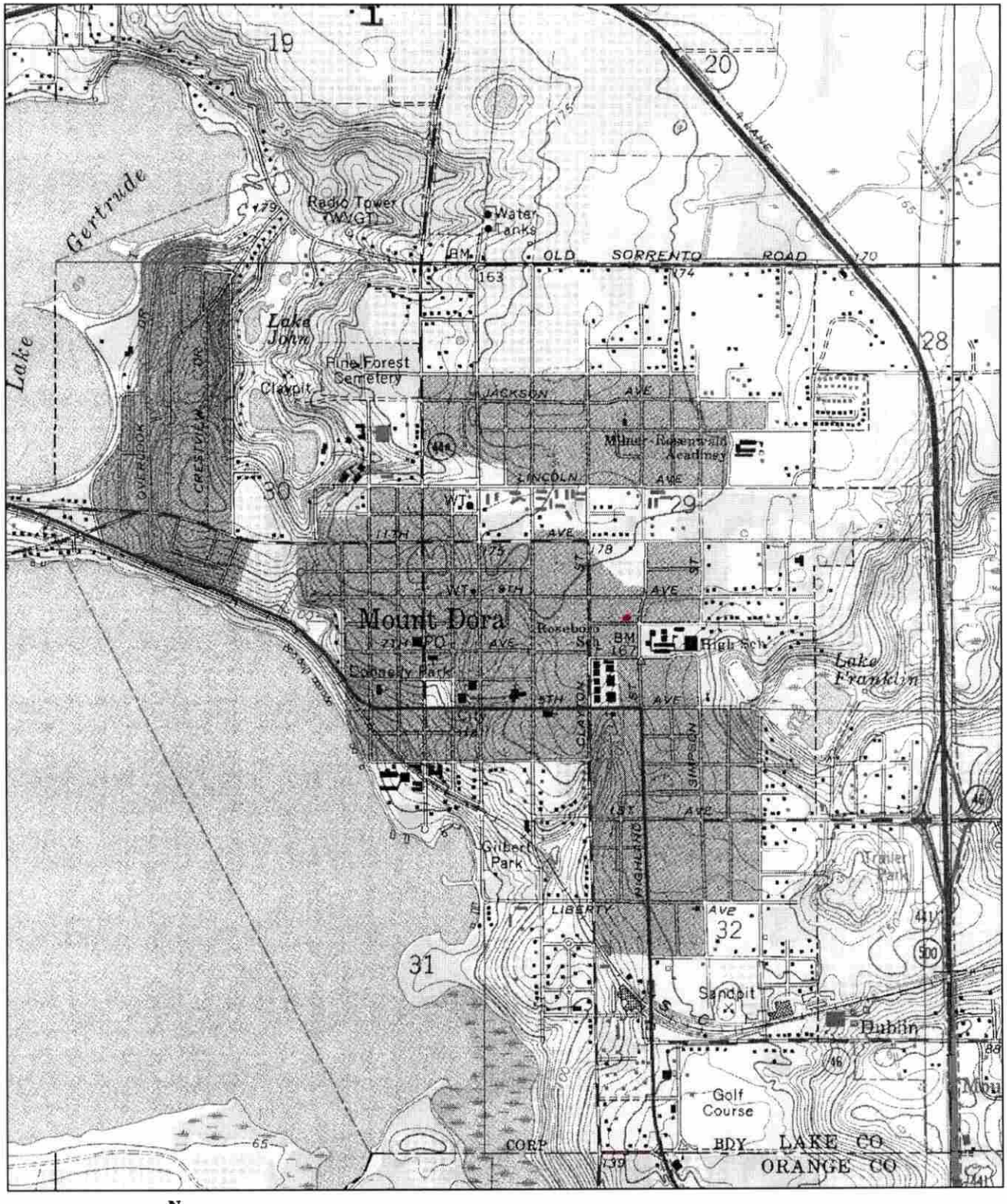
> **Research methods:**
Examine local tax records
FL Master Site File-Cultural Resources
Pedestrian

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

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

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


E. ELEVENTH AVENUE
N. HIGHLAND STREET
MARY FRANCIS CT.
E. TENTH AVENUE
N. CLAYTON STREET
N. GORHAM STREET
N. GRANDVIEW STREET
E. NINTH AVENUE
565-571
CLARONO CIRCLE
560-566
E. EIGHTH AVENUE
E. SEVENTH AVENUE
HIGHLAND COURT
458
LA3914



Map provided by MyTopo.com

458
LA3914

835

33

33A

37

32A

Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA03914
Recorder # 458
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) 835 E 8TH AVE
Multiple Listing (DHR only)
Other Names >>
Survey or Project Name
Survey#
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
835	East	8TH	Avenue	

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

MAPPING

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

DESCRIPTION

Style Bungalow
Other Style
Exterior Plan Irregular
Other Exterior Plan
Number of Stories 1
Structural System(s) >> Wood frame
Other Structural System(s)
Foundation Type(s) >> Piers
Other Foundation Types
Foundation Material(s) >> Brick
Other Foundation Material(s)
Exterior Fabric(s) >> 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 2
Chimney Material
Other Chimney Material(s)
Chimney Location(s)

HISTORICAL STRUCTURE FORM

8LA03914

DESCRIPTION (continued)

Window Descriptions 3/1

Main Entrance Description (stylistic details)

Porches: #open 1 #closed #incised Location(s)
Porch Roof Types(s)
Exterior Ornament
Interior Plan Other Interior Plan
Condition Good

Structure Surroundings

Commercial: Residential: MOSTly this category
Institutional: SOME of this category Undeveloped:

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

Archaeological Remains (describe):
If archaeological remains are present, was an Archaeological Site Form completed?
Narrative Description (optional)

HISTORY

Construction year 1926
Architect (last name first): Builder (last name first):

Changes in Locations or Conditions

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

Structure Use History

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

Other Structure Uses

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

RESEARCH METHODS

Research Methods >> Examine local tax records
Other research methods

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? NO Name of Local Register if Eligible
Idividually Eligible for National Register? NO
Potential Contributor to NR District? NO

Area(s) of historical significance >>
Other Historical Associations

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

HISTORICAL STRUCTURE FORM

8LA03914

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: 5/31/2008

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"

LA03914-200803
Supplementary Printout

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

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

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

> **Foundation types:**
Piers

> **Foundation materials:**
Brick

> **Exterior fabrics:**
Asbestos

> **Roof types:**
Gable

> **Roof materials:**

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

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

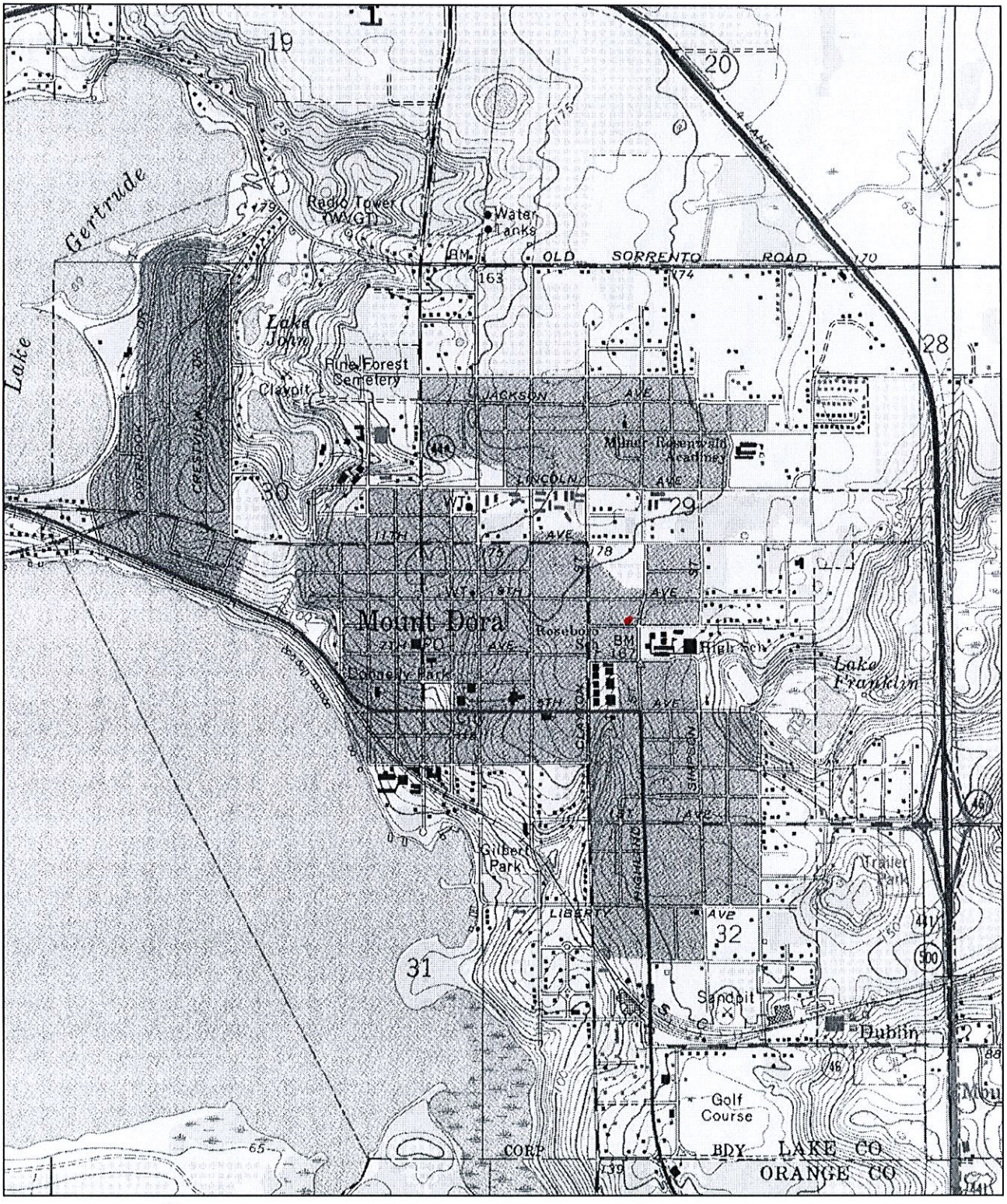
> **Original, intermediate, present uses/year started/year ended:**
Private residence;1926;

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

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

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

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



Map provided by MyTopo.com

458

LA 3914

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
601-603
E. EIGHTH AVENUE
E. SEVENTH AVENUE
HIGHLAND COURT
LA 3914

458

LA3914

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: 835 E 8th AVE Alternate Key No.: 3879636

Property Owner: CHRIS & MARTHA APPELBERG

Applicant: VEDDER CONSTRUCTION, LLC

Applicant's Mailing Address: 4301 W OLD US HWY 441 MOUNT DORA FL 32757

Applicant's Phone Number: (352) 223-4630

Applicant's Email Address: sales@vedderconstructionllc.com

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

Application Type:

- ☒ New Construction
- ☐ Addition
- ☐ Renovation

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

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

Existing Materials / Style: SHINGLE ROOF/DUTCH LAP SIDING

Proposed Materials / Style: SHINGLE ROOF/DUTCH LAP SIDING

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

Reason for Addition / Modification: EXISTING GARAGE DOES NOT HAVE ENOUGH ROOM TO PARK BOTH VEHICLES.

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

Is there a chimney on the building and will it be affected? YES / 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: Jack Lait <sales@vedderconstructionllc.com>
Sent: Tuesday, September 17, 2024 12:32 PM
To: Janiszewski, Michele
Subject: Re: COA for 835 E 8th Ave
Attachments: Appelberg Garage Plot.pdf; ATT00001.htm

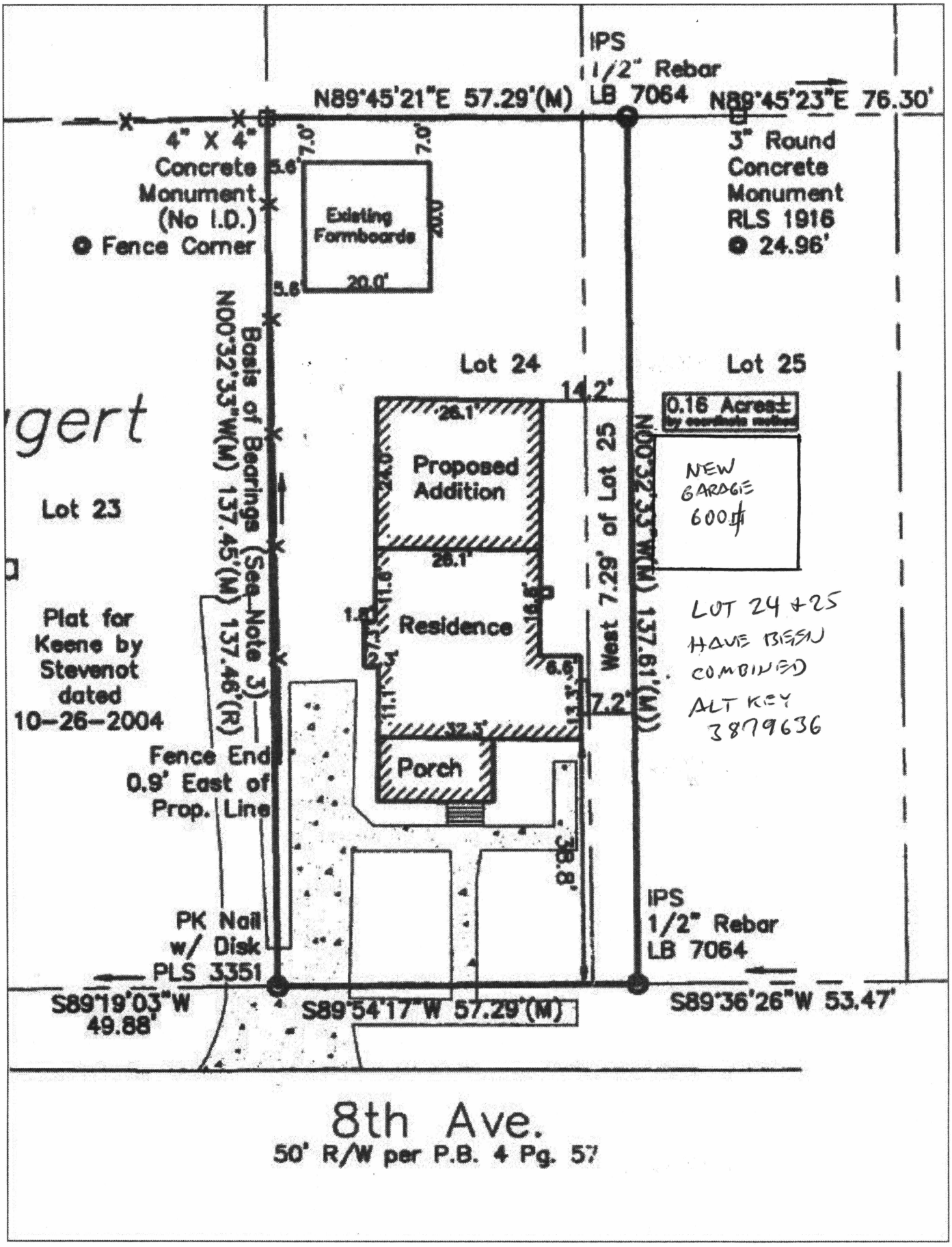
**** This message originated outside of the City of Mount Dora network. Please think before you click. ****

Good afternoon,

1. No the existing garage is going to be remodeled into a workshop. It is not big enough to fit both vehicles. The permit was issued yesterday.

