

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
June 25, 2025 at 3:00 PM

AGENDA

- I. Call To Order
- II. Roll Call with Determination of Quorum
- III. Approval of Minutes from April 30, 2025 & May 28, 2025
- IV. Public Comment (Items not on the agenda)
- V. New Business
 - a.) 110 N. Clayton Street – COA for Windows, Doors, & Siding
 - i. Ex Parte Communication
 - ii. Swearing in Staff/ Applicants
 - iii. Staff Presentation
 - iv. Applicant Presentation
 - v. Public Comment
 - vi. Board Discussion
 - b.) 530 N Donnelly Street - Mural Application
 - i. Ex Parte Communication
 - ii. Swearing in Staff/ Applicants
 - iii. Staff Presentation
 - iv. Applicant Presentation
 - v. Public Comment
 - vi. Board Discussion
 - c.) 650 N. Donnelly Street – Historic Site Designation
 - i. Ex Parte Communication
 - ii. Swearing in Staff/ Applicants
 - iii. Staff Presentation
 - iv. Applicant Presentation
 - v. Public Comment
 - vi. Board Discussion

VI. Other Business

d.) Simpson Farmhouse Update

e.) Letter of Support for Education Hall Window Grant

f.) Historic Ordinance Overview

VII. Staff Updates

VIII. Board Updates

IX. Announcement of next scheduled meeting date: July 30, 2025

X. Adjournment

NOTICE: If any person decides to appeal any decisions at this meeting with respect to any matter considered, such person may need a record of these proceedings. For such purpose, a person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

NOTICE: For purposes of Section 286.011, *Florida Statutes*, two (2) or more members of the City Council may be present at this meeting and this meeting may be considered a City Council meeting although no decision of the City Council will be made at this meeting and the City Council shall comply with the requirements of controlling State law in every respect.

NOTICE: In accordance with the Americans with Disabilities Act (“ADA”) and Florida Statutes, Section 286.26, persons with disabilities needing a reasonable accommodation to participate in a public hearing or meeting should contact the City of Mount Dora’s ADA Coordinator at least 48 hours prior to the proceeding. The ADA Coordinator may be contacted by phone at 352735-7126, ext. 1111, or by email at clerk@cityofmounddora.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
APRIL 30, 2025 MEETING MINUTES**

The City of Mount Dora Historic Preservation Board met on Wednesday, April 30, 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 April 30, 2025 meeting of the Mount Dora Historic Preservation Board was called to order at 3:10 p.m. by Chairman, Det Joks.

II. Roll Call with Determination of Quorum

Present: Kathleen Benjamin, Daniel Wick, Det Joks, Robert Gordon

Absent: Juan Diaz, Lynn Tipton, Patricia Huizing

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

III. Approval of Meeting Minutes from March 26, 2025

MOTION by Mr. Gordon, SECONDED by Ms. Benjamin, to APPROVE the minutes as presented.

FOR: Kathleen Benjamin, Daniel Wick, Det Joks, Robert Gordon

AGAINST: None

MOTION CARRIED: 4-0

IV. Public participation/comment for non-agenda items

No public participation

Motion to Amend the agenda to allow the COA Application for, 440 N. Donnelly Street to be presented first, due to the applicant needing to attend another meeting. All members, staff, and other applicants approved the amendment.

(Minutes reflect the original order of the agenda before the amendment)

V. New Business

a. COA for 1020 N. Clayton Street- Alteration and Coach House garage

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

- iv. Applicant Presentation
- v. Public Comment
- vi. Board Discussion

Ms. Janiszewski gave a presentation for the property at 1020 N. Clayton St. Staff reviewed the application and recommended approval as presented.

The applicant, Michael Ferrante, was present via zoom call. Due to some technical difficulties the board members were unable to hear the applicant. Ms. Janiszewski stepped in to assist by reading the applicants typed messages in response to the board members questions. After some time, Mr. Ferrante was able to speak over speakerphone. The applicant discussed the project with the board members.

