



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
April 30, 2025 at 3:00 PM

AGENDA

- I. Call To Order
- II. Roll Call with Determination of Quorum
- III. Approval of Minutes from March 26, 2025
- IV. Public participation/comments on items not on the agenda
- V. New Business
 - a.) COA for 1020 N. Clayton Street- alteration and Coach House garage
 - i. Ex Parte Communication
 - ii. Swearing in Staff/ Applicants
 - iii. Staff Presentation
 - iv. Applicant Presentation
 - v. Public Comment
 - vi. Board Discussion
 - b.) COA for 856 N. Grandview Street – New Construction
 - i. Ex Parte Communication
 - ii. Swearing in Staff/ Applicants
 - iii. Staff Presentation
 - iv. Applicant Presentation
 - v. Public Comment
 - vi. Board Discussion
 - c.) COA for 301 N. Baker Street- Windows
 - i. Ex Parte Communication
 - ii. Swearing in Staff/ Applicants
 - iii. Staff Presentation
 - iv. Applicant Presentation

- v. Public Comment
- vi. Board Discussion
- d.) COA for 805 Hackett Court – Alterations
 - i. Ex Parte Communication
 - ii. Swearing in Staff/ Applicants
 - iii. Staff Presentation
 - iv. Applicant Presentation
 - v. Public Comment
 - vi. Board Discussion
- e.) COA for 118 N. Grandview Street – siding and landscaping
 - i. Ex Parte Communication
 - ii. Swearing in Staff/ Applicants
 - iii. Staff Presentation
 - iv. Public Comment
 - v. Board Discussion
- f.) COA for 440 N. Donnelly Street – Awning and Windows
 - i. Ex Parte Communication
 - ii. Swearing in Staff/ Applicants
 - iii. Staff Presentations
 - iv. Public Comments
 - v. Board Discussion
- g.) Historic Ordinance Overview – LDC Section’

VI. Other Business

VII. Staff Updates

h.) Downtown Information Kiosks Update

i.) Abandoned African-American Cemetery Grant

VIII. Board Updates

IX. Announcement of next scheduled meeting date: May 28, 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
MARCH 26, 2025 MEETING MINUTES**

The City of Mount Dora Historic Preservation Board met on Wednesday, March 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 March 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, Juan Diaz, Lynn Tipton, Daniel Wick, Patricia Huizing, Det Joks, Robert Gordon

Absent: None

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

Approval of Meeting Minutes from February 26, 2025

MOTION by Ms. Benjamin, SECONDED by Mr. Gordon, to APPROVE the minutes after the amendment to add the word “some” to page 5, paragraph 2.

Mr. Joks requested the minutes to be further summarized in future. February’s minutes will be brought to April’s meeting for approval after corrections have been made.

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

AGAINST: None

MOTION CARRIED: 7-0

III. Public participation/comment for non-agenda items

No member of the public wished to provide public comment.

IV. Certificate of Appropriateness

a. COA for 957 Gorham Street- Shed installation

- i. Ex Parte Communication
- ii. Swearing in Staff/ Applicant
- iii. Staff Presentation
- iv. Applicant Presentation

- v. Public Comment
- vi. Board Discussion

Ms. Janiszewski gave the presentation for a metal shed installation at the address of 957 Gorham Street in lieu of a garage. The Contractor, Julie Smith, and Home-owner, David Hurley, spoke briefly on the shed they wish to install which will not include utilities. Discussion on if there was ever a garage located on the property, which Ms. Smith stated there has never been a garage on the property. Ms. Huizing moved to accept the application.

MOTION by Ms. Huizing, SECONDED by Ms. Tipton, to ACCEPT staff’s finding of fact and to APPROVE the application.

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

AGAINST: None

MOTION: 7-0

b. 930 N. Donnelly Street - Historic Site Designation (Continued from February)

Ms. Janiszewski gave the presentation in full for Ms. Huizing, as she was not present at February’s meeting. Discussion amongst the board members on the property and whether it fits the historic designation guidelines. Ms. Huizing discussed making a motion to approve. Further discussion on standards and criteria before Ms. Tipton made a motion to approve. Confirmation on the property being addressed as 930 not 938.

MOTION by Ms. Tipton, SECONDED by Mr. Gordon, to ACCEPT staff’s finding of fact and RECOMMEND APPROVAL to City Council for the application to designate 930 N Donnelly Street as a historic site.

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

AGAINST: None

MOTION: 7-0

c. Historic Ordinance Overview LDC Section 3.6.3 entitled ‘Designation of Historic sites and Historic Preservation Review Area.’

The board members discussed the amendments they would like to make to the Land Development Code Section 3.6.3. Amendments listed below:

- Discussion on adding 3.6.3. Sub-paragraph 1a, line 1 and 6. Change the word “will” to “shall”. Change the word “will” to “shall” throughout entire document.
- Discussion on Historic Master Site File in 1b and adding identification for those documents. Further discussion on adding identifying language and adding it to the ‘definitions’ section.
- Section 1c, add the phrase “in addition” to paragraph 4.
- Discussion on whether to add more procedural instruction to the ordinance for COA applications.
- Discussion on Section 2a, modifying the title to “Nominations for Historic Site Designation and Historic Preservation Review Area”. Add in another number to include, 1. Nomination for Historic Site Designation, 2. Preservation Review Area.
- Discussion on section for Historic Sites and Designations, changing the language to better explain the fees and who collects that or take it out of the ordinance entirely.
- Discussion on Section 5 and clarification by City Attorney, Mr. Hand. Discussion on simplifying paragraph 7. Change appeals and mailing processes from 5 to 10 days.
- Discussion on striking subparagraph 3b from the ordinance.

VI. Other Business

VII. Staff Update

Ms. Janiszewski updated the board on the status of the Education Hall Historic Site.

VIII. Announcement of next scheduled meeting: April 30, 2025

Mr. Gordon and Ms. Tipton announced that they will not be present at April’s Meeting.

IX. Adjournment

MOTION by Ms. Tipton, SECONDED by Mr. Wick, to adjourn the meeting. The Board unanimously voted to adjourn the meeting at 4:17 p.m.

Dek Joks, Chairman
Historic Preservation Board

Catherine Hutcheson,
Administrative Coordinator

DATE: April 30, 2025

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 1 - Certificate of Appropriateness; 1020 N Clayton Street (Location); Detached Garage (Proposed Work); Michael and Irene Ferrante (Owners); Michael and Irene Ferrante (Applicants).**

Property Information:

Address:	1020 N Clayton Street	Current Use:	Residential
Zoning District:	R-1	Land Use:	Medium Density

Structure Information:

Date of Construction:	1998	Stories:	One
Roof Type:	Gable	Chimneys:	None
Roof Material:	Metal	Porch:	Screened porch in rear

Requested Action:

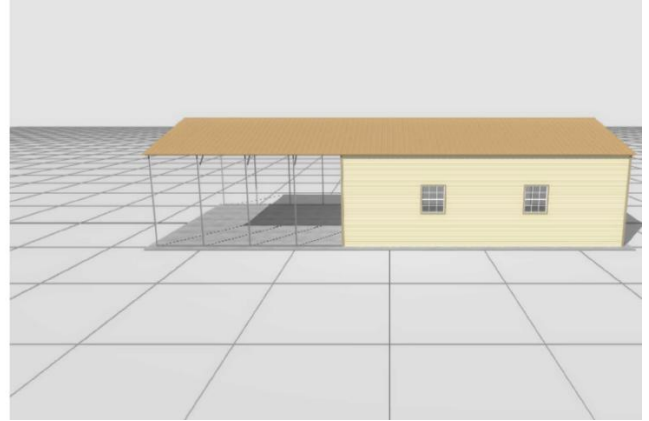
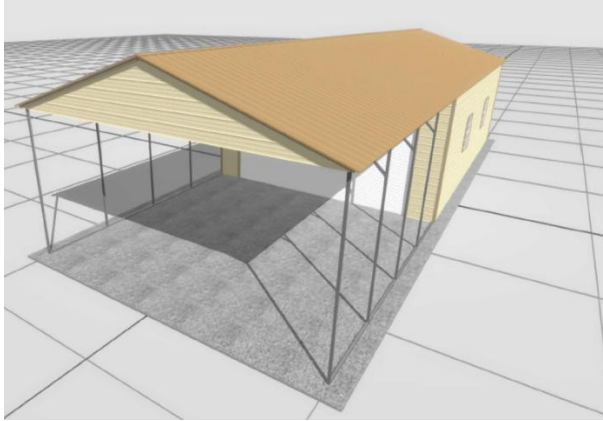
The Applicants are requesting a Certificate of Appropriateness (COA) to construct a detached garage. Their scope of work also includes constructing a roof overhang for a front porch and converting the garage into living area by removing the garage door and replacing it with a window.

Pursuant to Land Development Code (LDC) Section 3.6.4(1)(a)(2), a certificate of appropriateness shall be required for the demolition, relocation, alteration, restoration, or renovation of the exterior architectural features of a building located in the historic preservation area: a. Fifty years old or older b. New construction. Since the residence was constructed in 1998, only the detached garage requires a COA.

Existing Residence



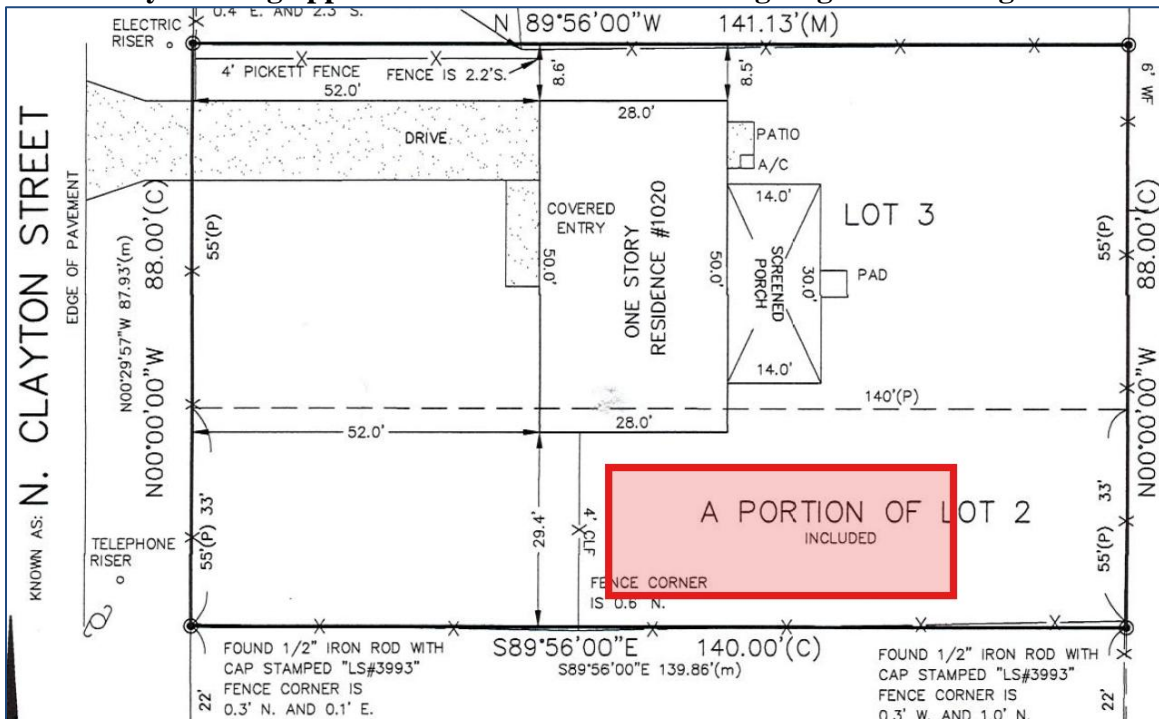
Proposed Detached Garage with Awning



Elevation showing New Porch and Detached Garage with Awning



Survey showing approximate location of detached garage and awning in red



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.
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.
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.

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

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.

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 existing residence is
2. The request is consistent with the Mount Dora Historic Design Guidelines which recommends that new construction complement the historic district; and
3. The structure will complement the residence, before and after its porch modification, due to compatible roofing material and roof shape; scale of building; directional expression of front elevation; rhythm of buildings on the street; height; and front façade proportion which will promote visual compatibility as required by LDC Section 3.6.4 (2)(b).

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

Board Action:

The Historic Preservation Board may:

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

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

Attachments:

Photos

Application



CITY OF MOUNT D O R A

Site Photos





CITY OF MOUNT DORA

Planning and Development

510 N. Baker St.

Mount Dora, FL 32757

352-735-7113

plandev@cityofmountdora.com

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS Renovations, Additions and New Construction

Property Address: 1020 N Clayton St Alternate Key No.: _____

Property Owner: Michael and Irene Ferrante

Applicant: Michael and Irene Ferrante

Applicant's Mailing Address: 1544 Grantham Dr Wellington Fl. 33414

Applicant's Phone Number: 561-371-0009

Applicant's Email Address: mike56111@gmail.com

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

Application Type:

- New Construction
- Addition
- Renovation

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

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

Existing Materials: N/A new structure

Proposed Materials: metal coach house garage

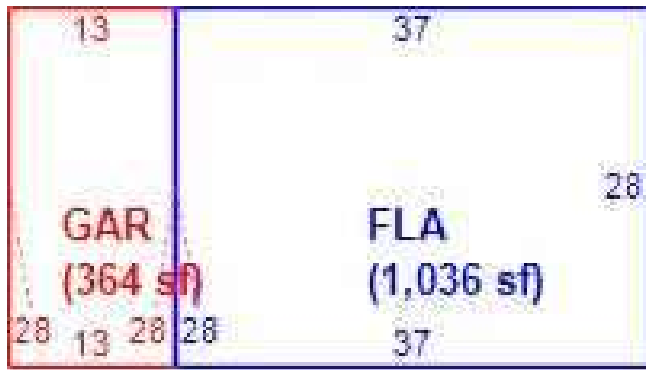
Is there a chimney on the building and will it be affected? no

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

Reason for Addition / Modification: convert existing garage to living space and add detached coach house garage

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.



Miscellaneous Improvements

There is no improvement information to display.

Sales History

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

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
4678 / 1598	09/04/2015	Warranty Deed	Qualified	Improved	\$134,500.00
2794 / 2407	03/26/2005	Warranty Deed	Qualified	Improved	\$159,900.00
2294 / 734	03/20/2003	Warranty Deed	Qualified	Improved	\$85,000.00
1617 / 891	06/11/1998	Warranty Deed	Unqualified	Vacant	\$13,500.00
1505 / 159	03/01/1997	Warranty Deed	Unqualified	Vacant	\$1.00

[Click here to search for mortgages, liens, and other legal documents.](#)

Values and Estimated Ad Valorem Taxes


Values shown below are 2025 WORKING VALUES which are subject to change until certified. The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$288,407	\$194,350	\$194,350	5.0364	\$978.82
SCHOOL BOARD STATE	\$288,407	\$288,407	\$288,407	3.1240	\$900.98

SCHOOL BOARD LOCAL	\$288,407	\$288,407	\$288,407	2.9980	\$864.64
LAKE COUNTY WATER AUTHORITY	\$288,407	\$194,350	\$194,350	0.2940	\$57.14
NORTH LAKE HOSPITAL DIST	\$288,407	\$194,350	\$194,350	0.4100	\$79.68
ST JOHNS RIVER FL WATER MGMT DIST	\$288,407	\$194,350	\$194,350	0.1793	\$34.85
CITY OF MOUNT DORA	\$288,407	\$194,350	\$194,350	6.3000	\$1,224.41
LAKE COUNTY MSTU AMBULANCE	\$288,407	\$194,350	\$194,350	0.4629	\$89.96
LAKE COUNTY VOTED DEBT SERVICE	\$288,407	\$194,350	\$194,350	0.0918	\$17.84
				Total:	Total:
				18.8964	\$4,248.32

Exemptions Information

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

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

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



CUSTOMER REVIEW SET
NOT FOR CONSTRUCTION

RoMac
BUILDING SUPPLY
LIC. # CBC1260873
700 East Main Street
Leesburg, FL 34748
PH: (352) 314-3197
RomacLumber.com

MIKE FERRANTE
12732 - FERRANTE
1020 N CLAYTON ST
MOUNT DORA FL 32757

COVER SHEET

12732 - FERRANTE

DESIGNER

MOM

DATE

3/4/2025

0-CO

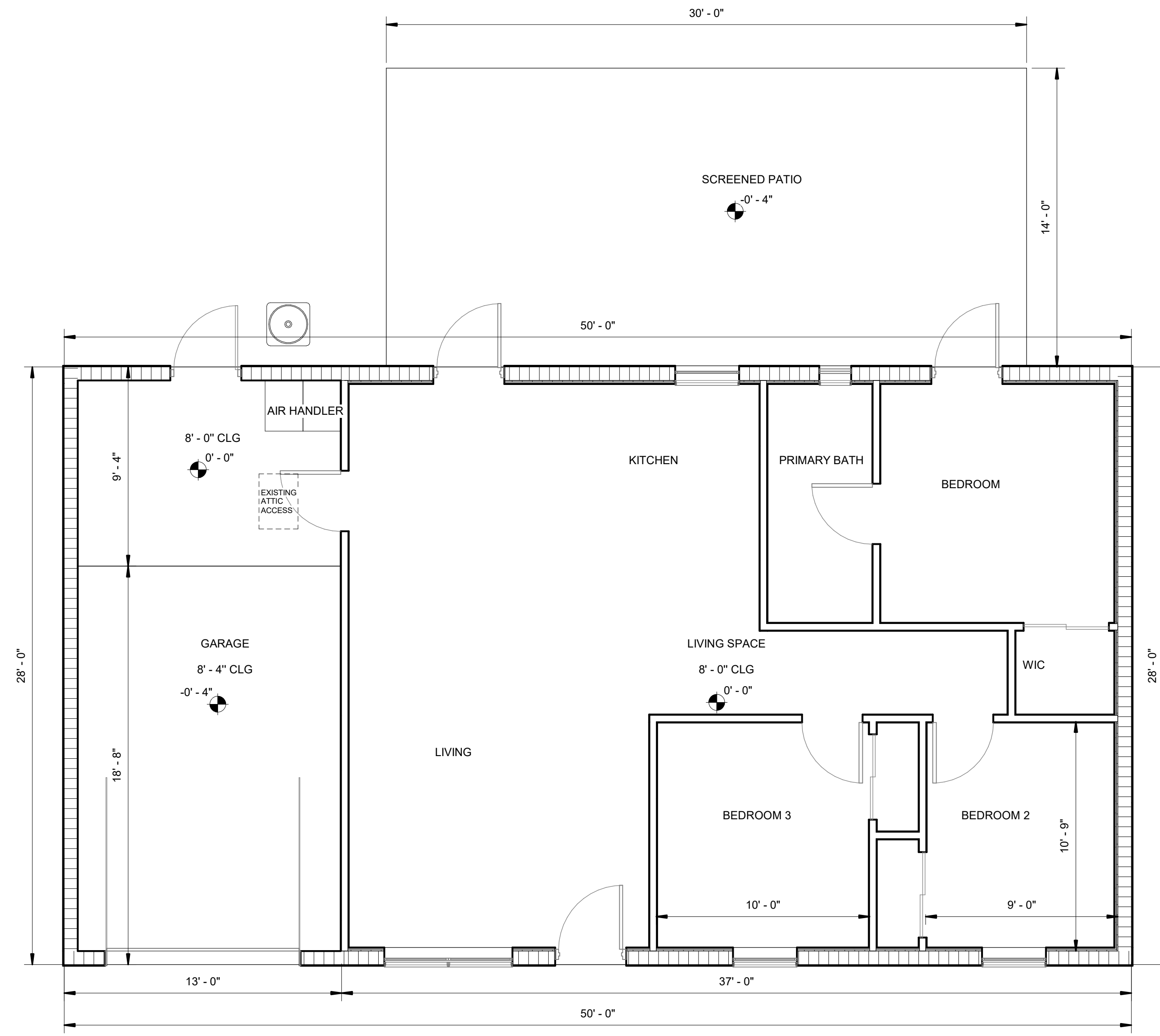


CONTRACTOR RESPONSIBILITIES

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO FABRICATION OR START OF CONSTRUCTION. WRITTEN DIMENSIONS SHALL TAKE PRECEDENT OVER SCALED DIMENSIONS. ANY DEVIATIONS OR DISCREPANCIES SHALL BE PROMPTLY REPORTED TO THE ENGINEER OF RECORD. CONTRACTOR SHALL MAKE ALL EFFORTS TO PROTECT THE STRUCTURE, THE WORK PERSONS AND OTHER PEOPLE DURING CONSTRUCTION.

HE/SHE SHALL SUPERVISE AND DIRECT THE WORK AND BE RESPONSIBLE FOR ALL CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AND CONSTRUCTION FOR ANCHORS, EMBEDS AND SUPPORTS OR ANY OTHER ITEMS WHICH AFFECT THE STRUCTURAL DRAWINGS.

THERE SHALL NOT BE ANY CHANGES TO THESE CONSTRUCTION DOCUMENTS DURING THE DEVELOPMENT OF SHOP DRAWINGS OR DURING CONSTRUCTION WITHOUT PRIOR WRITTEN APPROVAL BY THE ENGINEER OF RECORD.



1 EXISTING FLOOR PLAN
1/4" = 1'-0"

CUSTOMER REVIEW SET
NOT FOR CONSTRUCTION

Romac
BUILDING SUPPLY
LIC. # CBC1260873
700 East Main Street
Leesburg, FL 34748
PH: (352) 314-3197
Romaclumber.com

MIKE FERRANTE
12732 - FERRANTE
1020 N CLAYTON ST
MOUNT DORA FL 32757

EXISTING / DEMOLITION
FLOOR PLAN
12732 - FERRANTE
DESIGNER
MOM
DATE
3/4/2025
A-1

THIS SET OF PLANS AND ITS CONTENT IS COPYRIGHT OF ROMAC BUILDING SUPPLY. ALL RIGHTS RESERVED



CONTRACTOR RESPONSIBILITIES

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO FABRICATION OR START OF CONSTRUCTION. WRITTEN DIMENSIONS SHALL TAKE PRECEDENT OVER SCALED DIMENSIONS. ANY DEVIATIONS OR DISCREPANCIES SHALL BE PROMPTLY REPORTED TO THE ENGINEER OF RECORD. CONTRACTOR SHALL MAKE ALL EFFORTS TO PROTECT THE STRUCTURE, THE WORK PERSONS AND OTHER PEOPLE DURING CONSTRUCTION.

HE/SHE SHALL SUPERVISE AND DIRECT THE WORK AND BE RESPONSIBLE FOR ALL CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AND CONSTRUCTION FOR ANCHORS, EMBEDS AND SUPPORTS OR ANY OTHER ITEMS WHICH AFFECT THE STRUCTURAL DRAWINGS.

THERE SHALL NOT BE ANY CHANGES TO THESE CONSTRUCTION DOCUMENTS DURING THE DEVELOPMENT OF SHOP DRAWINGS OR DURING CONSTRUCTION WITHOUT PRIOR WRITTEN APPROVAL BY THE ENGINEER OF RECORD.

SCOPE OF WORK

CONVERT GARAGE INTO A BEDROOM AND. CLOSE OFF GARAGE DOOR OPENING
 ADD PANTRY AND LAUNDRY AREA
 PROPOSED FRONT PORCH
 NEW SLAB FOR A METAL CARPORT
 NEW SLAB FOR A METAL GARAGE

WALL SCHEDULE

	INTERIOR 2X4 BEARING WALL
	INTERIOR 2X4 NON-BEARING WALL
	8" X 16" CMU GARAGE WALL W/ EXTERIOR STUCCO
	8" X 16" CMU WALL W/ EXTERIOR STUCCO W/ INTERIOR R-MAX, 3/4" FURRING STRIPS & 1/2" DRYWALL

AREA TABULATION

AREA	EXISTING SQFT	PROPOSED SQFT	TOTAL SQFT
LIVING	1036	364	1400
GARAGE	364	-364	0
PROPOSED FRONT PORCH	0	300	300
TOTAL	1400	300	1700

Door Schedule

Type Mark	Count	Family and Type	Width	Height	Function
D1	1	SINGLE INTERIOR POCKET DOOR: 34" x 80"	2' - 10"	6' - 8"	Interior
D2	1	BY-PASS DOORS - 11247 (2): 60" x 80"	5' - 0"	6' - 8"	Interior

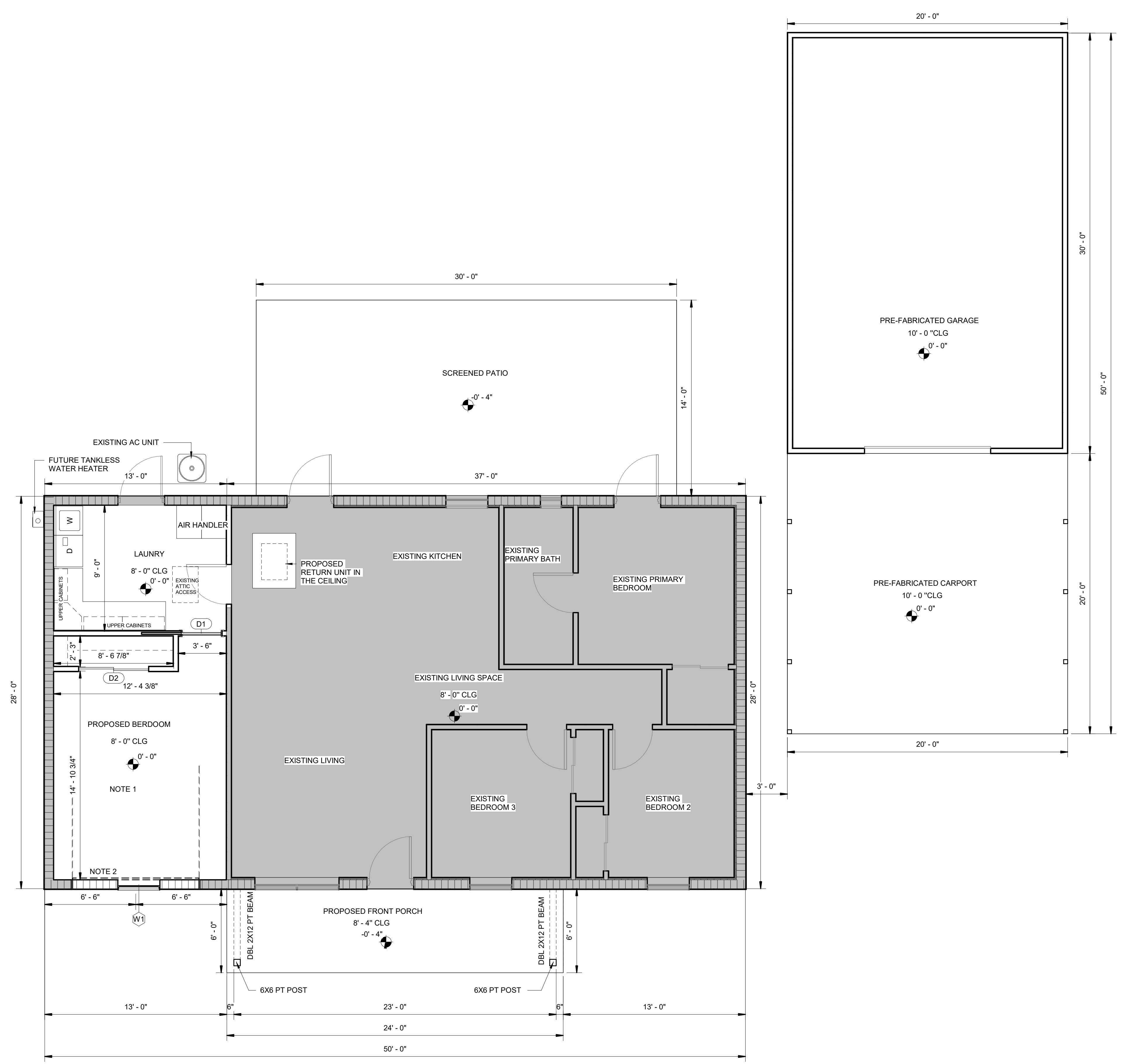
Window Schedule

Type Mark	Count	Family and Type	Width	Height
W1	1	MI VINYL SINGLE HUNG: SH-25	3' - 0"	5' - 0"

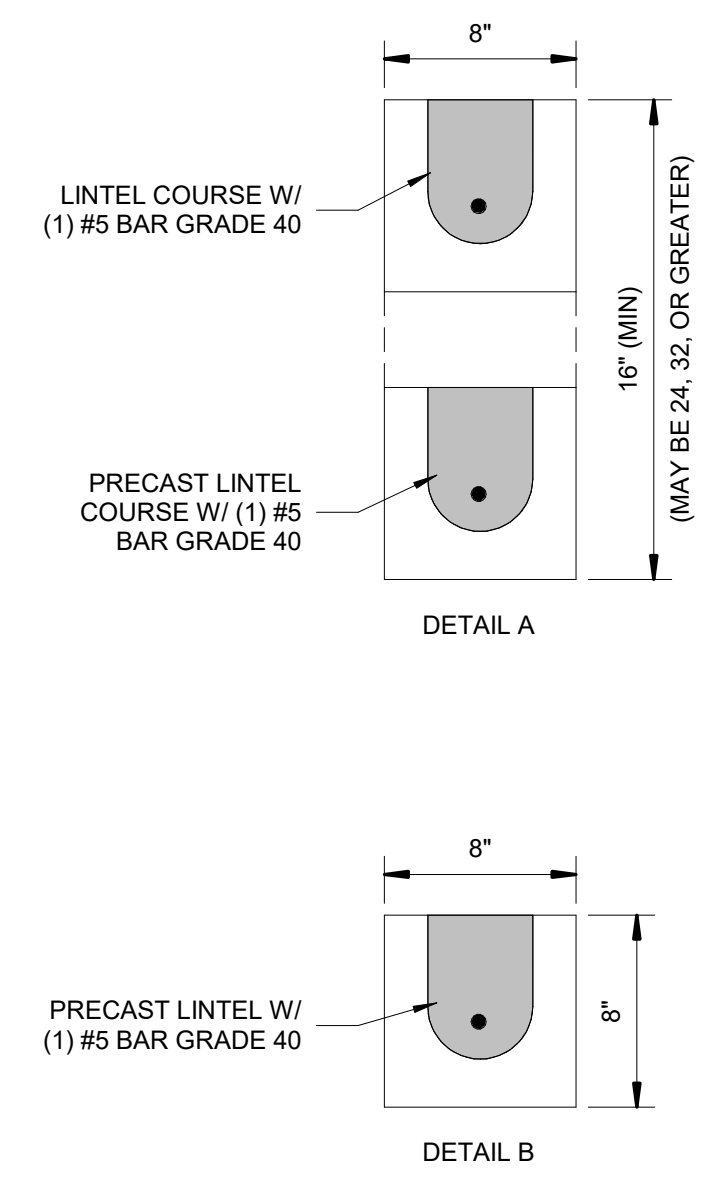
*NOTE: SEE MANUFACTURER'S WINDOW/DOOR SPECIFICATIONS FOR ROUGH/MASONRY OPENINGS. ALL DIMENSIONS TO BE VERIFIED BY CONTRACTOR OR INSTALLER.

NOTE

1. RAISE FLOOR SLAB TO MATCH EXISTING LIVING SPACE
2. REMOVE GARAGE DOOR AND FILL IN W/ CMU BLOCK WALL AND LEAVE ENOUGH OPENING FOR NEW WINDOW



1 PROPOSED FLOOR PLAN
 1/4" = 1'-0"



LINTEL SCHEDULE
 THIS LINTEL SCHEDULE WAS DEVELOPED FOR COMPOSITE LINTEL BEAMS USING THE LOWER LOAD RATING OF EITHER CAST-CRETE OR QUALITY PRECAST COMPANIES.

SYMBOL	SPAN	LENGTH	MAXIMUM		DETAIL
			LOAD DOWN lb/ft	LOAD UP lb/ft	
L1A	2' - 3"	3' - 6"	6039	3260	A
L1C	2' - 3"	3' - 6"	4689	3260	C
L1D	2' - 3"	3' - 6"	4689	3260	D
L2A	3' - 4"	4' - 0"	5439	2832	A
L2B	3' - 4"	4' - 0"	3166	2165	B
L2C	3' - 4"	4' - 0"	3467	2832	C
L2D	3' - 4"	4' - 0"	2982	2413	D
L3A	4' - 6"	5' - 4"	5057	2110	A
L3B	4' - 6"	5' - 4"	1665	1285	B
L3C	4' - 6"	5' - 4"	1809	1393	C
L3D	4' - 6"	5' - 4"	1705	1345	D
L4A	5' - 0"	5' - 10"	4144	1930	A
L4B	5' - 0"	5' - 10"	1332	989	B
L4C	5' - 0"	5' - 10"	2714	1795	C
L4D	5' - 0"	5' - 10"	2614	1795	D
L5A	6' - 0"	7' - 6"	2610	1475	A
L5B	6' - 0"	7' - 6"	1255	944	B
L5C	6' - 0"	7' - 6"	2385	1475	C
L5D	6' - 0"	7' - 6"	1950	1347	D
L6A	8' - 0"	9' - 4"	1747	980	A

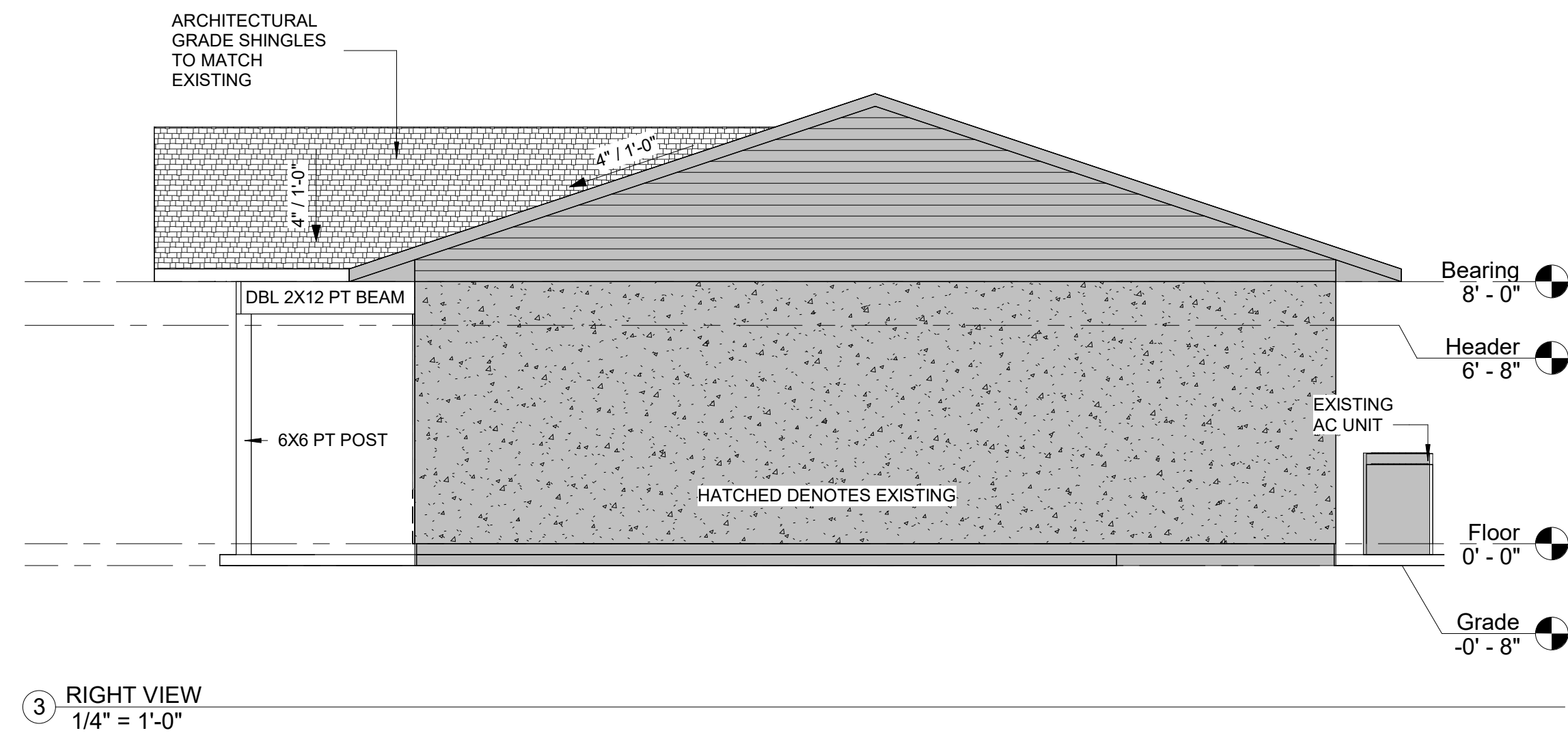
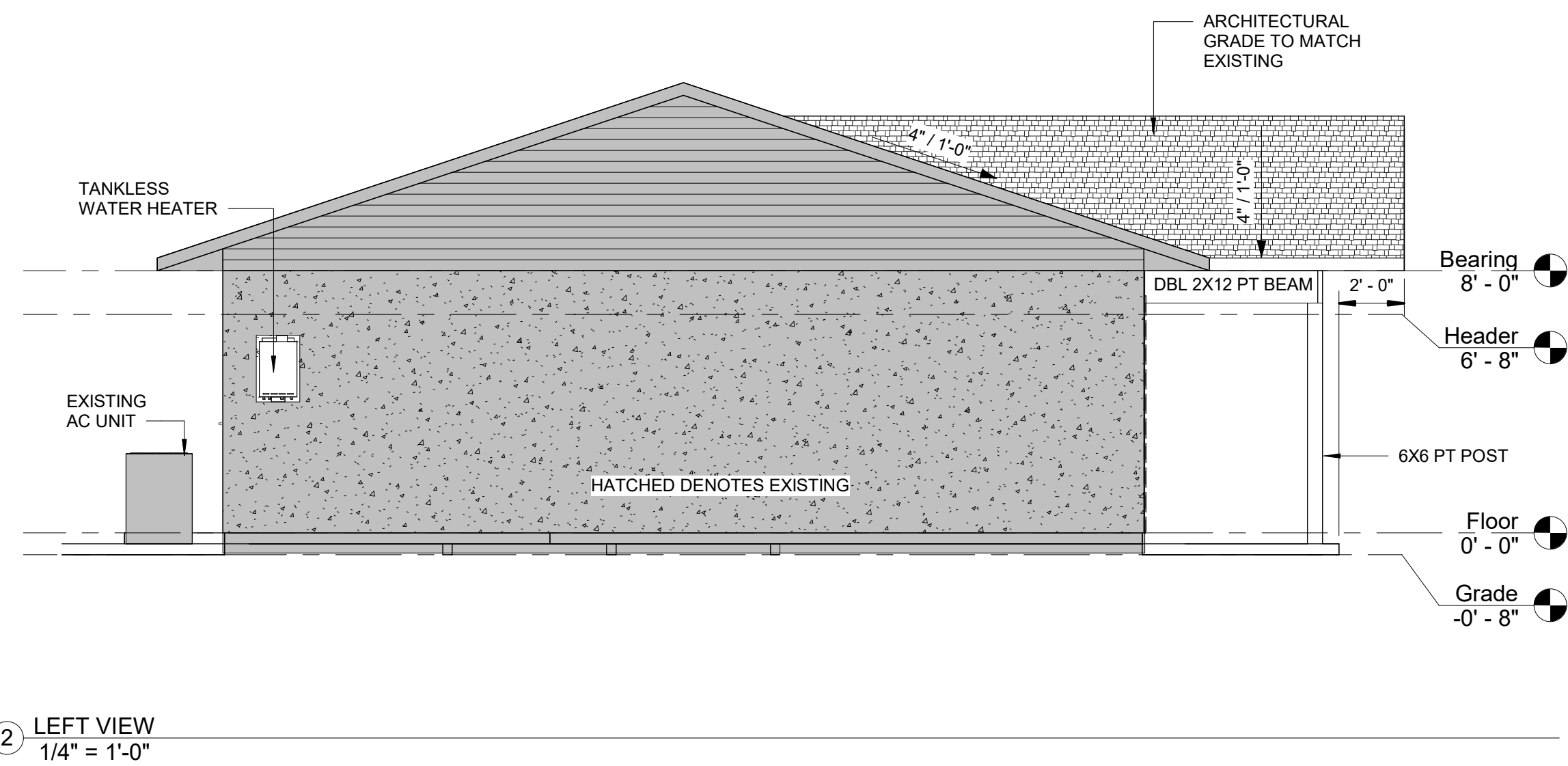
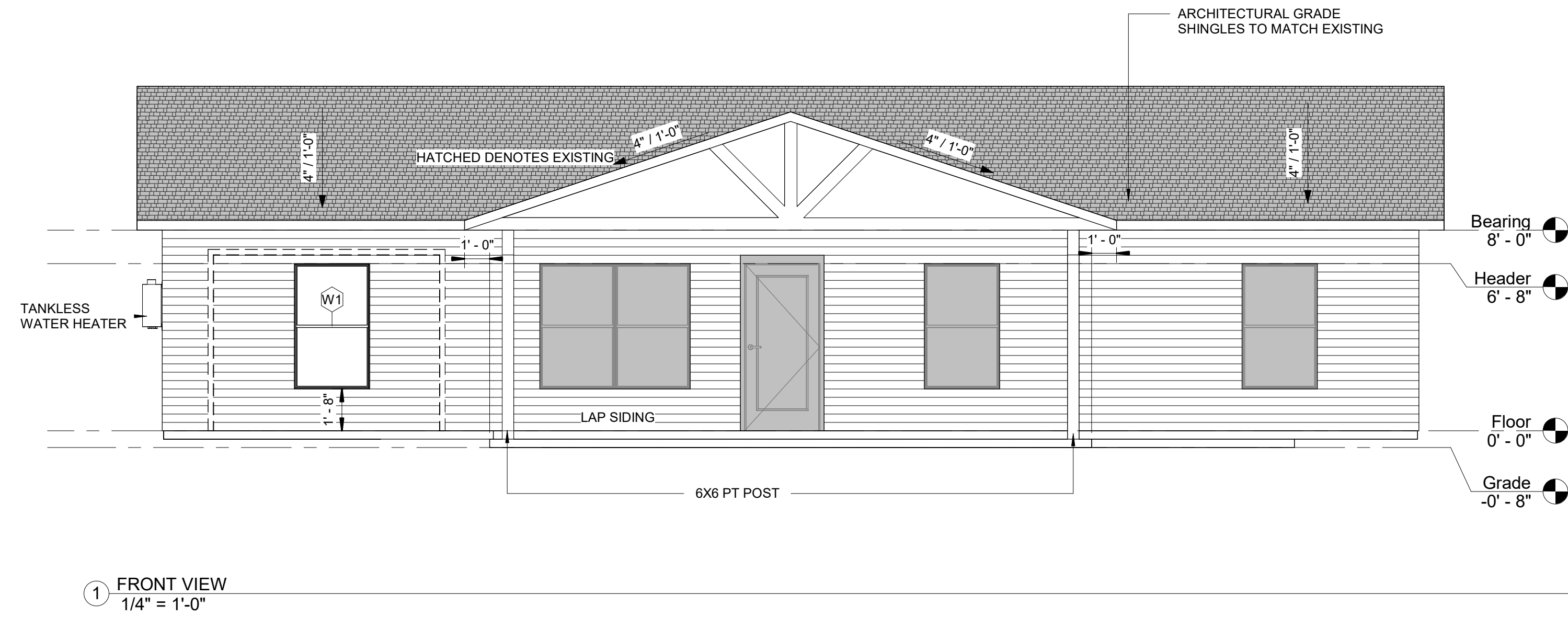
RoMac
 BUILDING SUPPLY
 LIC. # CBC1260873
 700 East Main Street
 Leesburg, FL 34748
 Romaclumber.com
 PH: (352) 314-3197