2. See attached.

3. 600 sq ft (the maximum allowable)


IPS
1/2" Rebar
LB 7064
N89°45'21"E 57.29'(M)
N89°45'23"E 76.30'
4" X 4"
Concrete
Monument
(No I.D.)
Fence Corner
3" Round
Concrete
Monument
RLS 1916
24.96'
Existing
Formboards
20.0'
Basis of Bearings (See Note 3)
N00°32'33"W(M) 137.45'(M) 137.46'(R)
Lot 24
Lot 25
14.2'
0.16 Acres±
by coordinate method
Proposed
Addition
26.1'
24.0'
NEW
GARAGE
600 sq ft
Residence
26.1'
West 7.29' of Lot 25
N00°32'33"W(M) 137.61'(M)
Lot 23
Plat for
Keene by
Stevenot
dated
10-26-2004
LOT 24 & 25
HAVE BEEN
COMBINED
ALT KEY
3879636
Fence End
0.9' East of
Prop. Line
Porch
32.3'
7.2'
PK Nail
w/ Disk
PLS 3351
IPS
1/2" Rebar
LB 7064
S89°19'03"W
49.88'
S89°54'17"W 57.29'(M)
S89°36'26"W 53.47'
8th Ave.
50' R/W per P.B. 4 Pg. 57

CITY OF MOUNT DORA

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

DATE: September 25, 2024

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 3 - Certificate of Appropriateness; 110 N Clayton Street (Location); Porch Modifications and Garage Door (Proposed Work); Carolyn Parlato (Owner); Carolyn Parlato (Applicant).**

Property Information:

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

Structure Information:

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

Requested Action:
The Applicant is seeking to replace the garage door and modify the porch by removing the paneling/enclosed deck and grade the area to place pavers under the deck.

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

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

Guidance from Land Development Code (LDC)

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.
   There will be no change in height.

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 panels were added to the house at a later date so removing the panels to expose the side of the residence would be more consistent with the original front façade portions.

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 garage size will remain unchanged and is consistent with this standard.

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.
   Removing the unoriginal panels will be consistent with this provision.

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.
   Consistent.

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.
   Consistent; porch is existing.

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 side paneling is a different material than the residence so its removal will promote the visual compatibility between 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.
   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.
   Removing the unoriginal panels on the existing porch will be consistent with this provision.

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

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

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

Mount Dora Historic Design Guidelines Recommendations:

1. Identify, retain, and reserve porches, and their functional and decorative features, that are important in defining the overall historic character of the building-such as columns, balustrades, and stairs.
2. Retain porches and steps that are appropriate to a building and its subsequent development. Porches and additions reflecting later architectural styles are often important to the

building's historical development and should be retained.

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

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

1. Introducing or changing the location or size of windows, and other openings that alter the architectural and historic character of a building.

Staff Analysis:

The Applicant is proposing to remove the side panels on the shed structure on the northern portion of the property and replace the garage door with a craftsman style door.

The initial plan, approved by the Historic Preservation Board in March 2024, south to expand the garage and removing the shed. Per the application, plans where changed due to the size limitations with the property setback and extensive engineering process.

The Applicant is seeking to, "remove the paneling from the shed/enclosed deck to include the door on the front face, and leveling of the earth as well as placement of brick pavers under the deck

connecting to the driveway (as best matched to the current driveway which is concrete poured but stamped in a brick pattern). The columns supporting the deck would be painted white to match the deck apron."

Figure 1: Existing Garage Door

Figure 2: Proposed Garage Door

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. Accept Staff's Findings of Fact and Approve the application with condition(s) to ensure the application is consistent with the Standards of Review.
3. Reject Staff's Findings of Fact and Deny the application based on inconsistencies between the application and Standards of Review which [CITE STANDARD AND WHY THE APPLICATION IS INCONSISTENT WITH IT].

Attachments:
Photos
2008 Site Survey
2020 Site Survey
Application

CITY OF MOUNT DORA

Site Photos

Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA03905
Recorder # 449
Field Date 3/15/2008
Form Date 3/15/2008
FormNo 200803
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? YES

GENERAL INFORMATION

Site Name (address If none) 110 N CLAYTON ST Multiple Listing (DHR only)
Other Names >>
Survey or Project Name Survey#
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
110	North	CLAYTON	Street	

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

MAPPING

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

DESCRIPTION

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

HISTORICAL STRUCTURE FORM

8LA03905

DESCRIPTION (continued)

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

Main Entrance Description (stylistic details)

Porches: #open 1 #closed #incised Location(s)
Porch Roof Types(s)
Exterior Ornament
Interior Plan Other Interior Plan
Condition Good

Structure Surroundings

Commercial: Residential: MOSTly this category
Institutional: Undeveloped:

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

Archaeological Remains (describe):
If archaeological remains are present, was an Archaeological Site Form completed?
Narrative Description (optional)

HISTORY

Construction year 1952
Architect (last name first): Builder (last name first):

Changes in Locations or Conditions

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

Structure Use History

Use Year Use Started Year Use Ended >> Private residence;1952;
Other Structure Uses

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

RESEARCH METHODS

Research Methods >> Examine local tax records
Other research methods

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? NO Name of Local Register if Eligible
Idividually Eligible for National Register? NO
Potential Contributor to NR District? NO

Area(s) of historical significance >>
Other Historical Associations

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

HISTORICAL STRUCTURE FORM

8LA03905

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____ Maintaining Organization: _____

File or Accession #: _____ Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

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

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

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

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

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 FMSF Staffer: _____

Supplement File Status: NO SUPPLEMENT FILE Computer Entry Date: 5/31/2008

Form Comments: _____

REQUIRED PAPER ATTACHMENTS

(1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED

(2) LARGE SCALE STREET OR PLAT MAP

(3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

LA03905-200803

Supplementary Printout

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

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

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

> **Foundation types:**
Slab
Continuous

> **Foundation materials:**
Poured Concrete Footing

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

> **Roof types:**

> **Roof materials:**

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

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

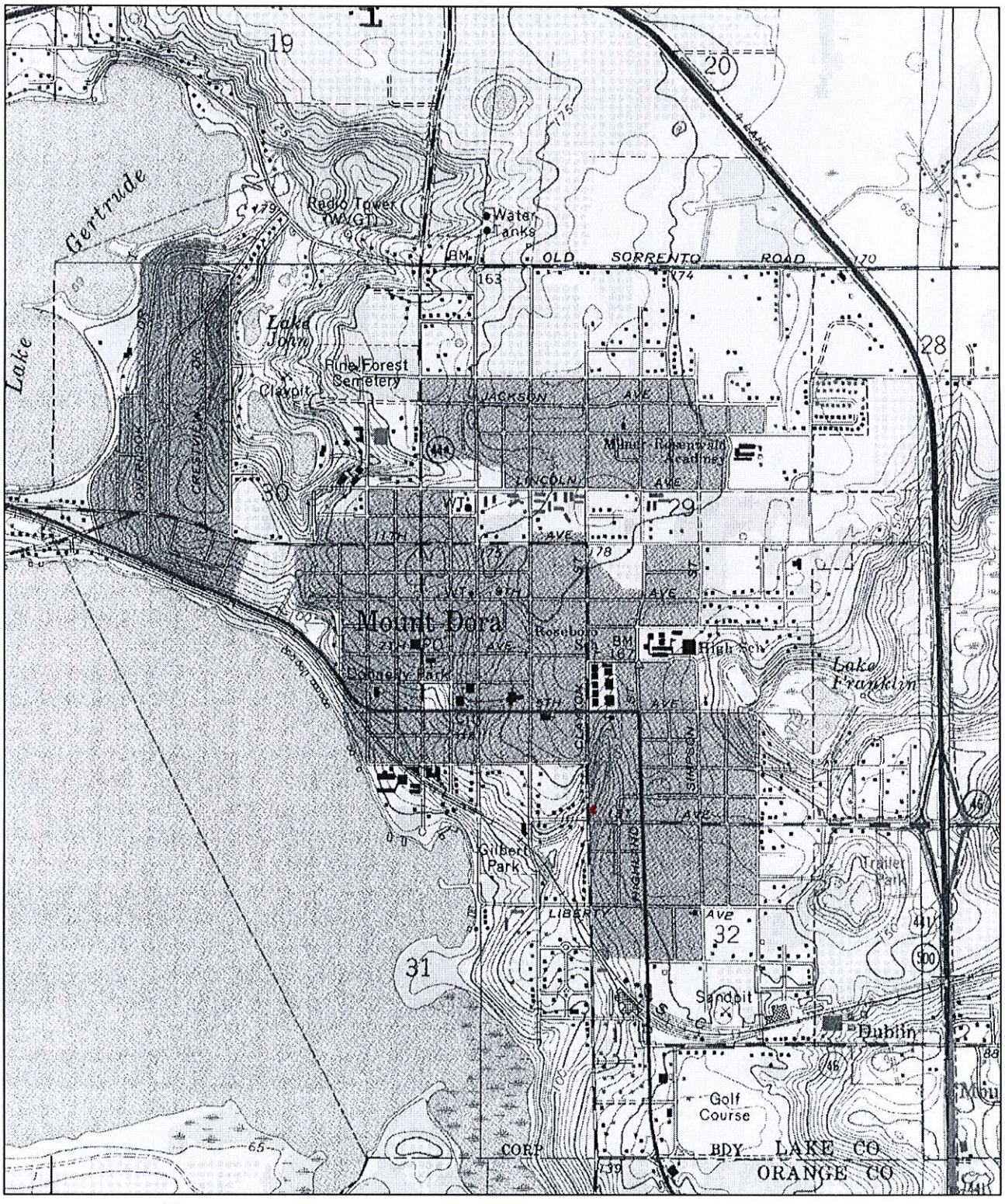
> **Original, intermediate, present uses/year started/year ended:**
Private residence;1952;

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

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

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

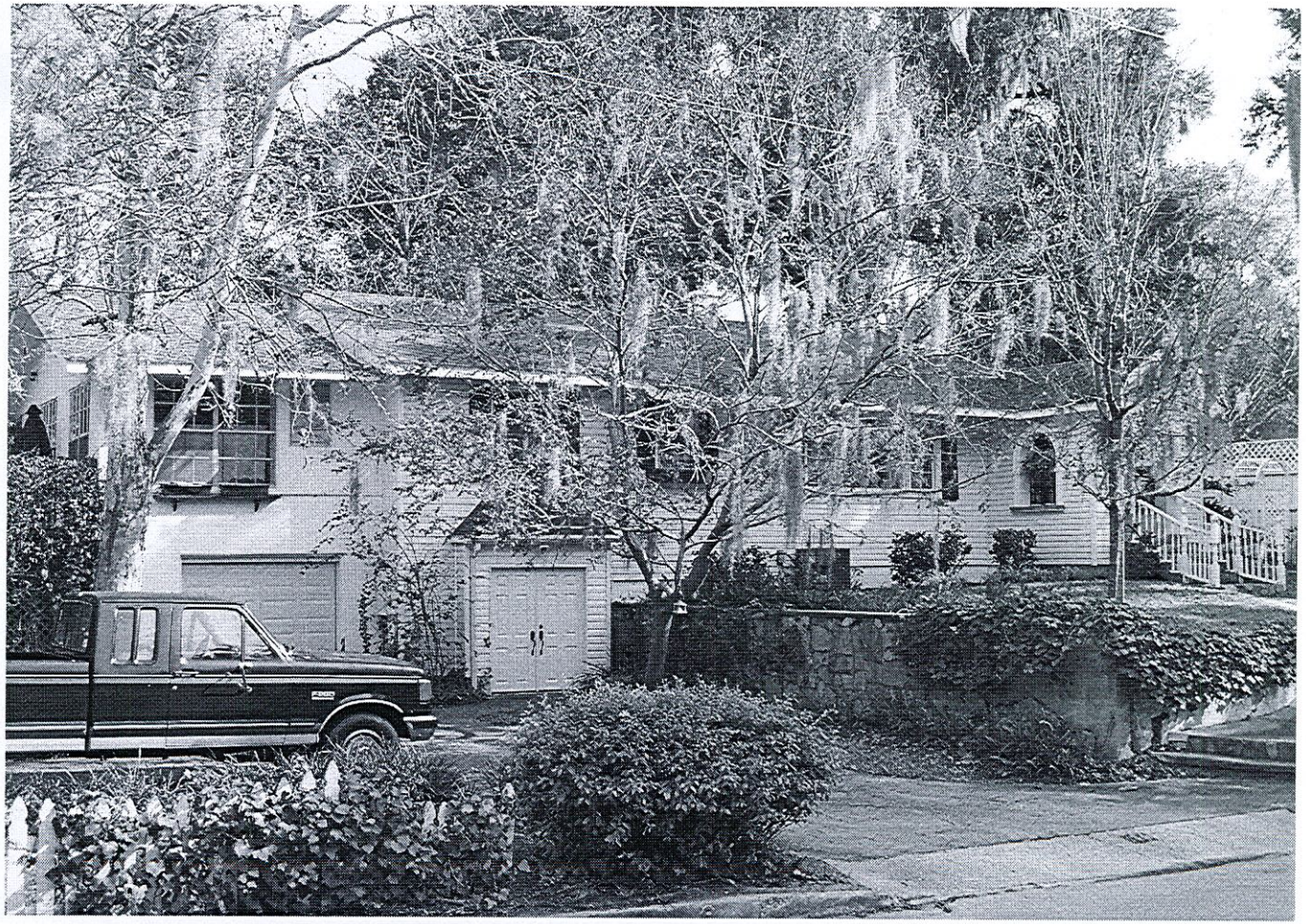
> **[Other name(s)]:**



Map provided by MyTopo.com

449
LA3905

N. GRANDVIEW STREET
N. CLAYTON STREET
HIGHLAND COURT
N. HIGHLAND STREET
HILLCREST COURT
E. FOURTH AVENUE
E. THIRD AVENUE
E. SECOND AVENUE
E. FIRST AVENUE
N. JOHNS STREET
S. GRANDVIEW STREET
S. CLAYTON STREET
S. SHIRLEY AVENUE
751A
LA 3905
149



449

LA
3905

Clear Form Values

Page 1

☐ Original
☐ Update

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

Site#8 LA03655
Field Date 11-16-2019
Form Date 11-16-2019
Recorder # 10

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) 147 East 9th Avenue — Multiple Listing (DHR only) _____
Survey Project Name Mount Dora Historic Site Survey — Survey # (DHR only) _____
National Register Category (please check one) ☐building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☐private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Clear Location Values

Street Number	Direction	Street Name	Street Type	Suffix Direction
147	E	9th	AVE	

Address:
Cross Streets (nearest / between) Between N Baker St & N Tremain St
USGS 7.5 Map Name EUST — USGS Date 2018 — Plat or Other Map _____
City / Town (within 3 miles) Mount Dora — In City Limits? ☐yes ☐no ☐unknown — County LA
Township 19S — Range 27E — Section 29 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 29-19-27-0010-031-00004 — Landgrant _____
Subdivision Name _____ — Block 31 — Lot 4
UTM Coordinates: Zone ☐16 ☐17 — Easting 437137 — Northing 3186469
Other Coordinates: X: -81.64419 — Y: 28.80425 — Coordinate System & Datum WGS84
Name of Public Tract (e.g., park) _____

HISTORY

Clear History Values

Construction Year: 1920 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use RESI — From (year): _____ — To (year): _____
Current Use RESI — From (year): _____ — To (year): _____
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☐no ☐unknown — Date: _____ — Original address N/A
Alterations: ☐yes ☐no ☐unknown — Date: _____ — Nature enclosure of front porch
Additions: ☐yes ☐no ☐unknown — Date: _____ — Nature Garage, rear portion of structure
Architect (last name first): _____ — Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

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

DESCRIPTION

Clear Description Values

Style FRAM — Exterior Plan SQAR — Number of Stories 1
Exterior Fabric(s) 1. VINY — 2. _____ — 3. _____
Roof Type(s) 1. GA — 2. FLAT — 3. _____
Roof Material(s) 1. SMSS — 2. BUIL — 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ — 2. _____
Windows (types, materials, etc.)

metal awning windows

Distinguishing Architectural Features (exterior or interior ornaments)

Wood Frame around window, decorative shutters, attic vents

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

Shed

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 # LA03655

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. CONC 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)

Cloth Awning, 2-Step Stoop

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

The porch has been enclosed and can be identified by the flat roof along the front of the structure.

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

Narrative Description of Resource

According to the 1926 Sanborn Fire Insurance Map, the structure was a modest rectangle with an open front porch. The front porch has been incorporated into the structure and an addition was added to the back of the structure including a flat roof garage

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 still has remaining architectural elements that contributes to the style of the home and the overarching Historic District.

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

1. ARCT 3. 5.

2. CPDV 4. 6.

DOCUMENTATION

Clear Documentation Values

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

1) Document type Maintaining organization

Document description File or accession #'s

2) Document type Maintaining organization

Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Bradley Benmoshé / HLS QAQC 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.

