



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 – First Floor Board Room
510 N. Baker Street, Mount Dora, Florida
March 26, 2025 at 3:00 PM

AGENDA

- I. Call To Order
- II. Roll Call With Determination Of Quorum
- III. Approval of Minutes from February 26, 2024
- IV. Public participation/comments on items not on the agenda
- V. New Business
 - 1.) 938 Donnelly Street- Historic Site Designation (Continued from February)
 - 2.) COA for 957 Gorham Street – Shed Installation
 - i. Ex Parte Communication
 - ii. Swearing in Staff/ Applicants
 - iii. Staff Presentation
 - iv. Applicant Presentation
 - v. Public Comment
 - vi. Board Discussion
 - 3.) Historic Ordinance Overview – LDC Section 3.6.3 entitled ‘Designation of historic sites and Historic Preservation Review Area.’
- VI. Other Business
- VII. Staff Updates
- VIII. Board Updates
- IX. Announcement of next scheduled meeting date: April 30, 2025
- X. Adjournment

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@cityofmoundora.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
FEBRUARY 26, 2025 MEETING MINUTES**

The City of Mount Dora Historic Preservation Board met on Wednesday, February 26, 2025 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 February 26, 2025 meeting of the Mount Dora Historic Preservation Board was called to order at 3:00 p.m. by Chairman, Det Joks.

II. Roll Call with Determination of Quorum

Present: Kathleen Benjamin, Lynn Tipton, Det Joks, Juan Diaz, Robert Gordon, Daniel Wick

Absent: Patricia Huizing

City Staff: Michele Janiszewski, Senior Planner; Catherine Hutcheson, Administrative Coordinator; Whitney Scott, Administrative Coordinator; Andrew Hand, City Attorney Esq.

Approval of Meeting Minutes from December 11, 2024 & January 29, 2025

MOTION by Ms. Tipton, SECONDED by Mr. Gordon, to APPROVE the minutes, as presented, once the minutes are revised to reflect ‘Mr. Joks’ in lieu of ‘Ms. Joks.’

FOR: Kathleen Benjamin, Lynn Tipton, Det Joks, Juan Diaz, Robert Gordon, Daniel Wick

AGAINST: None

MOTION CARRIED: 6-0

III. Public participation/comment for non-agenda items

No member of the public wished to provide public comment.

IV. Certificate of Appropriateness

a. 1027 N. McDonald Street – Detached Garage

- i. Ex Parte Communication
- ii. Swearing in of staff/Applicant
- iii. Staff presentation
- iv. Public input
- v. Discussion

Mr. Hand swore in the applicant, Jack Lait with Vedder Construction and Michele Janiszewski, Senior Planner with the City of Mount Dora.

Ms. Janiszewski presented the application for a Certificate of Appropriateness to construct a 600 hundred square foot detached garage with hardy 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 of McDonald Street, and will be setback from the residence. Staff sound it consistent with the standards for review and recommended approval of the application, as presented.

Mr. Joks asked if it was one or two lots. Ms. Janiszewski stated that the subject property is one lot. Mr. Joks commented on the size of the property.

Mr. Diaz discussed the siding, stating that it was more of a shingle shake type of seam and in the proposal there was a solid plank and asked if there was a way to have the siding better match the house.

Mr. Lait stated they will use the hardy shake, which is a closer match. He explained that his architectural software doesn't allow him to put that much detail on the image but he chose a hardy product to show. He stated even the colors are off compared to the actual house.

Mr. Lait discussed that they will not be able to perfectly match the roof, stating the original profile of the metal shingle does not exist today. He believed a standing seam metal roof will better match the overall aesthetic. Mr. Lait stated that the windows will match the house.

Mr. Gordon requested to view a better photo of the roof. Ms. Janiszewski enlarged the photos of the residence provided in the agenda packet. Further discussion on the shingle of the roof.

No public comments were provided on the application.

MOTION by Mr. Gordon, SECONDED by Ms. Benjamin, to ACCEPT staff's finding of fact and to APPROVE the application as presented, with the condition that the hardi board siding be shake style.

FOR: Kathleen Benjamin, Lynn Tipton, Det Joks, Juan Diaz, Robert Gordon, Daniel Wick

AGAINST: None

b. 930 N. Donnelly Street- Historic Site Marker Request

Ms. Benjamin discussed the addressing issue between the address of the building showing 930 but the application showing 938 N. Donnelly Street. Ms. Janiszewski stated that the incorrect address was written on the first page of the application by the applicant. Further discussion on the addressing issue.

Ms. Janiszewski stated that the agenda items were finished late due to the applications being submitted in less than a week before the meeting. She apologized and stated that in future she will just place the applications onto the next month.

Ms. Janiszewski gave the presentation for the historic marker request. The house was built in 1925 and bought by Harold and Edith Coleman in 1927 who owned a bakery at 149 W. 5th Avenue.

Per the application and historic file, Edith Coleman continued to operate the bakery after Mr. Coleman's death. It is a bungalow style home that was altered to enclose the porch. Staff has recommended approval of the application.

Discussion between Mr. Diaz and Ms. Janiszewski on whether or not Mr. Coleman was on the Chamber of Commerce based off of an article dated August 6, 1931. Mr. Joks discussed the error in the original article, stating Mr. Coleman's death. Discussion on Mr. Coleman's death and divorce.

Mr. Diaz discussed that he does not believe the home fits the requirements for a Historic Marker. Ms. Janiszewski discussed that she did further research on the property to supplement the application. Mr. Joks discussed the standards of historic site standards.

Mr. Gordon asked about the need to change the address on the application, stating a simple markup would suffice if Mr. Hand agreed with that. Mr. Joks agreed that we should just be able to modify it. Ms. Tipton followed up on the criteria for historic markers by stating that although it is not significant to Mount Dora's history but it is the 100 anniversary that the applicant is requesting recognition for. She wondered on whether this would set a precedent that the board would be worried about in the future.

Ms. Janiszewski stated, that since she has been here this is only the fourth application she has gotten and it is at the board's discretion on whether or not to approve it. Mr. Joks stated, since it is approaching 100 years and it is a cute little house that the owners have taken care of accordingly, and it has an official name being "The Coleman House", and so is in favor of approving it and so made a motion to approve. Further discussion amongst the board members on whether or not the home deserves the historic marker.

Mr. Diaz made a motion to deny the request; there was no second and the motion failed. Discussion on proper procedure to deny or to table the application. Further discussion amongst the board members on differing opinions on the application.

Ms. Janiszewski recommended tabling the application based on Code Section 3.6.3.c, and that she would get with the applicant to discuss. Mr. Joks stated, we will table it for now and open for reconsideration in the future but will not be considered a denial.

MOTION by Mr. Joks, SECONDED by Mr. Wick, to ACCEPT staff's finding of fact and to APPROVE the application.

FOR: Det Joks, Robert Gordon, Daniel Wick

AGAINST: Kathleen Benjamin, Lynn Tipton, Juan Diaz

MOTION: 3-3

MOTION by Ms. Tipton, SECONDED by Mr. Diaz, to TABLE the application until a full board is present and to allow the Applicant to provide additional information on the property.

FOR: Det Joks, Robert Gordon, Daniel Wick, Kathleen Benjamin, Lynn Tipton, Juan Diaz

AGAINST: None

MOTION TABLED: 6-0

c. Historic Ordinance Overview

Review and discussion on proposed amendment to LDC Section 3.6.1 entitled ‘Legislative Intent and Purpose’ and LDC Section 3.6.2 entitled ‘Historic Preservation Board.’

Discussion on what are the historic surveys and historic review area; need to amend item 15 to correct Florida Statute 27 to Florida Statute 627 Florida Historic Resource Act; and Section 1b on “Non-resident member” and business owners being a part of the Board.

Mr. Gordon asked if there was a list of conferences that the city endorses for preservation board members. Mr. Joks stated that there is one conference a year put on by the state. Further discussion on this, training, and board operations.

Ms. Benjamin asked if there is a list of all the historic properties in the City and Ms. Janiszewski confirmed that yes, there is a list. Further discussion on historic site document.

Discussion on Part 4. Duties, Functions and Powers of The Board Generally, Letter A. Specifically the last sentence, “The board will work with the Mount Dora Historical Society, the Florida Bureau of Historic Preservation, the Lake County Historic Preservation Board.” The Board discussed the possibility of designating a liaison between the Historical Society and the Board or having the Historic Society attend Historic Preservation Board Meetings. General consensus to have the Historic Society provide an update to the Historic Preservation Board on a quarterly or semi-annual basis.

Discussion on Part 4, Letter C, on how to meet the requirement for that ordinance. Discussion on the Historic Preservation Act of 1966 being a Federal Law. Consensus to amend Part 4, Functions and Powers of the Board Generally, Letter C to “National Historic Preservation Act of 1966.”

Discussion on the possibility of looking at building a zoning codes for possible amendments. Ms. Janiszewski discussed the need to be real specific and the amount of work that goes into reviewing the entire code. She stated if there is a specific section or provision that they want to review in the Land Development Code, she could draft up a letter to take to the Planning & Zoning Commission for their consideration. In regards to Building Code Amendments, that would be getting into Florida Building Code.

Discussion on Section I, Public Information. Ms. Janiszewski gave details on an informational letter she is working on for residents living within the historic review area.

Ms. Benjamin stated that the board needs to be aware of the hardship of owning a historic home and the financial struggle that can put on a household. She feels strongly about this and feels the board should understand that the people who own historic homes cannot also afford the upkeep. Further discussion amongst the board members. Mr. Gordon stating we need to be cognizant while making decisions on COA's.

Discussion on Section K, and Sunshine Law in regards to going to Council Meetings. Mr. Hand discussed that all members may go to council meetings so long as you do not interact with the other Board members; to inform the clerk; or create a liaison without breaking Sunshine Law. Further discussion on Sunshine Law and Council meetings.

Discussion on Letter P, in regards to signage.

VI. New Business

VII. Other Business

VIII. Staff Update

No staff updates at this time.

IX. Announcement of next scheduled meeting: March 26, 2025

Mr. Gordon will not be present for the next meeting (above).

X. Adjournment

MOTION by Mr. Gordon, SECONDED by Ms. Tipton, to adjourn the meeting. The Board unanimously voted to adjourn the meeting at 4:30 p.m.

*Dek Joks, Chairman
Historic Preservation Board*

*Catherine Hutcheson,
Administrative Coordinator*



DATE: March 26, 2025

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 1 - Historic Site & Marker Request; 930 N Donnelly Street (Location); 'Coleman House' (Proposed Name); Betty N Manry, Trustee (Owner); Property Owner (Nominator).**

Property Information:

| | | | |
|-------------------------|----------------|---------------------|------------|
| Address: | 930 N Donnelly | Current Use: | Retail |
| Zoning District: | C-2 | Land Use: | Commercial |

Structure Information:

| | | | |
|------------------------------|----------------------|------------------|------------------|
| Date of Construction: | 1925 | Style: | Frame Vernacular |
| Siding: | Wood; Novelty Siding | Stories: | Once |
| Roof Type: | Gable | Chimneys: | One; Brick |
| Roof Material: | Asphalt Shingles | Porch: | One, Enclosed |

Background on Architectural Style:

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

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

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

During the first three decades of the 20th century, the Bungalow became the most common style of residential architecture in the United States. The earliest American Bungalows appeared in the 1890s, but the style's popularity expanded after the turn of the century when plans began to appear in such publications as Bungalow Magazine and The Craftsman. Bungalows came in various shapes and forms, but small size, simplicity, and economy generally characterized the style.

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

Background on Building:

The site files show the structure as being constructed in the frame vernacular / bungalow style. The site survey states that “the bungalow style home has been altered by the enclosure of the porch, but it still contributes to the character of the historical area because some of its bungalow features, such as the bracketed gable roof and novelty siding, are still evident.” The site survey stated the area of significance is ‘early community development.’

The 2008 site survey states that the structure contributes to the historic district.