Ms. Janiszewski stated that because the house itself is not historic but is within the review area. A COA for a new roof would not be required.

MOTION by Mr. Gordon, SECONDED by Ms. Benjamin, to ACCEPT staff’s finding of fact and to APPROVE the application.

FOR: Kathleen Benjamin, Daniel Wick, Det Joks, Robert Gordon

AGAINST: None

MOTION: 4-0

b. COA for 856 N. Grandview Street- New Construction

- i. Ex Parte Communications
- ii. Swearing in Staff/ Applicant
- iii. Staff Presentation
- iv. Applicant Presentation
- v. Public Comment
- vi. Board Discussion

Ms. Janiszewski gave a presentation for the property at 856 N. Grandview Street. The staff reviewed the application and recommended approval of the application as presented.

The applicant, Mr. Randy Lazarus, discussed the project with the board members. The project will be a craftsman, concrete block construction home.

MOTION by Mr. Wick, SECONDED by Ms. Benjamin, to ACCEPT staff’s finding of fact and to APPROVE the application.

FOR: Kathleen Benjamin, Daniel Wick, Det Joks, Robert Gordon

AGAINST: None

MOTION: 4-0

c. COA for 301 N. Baker Street – Windows

- i. Ex Parte Communications
- ii. Swearing in Staff/ Applicant
- iii. Staff Presentation
- iv. Applicant Presentation
- v. Public Comment
- vi. Board Discussion

Ms. Janiszewski gave a presentation for the property at 301 N Baker St. Staff reviewed the application and recommended approval as presented.

The applicant, Mr. Austin Guenther, discussed the project with the board members. The project will consist of new windows for the 1997 current windows to prevent weather damage and allow for more insulation. Mr. Guenther discussed his reasoning for not wanting to keep the grid pattern.

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

FOR: Kathleen Benjamin, Daniel Wick, Det Joks, Robert Gordon

AGAINST: None

MOTION: 4-0

d. COA for 805 Hackett Court – Alterations

- i. Ex Parte Communications
- ii. Swearing in Staff/ Applicants
- iii. Staff Presentation
- iv. Applicant Presentation
- v. Public Comment
- vi. Board Discussion

Ms. Janiszewski gave a presentation for the property at 805 Hackett Court. Staff reviewed the application and recommended approval as presented.

The applicant, Ms. Kimberly Scavone, discussed the project with the board members. The project will consist of the addition of a screen enclosure to the rear of the home.

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

FOR: Kathleen Benjamin, Daniel Wick, Det Joks, Robert Gordon

AGAINST: None

MOTION: 4-0

e. COA for 118 N. Grandview Street – Siding & Landscaping

- i. Ex Parte Communications
- ii. Swearing in Staff/ Applicant
- iii. Staff Presentation
- iv. Applicant Presentation
- v. Public Comment
- vi. Board Discussion

Ms. Janiszewski gave a presentation for the property at 118 N. Grandview Street. Staff reviewed the application and recommended approval as presented

The applicant, Julie Noland, discussed the project with the board members. The project will consist of adding landscaping features to the property including adding hardy-board siding instead of stucco work, a trellis with flowering plants to give color and better curb appeal. Also to replace the short-wall from concrete to wood as well as other landscape features.

The Applicant and the board members discussed the previous approved application regarding the chimney. Mr. Joks did not support the approval of this COA application until the previous one has been completed. He stated he would like to see the texture of the chimney to stand out from the rest of the texture of the home. Discussion on the trellis and whether it contributes to the home in a historical manner. Does the façade look out of character with the neighborhood.

Further discussion on the existing COA and chimney. If the new COA would negate/ override the previous one. Mr. Hand and Ms. Janiszewski stated that the previous COA is still stands.

Further discussion on the application. Mr. Gordon suggested the existing COA be modified to include new hardy-board, and the trellis. Board members, the applicant and Ms. Janiszewski discussed the process of that. Mr. Gordon made a recommendation regarding the wooden trellis and trying another material to avoid weather and bug damage.