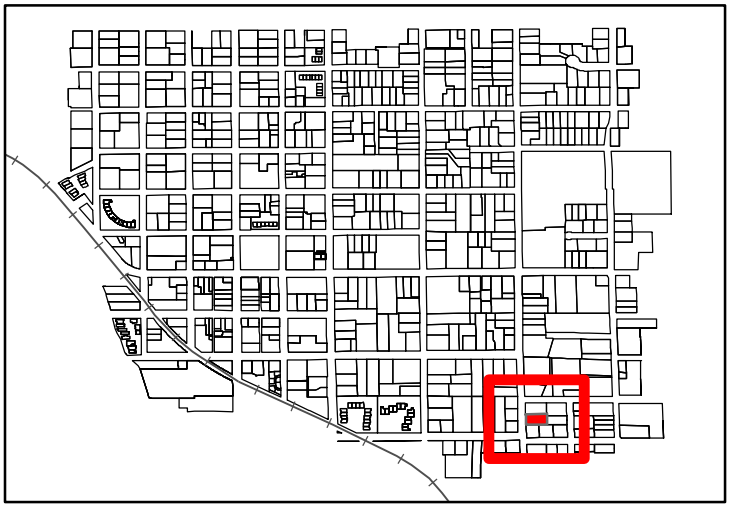
Street Map

N

110 NORTH CLAYTON ST MOUNT DORA FL 32757

0 40 80 160

Feet

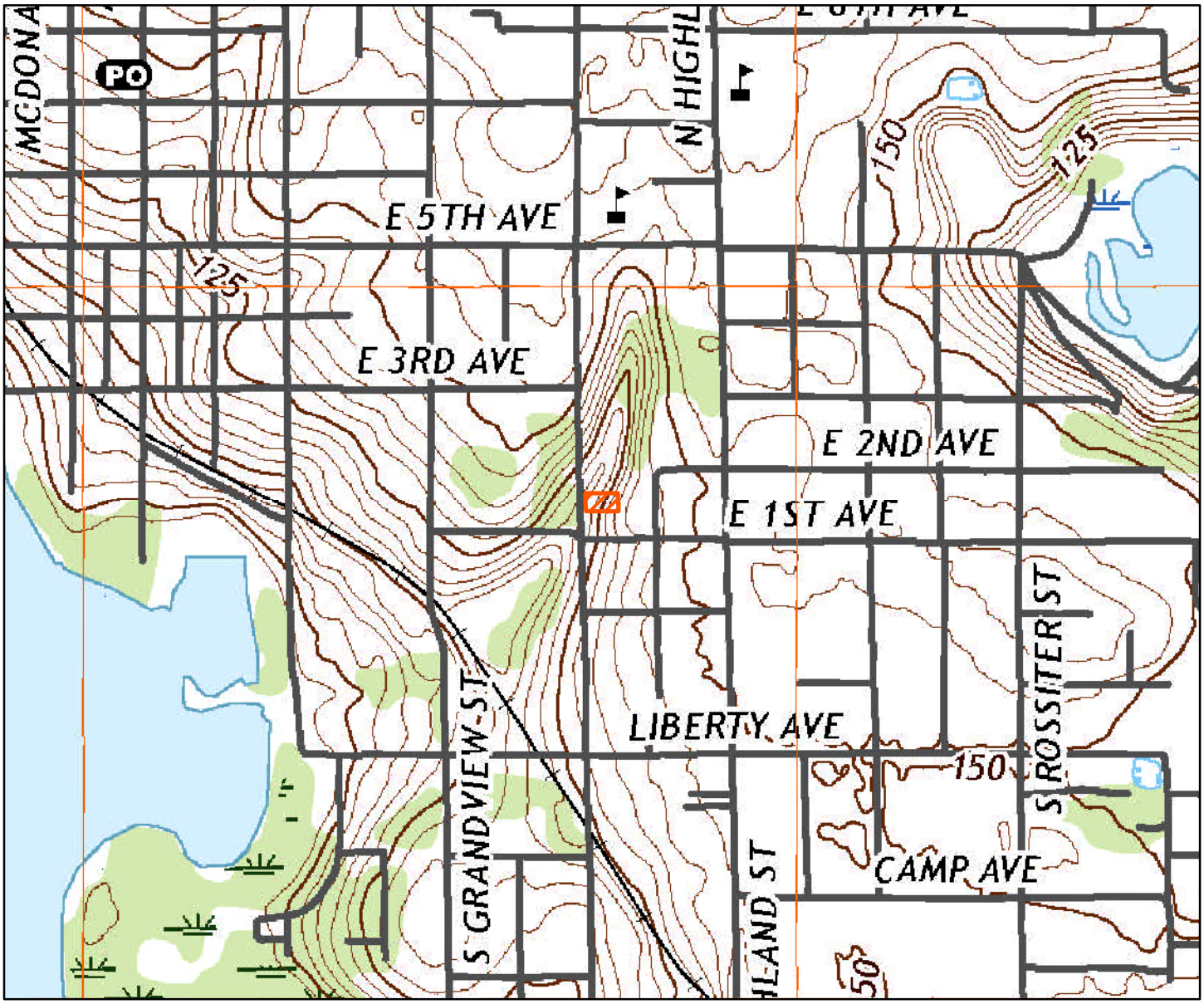


LA03905

KCI TECHNOLOGIES

Data Sources: Lake County, City of Mount Dora

USGS Map



N

LA03905

110 NORTH CLAYTON ST MOUNT DORA FL 32757

Source: United States Geological Survey Eustis, FL 2018

KCI TECHNOLOGIES

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: 110 N Clayton St Alternate Key No.: _____

Property Owner: Carolyn Parlato

Applicant: Carolyn Parlato

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

Applicant's Phone Number: 843-655-7981

Applicant's Email Address: jmalakgt@hotmail.com

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

Application Type:

- ☐ New Construction
- Addition
- X Renovation

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

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

Existing Materials: Pressure Treated Wood

Proposed Materials: Brick pavers, garage door

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

Full Description of Proposed Alteration(s) or Construction including materials; please attach additional documentation if needed: Please see continuation page for complete details.

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

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

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

Continuation Page

Description:

The initial plan provided for the expansion of the current one-car garage with the removal of the shed which was approved on 1 March 2024. Due to the size limitations with the property set-back and extensive engineering process, resubmitting with a new proposed plan.

First is the update to the garage door as previously submitted; however, will be for the same size door currently on the home (one-car instead of the previously proposed two-car) and updated design from current door (see picture below on proposed type of door).

The second update requested would be to remove the paneling from the shed/enclosed deck to include the door on the front face, and leveling of the earth as well as placement of brick pavers under the deck connecting to the driveway (as best matched to the current driveway which is concrete poured but stamped in a brick pattern). The columns supporting the deck would be painted white to match the deck apron.

Reason for Modification:

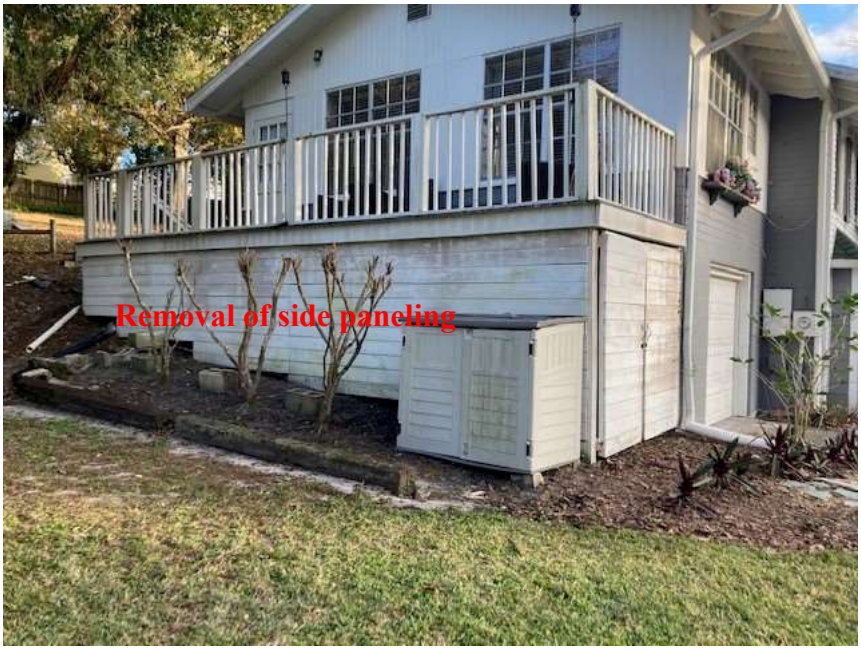
The request for this update provides multiple benefits to both the homeowner and community.

Removal of the wood paneling on the shed/enclosed deck and replacement of the current garage door will enhance the aesthetics of the home. The shed/covered deck would appear to not contributed to the historical nature of the home and currently takes away from the charm and appearance.

Additionally (and as seen from the photos), this lower section of the deck is not sealed and can harvest feral animals and rodents. Removal of the wood will assist to eliminate this concern.

Finally, the property has sustained issues with drainage, partly due to the raised portion in front of the shed/enclosed deck forcing run off of water into the front of the garage. Leveling this area will correct the run off for proper flow.

Current pictures of garage door and shed/enclosed deck.



Proposed Single-Car Garage Door (same or similar, white in color):

Janiszewski, Michele

From: Jason Malak <jmalakgt@hotmail.com>
Sent: Wednesday, September 11, 2024 2:15 PM
To: Janiszewski, Michele
Cc: Carolyn Parlato
Subject: COA Request - 110 N Clayton St
Attachments: COA Application Parlato, Carolyn.pdf

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

Good afternoon Michele,

As discussed a couple weeks ago, sending the attached document on behalf of Carolyn for the committee's consideration.

Hopefully I annotated it clearly but it's essentially removing the boards to open the lower part of the deck up and I know we said previously that the type of garage door was already approved but decided to put it in here anyways and adjusting it to the single car.

Please let me know if there are any questions, once again thank you for your guidance!

-Jason

Sent from my iPhone

CITY OF MOUNT DORA

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

DATE: September 25, 2024

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 4 - Certificate of Appropriateness; 1031 N Clayton Street (Location); Rebuilt Exterior Doors and Restore Shutters (Proposed Work); Alexandra K. Chaconas (Owners); Austin Historical, LLC (Applicant).**

Property Information:

Address:	1031 N Clayton Street	**Current Use:**	Residential
Zoning District:	R-2	**Land Use:**	Medium Density

Structure Information:

Date of Construction:	1925	**Style:**	Bungalow / Frame Vernacular
Siding:	Wood Siding	**Stories:**	One
Roof Type:	Gable	**Chimneys:**	One; Block & Brick
Roof Material:	Asphalt Shingles	**Porch:**	Enclosed Front Porch

Requested Action:
The Applicant is seeking to rebuild and reinstall two exterior doors, and repair and restore six wood shutters.

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.

1. *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.

2. *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.

3. *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.

3. *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.

4. *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.
   Not Applicable; the same material will be used.

5. *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.

6. *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.

7. *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.

8. *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.
   Not Applicable.

Guidance from the Historic Design Guidelines:

Recommendations:

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

2. Retain coatings such as paint that help protect the wood from moisture and ultraviolet light. Paint removal should be considered only where there is paint surface deterioration and as part of an overall maintenance program which involves repainting or applying other appropriate protective coatings.

3. 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.

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

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

6. Retain and repair window openings, frames, sash, glass, lintels, sills, pediments, architraves, hardware, awnings, and shutters where they contribute to the architectural and historic character of the building.

7. Repair window frames and sash by patching, splicing, consolidating or otherwise reinforcing. Such repair may include replacement-in-kind of those parts that are either extensively deteriorated or are missing when there are surviving prototypes such as architraves, hood molds, sash, sills, and interior or exterior shutters and blinds.

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. Stripping historically painted surfaces to bare wood, them applying clear finishes or status in order to create a "Natural look".

5. Stripping paint or varnish to bare wood rather than repairing or reapplying a special finish, i.e., a grained finish to an exterior wood feature such as a front door.

6. Failing to identify, evaluate, and treat the causes of wood deterioration, including faulty flashing, leaking gutters, cracks and holes in siding, deteriorating caulking in joints and seams, plant material growing too close to wood surfaces, or insect or fungus infestation.

7. Using chemical preservatives such as creosote which can change the appearance of wood features unless they were used historically.

8. Stripping paint or other coatings to reveal bare wood, exposing historically coated surfaces to the effects of accelerated weathering.

9. Removing paint that is firmly adhering to and thus protecting wood surfaces.

10. 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.

11. Resurfacing frame buildings with new material that is inappropriate or was unavailable when the building was constructed such as artificial stone, brick veneer, asbestos or asphalt shingles, rustic shakes, and vinyl or aluminum siding.

12. Abrasive cleaning methods, rotary sanding or rotary wire brushing, sand blasting or extreme high pressure washing (PSI of more than 100) or harsh thermal methods such as propane or butane torches. There methods irreversibly damage historic wood work.

13. Replacing an entire wood feature such as a cornice or wall when repair of the wood and limited replacement of deteriorated or missing parts are appropriate.

14. 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.

15. Creating a false historical appearance because the replaced wood feature is based on insufficient historical, pictorial, and physical documentation.

16. Introducing a new wood feature that is incompatible in size, scale, material, and color.

17. Removing window features that can be repaired where such features contribute to the historic and architectural character of a building.

18.

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 proposed work is compatible with the architectural style 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. Accept Staff's Findings of Fact and Approve the application with condition(s) to ensure the application is consistent with the Standards of Review.
3. Reject Staff's Findings of Fact and Deny the application based on inconsistencies between the application and Standards of Review which [CITE STANDARD AND WHY THE APPLICATION IS INCONSISTENT WITH IT].

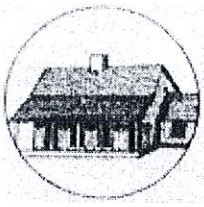
Attachments:

Photos
1998 Site File
2008 Site File
202o Site File
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 2377
Recorder # BB33-32
Field Date 4 / 20 /1998
Form Date 10 / 21 /1999

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

LOCATION & IDENTIFICATION

Address (Include N,S,E,W; #; St., Ave., etc.) 1031 N Clayton
Cross Streets (nearest / between) 11th Ave /9th Ave
City / Town (within 3 miles) Mount Dora In Current City Limits: ☒ y ☐ n ☐ unknown
County Lake Tax Parcel #(s) 1471672
Subdivision name Gorham Block B Lot 13,14,15
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)* Unknown Material(s)* Unknown
Exterior Fabric(s)* Aluminum
Roof: Type(s)* Gable Material(s)* Metal shingles, pressed
Roof secondary strucs. (dormers etc.)* _____
Chimney: No. 1 Material(s)* Brick Location(s)* N/Exterior, wall
Windows (types, materials, etc.)* Jalousie

Main Entrance (stylistic details) Interior porch enclosed with windows and half wall, capped with pent roof
Porches: #open 0 #closed ____ #incised 1 Location(s) E/Entrance
Porch roof type(s) _____
Exterior Ornament _____

