CITY OF MOUNT DORA

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

DATE: February 26, 2025

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 1 - Certificate of Appropriateness; 1027 N McDonald (Location); Detached Garage (Proposed Work); Tina S. and Larry A. Thompson (Owners); Vedder Construction (Applicant).**

Property Information:

Address:	1027 N McDonald	**Current Use:**	Residential
Zoning District:	R-1A	**Land Use:**	Low Density

Structure Information:

Date of Construction:	1917	**Style:**	Frame Vernacular
Siding:	Wood; Clapboard / Drop Siding	**Stories:**	Two
Roof Type:	Cross Gables	**Chimneys:**	One; Brick
Roof Material:	Shingles	**Porch:**	One, Closed

Background on Architectural Style:

This style of buildings were first constructed by lay or self-taught carpenters to provide basic shelter without attention to architectural style. The buildings reflect locally available building materials, the skills and regional background of the builder and environmental conditions. Vernacular buildings were widely constructed in Mount Dora from the 1880s through the 1930s.

Characteristics

Plan: regular, rectangular; ell and irregular also common
Foundation: Piers, wood, tabby or coquina prior to Civil War; brick, concrete block after.
Height: one to two and one-half stories.
Primary exterior material: horizontal wood siding; less common, wood shingles, board and batten.
Roof type: gable, less common hip, pyramidal; false front on commercial buildings.
Roof surfacing: wood shingles during 19th Century; metal during late 19th, composition and asbestos shingles beginning in I 920s.
Detailing: simple; usually jig-sawn woodwork on porches, around eaves, corbeling on chimneys

Requested Action:

Construct a 600 hundred square foot detached garage with hardi plank siding; gable roof with metal panels; windows with grids; and a custom built gable vent. The garage will be located north of the house, front McDonald, and will be setback from the residence.

Guidance from Land Development Code (LDC)

LDC Section 3.4.6 (2)(b) states that it is also the intent to promote visually compatible, contemporary designs that are harmonious with the exterior architectural and landscape features of adjacent, neighboring or visually related buildings, structures, sites and streetscapes. Visual compatibility will be defined in terms of the following criteria:

1. *Height.* The height of proposed buildings or modifications will be visually compatible in comparison or relation to the height of existing structures and buildings.
   The proposed garage will not exceed twenty-five feet, as allowed by the Land Development Code.

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 property is a corner lot and the garage will be setback from the house. There will be no adverse impact on the front façade proportion on the block.

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 will front McDonald Street, like the residence, and will have a window on the front façade to promote compatibility of the proportion of openings.

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 garage will feature a double garage door and window on its front façade which will echo the rhythm of solids to voids on the block.

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 garage will not adversely impact the rhythm of buildings on the street since the garage will be an accessory structure on the property and will fill the vacant space on the lot between the residence and the 11th Avenue.

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 garage will front McDonald Street, same as the residence and the other structures in the immediate area.

7. *Relationship to materials and texture.* The relationship of materials and texture of the facade of a building will be visually compatible with the predominant materials used in the historic sites, buildings and structures within a historic preservation review area.
   The garage is proposed to use the same materials as 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 garage will be constructed with a gable roof to complement the cross-gabled residence.

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 garage will complement the house with visually related features.

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 scale of the garage is typical for accessory structures within the historic review area.

11. *Directional expression of front elevation.* A building will be visually compatible with the buildings, structures and sites in its directional character: vertical, horizontal or non-directional.
    The garage will front McDonald Street, same as the residence and the other structures in the immediate area.

Guidance from the Historic Design Guidelines:

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

Recommendations:

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

Avoid:

- Designing new buildings whose massings and scale is inappropriate and whose materials and textures are non-historic.
- 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; 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.

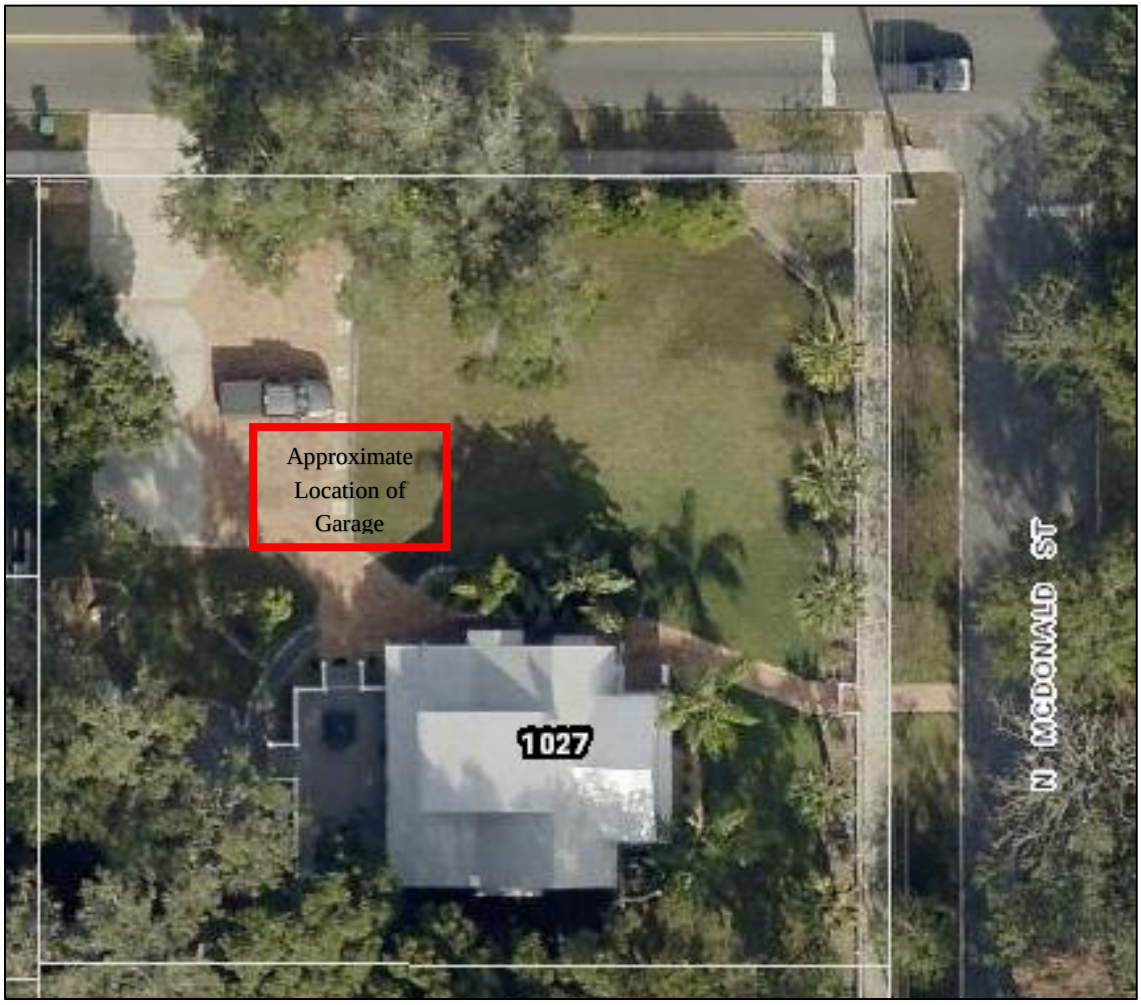
Board Action:
The Historic Preservation Board may:

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.
3. Reject Staff's Findings of Fact and Deny the application based on inconsistencies between the application and the Standards of Review.