Further discussion with Mr. Joks about the chimney meeting his previous approval and the trellis addition.

An agreement between the applicant and the board that the trellis addition be removed from the application.

MOTION by Mr. Joks, SECONDED by, to ACCEPT staff’s finding of fact and to APPROVE the application with the discussed changes of replacing the stucco with hardy-board except for the chimney which will have its own structural surface, like the old one and the removal of the cement wall with the addition of the window shutters.

FOR: Kathleen Benjamin, Daniel Wick, Det Joks, Robert Gordon

AGAINST: NONE

MOTION: 4-0

f. COA for 440 N. Donnelly Street – Awning & Windows

- i. Ex Parte Communications
- ii. Swearing in Staff/ Applicant
- iii. Staff Presentation
- iv. Applicant Presentation
- v. Public Comment
- vi. Board Discussion

Ms. Janiszewski gave a presentation on the property at 440 N. Donnelly Street. Staff reviewed the application and recommended approval of the application as presented.

The applicant, Tristen Weld with CFL Property Group, discussed the project with the board members. The project will be a more comprehensive awning for the new business that will be taking over the once, “One Flight Up” restaurant that was there previously.

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

FOR: Kathleen Benjamin, Daniel Wick, Det Joks, Robert Gordon

AGAINST: None

MOTION: 4-0

g. Historic Ordinance Overview

As all the board members were not present for this meeting the board recommended tabling the discussion until next meeting.

VI. Other Business

VII. Staff Update

h. Downtown Information Kiosks Update

Ms. Janiszewski presented the updated proposal for the Downtown CRA Kiosks to the board members. Board members discussed if the kiosks were handicap accessible. Ms. Janiszewski stated she would find that out. Discussion on the kiosk functionality. Board members discussed the overhand extension and the need for more space for individuals to be under for rain cover if needed.

i. Abandoned African-American Cemetery Grant.

Ms. Janiszewski presented the update for the Abandoned African- American Cemetery Grant. She stated the grant application period ends June 1, 2025.

MOTION by Mr. Gordon, SECONDED by Mr. Wick, to SUPPORT the application for the Historic Cemetery Grant.

FOR: Kathleen Benjamin, Daniel Wick, Det Joks, Robert Gordon

AGAINST: None

MOTION: 4-0

j. 837 E 5th Avenue Center for the Arts Building Update

Ms. Janiszewski discussed the changes made to the building after the COA approval. At the historic site inspection, the changes made were different from what was approved by the board. Staff is seeking guidance from the board on how to proceed and if the site inspection should be passed or denied and come back for a new certificate.

The Board members discussed and decided to approve the inspection.

Brief discussion on the code involving the historic review area.

VIII. Announcement of next scheduled meeting: May 28, 2025

Mr. Gordon will not be in attendance.

IX. Adjournment

MOTION by Mr. Gordon, SECONDED by Ms. Benjamin, to adjourn the meeting. The Board unanimously voted to adjourn the meeting at 4:52 p.m.

*Dek Joks, Chairman
Historic Preservation Board*

*Catherine Hutcheson,
Administrative Coordinator*



**CITY OF MOUNT DORA
HISTORIC PRESERVATION BOARD
May 28, 2025 MEETING MINUTES**

The City of Mount Dora Historic Preservation Board met on Wednesday, May 28, 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 May 28, 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, Daniel Wick, Det Joks, Juan Diaz, Lynn Tipton, Patricia Huizing

Absent: Robert Gordon

City Staff: Adam Sumner, Planning Director; Catherine Hutcheson, Administrative Coordinator; Andrew Hand, City Attorney Esq.

III. Approval of Meeting Minutes from April 30, 2025

MOTION by Mr. Joks, SECONDED by Mr. Wick, to AMEND the motion made on page 4 of the minutes.

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

AGAINST: None

MOTION CARRIED: 6-0

IV. Public participation/comment for non-agenda items

No public participation

V. New Business

a. COA for 406 N Highland Street- Re-roof

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

Mr. Sumner gave a presentation for the property at 406 N. Highland Street. The staff reviewed the application and recommended approval of the application as presented.