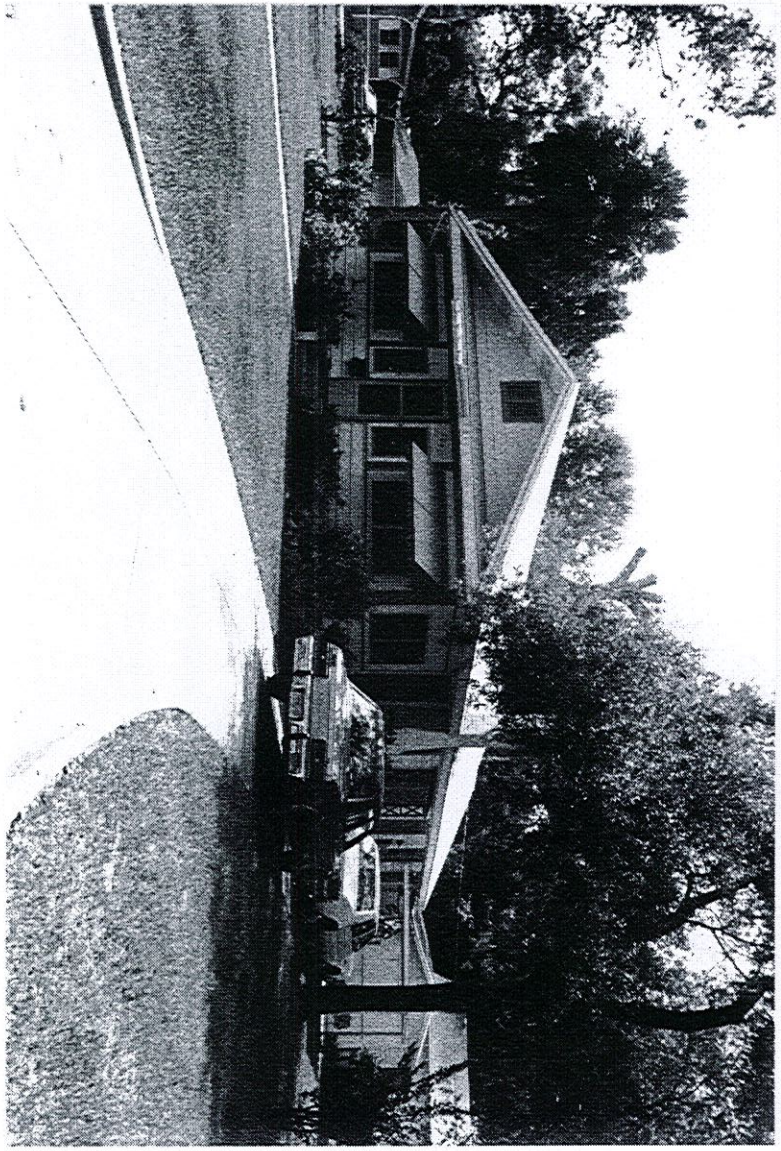
Interior Plan* Unknown interior plan
Condition (Please check one): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Surroundings (N=None, S=Some, M=Most, A=All/nearly all): __ commercial A_ residential ___ institutional ___ undeveloped
Ancillary Features (No., type of outbuildings; major landscape features. Use continuation sheet for descriptions of interior, landscaping, etc) _____
One story garage, now attached but was originally detached, carport

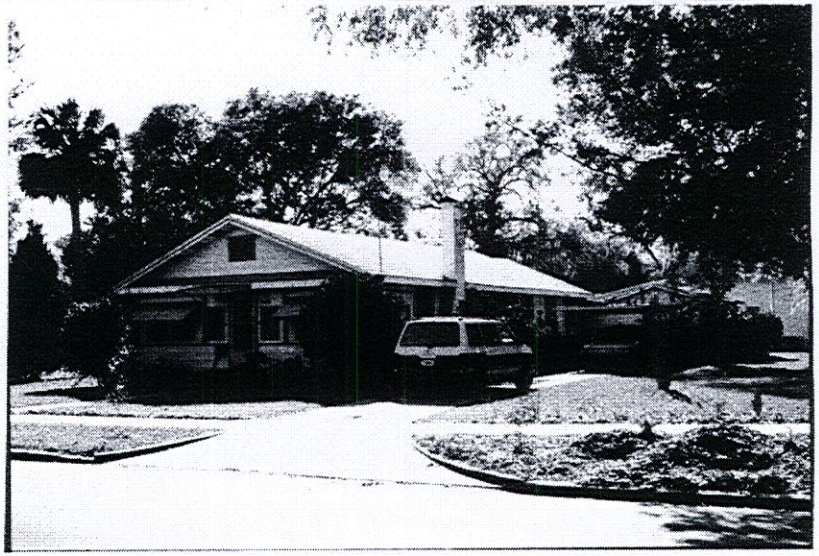
Archaeological Remains _____ ☐ Check if Archaeological Form completed
* Consult *Guide to Historical Structure Forms* for preferred descriptions (coded fields at the Site File).

DHR USE ONLY OFFICIAL EVALUATIONS DHR USE ONLY

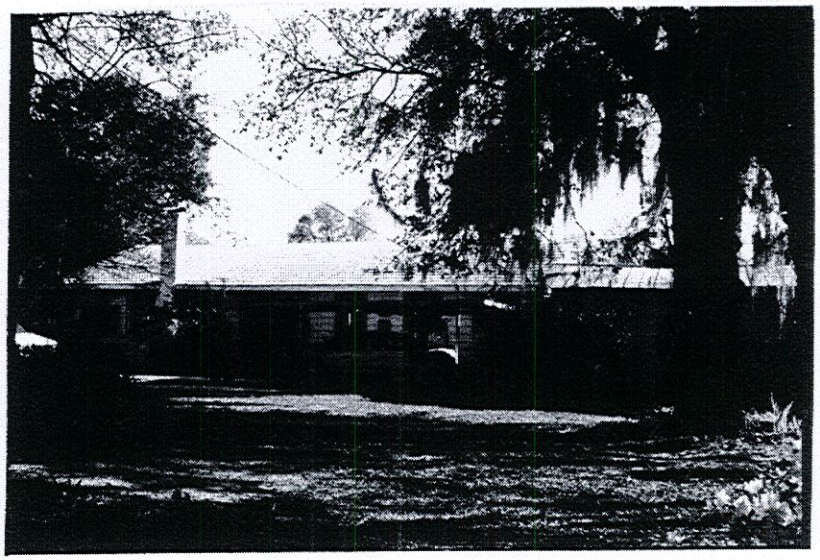
NR DATE ___/___/___	*KEEPER-NR ELIGIBILITY* ☐yes ☐no Date ___/___/___
	SHPO-NR ELIGIBILITY: ☐yes ☐no ☐potentially elig. ☐insufficient Info Date ___/___/___
DELIST DATE ___/___/___	*LOCAL DESIGNATION:* _____ Date ___/___/___
	Local office _____

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





33 ►33A



37 ►37A

Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA03927
Recorder # 471
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) 1031 N CLAYTON ST Multiple Listing (DHR only)
Other Names >>
Survey or Project Name Survey#
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
1031	North	CLAYTON	Street	

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

MAPPING

USGS 7.5' Map Name Publication Date >> EUSTIS;1980
Township: Range: Section: 1/4 section: >> 19S ;27E ;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 Rectangular 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 1
Chimney Material
Other Chimney Material(s)
Chimney Location(s)

HISTORICAL STRUCTURE FORM

8LA03927

DESCRIPTION (continued)

Window Descriptions CASEMENT 1, JALOUSIE, 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 1925

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

Changes in Locations or Conditions

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

Structure Use History

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

Other Structure Uses

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

RESEARCH METHODS

Research Methods >> Examine local tax records

Other research methods

SURVEYOR'S EVALUATION OF SITE

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

Idividually Eligible for National Register? NO

Potential Contributor to NR District? YES

Area(s) of historical significance >>

Other Historical Associations

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

HISTORICAL STRUCTURE FORM

8LA03927

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 FMSF Staffer: _____

Supplement File Status: NO SUPPLEMENT FILE 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"

LA03927-200803

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;1925;

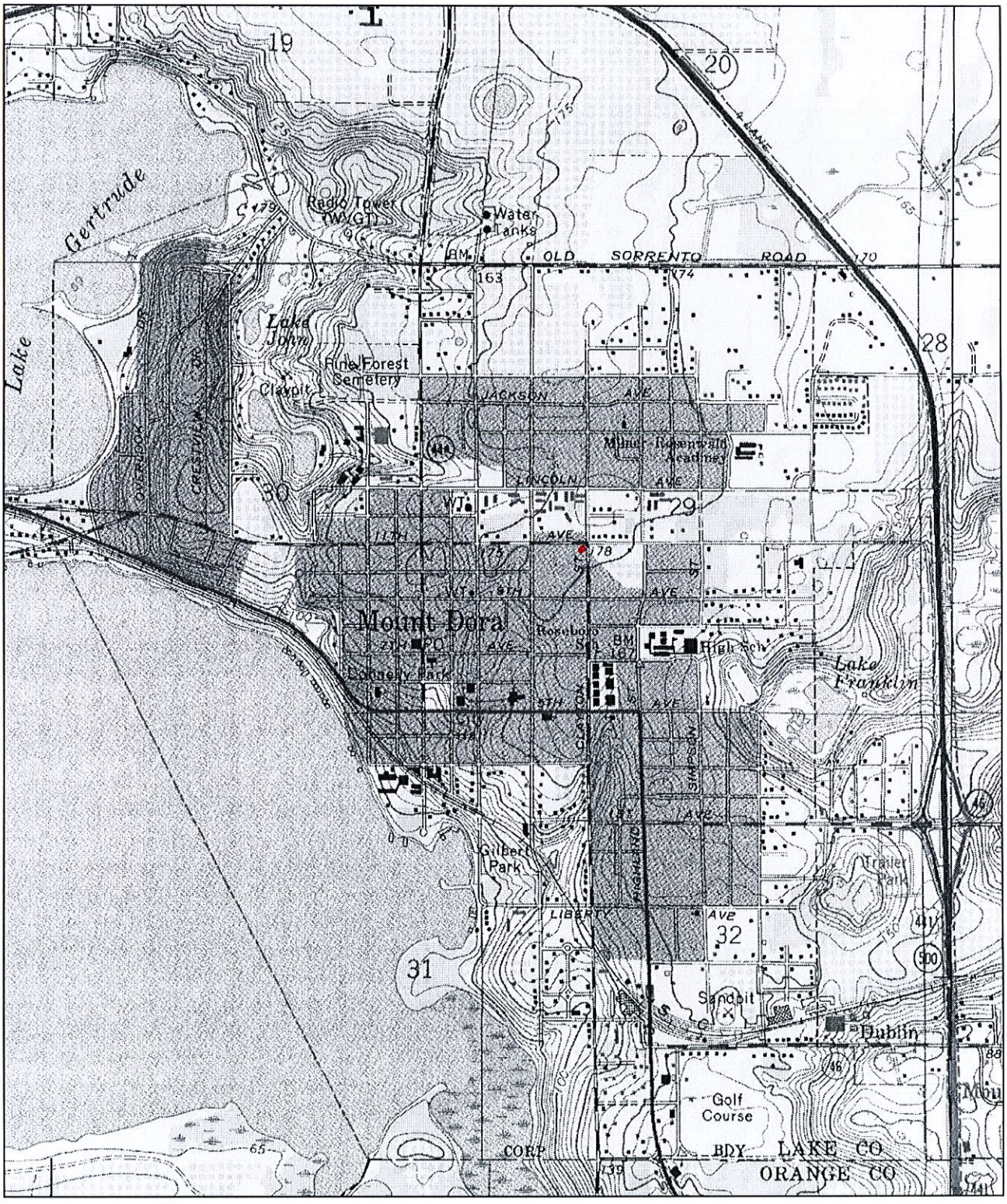
> **Research methods:**
Examine local tax records
FL Master Site File-Cultural Resources
Pedestrian

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

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

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

E. ELEVENTH AVENUE
N. HIGHLAND STREET
MARY FRANCIS CT.
E. TENTH AVENUE
N. GRANDVIEW STREET
N. GORHAM STREET
N. CLAYTON STREET
E. NINTH AVENUE
565-571
CLARONO CIRCLE
560-566
601-603
E. EIGHTH AVENUE
E. SEVENTH AVENUE
HIGHLAND COURT
LA3927


Gertrude
Lake
Lake John
Radio Tower TWV(GT)
Water Tanks
OLD SORRENTO ROAD
Pine Forest Cemetery
Claypit
JACKSON AVE
Miller Ravenscroft Academy
LINCOLN AVE
Mount Dora
PO
Roseboro Sch
High Sch
Lake Franklin
Donnelly Park
CITY HALL
Gilbert Park
Trailer Park
LIBERTY AVE
Sandpit
Dublin
Golf Course
CORP BDY
LAKE CO
ORANGE CO
19
20
28
30
29
31
32
N
0 0.5 Mi
0 3000 Ft
Map provided by MyTopo.com

471
LA 3927

471

LA
3927

Clear Form Values

Page 1

☐ Original
☐ Update

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

Site#8 LA03655
Field Date 11-16-2019
Form Date 11-16-2019
Recorder # 10

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) 147 East 9th Avenue — Multiple Listing (DHR only) _____
Survey Project Name Mount Dora Historic Site Survey — Survey # (DHR only) _____
National Register Category (please check one) ☐building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☐private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Clear Location Values

Street Number	Direction	Street Name	Street Type	Suffix Direction
147	E	9th	AVE	

Address:
Cross Streets (nearest / between) Between N Baker St & N Tremain St
USGS 7.5 Map Name EUST — USGS Date 2018 — Plat or Other Map _____
City / Town (within 3 miles) Mount Dora — In City Limits? ☐yes ☐no ☐unknown — County LA
Township 19S — Range 27E — Section 29 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 29-19-27-0010-031-00004 — Landgrant _____
Subdivision Name _____ — Block 31 — Lot 4
UTM Coordinates: Zone ☐16 ☐17 — Easting 437137 — Northing 3186469
Other Coordinates: X: -81.64419 — Y: 28.80425 — Coordinate System & Datum WGS84
Name of Public Tract (e.g., park) _____

HISTORY

Clear History Values

Construction Year: 1920 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use RESI — From (year): _____ — To (year): _____
Current Use RESI — From (year): _____ — To (year): _____
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☐no ☐unknown — Date: _____ — Original address N/A
Alterations: ☐yes ☐no ☐unknown — Date: _____ — Nature enclosure of front porch
Additions: ☐yes ☐no ☐unknown — Date: _____ — Nature Garage, rear portion of structure
Architect (last name first): _____ — Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

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

DESCRIPTION

Clear Description Values

Style FRAM — Exterior Plan SQAR — Number of Stories 1
Exterior Fabric(s) 1. VINY — 2. _____ — 3. _____
Roof Type(s) 1. GA — 2. FLAT — 3. _____
Roof Material(s) 1. SMSS — 2. BUIL — 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ — 2. _____
Windows (types, materials, etc.)

metal awning windows

Distinguishing Architectural Features (exterior or interior ornaments)

Wood Frame around window, decorative shutters, attic vents

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

Shed

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 # LA03655

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. CONC 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)

Cloth Awning, 2-Step Stoop

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

The porch has been enclosed and can be identified by the flat roof along the front of the structure.

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

Narrative Description of Resource

According to the 1926 Sanborn Fire Insurance Map, the structure was a modest rectangle with an open front porch. The front porch has been incorporated into the structure and an addition was added to the back of the structure including a flat roof garage

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 still has remaining architectural elements that contributes to the style of the home and the overarching Historic District.