The 1987 Site File form states:

This house was built in 1925 for Harold and Edith Coleman. They owned a bakery at 149 W 5th Avenue. Mrs. Coleman continued to operate the bakery after Mr. Coleman’s death. The Colemans were remembered for cooking for the Lion’s Club and Kiwanis Club at the Community Building.

Lake County Public Records show that J. P. Donnelly sold the property to William A. Umlauf in 1927. William A. Umlauf and Clara A. Umlauf sold the property to husband and wife Harold L. and Edith S. Coleman in 1929. Mr. Coleman was originally from South Carolina and a World War I veteran.

A Mount Dora City Directory for 1926-1927 listed the couple as operating a bakery at 149 W 5th Avenue and residing at 930 N Donnelly Ave. The 1930s census listed the Colemans and a nephew as residing in 930 N Donnelly. In 1936 the Colemans divorced and Edith continued to operate the bakery. An article in the Orlando Sentential in August of 1937 stated that “Mrs. Edith Coleman, proprietress of the Coleman’s Bakery is having the entire interior repainted, and redecorated.” The 1950 census shows Edith S. Coleman as residing at 930 N Donnelly as Head of the Household; she sold the property later that year.

Harold Coleman married Catherine Stewart Gormly of Eustis in the summer of 1936. The 1950 census shows them as residing in Melbourne where he worked as a baker and his wife worked as a clerk at a bakery. His obituary stated that he operated Coleman’s Bakery on New Haven Avenue in Melbourne from 1937 until he retired in 1964.

Originally constructed as a residence, the structure continued to be used as such but was converted into a business and has been utilized for numerous non-residential uses including an antique store (1982), art school (1992), barber shop (2000), consignment shop (2000), video store (2019), and, most recently, a pet supply store.

Nomination:

Pursuant to Land Development Code (LDC) Section 3.6.3 (2) (a) (1), nominations for historic site status may be initiated by the Historic Preservation Board, City Council, or the Property Owner. On February 14, 2025, the Property Owner submitted an application to nominate the subject property to be included on the Local Register of Historical Places.

Designation Criteria:

The application is for a structure to be designated as a Historic Site pursuant to the provisions of Section 3.6 of the City's *Land Development Code* for inclusion in the City's Historic Site and Marker Program. Pursuant to Land Development Code Section 3.6.3.c, to qualify as a historic site, said property must fulfill one or more of the criteria set forth in the paragraphs below:

1. A building, structure, site or preservation review area will be deemed to have **historical or cultural significance** if it meets the following criteria:
 - a. Is associated in a significant way with the life or activities of a major person important in city, state or national history (i.e., the homestead of a local founding family), or
 - b. Is the site of a historic event with significant effect upon the city, state or nation, or
 - c. Is associated in a significant way with a major historic event whether cultural, economic, social, military, or political, or
 - d. Exemplifies the historical, political, cultural, economic or social trends of the community in history, or
 - e. Is associated in a significant way with a past or continuing institution which has contributed substantially to the life of the city.

2. A building, structure, site or preservation review area is deemed to **have architectural or aesthetic significance** if it fulfills one or more of the following criteria:
 - a. Portrays the environment in an era of history characterized by one or more distinctive architectural styles, or
 - b. Embodies those distinguishing characteristics of an architectural style, period or method of construction, or
 - c. Is a historic or outstanding work of a prominent architect, designer, landscape architect, or builder, or
 - d. Contains elements of design, detail, material, or craftsmanship of outstanding quality or which represented, in its time, a significant innovation or adaptation to the Central Florida environment.

Findings of Fact:

Staff reviewed the application and determined:

1. Land Development Code Section 3.6.3.c, to qualify as a historic site, said property must have both historical or cultural significance and have architectural or aesthetic significance; and
2. The building has historical and cultural significance because
 - a. It housed the Coleman family who owned a bakery in the downtown;
 - b. Harold L. Coleman served on the Mount Dora Chamber Board of Directors and Advisory Committee; and
 - c. The structure exemplifies the trend of residential houses being converted to non-residential uses throughout the downtown; and
3. The building has architectural or aesthetic significance because it embodies distinguishing characteristics of the frame vernacular / bungalow style with its bracketed gable roof and novelty siding.

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

Update:

The application was presented to the Historic Preservation Board on February 26, 2025. The Board asked for additional information to supplement the application to ensure the site meets the designation criteria. Specifically, the Board requested additional information to demonstrate the site's historical and cultural significance.

Staff contacted the Applicant and they did not have any additional information to provide.

Board Action:

The Historic Preservation Board may:

1. Accept Staff's Findings of Fact and **Approve** the application, as presented; or
2. Reject Staff's Findings of Fact and **Deny** the application because the application does not meet the criteria of LDC Section 3.6.3.c, to qualify as a historic site.

Attachments:

Photos
1989 Site Survey
2008 Site Survey
Supplemental Research
Application



CITY OF MOUNT D O R A

Site Photos



Site Inventory Form

Site No. _____

Site Name The Coleman House Survey Date 8709
 Address of Site 930 Donnelly St., Mt. Dora Fl. 32757
 Instruction for locating _____

Location Mt. Dora Sub. 31 00008
 Subdivision Name Block No. Lot No.

County Lake
 District name if applicable _____
 Owner of Site: Name Perett, J.C.
 Address 2233 Overlook Dr., Mt. Dora Fl. 32757

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

| | | |
|--|--|---------------------------------------|
| Condition of Site: (Check One) | Integrity of Site: (Check One or More) | Original Use <u>private residence</u> |
| <input type="checkbox"/> Excellent | <input checked="" type="checkbox"/> Altered | Present Use <u>private residence</u> |
| <input type="checkbox"/> Good | <input type="checkbox"/> Unaltered | Dates <u>+1925</u> |
| <input checked="" type="checkbox"/> Fair | <input checked="" type="checkbox"/> Original Use | Cultural Phase <u>American</u> |
| <input type="checkbox"/> Deteriorated | <input type="checkbox"/> Restored/Date | Period <u>20th Century</u> |
| | <input type="checkbox"/> Moved/Date | |

NR Classification Category building Date Listed on NR _____
 Threats to Site:
 (Check One or More)

| | | |
|--|---|--|
| <input checked="" type="checkbox"/> Zoning | <input type="checkbox"/> Transportation | <input type="checkbox"/> Borrowing |
| <input type="checkbox"/> Development | <input type="checkbox"/> Fill | <input type="checkbox"/> Other (See Remarks Below) |
| <input type="checkbox"/> Deterioration | <input type="checkbox"/> Dredge | |

Areas of Significance: Early Community Development

Significance:

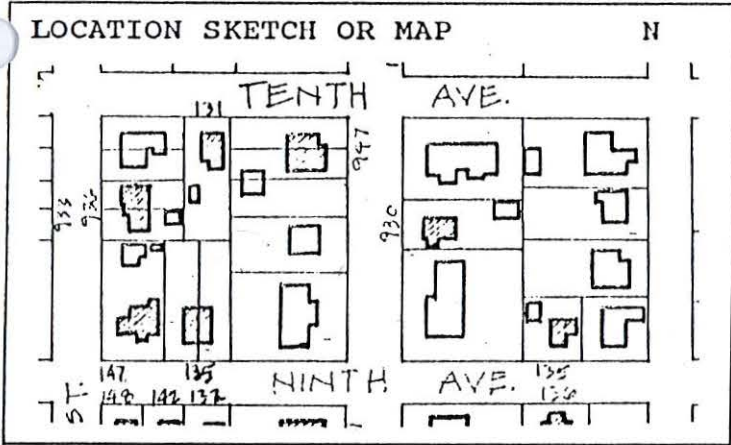
This house was built in 1925 for Harold and Edith Coleman. They owned a bakery at 149 W. 5th Ave. Mrs. Coleman continued to operate the bakery after Mr. Coleman's death. The Colemans were remembered for cooking for the Lion's Club and Kiwanis Club at the Community Building.

The bungalow style home has been altered by the enclosure of the porch, but it still contributes to the character of the historical area because some of its bungalow features, such as the bracketed gable roof and novelty siding, are still evident.

CD 26; PS 11-13

Architect _____
 Builder _____
 Style and/or Period bungalow
 Plan Type irregular:irregular
 Exterior Fabric(s) wood:novelty siding
 Structural System(s) wood frame: balloon
 Porches W/ 1 story porch, enclosed
 Orientation W
 Foundation continous: brick
 Roof Type gable
 Secondary Roof Structure(s) _____
 Roof Surfacing asphalt shingles
 Window Type DHS, 3/1 wood # DHS, 5/1 wood
 Ornament Exterior _____
 Chimney brick with corbelled caps
 Chimney Location ridge
 No. of Chimneys 1 No. of Stories 1
 No. of Dormers _____ Outbuildings garage
 Surroundings _____
 Map Reference (incl. scale & date) USGS Eustis 7.5 Min 1966 (PRI980)
 Latitude and Longitude _____

Site Size (approx. acreage of property) LT1

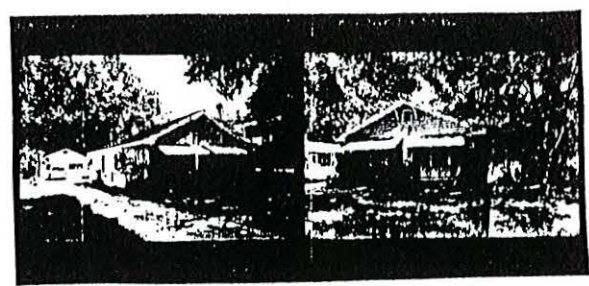


| Township | Range | Section |
|----------|-------|---------|
| 19 | 27 | 30 |

UTM Coordinates:

 Zone Easting Northing

Photographic Records Number A 17,18
 Please attach Photographic Print





HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA00332
Recorder # 111
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) 930 N Donnelly St Multiple Listing (DHR only) _____
Other Names _____ >> _____
Survey or Project Name _____ Survey# _____
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

| Street No. | Direction | Street Name | Street Type | Direction Suffix |
|------------|--------------|-----------------|---------------|------------------|
| <u>930</u> | <u>North</u> | <u>Donnelly</u> | <u>Street</u> | |

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) _____ >> 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

BLA00332

DESCRIPTION (continued)

Window Descriptions 5/1, 3/1, 4/4

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: MOSTLY this category _____

Residential: _____

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 _____

>> Office; 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 _____

Individually 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

8LA00332

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

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 5/24/2008

Form Comments: _____

SHPO's Evaluation of Resource

_____ Date _____

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"

LA00332-200803

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:**
Drop siding

- > **Roof types:**
Gable

- > **Roof materials:**

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

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

- > **Original, intermediate, present uses/year started/year ended:**
Office;1925;