MIKE FERRANTE
 12732 - FERRANTE
 1020 N CLAYTON ST
 MOUNT DORA FL 32757

FLOOR PLAN
 12732 - FERRANTE

DESIGNER
 MOM
 DATE
 3/4/2025

A-2



CUSTOMER REVIEW SET
NOT FOR CONSTRUCTION

Romac
BUILDING SUPPLY
LIC. # CBC1260873
700 East Main Street
Leesburg, FL 34748
PH: (352) 314-3197
Romaclumber.com

MIKE FERRANTE
12732 - FERRANTE
1020 N CLAYTON ST
MOUNT DORA FL 32757

ELEVATIONS

12732 - FERRANTE

DESIGNER

MOM

DATE

3/4/2025

A-3

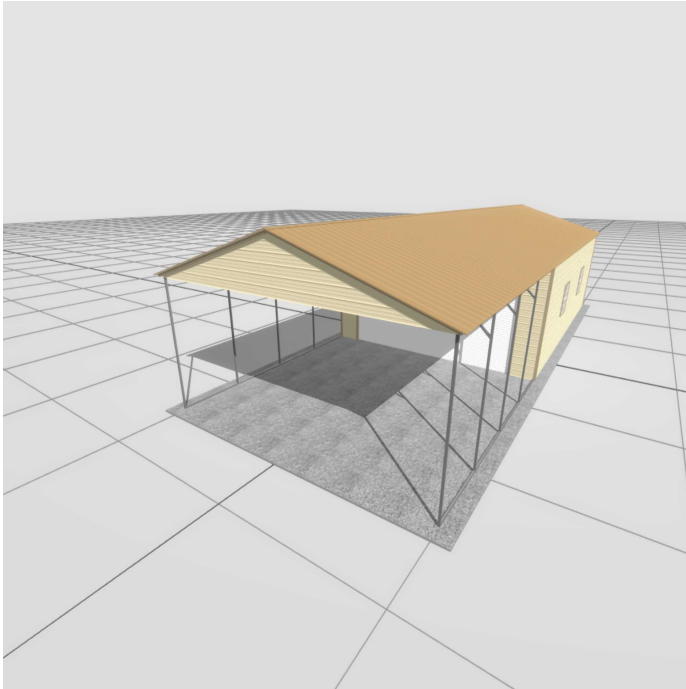


Your Custom Metal Building Design

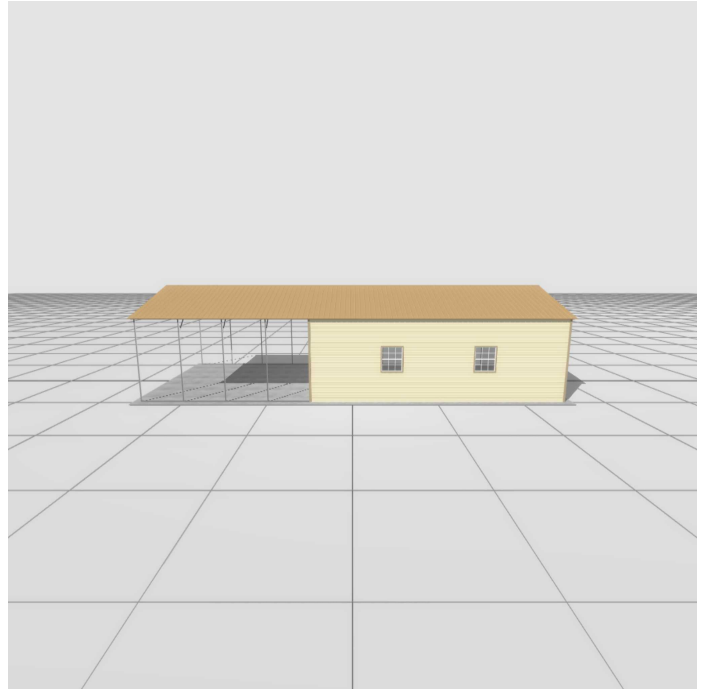
alansfactoryoutlet.com | 1-800-488-6903

Edit or Buy Your Design: alansfactoryoutlet.com/design/Mrdc9bCk/

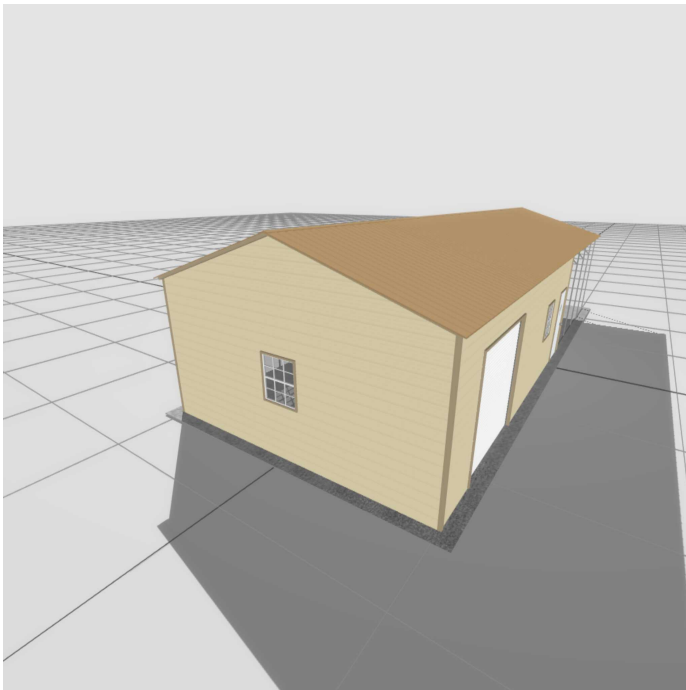
Delivery Zip Code: 32757



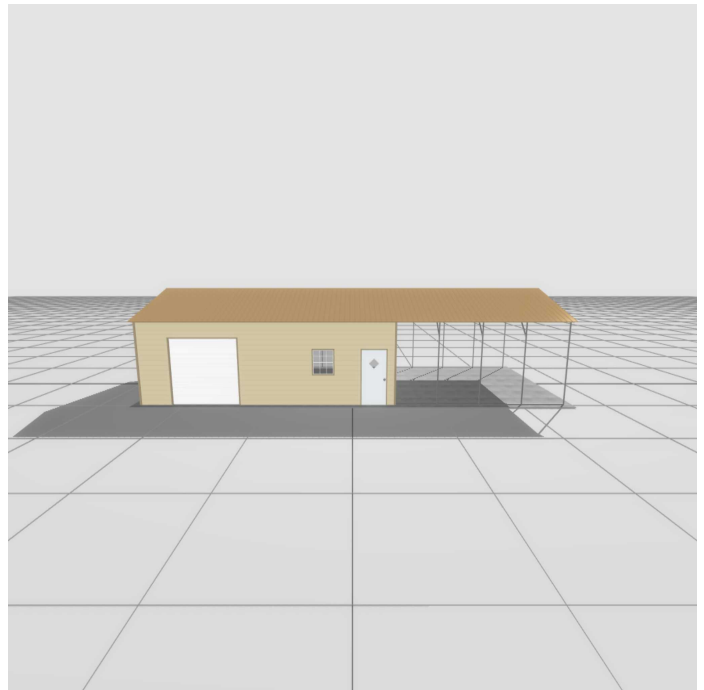
Front



Right

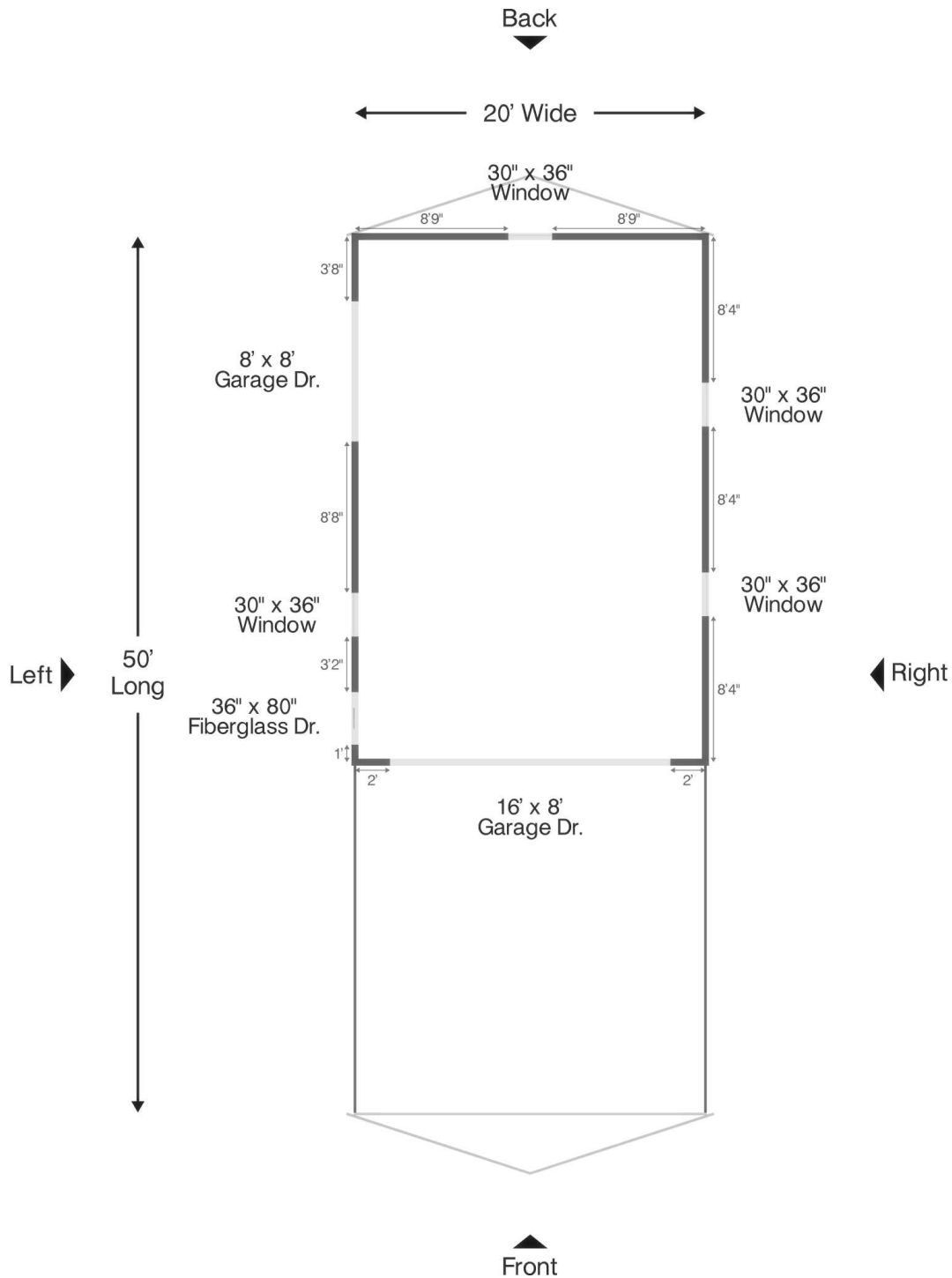


Back



Left

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Floor Plan



Your Custom Metal Building Design

alansfactoryoutlet.com | 1-800-488-6903

Edit or Buy Your Design: alansfactoryoutlet.com/design/Mrdc9bCk/

Delivery Zip Code: 32757

20 x 50 Vertical Roof Metal Garage	\$15,280.00	1	\$15,280.00
------------------------------------	-------------	---	-------------

Roof Pitch: 3/12 Standard

Roof Color: Tan

Trim Color: Clay

Side & End Color: Sandstone

Garage Door Color: White

Window Color: White

Galvanized or Colored Screws: Silver Galvanized Screws

Certified Options in FL: Certified 150 mph 5' on center - 12ga

29 GA or 26 GA Sheeting: FL 26 GA

Leg Height: 10' Leg Height on a 50' Long

Center Storage Size: 30' Depth

Left Side: Left Side Closed on 30' Depth with 10' Legs - 5' on Center

Right Side: Right Side Closed on 30' Depth with 10' Legs - 5' on Center

Horizontal or Vertical Sides: Horizontal Sides

Vertical Deluxe Two Tone on Side: Without Vertical Deluxe Two Tone

Ends: 20' Wide - Close Both 10' Ends

Horizontal or Vertical Ends: Horizontal Ends

Vertical Deluxe Two Tone on End: Without Vertical Deluxe Two Tone

Gables: 1 Certified Gable Closed

Gable Location: Front End

Garage Doors 16'x8': One 16' Wide x 8' Tall Certified Garage Dr with Chain Hoist

Garage Doors 8'x8': One 8' Wide x 8' Tall Certified Garage Door

Walk in Door: One Single Walk in Door 36" Wide x 80" Tall

Windows: Four 30" x 36" Windows

Installation Surface: Concrete

Power Outlet Available Within 100ft: Yes, Power Outlet Within 100ft

Garage Doors 16'x8' Locations End: 1 Garage Door 16'x8' on End

Garage Doors 8'x8' Locations Side: 1 Garage Door 8'x8' on the Side

Windows Location: Window on the Back End

Select Delivery County in Florida: Lake

Subtotal:	\$15,280.00
Limited Time 15% Discount:	-\$2,292.00
Delivery & Installation:	FREE for Zip Code 32757
Tax:	Calculated in Checkout

Total: **\$12,988.00**

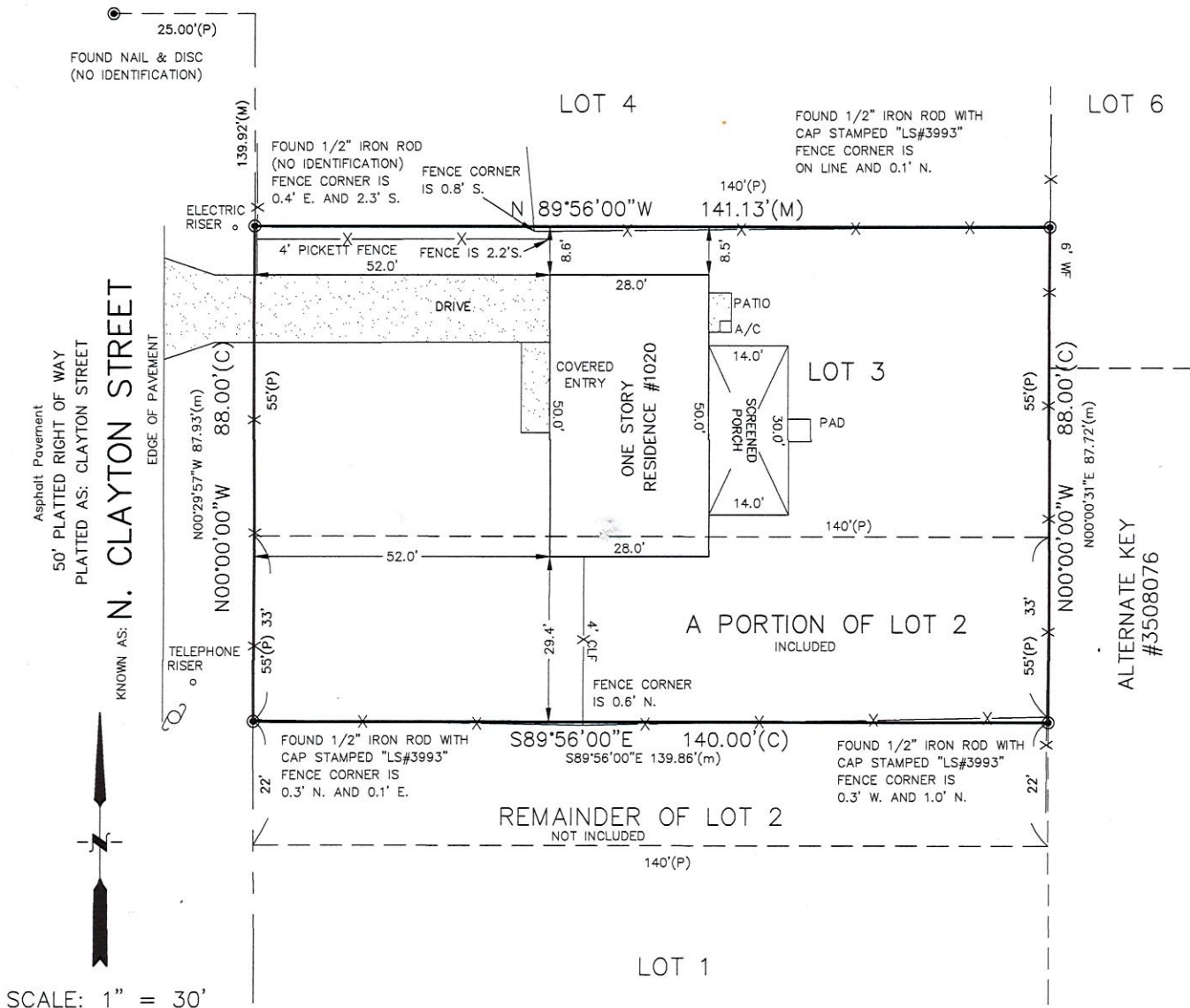
Deposit to Order: **\$2,207.96**

Prices subject to change without notice

BOUNDARY SURVEY

DESCRIPTION (As Furnished)

LOT 2, (LESS THE SOUTH 22 FEET) AND LOT 3, SUNNILAND, according to the plat thereof as recorded in Plat Book 9, Page 20 of the Public Records of Lake County, Florida,



SCALE: 1" = 30'

CERTIFIED TO:
 GUARANTEED RATE, INC.
 MICHAEL B. FERRANTE & IRENE FERRANTE
 APPLE TITLE, LTD.
 CHICAGO TITLE INSURANCE COMPANY



Based on the FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, Lake County, Florida, Community Panel Number 120137 0367 E last dated 12/18/2012, it appears from a scaling of said map that the land described hereon is shown to be in Zone "X", (AREA OF MINIMAL FLOODING)
 Said FEMA map is not a Survey and no responsibility is taken for the information contained in or the accuracy of the above referenced map.

REVISIONS AND ADDITIONS

LEGEND:

	= Light Pole		= Fire Hydrant
Δ	= Delta (Intersection Angle)		= DENOTES CONCRETE
R	= Radius	WF	= Wood Fence
L	= Arc Length	(M)	= Measured
U.E.	= Utility Easement	CBW	= Concrete Block Wall
PC	= Point of Curvature	PI	= Point of Intersection
PT	= Point of Tangency	CNF	= Corner Not Found
PB	= Plat Book	OHUL	= Overhead Utility Lines
PG (S)	= Page(s)	POB	= Point of Beginning
PRC	= Point of Reverse Curvature	POC	= Point of Commencement
CLF	= Chain Link Fence	(D)	= Per Description
A/C	= Air Conditioner	BSL	= Building Setback Line
R/W	= Right-Of-Way		= Denotes Utility Pole
PCC	= Point of Compound Curvature		= Well
(P)	= Per Plat		= Water Meter
C	= Centerline		= Covered
COL	= Column	CNA	= Corner Not Accessible
TYP	= Typical	(C)	= Calculated
RP	= Radial Point	D.U.E.	= Drainage & Utility Easement
(R)	= Radial		
(NR)	= Non Radial		
BFE	= Base Flood Elevation		

* PLEASE VISIT OUR WEBSITE: WWW.DSWSURVEYS.COM *

DRAWING: 15.1867 DWG SURVEY DATE: 08/25/15

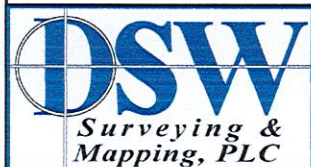
INTENDED DISPLAY SCALE: 1" = 30' DRAWN: DSW

EXPECTED USE OF THIS LAND: RESIDENTIAL PURPOSES

IT IS CERTIFIED THAT THE SURVEY REPRESENTED HEREON MEETS OR EXCEEDS THE STANDARDS OF PRACTICE AS SET FORTH IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 726.027, FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER

DOUGLAS S. WILLIS, Florida Registration # 5984 FOR THE FIRM:



PROFESSIONAL SURVEYORS AND MAPPERS
 CERTIFICATION OF AUTHORIZATION #LB7945
 32529 Okaloosa Trail
 Sorrento, Florida 32776
 Phone: (352) 735-3796
 JOB NO. 15.1867 Sheet 1 of 1

DATE: April 30, 2025

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 1 - Certificate of Appropriateness; 1020 N Clayton Street (Location); Detached Garage (Proposed Work); Michael and Irene Ferrante (Owners); Michael and Irene Ferrante (Applicants).**

Property Information:

Address:	1020 N Clayton Street	Current Use:	Residential
Zoning District:	R-1	Land Use:	Medium Density

Structure Information:

Date of Construction:	1998	Stories:	One
Roof Type:	Gable	Chimneys:	None
Roof Material:	Metal	Porch:	Screened porch in rear

Requested Action:

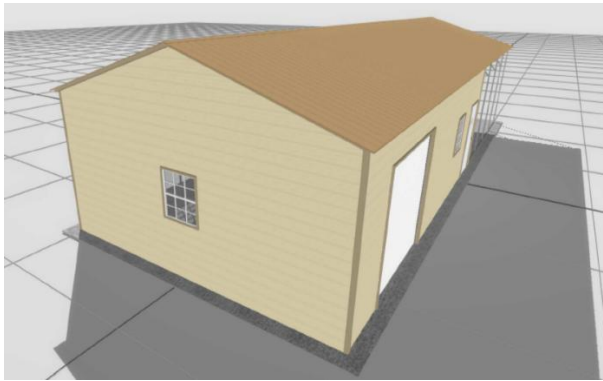
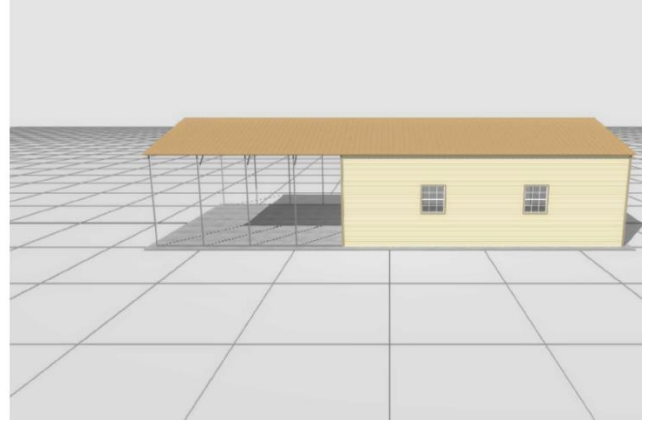
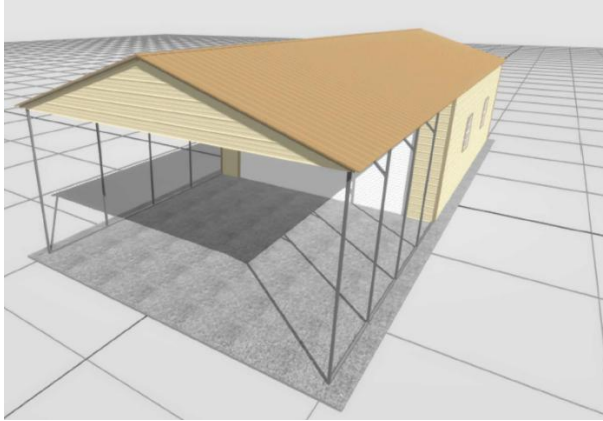
The Applicants are requesting a Certificate of Appropriateness (COA) to construct a detached garage. Their scope of work also includes constructing a roof overhang for a front porch and converting the garage into living area by removing the garage door and replacing it with a window.

Pursuant to Land Development Code (LDC) Section 3.6.4(1)(a)(2), a certificate of appropriateness shall be required for the demolition, relocation, alteration, restoration, or renovation of the exterior architectural features of a building located in the historic preservation area: a. Fifty years old or older b. New construction. Since the residence was constructed in 1998, only the detached garage requires a COA.

Existing Residence



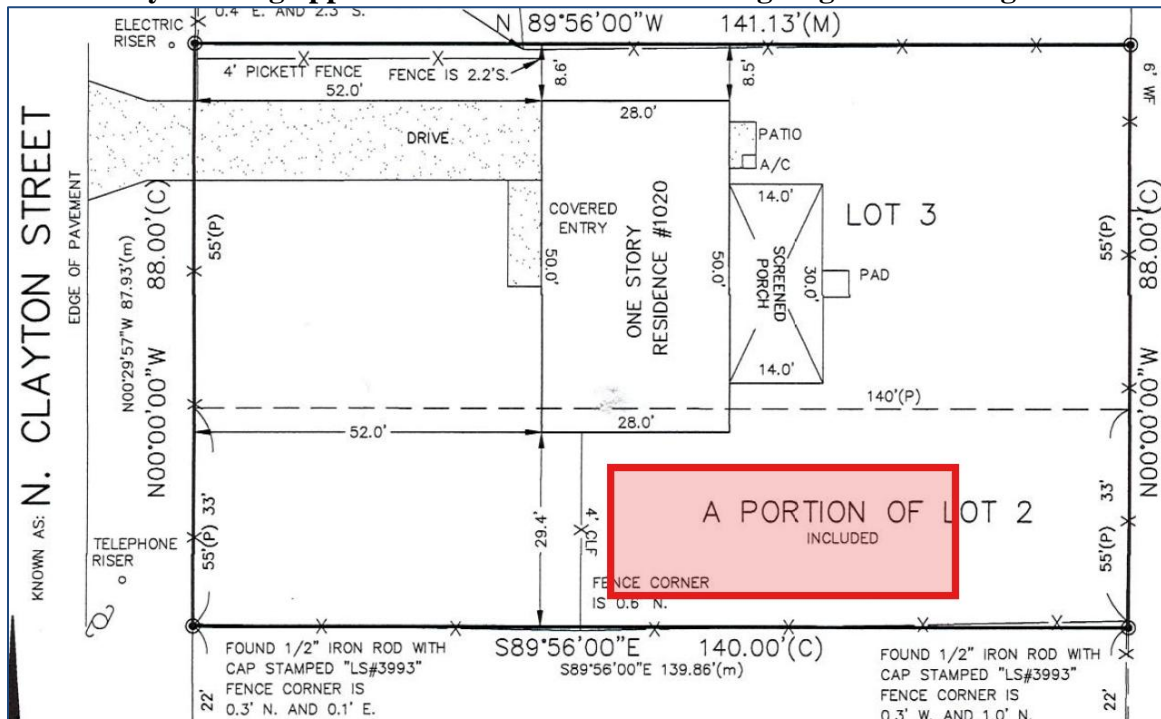
Proposed Detached Garage with Awning



Elevation showing New Porch and Detached Garage with Awning



Survey showing approximate location of detached garage and awning in red



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.
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.
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.

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

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.

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 existing residence is
2. The request is consistent with the Mount Dora Historic Design Guidelines which recommends that new construction complement the historic district; and
3. The structure will complement the residence, before and after its porch modification, due to compatible roofing material and roof shape; scale of building; directional expression of front elevation; rhythm of buildings on the street; height; and front façade proportion which will promote visual compatibility as required by LDC Section 3.6.4 (2)(b).

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

Board Action:

The Historic Preservation Board may:

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

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

Attachments:

Photos

Application

DATE: April 30, 2025

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 2 - Certificate of Appropriateness; 856 N Grandview (Location); New Single-Family Dwelling Unit (Proposed Work); North Grandview Street Land Trust (Owner); Randy Lazarus (Applicant).**

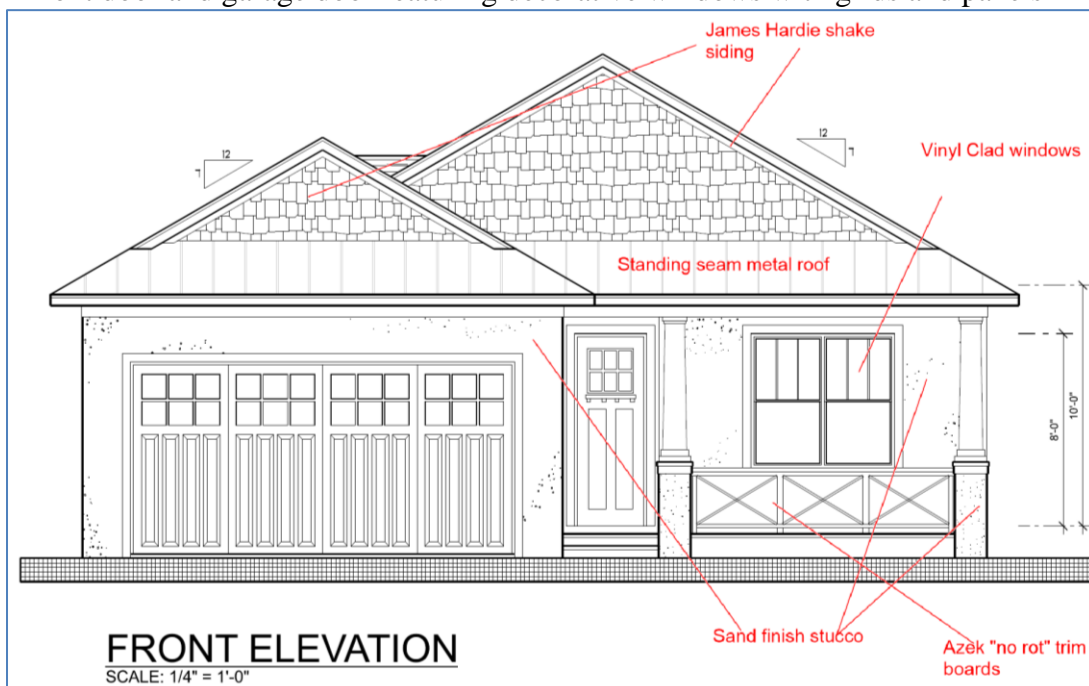
Property Information:

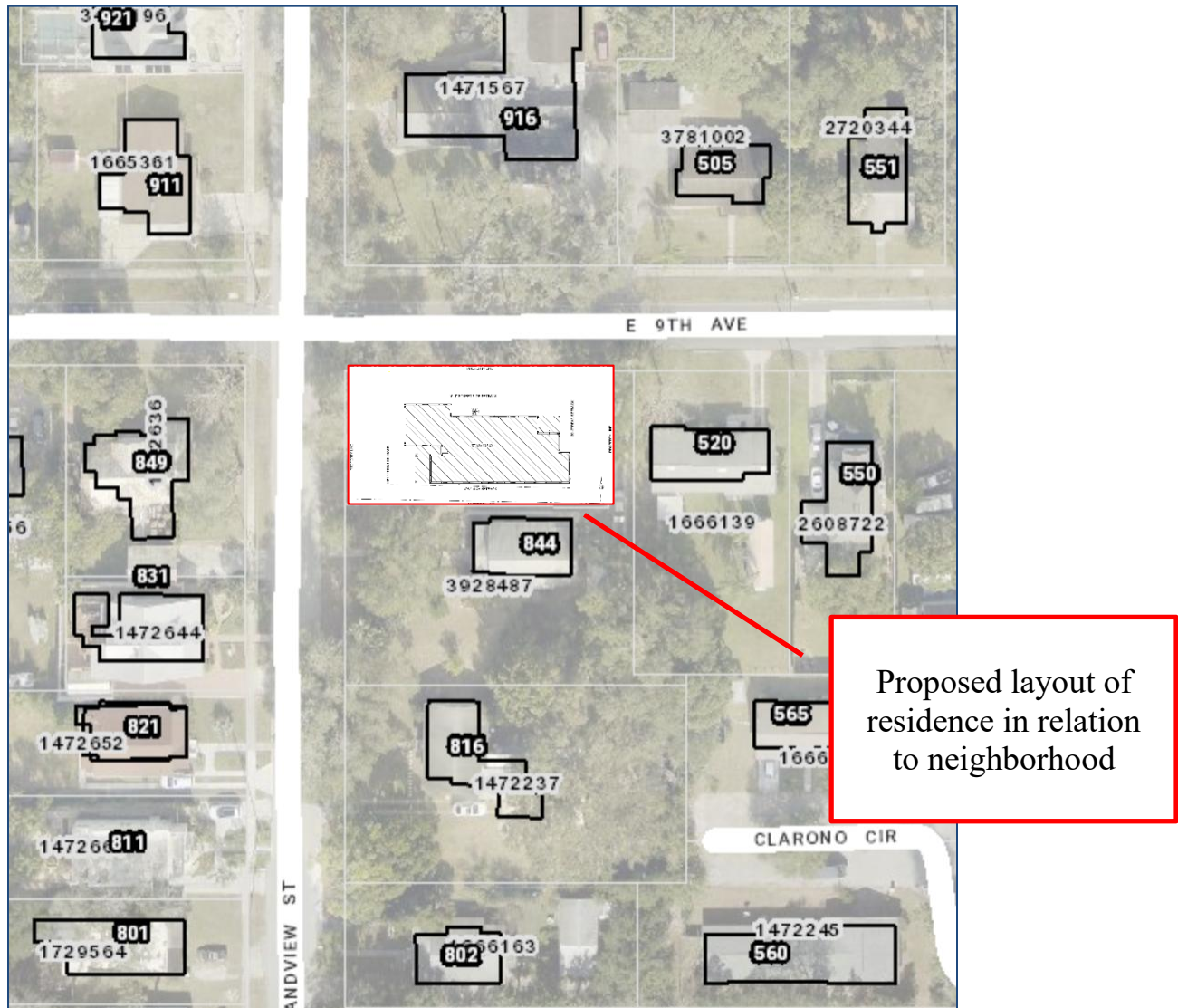
Address:	856 N Grandview	Current Use:	Residential
Zoning District:	R-2	Land Use:	Medium Density

Requested Action:

The Applicants are requesting a Certificate of Appropriateness (COA) to construct a bungalow-inspired single-family dwelling unit with:

1. A gable roof with standing seam metal
2. Sand-finish stucco exterior finish with Hardi Board shake siding on the gable end
3. Vinyl clad windows with a 3/1 grid pattern
4. Front porch with decorative columns and azek trim boards
5. Front door and garage door featuring decorative windows with grids and panels





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.
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.

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

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.

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 states that infill projects do not need to imitate extant buildings to be successful but should pick 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; and
2. The request is consistent with the Mount Dora Historic Design Guidelines which recommends that new construction complement the historic district; and
3. The residence will complement the neighborhood, due to compatible roofing material and roof shape; scale of building; directional expression of front elevation; rhythm of buildings on the street; height; and front façade proportion, which will promote visual compatibility 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, for the bungalow-inspired single-family dwelling unit with:

1. A gable roof with standing seam metal
2. Sand-finish stucco exterior finish with Hardi Board shake siding on the gable end
3. Vinyl clad windows with a 3/1 grid pattern
4. Front porch with decorative columns and azek trim boards
5. Front door and garage door featuring decorative windows with grids and panels

Board Action:

The Historic Preservation Board may:

1. Accept Staff's Findings of Fact and Approve the application, as presented;
2. Partially reject Staff's Findings of Fact and Approve the application with conditions to ensure the application is consistent with the Standards of Review. Note: The motion should clearly state the Standards of Review the proposed conditions will address.
3. Reject Staff's Findings of Fact and Deny the application based on inconsistencies between the application and the Standards of Review. Note: The motion will need to include reasoning as to why the application is inconsistent with the Standards of Review.

Attachments:

Application
Photos provided by Applicant



CITY OF MOUNT DORA

Site Photos



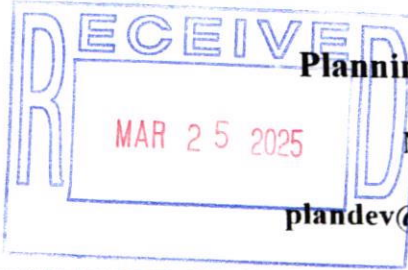








CITY OF MOUNT DORA



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

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS Renovations, Additions and New Construction

Property Address: N. Grandview Street Alternate Key No.: 3928486
Property Owner: John M. McGowan & North Grandview Street Land Trust
Applicant: Randy Lazarus, co-trustee
Applicant's Mailing Address: P.O. Box 485 Mount Dora, FL 32756
Applicant's Phone Number: 407-247-9537
Applicant's Email Address: Randy@ClassicHomes.us
Current Building Use (e.g. residential or commercial): Vacant residential

Application Type:

- New Construction Addition Renovation

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

- | | | |
|---|--|---|
| <input type="checkbox"/> Steps or Stairways | <input checked="" type="checkbox"/> Foundation | <input checked="" type="checkbox"/> Siding/Stucco/Façade Work |
| <input checked="" type="checkbox"/> Windows | <input checked="" type="checkbox"/> Porches or Porte Cochere | <input checked="" type="checkbox"/> Walls/Structural |
| <input checked="" type="checkbox"/> Doors | <input type="checkbox"/> Chimney | <input checked="" type="checkbox"/> Roof |
| <input type="checkbox"/> Walls or Fences | <input type="checkbox"/> Exterior Lighting | <input checked="" type="checkbox"/> Landscape Features |

Existing Materials / Style: new construction

Proposed Materials / Style: Craftsman - concrete block construction with

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

Reason for Addition / Modification: _____

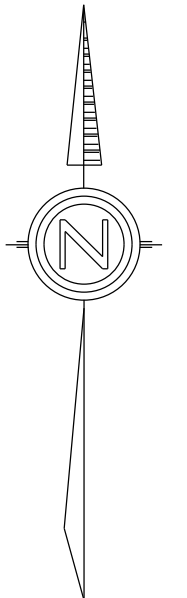
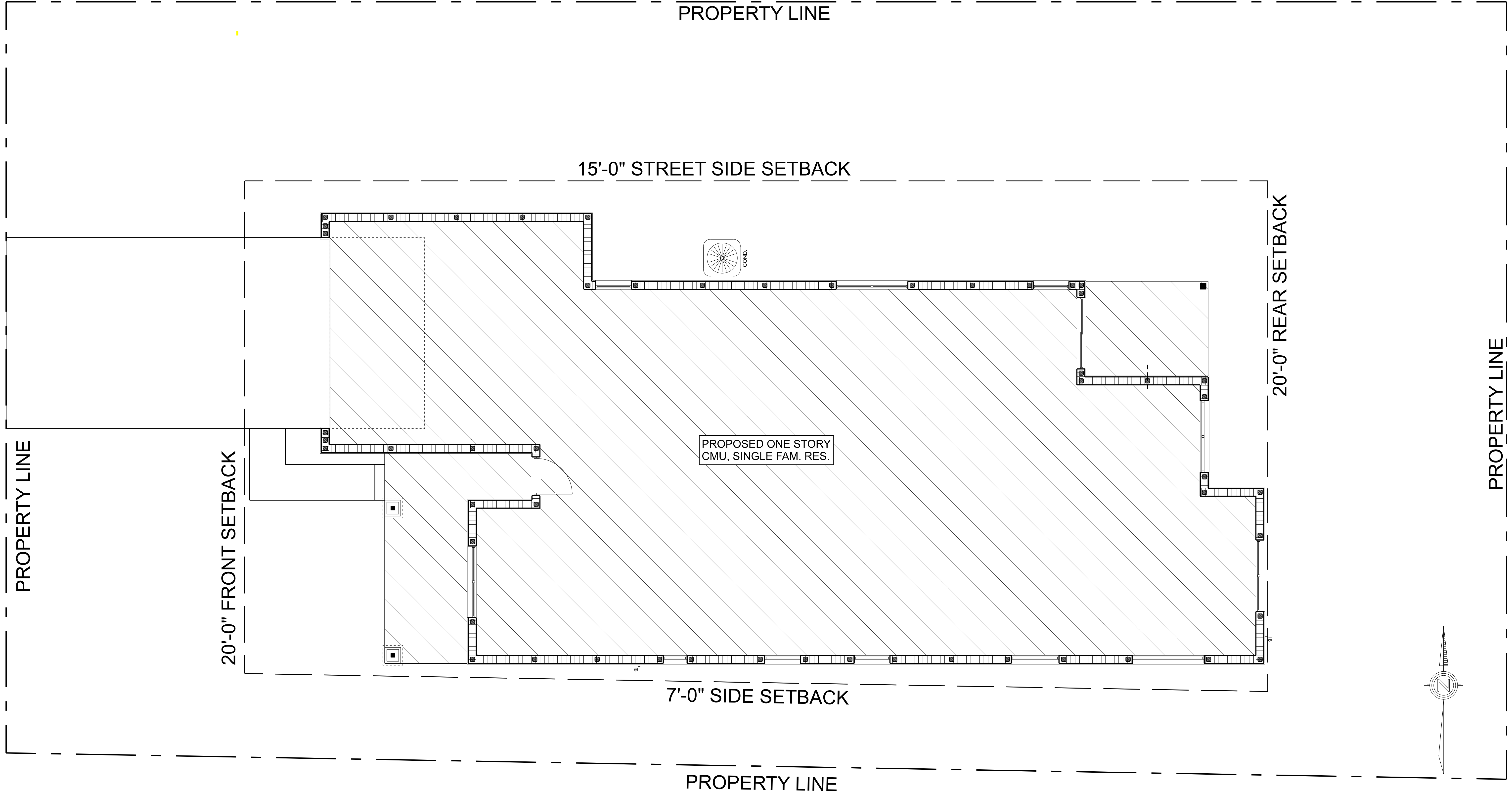
For Window & Door Modifications, will the grid pattern be replicated? per plans