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

1. ARCT 3. 5.

2. CPDV 4. 6.

DOCUMENTATION

Clear Documentation Values

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

1) Document type Maintaining organization

Document description File or accession #'s

2) Document type Maintaining organization

Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Bradley Benmoshé / HLS QAQC Affiliation OTHR

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

(address / phone / fax / e-mail)

Required Attachments

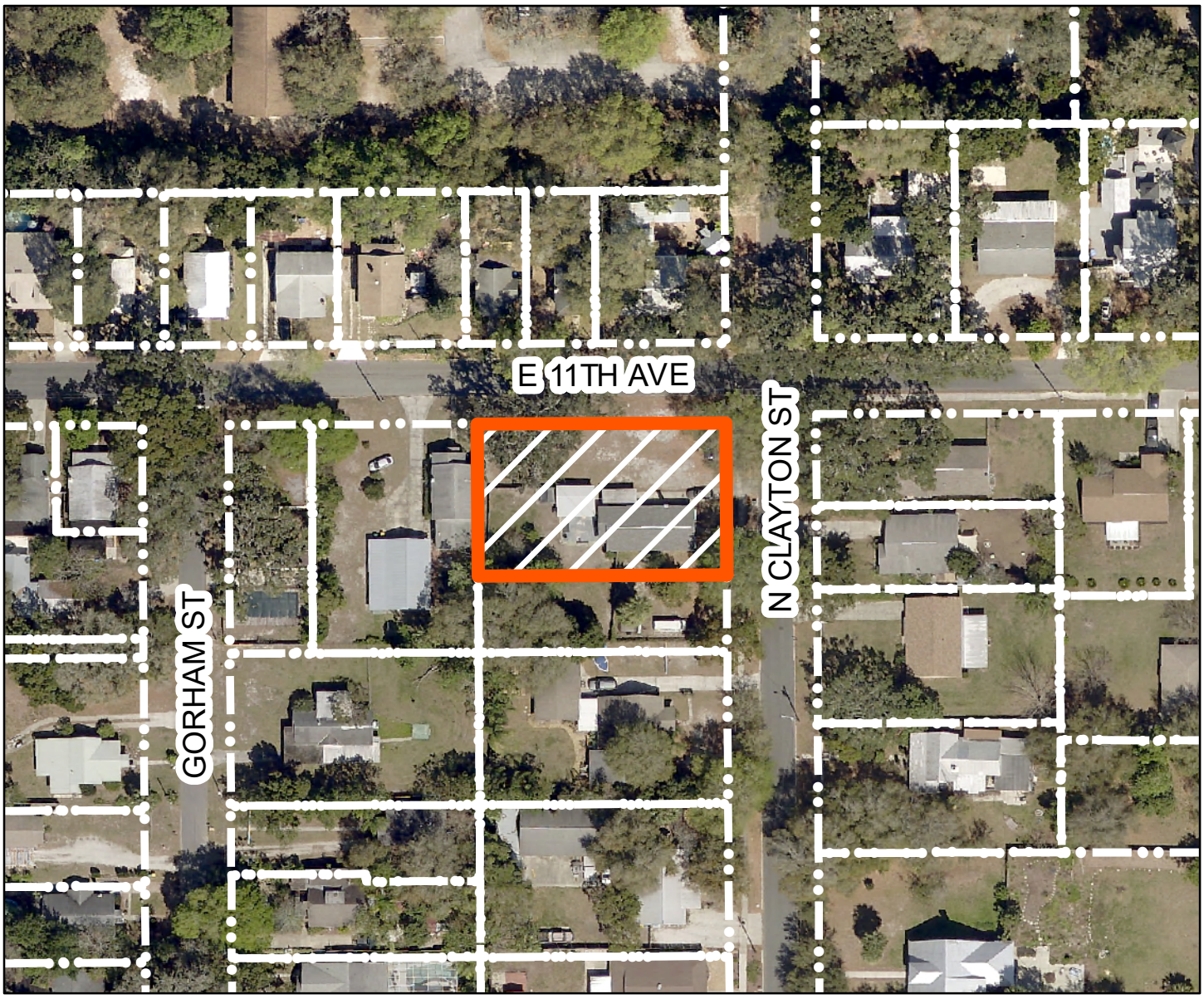
❶ **USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED**

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

1031 NORTH CLAYTON ST MOUNT DORA FL 32757

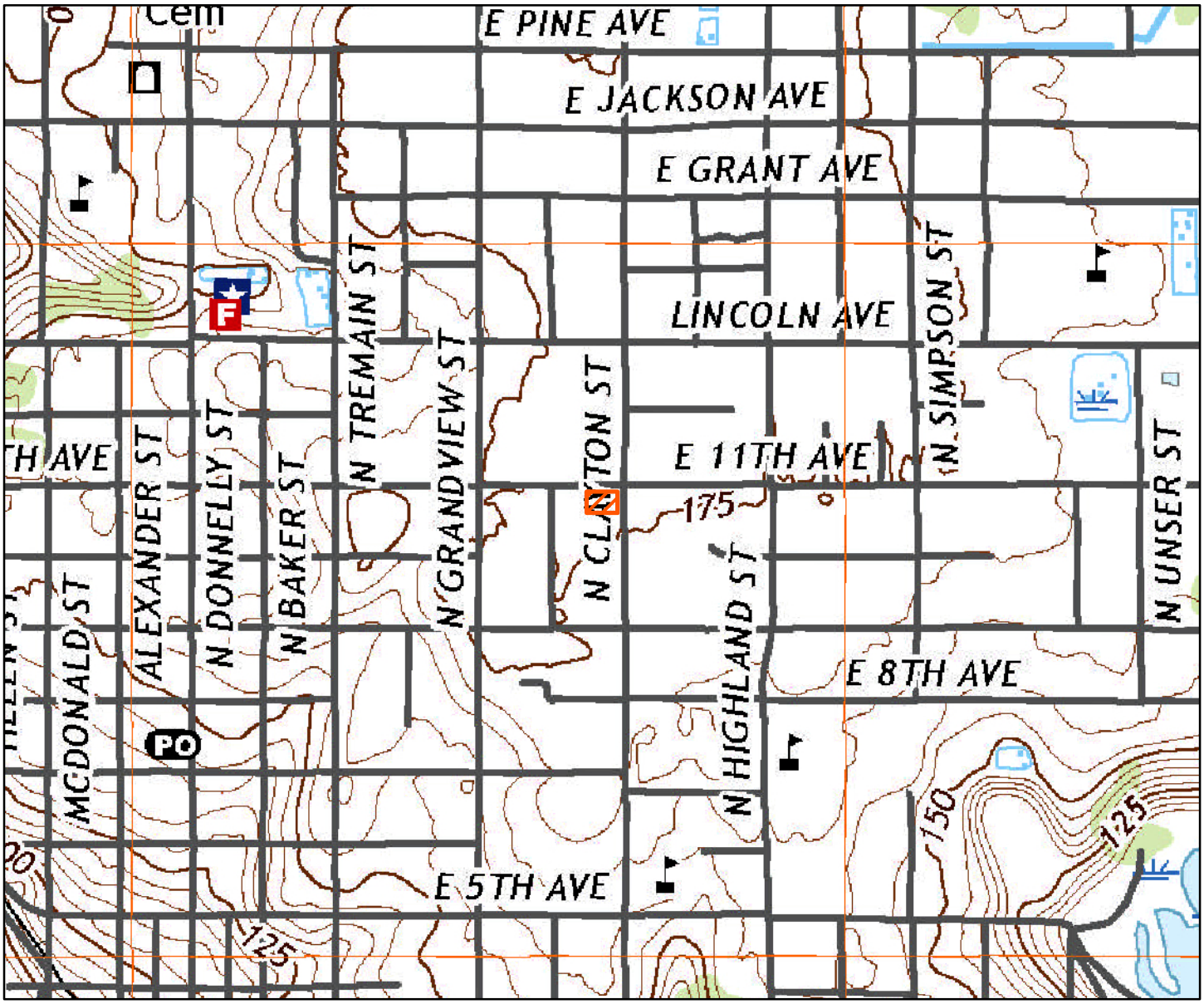
0 40 80 160
Feet

LA03927

KCI TECHNOLOGIES

Data Sources: Lake County, City of Mount Dora

USGS Map



N

LA03927

1031 NORTH CLAYTON 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: 1031 N. Clayton St Alternate Key No.: _____

Property Owner: Alexandra Chaconas

Applicant: Austin Historical, LLC

Applicant's Mailing Address: 2113 S. Division Ave. Orlando, FL 32805

Applicant's Phone Number: 407-406-1755

Applicant's Email Address: Info@austinhistorical.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 x 2	☐ Chimney	☐ Roof
☐ Walls or Fences	☐ Exterior Lighting	☐ Landscape Features
		☒ Shutters x 6

Existing Materials: Hollow core wood doors

Proposed Materials: Red Grandis solid wood doors

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

Full Description of Proposed Alteration(s) or Construction including materials; please attach additional documentation if needed: Build 2 historic door slabs and install

Remove and restore 6 shutters and re-install.

Reason for Addition / Modification: To improve operability and appearance

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.

RECEIVED
SEP - 9 2024

Existing shutters that we will be restoring with some of the wood rot we will be repairing.

Interior and exterior of current door to be rebuilt and reinstalled.

FRONT DOOR

BACK DOOR

CITY OF MOUNT DORA

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

DATE: September 25, 2024
Initially Approved on June 28, 2023

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 5 - Certificate of Appropriateness; 308 N Tremain (Location); Renewal of Façade and Porch Modifications (Request); 308 North Tremain Street, LLC (Owner); Suzanne Scheck (Applicant).**

Property Information

Site Address:	308 N Tremain Street	**Current Use:**	Single-Family Residence
Zoning District:	Residential Professional	**Land Use:**	Residential Professional/Office

Structure Information

Construction Date:	1922	**Style:**	Bungalow
Structural System:	Masonry Vernacular	**Foundation Type:**	Concrete Footing
Siding:	Concrete Block / Stucco	**Stories:**	Two
Roof:	Asphalt Shingles / Tin	**Windows:**	1/1 Sash
Roof Type:	Gable	**Chimneys:**	One (Concrete Block)

Porch: Elevated step-up covered entrance and two story screen porch in the rear

Description of Proposed Work:

Renewal of previously approved modifications to exterior façade, porch, and walkway including:

1. Replace four (4) wood exterior doors with fiberglass and composite doors matching the style of the existing doors;

2. Convert one door on the second floor to a window matching the same material, size, and style of the existing windows on the façade;

3. Remove wood floors on first and second floor porch and replace with a wood alternative;

4. Remove wood railings on first and second floor porch and replace with a PVC railings in a different style;

5. Remove wood stairs on front and back of house and replace with concrete stairs with brick veneers and slate stair treads and remove their railings;

6. Modify walkways to match concrete porch materials.

Guidance:

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

The Mount Dora Historic Guidelines offers the following recommendations and items to avoid.

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. Repair and replace, where necessary, deteriorated architectural features of wood, terra cotta, tile, brick, and other historical materials.
4. 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.
5. 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.
6. Protect and maintain the masonry, wood, and architectural metal that comprise entrances through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating system.
7. 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.
8. Replace missing or deteriorated doors with doors that closely match the original, or that are of compatible contemporary design.

Avoid:

1. Introducing or changing the location or size of windows, and other openings that alter the architectural and historic character of a building.
2. Replacing windows that contribute to the character of a building with those that are incompatible in size, configuration, and reflective qualities or which alter the setback relationship between window and wall.
3. Introducing or changing the location of doors and entrances that alter the architectural character of the building.

4. Removing significant door features that can be repaired.
5. Replacing deteriorated or missing doors with stock doors or doors of inappropriate designs or constructed of inappropriate materials.
6. 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.
7. 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
8. Radically changing the type of finish or its color or accent scheme so that the historic character of the exterior is diminished
9. Failing to identify, evaluate, and treat the causes of wood deterioration, including faulty flashing, leaking gutters, cracks and holes in siding, deteriorating caulking in joints and seams, plant material growing too close to wood surfaces, or insect or fungus infestation.
10. Resurfacing frame buildings with new material that is inappropriate or was unavailable when the building was constructed such as artificial stone, brick veneer, asbestos or asphalt shingles, rustic shakes, and vinyl or aluminum siding.
11. Replacing an entire wood feature such as a cornice or wall when repair of the wood and limited replacement of deteriorated or missing parts are appropriate.
12. 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.

Staff Analysis:
This is a request to renew the COA previously approved by the Historic Preservation Board on June 28, 2023.

The Applicant obtained a COA on June 29, 2022, to redo the second story porch. On September 28, 2022, the Applicant obtained a COA to allow tile to be installed on an exterior wall within a porch area.

The Applicant is seeking to replace four (4) wood doors with fiberglass and composite doors because the existing doors do not stay closed and are rotted. The proposed doors are the same style of the existing doors. Under Standard 2, doors and entrances and associated detailing should be preserved. Replacement doors should either match the original - under Standard 6 or substitute new materials and designs sympathetic to the original under Standard 9. Under Standard 3 historic doors that do not match the composition and stylistic details of the building or missing door should not be substituted. The Applicant contends that the existing wood doors are rotted. If the doors cannot be repaired and the doors are deteriorated, the proposed replacement door is the same style and would satisfy the guidelines.

An additional door opening is proposed to be converted into a window which will match the size, style, and material of the existing vinyl windows. The door is on the second floor and serves as an entrance to the porch. The modification is not a character defining feature, will not be highly visible, and will match the existing window openings. Staff has no concerns with this modification.

The Applicant is also seeking to remove the existing wood porch and wood railings due to rot and

replace the porch with a wood alternative and PVC railings. The Applicant included three possible options for railings in the submittal, one of which matches the style of the existing railing. The guidelines state that rehabilitation efforts should avoid 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.

The guidelines emphasize identifying and addressing the causes for wood deterioration in addition to protecting and maintaining wood entrances.

The previous wood steps in the front and rear of the residence have been removed and replaced with concrete stairs with brick veneers and the Applicant is seeking approval of this after-the-fact work. The new stairs do not have railings like the former wood stairs. The guidelines state that rehabilitation efforts should avoid resurfacing frame buildings with new material that is inappropriate or was unavailable when the building was constructed such as artificial stone, brick veneer, asbestos or asphalt shingles, rustic shakes, and vinyl or aluminum siding.

Staff Recommendation:
If the Historic Preservation Board wishes to approve the application, staff recommends considering the following conditions:

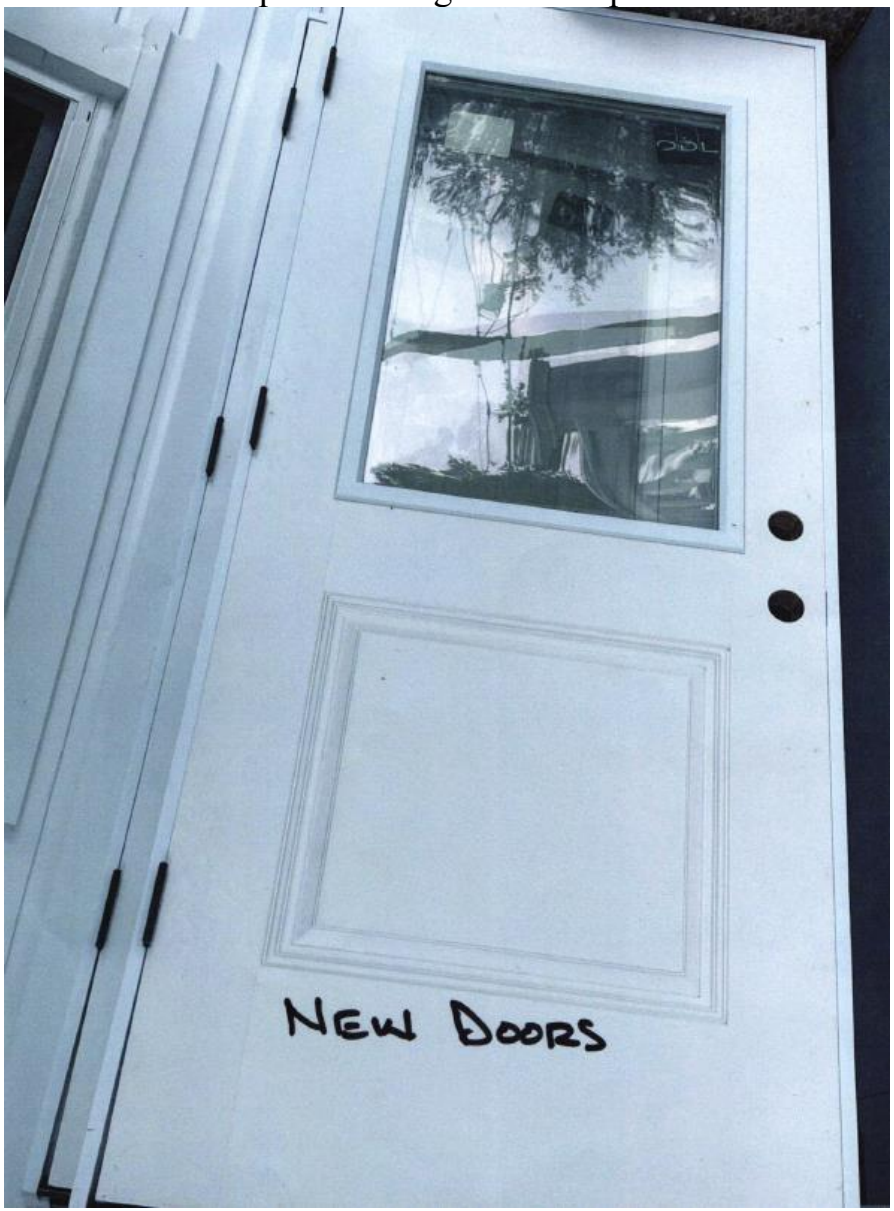
1. The replacement railings should match the style of the existing railings (option 3).
2. The steps should include railings matching the replacement railings on the porch, similar to the former wood steps.