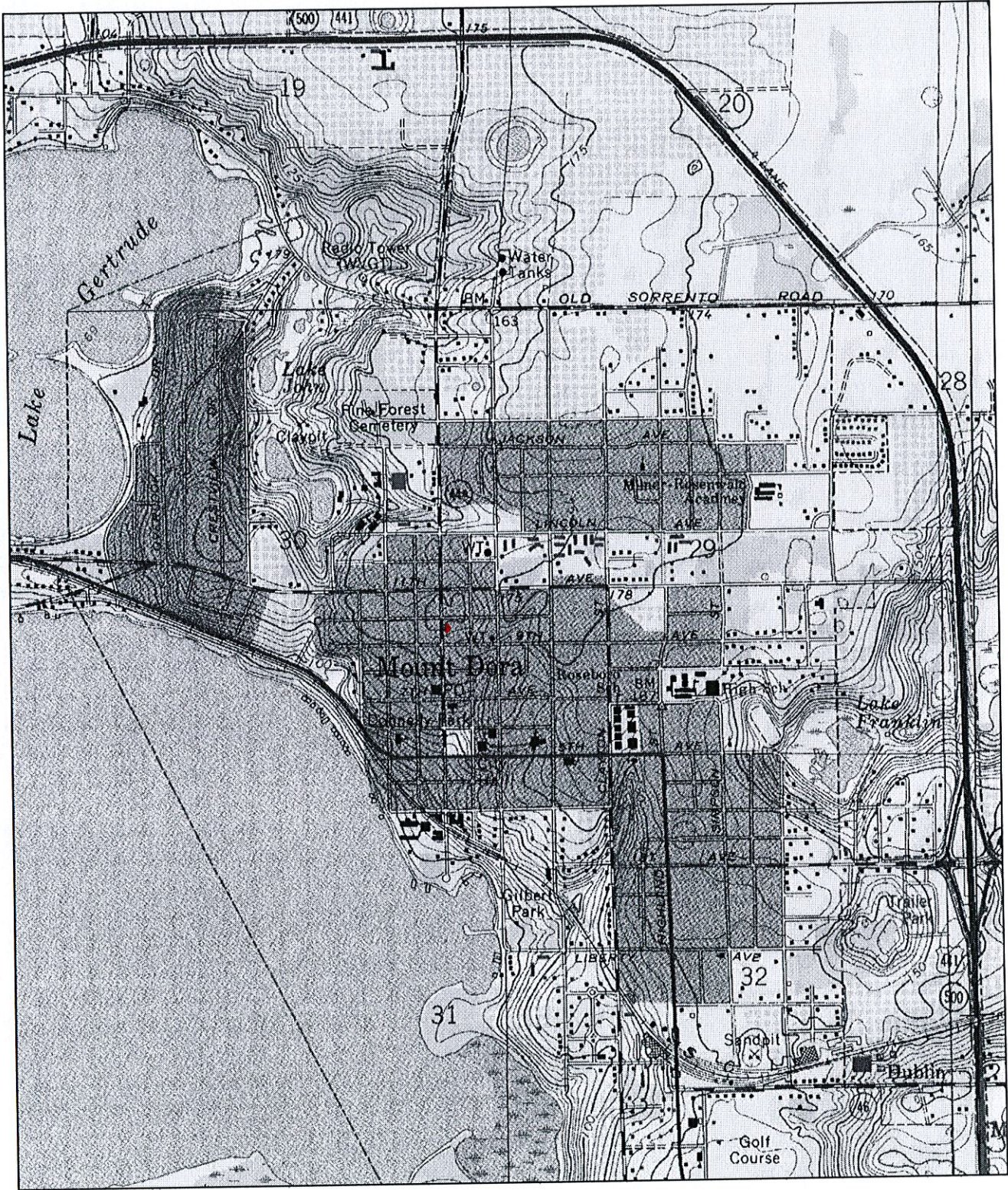
- > **Research methods:**
Examine local tax records
FL Master Site File-Cultural Resources
Pedestrian

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

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

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

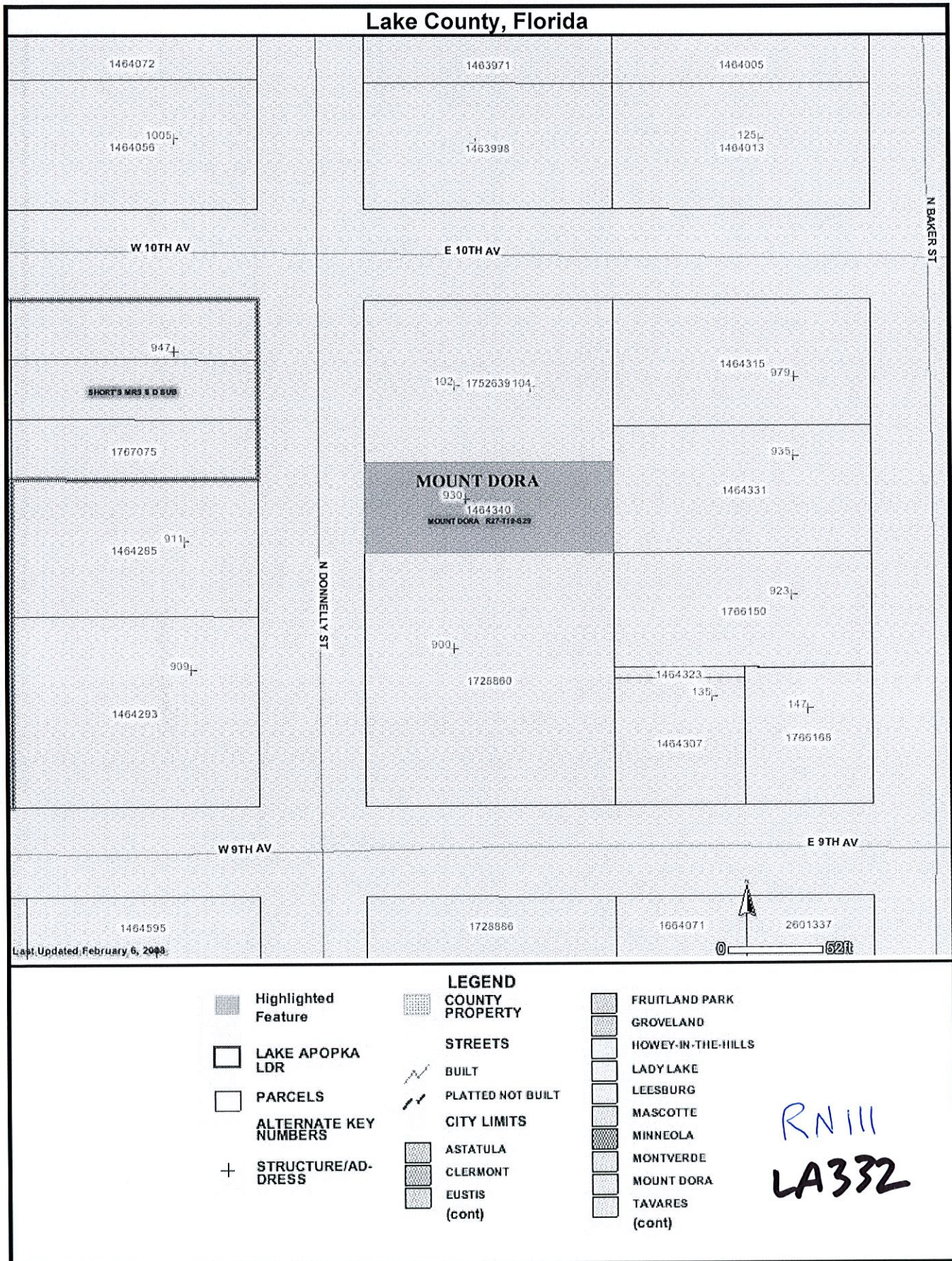
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0 ————— 0.5 Mi
 0 ————— 2000 Ft

Map provided by MyTopo.com

LA332





111
LA
332

LAUNCH PLAN TO ADVERTISE MT. DORA

(Special to The Sentinel)

MOUNT DORA, Aug. 5—The Mount Dora CofC., has ordered 1,000 thirteen-week subscriptions to the Mount Dora Topic to be mailed to a selected list of 1,000 people who already know the city through having ordered fruit from the packing plant here, Eugene L. Downs, publisher of the Topic stated today.

Each of the 13 issues of the Topic will carry a special message from the Mount Dora chamber. The first mailing will be Aug. 13.

Members of the board of directors and the advisory committee that decided upon this form of pre-season publicity were Chas. Edgerton, Carl S. Graves, Harold L. Coleman, S. S. Sadler and Geo. C. Keller, directors; James Simpson, A. J. Waltz and Wm. Mryant, members of the advisory committee.

The list of 1,000 is being selected by James Simpson, Mr. Downs stated.

The Topic agreed to furnish the 13,000 copies for less than cost, as a matter of public spirit and realizing, as the management stated, that the benefits to Mount Dora will more than compensate the paper in every way.

FRANK L. BOWRON REAL ESTATE AND INSURANCE UMATILLA, FLORIDA

MOUNT DORA CITY DIRECTORY (1926-27) 253

COFFIN GEO W (Arelia Crane; Pick-Up Grocery), r815
McDonald av, Phone 56

*Colbert Cyrus (Alice) gro ws Grand View av (East Town)
h es Grand View av

Coleman Harold L (Edith) baker 149 W 5th av h930 N
Donnelly av

Collins Robt H (Bertha) clk h ss Eustis rd 3 mi

Collins Thos J (Lucile) clk C G Loveless Cash Gro r R H
Collins

COLSON LEMUEL (Ada), Dentist Office Hours 9 to 12 a
m, 1:30 to 5 p m 139 W 5th av, Over Post Office, Phone
69, h901 E 8th av

Conley Burdett r536 McDonald

Conn Alice Mrs h544 S Highland av

Conrad Willard C (Myra E) supt Mt Dora Pub Co h1107
Liberty

Converse E Alden bldg contr r146 S Clayton

Converse Vesta Mrs h146 S Clayton

Cook Harold student r408 Tremain

PEOPLES HARDWARE & FURNITURE STORE

Builders Hardware and Sporting Goods

PHONE 43 UMATILLA, FLORIDA

Cook Lewis I (Evaleen) h342 E 5th av

Cook Walter M (Orrie) h408 Tremain

Cooley Jas G assoc T H Cooley r Grand View ter

MILLER-ADAMS MOT
CHRYSLER and OLDSMOBILE

REDECORATES PLANT

Special to Orlando Morning Sentinel
MOUNT DORA, Aug. 26 — Mrs.
Edith Coleman, proprietress of the
Coleman's Bakery is having the en-
tire interior repainted, and redeco-
rated. The work is being done by
Frank Cornish.

Eustis

EUSIS, July 4.—(Special.)—Mrs. J. C. Gormly of Macon, has announced the marriage of her daughter, Catherine Stewart Gormly of Eustis, to Harold L. Coleman, also of Eustis.

The ceremony took place Sunday afternoon at the parsonage of the First Methodist church, the Rev. W. R. Gray officiating.

The bride and groom attendants were Miss Ruth Berry and Miller Wells of Mount Dora. The bride wore a becoming dress of white crepe with a shoulder corsage of roses.

Mr. and Mrs. Coleman will make their home in Eustis where Mr. Coleman is in business.

Miss Madge Barnes was hostess Wednesday evening at a buffet supper honoring her guests Miss Edna Lee, and Miss Ray Raymond, of Daytona. The guests were Miss Mary Elizabeth Lum, Virginia Mulholland, Miss Lee, Miss Raymond, and Dwight Bray, Harry Thomas, Stanley Tyre and Johnnie McGough.

Mrs. A. D. Winney entertained the members of the Woman's Christian Temperance union Friday afternoon at her home on Lemon avenue.

Maxine Adler, entertained a group of her school friends Monday night at a marshmallow and wiener roast.

MR. HAROLD L. COLEMAN, 75, of 817½ East New Haven Ave., Melbourne, died Friday at the Brevard Hospital. He came to South Brevard in 1937 from Daytona Beach.

He owned and operated Coleman's Bakery on New Haven Avenue in Melbourne from 1937 until his retirement in 1964. He was a member of the First United Methodist Church of Melbourne.

Survivors: widow, Mrs. Catherine G. Coleman, Melbourne; son, James H. Coleman, Indian Harbour Beach;

THE COCOA TRIBUNE

THURSDAY, DECEMBER 11, 1941

New Bakery Opens Display Here Friday

The Coleman's Pastry Shop will open a display at the Better Foods Store here Friday to be in charge of Harold Coleman. The bakery offers a free loaf of bread to every visitor who brings a copy of their advertisement which appears in today's Tribune to their shop on Friday, December 12th, as a get acquainted offer in this community.