Attachments:
Photos
Application
Site Survey (2008)
Site Survey (2020)

CITY OF MOUNT DORA

Site Photos


Approximate Location of Garage
1027
N MCDONALD ST

CITY OF MOUNT DORA

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

RECEIVED
FEB 18 2025

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Renovations, Additions and New Construction

Property Address: 1027 N McDONALD ST Alternate Key No.: 1767067

Property Owner: CURRENT LARRY & TINA THUMPSON / AS OF APRIL 2025 TJ & ELIZABETH REEVES

Applicant: VEDDER CONSTRUCTION, LLC

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

Applicant's Phone Number: (407) 318-6328

Applicant's Email Address: sales@vedderconstructionllc.com

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

Application Type:

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

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

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

Existing Materials / Style: METAL ROOF, PLANK SIDING, SHAKE SIDING, WINDOWS W/GRIDS & GABLE VENTS

Proposed Materials / Style: METAL ROOF, PLANK SIDING, SHAKE SIDING, WINDOWS W/GRIDS & GABLE VENTS

Full Description of Proposed Alteration(s) or Construction including materials; please attach additional documentation if needed: DETACHED GARAGE TO MATCH EXISTING HOUSE

Reason for Addition / Modification: FAMILY NEEDS A GARAGE

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

Is there a chimney on the building and will it be affected? YES AND 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.

PROPERTY RECORD CARD

General Information

Name:	THOMPSON LARRY A & TINA S	**Alternate Key:**	1767067
Mailing Address:	1027 N MCDONALD ST MOUNT DORA, FL 32757 *Update Mailing Address*	**Parcel Number:**	30-19-27-0700-000-01300
		Millage Group and City:	00MD Mount Dora
		2024 Total Certified Millage Rate:	18.8964
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	1027 N MCDONALD ST MOUNT DORA FL, 32757	**Property Name:**	-- *Submit Property Name*
		School Information:	*School Locator & Bus Stop Map* *School Boundary Maps*
Property Description:	MOUNT DORA, MRS S D SHORT'S SUB LOT 13--LESS BEGIN AT NE COR LOT 12, RUN N 2.33 FT ALONG E BOUNDARY OF LOT 13 TO THE POB, FROM POB RUN N 89DEG 50MIN 17SEC W TO A PT ON THE W BOUNDARY OF LOT 13, SAID PT LOCATED 2.60 FT N OF THE NW COR OF LOT 12, RUN S 2.60 FT E TO POB--, LOTS 14, 15, 16 PB 2 PG 26 ORB 5938 PG 1293		

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)	132	140		18480.000	FD	$203,485.00	$203,485.00

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

Residential Building(s)

Building 1

Residential	Building Value: $357,727.00

Summary

Year Built: 1920	Total Living Area: 2618	Central A/C: Yes	Fireplaces: 1
Bedrooms: 4	Full Bathrooms: 3	Half Bathrooms: 0	

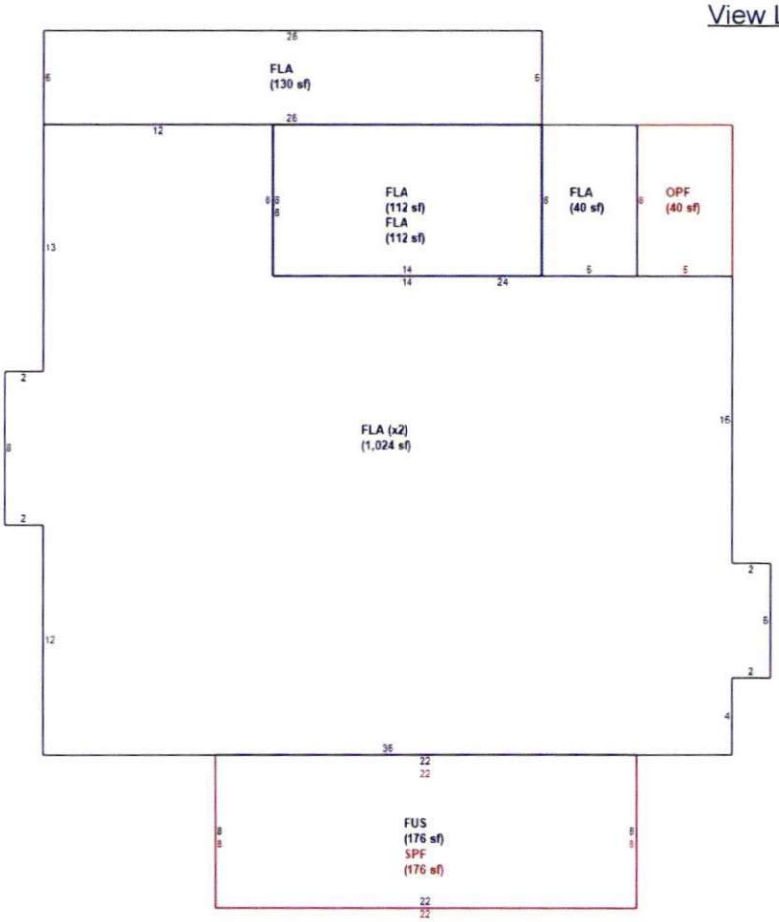
Incorrect Bedroom, Bath, or other information?

Section(s)

Section Type	Ext. Wall Type	No. Stories	Floor Area
FINISHED LIVING AREA (FLA)	Wood (01)	2.00	2442
FINISHED AREA UPPER STORY (FUS)		2.00	176
OPEN PORCH FINISHED (OPF)		2.00	40

SCREEN PORCH FINISHED (SPF)	2.00	176

View Larger / Print / Save



Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	UTILITY BLDG UNFINISHED (UBU1)	120	SF	1939	$192.00
2	DECK - WOOD (DEC2)	526	SF	2006	$1,218.00