The applicant was not present. Ms. Tipton made a motion to approve and move on to discussion.

Discussion on the shingles changing from asphalt to metal.

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

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

AGAINST: None

MOTION: 6-0

VI. Other Business

Mr. Sumner requested the Ordinance Overview be moved to the next board meeting. The board members were ok with this.

Ms. Huizing informed the board of a sitcom she will be producing this summer about Mount Dora and her life as an Air B&B host and widow. She also stated that this will be her last year with the Historic Preservation Board.

VII. Staff Update

Mr. Hand discussed a Emergency Relief Bill, Senate Bill 180 and how this will effect the boards moving forward. He stated this will, if it becomes law, will change the Land Development Code, as we know it.

VIII. Announcement of next scheduled meeting: May 28, 2025

Ms. Tipton stated she would not be present for the next meeting due to a prior engagement.

Mr. Joks requested the ordinance for section 3.6.4.-3H be added to the upcoming agenda in June.

IX. Adjournment

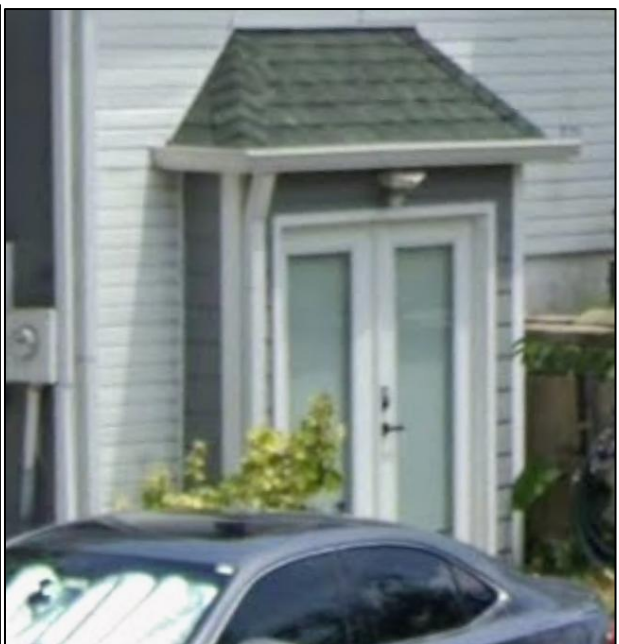
MOTION by Mr. Joks, SECONDED by Ms. Tipton, to adjourn the meeting. The Board unanimously voted to adjourn the meeting at 3:38 p.m.

*Dek Joks, Chairman
Historic Preservation Board*

*Catherine Hutcheson,
Administrative Coordinator*



2. Recess the double doors on the front façade 16” so the doors will be in line with the primary façade. The Applicant does not propose any changes to the existing awning.



3. Change in color and material of shutters to a natural wood.



4. Remove the existing vinyl siding and replace with horizontal concrete or composite boards and provide horizontal concrete or composite boards over the existing wood and concrete siding.



5. Wrap the columns in the same material and color 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:

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 /1 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.

Original shutters in Florida are rare. Under Standard 3, unless there is physical or documentary evidence of their existence, shutters should not be mounted. If shutters are found to be appropriate, they should be operable or appear to be operable and measure the full height and one-half the width of the window frame. They should be attached to the window casing rather than the exterior wall. Wood shutters with horizontal louvers are the preferred type. Avoid metal and vinyl.

Principal doors and entrances are an integral part of historic building in Mount Dora. They frequently contain decorative or stylistic features, such as transom and sidelights or detailed surrounds. Under Standard 2, doors and entrances and associated detailing should be preserved. Changes to door size and configuration should be avoided. If a historic entrance cannot be incorporated into a contemporary use for the building, the opening and any significant detailing should, nevertheless, be retained.

Replacement doors should either match the original under Standard 6 or substitute new materials and designs sympathetic to the original under Standard 9. Under Standard 3 historic doors that do not match the composition and stylistic details of the building or missing door should not be substituted.