State Florida

County Lake

Incorporated place Mount Dora

Word of city Town

DEPARTMENT OF COMMERCE—BUREAU OF THE CENSUS
FIFTEENTH CENSUS OF THE UNITED STATES: 1930
POPULATION SCHEDULE

Township or other place

Unincorporated place

Enumeration by one on

| Serial | Place of abode | Name | Relation | Home data | | | Personal description | | | Males 14 and over | Females 14 and over |
|--------|----------------|------------------|----------|----------------------|---|-----------|----------------------------------|-----|---------------|-------------------|---------------------|
| | | | | Home owned or rented | Value of home, if owned, or monthly rental, if rented | Radio set | Does this family live on a farm? | Sex | Color or race | | |
| 1 | 936 252 264 | Coleman Harold L | Head | 0 | 4000 | R | No | W | 35 | M | |
| 2 | | Edith S | Wife | | | | Y | W | 38 | M | 25 |
| 3 | | Sanders William | Nephew | | | | Y | W | 18 | B | |

| Serial | Place of abode | | Name | Relation | Home data | | | Personal description | | | Males 14 and over | Females 14 and over | |
|--------|----------------------------|-----------------------------------|------|------------------|----------------------|---|-----------|----------------------------------|-----|---------------|-------------------|---------------------|----------------------|
| | Street, avenue, road, etc. | House number (in cities or towns) | | | Home owned or rented | Value of home, if owned, or monthly rental, if rented | Radio set | Does this family live on a farm? | Sex | Color or race | | | Age at last birthday |
| 1 | 936 | 252 | 264 | Coleman Harold L | Head | 0 | 4000 | R | No | W | 35 | M | |
| 2 | | | | Edith S | Wife | | | | Y | W | 38 | M | 25 |
| 3 | | | | Sanders William | Nephew | | | | Y | W | 18 | B | |



The Gaslight Antiques

specializing in English furniture

FEATURING A CHOICE

SELECTION OF COLLECTIBLES

930 N. DONNELLY ST., MT. DORA

383-2931

Hours:
Sat. 10-5
Sun. 1-6

Mt. Dora Almost Too Good To Be True

Last Sunday the Antique Sleuth's dream vacation for collectors began with a three-day exploration of historic old St. Augustine.

Our second holiday stop awaits just 1½-hours drive south of the ancient port.

Motoring through shady, serene Mt. Dora, first-time visitors must surely suspect the town was originally designed as a movie set for a Hollywood film portraying the antique fan's paradise.

This friendly village, nestling along the curving, placid edge of Lake Dora, houses over a dozen high-quality antique shops clustered within a two-block radius.

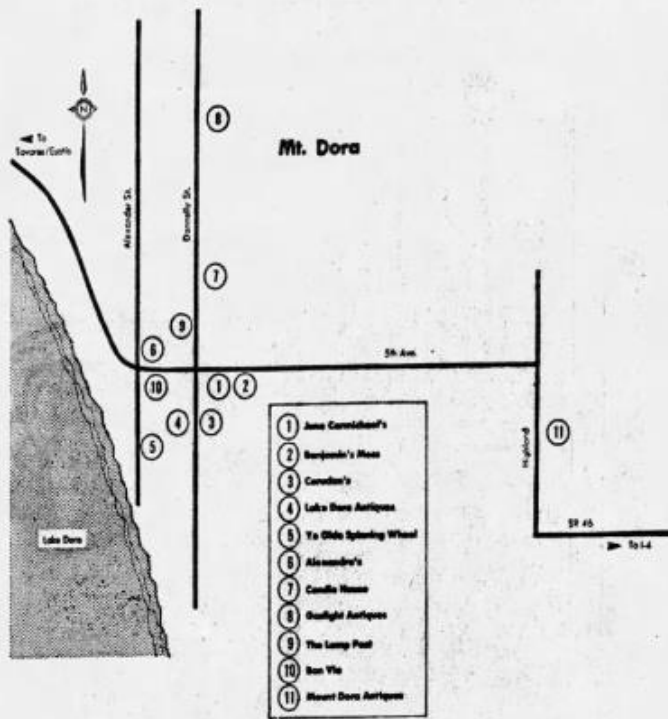
UNCURSED WITH spoilsport parking meters and blessed with courteous constables who howdy to strangers, Mt. Dora is tailor-made for a cheerful, easy browse-stroll.

C. Aubrey White presides as the unofficial mayor of the antique dealers, and fortunate visitors who meet the distinguished patriarch may be rewarded with valuable advice concerning the latest treasures and the best buys in Mt. Dora.

To begin our holiday promenade, enter June Carmichael's at 132 5th Ave. and admire a pink, ruffled-mouth, Burmese Jack-in-the-pulpit vase, a foot-operated rocker churn crafted by Shakers, and a Bohemian decanter set which is acid-etched with fruit

Antique Sleuth

By Gordon Deats



AROUND THE CORNER at 450 N. Donnelly, Carudon's Antiques shows a Tudor-style oak wash stand with a marble splash-guard and top, an English walnut dresser with a beveled mirror and art nouveau detailing, and 4 signed 1897 French walnut Louis

plays an outstanding collection of copper kitchenware.

The shop exhibits a 200-year-old brass bed warmer and a strikingly handsome brass and copper kerosene piano lamp under a red satin-glass globe.

AMONG ITS primitives,

birch 3-drawer blanket chest with a double-deep quilt chamber, a pegged-walnut chest, and a walnut sewing cabinet once owned by Admiral Perry.

Collectors of salt glaze pottery will be amazed at the Candle House's variety that includes 5 matched serving pitchers decorated with cameo relief Biblical scenes.

Several other worthwhile shops in Mt. Dora welcome guests; but of all the town's antique stores, my favorite is Gaslight Antiques at 930 N. Donnelly.

FOCUSING PRIMARILY upon British furniture, Gaslight also showcases dozens of brass candlesticks plus a good selection of leaded stained-glass windows.

For \$75, a shopper can buy a brass-covered, 3-slot umbrella stand decorated with a relief of an English inn.

A brightly painted English barge chest contrasts in style with a handsome demi-sideboard with parquet-decorated mirror cabinets.

Incidentally, Mount Dora Antiques at 316 N. Highland St. on the edge of town is presently considering a relocation and has reduced all prices.

During lunchtime, hungry local residents frequently dine under the Tiffany-style lamps at The Lamppost. Those preferring lighter fare snack among hanging fern baskets at a sidewalk

The Lake Sentinel, Friday, June 5, 1992

ence room at 224 E. Main St., Tavares.

■ OPEN HOUSE

The Little House on Donnelly Inc., an art school for children and adults, will have an open house from 10 a.m. to noon Saturday at 930 N. Donnelly St., Mount Dora.

The school offers classes in drawing, watercolors, oils, folk art, petal porcelain, pottery, sculpture, papermaking and basketry.

The Lake Sentinel, Tuesday, March 28, 2000

Barbershop's full service brings back good old days

MOUNT DORA — Once upon a time, a barbershop was more than just a place to get a fresh haircut.

Gossip, politics and jokes were as abundant as shaving cream and clippers. Eugene Brown

Business Briefcase

wants to bring back the old days in a new shop he plans to open Friday called Nostalgia.

Brown, who has been giving old-fashioned pedicures at his salon Happy Feet in Mount Dora for the past three years, is set to expand his operation with a barber-shop-salon.

Nostalgia will have a grand opening at 2 p.m. Friday with entertainment from an old-fashioned barbershop quartet and refreshments.

Situated at 930 N. Donnelly St., Nostalgia will offer shaves, shoeshines and cuts as well as hairdos for women and manicures.

Brown will continue his foot soaks and massages at the new location.

The shop has a white porcelain and chrome barber's chair and an old chess set, and the walls are lined with black-and-white posters of 1950s-era movie stars.

Patrons will be greeted with morning coffee and bagels and a 1940s-style radio will play tapes of old baseball games that Brown recorded.

The shop's theme was inspired by Brown's upbringing in Harlem in the 1940s.

"When I was a kid, the barber-shop was at the social center of the community," he said. "It was an informal men's club."

Brown wants to send people back in time with more than just old-time decor. His one-man operation Happy Feet became known around Mount Dora for Brown's personable service as well as his relaxing foot scrubs. After a pedicure, Brown puts socks on patrons' feet and ties their shoes for them. He even makes house calls.



TOM BENITZ/THE ORLANDO SENTINEL

Brown's renown. Eugene Brown, who made his mark with Happy Feet, is bringing back old-fashioned barbering with Nostalgia.

That caliber of customer service will continue at Nostalgia, he said.

"Harlem was full of those small mom-and-pop operations that offered you upscale service," he said. "I think that is missing today. Everyone is in a hurry. Skill is important but attitude is more important."

The high-tech wave

EUSTIS — A new Lake County business is riding the high-tech wave and melding the latest technologies to offer video, audio and multimedia services.

GT Productions in Eustis provides local businesses with Internet and Web page designs that use graphics, sound and special effects.

GT's video department is producing a program intended to air nationally this year. Producers have interviewed public figures,

such as professional baseball player Orel Hersheiser, and asked about the effect of their careers on their families and themselves.

The company's recording studio uses digital audio technology. Local singers and musicians are already producing albums and demo tapes using the equipment, said Michael Helms, manager of GT Productions.

GT Productions also produces "message-on-hold" systems that allow businesses to promote products and services while their phone customers are on hold.

The company is a collaborative effort of Jim Budzynski and David Cleaver. The company Web site is www.gtproductions.com. Its street address is 2824 S. Grove St.

Kelly Brewington and Anthony Colarossi of the Sentinel staff contributed to this report.

IN NEW LOCATION

930 N. DONNELLY - MT. DORA
OCT. 1, 2000



the Clothes Horse

Fashion Consignareé

Specializing in:

Liz Claiborne
Carole Little
Platinum
St. Johns

Shoes:
Ferragamo
Via Spiga

Handbags:
Fossil
Oroton
Louis Vuitton
Fendi

Costume Jewelry
and Accessories
Evening Wear
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OPENING
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Now Accepting Designer and Better Label Clothing
Casey Cameron • 352-383-6012 • 930 N. Donnelly Mt. Dora, FL 32757

VOTED LAKE COUNTY'S #1
PREMIER CONSIGNMENT BOUTIQUE



Application for a Historic Site with Historic Marker

This application is to designate property a property, structure, site or building as a Historic Site. Historic Sites are included on the Local Register of Historic Places, provided with a Historic Marker showcasing the name of the Historic Site, and future development of the site will be held to a higher standard of review.

Historic Designation is sought for a: Property Structure Site

938 N. DONNELLY ST.
Address

1404340
Alternate Key No.

BETTY N. MANNY, TRUSTEE
Applicant

734 CHACALL LOOP MOUNT DORA FL 32757
Mailing Address City State Zip Code

352-688-2742 betty.manny@gmail.com
Phone Number Email

LIVING TRUST OF BETTY N. MANNY betty.manny@gmail.com
Property Owner Email

Historically relevant information pertaining to the property (please include additional pages and support materials): SEE ATTACHED

Year Built: 1925 Architectural Style: BUNGALOW / CRAFTSMAN

Roof Type: GABLE Roof Material: MAIN - METAL, SECONDARY

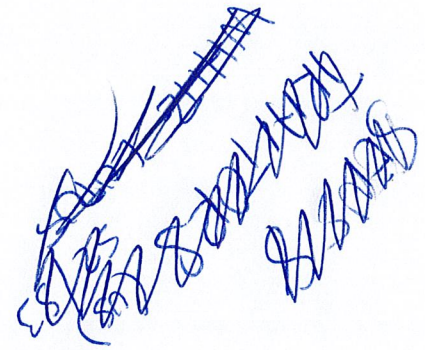
Exterior Wall Material: NOVELTY WOOD SIDING Window Material: WOOD FRAMING, ASPHALT

Notable Architectural Features: ORIGINAL 3/1 & 5/1 WOOD WINDOW FRAMES, BRACKETED GABLE ROOF, TAPERED PORCH COLUMNS, EXPOSED RAFTERS

Current Use of the Building: RETAIL / OFFICE

Requested Name for Marker: THE COLEMAN HOUSE

About 930 N. Donnelly Street, Mount Dora, FL 32757



Cultural Significance:

*The structures on this property were built for Harold and Edith Coleman. They owned a bakery at 149 W. 5th Avenue. The Colemans were remembered for cooking for the Lion's Club and Kiwanis Club at the Community Building.

Mrs. Coleman continued to operate the bakery after Mr. Coleman's death.

Their home is an example of early community development in Mount Dora

Architectural/Aesthetic Significance

The house and separate outbuilding were built in the Bungalow style of architecture.

This style expressed simplicity and comfort. Simple and hand-crafted elements were favored and this style is also known as the Craftsman style for that reason.

Both structures still retain the novelty siding used during that period.