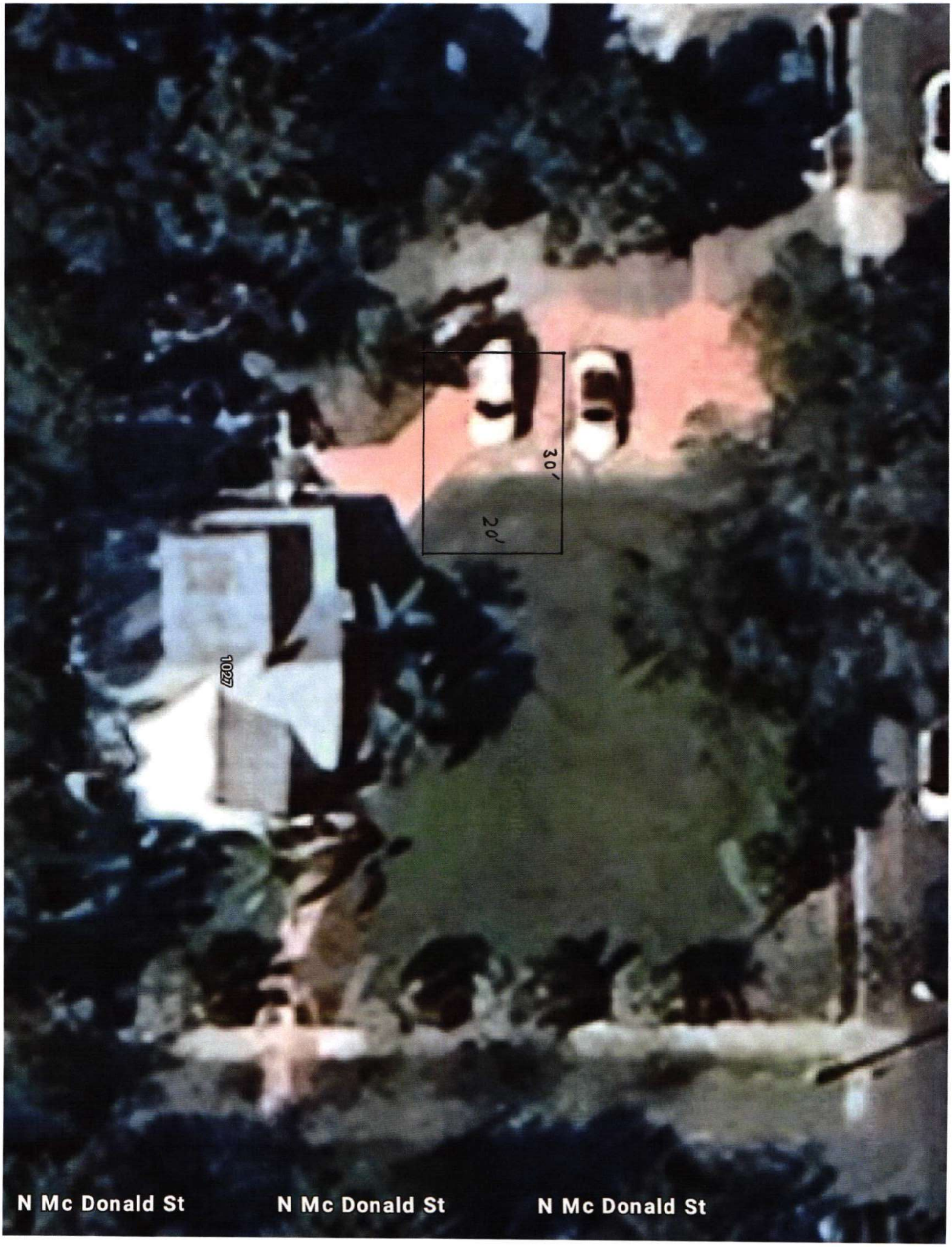
Sales History

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

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
5938 / 1293	03/30/2022	Warranty Deed	Qualified	Improved	$805,000.00
5066 / 2096	02/13/2018	Warranty Deed	Qualified	Improved	$470,000.00
1781 / 2296	12/22/1999	Warranty Deed	Qualified	Improved	$175,000.00
1757 / 1059	09/14/1999	Certificate of Title	Unqualified	Improved	$0.00
1326 / 2413	10/01/1994	Warranty Deed	Qualified	Improved	$167,500.00
785 / 115	08/01/1983	Personal Rep Deed	Unqualified	Improved	$1.00

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

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


30'
20'
1027
N Mc Donald St
N Mc Donald St
N Mc Donald St

VEDDER CONSTRUCTION, LLC
4301 W OLD US HWY 441
Mount Dora, FL 32757
Office (352) 735- 3132
CBC 1262269

February 17, 2025

Intended Materials to be Used on Exterior of Structure

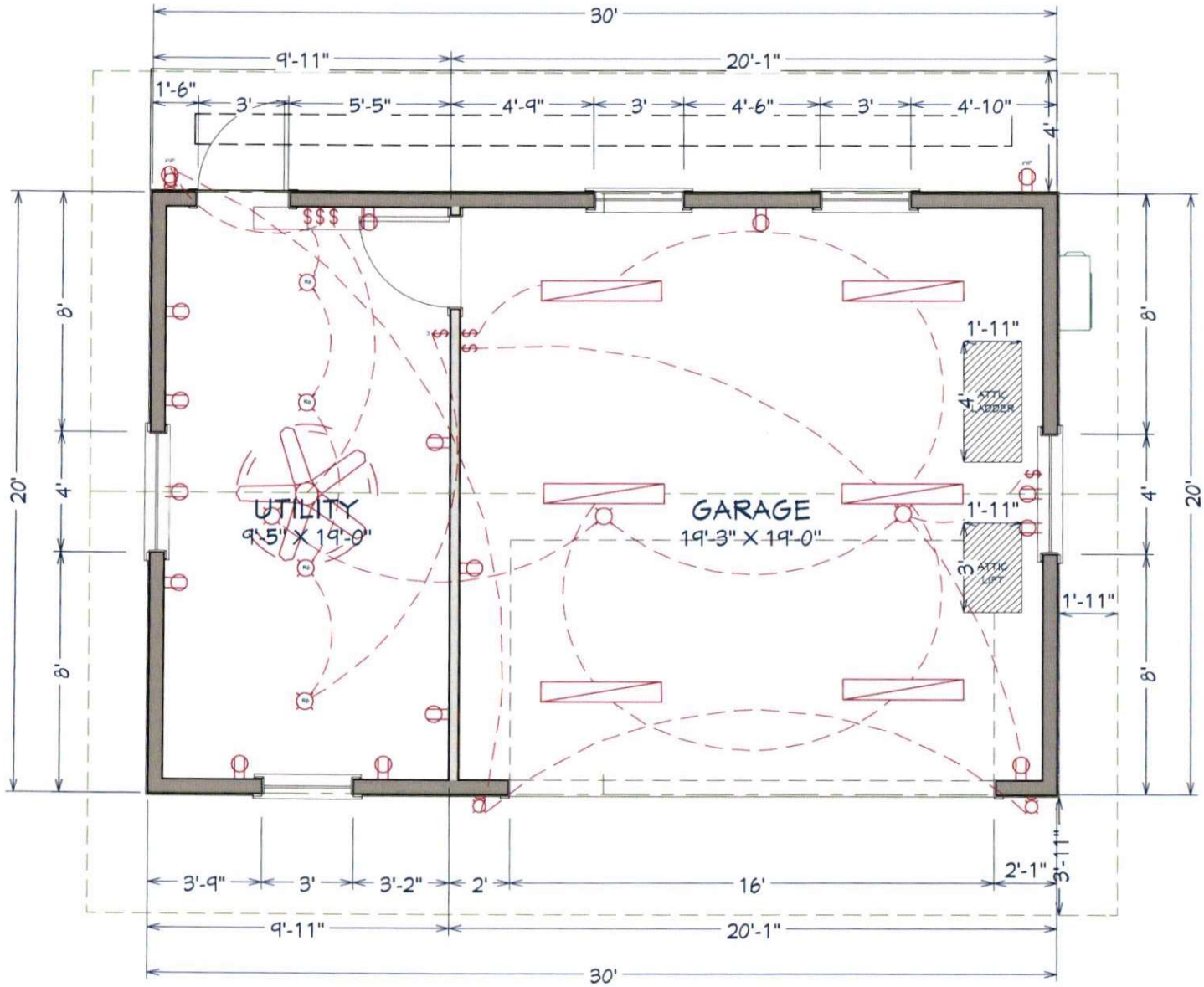
TJ & Elizabeth Reeves
1027 N McDonald St
Mount Dora, FL 32757