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

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

GRANDVIEW STREET

E 9TH AVENUE



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

PROPERTY LINE

SINGLE FAMILY RESIDENCE
844 N. GRANDVIEW
MOUNT DORA, FLORIDA

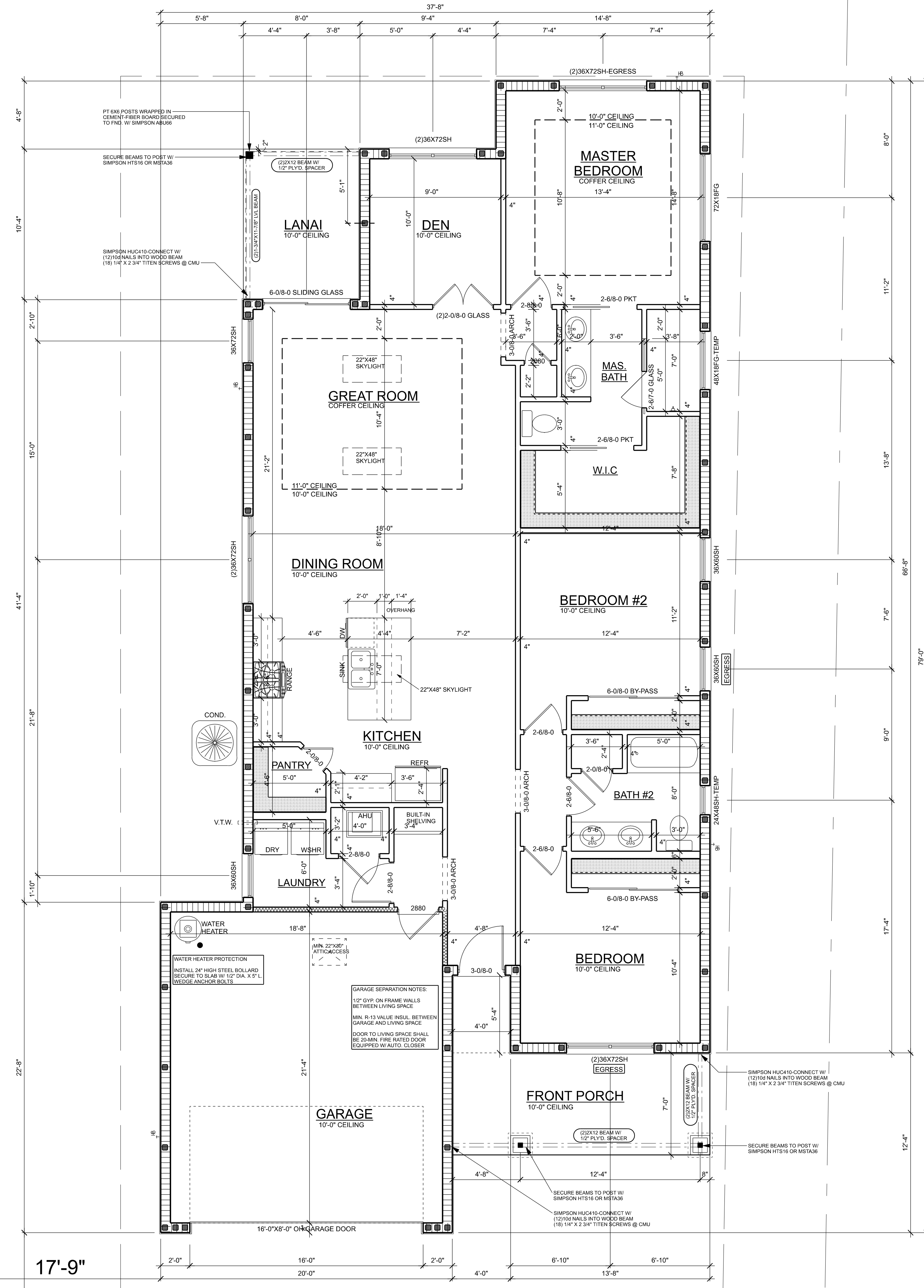
CLASSIC HOMES
P.O. BOX 485 MOUNT DORA, FLORIDA 32756
PHONE: 407-875-3100

goodendesign
1008 Summer Lakes Drive
Orlando Florida 32835
PH: 407.701.8029
goodendesign@gmail.com

ENGINEERING
WALTER S. STUBBS, P.E. REG. PE
STATE OF FLORIDA #E 22190
WINTER GARDEN, FLORIDA 31787
407.626.5118

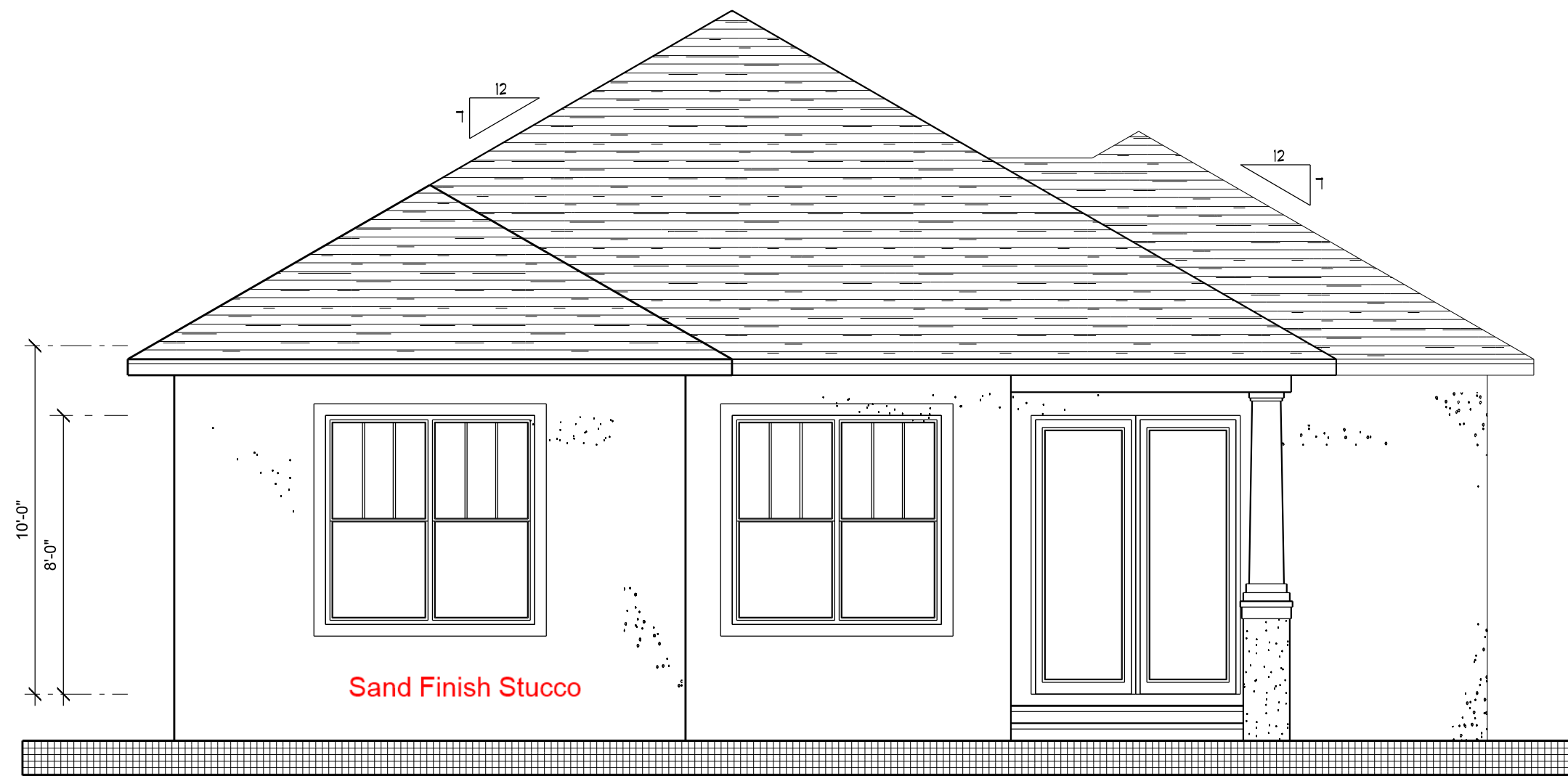
A0

DRAWN: CMG
DATE: 2/11/25

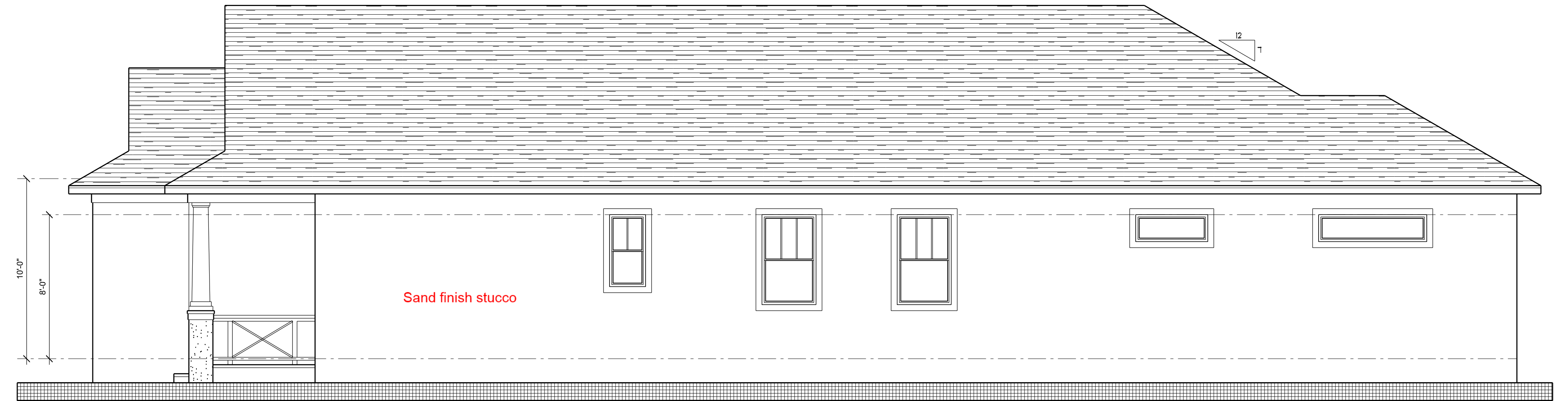


LIVING A/C SPACE	1814 SF
GARAGE	440 SF
FRONT PORCH	144 SF
COVERED LANAI	84 SF
TOTAL UNDER ROOF	2482 SF

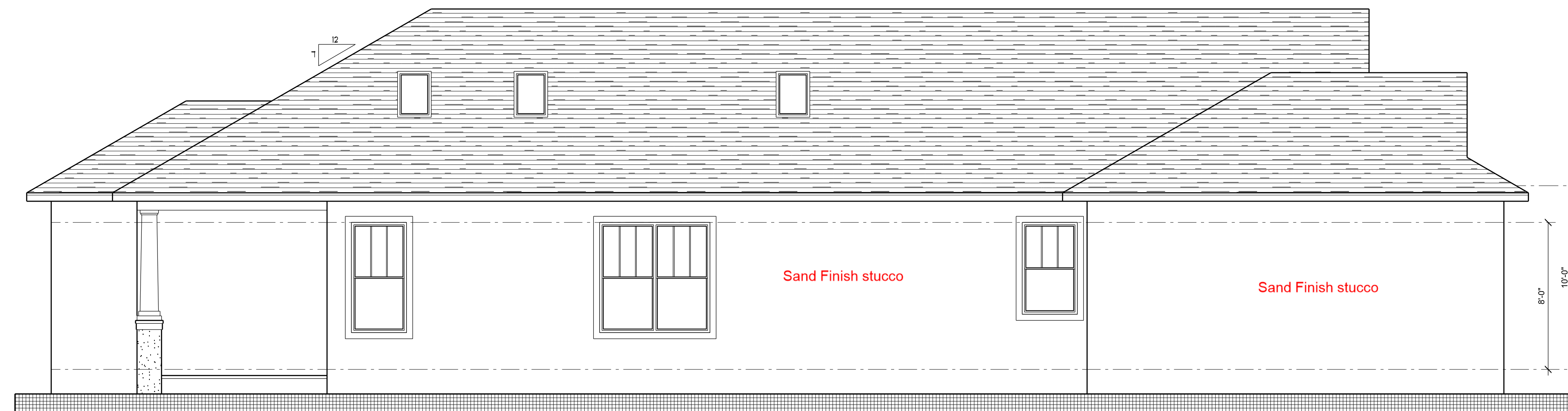
FLOOR PLAN
SCALE: 1/4" = 1'-0"



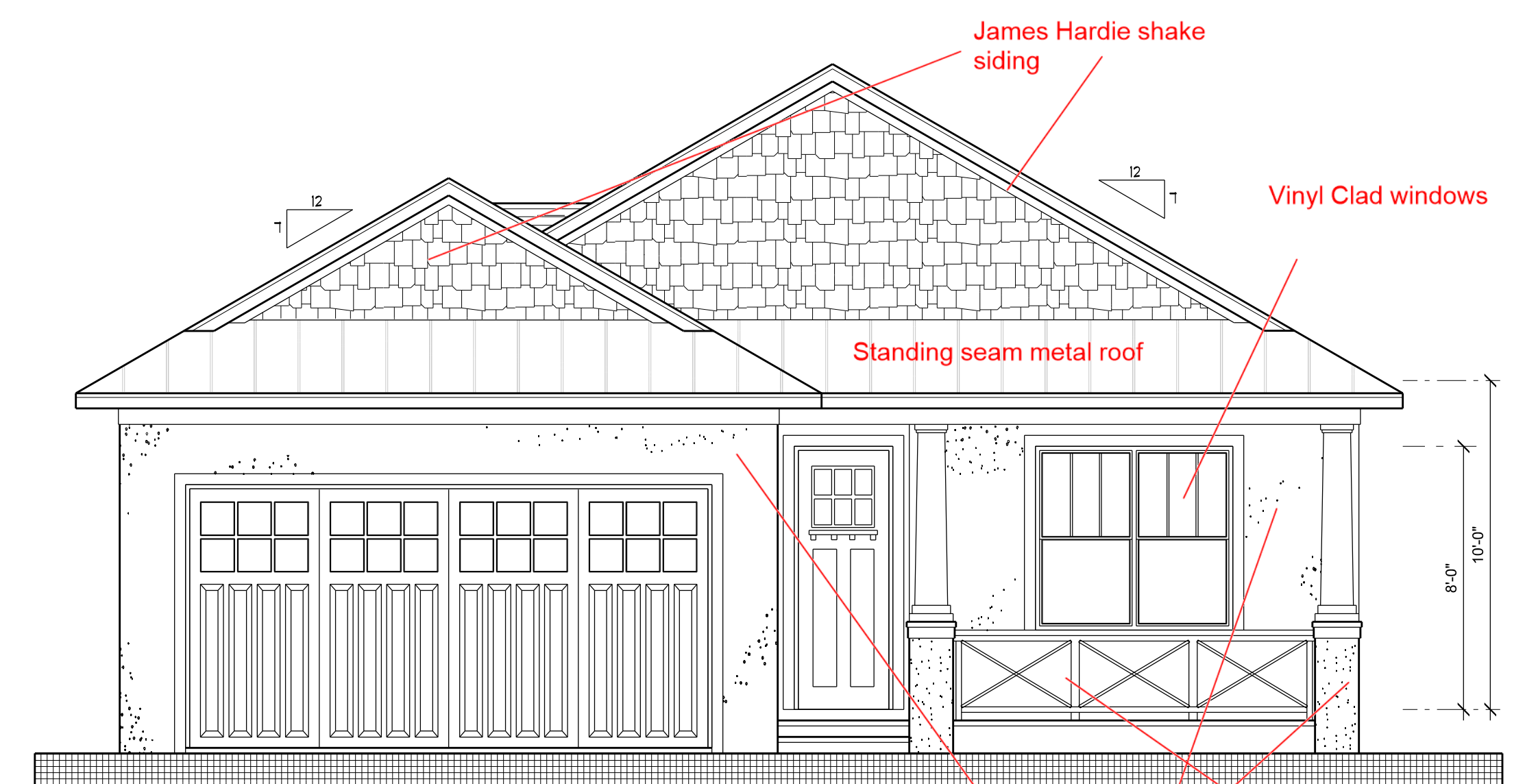
REAR ELEVATION
SCALE: 1/4" = 1'-0"



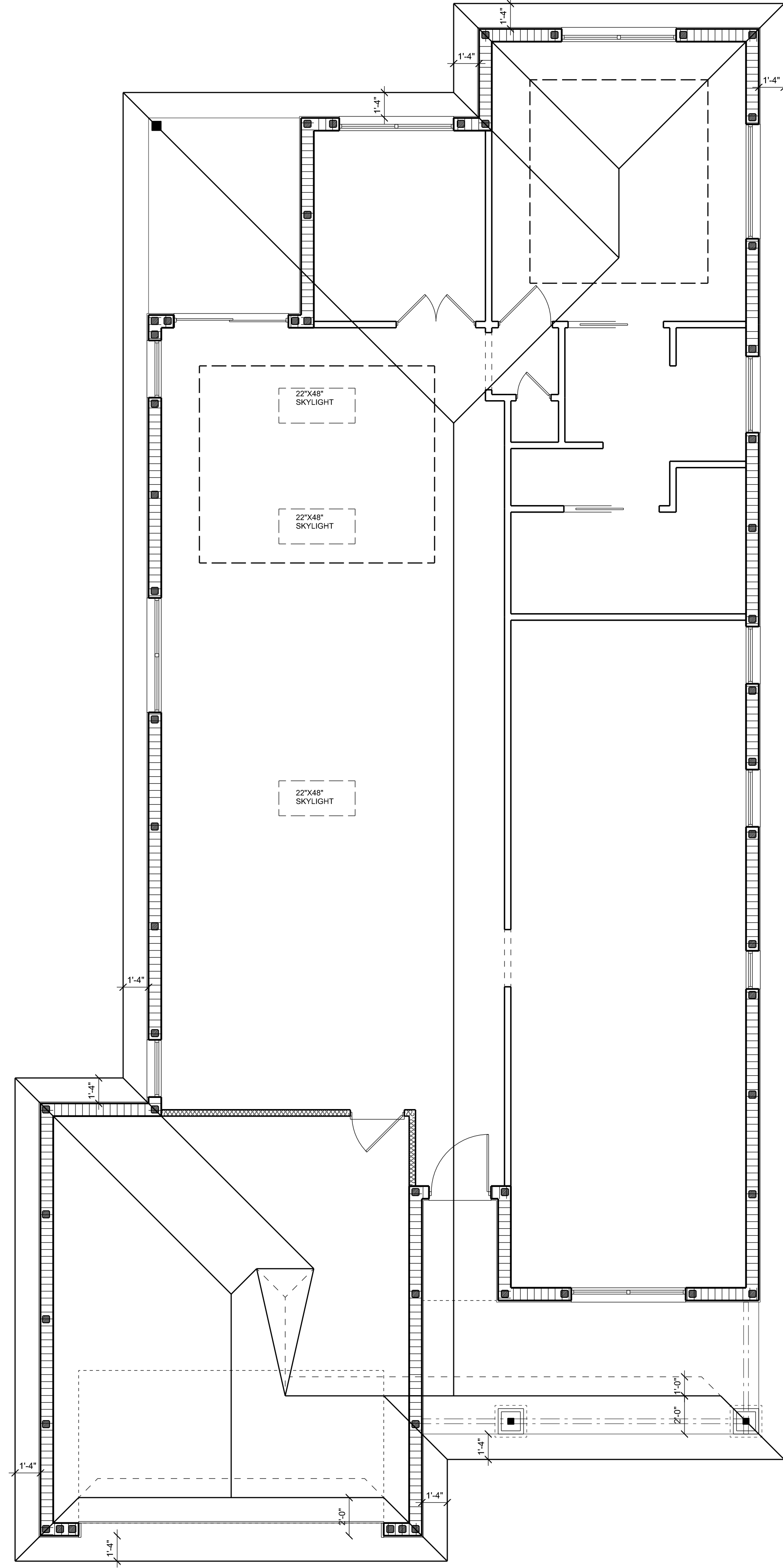
RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION-RANCH
SCALE: 1/4" = 1'-0"



ROOF PLAN

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

DRAWN: CMG

DATE: 2/11/25

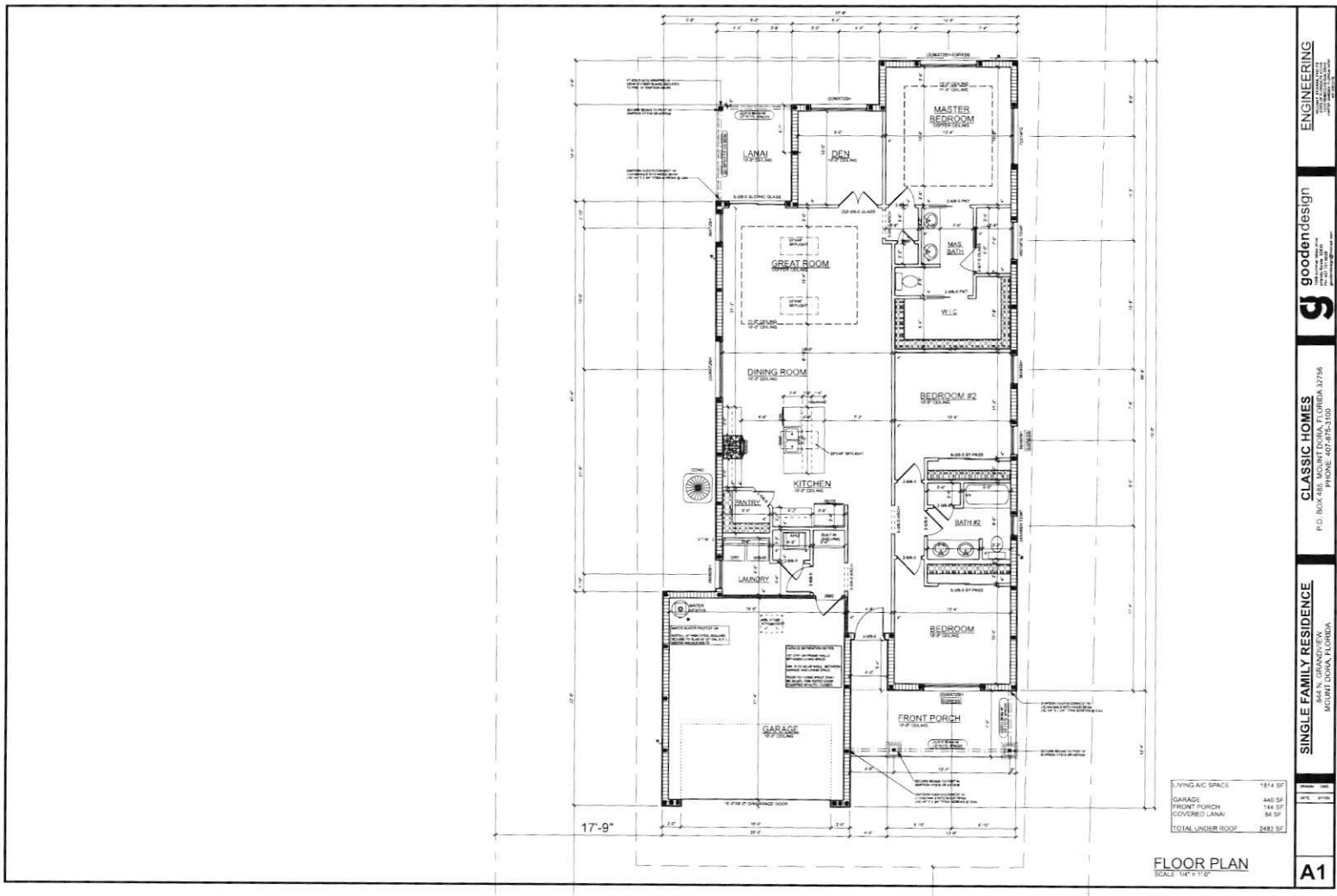
SINGLE FAMILY RESIDENCE
 844 N. GRANDVIEW
 MOUNT DORA, FLORIDA

CLASSIC HOMES
 P.O. BOX 485 MOUNT DORA, FLORIDA 32756
 PHONE: 407-875-3100

goodendesign
 1009 summer lakes drive
 orlando florida 32835
 goodendesign@gmail.com

ENGINEERING
 WILLIAM F. STURMUE, P.E., P.S.
 STATE OF FLORIDA PE #27100
 WINTER GARDEN, FLORIDA 32787
 2025020178

A3



LIVING A/C SPACE	1814 SF
GARAGE	440 SF
FRONT PORCH	156 SF
COVERED LANAI	84 SF
TOTAL UNDER ROOF	2494 SF

FLOOR PLAN
SCALE: 1/8" = 1'-0"

ENGINEERING

g golden design

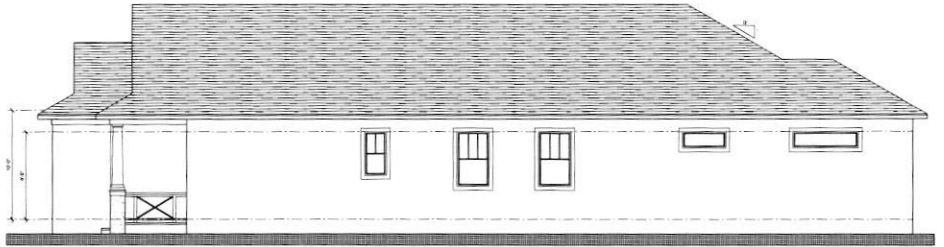
CLASSIC HOMES
P.O. BOX 418, MOUNT DORA, FLORIDA 32758
PHONE: 407-355-1100

SINGLE FAMILY RESIDENCE
MOUNT DORA, FLORIDA

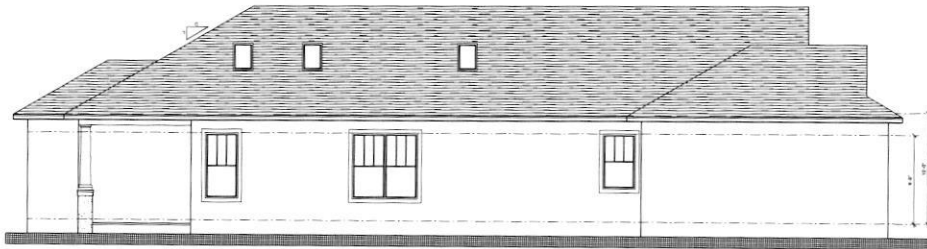
A1



REAR ELEVATION
SCALE 1/4" = 1'-0"



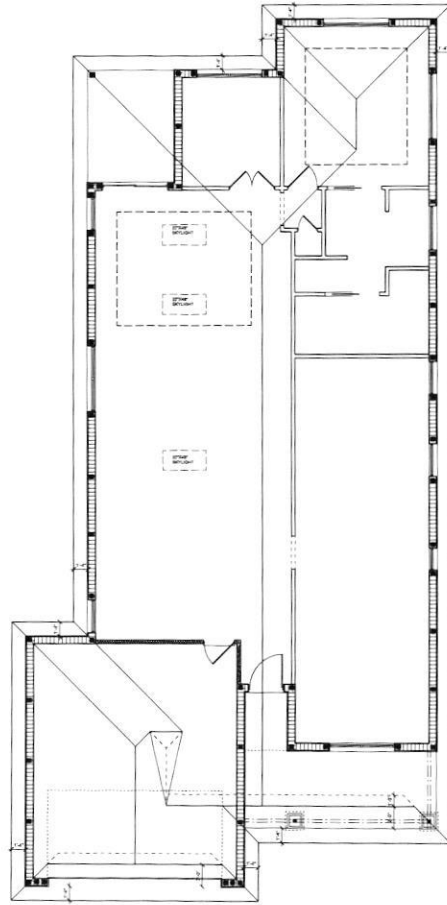
RIGHT SIDE ELEVATION
SCALE 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE 1/4" = 1'-0"



FRONT ELEVATION-RANCH
SCALE 1/4" = 1'-0"



ROOF PLAN
SCALE 1/4" = 1'-0"

ENGINEERING

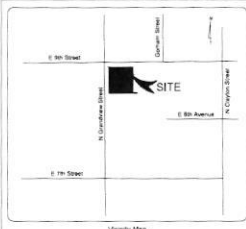
goodendesign

CLASSIC HOMES
P.O. BOX 486
MOUNT DORA, FLORIDA 32756
PHONE: 407-875-3100

SINGLE FAMILY RESIDENCE
MOUNT DORA, FLORIDA

DATE: 08/08/08
DRAWN BY: JLD

A3



Locality Map
Scale: 1" = 200'

- Legend**
- Set 10' from Road & Cap 1/8" 10:27 Unless Noted Otherwise
 - Calculated Point
 - Survey Monument
 - Set 4" of Concrete Monument 1/8" 10:27 Unless Noted Otherwise
 - Concrete
 - Cast-in-place Concrete
 - Concrete Monument
 - Leased Business
 - Not to Scale
 - Professional Surveyor and Mapper

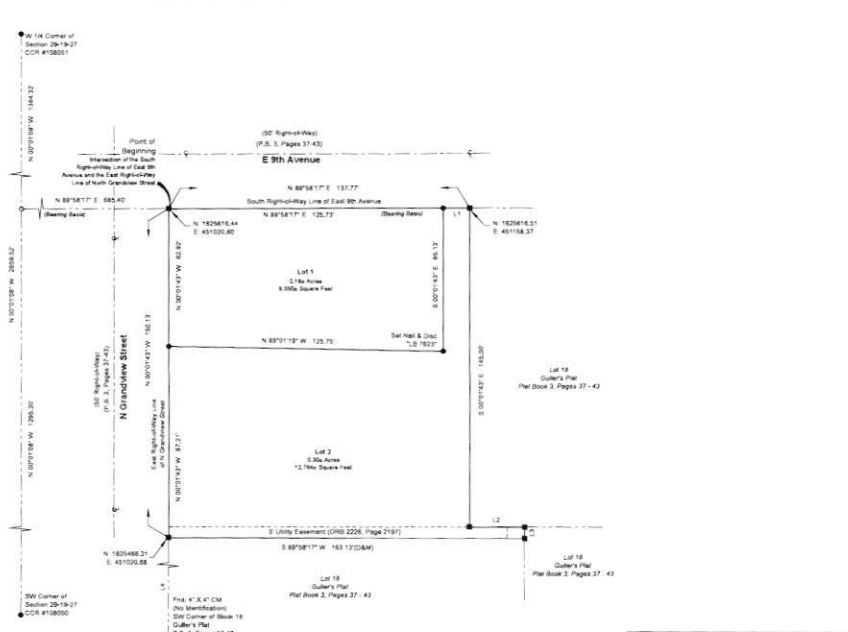
Line	Bearing	Distance
L1	N 89°51'17" E	13.26'
L2	N 89°51'17" E	26.36'
L3	S 20°14'42" E	13.17'
L4	N 20°14'42" W	14.82'



Ireland & Associates
Surveying, Inc.
Pattur K. Ireland, PSM 8227/LB 7643
800 Chummy Drive, Suite 1080
Lake Mary, Florida 32746
www.irelandsurveying.com
Office-407.578.3366
Fax-407.320.8165

RONCA'S REPLAT
A REPLAT OF LOTS 1 AND 2, RONCA'S PLAT, AS RECORDED IN PLAT BOOK 62, PAGE 11
SECTION 29, TOWNSHIP 19 SOUTH, RANGE 22 WEST
CITY OF MOUNT DORA, LAKE COUNTY, FLORIDA

LOTS 1 & 2, RONCA'S PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 62, PAGE 11, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
BEGIN AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF EAST 9TH AVENUE AND THE EAST RIGHT-OF-WAY LINE OF NORTH GRANDVIEW STREET, THENCE RUN NORTH 89°51'17" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF EAST 9TH AVENUE, 132.17 FEET, THENCE SPOUNTING THE SOUTH RIGHT-OF-WAY LINE OF SAID EAST 9TH AVENUE, RUN SOUTH 20°14'42" EAST, PARALLEL WITH THE EAST RIGHT-OF-WAY LINE OF NORTH GRANDVIEW STREET, 145.00 FEET, THENCE RUN NORTH 89°51'17" EAST, PARALLEL WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID EAST 9TH AVENUE, 13.13 FEET, THENCE RUN SOUTH 89°51'17" WEST, PARALLEL WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID EAST 9TH AVENUE, 143.12 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID NORTH GRANDVIEW STREET, THENCE RUN NORTH 20°14'42" WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID NORTH GRANDVIEW STREET, 130.13 FEET, TO THE POINT OF BEGINNING,
CONTAINING 20,814 SQ FT OR 0.48 ACRES, MORE OR LESS.



- NOTES**
- PER CHAPTER 177, DIVISION FLORIDA STATUTES, ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY SHARES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGE. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
 - BEARING SHOWN HEREON ARE BASED UPON THE SOUTH RIGHT-OF-WAY LINE OF EAST 9TH AVENUE, BEING N 89°51'17" E, STATE PLANE COORDINATES (EAST EAST ZONE 18W), BEING IN TRANSVERSE MERCATOR US SURVEY FEET AND NORTH AMERICAN DATUM 1983. 2011 ADJUSTMENT ESTABLISHED BY CERTIFIED CORNER RECORD 19802 AND 19801.
 - THE LANCES DESCRIBED HEREON ARE SUBJECT TO MATTERS SHOWN ON THE PLAT OF RONCA'S PLAT AS RECORDED IN PLAT BOOK 62, PAGE 11, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
 - THE LANCES DESCRIBED HEREON ARE SUBJECT TO OTHER MATTERS OF RECORD NOT NOTED HEREON.
 - ALL LOT CORNERS SHOWN HEREON ARE TO BE SET IN ACCORDANCE WITH CHAPTER 177, DIVISION FLORIDA STATUTES.
 - WARRANTY'S JOINER AND CONSENT TO DEDICATION RECORDED BY SEPARATE INSTRUMENT.

NOTICE
THIS PLAT, AS RECORDED IN ITS DRAWING FORM, IS THE OFFICIAL RECORD OF THE SUBDIVISION DESCRIBED HEREIN AND, IN NO CIRCUMSTANCES, IS SUPPLEMENTED BY ANY OTHER DRAWING OR DEEDS FORM OF THIS PLAT, THESE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CERTIFICATE OF CLERK
I HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WAS FILED FOR RECORD ON _____ AT _____ P.M. THIS _____ DAY OF _____, 2021.

Clerk of the Circuit Court
In and for Lake County, Florida.

PLAT BOOK PAGE
RONCA'S REPLAT
DEDICATION

LOUIS S. RONCA and CARLA M. RONCA, being the owners in fee simple of the lands described in the foregoing plat, do hereby dedicate and convey the said lands to the City of Mount Dora, Florida, for all right, title and authority to the City, to build, construct, locate, maintain, repair and replace its public utility, facilities and infrastructure and/or for any other purpose that the City, in its sole discretion, deems appropriate in order to enhance the proper operation and maintenance of its utility, facilities and infrastructure under the right of ingress and egress over, across and beneath the said property herein as depicted and described.

IN WITNESS WHEREOF, the undersigned owner has executed this dedication in the manner provided by law on _____ at _____.

By: _____
Print Name
By: _____
Witness
1. _____
Print Name
2. _____
Signature

STATE OF FLORIDA, COUNTY OF LAKE
The foregoing instrument was acknowledged before me by means of (1) physical presence or (2) video transmission, on _____ day of _____, 2021, at _____ of _____.

Signature of Notary Public
Printed name of Notary Public
Title
My Commission Expires _____

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER
I, _____, being a professional surveyor and mapper, do hereby certify that I am duly licensed and qualified to perform the services described herein and that I have personally supervised the work of the surveyors and mappers who have assisted me in the preparation of this plat and that I am a member in good standing of the Florida Board of Professional Surveyors and Mappers.

CERTIFICATE OF APPROVAL BY MUNICIPALITY
This is to certify that this plat was presented to the City Council of the City of Mount Dora, Lake County, Florida, and approved by said City Council of the City of Mount Dora for record on the _____ day of _____, 2021, provided that it is recorded in the Office of Circuit Clerk of Lake County, Florida within _____ days from the date of approval by said City Council, City of Mount Dora, Florida.

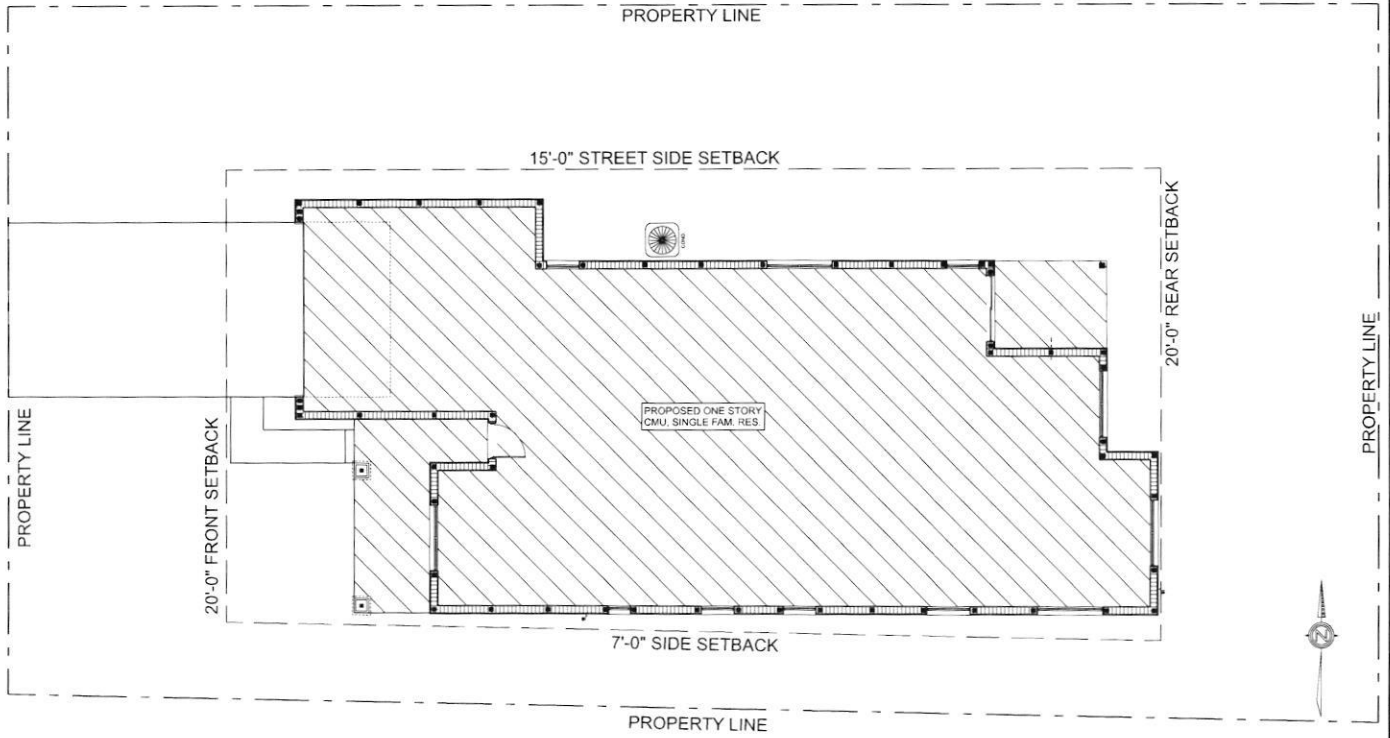
City Clerk _____ Date _____
Mayor _____ Date _____

CERTIFICATE OF REVIEW BY CITY SURVEYOR
Pursuant to Section 177.08, Florida Statutes, I have reviewed this plat for conformity with Chapter 177, Part 1, Florida Statutes, and find that said plat complies with the Technical Requirements of that chapter, provided, however, that my review does not include field verification of any of the coordinates, points or measurements shown on this plat.

BEHN HALL, INC. 901 N. BAYVIEW AVENUE TALLAHASSEE, FL 32309
Surveyor _____ Date _____
FOR THE FIRM
DR. JENNINGS E. GUSTAFSON
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NUMBER 4488

GRANDVIEW STREET

E 9TH AVENUE



SITE PLAN
SCALE 1/4" = 1'-0"

ENGINEERING

goodendesign

CLASSIC HOMES
P.O. BOX 11100, TAMPA, FL 33611
PHONE: 407.875.3100

SINGLE FAMILY RESIDENCE
MOUNT DORA, FLORIDA

A0

DATE: April 30, 2025

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 2 - Certificate of Appropriateness; 856 N Grandview (Location); New Single-Family Dwelling Unit (Proposed Work); North Grandview Street Land Trust (Owner); Randy Lazarus (Applicant).**

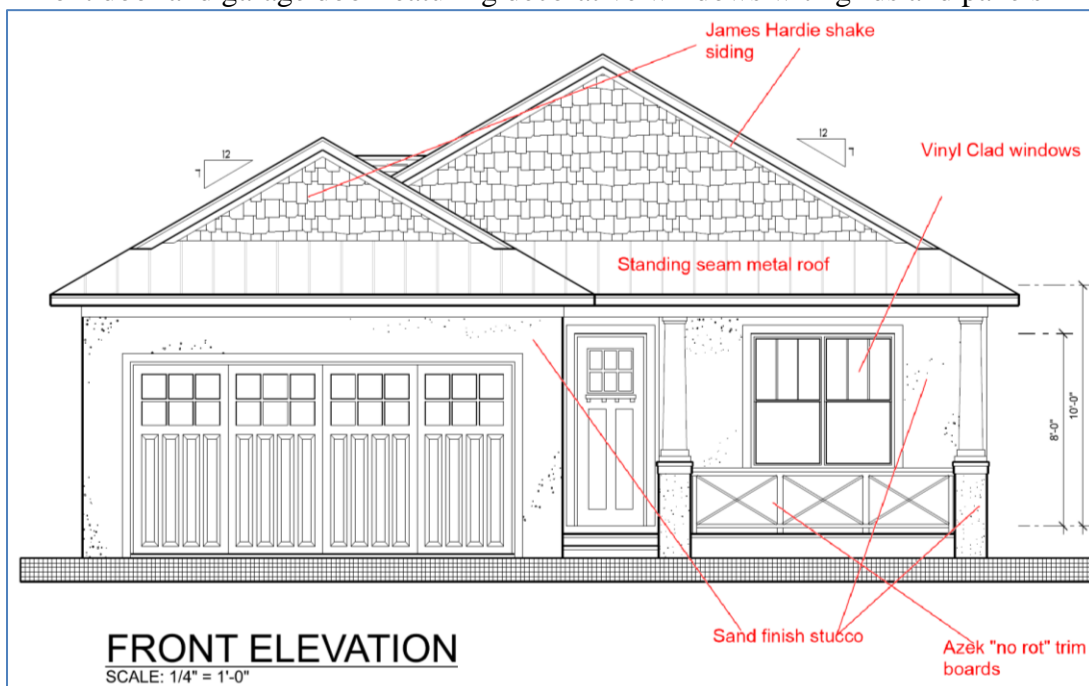
Property Information:

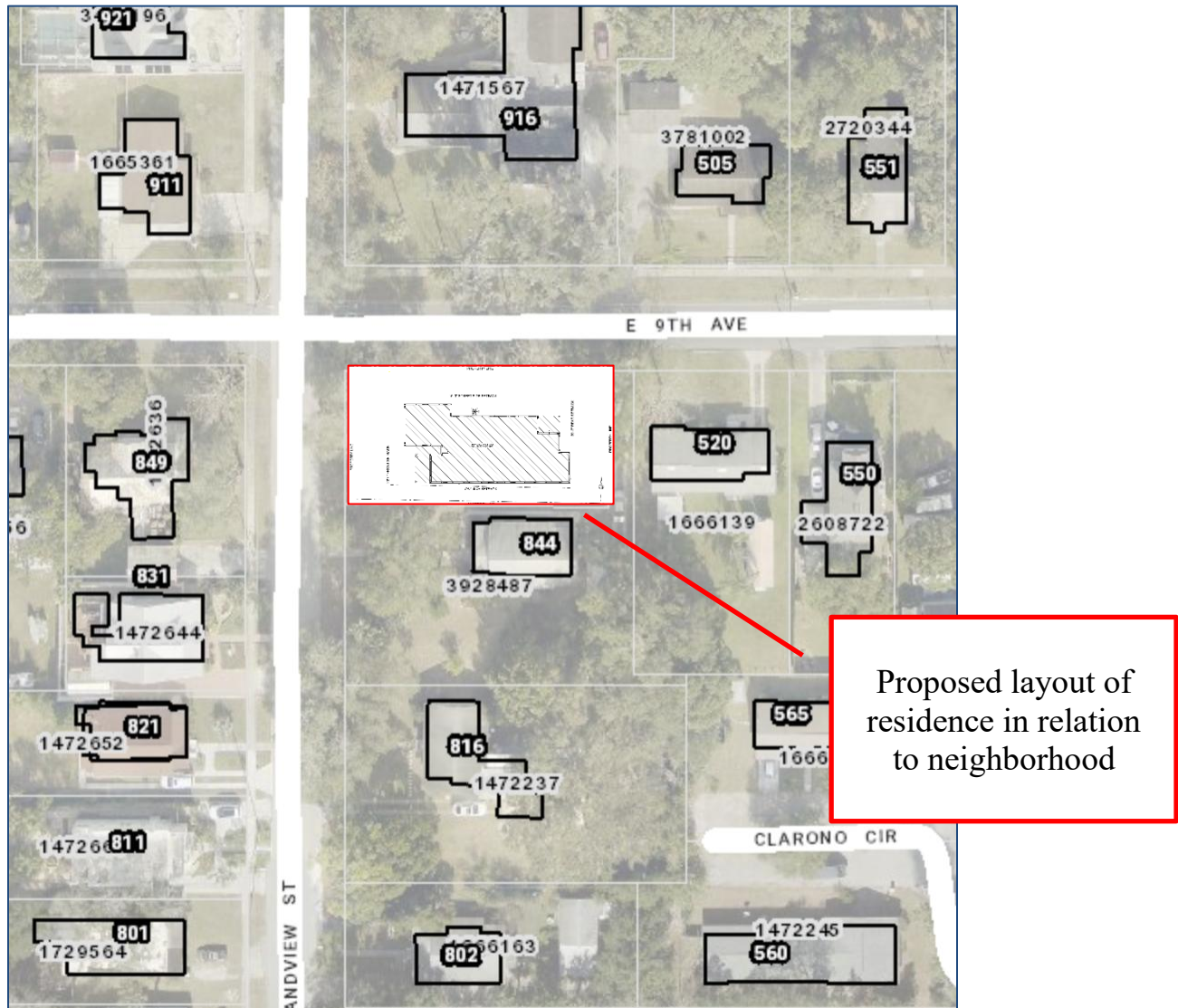
Address:	856 N Grandview	Current Use:	Residential
Zoning District:	R-2	Land Use:	Medium Density

Requested Action:

The Applicants are requesting a Certificate of Appropriateness (COA) to construct a bungalow-inspired single-family dwelling unit with:

1. A gable roof with standing seam metal
2. Sand-finish stucco exterior finish with Hardi Board shake siding on the gable end
3. Vinyl clad windows with a 3/1 grid pattern
4. Front porch with decorative columns and azek trim boards
5. Front door and garage door featuring decorative windows with grids and panels





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.
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.