On the main house, the handcrafted wood window frames and bracketed gable roof along with the siding are strong features from that period. Unfortunately, the exposed roof rafters on the main house are now hidden by modern ventilated soffits, though the exposed rafters are still very much intact and visible in the secondary structure.

Sometime during its history, the open front porch was enclosed. However, the tapered wooden porch posts (a common feature of the bungalow/craftsman style) remain at the corners of the enclosed porch

I would like to celebrate the cultural and architectural significance of this property and the memory of the original owners in its 100th birth year and request consideration for a historical marker for The Coleman House.

Requested By:

Betty N Manry, Trustee

Living Trust of Betty N Manry, Owner

*Information in the paragraph regarding cultural significance provided by the Historical Society



Historic Marker Agreement

I, Betty N. Manny, Trustee (Property Owner(s)),
the property owner(s) of 938 N. Donnelly St. understand and agree
that the City of Mount Dora retains ownership of the historic plaque and reserves the right to
remove the plaque from the property if the property is altered or changed in any manner which
diminishes the architectural integrity of the property, as determined by the Historic Preservation
Board for the City of Mount Dora. I understand that I am responsible for the installing the plaque
in a location visible from the street.

Plaque Registration Number: _____

[Signature]
Signature of Property Owner

2/14/25
Date

Signature of Property Owner

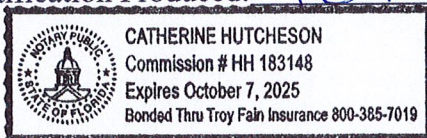
Date

State of Florida
County of Lake

Sworn to (or affirmed) and subscribed before me by means of physical presence or online
notarization, this 14th day of February, 2025, by Betty Manny

Personally known OR Produced Identification

Type of Identification Produced: FL DL



[Signature]
Notary Signature

Note: All applications shall be signed by the Owner(s) of the property, or the Agent as duly
authorized herein by the Owner(s).

Janiszewski, Michele

From: Betty Manry <bmanry@designinteriors.com>
Sent: Tuesday, March 18, 2025 3:18 PM
To: Janiszewski, Michele
Subject: Re: 930 N Donnelly - Historic Site Application

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

Thank you Michelle and Catherine for recommending the approval of the application.

I have no further information about the property to add and look forward to the Board's final and hopefully favorable decision.

Many thanks!
Betty

Betty Manry, NCIDQ 9688
Interior Designer



www.designinteriors.com
772-231-6500
352-638-2742 (Cell and Text)

On Mon, Mar 17, 2025 at 1:02 PM Janiszewski, Michele <MicheleJ@ci.mount-dora.fl.us> wrote:

Good Morning,

At last month's Historic Preservation Board meeting, the Board tabled your application to designate 938 N Donnelly as a Historic Site. The Board questioned whether or not the site met the criteria for being designated as a historic site. Attached is the staff report prepared for the meeting.

Please provide any additional information available on the property to demonstrate that it meets the criteria for designation as a historic site (Page 3 of the attached staff report).

Let me know if you have any questions.

Thank you,



Michele Janiszewski, AICP
Senior Planner

T: (352) 735-7112 Ext. 1712

Email: janiszewskim@mountdora.gov

City Hall
[510 N Baker St](#)
[Mount Dora, FL 32757](#)

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PUBLIC RECORDS NOTICE: Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing. Per FLORIDA STATUTE SECTION 119.12: Public record requests to inspect or copy public records may be made to the city's custodian of public records, City Clerk, at: [510 N. Baker Street, Mount Dora, Florida 32757](#), or via email to: clerk@ci.mount-dora.fl.us or via telephone at: (352)735-7126. Per Florida Statute 119.12, if you wish to assert that you were denied access to inspect or copy a public record, you must provide a written notice to the city's custodian of records, identifying it as a public records request, at least five business days before filing a civil action. The notice period begins on the day the written notice of the request is received by the custodian of public records, excluding Saturday, Sunday, and legal holidays, and runs until 5 business days have elapsed. The contact information for the agency's custodian of public records is posted in the agency's primary administrative building in which public records are routinely created, sent, received, maintained, and requested and on the agency's website.



DATE: March 26, 2025
TO: Historic Preservation Board
FROM: Michele Janiszewski, AICP, Senior Planner
RE: **Tab 2 - Certificate of Appropriateness; 957 Gorham (Location); New Shed (Proposed Work); Hurley Family Partnership (Owner); Sunshine Properties Source, LLC (Applicant).**

Property Information:

| | | | |
|-------------------------|-------------------|---------------------|----------------|
| Address: | 957 Gorham Street | Current Use: | Residential |
| Zoning District: | R-2 | Land Use: | Medium Density |

Structure Information:

| | | | |
|------------------------------|----------------------|------------------|-----------|
| Date of Construction: | 1924 | Style: | Bungalow |
| Siding: | Drop Siding | Stories: | One |
| Roof Type: | Gable | Chimneys: | One |
| Roof Material: | Composition Shingles | Porch: | One, Open |

Background on Architectural Style:

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

Bungalows are typically one or two stories in height and typically have a rectangular floor plan; exterior material comprised of horizontal wood siding and shingles (less frequently, stucco, brick); gable roof; tapered chimneys; simple; exposed structural elements (ridge beams, truss work, rafters, purlins); gable porch roof; and open porches. Roofing materials were typically sheet metal or composition shingles.

Bungalows typically feature a balanced and well-proportioned, but not symmetrical, appearance from the front; a low, exposed roof, often with beams or rafters showing; 1.5 stories in height; a modest front porch or veranda; and square, tapered columns, sometimes called “bungalow columns.”

Requested Action:

Construct a 10’ X 20’ Shed behind 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 shed is shorter than the existing residence and will not be highly visible from the street.
2. *Front facade proportion.* The front facade of each building or structure will be visually compatible with and in direct relationship to the width of the building and to the height of the front elevation of other adjacent or adjoining buildings within a historic preservation review area.
No Change.
3. *Proportion of openings (windows and doors).* The openings of any building within a historic preservation review area will be visually compatible with the openings exemplified by the prevailing historic architectural styles within the historic preservation review area.
The relationship of the width of windows and doors to the height of windows and doors among buildings within the historic preservation review area will be visually compatible.
4. *Rhythm of solids to voids—Front facades.* The relationship of solids to voids in the front facade of a building or structure will be visually compatible with the front facades of historic buildings or structures within the historic preservation review area.
No Change.
5. *Rhythm of buildings on streets.* The relationship of building(s) to open space between it or them and adjoining building(s) will be visually compatible with the relationship between historic sites, buildings, structures within a historic preservation review area.
No Change.
6. *Rhythm of entrance and/or porch projections.* The relationship of entrances and porch projections to the sidewalks of a building will be visually compatible with the prevalent architectural styles of entrances and porch projections on historic sites, buildings and structures within a historic preservation review area.
No Change.
7. *Relationship to materials and texture.* The relationship of materials and texture of the facade of a building will be visually compatible with the predominant materials used in the historic sites, buildings and structures within a historic preservation review area.
The application states that it will be a metal shed.

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 application depicts sheds with a gable roof which matches the existing residence and is a common roof shape within the Historic Review Area.

9. *Walls of continuity.* Appearances of a building or structure such as walls, wrought-iron fences, evergreen landscape masses, or building facades, will form cohesive walls of enclosure along a street to insure visual compatibility of the building to historic buildings, structures or sites to which it is visually related.

No Change.

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

No Change.

11. *Directional expression of front elevation.* A building will be visually compatible with the buildings, structures and sites in its directional character: vertical, horizontal or non-directional.

No Change.

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:

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

Avoid:

1. Designing new buildings whose massings and scale is inappropriate and whose materials and textures are non-historic.
2. Imitating an earlier style or period of architecture in new construction, except in rare cases

where a contemporary design would detract from the architectural unity of an ensemble or group.

Staff Analysis:

The residence was constructed in 1924. The Applicant obtained a COA in 2024 to demolish the existing porch and construct a larger porch with utility room on the rear of the structure.



Figure 1 - Bird's Eye View of Residence

The proposed shed will be located behind the existing residence (below).

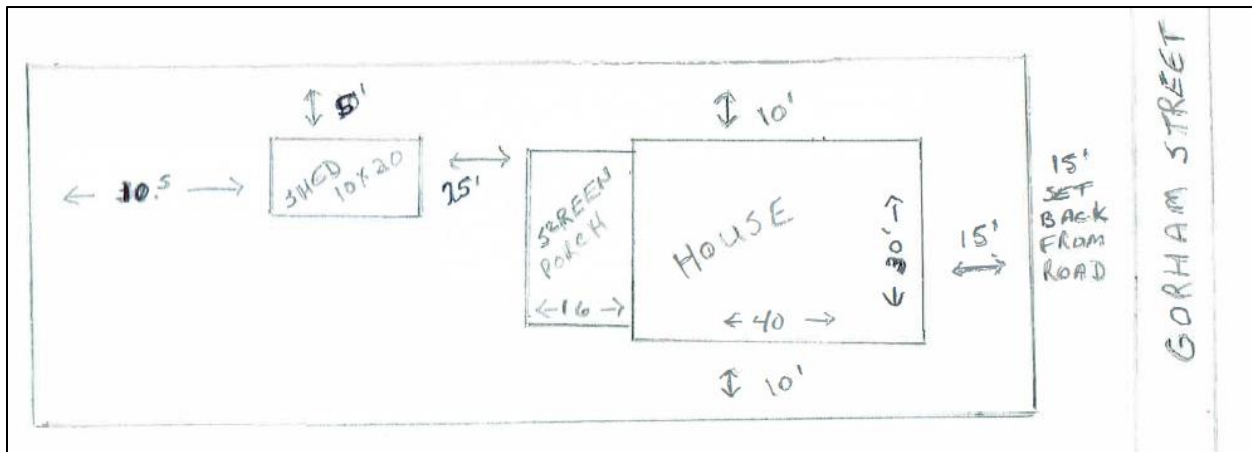


Figure 2 - Proposed Plot Plan

Findings of Fact:

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

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

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

1. The request is consistent with the Mount Dora Historic Design Guidelines which state that if an addition is being constructed, generally it should not be added to the main historic facade of the building and, if possible, located it away from the principal public view; and
2. The existing shed will be located on the rear elevation and not visible from the street so it is not a character defining feature of the structure; 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. Motion to accept staff's findings of fact and approve the application, as presented.
2. Motion to accept staff's findings of fact and approve the application with the condition that [PROPOSED CONDITION] to ensure the application is consistent with the standards of review which state [STANDARD OF REVIEW].
3. Motion to reject staff's findings of fact and deny the application because the application is not consistent with [STANDARD OF REVIEW].