Detached Garage

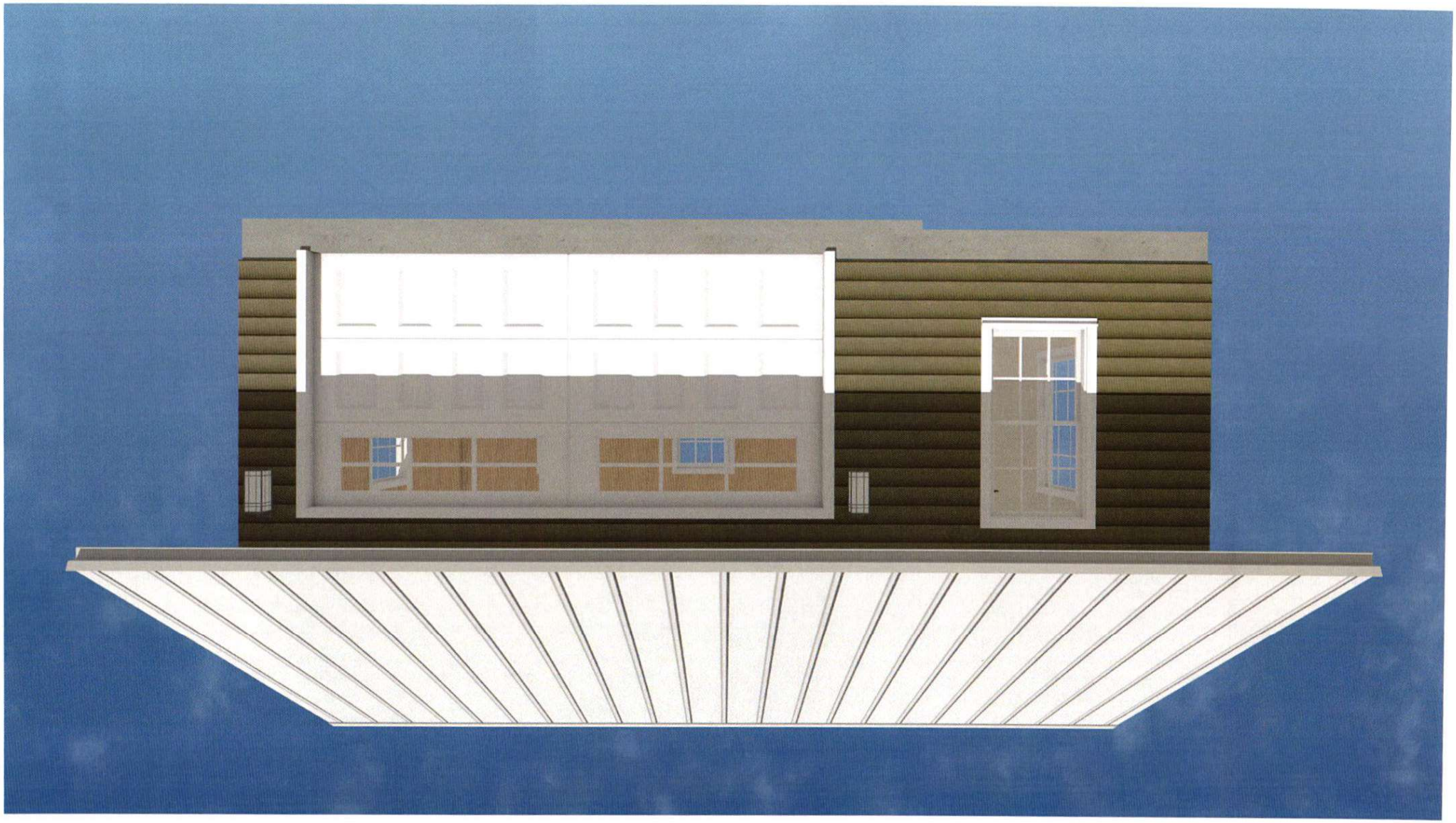
All materials used will match the existing house.