Attachments:
Photos
Scope of Work
2008 Site Form
2020 Site Form
Application

Replace four (4) wood doors with fiberglass and composite doors

Existing Wood Door

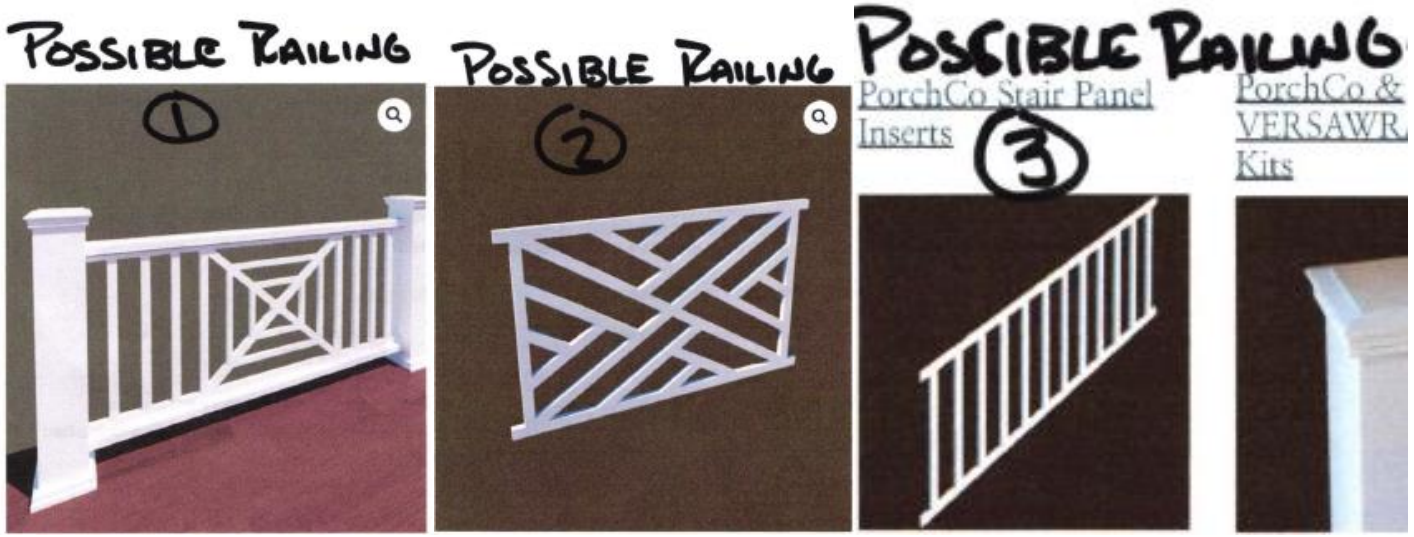
Proposed Fiberglass / Composite Door



Remove the wood railings on the first and second floor porches and replace with a RVA railing in a different style

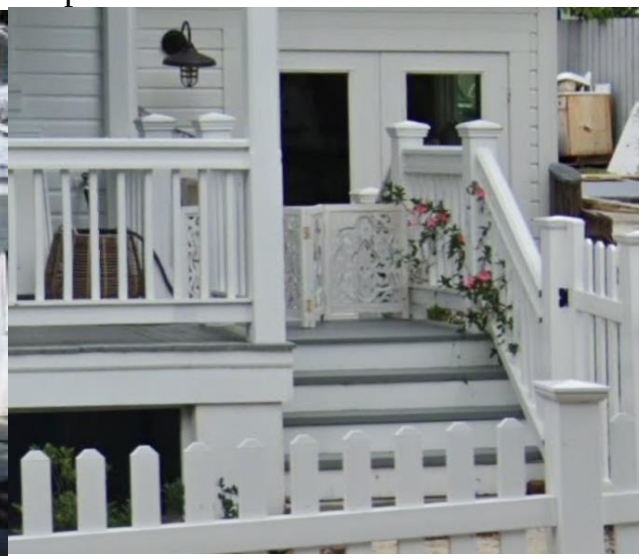
Existing Wood Railings:

Proposed PVC Railings:



Remove wood stairs on front and back of house and replace with concrete stairs with brick veneers and slate stair treads

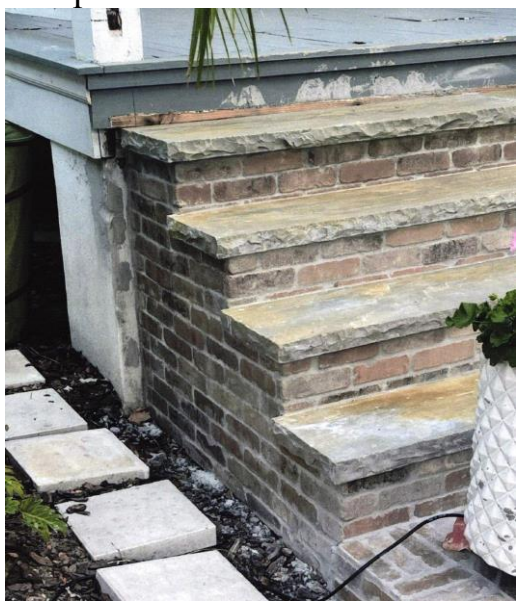
Rear Wood Steps



Front Wood Steps

Rear Concrete Steps

Front Concrete Steps



Remove wood floors on first and second floor porch and replace with a wood alternative. No Change in footprint.

Current Wood Porch

Proposed Wood Alternative for Porch

AZEK Porch - the next generation

Size: 1" thick x 3-3/8" wide, including tongue. Installed width is approximately 3-3/16".

Order Below

Outstanding features include:

- Lifetime Limited Warranty
- Truly Low Maintenance
- Slip Resistant Surface
- Stain Resistance
- Mold Resistance
- Scratch Resistance
- Solid Workability & Beauty
- Permanent Colors

With all these great features, AZEK® Porch Boards are by far your best choice in porch flooring. Over time it's also your least expensive choice!

*PORCH FLOORING

AZEK's Tongue & Groove Joinery

Tongue and groove installation with a slight crack between boards... just like wood porch flooring! Wood grain surface is almost impossible to distinguish from wood porch decking.

Limited Lifetime Warranty

AZEK® Porch Flooring carrys a Lifetime Limited Warranty by AZEK® Building Products, the leader in Cellular PVC technology. With more than 20 years of experience in Cellular PVC manufacturing, AZEK® also makes AZEK® Deck, the best decking on the market. Together with **AZEK® Porch Flooring**, these high performance, low maintenance products have revolutionized the porch and decking industries!

See the Videos

View a 5-part video series showing how one of our owners installed AZEK® Porch Boards on his own porch! Series starts with repairs to the porch foundation and ends with a beautiful, authentic-looking, lifetime porch floor.

Truly Low Maintenance

Because the finish is built in, AZEK® Porch Flooring requires almost no maintenance. An occasional, optional soap-and-water cleaning is all it takes to keep it looking and performing like new. This miracle material resists stains, moisture, scuffs, scratching, fading, mold, and mildew. (The Cellular PVC formulation doesn't contain wood fibers - something which can promote mold and mildew growth.)

Convert one door opening on the second floor to a window

Current Door to be replaced with a vinyl window matching the size of the existing windows

CITY OF MOUNT DORA

Site Visit Photos

Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA00359
Recorder # 333
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) 308 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
308	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) _____ >> 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 2
Chimney Material _____
Other Chimney Material(s) _____
Chimney Location(s) _____

HISTORICAL STRUCTURE FORM

8LA00359

DESCRIPTION (continued)

Window Descriptions METAL SASH, 6/1

Main Entrance Description (stylistic details)

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

Porch Roof Types(s)

Exterior Ornament

Interior Plan Other Interior Plan

Condition Good

Structure Surroundings

Commercial: Residential: MOSTly this category

Institutional: Undeveloped:

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

Archaeological Remains (describe):

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

Narrative Description (optional)

HISTORY

Construction year 1911

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;1911;

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

8LA00359

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 FMSF Staffer: _____

Supplement File Status: NO SUPPLEMENT FILE 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"

LA00359-200803

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:**
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;1911;

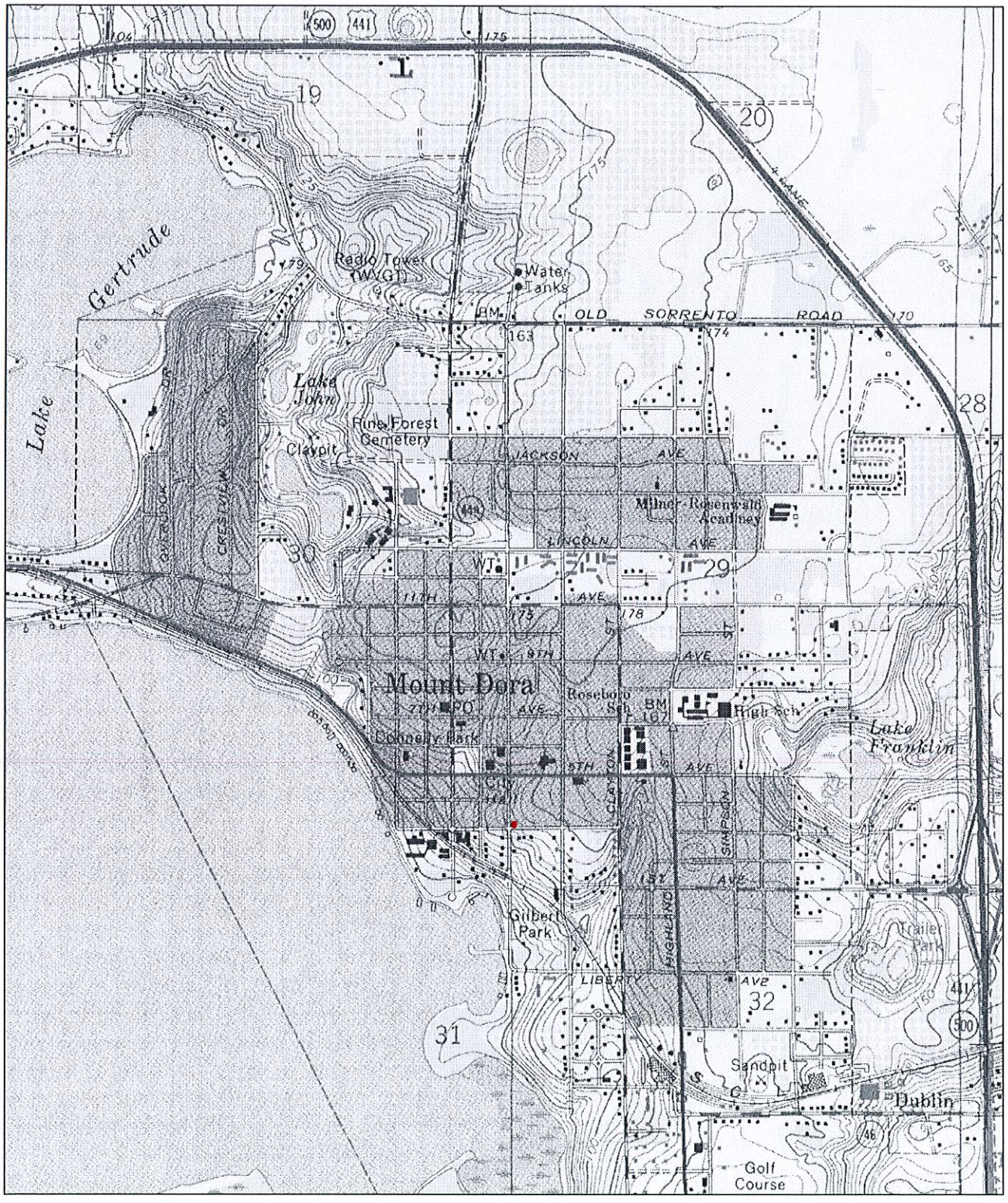
> **Research methods:**
Examine local tax records
FL Master Site File-Cultural Resources
Pedestrian

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

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

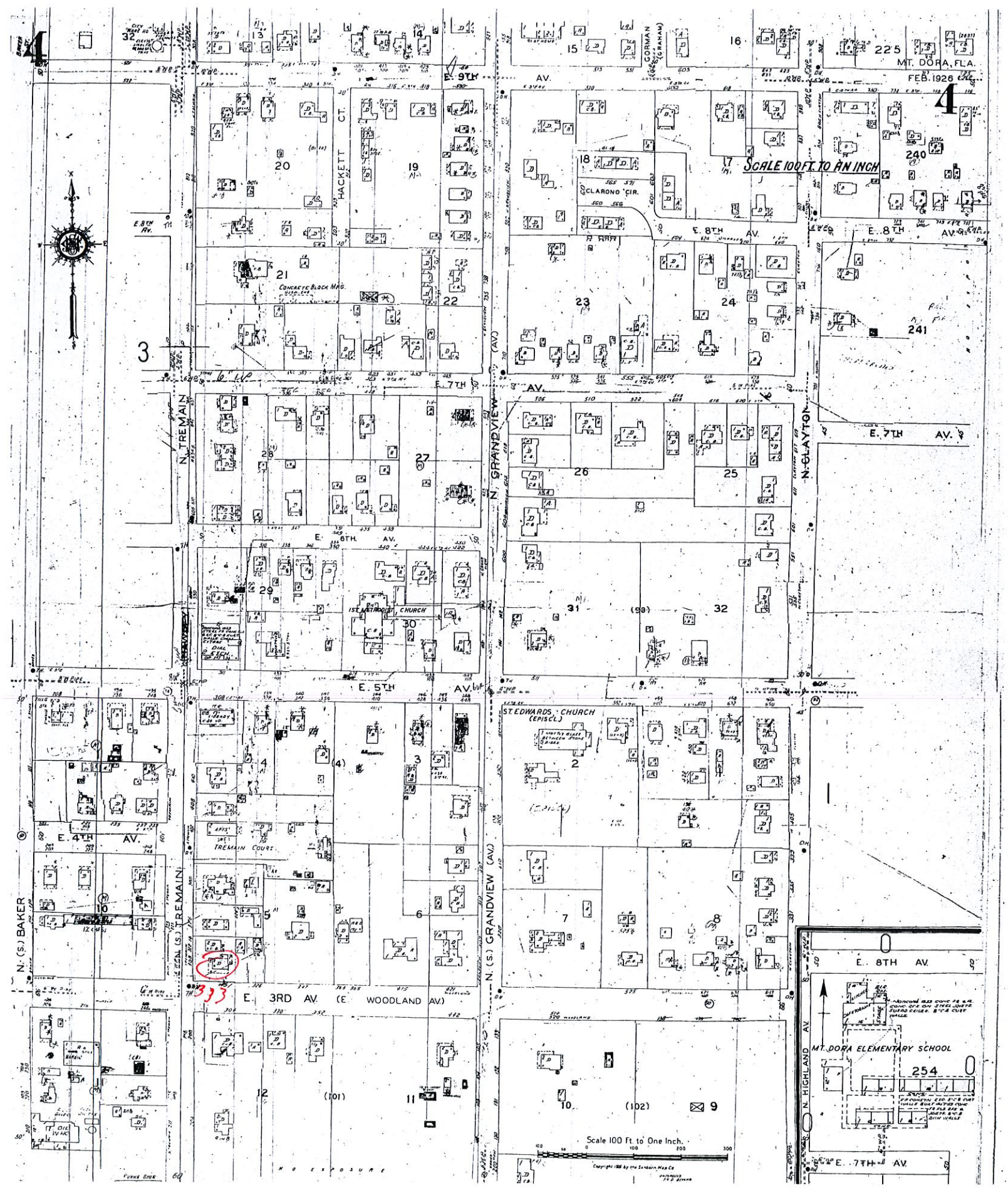
> **[Other name(s)]:**

333



Map provided by MyTopo.com

LA359


MT. DORA, FLA.
FEB. 1926
SCALE 100 FT. TO AN INCH
E. 9TH AV.
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. HIGHLAND AV.
HACKETT CT.
SCLARONO CIR.
TREMAIN COURT
CONCRETE BLOCK MAG.
1ST METHODIST CHURCH
ST. EDWARDS CHURCH (EPISCL.)
MT. DORA ELEMENTARY SCHOOL
333
Scale 100 Ft. to One Inch.
NO EXPOSURE

LA359

333
LA359

CITY OF MOUNT DORA

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

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Renovations, Additions and New Construction

Subject Property Address: 308 N TREMAIN ST, MOUNT DORA, FL

Property Owner: 308 NORTH TREMAIN STREET, LLC

Applicant: SUZANNE SCHECK

Applicant's Mailing Address: 308 N TREMAIN ST, MOUNT DORA, FL

Applicant's Phone Number: 516.982.1129

Applicant's Email Address: SUZANNEMSCHECK@GMAIL.COM

Full Description of Proposed Alteration(s) or Construction including materials; please attach additional documentation if needed: REPLACE WOOD STAIRS WITH CONCRETE STAIRS ON FRONT & BACK OF HOUSE. FACED WITH AGED BRICK VENEERS & SLATE STAIR TREADS. SIDEWALKS SQUARED & FACED WITH VENEERS TO MATCH. (ON BOTH HOUSES)

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

Is there currently a chimney on the building? YES

If so, will the chimney be affected? NO

Required Documentation:

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

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

Demolition Requests: Please see separate application for demolition requests.