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

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.

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 states that infill projects do not need to imitate extant buildings to be successful but should pick 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; and
2. The request is consistent with the Mount Dora Historic Design Guidelines which recommends that new construction complement the historic district; and
3. The residence will complement the neighborhood, due to compatible roofing material and roof shape; scale of building; directional expression of front elevation; rhythm of buildings on the street; height; and front façade proportion, which will promote visual compatibility 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, for the bungalow-inspired single-family dwelling unit with:

1. A gable roof with standing seam metal
2. Sand-finish stucco exterior finish with Hardi Board shake siding on the gable end
3. Vinyl clad windows with a 3/1 grid pattern
4. Front porch with decorative columns and azek trim boards
5. Front door and garage door featuring decorative windows with grids and panels

Board Action:

The Historic Preservation Board may:

1. Accept Staff's Findings of Fact and Approve the application, as presented;
2. Partially reject Staff's Findings of Fact and Approve the application with conditions to ensure the application is consistent with the Standards of Review. Note: The motion should clearly state the Standards of Review the proposed conditions will address.
3. Reject Staff's Findings of Fact and Deny the application based on inconsistencies between the application and the Standards of Review. Note: The motion will need to include reasoning as to why the application is inconsistent with the Standards of Review.

Attachments:

Application
Photos provided by Applicant

DATE: April 30, 2025

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

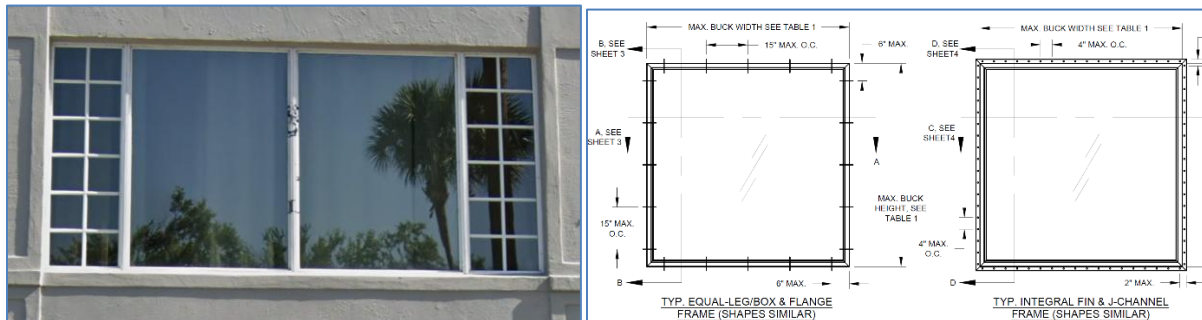
RE: **Tab 3 - Certificate of Appropriateness; 301 N Baker (Location); Replace Windows (Proposed Work); BAKER-GC DEVELOPMENT LLC (Owner); Austin Guenther (Applicant).**

Property Information:

Address:	301 N Baker	Current Use:	Commercial
Zoning District:	C-2	Land Use:	Commercial

Requested Action:

The structure was constructed in 1997 and the Applicant is seeking to remove and replace twenty-seven (27) vinyl windows due to the poor condition of the existing windows which are leaking. The replacement windows will be the same material as the existing windows (vinyl) but will not provide a grid pattern.



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.
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.

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

Guidance from the Historic Design Guidelines:

The placement, design and materials of windows is often a significant part of the architectural character of a building. Common historic windows in Mount Dora are double-hung sash in a 1/1,

2/2, 3/1 or multi-light /I pattern, wood or steel casement and commercial show windows. Non-historic windows include awning, jalousie and i-livot types. Awning and jalousie windows have been put to an unfortunate use as replacement windows or porch enclosures in many of Mount Dora's historic Craftsman Bungalows.

Under Standard 2, the visual role of historic window design and its detailing or craftsmanship should be carefully considered in planning window repair or replacement. Factors to consider include the size and number of windows in relationship to a wall surface and their pattern or repetition; their overall design and detailing; their proximity to ground level and key entrances; their visibility on key elevations.

Whether to repair or replace windows is an issue that can pose considerable problems in a rehabilitation. Distinctive windows are a significant part of the overall design of a building and should not be destroyed under Standard 6. Careful repair is the preferred approach. If repair is not technically or economically feasible, new windows that match the original in size, general muntin/mullion configuration and reflective qualities may be substituted for missing or irreparable windows.

If 50% or more of a window is deteriorated or missing, then wholesale replacement of windows is allowable. But replacement windows must be selected with care. Small differences between replacement and historic windows can make a big difference in appearance. When choosing replacements the following features of the original windows should be used as criteria:

- trim detail
- size, shape of frame, sash
- location of meeting rail
- reveal or set-back of window from wall plane
- separate planes of two sash
- color, reflective qualities of glass
- muntin, mullion profiles and configuration

If these criteria are fulfilled, the new windows need not be exact replicas of the originals. The Standards further permit new windows to be constructed of non-historic materials such as aluminum or vinyl and to have a tint of up to 10%. Of course, matching the original materials and visual qualities is always preferable. In general, changes to window openings should be avoided. Owners often wish to replace windows to create a new look, for energy efficiency, to decrease maintenance costs or because of problems operating existing units. Highly tinted windows, windows with reflective qualities or stock windows of both incompatible design and materials often result from such an approach and conflict with Standards 3, 6 and 9.

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. A site survey was not completed on the residence which makes the residence a non-contributing building; and
2. Chapter VIII of the LDC defines ‘noncontributing building’ as “a building within a historic district which does not add to a historic district's sense of time and place and historical development; or a building where the location, design, setting, materials, workmanship, and association have been so changed, or have so deteriorated that the overall integrity of the building has been irretrievably lost.”
3. The request is consistent with the Mount Dora Historic Design Guidelines which recommend replacing windows if they cannot be fixed; and
4. The proposed work is compatible with the architectural style of the building; and
5. The request does not affect visual compatibility with the exterior architectural of adjacent, neighboring or visually related buildings, structures, sites and streetscapes as required by LDC Section 3.6.4 (2)(b).

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

Board Action:

The Historic Preservation Board may:

1. Accept Staff’s Findings of Fact and Approve the application, as presented;
2. Partially reject Staff’s Findings of Fact and Approve the application with conditions to ensure the application is consistent with the Standards of Review. Note: The motion should clearly state the Standards of Review the proposed conditions will address.
3. Reject Staff’s Findings of Fact and Deny the application based on inconsistencies between the application and the Standards of Review. Note: The motion will need to include reasoning as to why the application is inconsistent with the Standards of Review.

Attachments:

Application



CITY OF MOUNT DORA

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

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS Renovations, Additions and New Construction

Property Address: 301 N Baker Street, Mount Dora, FL 32757 Alternate Key No.: 1465613

Property Owner: Baker - GC Development, LLC

Applicant: Austin Guenther

Applicant's Mailing Address: 310 N Baker Street, Mount Dora, FL 32757

Applicant's Phone Number: (352) 397 - 4869

Applicant's Email Address: Austin.Guenther@G3Development.com

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

Application Type:

- New Construction
- Addition
- Renovation

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

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

Existing Materials: Vinyl frames, fixed glass, and non-insulated

Proposed Materials: Vinyl frames, insulated glass, stainless steel assembly screws, and integrated corner keys

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

Full Description of Proposed Alteration(s) or Construction including materials; please attach additional documentation if needed: Removal of existing windows and installation of new vinyl frames, insulated glass, stainless steel assembly screws, and integrated corner keys.

Reason for Addition / Modification: Existing windows leak badly

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.



To Be Replaced

2 Replaced



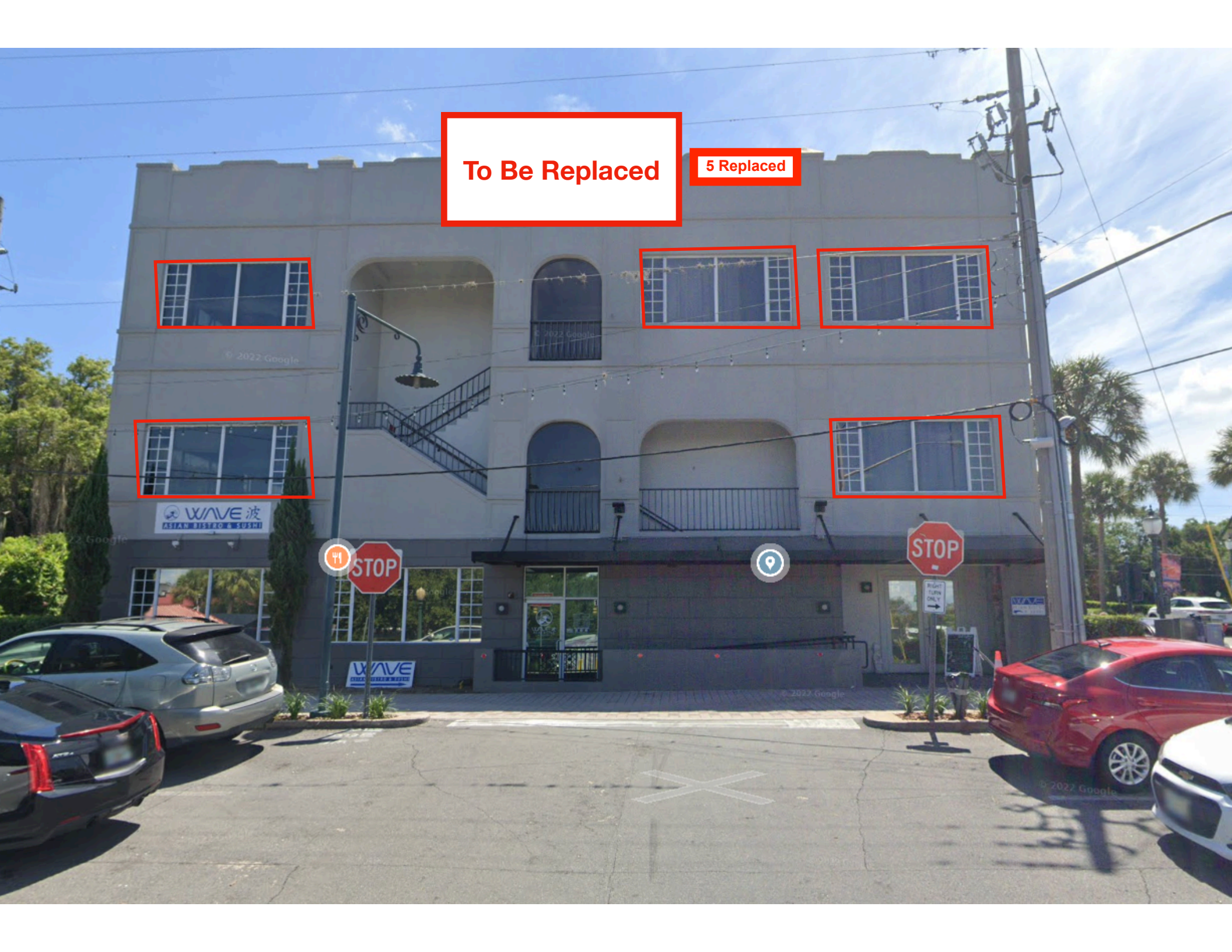
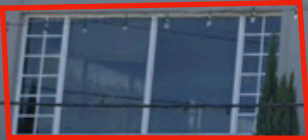
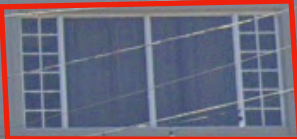
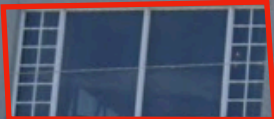
To Be Replaced

14 Replaced



To Be Replaced

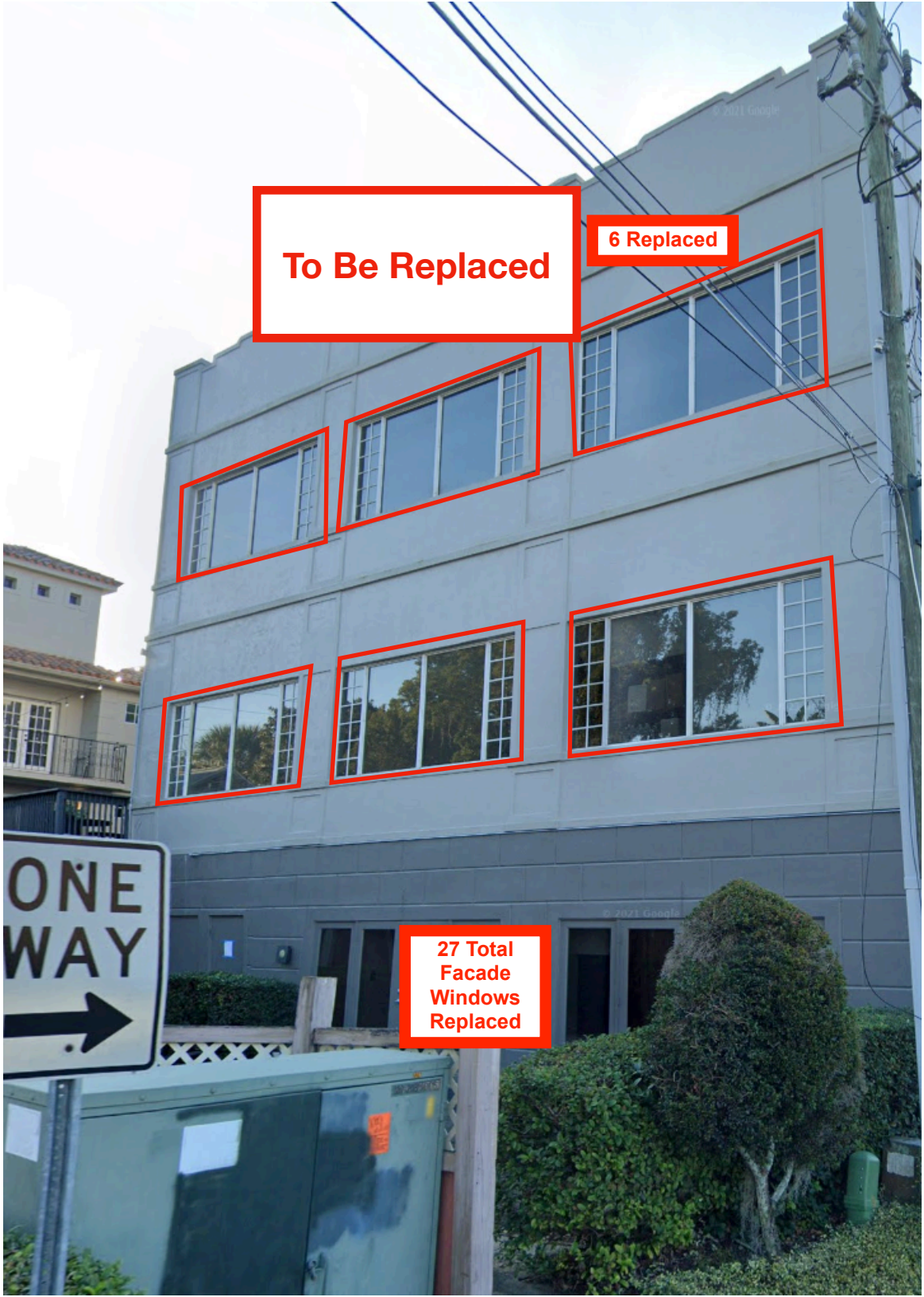
5 Replaced



To Be Replaced

6 Replaced

**27 Total
Facade
Windows
Replaced**

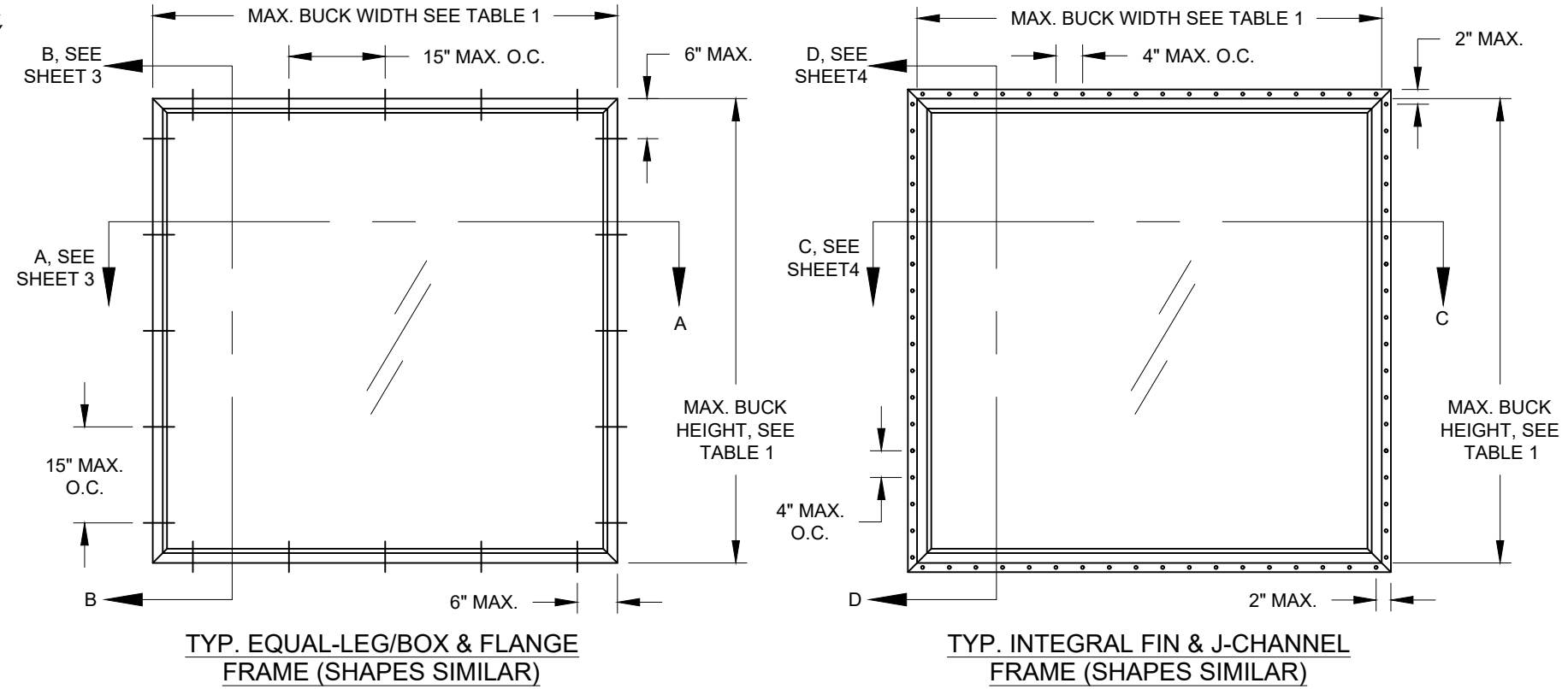


SERIES 5420 NON-IMPACT RESISTANT, VINYL FIXED WINDOW

- 1) THIS PRODUCT HAS BEEN DESIGNED & TESTED TO COMPLY WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE.
- 2) ALL WOOD BUCKS LESS THAN 1-1/2" THICK ARE TO BE CONSIDERED 1X INSTALLATIONS. 1X WOOD BUCKS ARE OPTIONAL IF UNIT IS INSTALLED DIRECTLY TO SUBSTRATE. WOOD BUCKS DEPICTED AS 2X ARE 1-1/2" THICK OR GREATER. 1X AND 2X BUCKS (WHEN USED) SHALL BE DESIGNED TO PROPERLY TRANSFER LOADS TO THE STRUCTURE. WOOD BUCK DESIGN AND INSTALLATION IS THE RESPONSIBILITY OF THE ENGINEER, (EOR) OR ARCHITECT OF RECORD, (AOR).
- 3) ANCHOR EMBEDMENT TO BASE MATERIAL SHALL BE BEYOND WALL DRESSING OR STUCCO. USE ANCHORS OF SUFFICIENT EMBEDMENT. INSTALLATION ANCHORS SHOULD BE SEALED. OVERALL SEALING/FLASHING STRATEGY FOR WATER RESISTANCE OF INSTALLATION SHALL BE DONE BY OTHERS AND IS BEYOND THE SCOPE OF THESE INSTRUCTIONS.
- 4) MAX. 1/4" SHIMS ARE REQUIRED AT EACH ANCHOR LOCATION WHERE THE PRODUCT IS NOT FLUSH TO THE SUBSTRATE. USE SHIMS CAPABLE OF TRANSFERRING APPLIED LOADS. WOOD BUCKS, BY OTHERS, MUST BE SUFFICIENTLY ANCHORED TO RESIST LOADS IMPOSED ON THEM BY THE WINDOW.
- 5) THE ANCHORAGE METHODS SHOWN HAVE BEEN DESIGNED TO RESIST THE WINDLOADS CORRESPONDING TO THE REQUIRED DESIGN PRESSURE. THE 33-1/3% STRESS INCREASE HAS NOT BEEN USED IN THE DESIGN OF THIS PRODUCT. THE 1.6 LOAD DURATION FACTOR WAS USED FOR THE EVALUATION OF ANCHORS INTO WOOD. ANCHORS THAT COME INTO CONTACT WITH OTHER DISSIMILAR MATERIALS SHALL MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE FOR CORROSION RESISTANCE.

IMPACT RATING	DESIGN PRESSURE RATING
NON-IMPACT RESISTANT	SEE TABLE 1

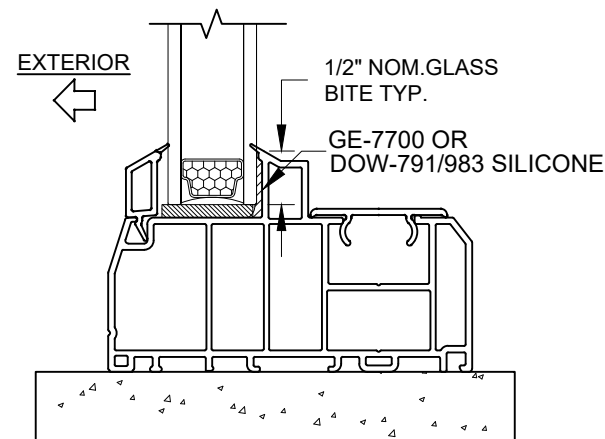
FLORIDA PRODUCT APPROVAL #5012



SHAPES MAY BE USED BY INSCRIBING THE SHAPE IN A BLOCK AND OBTAINING DESIGN PRESSURES FOR THAT BLOCK SIZE FROM THE TABLE ON THIS SHEET.

TABLE 1:

Window Buck Size		Design Pressure		Certification (CAR) Number
Width	Height	(+) psf	(-) psf	
120"	60"	70.0	70.0	190-1017
96"	63"	50.0	50.0	190-1011



TYP. GLAZING DETAIL
SEE NEXT SHEET FOR GLASS TYPES

Revision:
REV C - UPDATED TITLE BLOCK LAYOUT. EK 02/07/22

1070 TECHNOLOGY DRIVE
N. VENICE, FL 34275
(941)480-1600

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REGISTRATION #29296

VINYL FIXED WINDOW INSTALLATION (NI)

GENERAL NOTES & ELEVATIONS

1 OF 4

NTS

PW5420

09/30/11

J ROSOWSKI

PW5420-FPA

C

ANTHONY LYNN MILLER
LICENSE
No. 58705
02/07/22
STATE OF FLORIDA
PROFESSIONAL ENGINEER

A. LYNN MILLER, P.E.
P.E.# 58705

TABLE 2: ANCHORS INSTALLED THROUGH FRAME

Anchor	Substrate	Min. Edge Distance	Min. Embedment
#10 SMS (steel, 18-8 S.S. or 410 S.S.) Max. DP of 50.0 psf	P.T. Southern Pine (SG=0.55)	7/16"	1-3/8"
	Steel, A36	3/8"	0.050"
	Steel Stud, A653 Gr. 33	3/8"	0.0346" (20 Ga.)
	Aluminum, 6063-T5	3/8"	0.0713" (14 Ga.)
#12 SMS (steel, 18-8 S.S. or 410 S.S.)	P.T. Southern Pine (SG=0.55)	9/16"	1-3/8"
	Steel, A36	3/8"	0.050"
	Steel Stud, A653 Gr. 33	3/8"	0.0346" (20 Ga.)
	Aluminum, 6063-T5	3/8"	0.0713" (14 Ga.)
3/16" Ultracon Max. DP of 50.0 psf	P.T. Southern Pine (SG=0.55)	7/16"	1-3/8"
	Concrete (min. 2.85 ksi)	1"	1-3/8"
	UngROUTED CMU, (ASTM C-90)	2-1/2"	1-1/4"
3/16" Ultracon+ Max. DP of 50.0 psf	P.T. Southern Pine (SG=0.55)	7/16"	1-3/8"
	Concrete (min. 3 ksi)	1"	1-3/8"
	UngROUTED CMU, (ASTM C-90)	1"	1-1/4"
1/4" Ultracon	P.T. Southern Pine (SG=0.55)	1"	1-3/8"
	Concrete (min. 2.85 ksi)	1"	1-3/4"
	UngROUTED CMU, (ASTM C-90)	2-1/2"	1-1/4"
1/4" Ultracon+	P.T. Southern Pine (SG=0.55)	1"	1-3/8"
	Concrete (min. 3 ksi)	1-3/16"	1-3/4"
	UngROUTED CMU, (ASTM C-90)	1"	1-1/4"
1/4" Crete-Flex (410 S.S.)	P.T. Southern Pine (SG=0.55)	1"	1-3/8"
	Concrete (min. 3.35 ksi)	1"	1-3/4"
	UngROUTED CMU, (ASTM C-90)	2-1/2"	1-1/4"
1/4" Aggre-Gator (18-8 S.S.)	Concrete (min. 3.275 ksi)	1-1/2"	1-3/8"
	P.T. Southern Pine (SG=0.55)	1"	1-3/8"
	UngROUTED CMU, (ASTM C-90)	2"	1-1/4"

TABLE 3: ANCHORS INSTALLED THROUGH INTEGRAL FIN

Anchor	Substrate	Min. Edge Distance	Min. Embedment
2-1/2" x .131" Common Nail Max. DP of 50.0	P.T. Southern Pine (SG=.55)	9/16"	2-7/16"
	2-1/2" x .131" Ring-shank Nail	9/16"	2-7/16"
#10 SMS (steel, 18-8 S.S. or 410 S.S.)	2-1/2" x .145" Roofing Nail	9/16"	2-7/16"
	P.T. Southern Pine (SG=.55)	3/4"	1-3/8"
	Aluminum, 6063-T5	3/8"	0.050"
	Steel Stud, Gr. 33	3/8"	0.0346" (20 Ga.)
	Steel, A36	3/8"	0.050"

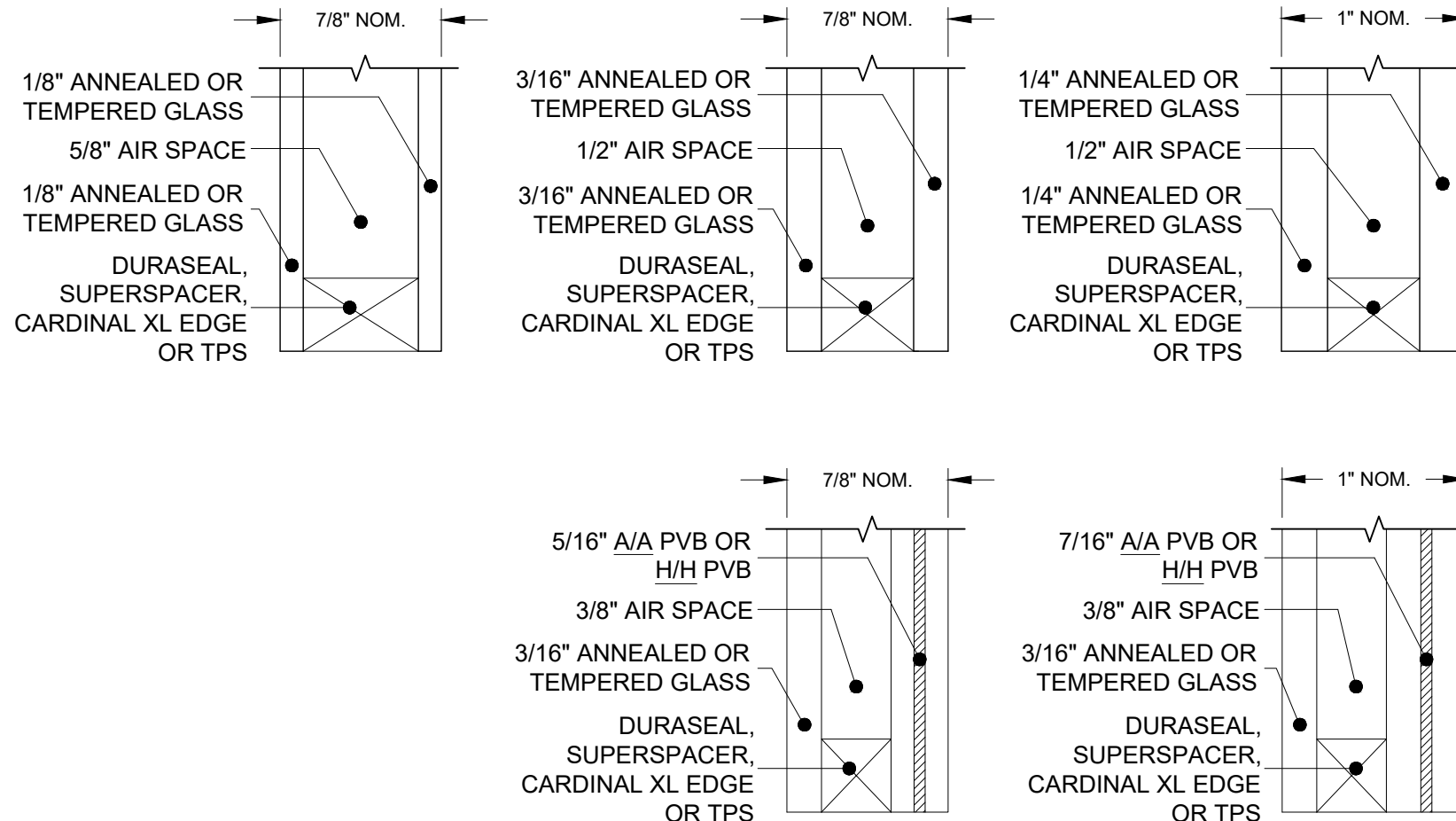
ANCHOR NOTES:

- 1) "UNGROUTED CMU" VALUES MAY BE USED FOR GROUTED CMU APPLICATIONS.
- 2) PANHEAD, FLATHEAD OR HEXHEAD ARE ACCEPTABLE.
- 3) ANCHOR LENGTH TO BE SO THAT A MIN. OF 3 THREADS EXTEND BEYOND THE METAL SUBSTRATE.

VISIBLE LIGHT FORMULAS

WIDTH: BUCK WIDTH - 4-5/16"
HEIGHT: BUCK HEIGHT - 4-5/16"

VISIBLE LIGHT WIDTH OR HEIGHT (ALSO REFERRED TO AS DAYLIGHT OPENING) IS MEASURED FROM BEADING TO BEADING.



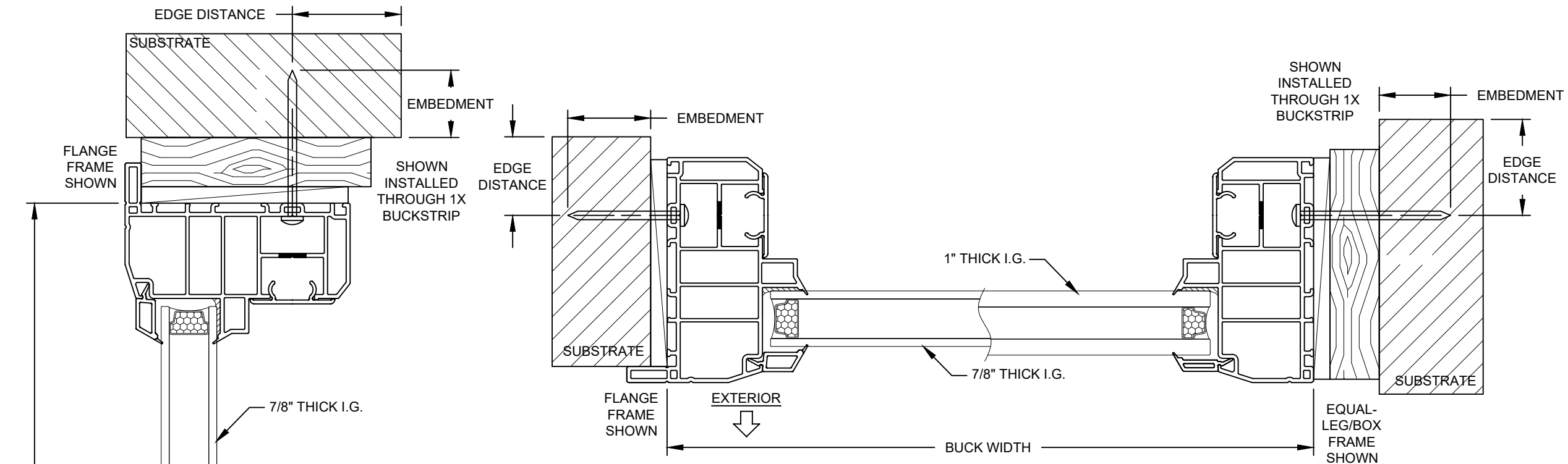
GLASS TYPES

PVB = KURARAY TROSIFOL PVB INTERLAYER BY KURARAY AMERICA, INC.
A = ANNEALED
H = HEAT STRENGTHENED

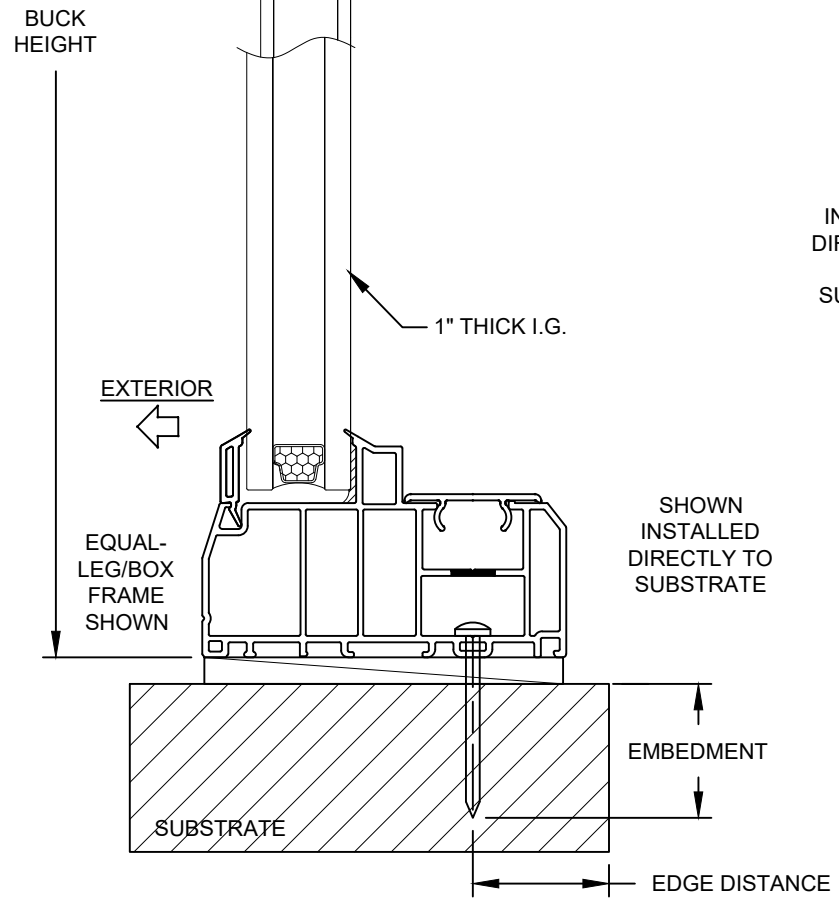
Revision: REV C - UPDATED GLASS TYPES. EK 02/07/22

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	Drawn By	J ROSOWSKI
	DWG No.	PW5420-FPA
	Sheet	2 OF 4
REGISTRATION #29296 VINYL FIXED WINDOW INSTALLATION (NI) GLASS/ANCHORS/FRACTION OPTIONS	Scale	PW5420
	Series	
	Desc.	

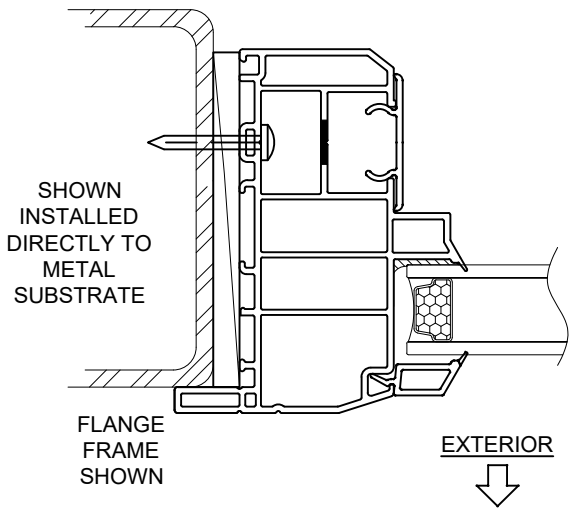
A. LYNN MILLER, P.E.
P.E.# 58705



HORIZONTAL SECTION A-A




VERTICAL SECTION B-B

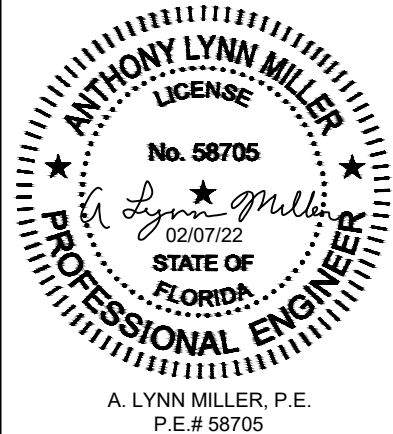


INSTALLATION NOTES:

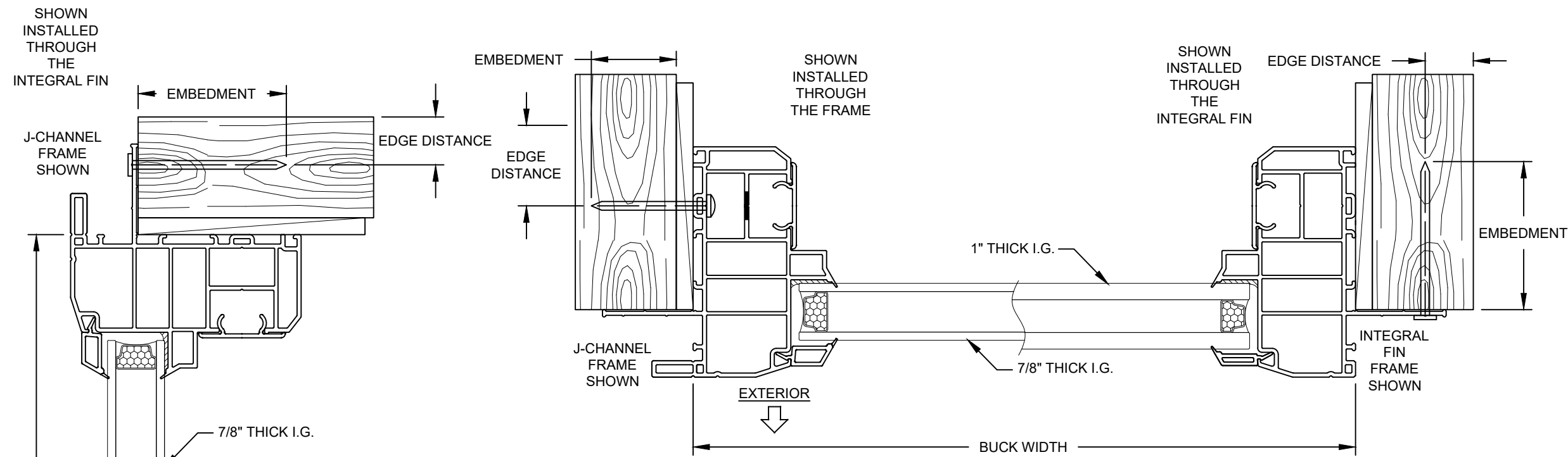
- 1) SEE SHEET 1 FOR SPACING REQUIREMENTS.
- 2) SEE TABLE(S) ON SHEET 2 FOR ANCHORAGE AND SUBSTRATE REQUIREMENTS.
- 3) MAX. SHIM THICKNESS TO BE 1/4".
- 4) GLASS SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY DIFFER TO MEET DESIGN REQUIREMENTS.
- 5) FIN AND/OR FLANGE MAY BE REMOVED TO CREATE OTHER FRAME TYPES.