Contemporary stock doors and screen doors are inappropriate replacements. Replacement screen doors should be simple. Any ornamentation should be based on historic precedent and in keeping with the character of the door and entrance design. Aluminum, metal, and jalousie doors should be avoided.

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. Protect and maintain masonry by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in curved decorative features.
3. Retain and repair historic door openings, doors, screen doors, trim, and details such as transom, side lights, pediments, frontispieces, hoods, and hardware where they contribute to the architectural character of the building.
4. Replace missing or deteriorated doors with doors that closely match the original, or that are of compatible contemporary design.
5. Retain and repair window openings, frames, sash, glass, lintels, sills, pediments, architraves, hardware, awnings and shutters where they contribute to the architectural and historic character of the building.

6. Protect and maintain the wood and architectural metal which comprise the window frame, sash, muntins, and surrounds through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coating systems.
7. Repair window frames and sash by patching, splicing, consolidating or otherwise reinforcing. Such repair may include replacement in kind of those parts that are either extensively deteriorated or are missing when there are surviving prototypes such as architraves, hoodmolds, sash, sills, and interior or exterior shutters and blinds.
8. Replace missing or irreparable windows on significant elevations with new windows that match the original in material, size, general muntin and mullion proportion and configuration, and reflective qualities of the glass.
9. Design and install new windows when the historic windows (frames, sash and glazing) or completely missing. The replacement windows may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the window openings and the historic character of the building.

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. Introducing or changing the location of doors and entrances that alter the architectural character of the building.
3. Stripping entrances of historic material such as wood, cast iron, terra cotta tile, and brick.
4. Removing significant door features that can be repaired.
5. Replacing deteriorated or missing doors with stock doors or doors of inappropriate designs or constructed of inappropriate materials.
6. Removing an entrance that is unrepairable and not replacing it; or replacing it with a new entrance or porch that does not convey the same visual appearance.
7. Introducing or changing the location or size of windows, and other openings that alter the architectural and historic character of a building.
8. Replacing window features on significant facades with historically and architecturally incompatible materials such as anodized aluminum, mirrored or tinted glass.
9. Removing window features that can be repaired where such features contribute to the historic and architectural character of a building.
10. Changing the size or arrangement of window panes, muntins, and rails where they contribute to the architectural and historic character of building.

11. Installing on significant facades shutters, screens, blinds, security grills, and awnings which are historically inappropriate and detract from the building’s character.
12. Replacing windows that contribute to the character of a building with those that are incompatible in size, configuration, and reflective qualities or which alter the setback relationship between window and wall.

Findings of Fact:

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

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

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

1. The request is consistent with the Mount Dora Historic Design Guidelines; and
2. The proposed work is compatible with the architectural style of the building; and
3. The request is promotes visual compatibility with the exterior architectural of adjacent, neighboring or visually related buildings, structures, sites and streetscapes as required by LDC Section 3.6.4 (2)(b).

Therefore, based on these Findings of Fact, staff recommends **Approval** of the application to:

1. Remove and the existing front and side windows and replace with vinyl windows. The front windows have wood frames and the side windows have aluminum frames;
2. Recess the double doors on the front façade 16” so the doors will be in line with the primary façade. The Applicant does not propose any changes to the existing awning;
3. Change in color and material of shutters to a natural wood;
4. Remove the existing vinyl siding and replace with horizontal concrete or composite boards and provide horizontal concrete or composite boards over the existing wood and concrete siding; and
5. Wrap the columns in the same material and color of the residence,

with the condition that the grid pattern on the existing windows be replicated on the replacement windows.