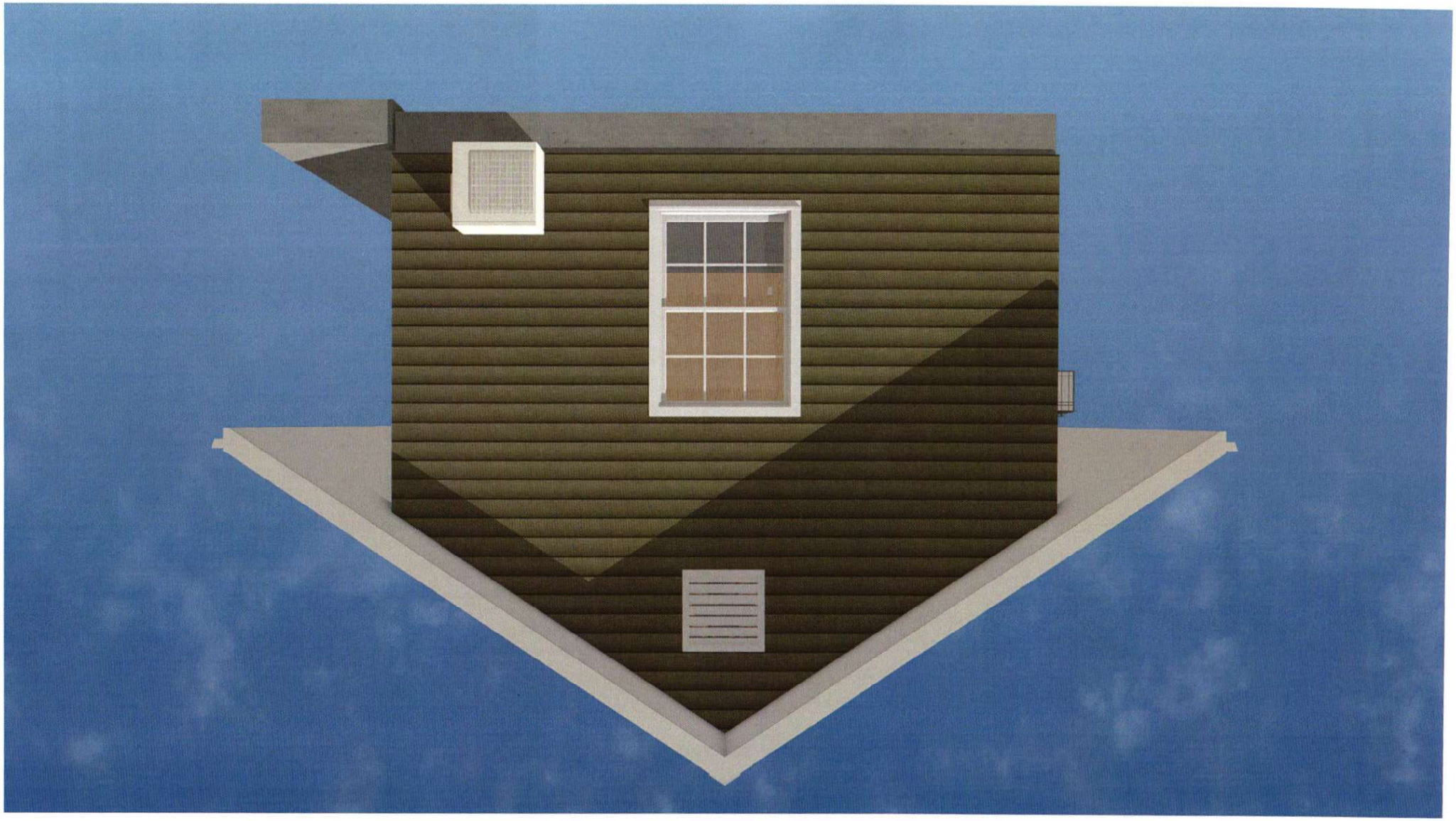
Siding – Hardie Plank
Roofing – Metal
Windows – White with grid pattern
Gable Vent – Custom built gable vent
Soffit & fascia – Solid white
Exterior Door – Matching style of the house's rear doors. The door will face the house and not visible from streets.

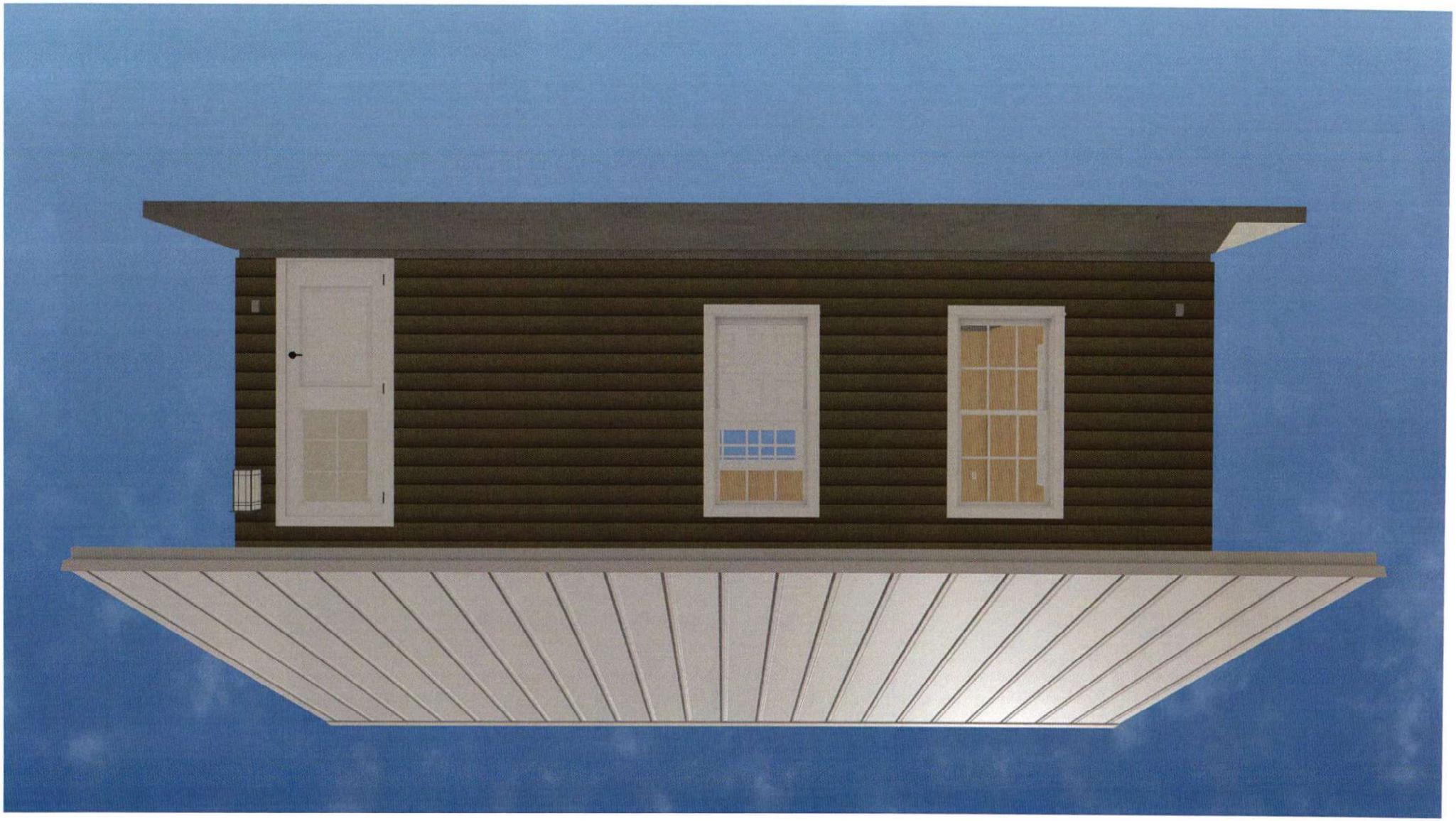
Regards,
Jack Lait
Sales Manager
Vedder Construction, LLC
4301 W Old US Hwy 411
Mount Dora, FL 32757
407-318-6328



GARAGE AREA
600 SQ FT







Clear Form Values

Page 1

☐ Original
☒ Update

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

Site#8 LA00353
Field Date 3-4-2020
Form Date 3-4-2020
Recorder # 82

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) 1027 North McDonald Street — Multiple Listing (DHR only) _____
Survey Project Name Mount Dora Historic Resources Survey — Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☐private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Clear Location Values