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

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

Photos Street View Map realtor.com

Public Owner

Connect with an agent

Find Out

comparable properties, and other factors.

OLD FRONT STAIRS & SIDEWALK

View on Map

1912
Year built

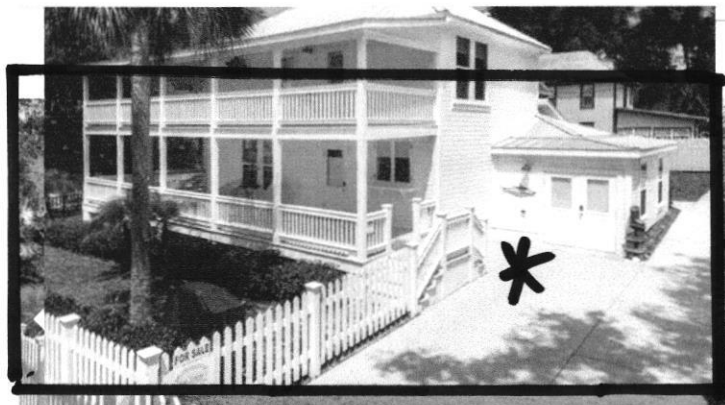
OLD BACK STAIRS

[redacted]

[redacted]

Share this home Edit Facts

NATIONWIDE Get a Quote with a Long-Distance Mover!



Photos Street View Map realtor.com

Public Owner

Connect with an agent

Find Out

OLD BACK STAIRS

View on Map

1912
Year built

Share this home Edit Facts

NATIONWIDE Get a Quote with a Long-Distance Mover!

OLD STAIR
(BACK)

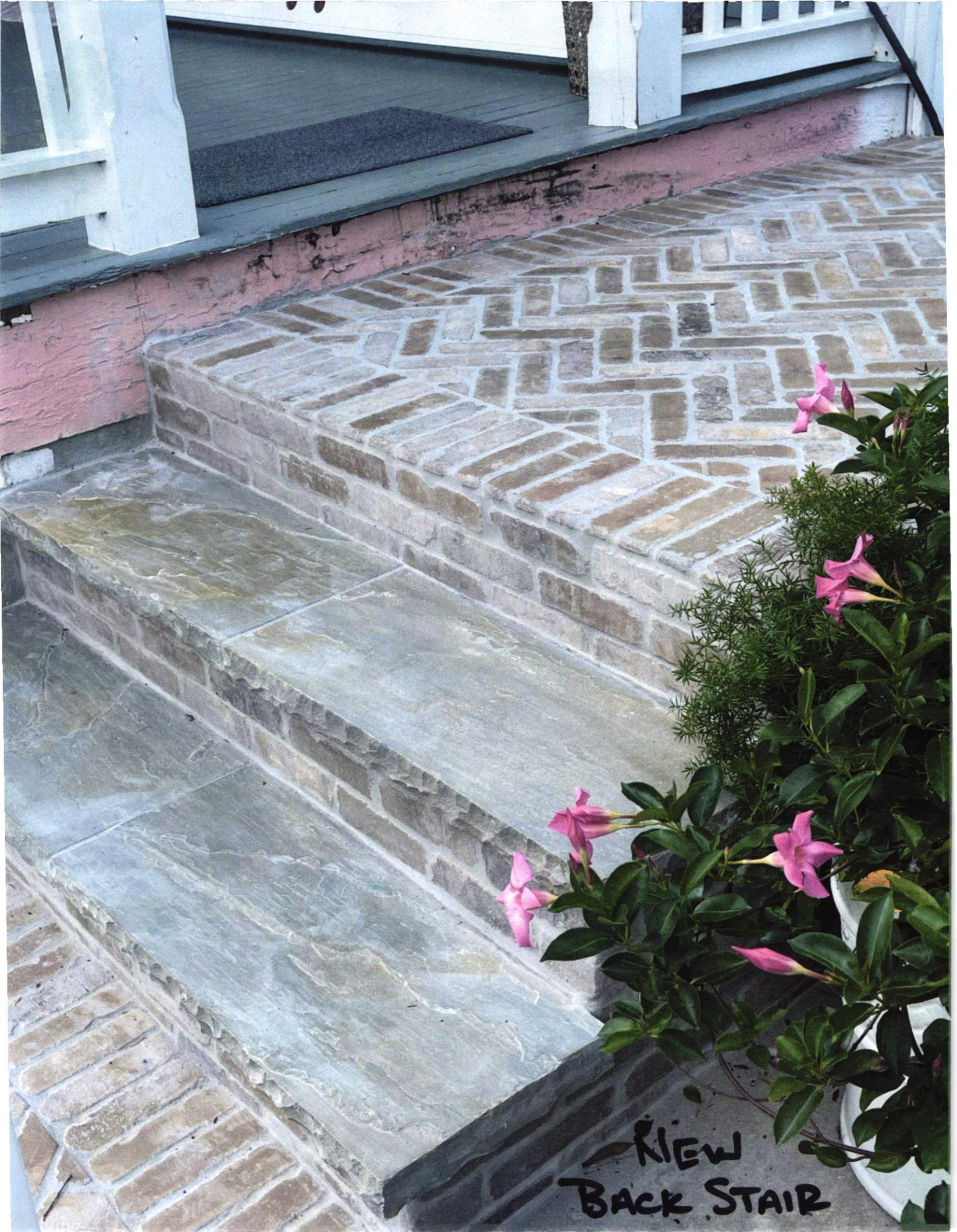
NEW
FRONT WALKWAY
& STAIR

NEW
SIDE VIEW
OF STAIR

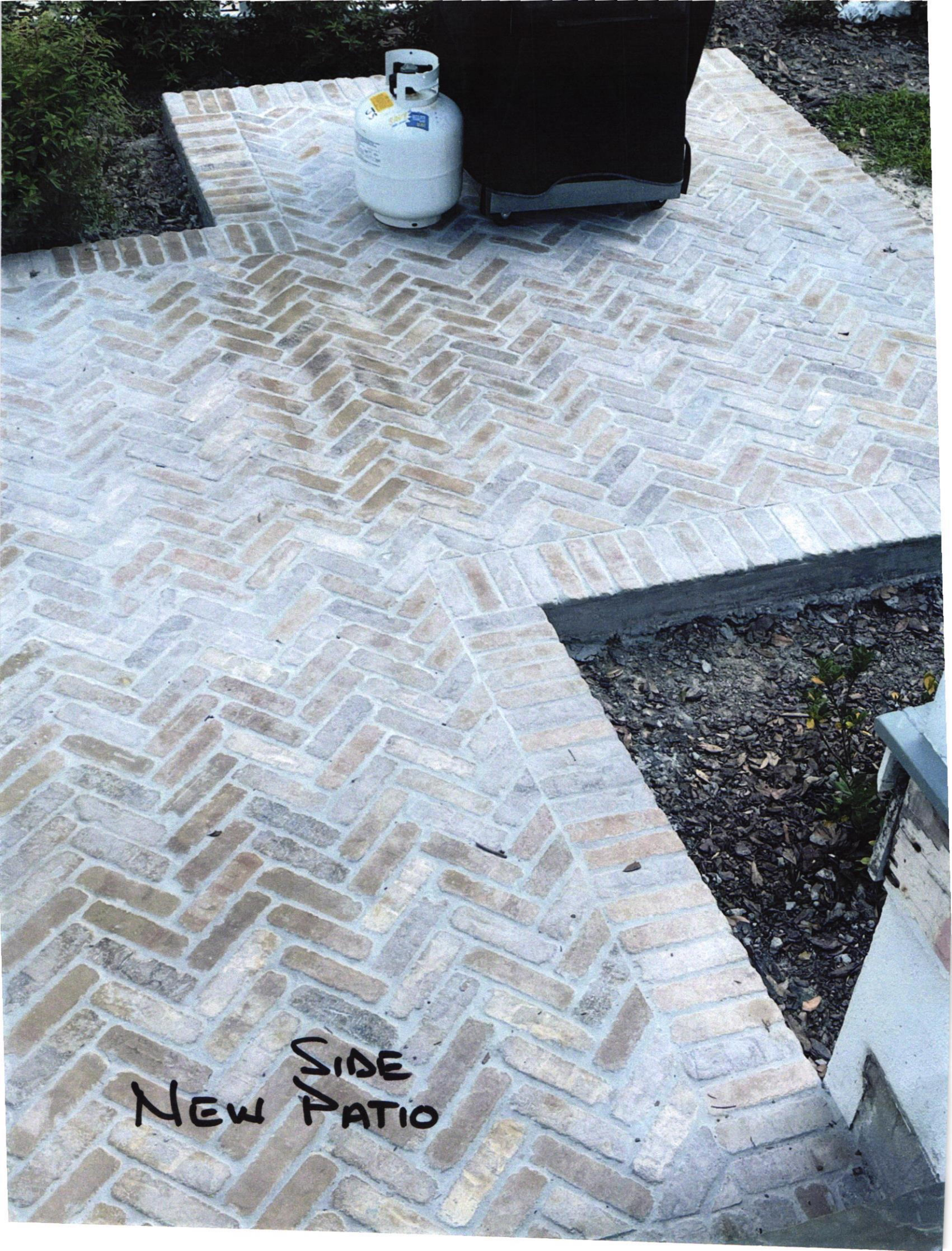
VIEW FROM
TOP OF STAIRS
& SIDEWALK

SIDE WALK REDO

NEW
BACK
STAIR/
SIDE
PATIO


NEW
BACK STAIR

SIDE VIEW OF
NEW BACK
STAIR & DRAIN


SIDE
NEW PATIO

OLD BRICKS FROM
OLD PATIO

CITY OF MOUNT DORA

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Applicant: SUZANNE SCHECK

Applicant's Mailing Address: 308 N TREMAIN ST, MOUNT DORA, FL

Applicant's Phone Number: 516.982.1129

Applicant's Email Address: SUZANNEMSCHECK@GMAIL.COM

Full Description of Proposed Alteration(s) or Construction including materials; please attach additional documentation if needed: REPLACE DOWNSTAIRS & UPSTAIRS PORCH FLOORS & RAILINGS WITH A WOOD ALTERNATIVE BECAUSE OF ROT.

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

Is there currently a chimney on the building? YES

If so, will the chimney be affected? NO

Required Documentation:

Renovations or Additions:

1. Property Record Card
2. Survey
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*NEEDS REPLACING
*ROT
308
NORTH KEY
HOUSE

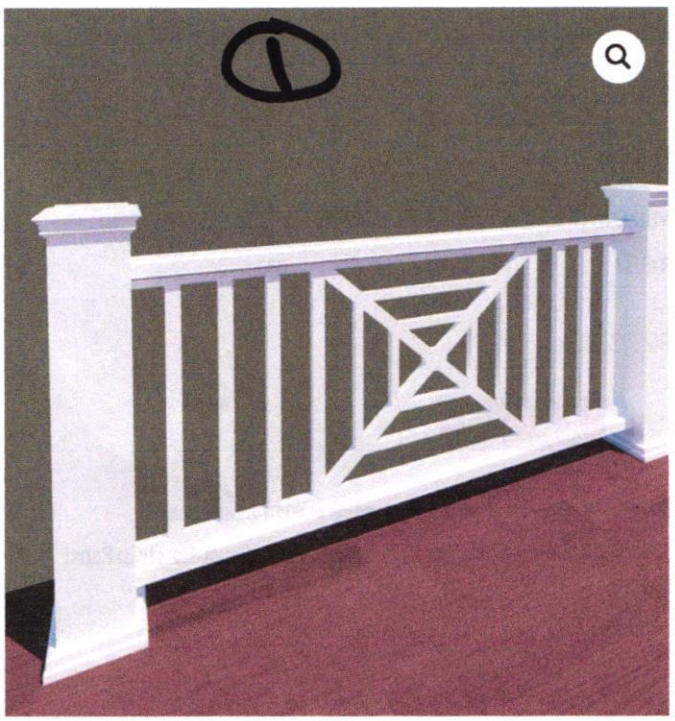
* NEEDS REPLACING
* ROT

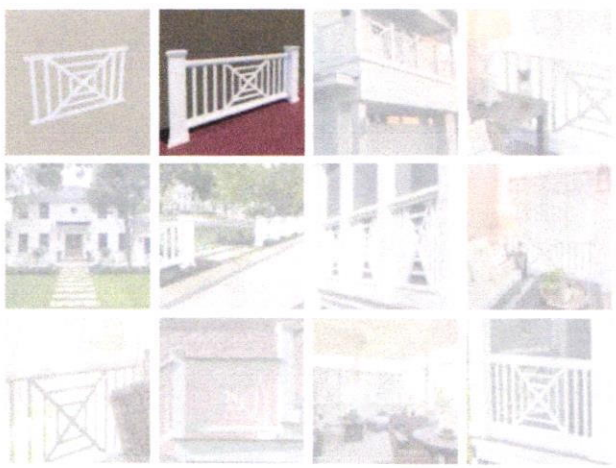
* ROTTED FLOOR
TO BE REPLACED

ROTTED RAILINGS
&
FLOOR

*Rot

POSSIBLE RAILING





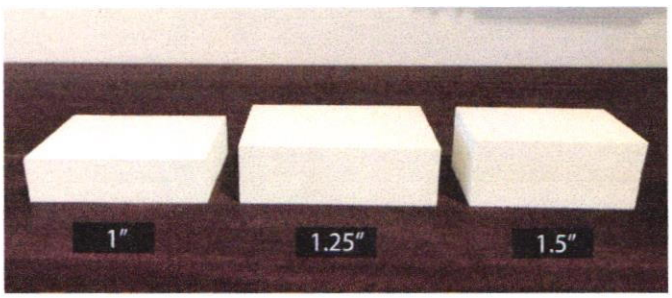
★★★★★ 15 Reviews

$136.50 – $519.75

The Southern Cross Panel makes a statement alone or can be combined with the Picket Panel to complete rail sections exceeding 48″ spans.

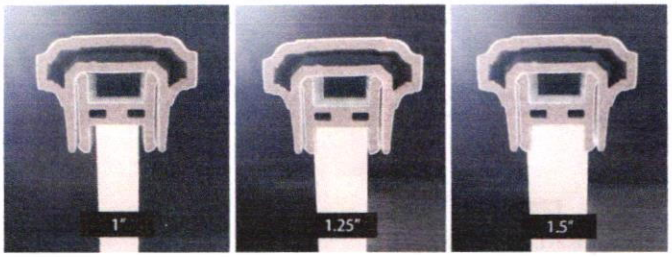
Our panels are designed to be used with a number of different railing systems. Depending on which system you use, plan on adding approximately **7″** to the panel height to determine your finished rail height. (Typically between **30″** and **42″**)

The Porch Store custom panels have the body and substance of wood without the character flaws or necessary maintenance. **They are made from 1″, 1.25″ or 1.5″ thick solid cellular PVC.** The white panels are made from Versatex brand sheet goods.



Our panels are cut from sheets of cellular PVC. The core of the material may have slight variation in color from the finished exterior. This core is exposed as we cut out the design of the railing. The thicker the panel, the more likely that this discoloration will be visible. Generally this is faint enough that our clients don't see this as a problem. The panels *can* be painted to resolve this matter if you so desire. And don't worry—proper exterior house paint bonds to PVC extremely well—and you will not have the same maintenance as painted wood!

If you plan to install our 1.25″ or 1.5″ thick panels with the Timbertech rails that we sell, please specify in the drop down below. This will inform us if we need to cut small grooves on the top of the panels, to ensure they will fit with this system.



Curbside Delivery is our standard method of shipment. You are required to meet the semi-truck in front of your home or at the closest point of access to your home, and you are responsible for receiving the product from the truck. Alternatively, the panels may be picked up by the client at the shipper's local terminal.