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:

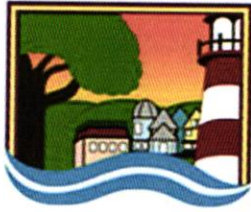
Photos
Application
2008 Site Survey
2020 Site Survey



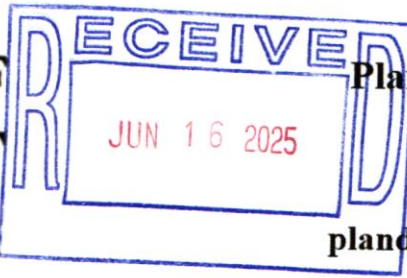
CITY OF MOUNT D O R A

Site Photos





**CITY OF
MOUNT
DORA**



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

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

Property Address: 110 N Clayton St Alternate Key No.: _____

Property Owner: Carolyn Parlato

Applicant: Carolyn Parlato

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

Applicant's Phone Number: 813-655-7981

Applicant's Email Address: jmalakgt@hotmail.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 checked="" type="checkbox"/> Siding/Stucco/Façade Work |
| <input checked="" type="checkbox"/> Windows | <input type="checkbox"/> Porches or Porte Cochere | <input type="checkbox"/> Walls/Structural |
| <input checked="" 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: Wood, Aluminum, Vinyl, Pastic, Glass

Proposed Materials: Concrete/Composite, Wood, Vinyl, Glass

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

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

Reason for Addition / Modification: See attached.

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.

Attachment to CoA:

For the request, multiple items are proposed for renovation.

First, replacement of front and side windows. Current windows are a mix of wood frames and aluminum frames. The proposed renovation will replace the mix of windows with consistent and updated white frame/grid style windows (pictures of type of window proposed). Sizing will vary of course but quality and grid style type will be consistent as well as approval to meet Florida code/requirements of Mount Dora's Building Department. The reason for this modification is due to the current poor conditions of the windows and lack of energy efficiency.

Next is to relocate double doors for the basement to be in line of the siding, a shifting of 16" from the front of the frame to be inline of the white siding. The reason for this modification is to set doors further back and slightly raise the threshold to avoid possible flooding issues which have occurred in the past. In addition, this would allow the overhang to be functional (protect from rain when unlocking the doors).

Third is requesting window shutters change in color/material to a nature wood. The reason for this modification is aesthetic.

Lastly is the request to update the siding. The current siding is either vinyl, wood, or block. This request is to update to either a concrete board or composite board type and will provide a similar look (horizontal boards) as the current vinyl siding. Color will be white. The reason for this modification is to update the declining vinyl side but to also change the wood and block side of the area around and above the garage. This will provide a consistent and significantly more appealing look for the home. The siding is also proposed on the two pillars for the walkway (tan pillars in picture) for the same reasons.

Below are images of the home and additional descriptions of the above requests.



Windows above the double doors and to the right on all wood frame windows. The windows above the garage and on the side are aluminum. The gray block surrounding the garage door and the wood siding above the garage door is requested to be covered with either a cement or composite siding. The siding will be placed horizontally to mirror the look of the current vinyl siding and painted white. The request also includes the replacement of the vinyl siding with the same material for a consistent look to the home.



Picture of the side of the home, with the aluminum windows, wood siding, and concrete block. The request is to replace these windows as well and update the siding to a horizontal cement or composite board, painted white.



The picture above is the two columns discussed. These would be wrapped in the same material as the house siding and painted white.



Image of the double doors. The request is to shift these doors to be inline of the white siding but retain the roof cap.



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

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

First Site Form Recorded for this Site? YES

GENERAL INFORMATION

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

LOCATION & IDENTIFICATION

Street No.	Direction	Street Name	Street Type	Direction Suffix
<u>110</u>	<u>North</u>	<u>CLAYTON</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 ; 32 ; UNSP
 Irregular Section Name: _____
 Landgrant _____
 UTM: Zone _____ Easting _____ Northing _____
 Plat or Other Map (map's name, location) _____

DESCRIPTION

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

HISTORICAL STRUCTURE FORM

81A03905

DESCRIPTION (continued)