Attachments:

Photos
Application
1998 Site Form
2008 Site Form



CITY OF MOUNT D O R A

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 2444 3949
Recorder # FF24-23
Field Date 4 / 20 /1998
Form Date 10 / 21 /1999

Site Name(s) (address if none) Adams 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.) 957 Gorham
Cross Streets (nearest / between) 9th Ave /10th Ave
City / Town (within 3 miles) Mount Dora In Current City Limits: y n unknown
County Lake Tax Parcel #(s) 1471699
Subdivision name Gorham Block A Lot Lot 11
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 1/4 section: NW SW SE NE Irregular-name: NA
Landgrant NA UTM: Zone 16 17 Easting _____ Northing _____
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)* Continuous Material(s)* Molded concrete block
Exterior Fabric(s)* Novelty siding,
Roof: Type(s)* Gable Material(s)* Composition shingles
Roof secondary strucs. (domers etc.)* _____
Chimney: No. 1 Material(s)* Brick Location(s)* N/Exterior, wall
Windows (types, materials, etc.)* Casement /Jalousie /DHS; wood; 6/1

Main Entrance (stylistic details) Gable over front door supported by metal columns
Porches: #open 0 #closed 0 #incised 0 Location(s) E/Entrance
Porch roof type(s) _____
Exterior Ornament Brackets on wall at gable ends; inappropriate "Victorian" ornament in peak of entry way gable

Interior Plan* Irregular 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)
Detached garage at rear of yard, no longer has the original door, lot shaded by large trees

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 <input type="checkbox"/> yes <input type="checkbox"/> no | Date / / |
| DELIST DATE / / | SHPO-NR ELIGIBILITY: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> potentially elig. <input type="checkbox"/> insufficient info | Date / / |
| | LOCAL DESIGNATION: _____ | Date / / |
| | Local office _____ | |
| National Register Criteria for Evaluation <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (See National Register Bulletin 15, p. 2) | | |

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)**

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

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 DoraIndividually eligible for National Register? yes no insufficient infoPotential contributor to Nat. Reg. district? yes no insufficient infoArea(s) of Historical Significance (See *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.) _____

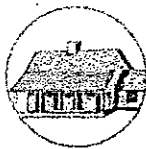
Explanation of Evaluation (required, whether positive or not; limit to three lines; attach longer statement, if needed, on separate sheet)

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 32601Phone/Fax 352-377-4217, e-mail - mvbdt@gru.netRemember: 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



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA03949

Recorder # 493

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) 957 N GORHAM ST

Multiple Listing (DHR only) _____

Other Names _____ >> _____

Survey or Project Name _____

Survey# _____

National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

| Street No. | Direction | Street Name | Street Type | Direction Suffix |
|------------|--------------|---------------|---------------|------------------|
| <u>957</u> | <u>North</u> | <u>GORHAM</u> | <u>Street</u> | |

Cross Streets (nearest/ between) _____

City / Town (within 3 miles) Mount Dora

In Current City Limits? YES

County Lake

Tax Parcel #(s) _____

Subdivision Name _____

Block _____

Lot _____

Ownership _____

Name of Public Tract (e.g., park) _____

Route to (especially if no street address) _____

MAPPING

USGS 7.5' Map Name _____

Publication Date _____

>> EUSTIS:1980

Township: _____

Range: _____

Section: _____

1/4 section: _____

>> 19S ;27E ;29;UNSP

Irregular Section Name: _____

Landgrant _____

UTM: Zone _____

Easting _____

Northing _____

Plat or Other Map (map's name, location) _____

DESCRIPTION

Style Bungalow

Other Style _____

Exterior Plan Irregular

Other Exterior Plan _____

Number of Stories 1

Structural System(s) _____

>>

Wood frame

Other Structural System(s) _____

Foundation Type(s) _____

>>

Continuous

Other Foundation Types _____

Foundation Material(s) _____

>>

Poured Concrete Footing

Other Foundation Material(s) _____

Exterior Fabric(s) _____

>>

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

81A03949

DESCRIPTION (continued)

Window Descriptions JALOUSIE, CASEMENT 6, 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 1924

Architect (last name first): _____

Builder (last name first): _____

Changes in Locations or Conditions

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

Structure Use History

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

Other Structure Uses _____

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

RESEARCH METHODS

Research Methods _____ >> Examine local tax records

Other research methods _____

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? YES

Name of Local Register if Eligible _____

Individually 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

8LA03949

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

Supplement Information Status: NO SUPPLEMENT
Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____
Computer Entry Date: 5/31/2008

SHPO's Evaluation of Resource

_____ Date _____

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"

LA03949-200803

Supplementary Printout

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

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

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

- > **Foundation types:**
Continuous

- > **Foundation materials:**
Poured Concrete Footing

- > **Exterior fabrics:**
Drop siding

- > **Roof types:**
Gable

- > **Roof materials:**

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

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

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

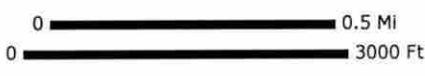
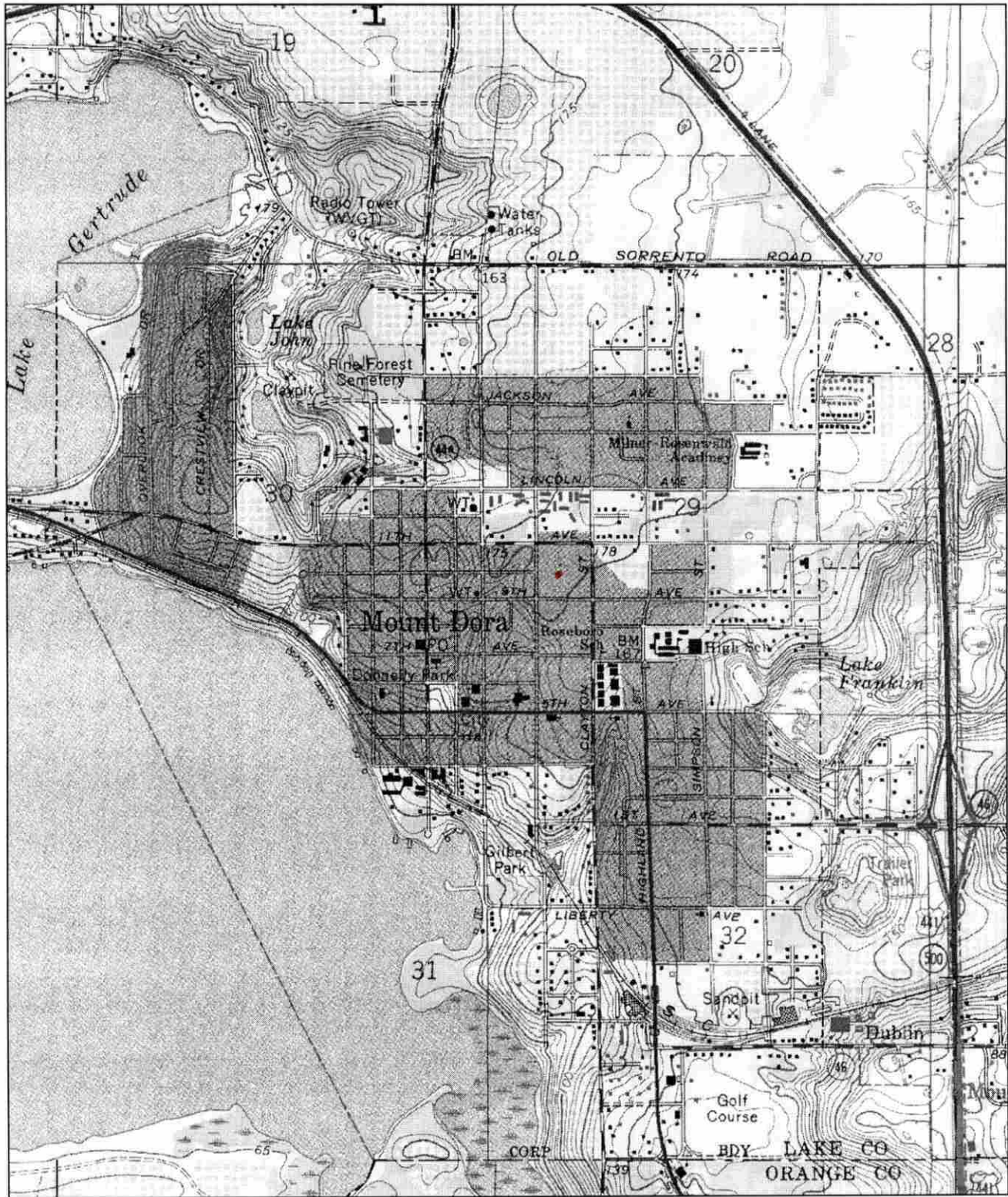
- > **Research methods:**
Examine local tax records
FL Master Site File-Cultural Resources
Pedestrian

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

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

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





Map provided by MyTopo.com

493
LA3949









HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA03949
 Recorder # 493
 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) 957 N GORHAM ST Multiple Listing (DHR only) _____
 Other Names _____ >> _____
 Survey or Project Name _____ Survey# _____
 National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

| Street No. | Direction | Street Name | Street Type | Direction Suffix |
|------------|--------------|---------------|---------------|------------------|
| <u>957</u> | <u>North</u> | <u>GORHAM</u> | <u>Street</u> | |

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

MAPPING

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

DESCRIPTION

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

8IA03949

DESCRIPTION (continued)

Window Descriptions JALOUSIE, CASEMENT 6, 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 1924

Architect (last name first): _____

Builder (last name first): _____

Changes in Locations or Conditions

| Type of Change | Year of Change | Date Change Noted | Description of Changes |
|----------------|----------------|-------------------|------------------------|
|----------------|----------------|-------------------|------------------------|

>> _____

Structure Use History

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

Other Structure Uses _____

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

RESEARCH METHODS

Research Methods _____ >> Examine local tax records

Other research methods _____

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? YES

Name of Local Register if Eligible _____

Individually 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

8LA03949

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

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 5/31/2008

SHPO's Evaluation of Resource

_____ Date _____

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"

LA03949-200803

Supplementary Printout

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

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

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

- > **Foundation types:**
Continuous

- > **Foundation materials:**
Poured Concrete Footing

- > **Exterior fabrics:**
Drop siding

- > **Roof types:**
Gable

- > **Roof materials:**

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

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

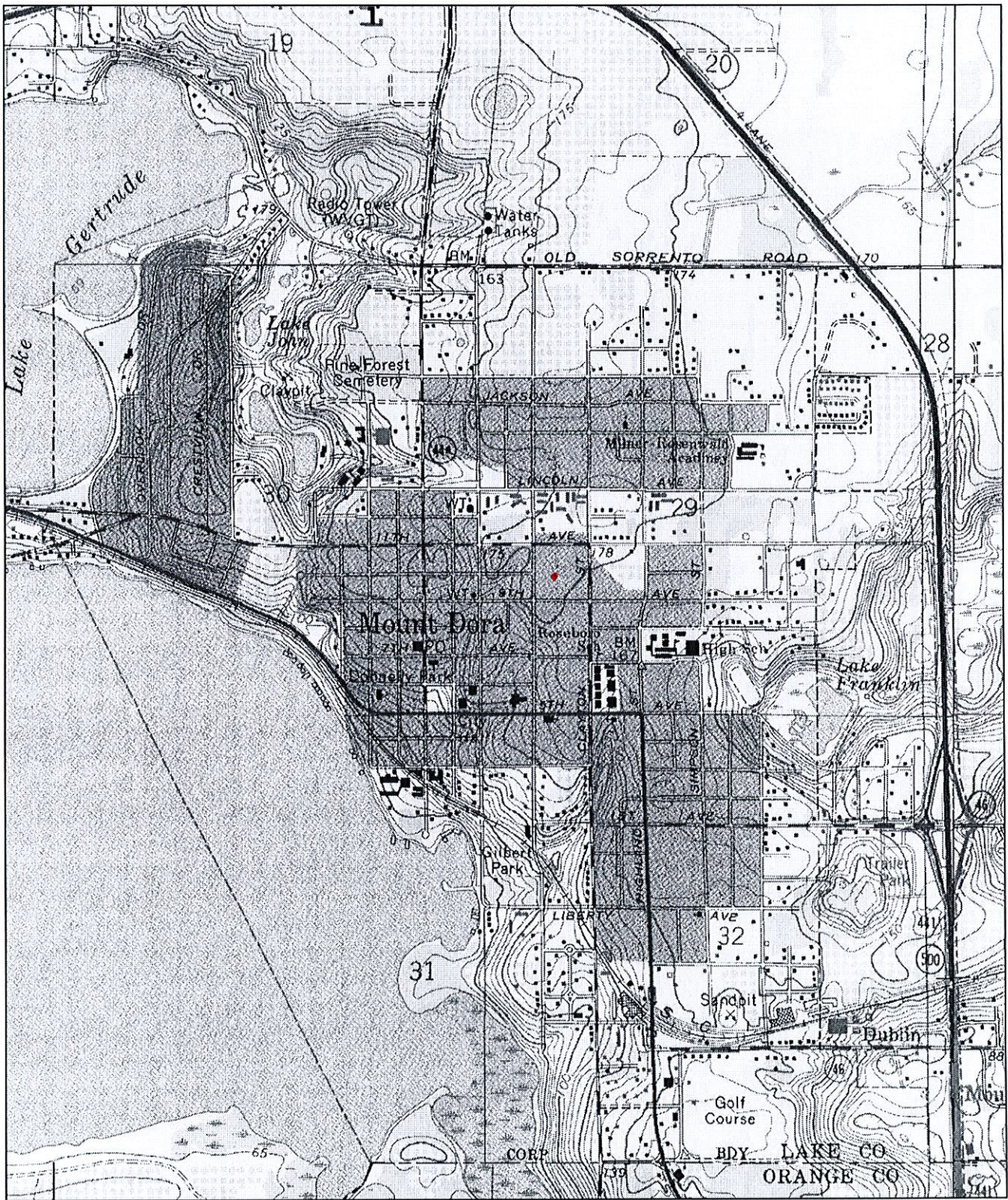
- > **Original, intermediate, present uses/year started/year ended:**
Private residence;1924;