Revision:
REV C - NO CHANGES THIS SHEET. EK 02/07/22

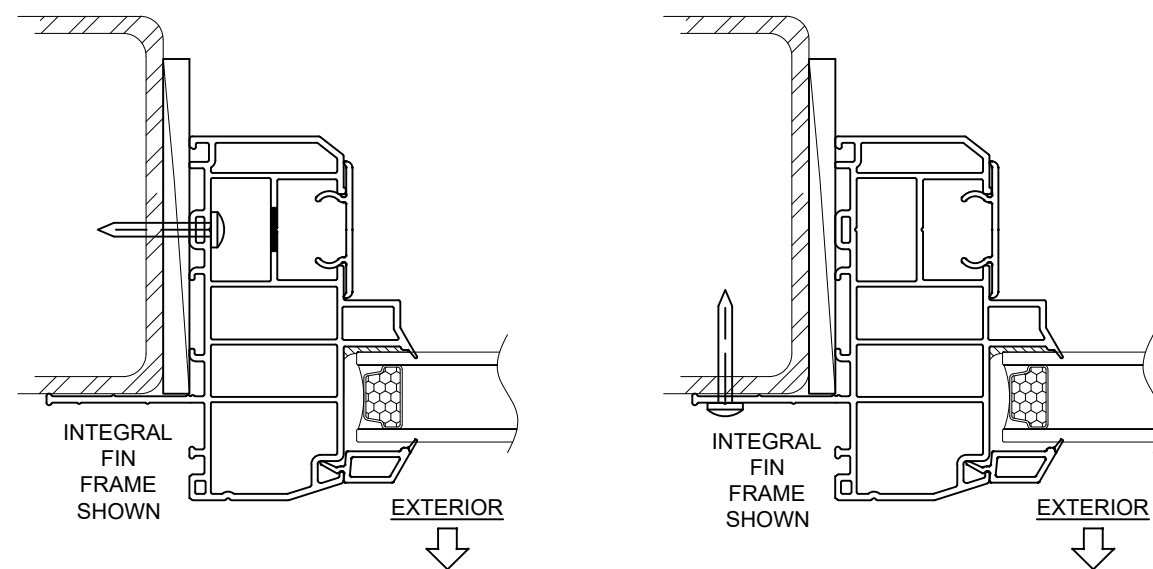
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		By	J ROSOWSKI	DWG No.	PW5420-FPA
 REGISTRATION #29296 VINYL FIXED WINDOW INSTALLATION (NI) FLANGE/EQUAL-LEG INSTALLATION	VINYL FIXED WINDOW INSTALLATION (NI) FLANGE/EQUAL-LEG INSTALLATION	Scale	NTS	Sheet	3 OF 4
		Series Desc.	PW5420	Series	PW5420-FPA



A. LYNN MILLER, P.E.
P.E.# 58705

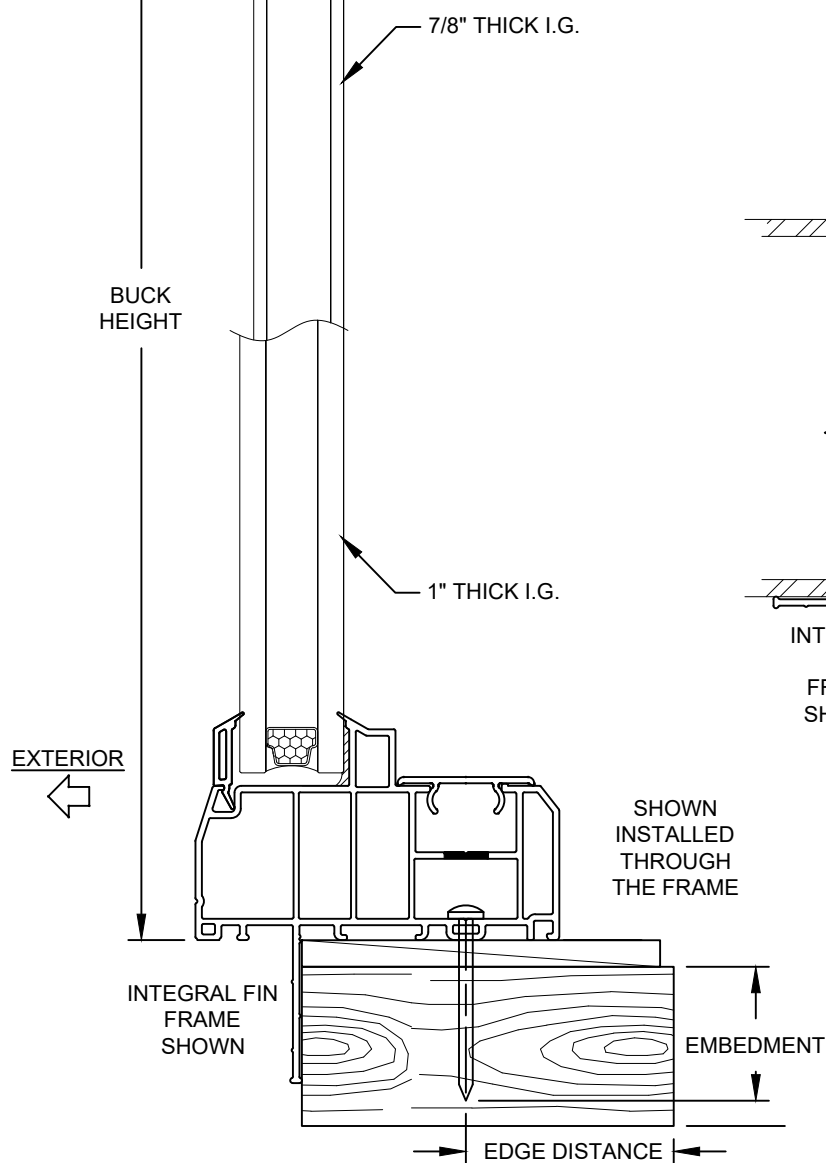


HORIZONTAL SECTION C-C



INSTALLATION THROUGH THE FRAME, INTO METAL

INSTALLATION THROUGH THE INTEGRAL FIN, INTO METAL



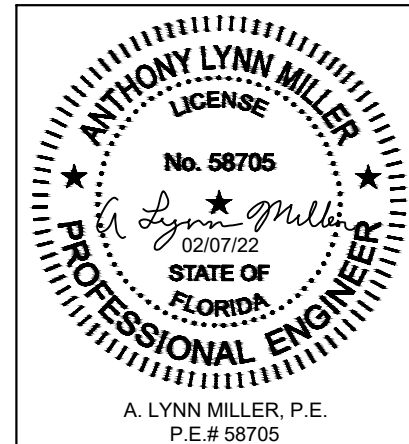
VERTICAL SECTION D-D

INSTALLATION NOTES:

- 1) SEE SHEET 1 FOR SPACING REQUIREMENTS.
- 2) SEE TABLE(S) ON SHEET 2 FOR ANCHORAGE AND SUBSTRATE REQUIREMENTS.
- 3) MAX. SHIM THICKNESS TO BE 1/4".
- 4) GLASS SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY DIFFER TO MEET DESIGN REQUIREMENTS.
- 5) FIN AND/OR FLANGE MAY BE REMOVED TO CREATE OTHER FRAME TYPES.

Revision:
REV C - NO CHANGES THIS SHEET. EK 02/07/22

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	Drawn By	J ROSOWSKI	DWG No.	PW5420-FPA
	Series	VINYL FIXED WINDOW INSTALLATION (NI)	Sheet	4 OF 4
	Desc. Title	INTEGRAL FIN INSTALLATION	Scale	NTS
Registration #	#29296	Series	PW5420	



A. LYNN MILLER, P.E.
P.E.# 58705



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Product Approval
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 Application Detail

OFFICE OF THE SECRETARY

FL #	FL243-R29				
Application Type	Revision				
Code Version	2023				
Application Status	Approved				
	*Approved by DBPR. Approvals by DBPR shall be reviewed and ratified by the POC and/or the Commission if necessary.				
Comments					
Archived	<input type="checkbox"/>				
Product Manufacturer	PGT Industries				
Address/Phone/Email	1070 Technology Drive North Venice, FL 34275 (941) 486-0100 Ext 21140 jrosowski@pgtindustries.com				
Authorized Signature	Jens Rosowski jrosowski@pgtindustries.com				
Technical Representative	Lynn Miller, P.E.				
Address/Phone/Email	1070 Technology Dr N Venice, FL 34275 (941) 486-0100 Ext 21142 lmiller@pgtindustries.com				
Quality Assurance Representative					
Address/Phone/Email					
Category	Windows				
Subcategory	Fixed				
Compliance Method	Certification Mark or Listing				
Certification Agency	Miami-Dade BCCO - CER				
Validated By	Steven M. Urich, PE				
	<input checked="" type="checkbox"/> Validation Checklist - Hardcopy Received				
Referenced Standard and Year (of Standard)	<table border="0"> <tr> <td>Standard</td> <td>Year</td> </tr> <tr> <td>TAS 201, 202, 203</td> <td>1994</td> </tr> </table>	Standard	Year	TAS 201, 202, 203	1994
Standard	Year				
TAS 201, 202, 203	1994				
Equivalence of Product Standards Certified By					
Product Approval Method	Method 1 Option A				
Date Submitted	03/19/2025				
Date Validated	03/19/2025				

Date Pending FBC Approval

Date Approved

03/20/2025

Summary of Products

FL #	Model, Number or Name	Description
243.1	PW - 640 (Non-Impact)	Aluminum Casement Picture Window
Limits of Use Approved for use in HVHZ: Yes Approved for use outside HVHZ: Yes Impact Resistant: No Design Pressure: N/A Other: Please see the Miami-Dade County Notice of Acceptance (NOA) for product performance information, anchorage details, and anchor type, size, and spacing information.		Certification Agency Certificate FL243 R29 C CAC 23-0816.07a .pdf Quality Assurance Contract Expiration Date 04/11/2028 Installation Instructions FL243 R29 II 23-0816.07a .pdf Verified By: Miami-Dade BCCO - CER Created by Independent Third Party: Evaluation Reports Created by Independent Third Party:
243.2	PW - 740 (Large Missile Impact)	Aluminum Casement Picture Window
Limits of Use Approved for use in HVHZ: Yes Approved for use outside HVHZ: Yes Impact Resistant: Yes Design Pressure: N/A Other: Please see the Miami-Dade County Notice of Acceptance (NOA) for product performance information, anchorage details, and anchor type, size, and spacing information.		Certification Agency Certificate FL243 R29 C CAC 23-0816.08.pdf Quality Assurance Contract Expiration Date 04/11/2028 Installation Instructions FL243 R29 II 23-0816.08.pdf Verified By: Miami-Dade BCCO - CER Created by Independent Third Party: Evaluation Reports Created by Independent Third Party:
243.3	PW-5420 (Non-Impact)	Vinyl Fixed Window
Limits of Use Approved for use in HVHZ: Yes Approved for use outside HVHZ: Yes Impact Resistant: No Design Pressure: N/A Other: Please see the Miami-Dade County Notice of Acceptance (NOA) for product performance information, anchorage details, and anchor type, size, and spacing information.		Certification Agency Certificate FL243 R29 C CAC 25-0220.03.pdf Quality Assurance Contract Expiration Date 04/30/2030 Installation Instructions FL243 R29 II 25-0220.03.pdf Verified By: Miami-Dade BCCO - CER Created by Independent Third Party: Evaluation Reports Created by Independent Third Party:
243.4	PW-5440 (Non-Impact)	Vinyl Fixed Window used with Casement/Awning
Limits of Use Approved for use in HVHZ: Yes Approved for use outside HVHZ: Yes Impact Resistant: No Design Pressure: N/A Other: Please see the Miami-Dade County Notice of Acceptance (NOA) for product performance information, anchorage details, and anchor type, size, and spacing information.		Certification Agency Certificate FL243 R29 C CAC 23-0816.05a.pdf Quality Assurance Contract Expiration Date 09/24/2025 Installation Instructions FL243 R29 II 23-0816.05a.pdf Verified By: Miami-Dade BCCO - CER Created by Independent Third Party: Evaluation Reports Created by Independent Third Party:
243.5	PW-5520 (Large Missile Impact)	Vinyl Fixed Window
Limits of Use Approved for use in HVHZ: Yes Approved for use outside HVHZ: Yes Impact Resistant: Yes Design Pressure: N/A Other: Please see the Miami-Dade County Notice of Acceptance (NOA) for product performance information, anchorage details, and anchor type, size, and spacing information.		Certification Agency Certificate FL243 R29 C CAC 25-0220.04.pdf Quality Assurance Contract Expiration Date 04/30/2030 Installation Instructions FL243 R29 II 25-0220.04.pdf Verified By: Miami-Dade BCCO - CER Created by Independent Third Party: Evaluation Reports Created by Independent Third Party:
243.6	PW-5540 (Large Missile Impact)	Vinyl Fixed Window used with Casement/Awning
Limits of Use Approved for use in HVHZ: Yes Approved for use outside HVHZ: Yes Impact Resistant: Yes Design Pressure: N/A Other: Please see the Miami-Dade County Notice of Acceptance (NOA) for product performance information,		Certification Agency Certificate FL243 R29 C CAC 23-0816.04.pdf Quality Assurance Contract Expiration Date 09/24/2025 Installation Instructions FL243 R29 II 23-0816.04.pdf Verified By: Miami-Dade BCCO - CER Created by Independent Third Party:

anchorage details, and anchor type, size, and spacing information.		Evaluation Reports Created by Independent Third Party:
243.7	PW-7620A (Non-Impact)	Aluminum Fixed Window
Limits of Use Approved for use in HVHZ: Yes Approved for use outside HVHZ: Yes Impact Resistant: No Design Pressure: N/A Other: Please see the Miami-Dade County Notice of Acceptance (NOA) for product performance information, anchorage details, and anchor type, size, and spacing information.		Certification Agency Certificate FL243 R29 C CAC 23-0816.01.pdf Quality Assurance Contract Expiration Date 02/19/2029 Installation Instructions FL243 R29 II 23-0816.01.pdf Verified By: Miami-Dade BCCO - CER Created by Independent Third Party: Evaluation Reports Created by Independent Third Party:
243.8	PW-7720A (Impact)	Aluminum Fixed Window
Limits of Use Approved for use in HVHZ: Yes Approved for use outside HVHZ: Yes Impact Resistant: Yes Design Pressure: N/A Other: Please see the Miami-Dade County Notice of Acceptance (NOA) for product performance information, anchorage details, and anchor type, size, and spacing information.		Certification Agency Certificate FL243 R29 C CAC 23-0816.02.pdf Quality Assurance Contract Expiration Date 02/19/2029 Installation Instructions FL243 R29 II 23-0816.02.pdf Verified By: Miami-Dade BCCO - CER Created by Independent Third Party: Evaluation Reports Created by Independent Third Party:

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Product Approval Accepts:



DATE: April 30, 2025

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

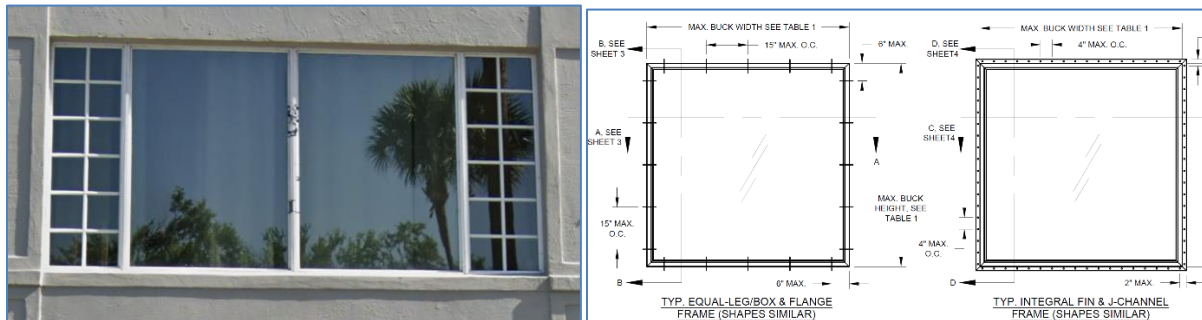
RE: **Tab 3 - Certificate of Appropriateness; 301 N Baker (Location); Replace Windows (Proposed Work); BAKER-GC DEVELOPMENT LLC (Owner); Austin Guenther (Applicant).**

Property Information:

Address:	301 N Baker	Current Use:	Commercial
Zoning District:	C-2	Land Use:	Commercial

Requested Action:

The structure was constructed in 1997 and the Applicant is seeking to remove and replace twenty-seven (27) vinyl windows due to the poor condition of the existing windows which are leaking. The replacement windows will be the same material as the existing windows (vinyl) but will not provide a grid pattern.



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.
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.

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

Guidance from the Historic Design Guidelines:

The placement, design and materials of windows is often a significant part of the architectural character of a building. Common historic windows in Mount Dora are double-hung sash in a 1/1,

2/2, 3/1 or multi-light /I pattern, wood or steel casement and commercial show windows. Non-historic windows include awning, jalousie and i-livot types. Awning and jalousie windows have been put to an unfortunate use as replacement windows or porch enclosures in many of Mount Dora's historic Craftsman Bungalows.

Under Standard 2, the visual role of historic window design and its detailing or craftsmanship should be carefully considered in planning window repair or replacement. Factors to consider include the size and number of windows in relationship to a wall surface and their pattern or repetition; their overall design and detailing; their proximity to ground level and key entrances; their visibility on key elevations.

Whether to repair or replace windows is an issue that can pose considerable problems in a rehabilitation. Distinctive windows are a significant part of the overall design of a building and should not be destroyed under Standard 6. Careful repair is the preferred approach. If repair is not technically or economically feasible, new windows that match the original in size, general muntin/mullion configuration and reflective qualities may be substituted for missing or irreparable windows.

If 50% or more of a window is deteriorated or missing, then wholesale replacement of windows is allowable. But replacement windows must be selected with care. Small differences between replacement and historic windows can make a big difference in appearance. When choosing replacements the following features of the original windows should be used as criteria:

- trim detail
- size, shape of frame, sash
- location of meeting rail
- reveal or set-back of window from wall plane
- separate planes of two sash
- color, reflective qualities of glass
- muntin, mullion profiles and configuration

If these criteria are fulfilled, the new windows need not be exact replicas of the originals. The Standards further permit new windows to be constructed of non-historic materials such as aluminum or vinyl and to have a tint of up to 10%. Of course, matching the original materials and visual qualities is always preferable. In general, changes to window openings should be avoided. Owners often wish to replace windows to create a new look, for energy efficiency, to decrease maintenance costs or because of problems operating existing units. Highly tinted windows, windows with reflective qualities or stock windows of both incompatible design and materials often result from such an approach and conflict with Standards 3, 6 and 9.

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. A site survey was not completed on the residence which makes the residence a non-contributing building; and
2. Chapter VIII of the LDC defines ‘noncontributing building’ as “a building within a historic district which does not add to a historic district's sense of time and place and historical development; or a building where the location, design, setting, materials, workmanship, and association have been so changed, or have so deteriorated that the overall integrity of the building has been irretrievably lost.”
3. The request is consistent with the Mount Dora Historic Design Guidelines which recommend replacing windows if they cannot be fixed; and
4. The proposed work is compatible with the architectural style of the building; and
5. The request does not affect visual compatibility with the exterior architectural of adjacent, neighboring or visually related buildings, structures, sites and streetscapes as required by LDC Section 3.6.4 (2)(b).

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

Board Action:

The Historic Preservation Board may:

1. Accept Staff’s Findings of Fact and Approve the application, as presented;
2. Partially reject Staff’s Findings of Fact and Approve the application with conditions to ensure the application is consistent with the Standards of Review. Note: The motion should clearly state the Standards of Review the proposed conditions will address.
3. Reject Staff’s Findings of Fact and Deny the application based on inconsistencies between the application and the Standards of Review. Note: The motion will need to include reasoning as to why the application is inconsistent with the Standards of Review.

Attachments:

Application



DATE: April 30, 2025
TO: Historic Preservation Board
FROM: Michele Janiszewski, AICP, Senior Planner
RE: **Tab 4 - Certificate of Appropriateness; 805 Hackett Street (Location); Alterations (Proposed Work); Kimberly Scavone (Owner); Kimberly Scavone (Applicant).**

Property Information:

Address: 805 Hackett Street **Current Use:** Residential
Zoning District: R-2 **Land Use:** Medium Density

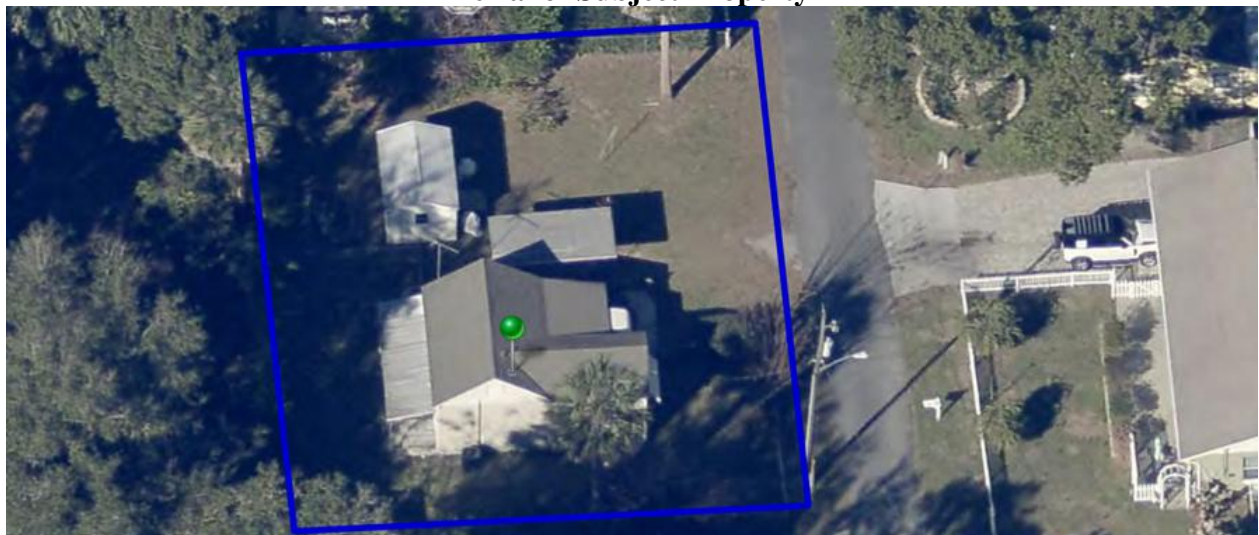
Structure Information:

Date of Construction: 1930 **Style:** Frame Vernacular
Siding: Vinyl **Stories:** One
Roof Type: Gable **Chimneys:** None
Roof Material: Asphalt Shingles **Porch:** 1; Enclosed

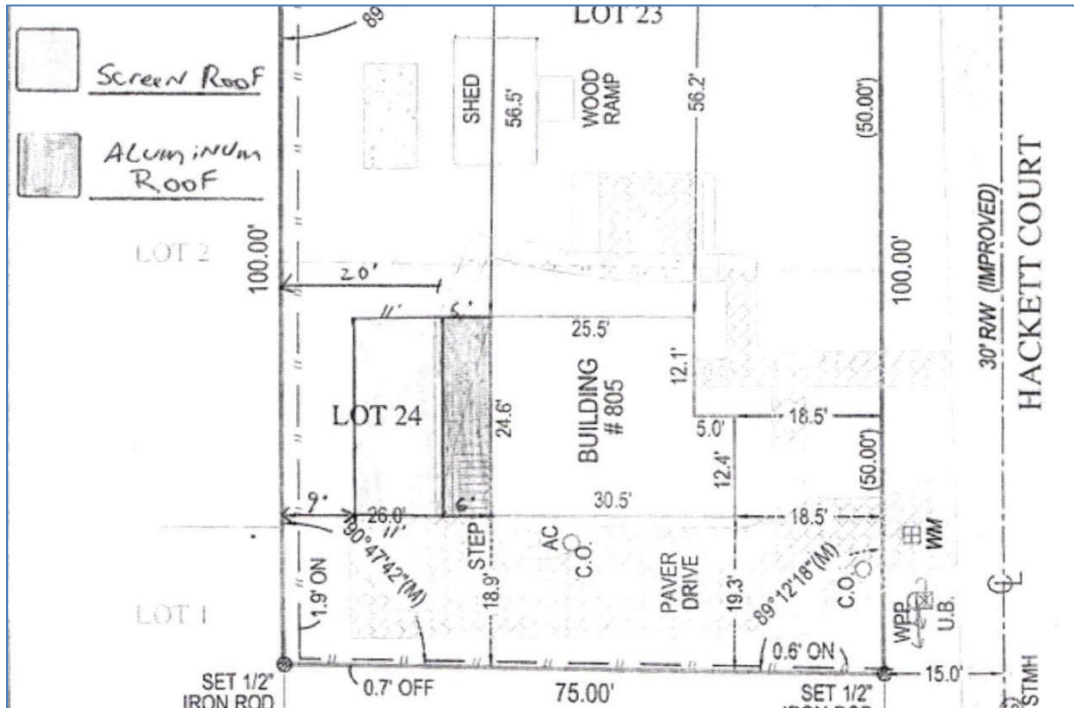
Requested Action:

Remove and replace the existing aluminum roof and develop the expanded paver area with a screen enclosure (no roof).

Aerial of Subject Property



Plot Plan



Background on Architectural Style:

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

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

Plan: regular, rectangular; ell and irregular also common.

Foundation: Piers, wood, tabby or coquina prior to Civil War; brick, concrete block after.

Height: one to two and one-half stories.

Primary Exterior Material: horizontal wood siding; less common, wood shingles, board and batten.

Roof type: gable, less common hip, pyramidal; false front on commercial buildings.

Roof Surfacing: wood shingles during 19th Century; metal during late 19th, composition and asbestos shingles beginning in 1920s.

Guidance from Land Development Code (LDC)

LDC Section 3.4.6 (2)(b) states that it is also the intent to promote visually compatible, contemporary designs that are harmonious with the exterior architectural and landscape features

of adjacent, neighboring or visually related buildings, structures, sites and streetscapes. Visual compatibility will be defined in terms of the following criteria:

1. *Height.* The height of proposed buildings or modifications will be visually compatible in comparison or relation to the height of existing structures and buildings.
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.
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.
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.
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.
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.
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.
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.
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.

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

Guidance from the Historic Design Guidelines:

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

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.

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 to replace an aluminum roof and construct a screen enclosure on the expanded paver area of the rear of the residence; and
2. The request is consistent with the Mount Dora Historic Design Guidelines which recommend constructing additions away from the principal public view and to the rear of the historic building; and
3. The request is consistent with the Mount Dora Historic Design Guidelines which recommend that additions do not obstruct character-defining features of the historic

building; and

4. The request does not adversely impact 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), since it is an accessory structure located on the rear of the residence.

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

Board Action:

The Historic Preservation Board may:

1. Accept Staff’s Findings of Fact and Approve the application, as presented;
2. Partially reject Staff’s Findings of Fact and Approve the application with conditions to ensure the application is consistent with the Standards of Review. Note: The motion should clearly state the Standards of Review the proposed conditions will address.
3. Reject Staff’s Findings of Fact and Deny the application based on inconsistencies between the application and the Standards of Review. Note: The motion will need to include reasoning as to why the application is inconsistent with the Standards of Review.

Attachments:

Photos
2008 Site File
2020 Site File
Application



CITY OF MOUNT D O R A

Site Photos





HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA03698
 Recorder # 185
 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) 805 Hackett Ct Multiple Listing (DHR only) _____
 Other Names _____ >> _____
 Survey or Project Name _____ Survey# _____
 National Register Category Building(s)

LOCATION & IDENTIFICATION

Street No.	Direction	Street Name	Street Type	Direction Suffix
<u>805</u>		<u>Hackett</u>	<u>Court</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 Frame Vernacular Other Style _____
 Exterior Plan L-shaped Other Exterior Plan _____
 Number of Stories 1
 Structural System(s) >> Wood frame
 Other Structural System(s) _____
 Foundation Type(s) >> Piers
 Other Foundation Types _____
 Foundation Material(s) >> Brick
 Other Foundation Material(s) _____
 Exterior Fabric(s) >> Vinyl
 Other Exterior Fabric(s) _____
 Roof Type(s) >> Gable
 Other Roof Type(s) _____
 Roof Material(s) >> _____
 Other Roof Material(s) _____
 Roof Secondary Structure(s) (dormers etc) >> _____
 Other Roof Secondary Structure(s) _____
 Number of Chimneys _____
 Chimney Material _____
 Other Chimney Material(s) _____
 Chimney Location(s) _____

HISTORICAL STRUCTURE FORM

8LA03698

DESCRIPTION (continued)

Window Descriptions metal sash, metal awning

Main Entrance Description (stylistic details) _____

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

Porch Roof Types(s) _____

Exterior Ornament _____

Interior Plan _____ Other Interior Plan _____

Condition Fair

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 1930

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; 1930;

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

BLA03698

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____ Maintaining Organization: _____
File or Accession #: _____ Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles
Recorder Address / Phone 4104 St. Augustine Road Jacksonville, FL
Recorder Affiliation Bland & Associates, Inc Other Affiliation _____
Is a Text-Only Supplement File Attached (Surveyor Only)? NO

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

Cultural Resource Type: SS
Electronic Form Used: S110
Form Type Code: NORM
Form Quality Ranking: NEW
Form Status Code: SCAT

SHPO's Evaluation of Resource

_____ Date _____

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

FMSF Staffer: _____
Computer Entry Date: 5/25/2008

Form Comments: _____

REQUIRED PAPER ATTACHMENTS

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

LA03698-200803

Supplementary Printout

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

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

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

- > **Foundation types:**
Piers

- > **Foundation materials:**
Brick

- > **Exterior fabrics:**
Vinyl
Asbestos
Brick

- > **Roof types:**
Gable

- > **Roof materials:**

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

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

- > **Original, intermediate, present uses/year started/year ended:**
Private residence;1930;

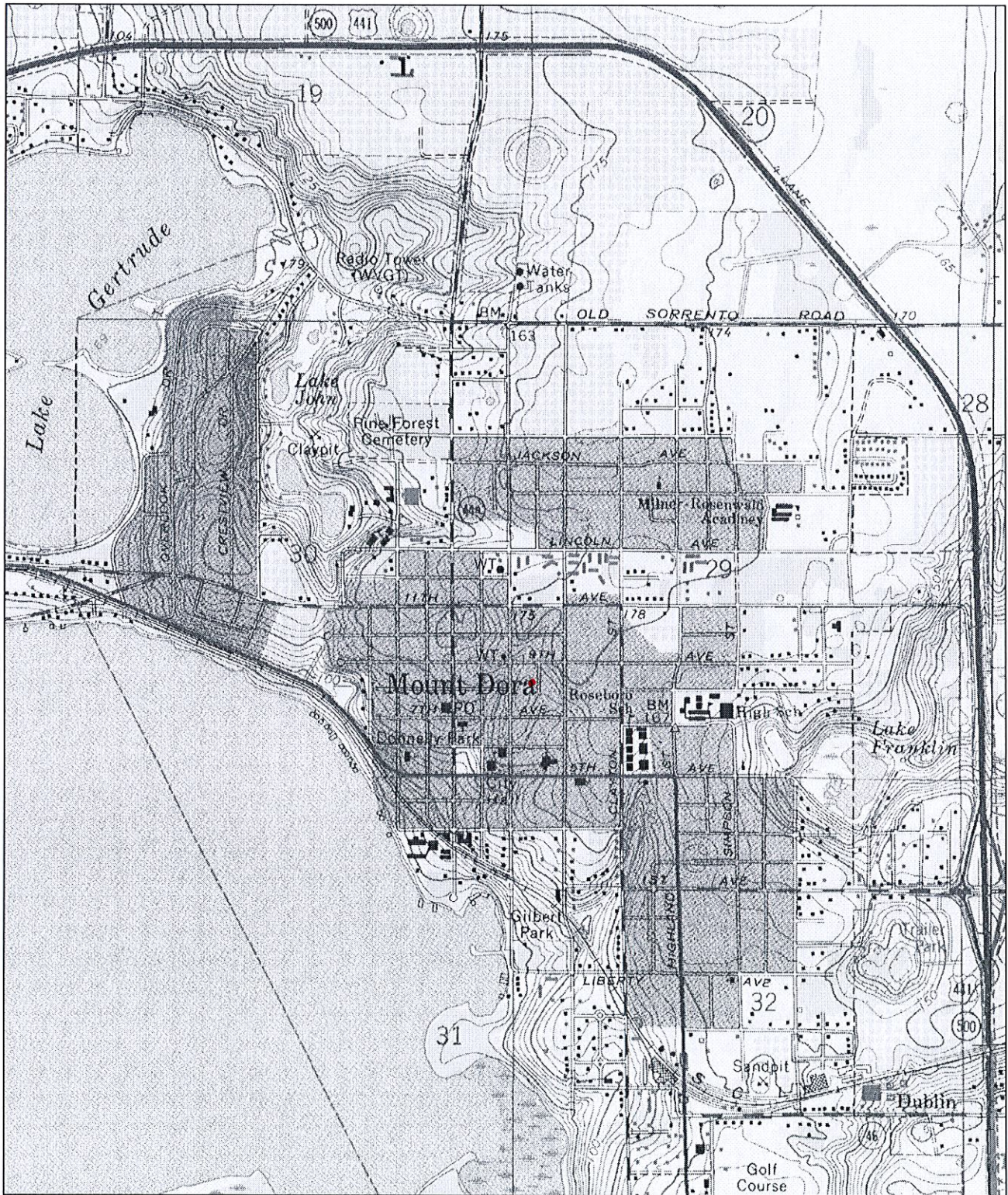
- > **Research methods:**
Examine local tax records
FL Master Site File-Cultural Resources
Pedestrian

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

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

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

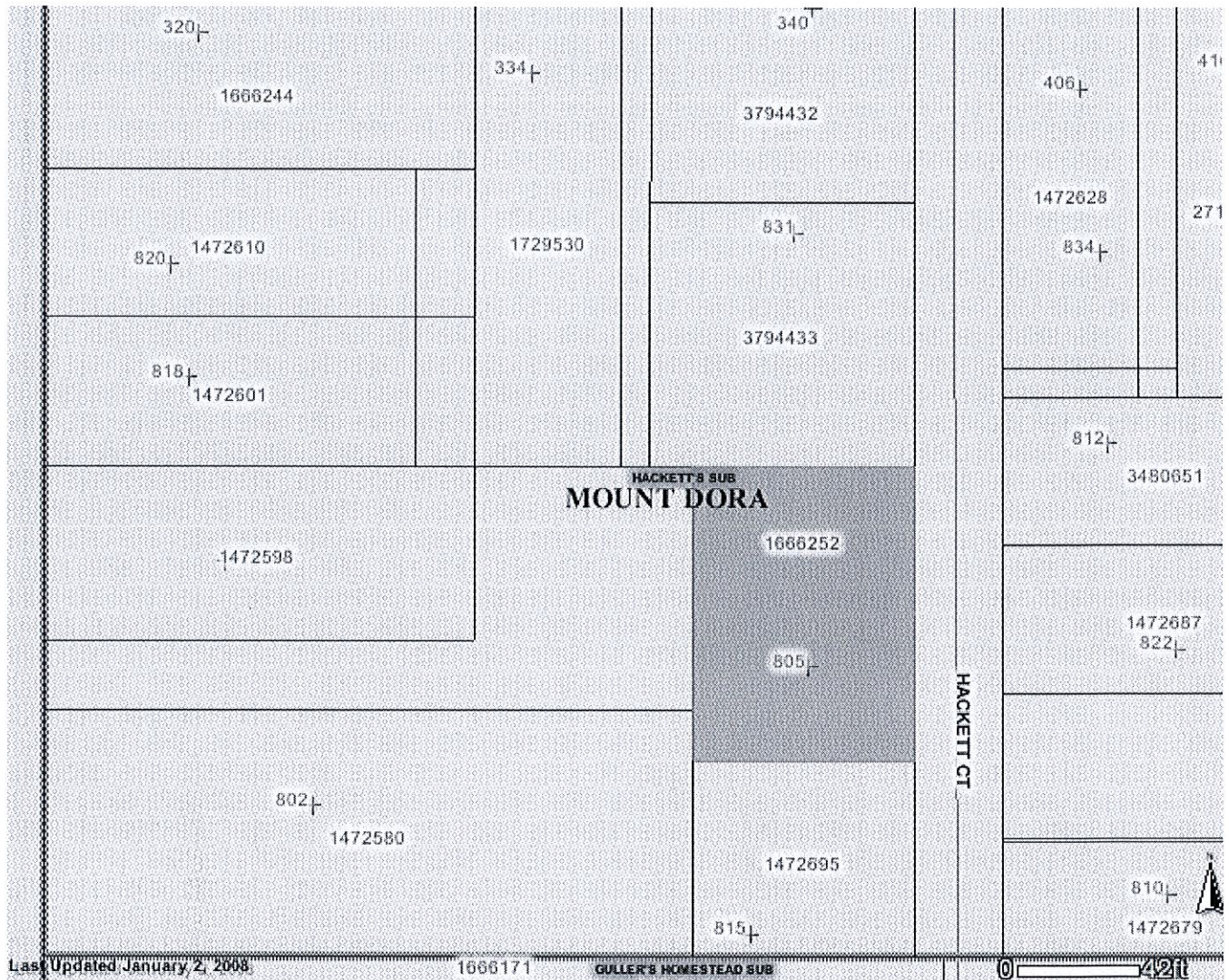
185



0 0.5 Mi
0 2000 Ft

Map provided by MyTopo.com

LA3698



RN 185
LA 3698

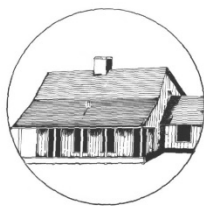


185

LA

3698

- Original
- Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 5.0 3/19

Site#8 _____
 Field Date _____
 Form Date _____
 Recorder # _____

Shaded Fields represent the minimum acceptable level of documentation.
 Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) _____ Multiple Listing (DHR only) _____
 Survey Project Name _____ Survey # (DHR only) _____
 National Register Category (please check one) building structure district site object
 Ownership: private-profit private-nonprofit private-individual private-nonspecific city county state federal Native American foreign unknown

LOCATION & MAPPING

Address: Street Number _____ Direction _____ Street Name _____ Street Type _____ Suffix Direction _____
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name _____ USGS Date _____ Plat or Other Map _____
 City / Town (within 3 miles) _____ In City Limits? yes no unknown County _____
 Township _____ Range _____ Section _____ ¼ section: NW SW SE NE Irregular-name: _____
 Tax Parcel # _____ Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone 16 17 Easting _____ Northing _____
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: _____ approximately year listed or earlier year listed or later
 Original Use _____ From (year): _____ To (year): _____
 Current Use _____ From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: yes no unknown Date: _____ Original address _____
 Alterations: yes no unknown Date: _____ Nature _____
 Additions: yes no unknown Date: _____ Nature _____
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? yes no unknown Describe _____

DESCRIPTION

Style _____ Exterior Plan _____ Number of Stories _____
 Exterior Fabric(s) 1. _____ 2. _____ 3. _____
 Roof Type(s) 1. _____ 2. _____ 3. _____
 Roof Material(s) 1. _____ 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____

Windows (types, materials, etc.)