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

Main Entrance Description (stylistic details) _____

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

Porch Roof Types(s) _____

Exterior Ornament _____

Interior Plan _____

Other Interior Plan _____

Condition Good

Structure Surroundings

Commercial: _____ Residential: MOSTly this category

Institutional: _____ Undeveloped: _____

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

Archaeological Remains (describe): _____

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

Narrative Description (optional) _____

HISTORY

Construction year 1952

Architect (last name first): _____

Builder (last name first): _____

Changes in Locations or Conditions

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

Structure Use History

Use _____ Year Use Started _____ Year Use Ended _____ >> Private residence; 1952;

Other Structure Uses _____

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

RESEARCH METHODS

Research Methods _____

>> Examine local tax records

Other research methods _____

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? NO

Name of Local Register if Eligible _____

Individually Eligible for National Register? NO

Potential Contributor to NR District? NO

Area(s) of historical significance _____

>>

Other Historical Associations _____

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

HISTORICAL STRUCTURE FORM

8LA03905

DOCUMENTATION (Photos, Plans, etc.)

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

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

>> _____

RECORDER INFORMATION

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

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

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

SHPO's Evaluation of Resource

_____ Date _____

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

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

Form Comments: _____

REQUIRED PAPER ATTACHMENTS

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

LA03905-200803

Supplementary Printout

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

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

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

- > **Foundation types:**
Slab
Continuous

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

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

- > **Roof types:**

- > **Roof materials:**

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

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

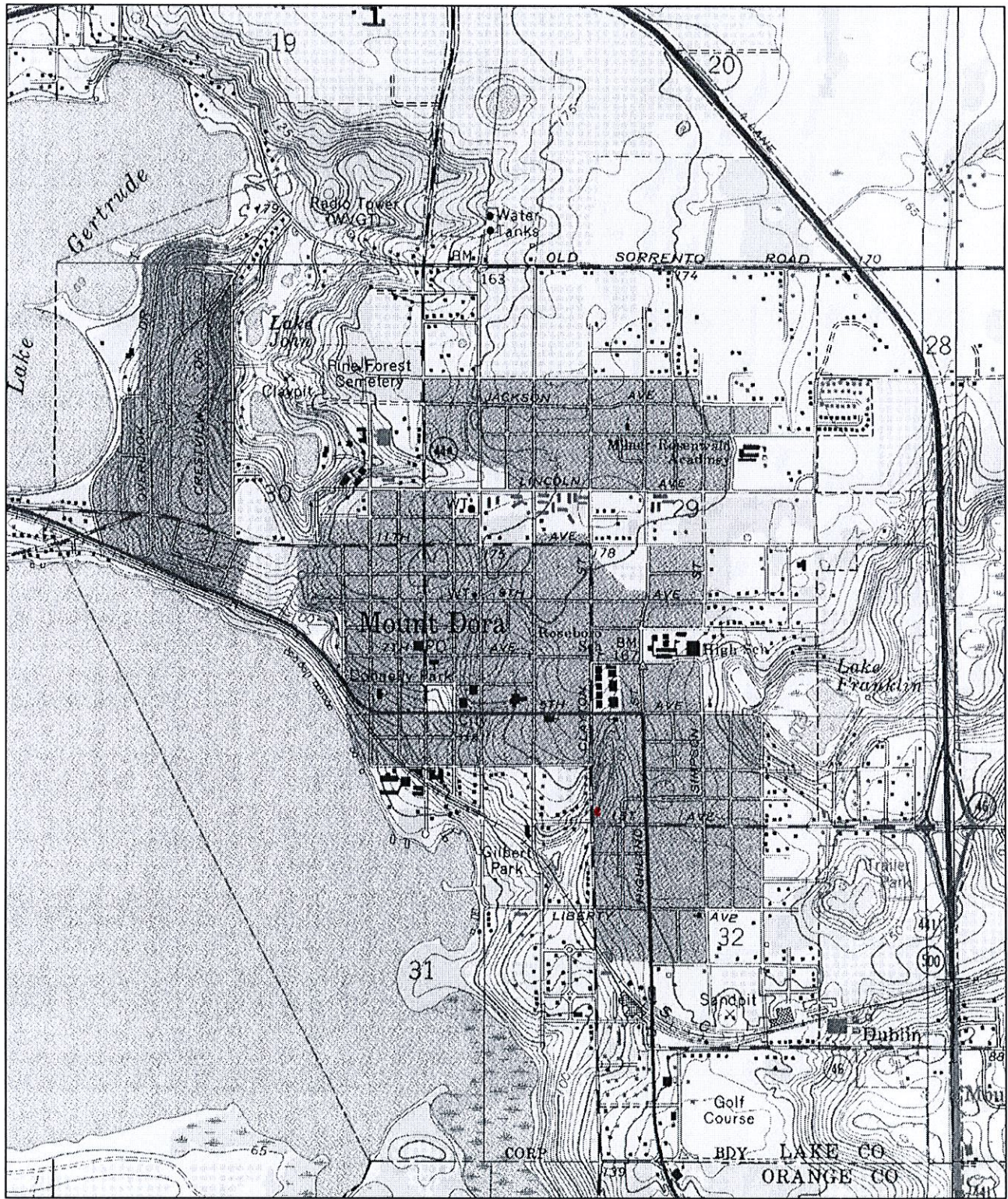
- > **Original, intermediate, present uses/year started/year ended:**
Private residence;1952;