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

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

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

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



Map provided by MyTopo.com

493
LA3949

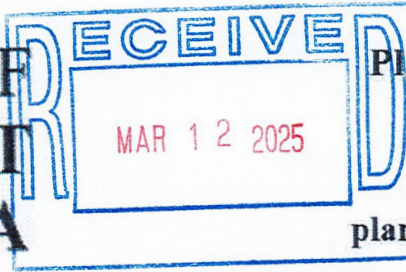


493

LA
3949



CITY OF
MOUNT
DORA



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

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Renovations, Additions and New Construction**

Property Address: 957 Gorham St. Alternate Key No.: _____

Property Owner: David Hurley

Applicant: David Hurley

Applicant's Mailing Address: 2511 Dora Ave, Savanah, FL 32778

Applicant's Phone Number: 352-720-0673

Applicant's Email Address: info@peterpanproperties.com

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

Application Type:

New Construction

Addition

Renovation

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

Steps or Stairways

Foundation

Siding/Stucco/Façade Work

Windows

Porches or Porte Cochere

Walls/Structural

Doors

Chimney

Roof

Walls or Fences

Exterior Lighting

Landscape Features

x shed

Existing Materials: _____

Proposed Materials: _____

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: adding a shed - prebuilt Lark shed to back yard.

Reason for Addition / Modification: Storage space

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
PLANNING AND DEVELOPMENT

requires new applications w/COA attached and owner-builder.

Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7112
PlanDev@cityofmounddora.com

Zoning Permit Application

Please print and provide all information, incomplete applications will not be processed.

Applicant Name: David Hurley Date: March

A scaled plot plan or survey shall be submitted with each application which clearly indicates the property corner stakes, property line, dimensions, and existing structures and their location, existing rights-of-way, sidewalks and easements. The scaled plot plan or survey shall show the proposed improvements on the same document, which indicates dimensions, materials, and setback distances from each property line.

Permit Type: Commercial Residential
 Fence Sign Accessory Structure Other: Shed

Job Address: 957 Gorham Street
 City: Mount Dora State: FL Zip: 32757
 Parcel ID(s): _____ Alternate Key(s): _____

Property Owner
 Property Owner Name: David Hurley
 Property Owner Address: 2511 Dora Ave
 City: Tavares State: FL Zip: 32778
 Email: info@peterpanproperties.com Phone Number: 352-720-0673
 I am applying as Owner/Builder (please include Owner/Builder Affidavit)

Contractor/Developer
 Company Name: _____
 License Holder Name: _____
 State License: _____ Lake County Comp Card # _____
 Email: _____ Phone Number: _____
 Contact Person: _____

Work Description
 Proposed Development: Add prebuilt Lark Shed to back yard

Total Cost of Construction: 4300.00 *A notice of commencement is required for construction exceeding \$5,000.00*

Construction Material: Metal Height of Structure(s): 10 ft

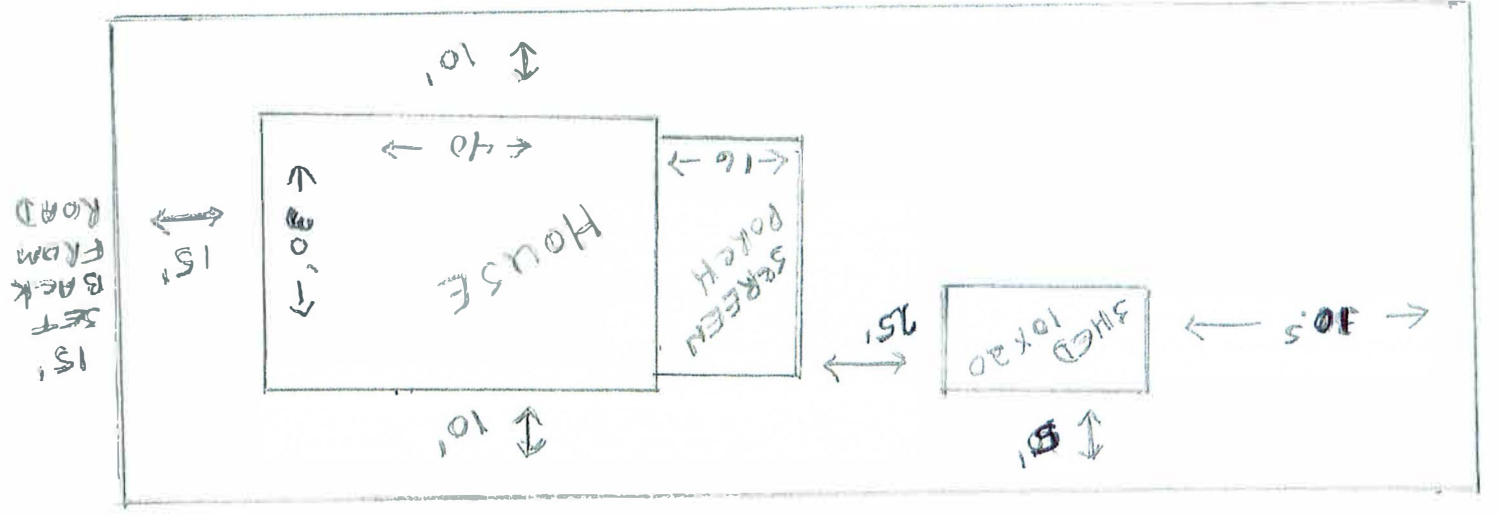
Will there be electrical or plumbing connection? Yes No

By signing below, I declare that all of the above information is true and correct. I understand and agree that the Zoning Clearance may be revoked if false or incomplete information is provided on this application.

Signature of Applicant _____ Print Name _____ Date _____

957 GORHAM STREET

GORHAM STREET



TLE TOP LINE ENGINEERING, LLC
STRUCTURAL ENGINEERS

February 26, 2024

Mr. Thomas Campbell
Florida Department of Business and Professional Regulation
2601 Blair Stone Road, Building C
Tallahassee, Florida 32399-6563

**RE: Plan Approval
LARK BUILDERS
Plan # LB S-B-180C-23**

Dear Mr. Campbell,

Pursuant to the requirements of the Department of Business & Professional Regulation, the above referenced documents have been reviewed for compliance with:

**2023 Florida Building Code, 8th Edition
2020 National Electrical Code (NFPA-70)**

All mandatory comments have been satisfied and plans are approved for construction by a currently approved modular building manufacturer.

These documents were reviewed for only what is to be constructed in the factory. Any work performed at the site, such as the foundation, is under the authority and jurisdiction of the local Building Official.

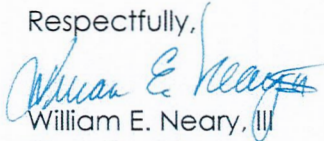
Third Party Agency approval in no way alleviates the builder/manufacturer from complying with all the applicable codes, which may or may not be identified in this review. Approval also does not preclude the local building official from requiring work be performed that was not previously reviewed, approved, and constructed under the State of Florida's Manufactured (Modular) Building Program to make the building, code compliant, for the intended use.

A signed and sealed set of plans are maintained on file with Top Line Engineering, LLC.

If you require my assistance in any way, please do not hesitate to contact me.

Thank you.

Respectfully,



William E. Neary, III
Plans Examiner
SMI-79, SMP-51, ICC 5185040, LSUCCC U02478
Business Partner
Top Line Engineering, LLC
BILL.TLE@yahoo.com

PLEASE NOTE:

Any questions regarding local permitting should be directed to the Manufacturer. The Manufacturer's contact information can be found in the title block of the plans.



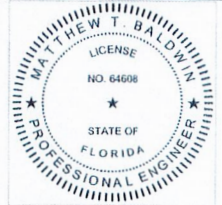
CODE INFORMATION

| | |
|----------------------------------|--|
| CODE VERSION | FBC 2023 Ed. Edition 2023-1-22 |
| MANUFACTURER | LARK BUILDERS |
| BUILDING TYPE | MANUFACTURED BUILDING RESIDENTIAL LAMB STORAGE |
| CONSTRUCTION TYPE | V-9 |
| FIRE PROTECTION | NONE |
| FIRE SUPPRESSION SYSTEM | NONE |
| OCCUPANCY | UTILITY |
| ALLOWABLE NUMBER OF STORES | 1 |
| BASIC WIND SPEED | Va=120/140/170mph |
| EXPOSURE | B |
| ENCLOSURE | ENCLOSED |
| INTERNAL PRESSURE COEFFICIENT | +/- 0.18 |
| IMPORTANCE FACTOR | 1.0 |
| ROOF DEAD LOAD | 10PSF |
| ROOF LIVE LOAD | 30PSF OR 300LB POINT LOAD |
| FLOOR DEAD LOAD | 10PSF |
| FLOOR LIVE LOAD | 50PSF |
| "I" RATING OF WALLS, FLOOR, ROOF | N/A |
| MODULES PER BUILDING | 1 |
| HURRICANE PROTECTION USAGE | NO |
| HURRICANE SHELTER USAGE | NO |
| SQUARE FOOTAGE | 719 SQ.FT. OR LESS |

REVISIONS

| REV | DESCRIPTION | DATE | BY |
|-----|---------------|----------|-----|
| 1 | 2020 FBC | 12/31/20 | MTB |
| 2 | CHAIN ANCHOR | 4/9/22 | MTB |
| 3 | GROUND ANCHOR | 5/1/22 | MTB |
| 4 | 2023 FBC | 2/2/24 | MTB |

Drawn By: MTB
 Date: 4/3/18
 Scale: N/A
 Model: LARK BUILDERS



Digitally signed
 by Matthew
 Baldwin
 Date: 2024.02.02
 10:09:47 -05'00'

Matthew T. Baldwin P.E.
 Florida License #64608

Sheet: AP-1 OF 1

TITLE: MASTER ANCHORING PLAN

TABLE 1A - 120C ANCHORING TO CONCRETE

| SHED WIDTH | MAXIMUM ANCHOR SPACING |
|------------|------------------------|
| 24'-0" | 6'-0" |
| 20'-0" | 7'-0" |
| 16'-0" | 7'-6" |
| 14'-0" | 8'-0" |
| 12'-0" | 9'-6" |
| 10'-0" | 10'-6" |
| 8'-0" | 12'-0" |
| 6'-0" | 12'-0" |

TABLE 1B - 140C ANCHORING TO CONCRETE

| SHED WIDTH | MAXIMUM ANCHOR SPACING |
|------------|------------------------|
| 24'-0" | 4'-0" |
| 20'-0" | 5'-0" |
| 16'-0" | 5'-6" |
| 14'-0" | 6'-0" |
| 12'-0" | 7'-6" |
| 10'-0" | 8'-6" |
| 8'-0" | 12'-0" |
| 6'-0" | 12'-0" |

TABLE 1C - 170D ANCHORING TO CONCRETE

| SHED WIDTH | MAXIMUM ANCHOR SPACING |
|------------|------------------------|
| 24'-0" | 3'-6" |
| 20'-0" | 4'-0" |
| 16'-0" | 5'-0" |
| 14'-0" | 5'-6" |
| 12'-0" | 7'-0" |
| 10'-0" | 8'-0" |
| 8'-0" | 10'-0" |
| 6'-0" | 12'-0" |