Distinguishing Architectural Features (exterior or interior ornaments)

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

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____	SHPO – Appears to meet criteria for NR listing: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info Date _____ Init. _____ KEEPER – Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no Date _____ NR Criteria for Evaluation: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (see <i>National Register Bulletin</i> 15, p. 2)	Owner Objection _____

DESCRIPTION (continued)

Chimney: No. ___ Chimney Material(s): 1. _____ 2. _____ 3. _____
Structural System(s): 1. _____ 2. _____ 3. _____
Foundation Type(s): 1. _____ 2. _____
Foundation Material(s): 1. _____ 2. _____
Main Entrance (stylistic details)

[Empty box for Main Entrance details]

Porch Descriptions (types, locations, roof types, etc.)
[Empty box for Porch Descriptions]

Condition (overall resource condition): excellent good fair deteriorated ruinous
Narrative Description of Resource
[Empty box for Narrative Description]

Archaeological Remains _____ Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

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

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)
[Empty box for Bibliographic References]

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? yes no insufficient information
Appears to meet the criteria for National Register listing as part of a district? yes no insufficient information
Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

[Empty box for Explanation of Evaluation]

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
1. _____ 3. _____ 5. _____
2. _____ 4. _____ 6. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name _____ Affiliation _____
Recorder Contact Information _____
(address / phone / fax / e-mail)

Required Attachments

- 1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable).
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

Street Map



N



805 HACKETT CT MOUNT DORA FL 32757

0 40 80 160
Feet

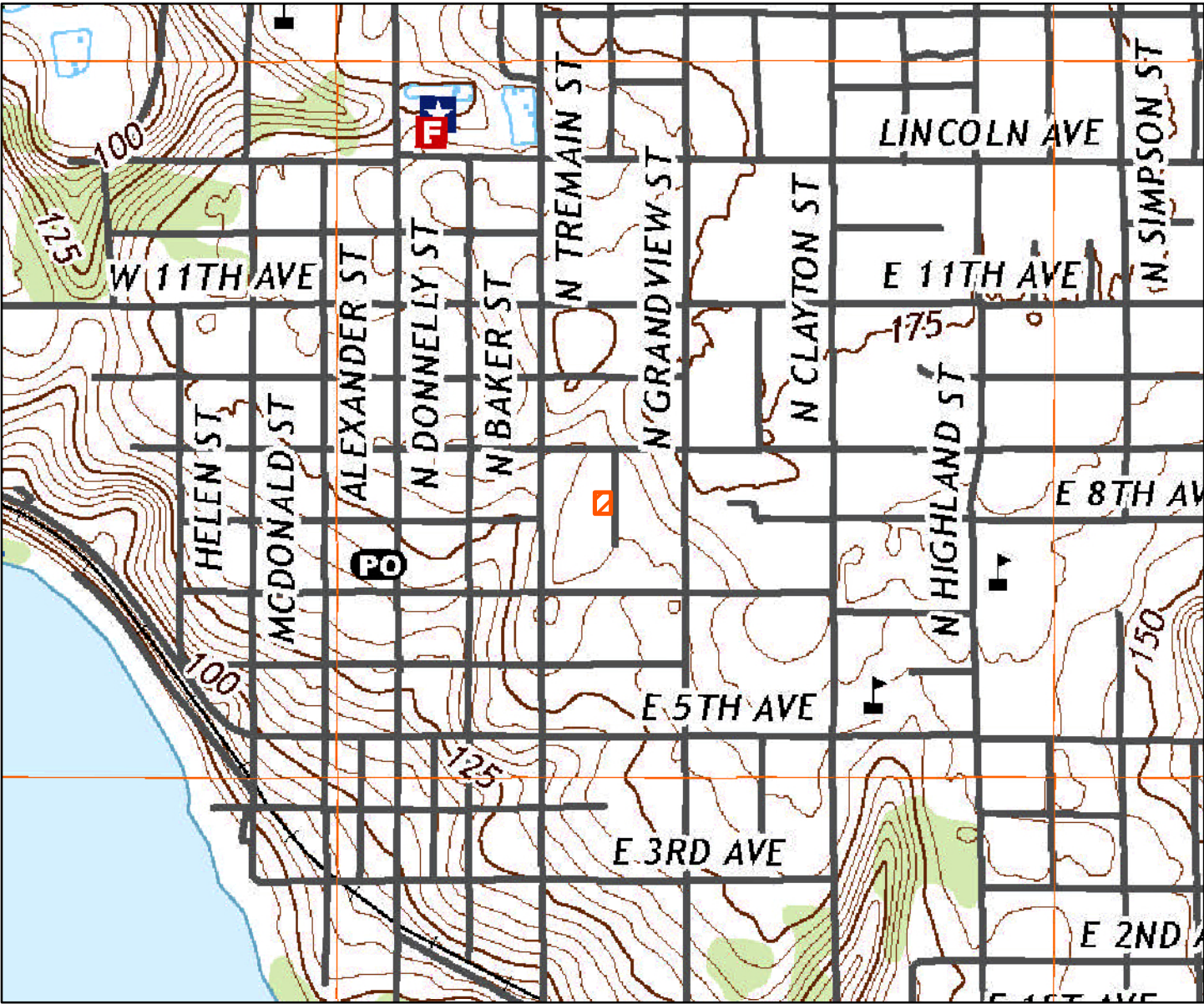


LA03698



Data Sources: Lake County, City of Mount Dora

USGS Map



LA03698



805 HACKETT CT MOUNT DORA FL 32757

Source: United States Geological Survey Eustis, FL 2018

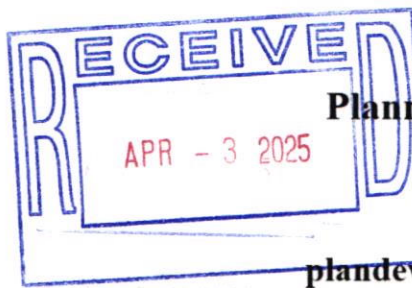




805



**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: 805 Hackett Ct. Alternate Key No.: _____

Property Owner: (same)

Applicant: Kimberly Scavone

Applicant's Mailing Address: 805 Hackett Ct, Mount Dora, FL 32757

Applicant's Phone Number: 970-471-3196

Applicant's Email Address: kimoflage@gmail.com

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

Application Type:

- New Construction Addition Renovation

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

- | | | |
|---|--|--|
| <input type="checkbox"/> Steps or Stairways | <input type="checkbox"/> Foundation | <input type="checkbox"/> Siding/Stucco/Façade Work |
| <input type="checkbox"/> Windows | <input checked="" type="checkbox"/> Porches or Porte Cochere | <input type="checkbox"/> Walls/Structural |
| <input type="checkbox"/> Doors | <input type="checkbox"/> Chimney | <input type="checkbox"/> Roof |
| <input type="checkbox"/> Walls or Fences | <input type="checkbox"/> Exterior Lighting | <input type="checkbox"/> Landscape Features |

Existing Materials / Style: Wood, Metal, Concrete

Proposed Materials / Style: Aluminum + screen, pavers, footers

Full Description of Proposed Alteration(s) or Construction including materials; please attach additional documentation if needed: See attached - add screened enclosure to rear of house

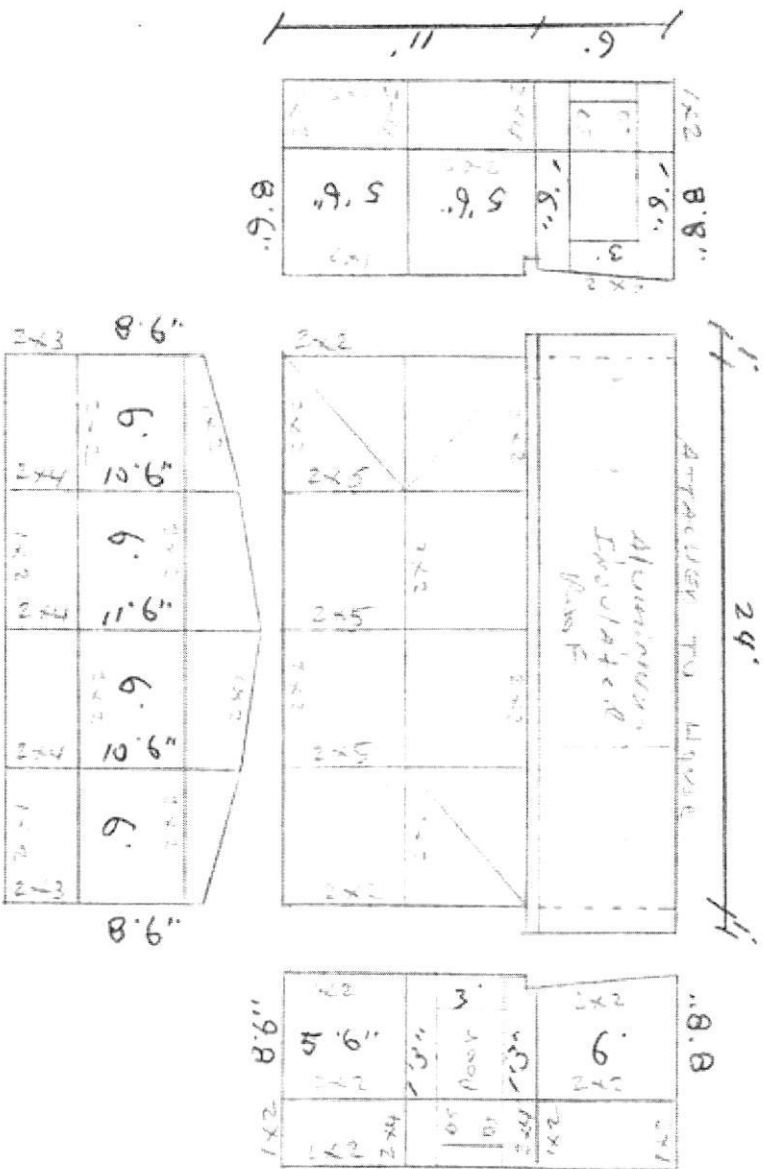
Reason for Addition / Modification: property improvement, to have a beautiful outdoor space with protection from bugs + sun.

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

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

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

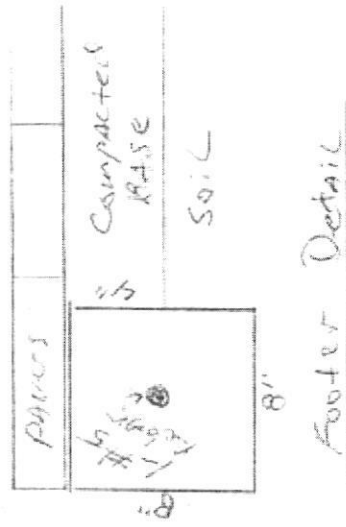
805 HACKETT COURT
 Mount Dora, FL 32757



805 Hackett Court
 Mount Dora, FL 32757



Footer Plan



Footer Detail

Existing concrete slab
w/ Alum roof to be
replaced w/ alum roof

Power area expanded and
enclosed w/ screen enclosure
(no roof)

March 27th, 2025

Dear Historic Preservation Board:

I am purchasing the home at 805 Hackett Ct. on April 3, 2025.

Currently, in the rear of the house, there is a concrete pad on which the washer, dryer and water heater sit. Beyond that there is grass.

I would like to add pavers (and footers) to extend the area in preparation for a screened enclosure. The pavers will end where the current driveway ends and the same pavers will be used.

Landscape Architect, ^{Yard Stop Pavers} Scott Monn, (352) 455-9479 will be in charge of the paving portion of the job as well as installing the footers.

He works directly with the screen enclosure person, Dennis Rupert, Specialty Construction + Design. (321) 377-2904. who will be responsible for pulling permits.

Also, Dennis would be replacing the current old metal roof that covers the concrete pad.

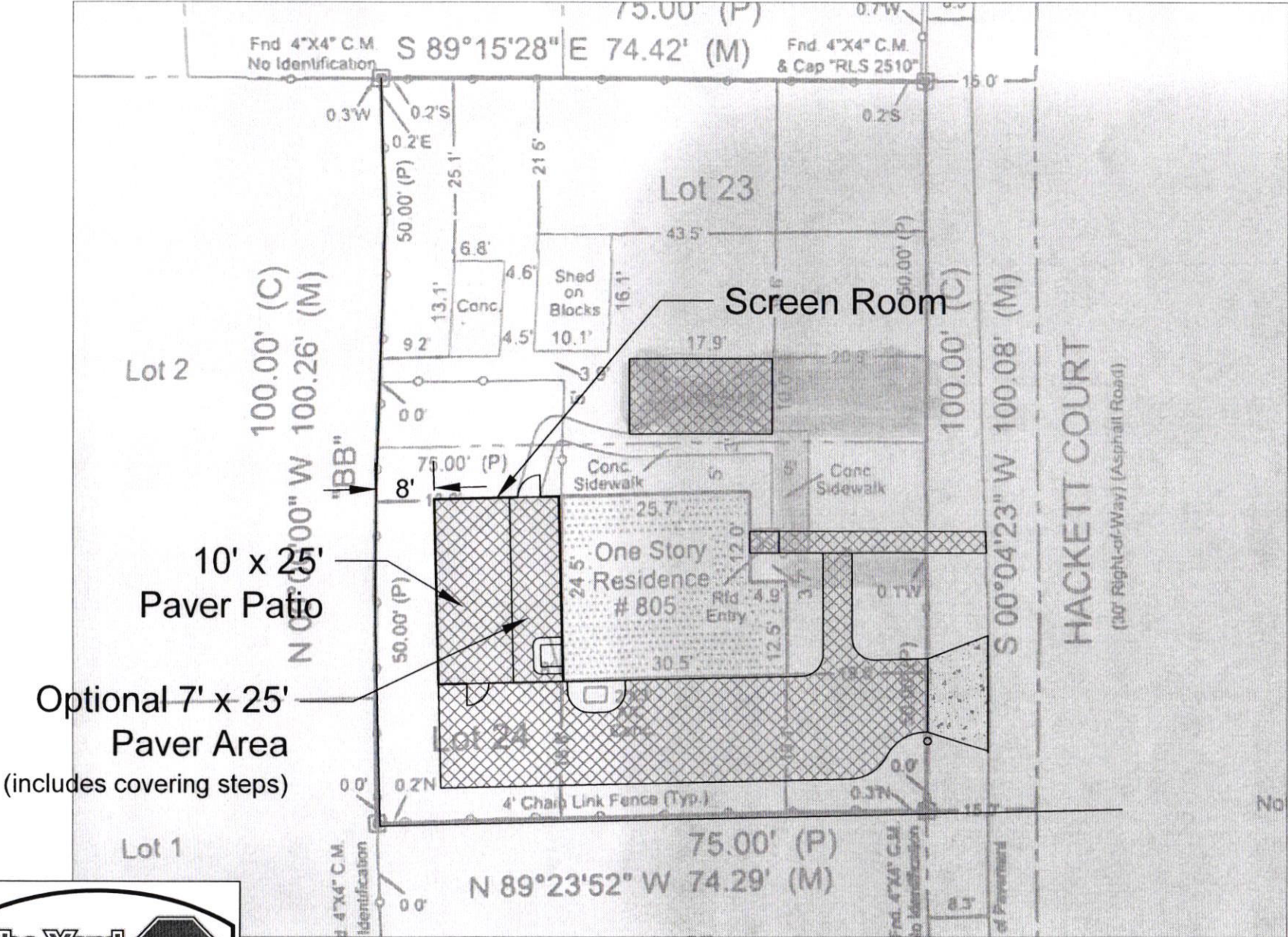
I appreciate your time and consideration as this project is very important to me in making this home everything I've dreamed of.

Respectfully,
Kim Scavene

Scavone Residence

805 North Hackett Court, Mount Dora

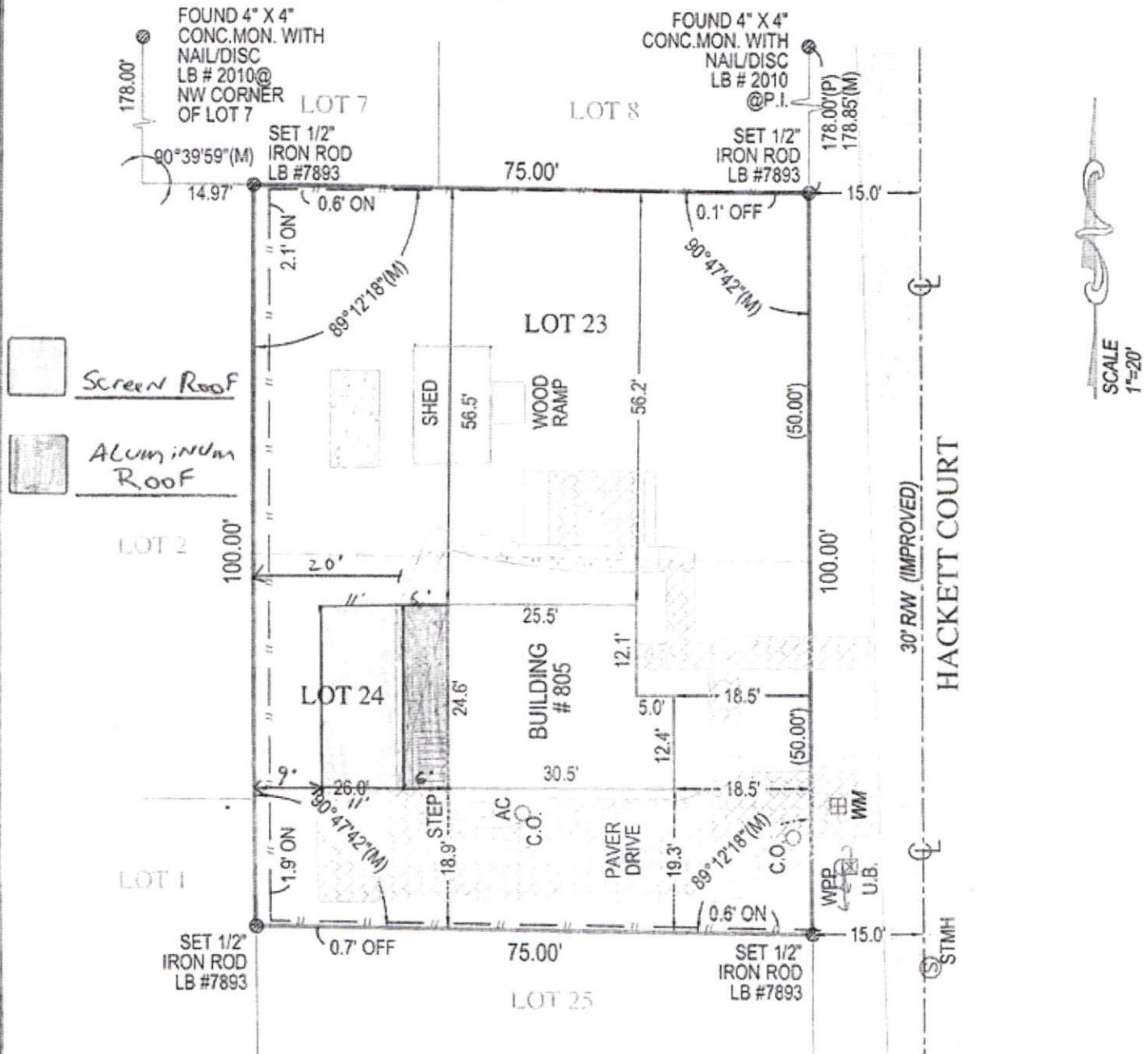
April 1, 2025



Paver Layout

Scott Monn, RLA6667000
Landscape Architect
352.455.0470

BOUNDARY SURVEY



SCALE
1"=20'

SURVEY NOTES
PAVER DRIVE AND WALK CROSSING INTO R/W ON EASTERLY SIDE OF LOT

THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY.

WPP = WOOD POWER POLE
U.B. = UTILITY BOX
C.O. = CLEAN OUT
STMH = STORM MANHOLE

PAGE 2 OF 2 PAGES
(NOT COMPLETE WITHOUT PAGE 1)
SURVEY NUMBER
679482

GENERAL NOTES:

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS
- 2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT
- 3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED
- 4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES
- 5) ONLY VISIBLE ENCROACHMENTS LOCATED
- 6) DIMENSIONS SHOWN ARE FLAT AND MEASURED UNLESS OTHERWISE SHOWN
- 7) FENCE OWNERSHIP NOT DETERMINED
- 8) ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFERENCED TO N.A.V.D. 1988
- 9) THIS SURVEY HAS BEEN COMPLETED FOR A MORTGAGE TRANSACTION. ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO DESIGN OR CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT APPROVAL FROM TARGET SURVEYING PRIOR TO SUCH USE. TARGET SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE
- 10) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

TARGET SURVEYING, LLC

LB #7893

SERVING FLORIDA

6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: <http://targetsurveying.net>



Prepared by and Return to:
Juliana White, an employee of
First International Title, LLC
1227 E. Concord Street
Orlando, FL 32803

File No.: 252398.2-50

WARRANTY DEED

This indenture made on **April 03, 2025** by **Martin Ulloa Marquez and Warren Michael Lay, a married couple**, whose address is: 2105 Normandy Dr, Mount Dora, FL 32757 hereinafter called the "grantor", to **Kimberly Anne Scavone, a single woman**, whose address is: 805 Hackett Ct, Mount Dora, FL 32757, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Lake County, Florida**, to-wit:

Lots 23 and 24, MAP OF HACKETT'S SUBDIVISION OF LOTS 19 AND 20 GULLER HOMESTEAD, according to the Plat thereof, recorded in Plat Book 4, Page 25, of the Public Records of Lake County, Florida.

Parcel Identification Number: **29-19-27-1400-000-02300**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2024.

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

Martin Ulloa Marquez

Martin Ulloa Marquez

Warren Michael Lay

Warren Michael Lay

Signed, sealed and delivered in our presence:

Veronica Harrison

1st Witness Signature

Print Name: Veronica Harrison

First International Title, Inc.

Address: 2755 S. Bay Street, Suite A
Eustis, FL 32726

Alessandro DiMare

2nd Witness Signature

Print Name: Alessandro DiMare

Address: 1540 Sunset Circle
Mount Dora, FL 32757

State of Florida

County of Lake

The Foregoing Instrument Was Acknowledged before me by means of () physical presence or () online notarization on 4-2-2025, by Martin Ulloa Marquez and Warren Michael Lay, who () is/are personally known to me or who () produced a valid Driver License as identification.

Veronica Harrison

Notary Public Signature

Printed Name:

My Commission Expires:

(NOTARY SEAL)





DATE: April 30, 2025
TO: Historic Preservation Board
FROM: Michele Janiszewski, AICP, Senior Planner
RE: **Tab 4 - Certificate of Appropriateness; 805 Hackett Street (Location); Alterations (Proposed Work); Kimberly Scavone (Owner); Kimberly Scavone (Applicant).**

Property Information:

Address: 805 Hackett Street **Current Use:** Residential
Zoning District: R-2 **Land Use:** Medium Density

Structure Information:

Date of Construction: 1930 **Style:** Frame Vernacular
Siding: Vinyl **Stories:** One
Roof Type: Gable **Chimneys:** None
Roof Material: Asphalt Shingles **Porch:** 1; Enclosed

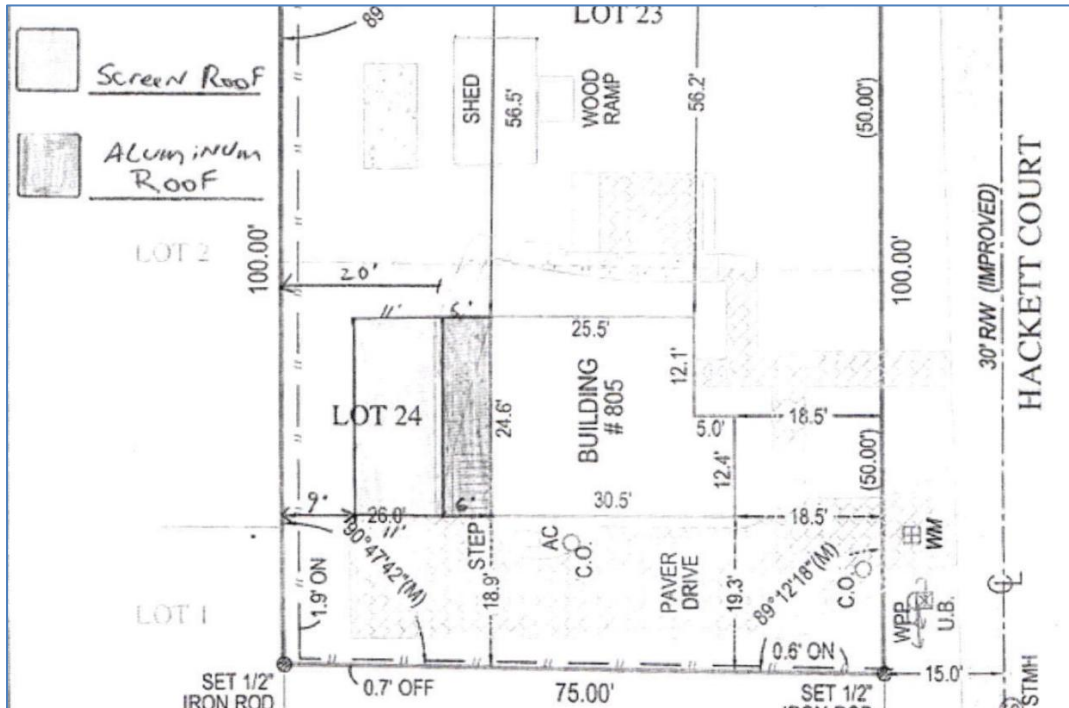
Requested Action:

Remove and replace the existing aluminum roof and develop the expanded paver area with a screen enclosure (no roof).

Aerial of Subject Property



Plot Plan



Background on Architectural Style:

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

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

Plan: regular, rectangular; ell and irregular also common.

Foundation: Piers, wood, tabby or coquina prior to Civil War; brick, concrete block after.

Height: one to two and one-half stories.

Primary Exterior Material: horizontal wood siding; less common, wood shingles, board and batten.

Roof type: gable, less common hip, pyramidal; false front on commercial buildings.

Roof Surfacing: wood shingles during 19th Century; metal during late 19th, composition and asbestos shingles beginning in 1920s.

Guidance from Land Development Code (LDC)

LDC Section 3.4.6 (2)(b) states that it is also the intent to promote visually compatible, contemporary designs that are harmonious with the exterior architectural and landscape features

of adjacent, neighboring or visually related buildings, structures, sites and streetscapes. Visual compatibility will be defined in terms of the following criteria:

1. *Height.* The height of proposed buildings or modifications will be visually compatible in comparison or relation to the height of existing structures and buildings.
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.
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.
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.
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.
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.
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.
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.
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.

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

Guidance from the Historic Design Guidelines:

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

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.

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 to replace an aluminum roof and construct a screen enclosure on the expanded paver area of the rear of the residence; and
2. The request is consistent with the Mount Dora Historic Design Guidelines which recommend constructing additions away from the principal public view and to the rear of the historic building; and
3. The request is consistent with the Mount Dora Historic Design Guidelines which recommend that additions do not obstruct character-defining features of the historic

building; and

4. The request does not adversely impact 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), since it is an accessory structure located on the rear of the residence.

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

Board Action:

The Historic Preservation Board may:

1. Accept Staff’s Findings of Fact and Approve the application, as presented;
2. Partially reject Staff’s Findings of Fact and Approve the application with conditions to ensure the application is consistent with the Standards of Review. Note: The motion should clearly state the Standards of Review the proposed conditions will address.
3. Reject Staff’s Findings of Fact and Deny the application based on inconsistencies between the application and the Standards of Review. Note: The motion will need to include reasoning as to why the application is inconsistent with the Standards of Review.

Attachments:

Photos
2008 Site File
2020 Site File
Application

DATE: April 30, 2025

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 5 - Certificate of Appropriateness; 118 N Grandview (Location); Exterior Siding (Proposed Work); Kristofer and Julie Noland (Owners); Kristofer and Julie Noland (Applicants).**

Property Information:

Address:	118 N Grandview	Current Use:	Residential
Zoning District:	R-1	Land Use:	Medium Density

Structure Information:

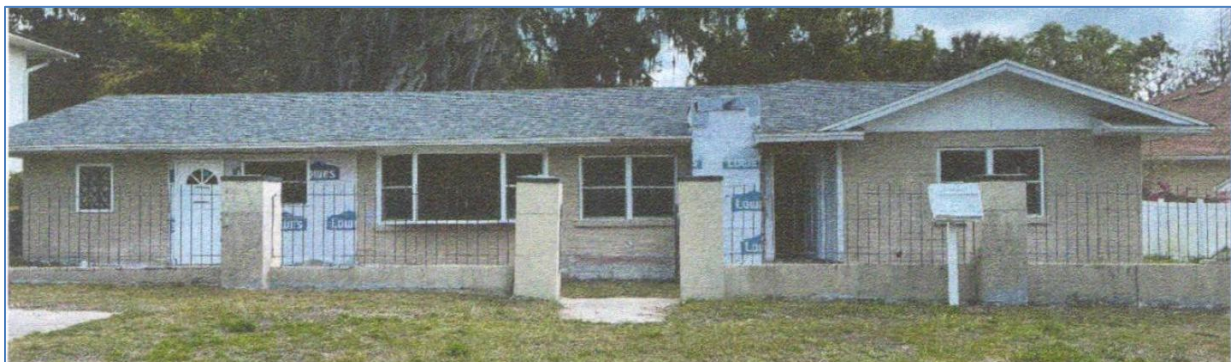
Date of Construction:	1955	Style:	Ranch
Siding:	Masonry Block and Wood Siding	Stories:	One
Roof Type:	Cross-Gables	Chimneys:	One (Brick)
Roof Material:	Asphalt Shingles	Porch:	None

Requested Action:

Utilize horizontal, Hardiboard siding on the exterior of the home, including in the faux chimney. The Applicants are also seeking to install a trellis in the front of the residence and replace the block wall with a wood wall.

In 2022, Property Owners applied for a COA to remove the existing brick chimney and apply stucco over the elevations. The COA was approved with the conditions that the chimney is replaced and the existing shutters are replaced on the front two windows.

Current Front Elevation



Proposed Front Elevation (with and without the trellis)



Background on Architectural Style:

The subject structure was constructed as a residence in Ranch style in 1955. First appearing as a residential style in the 1920s, the ranch was extremely popular with the booming post-war middle class of the 1940s to the 1970s. Ranch homes typically have a broad, one-story shape; built low to the ground; low-pitched roof without dormers; off-centered front entry; garage attached to the main façade; large picture window; and an asymmetrical façade.

Wood, brick, stone, asbestos and wood shingles, concrete blocks, and stucco wall cladding were all used. Board and batten was a favored wood-siding. Frequently two or more materials were combined. Cladding might vary on whole sections of a wall, in the top of gable ends, or in horizontal sections. The predominant wall cladding material used typically varies regionally (such as red brick in Georgia or stucco in Arizona) and can differ between subdivisions. In Mount Dora, Ranch homes are constructed primarily of concrete block or Ocala brick.

The existing residence embodies the ranch style with its cross-gabled roof with asphalt shingles; off-centered front entry; asymmetrical façade; large picture window; single-story, rectangular layout; and exterior siding composition of masonry block and wood siding. Stucco has since been approved to be applied to the exterior walls of 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.
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.
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.
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.
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.
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.
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.
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.
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.

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

Guidance from the Historic Design Guidelines:

Masonry exterior finishes and detailing are important features of many buildings in Florida, particularly commercial buildings. Masonry features, such as brick corbeling, terra cotta detailing, decorative stucco, and brick work including modeling, tooling, bonding patterns, joint size and color, are important to the historic character of a building. These features should be retained under Standard 2.

Recommendations:

1. Identify, retain, and preserve masonry features that are important to defining the overall historical character of the building such as walls, brackets, railings, cornices, window architraves, door pediments, steps, and columns; and joint and unit size, tooling, and bonding patterns, coatings and color.
2. Evaluate the overall condition of the masonry to determine whether repairs rather than protection and maintenance are required.

Avoid:

1. Removing or substantially altering masonry features which are important in defining the overall historical character of the building so that the character is diminished.
2. Replacing or rebuilding major portions of exterior walls that could be repaired and that would make the building essentially new construction.
3. Replacing an entire masonry feature such as a cornice or balustrade when repair of the masonry and limited replacement of deteriorated parts are appropriate.
4. Using a substitute material for the replacement part that does not convey the visual appearance of the remaining parts of the masonry feature or that is physically or chemically incompatible.

Findings of Fact:

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

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

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

1. A site survey was not completed on the residence which makes the residence a non-contributing building; and
2. Chapter VIII of the LDC defines ‘noncontributing building’ as “a building within a historic district which does not add to a historic district's sense of time and place and historical development; or a building where the location, design, setting, materials, workmanship, and association have been so changed, or have so deteriorated that the overall integrity of the building has been irretrievably lost.”
3. Wood, brick, stone, asbestos and wood shingles, concrete blocks, and stucco wall cladding were all used as exterior siding in ranch residences; and
4. The request does not adversely impact visual compatibility with the exterior architectural of adjacent, neighboring or visually related buildings, structures, sites and streetscapes as required by LDC Section 3.6.4 (2)(b).

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

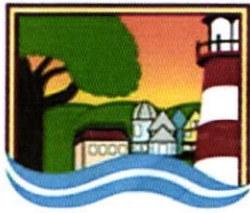
Board Action:

The Historic Preservation Board may:

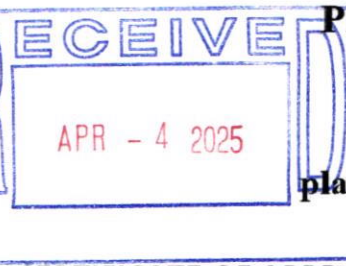
1. Accept Staff’s Findings of Fact and Approve the application, as presented;
2. Partially reject Staff’s Findings of Fact and Approve the application with conditions to ensure the application is consistent with the Standards of Review. Note: The motion should clearly state the Standards of Review the proposed conditions will address.
3. Reject Staff’s Findings of Fact and Deny the application based on inconsistencies between the application and the Standards of Review. Note: The motion will need to include reasoning as to why the application is inconsistent with the Standards of Review.

Attachments:

Application



**CITY OF
MOUNT
DORA**



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

SUBMITTAL GUIDE FOR CERTIFICATE OF APPROPRIATENESS Renovations, Additions and New Construction

Certificates of Appropriateness (COA) are required for demolition, new construction, exterior alterations, or renovations to buildings (residential or non-residential) that lie within the defined historic district or have received Historic Designation from the City. The Historic Preservation Board uses The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and the City of Mount Dora Historic Preservation Design Guidelines to determine if a proposed alteration or addition is historically appropriate. The Board reviews the application materials at their meeting.

The Historic Preservation Board meets the last Wednesday of every month. Applications must be submitted at least three weeks prior to the meeting. Applicants or a representative are encouraged to attend the meeting in order to answer any questions from the board.

Please 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 and additional permits may be required. Approval of a Certificate of Appropriateness is required before a building permit can be issued.

Required Documentation:

Renovations or Additions:

1. Completed Application
2. Property Record Card
3. Survey or scaled plot plan depicting the proposed development
4. Elevation drawings of each side of the building affected by the proposed work. Drawings must be to scale and clearly illustrate the detail of the work proposed and labeled with 'existing' and 'proposed'
5. Materials Listing or Cut Sheet
6. Photographs of existing structure
7. \$100 Application Fee

New Construction on Undeveloped Land:

1. Completed Application
2. Survey or scaled plot plan depicting the proposed development
3. Elevations of the Surrounding Structures which will be influenced by New Structure
4. Proposed Design(s) of New Structure
5. Intended Materials to be Used on Exterior of Structure
6. \$100 Application Fee

Demolition Requests: Please see separate application for demolition requests.

A certificate of appropriateness will not be required for general, occasional maintenance of any historic buildings, structure or site, or any building or structure within a historic district. General, occasional maintenance will include, but is not limited to, lawn and landscaping care, painting and minor repairs that restore or maintain the historic site or current character of the building or structure. General, occasional maintenance will not include an addition or change of awnings, signs, or alterations to porches and steps. A certificate of appropriateness will not be required for any interior alteration, construction, reconstruction, restoration, renovation or demolition.



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: 118 N. Grandview St., Mt. Dora Alternate Key No.: 1472903

Property Owner: Kristofer & Julie Noland

Applicant: Julie Noland

Applicant's Mailing Address: 1235 Dora Parc Ln, Mount Dora, FL 32757

Applicant's Phone Number: 352-255-2502

Applicant's Email Address: mistynoland@gmail.com

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

Application Type:

- New Construction
- Addition
- Renovation

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

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

Existing Materials: Exterior building Block, Front Wall - Block, side wall block

Proposed Materials: Exterior Siding all the way around including faux chimney, Front wall remove & replace with Trellis, side wall removed, replace with

Is there a chimney on the building and will it be affected? faux chimney just frame wrap w/ hardy board

Full Description of Proposed Alteration(s) or Construction including materials; please attach additional documentation if needed: Hardyboard siding on home to be more in line

with the surrounding instead of the stucco. Creating a Trellis with vine flowering plants to give color and a better curb appeal. Replace short wall on
Reason for Addition/ Modification: side to planter w/ landscape ties instead of the damage blocks. Looking to replace damage to something new but that gives the character of the 50's.

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.

stepping planter w/ landscape ties

PROPERTY RECORD CARD

General Information

Name:	NOLAND JULIE M & KRISTOFER M	Alternate Key:	1472903
Mailing Address:	1235 DORA PARC LN MOUNT DORA, FL 32757 Update Mailing Address	Parcel Number: ⓘ	32-19-27- 0900-000- 01502
		Millage Group and City:	00MD Mount Dora
		2024 Total Certified Millage Rate:	18.8964
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	118 N GRANDVIEW ST MOUNT DORA FL, 32757	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	MOUNT DORA, HOUGH PLAT N 98 FT OF S 196.05 FT OF W 175 FT OF LOT 15 PB 3 PG 41 ORB 5853 PG 418		
<small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small>			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	MULTI FAMILY <5 UNITS DRY LOT (0800)	98	175		17150.000	FD		\$249,312.00	\$249,312.00
Click here for Zoning Info ⓘ		FEMA Flood Map							

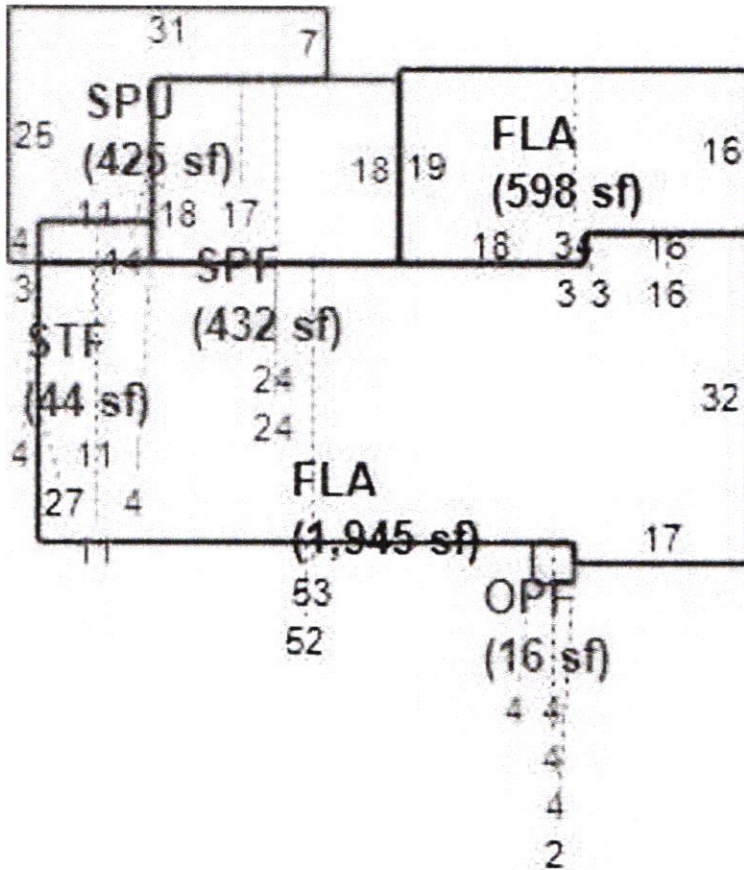
Residential Building(s)

Building 1

Residential	Building Value: \$165,176.00		
Summary			
Year Built: 1955	Total Living Area: 2543 ⓘ	Central A/C: Yes	Fireplaces: 1
Bedrooms: 4	Full Bathrooms: 3	Half Bathrooms: 1	
Incorrect Bedroom, Bath, or other information? ⓘ			
Section(s)			
Section Type	Ext. Wall Type	No. Stories	Floor Area
FINISHED LIVING AREA (FLA)	Block (02)	1.00	2543
OPEN PORCH FINISHED (OPF)		1.00	16

SCREEN PORCH FINISHED (SPF)	1.00	432
SCREEN PORCH UNFINISHED (SPU)	1.00	425
STORAGE ROOM FINISH (STF)	1.00	44

[View Larger / Print / Save](#)



Building 2

Residential Building Value: \$91,883.00

Summary

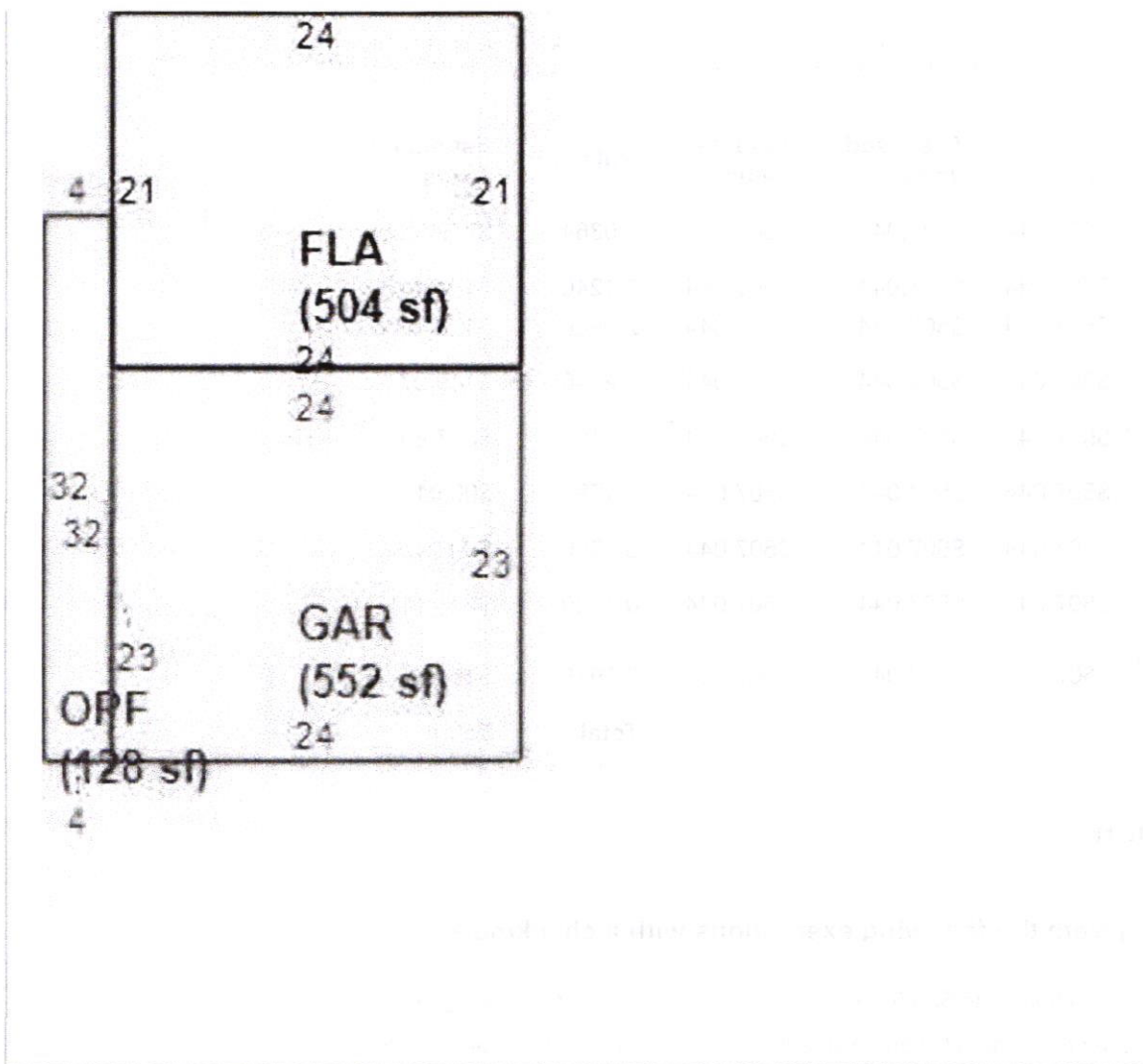
Year Built: 1980	Total Living Area: 504	Central A/C: Yes	Fireplaces: 0
Bedrooms: 1	Full Bathrooms: 1	Half Bathrooms: 0	

Incorrect Bedroom, Bath, or other information?