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	1027	N	McDonald	Street	

Cross Streets (nearest / between) N McDonald St & W 11th Ave
USGS 7.5 Map Name EUSTIS — USGS Date 2018 — Plat or Other Map _____
City / Town (within 3 miles) Mount Dora — In City Limits? ☒yes ☐no ☐unknown — County Lake
Township 19S — Range 27E — Section 30 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 30-19-27-0700-000-01300 — Landgrant _____
Subdivision Name MRS S D SHORT'S SUBDIVISION — Block _____ — Lot 13
UTM Coordinates: Zone ☐16 ☒17 — Easting 436857 — Northing 3186625
Other Coordinates: X: -81.64707 E — Y: 28.80565 N — Coordinate System & Datum WGS84
Name of Public Tract (e.g., park) _____

HISTORY

Clear History Values

Construction Year: 1917 ☒approximately ☐year listed or earlier ☐year listed or later
Original Use Unknown — From (year): _____ — To (year): _____
Current Use Residence, private — From (year): _____ — To (year): _____
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown — Date: _____ — Original address N/A
Alterations: ☐yes ☒no ☐unknown — Date: _____ — Nature _____
Additions: ☒yes ☐no ☐unknown — Date: 1-1-1940 — Nature Utility Building
Architect (last name first): Unknown — Builder (last name first): Unknown
Ownership History (especially original owner, dates, profession, etc.)

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

DESCRIPTION

Clear Description Values

Style Frame Vernacular — Exterior Plan Square — Number of Stories 2
Exterior Fabric(s) 1. Clapboard 2. Wood shingles 3. _____
Roof Type(s) 1. Cross-gabled 2. _____ 3. _____
Roof Material(s) 1. Wood shingles 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.)

Distinguishing Architectural Features (exterior or interior ornaments)
Cross-Gable, multiple projections and eaves, cut block, picket rail on porch and bay windows

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

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____	SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info Date _____ Init. _____	
☐Owner Objection	KEEPER – Determined eligible: ☐yes ☐no Clear Check Boxes Date _____	
	NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

Florida Master Site File / Div. of Historical Resources / R. A. Gray Bldg / 500 S Bronough St., Tallahassee, FL 32399-0250
Phone **850.245.6440** / Fax **850.245.6439** / E-mail **SiteFile@dos.myflorida.com**

HISTORICAL STRUCTURE FORM

Site #8 LA00353

DESCRIPTION (continued)

Clear Description Values

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

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

Foundation Type(s): 1. Piers 2.

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

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

Main Entrance (stylistic details)

7 steps to stoop

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

Elevated Screened porch with columns and cut-block

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

Narrative Description of Resource

Archaeological Remains ☐ Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

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

☒ other methods (describe) Field visit and documentation

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

OPINION OF RESOURCE SIGNIFICANCE

Clear Significance Values

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

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

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

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

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

1. Architecture 3. 5.

2. Community planning & developm 4. 6.

DOCUMENTATION

Clear Documentation Values

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

1) Document type Maintaining organization

Document description File or accession #'s

2) Document type Maintaining organization

Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Bradley Benmoshé, CNU-A Affiliation Other

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

(address / phone / fax / e-mail)

Required Attachments

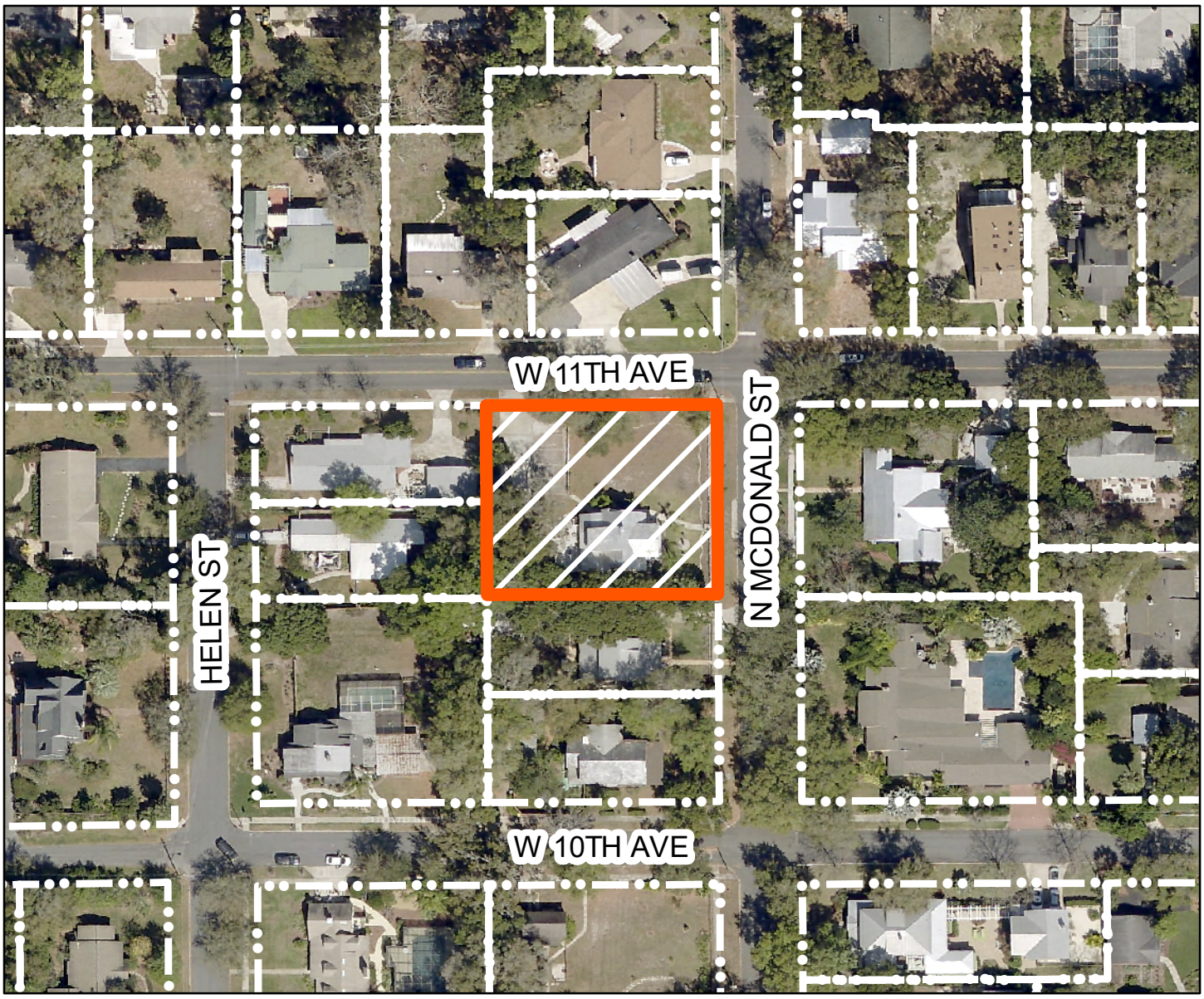
❶ **USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED**