TABLE 2A - 170D 30" AUGER ANCHOR SPACING

| SHED WIDTH | MAXIMUM ANCHOR SPACING |
|------------------|------------------------|
| UP TO 16'-0" | 10'-0" |
| 16'-1" TO 20'-0" | 8'-0" |
| 20'-1" TO 24'-0" | 6'-0" |

TABLE 2C - 120C 30" AUGER ANCHOR SPACING

| SHED WIDTH | MAXIMUM ANCHOR SPACING |
|--------------|------------------------|
| UP TO 24'-0" | 10'-0" |

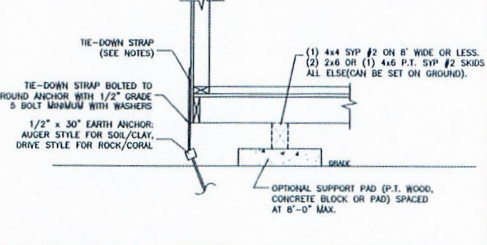
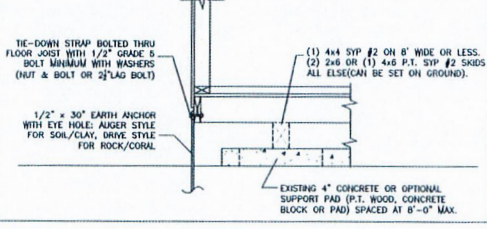
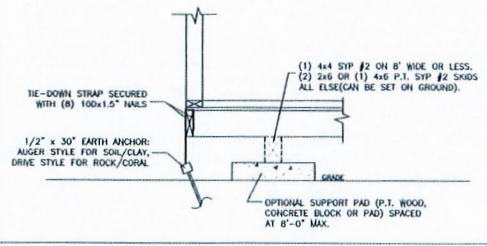
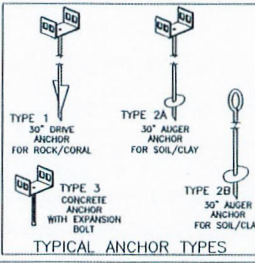
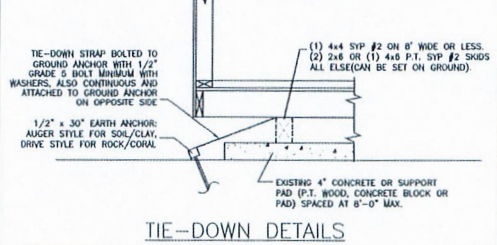
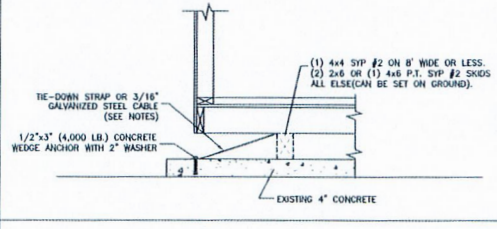
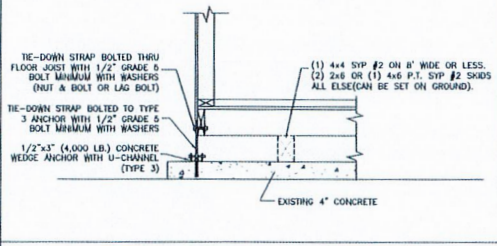
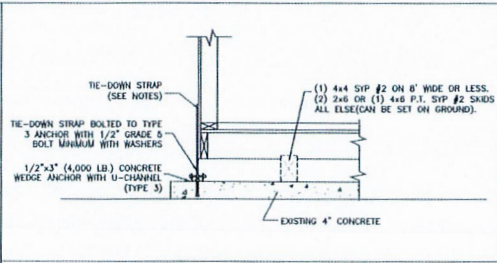
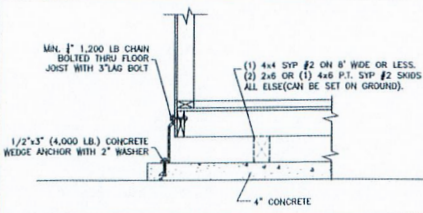
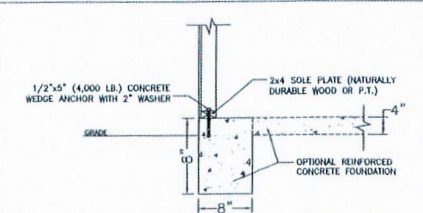
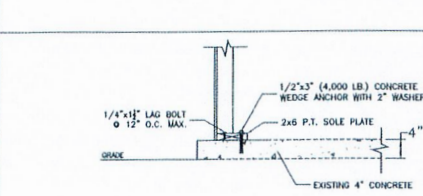
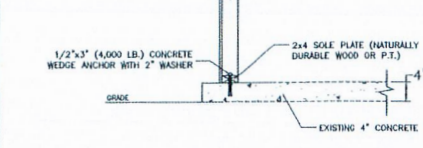
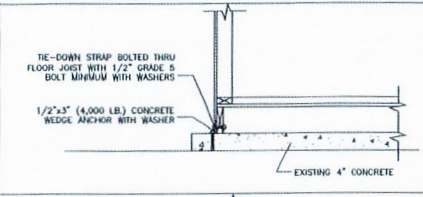


TABLE 2B - 140C 30" AUGER ANCHOR SPACING

| SHED WIDTH | MAXIMUM ANCHOR SPACING |
|------------------|------------------------|
| UP TO 16'-0" | 10'-0" |
| 16'-1" TO 24'-0" | 8'-0" |



TIE-DOWN DETAILS



- TIE-DOWN NOTES:
- ANCHOR SPACING IS DESIGNED AS PER ASCE-7.
 - ALL MEASUREMENTS ARE CENTER-TO-CENTER.
 - TIE-DOWN STRAPS TO BE MINIMUM 1-1/2" x 0.035" GALVANIZED STEEL, FEDERAL SPECIFICATIONS Q05-781-H, TYPE-1, FINISH-B, GRADE-1. TIE-DOWN STRAPS OR CABLE AND CONNECTING HARDWARE TO HAVE 4,725 LB. MINIMUM ULTIMATE CAPACITY (3,150 LB. x 1.5).
 - ALL EARTH ANCHORS SHALL HAVE A MINIMUM 4,300 LB. CAPACITY.
 - EARTH ANCHORS LOCATED AT EACH CORNER, MAXIMUM 16" FROM END (4 MINIMUM PER BUILDING), AND SPACED AS PER TABLE 2A,B,C DEPENDING ON SHED WIDTH, WIND SPEED, AND EXPOSURE. ANCHORS NOT NEEDED ON ENDS.
 - CONCRETE ANCHORS TO BE SPACED AS PER TABLE 1A,B,C DEPENDING ON SHED WIDTH, WIND SPEED, AND EXPOSURE.
 - CONCRETE ANCHORS TO HAVE A MINIMUM OF 4" COVER (DISTANCE FROM ANCHOR TO EDGE OF CONCRETE).
 - MINIMUM SOIL BEARING CAPACITY IS 2,000 PSF (TYP.).
 - EARTH ANCHORS AND CONCRETE ANCHORS MAY BE USED IN CONJUNCTION PROVIDED THAT THE SAME MAXIMUM SPACING IS FOLLOWED FOR EACH ANCHOR TYPE.
 - CONCRETE BLOCKS CAN BE OPTIONALLY CAPPED WITH APPROVED ABS CAP BOARDS (OLIVER TECHNOLOGIES, INC. MODEL#OTICB1, OTICB2 OR EQUIVALENT)
 - HOLLOW OR SOLID CONCRETE BLOCKS (8"x8"x16") MAY BE STACKED ON PADS FOR HIGH SETS UP TO 48" WITHOUT REINFORCING.
 - THE SHED WIDTH IS THE TRUSS WIDTH(CABLE END). THE SHED LENGTH IS DICTATED BY THE NUMBER OF TRUSSES.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MATTHEW BALDWIN, PE, ON 2/2/2024. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

From Robin Tennas <grandarobin1@gmail.com>
Date Fri 2/28/2025 10:40 AM
To Robin Tennas <robin.tennas@cooktorille.com>



352.326.8089

BUY • SELL • TRADE

E-Mail Us



The banner features a dark blue background. On the left is a white vinyl shed with a gabled roof and a small porch. In the center is the company logo, which includes a stylized blue bird above the text 'LARK sheds OF LEESBURG'. On the right is a white vinyl shed with a roll-up door and a side door. Below the logo, the text 'buy - sell - trade' is written in a large, blue, lowercase font, followed by the tagline 'Making storage solutions simple.' in a smaller, white, lowercase font.

MENU



LARK SHEDS ARE THE BEST BUILT SHEDS AROUND.

Lark uses more high quality material than the competition.

Already own a shed but need to upgrade, we take most sheds in on trade. We also buy and sell used sheds.

Lark Sheds also offers

RENT TO OWN FINANCING

WELCOME TO LARK SHEDS OF LEESBURG!

If you're looking for portable buildings and outdoor sheds built to last, you've come to the right place. We're one of the top dealers of Lark Sheds in Leesburg, FL, and we would love to help you find the steel frame shed that will serve your needs now and for many years to come.

Lark Sheds is a family owned and operated local small business specializing in the Lark Builders brand sheds.

Lark Sheds of Leesburg is your #1 source for custom storage buildings, utility buildings, playhouses, carports and metal buildings. We provide Lark sheds, Weather King sheds, and

Carolina Carports at our Leesburg, FL location.

When you're looking for high-quality steel frame sheds, you need look no further than Lark Sheds. Established in 1967, Lark Builders is the oldest manufacturer of portable buildings in the State of Florida. Producing high-quality outdoor sheds, including ventilated sheds, Lark Sheds has pioneered several aspects of construction, including their Accu-Steel frame construction. Add quality siding, metal roofs, and more to their durable frame construction, and you won't be surprised when you find out that every Lark shed comes with a 20-year limited warranty.



Stop Paying Storage Fees

STOP paying for a storage unit, 5 miles from your home, that you will never own. You can own a Lark Shed, in a day, paying COD or 36 months on a rent to own.

Can't come up with a down payment and don't have a shed to trade, what else do you have of value that you could use to trade in on a new shed? Don't be shy... we are ready to deal.

[\[CLICK FOR MORE ABOUT FINANCING\]](#)



Many Uses For Our Sheds

- Lawn Mower & Equipment
- Motorcycle Storage
- Additional Home Storage
- Tool Shed
- Playhouse
- Pool House
- Home Office
- Workshop
- Green House
- Portable (Can Be Moved With You)
- Man Cave or She Shed



[CLICK FOR MORE ABOUT OUR QUALITY CONSTRUCTION]

High Quality Outdoor Sheds!

Once you decide on an outdoor shed for your home or business, all you need to do is come down to Lark Sheds of Leesburg. We have 25-30 sheds on our lot at any one time, so you have plenty to see and choose from. If you don't find exactly what you're looking for on our lot, we can custom-build a shed to your exact specifications. We can even help you with carport installation!

So, when you need an outdoor shed that will serve all of your needs and stand the test of time, you know where to go: Lark Sheds of Leesburg. We look forward to getting to know you better and earning your business. Pay us a visit today or [Send Us A Message!](#)



More Than Just A Shed

Lark Sheds of Leesburg is family owned & operated, and has years of satisfied customers who have become our friends and neighbors. We will do all we can to make your experience with us an enjoyable one. We take great pride in our work, and our top priority is to make sure you're satisfied with our storage sheds and carports, as well as our service.



We offer more than sheds. We have a full line of customizable carports for all your outdoor storage solutions!

- Garage / Carport
- RV / Motor-home Storage
- Boat / Motorcycle Storage
- Weather Protection
- Pavilion / Porch Roof
- Workshop

[\[CLICK FOR MORE ABOUT OUR CARPORTS\]](#)

buy - sell - trade

Making storage solutions simple.

let's discuss your storage needs



location:

2118 US Highway 441
Leesburg, FL 34748



hours:

Mon-Fri 9:00 am - 4:30 pm
Saturday 10:00 am - 2:00 pm



phone:

(352) 326-8089



e-mail us:

[SEND MESSAGE](#)



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