Need a Sample of the material? Order a sample

Item dimensions below are listed **height x width**

Item Dimensions	35" x 47.75"
Color	White
Thickness	1"
Mill Down Edges to Fit Timbertech Rails?	N/A
	Clear

$273.00

1 Add to cart

PayPal Pay in 4 interest-free payments of $34.13. Learn more

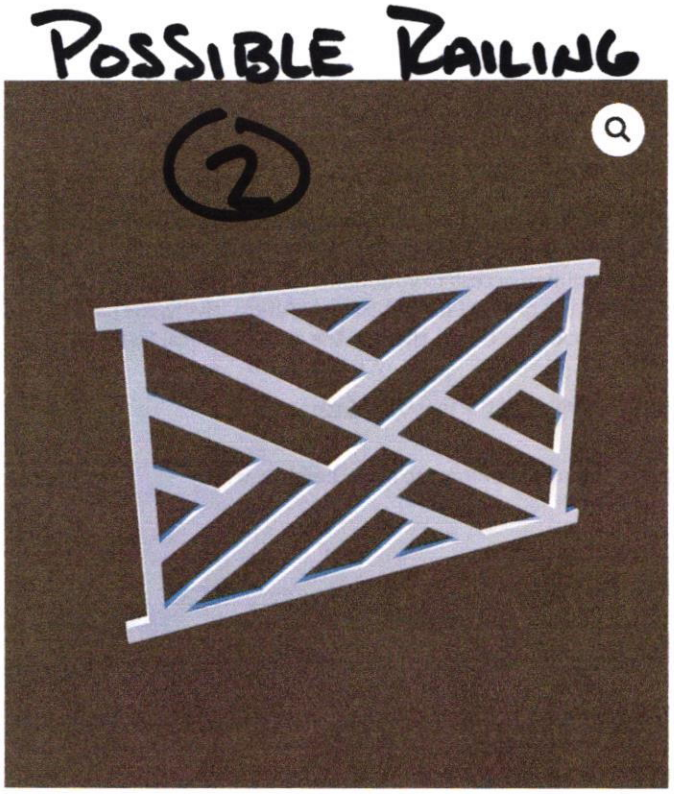
SKU: PSC Categories: For Porch and Deck Railings, PorchCo Panel Inserts

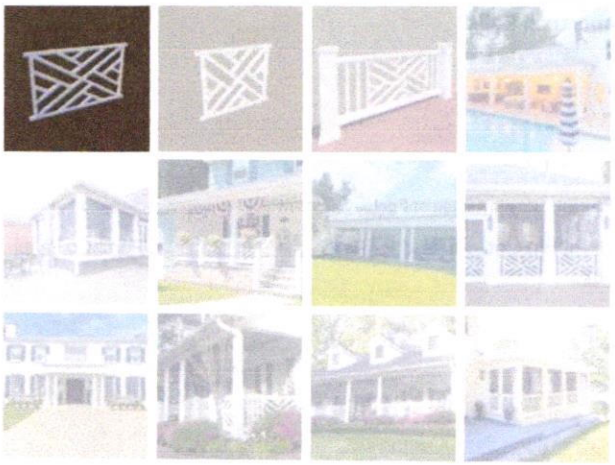
Additional Information | Product Inquiry | Customer Support

Additional Information

Item Dimensions	*23.5" x 47.75", 29" x 47.75", 31" x 47.75", 35" x 47.75"*
Color	*White, Black*
Thickness	*1", 1.25", 1.5"*
Mill Down Edges to Fit Timbertech Rails?	*Yes, mill down edges, No, don't mill down edges, N/A*

Related products





★★★★★ 24 Reviews

$136.50 – $519.75

Classic Chippendale design railing panel. This panel looks good combined with the picket panel.

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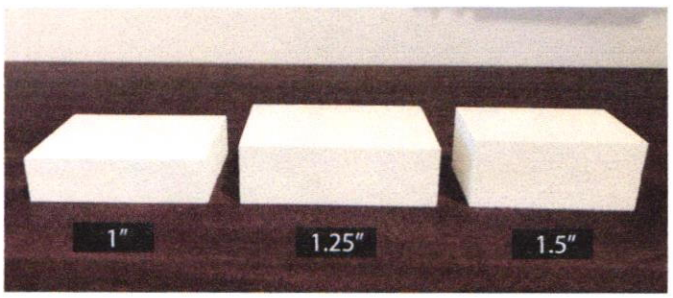

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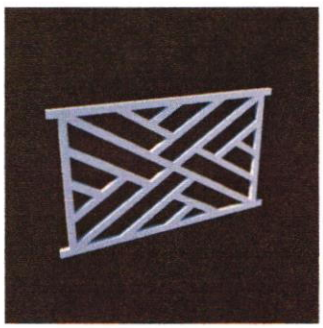
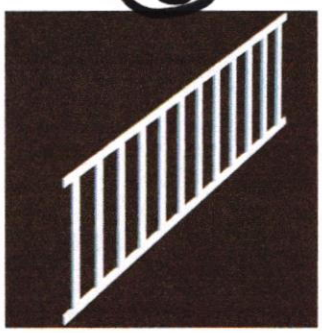
POSSIBLE RAILING-LIKE WHAT IS THERE

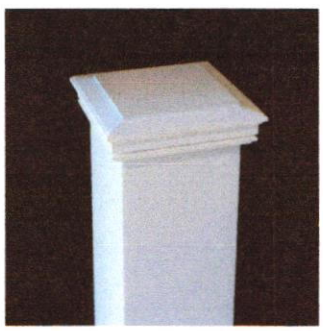
PorchCo Panel Inserts



PorchCo Stair Panel Inserts (3)



PorchCo & VERSAWRAP Sleeve Kits



Timbertech Railings

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4:05 PM Thu May 25

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Posts
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nes - START HERE!
n Flooring
n Posts
Spires
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n/Storm Doors
gle Siding
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l Parts
drels
lles (and Balusters)
Parts, Interior

AZEK Porch - the next generation

Size: 1" thick x 3-3/8" wide, including tongue. Installed width is approximately 3-3/16".

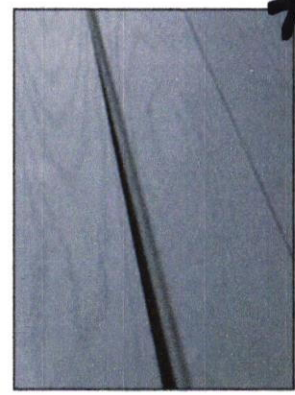
Order Below

Outstanding features include:

- Lifetime Limited Warranty
- Truly Low Maintenance
- Slip Resistant Surface
- Stain Resistance
- Mold Resistance
- Scratch Resistance
- Solid Workability & Beauty
- Permanent Colors

With all these great features, AZEK® Porch Boards are by far your best choice in porch flooring. Over time it's also your least expensive choice!

*PORCH FLOORING



AZEK's Tongue & Groove Joinery

Tongue and groove installation with a slight crack between boards... just like wood porch flooring! Wood grain surface is almost impossible to distinguish from wood porch decking.

Limited Lifetime Warranty

AZEK® Porch Flooring carrys a Lifetime Limited Warranty by AZEK® Building Products, the leader in Cellular PVC technology. With more than 20 years of experience in Cellular PVC manufacturing, AZEK® also makes AZEK® Deck, the best decking on the market. Together with **AZEK® Porch Flooring**, these high performance, low maintenance products have revolutionized the porch and decking industries!

See the Videos

View a 5-part video series showing how one of our owners installed AZEK® Porch Boards on his own porch! Series starts with repairs to the porch foundation and ends with a beautiful, authentic-looking, lifetime porch floor.

Truly Low Maintenance

Because the finish is built in, AZEK® Porch Flooring requires almost no maintenance. An occasional, optional soap-and-water cleaning is all it takes to keep it looking and performing like new. This miracle material resists stains, moisture, scuffs, scratching, fading, mold, and mildew. (The Cellular PVC formulation doesn't contain wood fibers - something which can promote mold and mildew growth.)

Almost all spills, such as the drink to the left can be taken care of with just

CITY OF MOUNT DORA

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

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Renovations, Additions and New Construction

Subject Property Address: 308 N TREMAIN ST, MOUNT DORA, FL

Property Owner: 308 NORTH TREMAIN STREET, LLC

Applicant: SUZANNE SCHECK

Applicant's Mailing Address: 308 N TREMAIN ST, MOUNT DORA, FL

Applicant's Phone Number: 516.982.1129

Applicant's Email Address: SUZANNE M SCHECK@GMAIL.COM

Full Description of Proposed Alteration(s) or Construction including materials; please attach additional documentation if needed: REPLACE 4 OUTSIDE DOORS. CURRENT DOORS DO NOT STAY CLOSED & ARE ROTTED. REPLACE 5TH DOOR UPSTAIRS WITH A WINDOW.

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

Is there currently a chimney on the building? YES

If so, will the chimney be affected? NO

Required Documentation:

Renovations or Additions:

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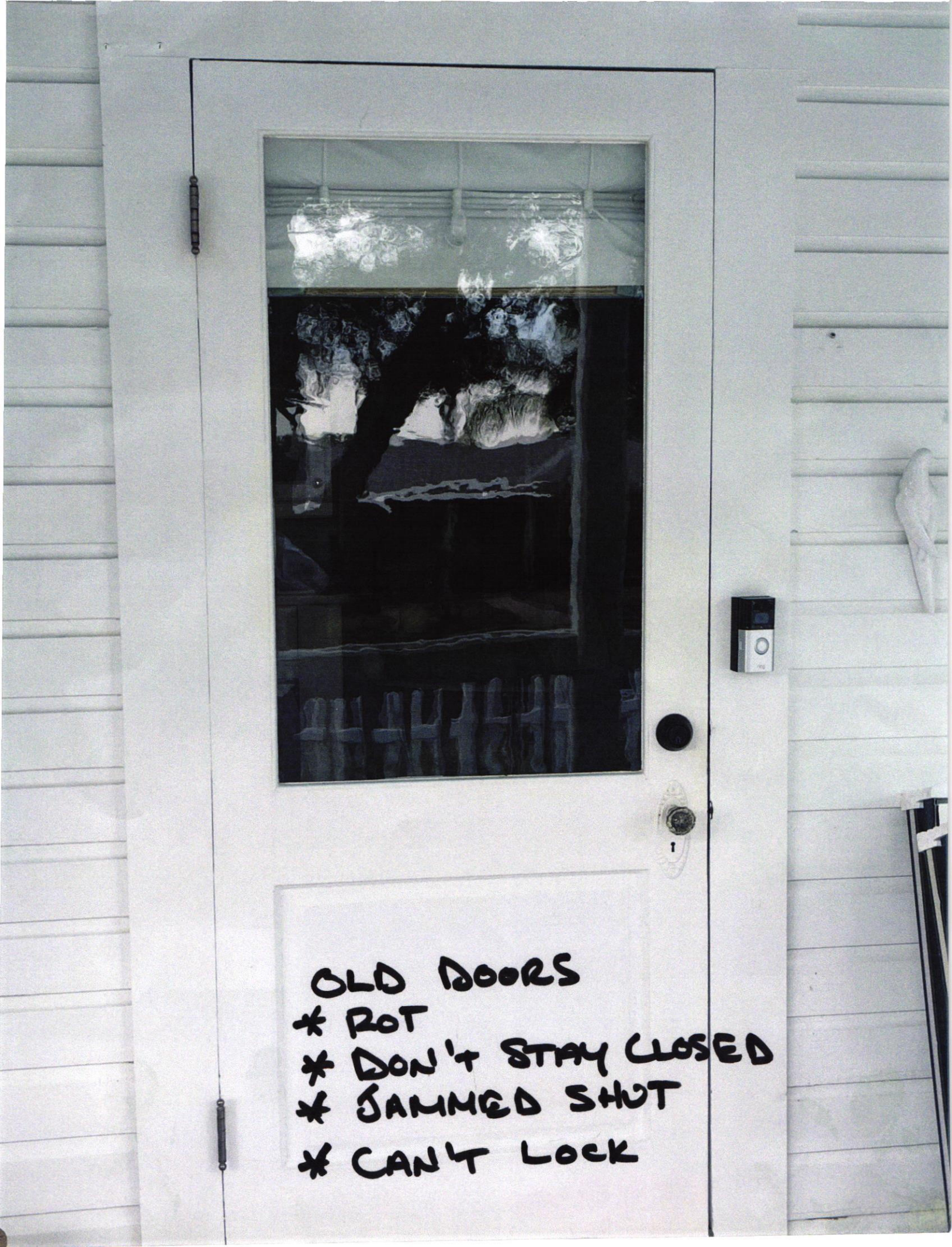
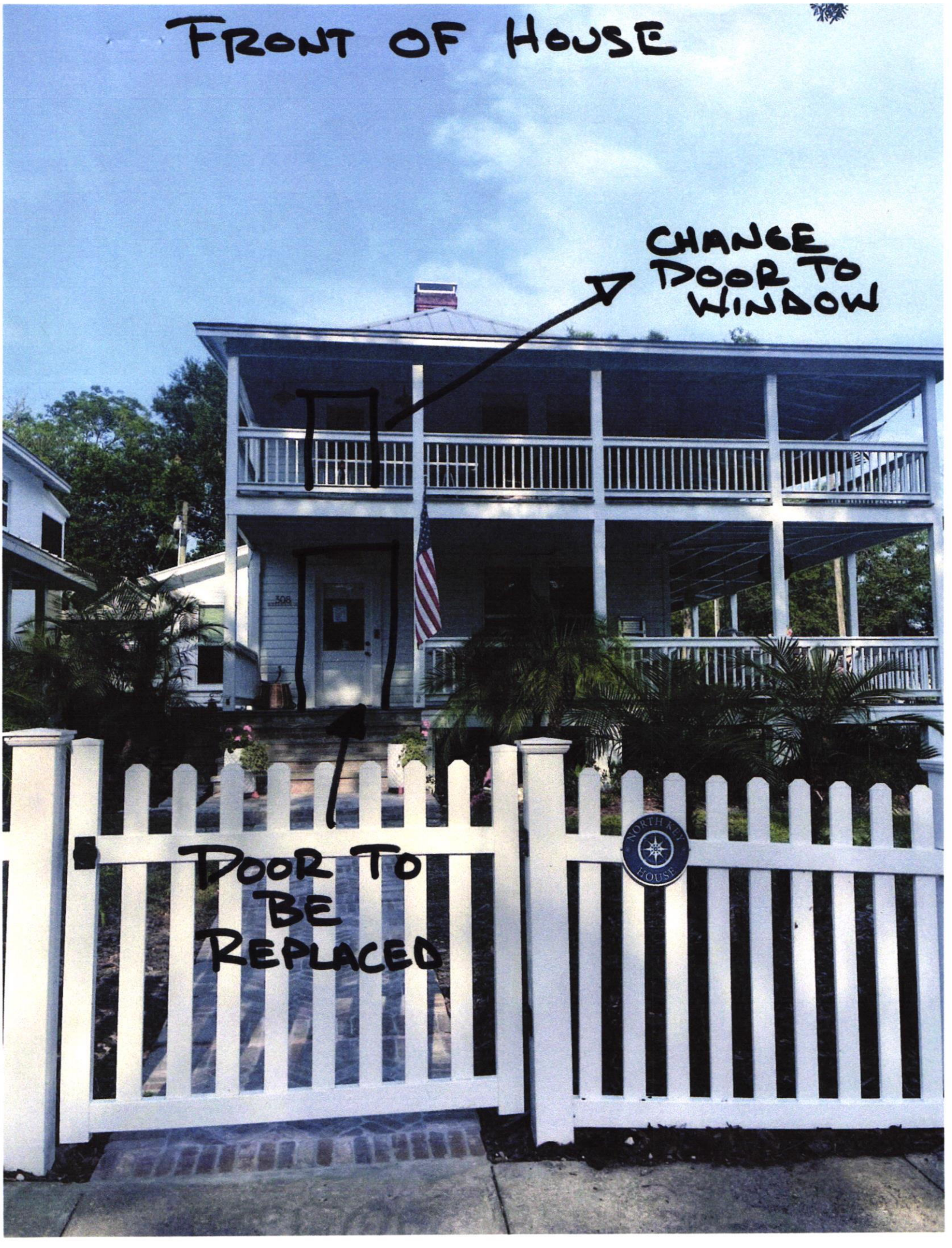

OLD DOORS
* ROT
* DON'T STAY CLOSED
* JAMMED SHUT
* CAN'T LOCK

NEW DOORS

DOORS TO BE REPLACED
SIDE OF HOUSE


FRONT OF HOUSE
CHANGE DOOR TO WINDOW
DOOR TO BE REPLACED
NORTH KEY HOUSE

FRONT OF HOUSE
MAKE DOOR
INTO A WINDOW