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

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

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

Street Map



N

1027 NORTH MCDONALD ST MOUNT DORA FL 32757

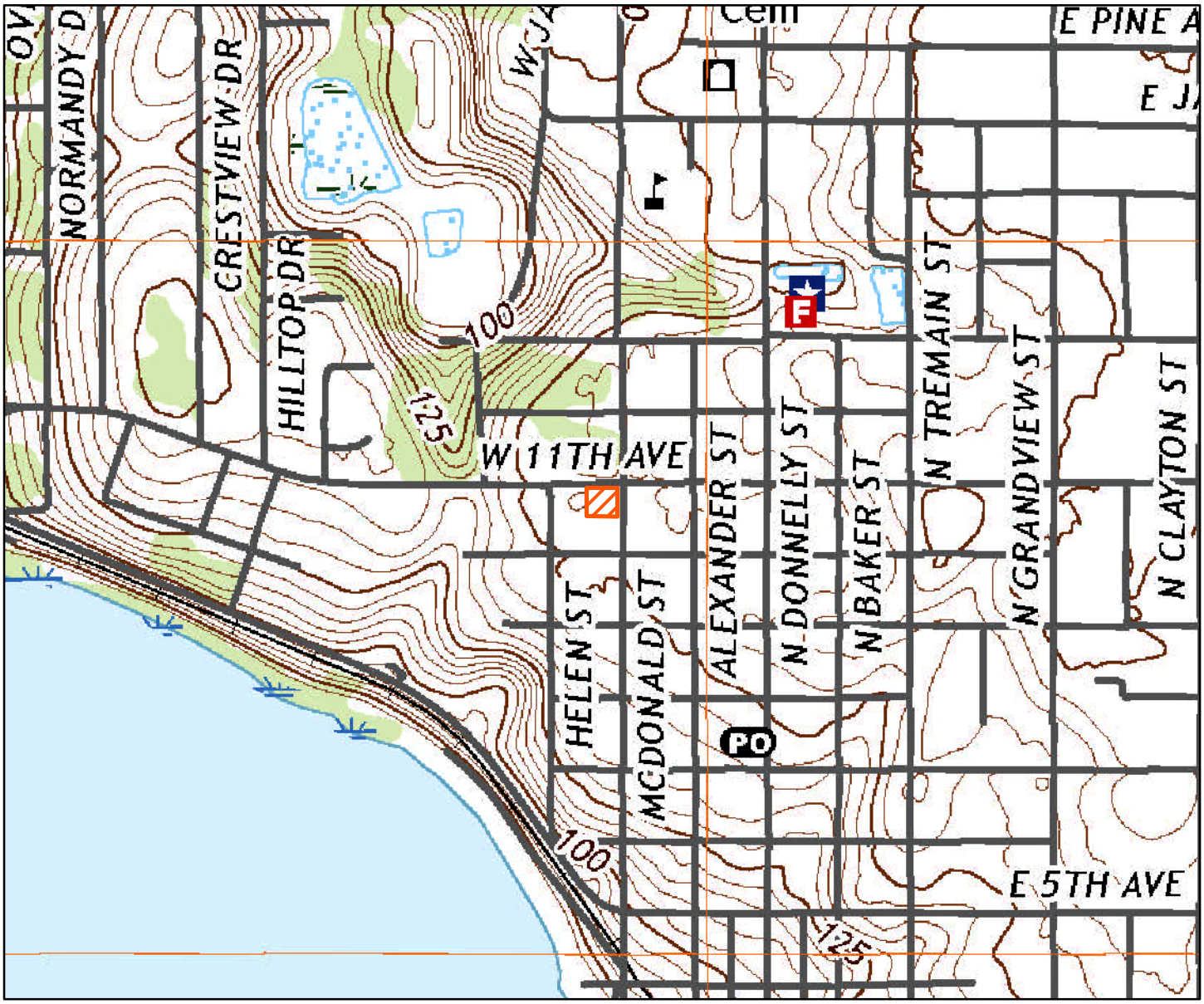
0 40 80 160 Feet

LA00353

KCI TECHNOLOGIES

Data Sources: Lake County, City of Mount Dora

USGS Map



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LA00353

1027 NORTH MCDONALD ST MOUNT DORA FL 32757

Source: United States Geological Survey Eustis, FL 2018

KCI TECHNOLOGIES

Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA00353
Recorder # 48
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) 1027 N Macdonald 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
1027	North	Macdonald	Street	

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

MAPPING

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

DESCRIPTION

Style Frame Vernacular
Other Style
Exterior Plan Irregular
Other Exterior Plan
Number of Stories 1.5
Structural System(s) >> Wood frame
Other Structural System(s)
Foundation Type(s) >> Piers
Other Foundation Types
Foundation Material(s) >> Brick
Other Foundation Material(s)
Exterior Fabric(s) >> Drop siding
Other Exterior Fabric(s)
Roof Type(s) >> Gable
Other Roof Type(s)
Roof Material(s) >>
Other Roof Material(s)
Roof Secondary Structure(s) (dormers etc) >>
Other Roof Secondary Structure(s)
Number of Chimneys 1
Chimney Material
Other Chimney Material(s)
Chimney Location(s)

HISTORICAL STRUCTURE FORM

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DESCRIPTION (continued)

Window Descriptions 6/1, 8/1, casement 6, 10

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 1917

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;1917;

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

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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: 5/21/2008

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"

LA00353-200803

Supplementary Printout

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

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

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

> **Foundation types:**
Piers

> **Foundation materials:**
Brick

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

> **Roof types:**
Gable

> **Roof materials:**

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

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

> **Original, intermediate, present uses/year started/year ended:**
Private residence;1917;