Section(s)

Section Type	Ext. Wall Type	No. Stories	Floor Area
FINISHED LIVING AREA (FLA)	Block (02)	1.00	504
GARAGE FINISH (GAR)		1.00	552
OPEN PORCH FINISHED (OPF)		1.00	128

[View Larger / Print / Save](#)



Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	POOL/COOL DECK (PLD1)	288	SF	1994	\$673.00

Sales History

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

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
5853 / 418	11/15/2021	Trustees Deed	Qualified	Improved	\$420,000.00
5767 / 1927	08/03/2021	Warranty Deed	Qualified	Improved	\$411,800.00
1998 / 565	07/11/2001	Quit Claim Deed	Unqualified	Improved	\$0.00
1385 / 1668	09/01/1995	Warranty Deed	Unqualified	Improved	\$100,000.00
816 / 2094	08/01/1984	Warranty Deed	Qualified	Improved	\$93,000.00
678 / 2214	01/01/1979	Misc Deed/Document	Qualified	Improved	\$48,500.00

[Click here to search for mortgages, liens, and other legal documents.](#) ⓘ

Values and Estimated Ad Valorem Taxes ⓘ

Values shown below are 2025 WORKING VALUES which are subject to change until certified. The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$507,044	\$507,044	\$507,044	5.0364	\$2,553.68
SCHOOL BOARD STATE	\$507,044	\$507,044	\$507,044	3.1240	\$1,584.01
SCHOOL BOARD LOCAL	\$507,044	\$507,044	\$507,044	2.9980	\$1,520.12
LAKE COUNTY WATER AUTHORITY	\$507,044	\$507,044	\$507,044	0.2940	\$149.07
NORTH LAKE HOSPITAL DIST	\$507,044	\$507,044	\$507,044	0.4100	\$207.89
ST JOHNS RIVER FL WATER MGMT DIST	\$507,044	\$507,044	\$507,044	0.1793	\$90.91
CITY OF MOUNT DORA	\$507,044	\$507,044	\$507,044	6.3000	\$3,194.38
LAKE COUNTY MSTU AMBULANCE	\$507,044	\$507,044	\$507,044	0.4629	\$234.71
LAKE COUNTY VOTED DEBT SERVICE	\$507,044	\$507,044	\$507,044	0.0918	\$46.55
				Total: 18.8964	Total: \$9,581.32

Exemptions Information

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

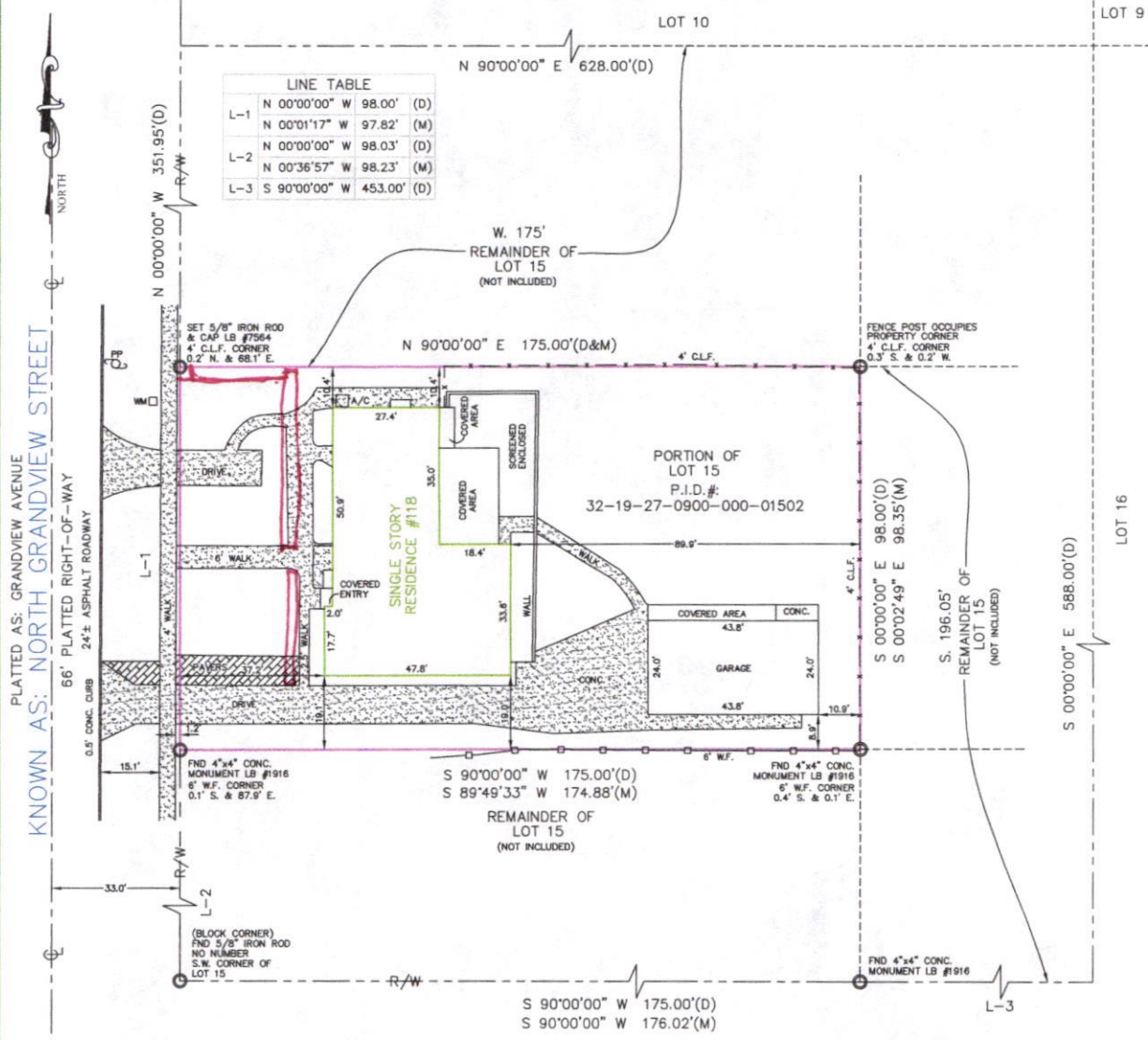
Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied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

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

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Property data updated nightly.

Site Notice

BOUNDARY SURVEY



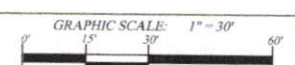
LEGAL DESCRIPTION: THE NORTH 98 FEET OF THE SOUTH 196.05 FEET OF THE WEST 175 FEET OF LOT 15, HOUGH'S PLAT IN THE CITY OF MOUNT DORA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 41, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PROPERTY ADDRESS: 118 NORTH GRANDVIEW STREET, MOUNT DORA, FLORIDA 32757

P.O.C.	- POINT OF COMMENCEMENT	
P.O.B.	- POINT OF BEGINNING	
(D)	- DISTANCE	
(M)	- MEASURE	
(D&M)	- DESCRIPTION	
(C)	- CALCULATED FROM FIELD DATA	
(H)	- HORIZONTAL	
(V)	- VERTICAL	
(P.R.M.)	- PERMANENT REFERENCE MONUMENT	
(P.C.P.)	- POINT OF CURVATURE	
(P.R.C.)	- POINT OF REVERSE CURVATURE	
(P.C.)	- POINT OF CURVATURE	
(P.I.)	- POINT OF INTERSECTION	
(P.C.)	- POINT OF CURVATURE	
(P.T.)	- POINT OF TANGENCY	
(C.L.)	- CENTER LINE	
(R.O.)	- RIGHT OF WAY	
(R.)	- RADIUS	
(A)	- ARC LENGTH	
(A)	- CENTRAL ANGLE	
(C)	- CHORD	
(C.B.)	- CHORD BEARING	
(D.U.E.)	- DRAINAGE UTILITY EASEMENT	
(P.U.E.)	- PUBLIC UTILITY EASEMENT	
(U.E.)	- UTILITY EASEMENT	
(D.E.)	- DRAINAGE EASEMENT	
(C.M.E.)	- CANAL MAINTENANCE EASEMENT	



POINTS OF INTEREST:
NONE VISIBLE



SURVEYOR'S NOTES:

- THIS SURVEY WAS PREPARED BY THE SURVEYOR OR A COMPETENT PERSON UNDER HIS SUPERVISION AND MEETS THE STANDARD OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 30, 17.050 THROUGH 30.11.05, FLORIDA ADMINISTRATIVE CODE, PARAGRAPH 10 CHAPTER 472.021, FLORIDA STATUTES.
- ALL MEASUREMENTS WERE MADE BY THE SURVEYOR OR A COMPETENT PERSON UNDER HIS SUPERVISION AND MEETS THE STANDARD OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 30, 17.050 THROUGH 30.11.05, FLORIDA ADMINISTRATIVE CODE, PARAGRAPH 10 CHAPTER 472.021, FLORIDA STATUTES.
- THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND HAS FOUND NO RECORDS THAT AFFECT THE ACCURACY OF THIS SURVEY.
- THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND HAS FOUND NO RECORDS THAT AFFECT THE ACCURACY OF THIS SURVEY.

LEGAL DESCRIPTION:
THE NORTH 98 FEET OF THE SOUTH 196.05 FEET OF THE WEST 175 FEET OF LOT 15, HOUGH'S PLAT IN THE CITY OF MOUNT DORA ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE(S) 41 OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA.

CERTIFIED TO:
JULIE MISTY NOLAND KRISTOFER
NOLAND, BOWEN AND SCHROTH P.A.
OLD REPUBLIC NATIONAL TITLE
INSURANCE COMPANY, ACADEMY
MORTGAGE CORPORATION, ITS
SUCCESSORS AND/OR ASSIGNS, AS
THEIR INTERESTS MAY APPEAR

CLIENT NO: RE-21-198
JOB NO: 61718
FIELD DATE: 11/7/2021
APPROVED BY: J.S.
CHECKED BY: E.D.
DRAWN BY: M.G.
DRAWN DATE: 11/12/21

I HEREBY CERTIFY THAT THE SURVEY OF THE HEREIN DESCRIBED PROPERTY WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE STANDARD OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 30, 17.050 THROUGH 30.11.05, FLORIDA ADMINISTRATIVE CODE, PARAGRAPH 10 CHAPTER 472.021, FLORIDA STATUTES.

CERTIFIED BY: JON SHORMAKER P.S.M. NO. 5144
FIRST CHOICE SURVEYING, INC.
P.O. 470979, MOUNT DORA, FL 32747
407.951.4024 (OFFICE) 407.951.4025 (CELL) FAX: 407.951.4024
NOT VALID WITHOUT SIGNATURE AND RAISED SEAL OR ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DATE SIGNED: 11/12/21

AERIAL VIEW



PROPERTY ADDRESS: 118 NORTH GRANDVIEW STREET, MOUNT DORA, FLORIDA 32757

- LEGEND**
- A.E. - ACCESS EASEMENT
 - L.E. - LANDSCAPE EASEMENT
 - M.E. - MAINTENANCE EASEMENT
 - P.U.E. - PRIVATE UTILITY EASEMENT
 - L.M.E. - LANDSCAPE MAINTENANCE EASEMENT
 - C.N.A. - CORNER NOT ACCESSIBLE
 - FND. - FOUND
 - N&D. - NAIL AND DIMK
 - WM. - WATER METER
 - WV. - WATER VALVE
 - B.F.P. - BACKFLOW PREVENTER
 - B.P.V. - BACKFLOW PREVENTER VALVE
 - C.V. - COVERED
 - H.O.P. - HOLE OF PAYMENT
 - C.T.V. - CABLE TV BOX
 - E.B. - ELECTRIC BOX
 - E.M. - ELECTRIC METER
 - G.V. - GATE VALVE
 - G.L. - GROUND LOOP
 - L.P. - LIGHT POLE
 - M.H. - MANHOLE
 - M.W. - MANTER WELL
 - R.S.R. - RISK
 - S.V. - SEWER VALVE
 - T.R. - TELEPHONE BOX
 - O.H.U. - OVERHEAD UTILITY LINE
 - C.S. - CONCRETE SLAB
 - P.P. - PIER PILE
 - P.E. - POOL EQUIPMENT
 - C.O.N.C. - CONCRETE
 - C.L.F. - CHAIN LINK FENCE
 - W.F. - WOOD FENCE
 - B.W.F. - BARBED WIRE FENCE
 - R.W.F. - RAIL WIRE FENCE
 - P.V.C.F. - PLASTIC VINYL FENCE
 - P.L. - PROPERTY LINE
 - P.N.T. - PASTUREMENT NUMBER
 - D.B. - DEED BOOK
 - O.R.B. - OFFICIAL RECORDS BOOK
 - P.B. - PLAT BOOK
 - P.I. - PAGE
 - P.I.D. - PARCELS IDENTIFICATION NUMBER
 - B.S.L. - BUILDING SETBACK LINE
 - E.O.W. - EDGE OF WATER



AERIAL PROVIDED IS FOR VIEWING ONLY
AERIAL IS NOT TO SCALE

ORDERED BY:



LEGAL DESCRIPTION:

THE NORTH 98 FEET OF THE SOUTH 196.05 FEET OF THE WEST 175 FEET OF LOT 15, HOUGH'S PLAT IN THE CITY OF MOUNT DORA ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 41 OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA.

CERTIFIED TO:

JULIE MISTY NOLAND KRISTOFER NOLAND, BOWEN AND SCHROTH P.A. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; ACADEMY MORTGAGE CORPORATION; ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR

CLIENT NO: AE-21-198
JOB NO: 61718
FIELD DATE: 11/22/2021
APPROVED BY: LS
CHECKED BY: ED
DRAWN BY: MG
DRAWN DATE: 11/22/21

FIRST CHOICE SURVEYING, INC.
P.O. BOX 470978, LAKE MONROE, FL 32747
407.951.3425 (Office); 407.520.5453 (Fax); LB #7564
WWW.FIRSTCHOICESURVEYING.COM

The Current Front of Home.





New Front Elevation of Home.



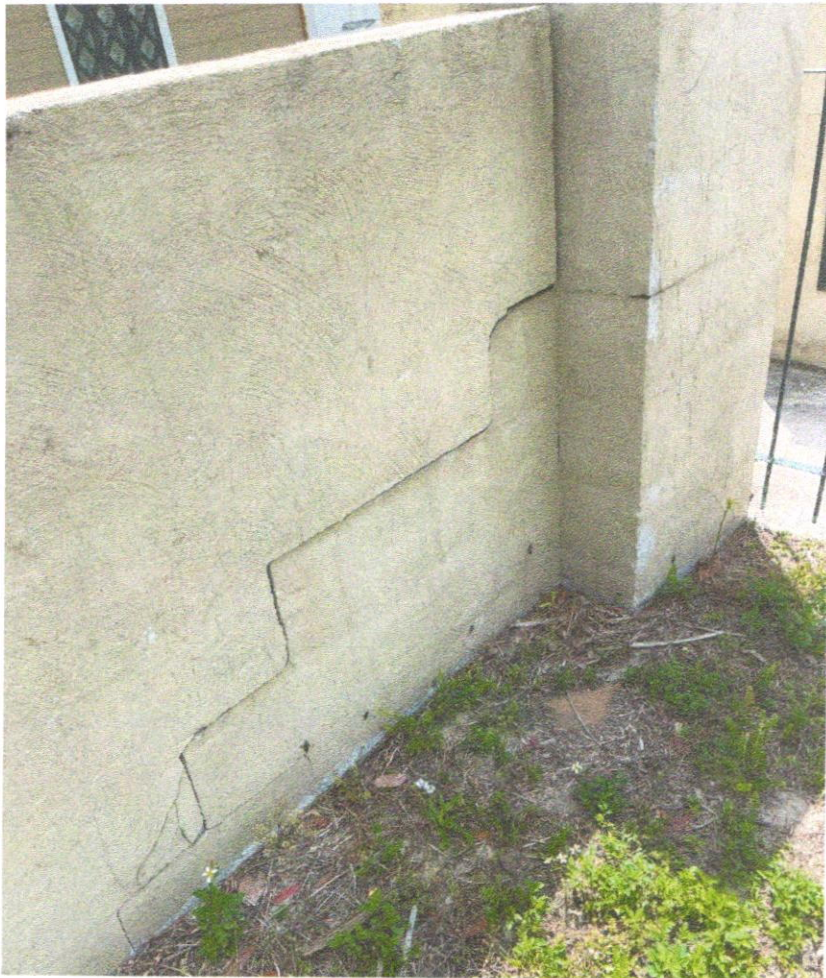
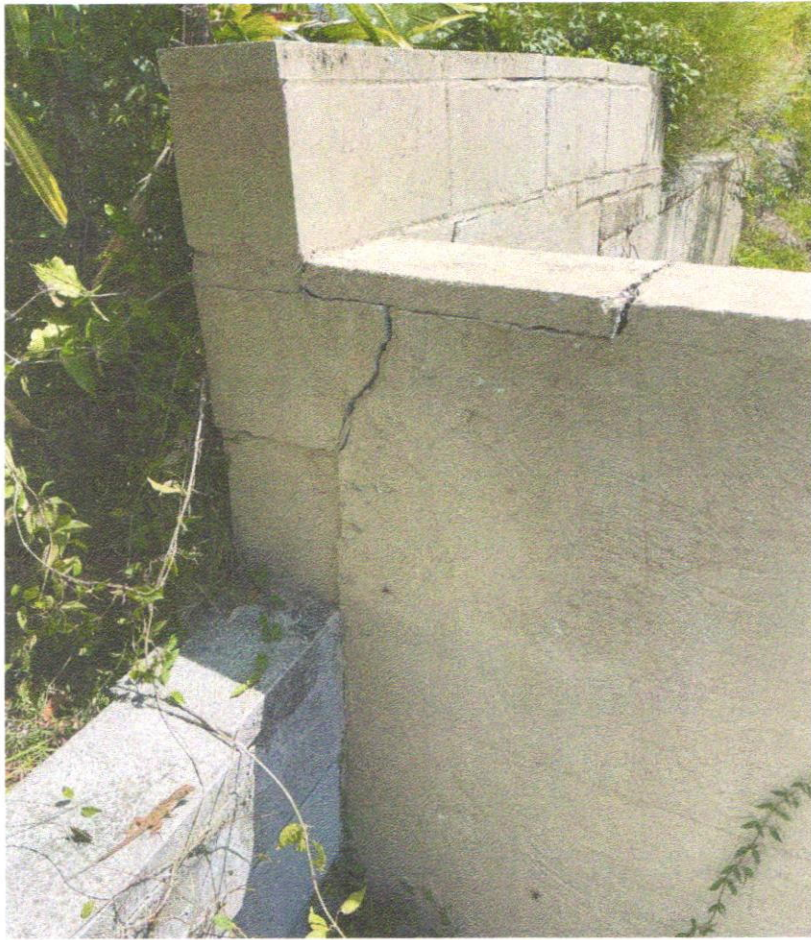


Degrading walls are not structural.



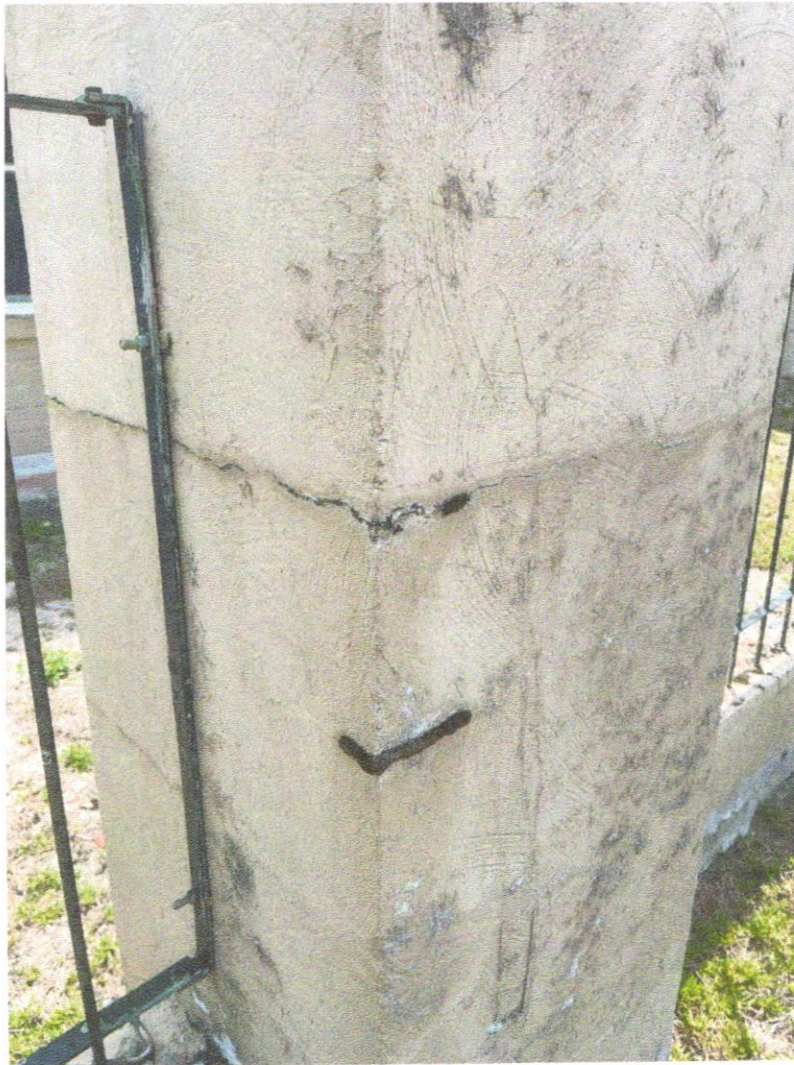






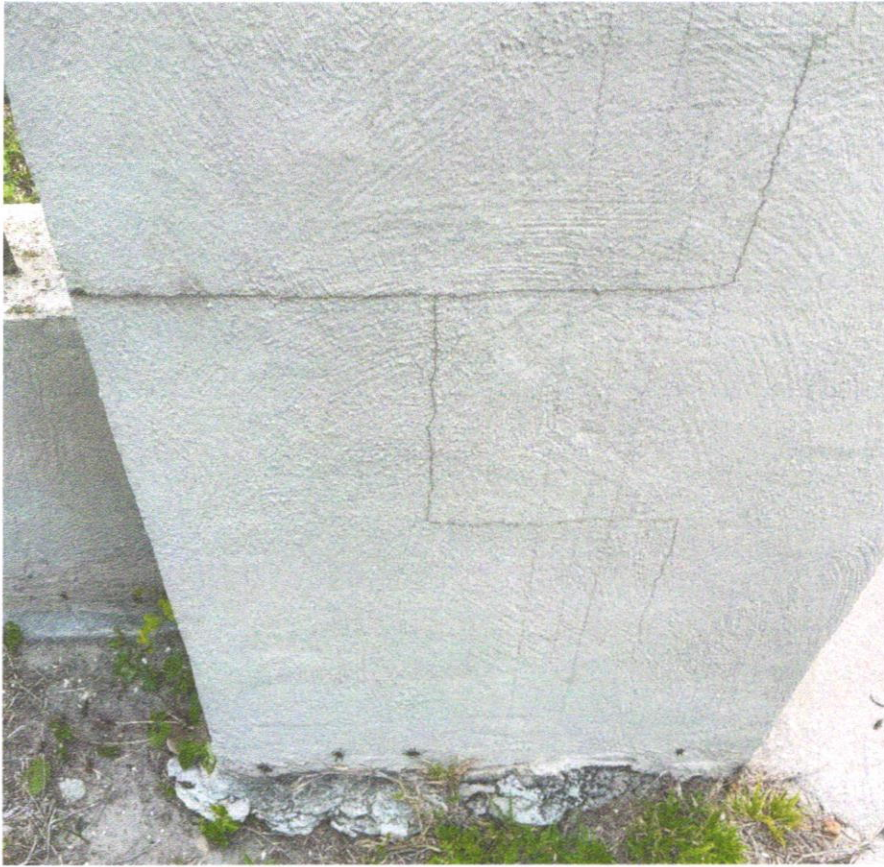
































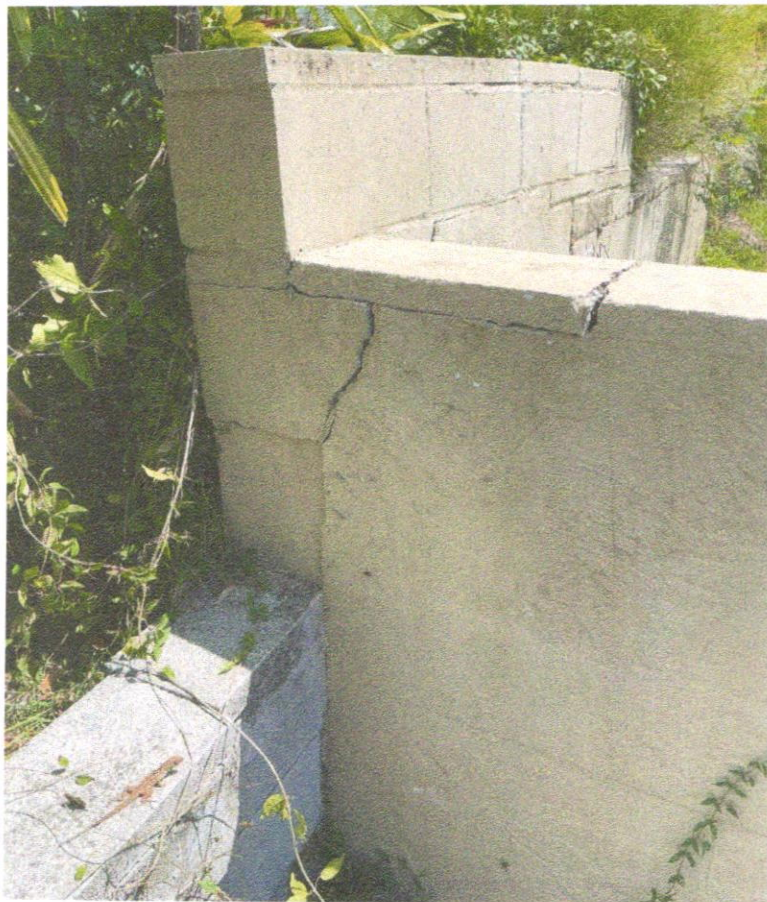






Current Side wall.

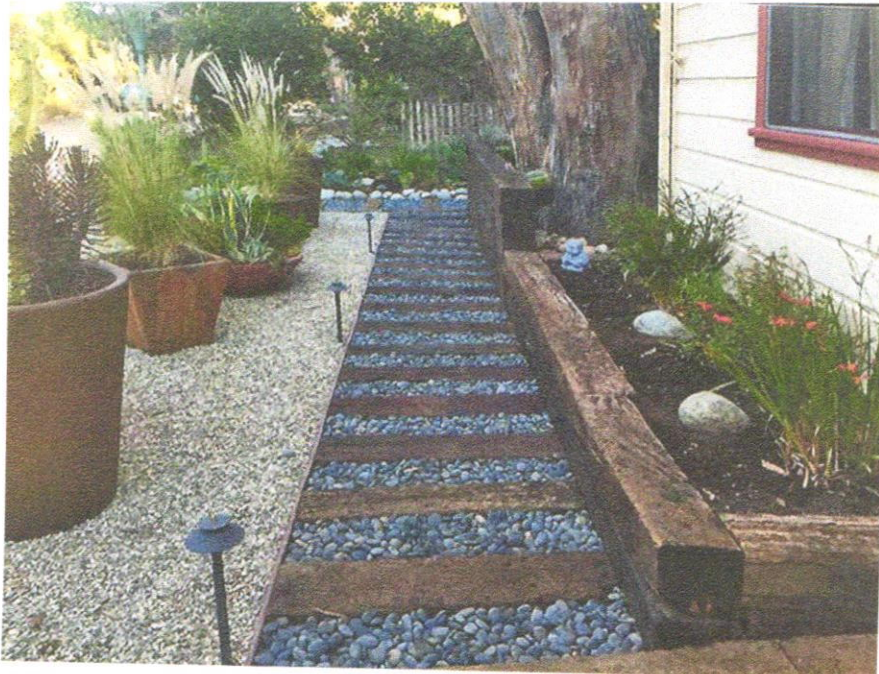




New Trellis to replace the existing wall in front of the home.



New Side Wall Concept.



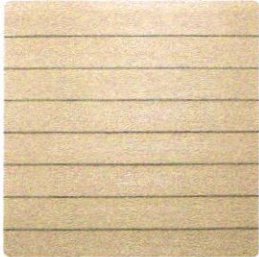

New Materials: Hardie Primed Siding

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[View All Images](#)

Bestseller 50k+ bought last week

James Hardie Primed HZ10 Straight Fiber Cement Cedar Mill Lap siding Primed 8.25-Inches x 144-Inches

Item #26892 | Model #215572

Shop [James Hardie](#)

★★★★★ 4.5 339

\$12⁷⁸

Bulk Savings
\$11.50/ Each (10.0% Off) when you buy 25+

Calculate How Much You Will Need

[Get it installed](#)

Pickup
Ready by **9am Tomorrow**
293 Available

FREE Pickup
[Check Other Stores](#)

293 in Stock [Aisle 52 | Bay 62](#)

Delivery
As soon as **Sat. Apr 5**
421 Available

[Open Store Map](#)



Side Wall Material

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LOWE'S MT. Dora Lowe's 10 PM 32757 Sign In Cart

Shop All Installations Deals Mylow Appliances Bathroom Building Supplies Flooring Spring Projects

[Back to Results](#) / [Building Supplies](#) / [Lumber & Composites](#) / [Pressure Treated Lumber](#)

1k+ bought last week

Severe Weather 4-in x 6-in x 8-ft #2 Southern yellow pine Ground contact Pressure Treated Lumber

Item #314385 | Model #Y240608-GC

Shop [Severe Weather](#)

★★★★★ 4.3 4758

\$21¹⁸

\$20.12 When you choose 5% savings on eligible purchases every day. [Learn How](#)

Common Length Measurement: 8-ft

12-ft 8-ft 16-ft 10-ft 14-ft

Pickup
Ready by **9am Tomorrow**
152 Available

FREE Pickup at MT. Dora Lowe's
[Check Other Stores](#)

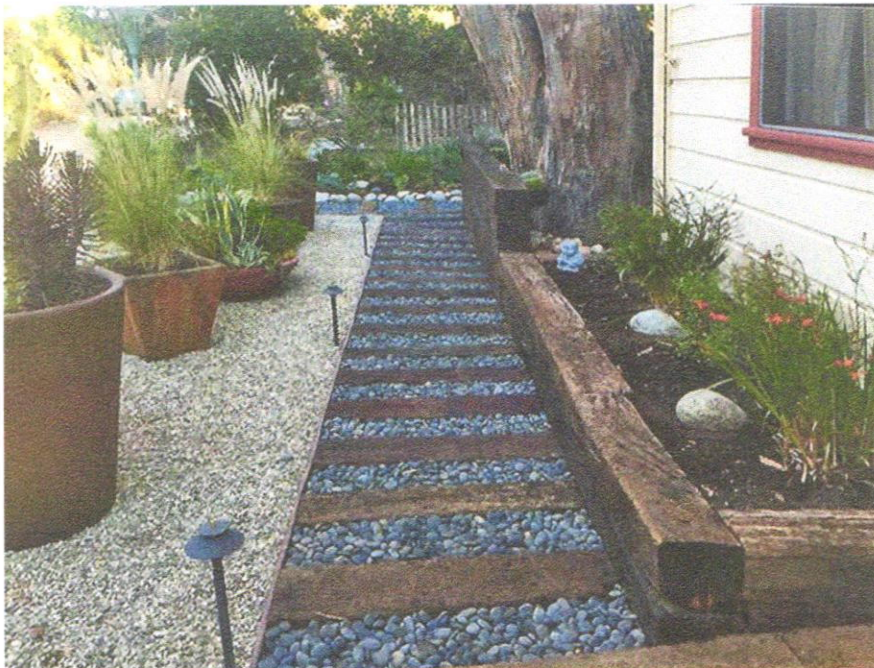
152 in Stock [Aisle BACK | Bay NA](#)

Delivery
As soon as **Tomorrow**
152 Available

New Trellis to replace the existing wall in front of the home.



New Side Wall Concept.



New Materials: Hardie Primed Siding


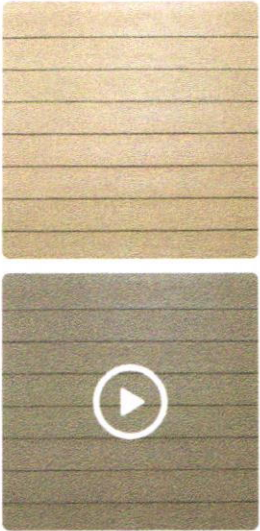
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What can we help you find? Sign In Cart

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< Back to Results / Building Supplies / Siding & Stone Veneer / Fiber Cement Siding & Accessories / Fiber Cement Siding



Bestseller 50k+ bought last week

James Hardie Primed HZ10 Straight Fiber Cement Cedarmill Lap siding Primed 8.25-Inches x 144-Inches
Item #26892 | Model #215572

Shop James Hardie

★★★★☆ 4.5 339

\$12⁷⁸

Bulk Savings
\$11.50/ Each (10.0% Off) when you buy 25+

Calculate How Much You Will Need

Get it installed

Pickup
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FREE Pickup at MT. Dara Lowe's
[Check Other Stores](#)

293 in Stock [Aisle 52 | Bay 52](#)

View All Images

Side Wall Material



SpringFest is here — find fresh deals for your home and landscape. Shop Now > Lowe's Credit Center Order Status Weekly Ad Lowe's PRO DIY & Ideas >

LOWE'S MT. Dara Lowe's 10 PM 32757

What can we help you find? Sign In Cart

Shop All Installations Deals Mylow Appliances Bathroom Building Supplies Flooring Spring Projects

< Back to Results / Building Supplies / Lumber & Composites / Pressure Treated Lumber



1k+ bought last week

Severe Weather 4-in x 6-in x 8-ft #2 Southern yellow pine Ground contact Pressure Treated Lumber
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Shop Severe Weather

★★★★☆ 4.3 4758

\$21¹⁸

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12-ft 8-ft 16-ft 10-ft 14-ft

Pickup
Ready by **9am Tomorrow**
152 Available

Delivery
As soon as **Tomorrow**
152 Available

FREE Pickup at MT. Dara Lowe's
[Check Other Stores](#)

152 in Stock [Aisle BACK | Bay NA](#)

DATE: April 30, 2025

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 5 - Certificate of Appropriateness; 118 N Grandview (Location); Exterior Siding (Proposed Work); Kristofer and Julie Noland (Owners); Kristofer and Julie Noland (Applicants).**

Property Information:

Address:	118 N Grandview	Current Use:	Residential
Zoning District:	R-1	Land Use:	Medium Density

Structure Information:

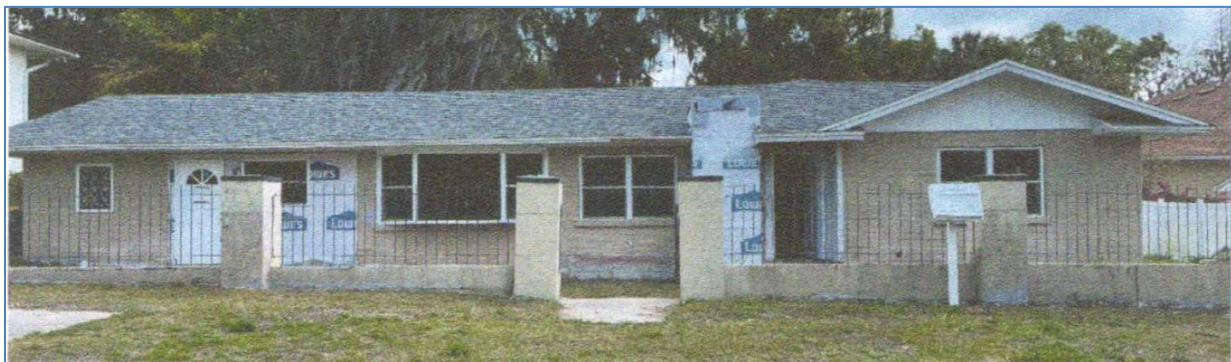
Date of Construction:	1955	Style:	Ranch
Siding:	Masonry Block and Wood Siding	Stories:	One
Roof Type:	Cross-Gables	Chimneys:	One (Brick)
Roof Material:	Asphalt Shingles	Porch:	None

Requested Action:

Utilize horizontal, Hardiboard siding on the exterior of the home, including in the faux chimney. The Applicants are also seeking to install a trellis in the front of the residence and replace the block wall with a wood wall.

In 2022, Property Owners applied for a COA to remove the existing brick chimney and apply stucco over the elevations. The COA was approved with the conditions that the chimney is replaced and the existing shutters are replaced on the front two windows.

Current Front Elevation



Proposed Front Elevation (with and without the trellis)



Background on Architectural Style:

The subject structure was constructed as a residence in Ranch style in 1955. First appearing as a residential style in the 1920s, the ranch was extremely popular with the booming post-war middle class of the 1940s to the 1970s. Ranch homes typically have a broad, one-story shape; built low to the ground; low-pitched roof without dormers; off-centered front entry; garage attached to the main façade; large picture window; and an asymmetrical façade.

Wood, brick, stone, asbestos and wood shingles, concrete blocks, and stucco wall cladding were all used. Board and batten was a favored wood-siding. Frequently two or more materials were combined. Cladding might vary on whole sections of a wall, in the top of gable ends, or in horizontal sections. The predominant wall cladding material used typically varies regionally (such as red brick in Georgia or stucco in Arizona) and can differ between subdivisions. In Mount Dora, Ranch homes are constructed primarily of concrete block or Ocala brick.

The existing residence embodies the ranch style with its cross-gabled roof with asphalt shingles; off-centered front entry; asymmetrical façade; large picture window; single-story, rectangular layout; and exterior siding composition of masonry block and wood siding. Stucco has since been approved to be applied to the exterior walls of 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.
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.
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.
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.
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.
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.
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.
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.
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.

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

Guidance from the Historic Design Guidelines:

Masonry exterior finishes and detailing are important features of many buildings in Florida, particularly commercial buildings. Masonry features, such as brick corbeling, terra cotta detailing, decorative stucco, and brick work including modeling, tooling, bonding patterns, joint size and color, are important to the historic character of a building. These features should be retained under Standard 2.

Recommendations:

1. Identify, retain, and preserve masonry features that are important to defining the overall historical character of the building such as walls, brackets, railings, cornices, window architraves, door pediments, steps, and columns; and joint and unit size, tooling, and bonding patterns, coatings and color.
2. Evaluate the overall condition of the masonry to determine whether repairs rather than protection and maintenance are required.

Avoid:

1. Removing or substantially altering masonry features which are important in defining the overall historical character of the building so that the character is diminished.
2. Replacing or rebuilding major portions of exterior walls that could be repaired and that would make the building essentially new construction.
3. Replacing an entire masonry feature such as a cornice or balustrade when repair of the masonry and limited replacement of deteriorated parts are appropriate.
4. Using a substitute material for the replacement part that does not convey the visual appearance of the remaining parts of the masonry feature or that is physically or chemically incompatible.

Findings of Fact:

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

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

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

1. A site survey was not completed on the residence which makes the residence a non-contributing building; and
2. Chapter VIII of the LDC defines ‘noncontributing building’ as “a building within a historic district which does not add to a historic district's sense of time and place and historical development; or a building where the location, design, setting, materials, workmanship, and association have been so changed, or have so deteriorated that the overall integrity of the building has been irretrievably lost.”
3. Wood, brick, stone, asbestos and wood shingles, concrete blocks, and stucco wall cladding were all used as exterior siding in ranch residences; and
4. The request does not adversely impact visual compatibility with the exterior architectural of adjacent, neighboring or visually related buildings, structures, sites and streetscapes as required by LDC Section 3.6.4 (2)(b).

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

Board Action:

The Historic Preservation Board may:

1. Accept Staff’s Findings of Fact and Approve the application, as presented;
2. Partially reject Staff’s Findings of Fact and Approve the application with conditions to ensure the application is consistent with the Standards of Review. Note: The motion should clearly state the Standards of Review the proposed conditions will address.
3. Reject Staff’s Findings of Fact and Deny the application based on inconsistencies between the application and the Standards of Review. Note: The motion will need to include reasoning as to why the application is inconsistent with the Standards of Review.

Attachments:

Application

DATE: April 30, 2025

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 6 - Certificate of Appropriateness; 440 N Donnelly (Location); Awning Modifications (Proposed Work); E 5TH AVE 100 LLC (Owner); Tristan Weld (Applicant).**

Property Information:

Address:	440 N Donnelly Street	Current Use:	Commercial
Zoning District:	C-2	Land Use:	Commercial

Structure Information:

Date of Construction:	1922	Style:	Masonry Vernacular
Siding:	Stucco	Stories:	Two
Roof Type:	Gable	Chimneys:	None

Requested Action:

Remove the two (2) existing cloth awnings and replace with a single awning frame. The Applicant indicated that painting and trim work will also be completed on the windows and façade.

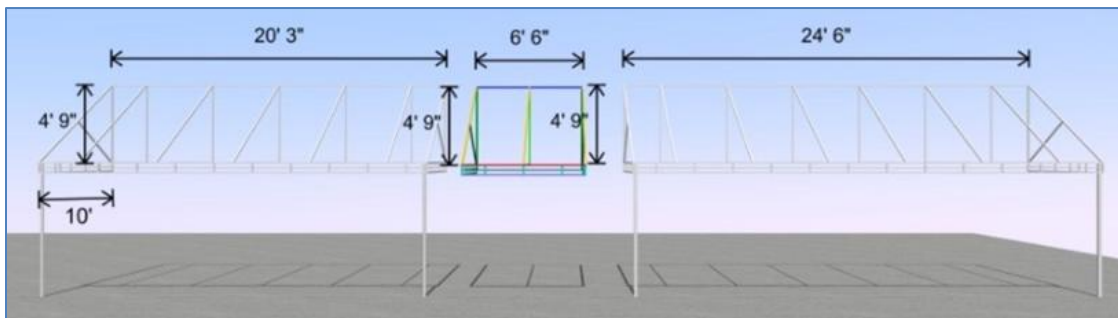
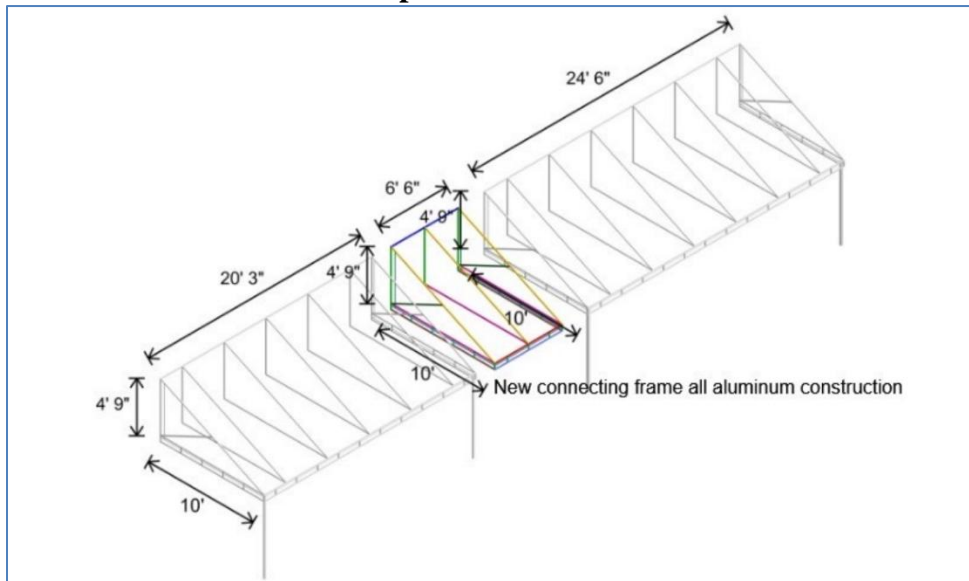
Current Awning Configuration (Light Green, Second Story Awnings)



Proposed Awning Configuration



Proposed Schematics



Background on Architectural Style:

To exploit land value to the fullest, commercial buildings were constructed in close proximity to one another and designed to cover most of the lot. The side walls of one commercial building often formed party walls with adjacent buildings. Because of such design constraints, commercial buildings from the mid-1850s to the 1940s shared many of the same characteristics. Most commercial buildings were rectangular in plan. One narrow elevation, facing the street, became the focus of the design and provided the building's identifying features. Facades were organized into distinct sections or zones, commonly containing one or two parts.

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

Design of commercial buildings in Florida mirrored national trends. Most commercial buildings were concentrated in districts with high land values. Lot configuration, therefore, exerted great influence on the form and plan of commercial buildings.

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

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

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.
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.
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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.

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

Guidance from the Historic Design Guidelines:

Canvas awnings were sometimes featured on buildings in Mount Dora. They are functional, decorative and appropriate to many of our historic buildings, particularly Bungalows, Mediterranean Revivals and Commercial Vernacular. Standard 3 should be considered when awnings are proposed as part of a rehabilitation.

Under standard 9, new awnings should be of compatible contemporary design. They should follow the lines of the window opening. Round or bell-shaped are appropriate for Mediterranean Revival.

Angled, rectangular awnings are most appropriate for flat headed windows and storefronts. Fiberglass and metal awnings or awnings that obscure significant detailing are inappropriate.

Recommendations:

1. Install awnings that are historically appropriate to the style of the building or that are of compatible contemporary design. Awnings should follow the line of the window or door opening they are intended to cover.

Avoid:

1. Installing awnings that obscure architecturally significant detailing or features.

Findings of Fact:

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

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

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

1. The request is consistent with the Mount Dora Historic Design Guidelines which recommend utilizing contemporary awnings and follow the line of the window/door they intent to cover; and
2. The request will not obscure architecturally significant details or features on the building, such as the cornice; and
3. The proposed work is compatible with the architectural style of the building; and
4. The request is promotes visual compatibility with the exterior architectural of adjacent, neighboring or visually related buildings, structures, sites and streetscapes as required by LDC Section 3.6.4 (2)(b).

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



Board Action:

The Historic Preservation Board may:

1. Accept Staff's Findings of Fact and Approve the application, as presented;
2. Partially reject Staff's Findings of Fact and Approve the application with conditions to ensure the application is consistent with the Standards of Review. Note: The motion should clearly state the Standards of Review the proposed conditions will address.
3. Reject Staff's Findings of Fact and Deny the application based on inconsistencies between the application and the Standards of Review. Note: The motion will need to include reasoning as to why the application is inconsistent with the Standards of Review.

Attachments:

Photos

Application

1987 Site Survey

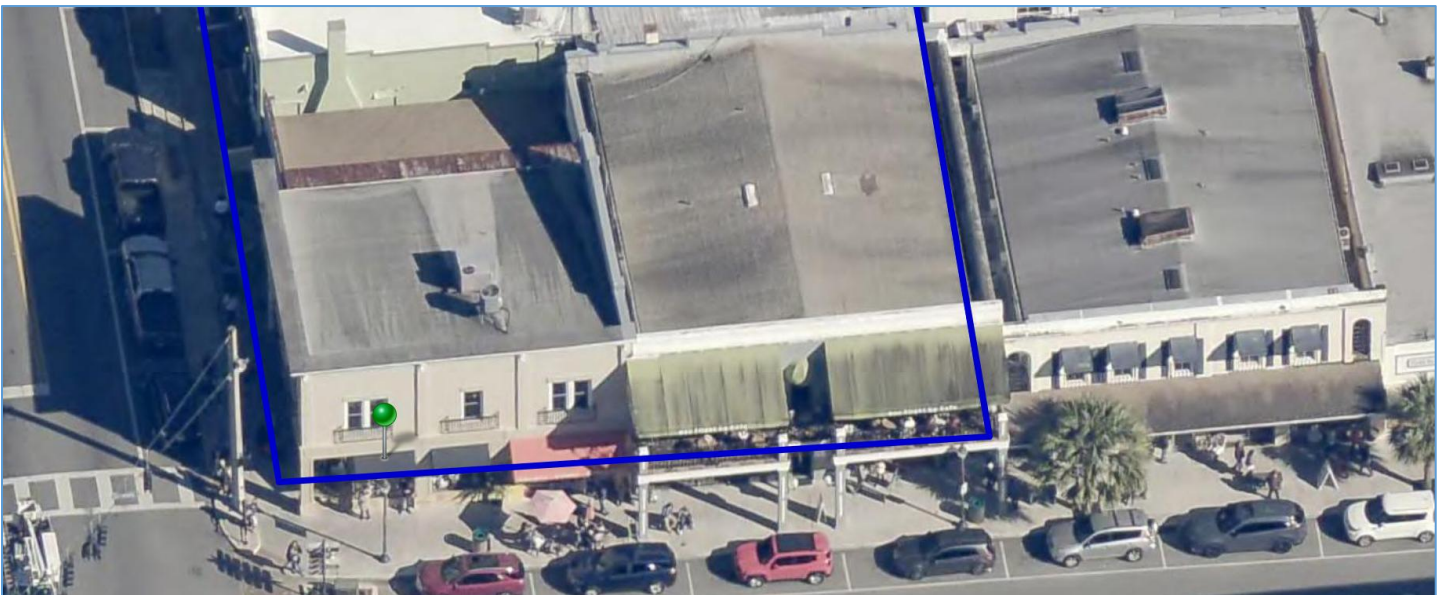
2008 Site Survey

2020 Site Survey



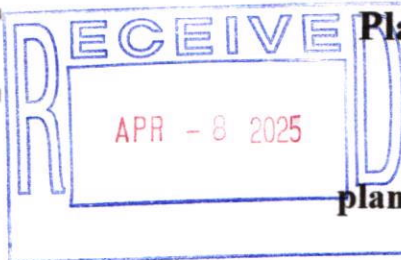
CITY OF MOUNT D O R A

Site Photos





**CITY OF
MOUNT
DORA**



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

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

Property Address: 440 N. Donnelly St, Mount Dora FL 32757 Alternate Key No.: _____

Property Owner: E 5th Ave 100, LLC

Applicant: Tristan Weld

Applicant's Mailing Address: 428 N Donnelly St, Suite 3 Mount Dora, FL 32757

Applicant's Phone Number: 352 800 8066

Applicant's Email Address: tweld@cflpropertygrp.com

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

Application Type:

- New Construction Addition Renovation

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

- | | | |
|---|--|---|
| <input type="checkbox"/> Steps or Stairways | <input type="checkbox"/> Foundation | <input checked="" type="checkbox"/> Siding/Stucco/Façade Work |
| <input type="checkbox"/> Windows | <input checked="" type="checkbox"/> Porches or Porte Cochere | <input type="checkbox"/> Walls/Structural |
| <input type="checkbox"/> Doors | <input type="checkbox"/> Chimney | <input type="checkbox"/> Roof |
| <input type="checkbox"/> Walls or Fences | <input type="checkbox"/> Exterior Lighting | <input type="checkbox"/> Landscape Features |

Existing Materials: cloth, metal framework, wooden siding/trimwork

Proposed Materials: Vinyl, metal framework, wooden siding/framing work

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

Full Description of Proposed Alteration(s) or Construction including materials; please attach additional documentation if needed: Replacing the broken down awning with a new one and restructuring the frame to become one. Paint and trimwork on windows and facade.

Reason for Addition / Modification: Age and deterioration of current structure is an eyesore and non functional

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

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

PROPERTY RECORD CARD

General Information

Name:	E 5TH AVE 100 LLC	Alternate Key:	1465320
Mailing Address:	8687 W IRLO BRONSON MEMORIAL HWY STE 200 KISSIMMEE, FL 34747 Update Mailing Address	Parcel Number: ⓘ	29-19-27-0030-002-00900
		Millage Group and City:	0MD1 Mount Dora
		2024 Total Certified Millage Rate:	18.8964
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	100 E 5TH AVE MOUNT DORA FL, 32757	Property Name:	JK THAI GARDEN NICHOLSON INJURY LAW MATAMO DESIGN Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	MOUNT DORA, 31-19-27 LOTS 9, 10, 11 BLK 2 PB 3 PGS 37-43 ORB 6312 PG 2366		
<p>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</p>			

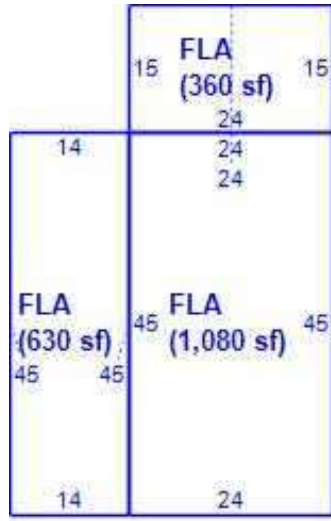
Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	STORE - 1 STORY FREE STANDING (1100)	0	0		12276.000	Square Feet	\$808,743.00	\$808,743.00
Click here for Zoning Info ⓘ Map		FEMA Flood						

Commercial Building(s)

Building 1

Commercial	Building Value: \$203,423.00 Building Use: RESTAURANT & CAFETERIA (21C) Structure Type:		
Summary	Section(s)		
Year Built: 1924	Section Type	No. Stories	Ground Floor Area
Total Effective Area: 2070	FINISHED LIVING AREA (FLA)	1.00	2070
Full Bathrooms: 1	View Larger		
Half Bathrooms: 2			
Elevators: 0			
Elevator Landings: 0			
Residential Units: 0			
Kitchens: 0			
Fireplaces: 1			



Building 2

Commercial	Building Value: \$126,088.00 Building Use: PROFESSIONAL BLDG (19C) Structure Type:						
Summary	Section(s)						
Year Built: 1916 Total Effective Area: 882 Full Bathrooms: 0 Half Bathrooms: 1 Elevators: 0 Elevator Landings: 0 Residential Units: 0 Kitchens: 0 Fireplaces: 0	<table border="1"> <thead> <tr> <th>Section Type</th> <th>No. Stories</th> <th>Ground Floor Area</th> </tr> </thead> <tbody> <tr> <td>FINISHED LIVING AREA (FLA)</td> <td>1.00</td> <td>882</td> </tr> </tbody> </table> <p style="text-align: right;">View Larger</p> <p>The diagram shows a rectangular section labeled 'FLA (882 sf)' with dimensions 21 on the top and bottom, and 42 on the left and right.</p>	Section Type	No. Stories	Ground Floor Area	FINISHED LIVING AREA (FLA)	1.00	882
Section Type	No. Stories	Ground Floor Area					
FINISHED LIVING AREA (FLA)	1.00	882					

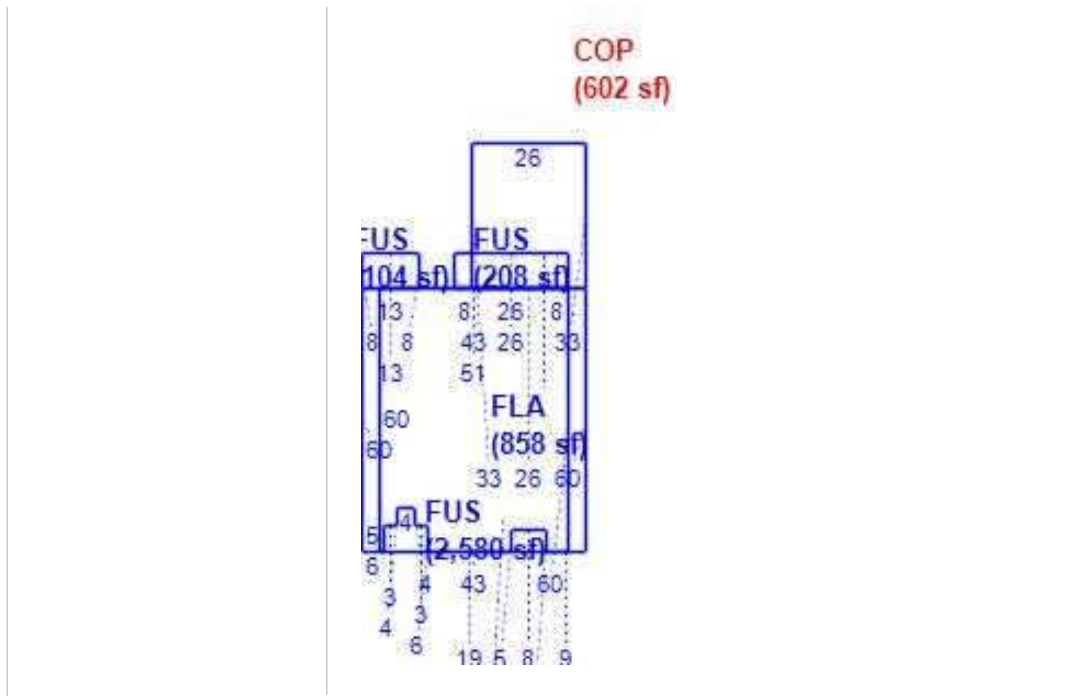
Building 3

Commercial	Building Value: \$340,650.00 Building Use: 1 STORY STORE (11C) Structure Type:
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Summary		Section(s)		
Year Built:	1914	Section Type	No. Stories	Ground Floor Area
Total Effective Area:	3772	COMMERCIAL CANOPY (COP)	1.00	64
Full Bathrooms:	2	FINISHED LIVING AREA (FLA)	1.00	1822
Half Bathrooms:	2	FINISHED AREA UPPER STORY (FUS)	1.00	1886
Elevators:	0	View Larger		
Elevator Landings:	0	<p style="text-align: center; color: red; font-weight: bold;">COP (64 sf)</p> <p style="text-align: center;"> FUS (1,886 sf) FLA (1,822 sf) </p>		
Residential Units:	0			
Kitchens:	0			
Fireplaces:	0			

Building 4

Commercial	Building Value: \$601,726.00 Building Use: 1 STORY STORE (11C) Structure Type:			
Summary		Section(s)		
Year Built:	1916	Section Type	No. Stories	Ground Floor Area
Total Effective Area:	7296	COMMERCIAL CANOPY (COP)	1.00	602
Full Bathrooms:	8	FINISHED LIVING AREA (FLA)	1.00	3802
Half Bathrooms:	2	FINISHED AREA UPPER STORY (FUS)	1.00	2892
Elevators:	0	View Larger		
Elevator Landings:	0			
Residential Units:	0			
Kitchens:	0			
Fireplaces:	0			



Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	PAVING (CPAV1)	1300	SF	1964	\$1,053.00

Sales History

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

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
6312 / 2366	03/30/2024	Warranty Deed	Qualified	Improved	\$4,329,000.00
1694 / 2140	03/01/1999	Warranty Deed	Qualified	Improved	\$1,450,000.00
1694 / 2136	02/04/1999	Quit Claim Deed	Unqualified	Improved	\$0.00
1244 / 926	08/01/1993	Warranty Deed	Unqualified	Improved	\$200,000.00
1204 / 727	12/01/1992	Certificate of Title	Unqualified	Improved	\$550,000.00
1100 / 2403	03/01/1991	Warranty Deed	Unqualified	Improved	\$662,800.00
1004 / 1146	03/01/1989	Warranty Deed	Unqualified	Improved	\$700,000.00
683 / 569	02/01/1982	Warranty Deed	Unqualified	Improved	\$160,000.00

[Click here to search for mortgages, liens, and other legal documents.](#)

Values and Estimated Ad Valorem Taxes

Values shown below are 2025 WORKING VALUES which are subject to change until certified. The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$2,081,683	\$2,081,683	\$2,081,683	5.0364	\$10,484.19
SCHOOL BOARD STATE	\$2,081,683	\$2,081,683	\$2,081,683	3.1240	\$6,503.18
SCHOOL BOARD LOCAL	\$2,081,683	\$2,081,683	\$2,081,683	2.9980	\$6,240.89
LAKE COUNTY WATER AUTHORITY	\$2,081,683	\$2,081,683	\$2,081,683	0.2940	\$612.01

NORTH LAKE HOSPITAL DIST	\$2,081,683	\$2,081,683	\$2,081,683	0.4100	\$853.49
ST JOHNS RIVER FL WATER MGMT DIST	\$2,081,683	\$2,081,683	\$2,081,683	0.1793	\$373.25
CITY OF MOUNT DORA	\$2,081,683	\$2,081,683	\$2,081,683	6.3000	\$13,114.60
LAKE COUNTY MSTU AMBULANCE	\$2,081,683	\$2,081,683	\$2,081,683	0.4629	\$963.61
LAKE COUNTY VOTED DEBT SERVICE	\$2,081,683	\$2,081,683	\$2,081,683	0.0918	\$191.10
				Total:	Total:
				18.8964	\$39,336.32

Exemptions Information

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

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

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

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Property data updated nightly.

[Site Notice](#)

Site Inventory Form

Site No. _____

Site Name _____ Survey Date 8709
 Address of Site 438-442 Donnelly St., Mt. Dora 32757
 Instruction for locating _____

Location Mt. Dora Sub 002 01000
 Subdivision Name Block No. Lot No.

County Lake
 District name if applicable _____
 Owner of Site: Name Hanks, Richard
 Address 700 helen St., Mt. Dora Fl. 32757

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

Condition of Site: (Check One)	Integrity of Site: (Check One or More)	Original Use <u>commercial</u>
<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Altered	Present Use <u>commercial</u>
<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Unaltered	Dates <u>c. +1919</u>
<input 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)

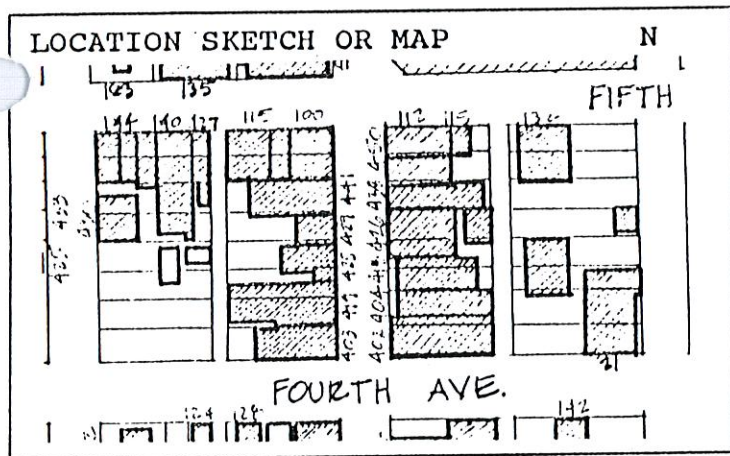
<input type="checkbox"/> Zoning	<input type="checkbox"/> Transportation	<input type="checkbox"/> Borrowing
<input type="checkbox"/> Development	<input type="checkbox"/> Fill	<input type="checkbox"/> Other (See Remarks Below)
<input type="checkbox"/> Deterioration	<input type="checkbox"/> Dredge	

Areas of Significance: Early Community Development

Significance:

This building was owned by Monroe V. and Martha Simpson. Martha Simpson managed the dry goods and shoe store on the first floor. There were apartments on the second floor. The Simpson family lived above their grocery store at 450 Donnelly. Although this building may be almost 70 years old it has lost any architectural styling it once had. The original molded concrete block facade has been completely obliterated, which causes the building to lose virtually all of its historical value.

Architect _____
 Builder _____
 Style and/or Period _____
 Plan Type _____ rectangular: irregular _____
 Exterior Fabric(s) _____ stucco, # tile _____
 Structural System(s) _____ masonry: concrete, cast _____
 Porches _____
 Orientation _____ W _____
 Foundation _____ continuous: stuccoed _____
 Roof Type _____ flat _____
 Secondary Roof Structure(s) _____
 Roof Surfacing _____
 Window Type _____ plate glass, # ribbed glass _____
 Ornament Exterior _____
 Chimney _____
 Chimney Location _____
 No. of Chimneys _____ No. of Stories _____ 2 _____
 No. of Dormers _____ Outbuildings _____
 Surroundings _____
 Map Reference (incl. scale & date) _____ USGS Eustis 7.5 Min. 1966 (PR1980) _____
 Latitude and Longitude _____
 Site Size (approx. acreage of property) _____ LT1 _____

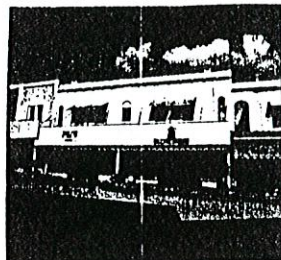


Township	Range	Section
19	27	31

UTM Coordinates:

Zone _____ Easting _____ Northing _____

Photographic Records Number _____ D 5 _____
 Please attach Photographic Print





HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site # LA00317
Recorder # 438
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) 438-442 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>438-442</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 ;31;UNSP
 Irregular Section Name: _____
 Landgrant _____
 UTM: Zone _____ Easting _____ Northing _____
 Plat or Other Map (map's name, location) _____

DESCRIPTION

Style Masonry Vernacular Other Style _____
 Exterior Plan Rectangular Other Exterior Plan _____
 Number of Stories 2
 Structural System(s) >> Heavy timber
 Other Structural System(s) _____
 Foundation Type(s) >> Slab
 Other Foundation Types _____
 Foundation Material(s) >> Poured Concrete Footing
 Other Foundation Material(s) _____
 Exterior Fabric(s) >> Stucco
 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

8IA00317

DESCRIPTION (continued)

Window Descriptions fixed, 1/1

Main Entrance Description (stylistic details) _____

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

Porch Roof Types(s) _____

Exterior Ornament _____

Interior Plan _____

Other Interior Plan _____

Condition 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 1922

Architect (last name first): _____

Builder (last name first): _____

Changes in Locations or Conditions

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

Structure Use History

Use _____ Year Use Started _____ Year Use Ended _____ >> Commercial unspecified; 1922;

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

8LA00317

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

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

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

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

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

Cultural Resource Type: SS
Electronic Form Used: S110

Form Type Code: NORM
Form Quality Ranking: NEW
Form Status Code: SCAT

SHPO's Evaluation of Resource

Date _____

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 5/30/2008

Form Comments: _____

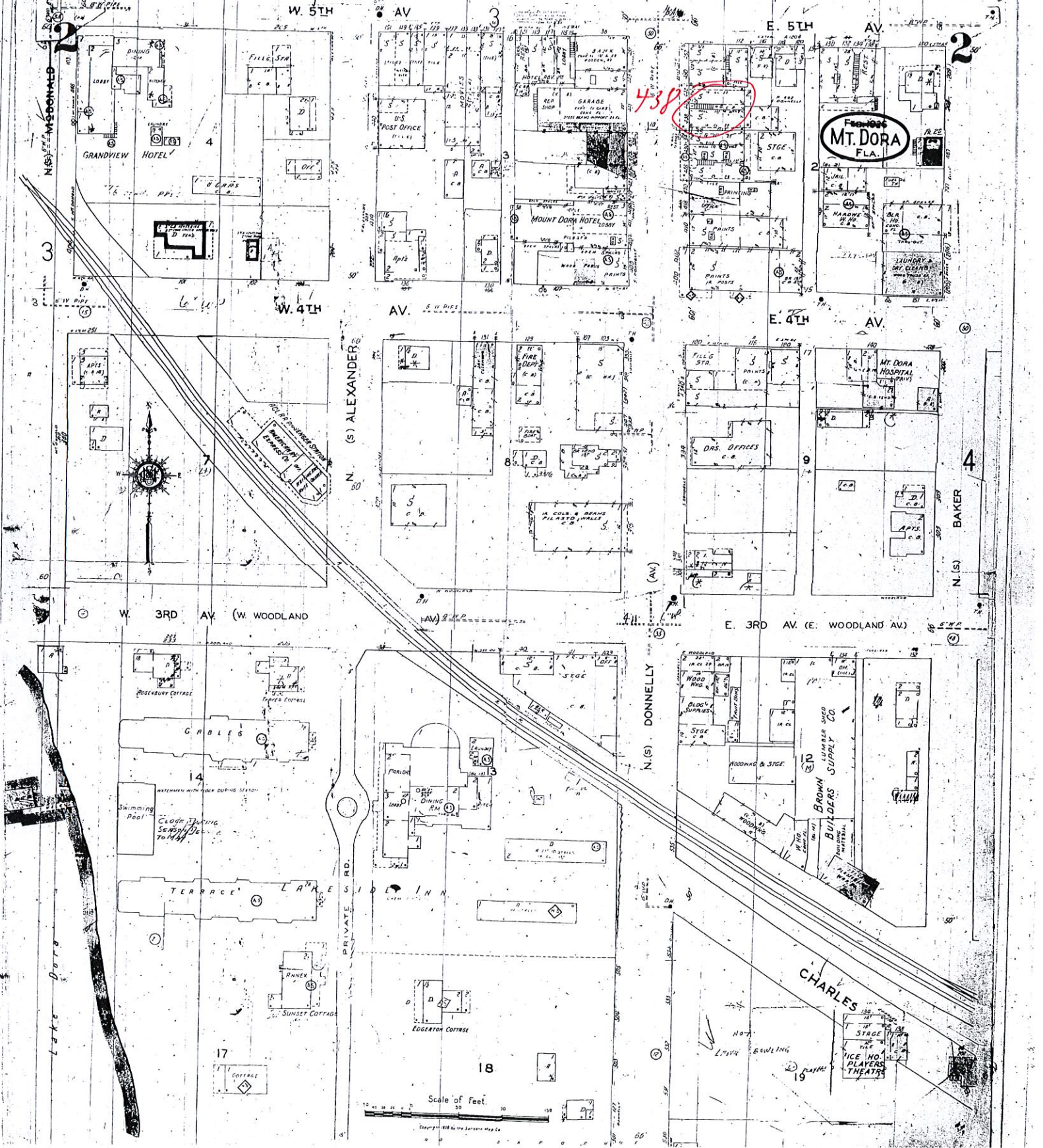
REQUIRED PAPER ATTACHMENTS

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

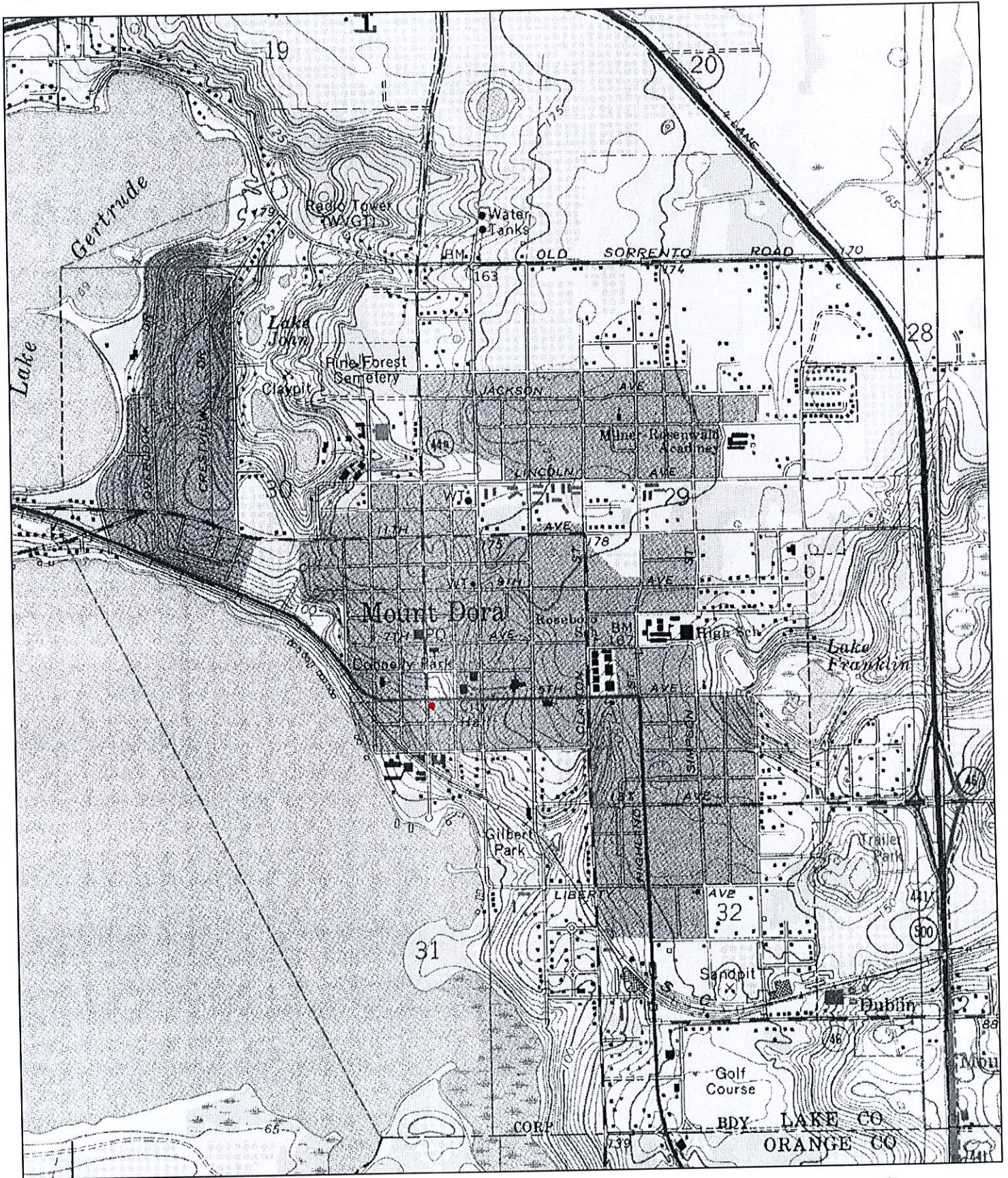
LA00317-200803

Supplementary Printout

- > **USGS map name/year of publication or revision:**
EUSTIS;1980
- > **Township/Range/Section/Qtr:**
19S ;27E ;31;UNSP
- > **Structural system(s):**
Heavy timber
- > **Foundation types:**
Slab
- > **Foundation materials:**
Poured Concrete Footing
- > **Exterior fabrics:**
Stucco
Brick
- > **Roof types:**
Gable
- > **Roof materials:**
- > **Roof secondary structures (dormers etc):**
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**
Commercial unspecified;1922;
- > **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)]:**



LA317



Map provided by MyTopo.com

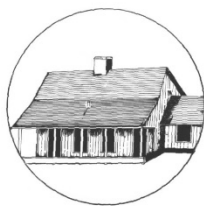
LA317
438



438

UA
317

- Original
- Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 5.0 3/19

Site#8 _____
 Field Date _____
 Form Date _____
 Recorder # _____

Shaded Fields represent the minimum acceptable level of documentation.
 Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) _____ Multiple Listing (DHR only) _____
 Survey Project Name _____ Survey # (DHR only) _____
 National Register Category (please check one) building structure district site object
 Ownership: private-profit private-nonprofit private-individual private-nonspecific city county state federal Native American foreign unknown

LOCATION & MAPPING

Address: Street Number _____ Direction _____ Street Name _____ Street Type _____ Suffix Direction _____
 Cross Streets (nearest / between) _____
 USGS 7.5 Map Name _____ USGS Date _____ Plat or Other Map _____
 City / Town (within 3 miles) _____ In City Limits? yes no unknown County _____
 Township _____ Range _____ Section _____ ¼ section: NW SW SE NE Irregular-name: _____
 Tax Parcel # _____ Landgrant _____
 Subdivision Name _____ Block _____ Lot _____
 UTM Coordinates: Zone 16 17 Easting _____ Northing _____
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: _____ approximately year listed or earlier year listed or later
 Original Use _____ From (year): _____ To (year): _____
 Current Use _____ From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: yes no unknown Date: _____ Original address _____
 Alterations: yes no unknown Date: _____ Nature _____
 Additions: yes no unknown Date: _____ Nature _____
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.)

Is the Resource Affected by a Local Preservation Ordinance? yes no unknown Describe _____

DESCRIPTION

Style _____ Exterior Plan _____ Number of Stories _____
 Exterior Fabric(s) 1. _____ 2. _____ 3. _____
 Roof Type(s) 1. _____ 2. _____ 3. _____
 Roof Material(s) 1. _____ 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____

Windows (types, materials, etc.)

Distinguishing Architectural Features (exterior or interior ornaments)

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

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____	SHPO – Appears to meet criteria for NR listing: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info Date _____ Init. _____ KEEPER – Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no Date _____ NR Criteria for Evaluation: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (see <i>National Register Bulletin</i> 15, p. 2)	Owner Objection _____

DESCRIPTION (continued)

Chimney: No. _____ Chimney Material(s): 1. _____ 2. _____ 3. _____
Structural System(s): 1. _____ 2. _____ 3. _____
Foundation Type(s): 1. _____ 2. _____
Foundation Material(s): 1. _____ 2. _____
Main Entrance (stylistic details)

[Empty box for Main Entrance details]

Porch Descriptions (types, locations, roof types, etc.)
[Empty box for Porch Descriptions]

Condition (overall resource condition): excellent good fair deteriorated ruinous
Narrative Description of Resource
[Empty box for Narrative Description]

Archaeological Remains _____ Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

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

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)
[Empty box for Bibliographic References]

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? yes no insufficient information
Appears to meet the criteria for National Register listing as part of a district? yes no insufficient information
Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

[Empty box for Explanation of Evaluation]

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
1. _____ 3. _____ 5. _____
2. _____ 4. _____ 6. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name _____ Affiliation _____
Recorder Contact Information _____
(address / phone / fax / e-mail)

Required Attachments
1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

Street Map

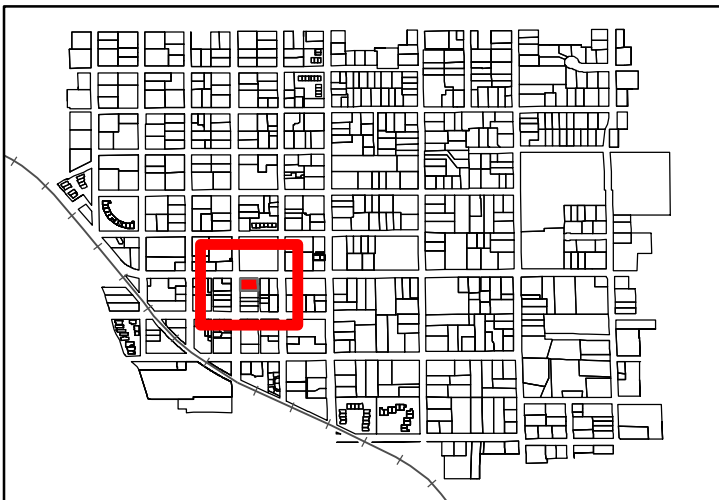


N



100 EAST 5TH AVE MOUNT DORA FL 32757

0 40 80 160
Feet

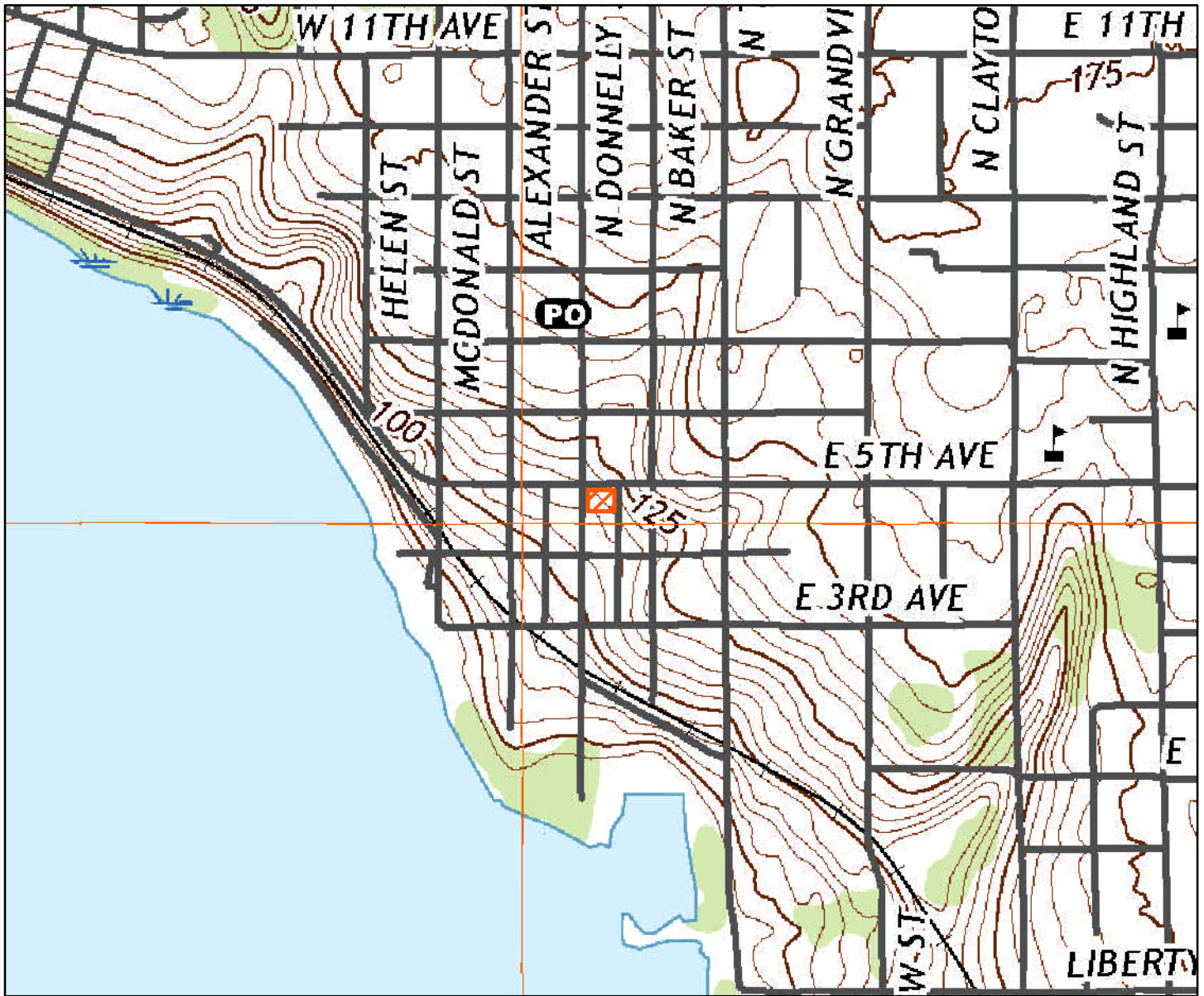


LA00317



Data Sources: Lake County, City of Mount Dora

USGS Map



LA00317



100 EAST 5TH AVE MOUNT DORA FL 32757

One Flight Up Café

One Flight Up Café

THE
SECRET GARDEN

Bev Neal
Painting Outside
THE LINES GALLERY
featuring:
• Original work by
multiple artists
• Workshops
• Custom Designed
Bicycle Apparel
• Located upstairs



DATE: April 30, 2025

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 6 - Certificate of Appropriateness; 440 N Donnelly (Location); Awning Modifications (Proposed Work); E 5TH AVE 100 LLC (Owner); Tristan Weld (Applicant).**

Property Information:

Address:	440 N Donnelly Street	Current Use:	Commercial
Zoning District:	C-2	Land Use:	Commercial

Structure Information:

Date of Construction:	1922	Style:	Masonry Vernacular
Siding:	Stucco	Stories:	Two
Roof Type:	Gable	Chimneys:	None

Requested Action:

Remove the two (2) existing cloth awnings and replace with a single awning frame. The Applicant indicated that painting and trim work will also be completed on the windows and façade.

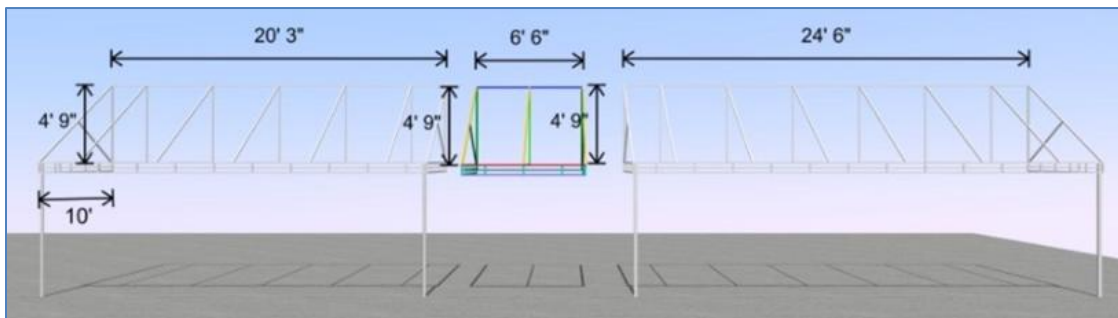
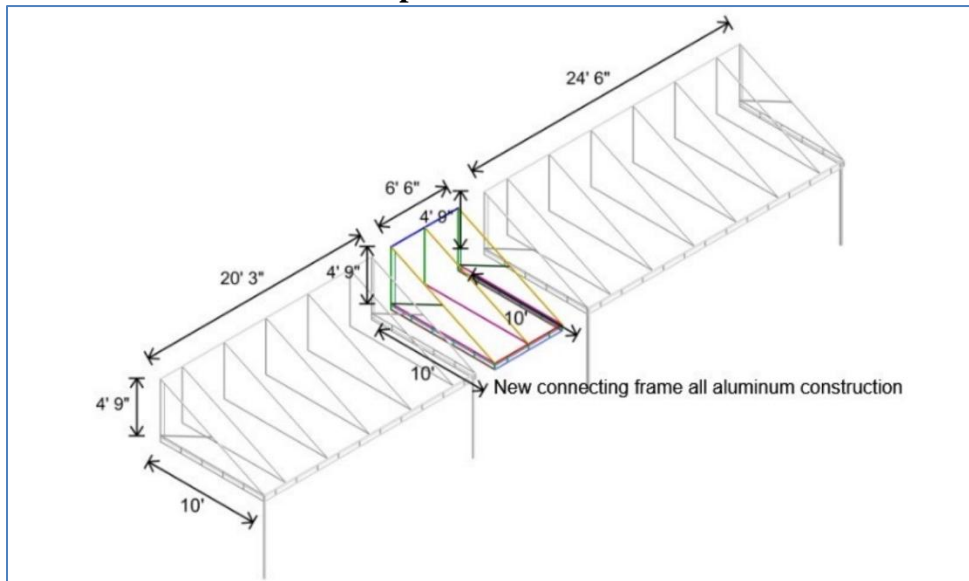
Current Awning Configuration (Light Green, Second Story Awnings)



Proposed Awning Configuration



Proposed Schematics



Background on Architectural Style:

To exploit land value to the fullest, commercial buildings were constructed in close proximity to one another and designed to cover most of the lot. The side walls of one commercial building often formed party walls with adjacent buildings. Because of such design constraints, commercial buildings from the mid-1850s to the 1940s shared many of the same characteristics. Most commercial buildings were rectangular in plan. One narrow elevation, facing the street, became the focus of the design and provided the building's identifying features. Facades were organized into distinct sections or zones, commonly containing one or two parts.

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

Design of commercial buildings in Florida mirrored national trends. Most commercial buildings were concentrated in districts with high land values. Lot configuration, therefore, exerted great influence on the form and plan of commercial buildings.

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

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

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

Guidance from the Historic Design Guidelines:

Canvas awnings were sometimes featured on buildings in Mount Dora. They are functional, decorative and appropriate to many of our historic buildings, particularly Bungalows, Mediterranean Revivals and Commercial Vernacular. Standard 3 should be considered when awnings are proposed as part of a rehabilitation.

Under standard 9, new awnings should be of compatible contemporary design. They should follow the lines of the window opening. Round or bell-shaped are appropriate for Mediterranean Revival.

Angled, rectangular awnings are most appropriate for flat headed windows and storefronts. Fiberglass and metal awnings or awnings that obscure significant detailing are inappropriate.

Recommendations:

1. Install awnings that are historically appropriate to the style of the building or that are of compatible contemporary design. Awnings should follow the line of the window or door opening they are intended to cover.

Avoid:

1. Installing awnings that obscure architecturally significant detailing or features.

Findings of Fact:

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

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

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

1. The request is consistent with the Mount Dora Historic Design Guidelines which recommend utilizing contemporary awnings and follow the line of the window/door they intent to cover; and
2. The request will not obscure architecturally significant details or features on the building, such as the cornice; and
3. The proposed work is compatible with the architectural style of the building; and
4. The request is promotes visual compatibility with the exterior architectural of adjacent, neighboring or visually related buildings, structures, sites and streetscapes as required by LDC Section 3.6.4 (2)(b).

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



Board Action:

The Historic Preservation Board may:

1. Accept Staff's Findings of Fact and Approve the application, as presented;
2. Partially reject Staff's Findings of Fact and Approve the application with conditions to ensure the application is consistent with the Standards of Review. Note: The motion should clearly state the Standards of Review the proposed conditions will address.
3. Reject Staff's Findings of Fact and Deny the application based on inconsistencies between the application and the Standards of Review. Note: The motion will need to include reasoning as to why the application is inconsistent with the Standards of Review.

Attachments:

Photos

Application

1987 Site Survey

2008 Site Survey

2020 Site Survey