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

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

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

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

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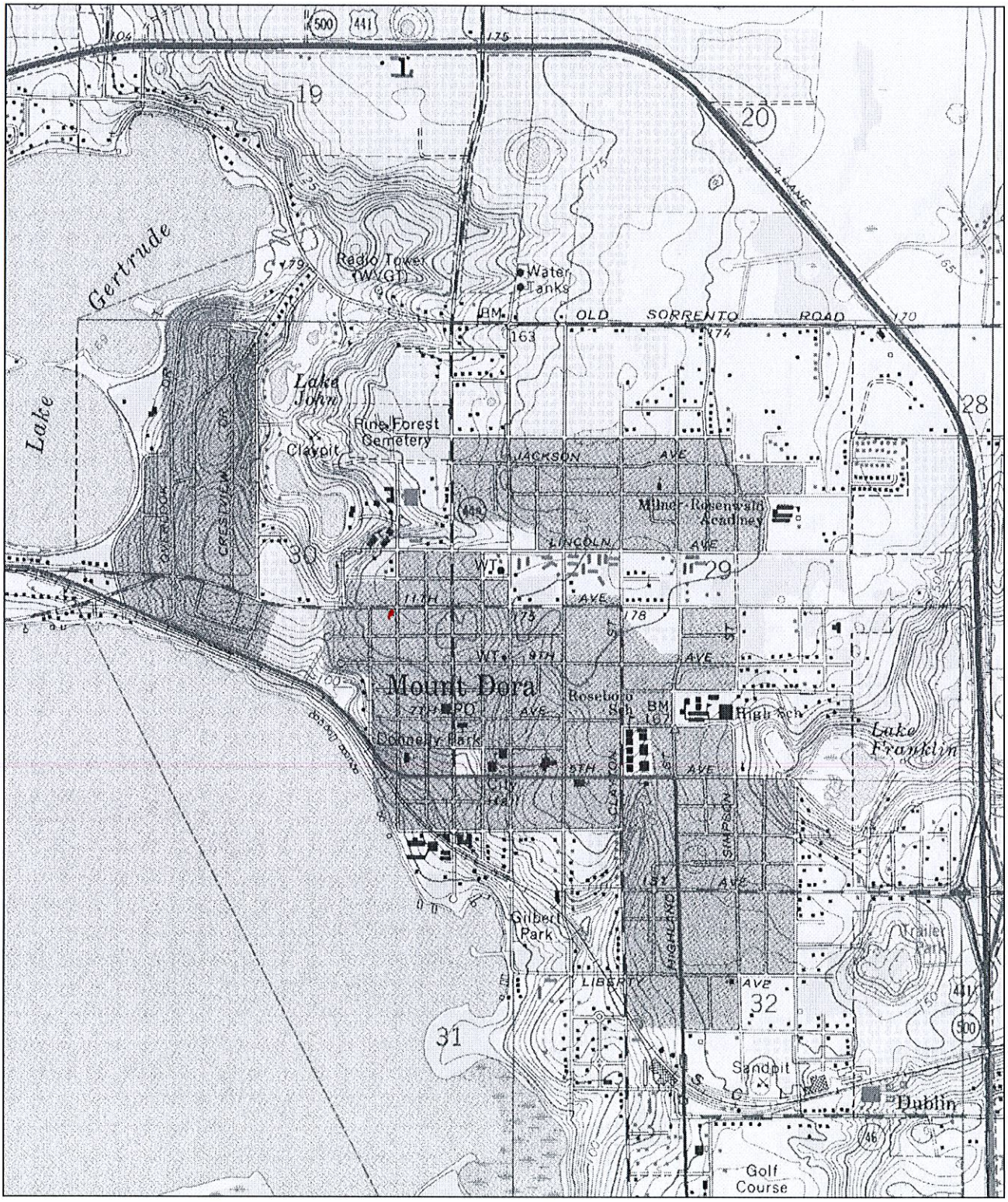

N

0 0.5 Mi

0 2000 Ft

Map provided by MyTopo.com

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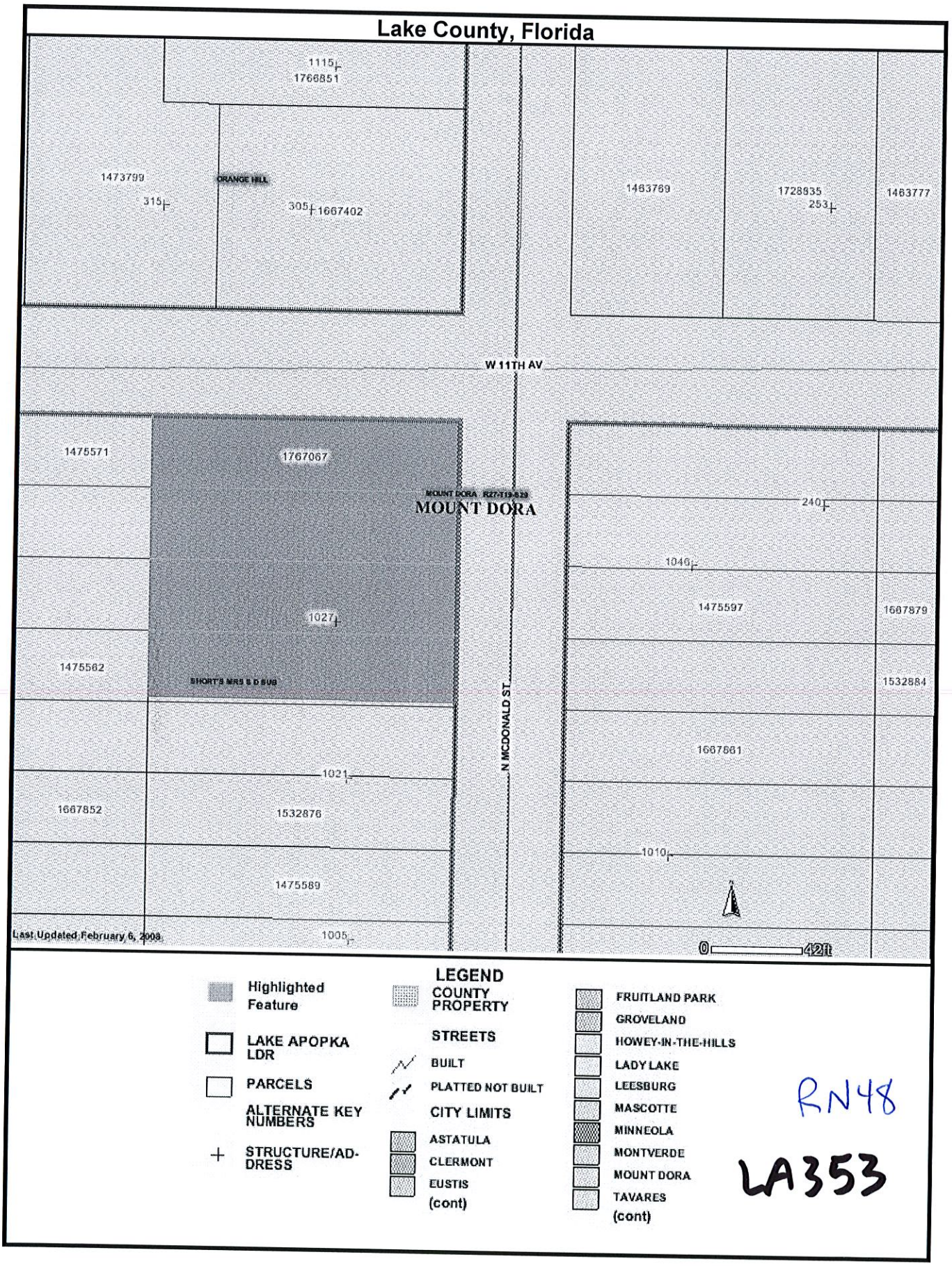
Lake County, Florida
1115
1766851
1473799
ORANGE HILL
315
305
1667402
1463769
1728835
253
1463777
W 11TH AV
1475571
1767067
MOUNT DORA R27-719-629
MOUNT DORA
240
1040
1475597
1667879
1027
1475562
SHORT'S MRS S D SUB
1532884
N MCDONALD ST
1667661
1021
1667852
1532876
1010
1475589
Last Updated February 6, 2008
1005
0
42ft
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)

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