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

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

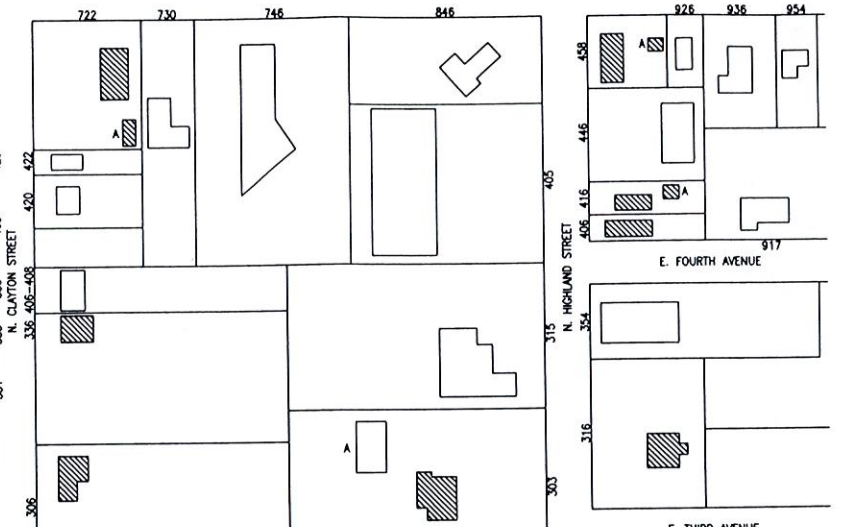
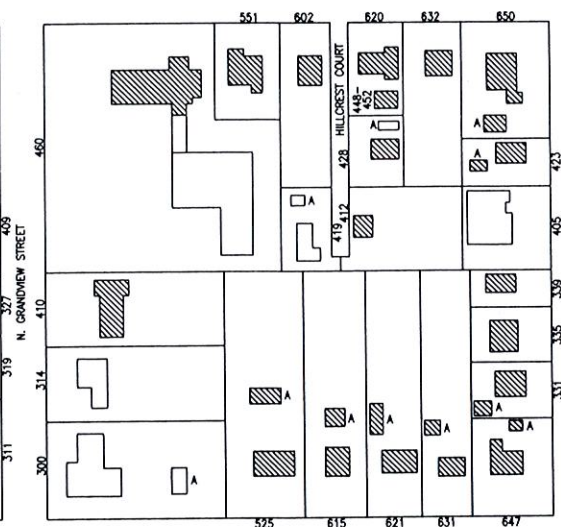
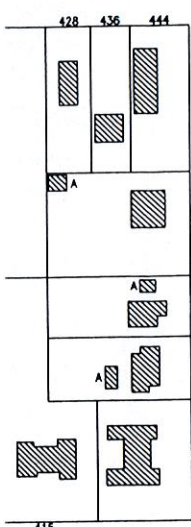
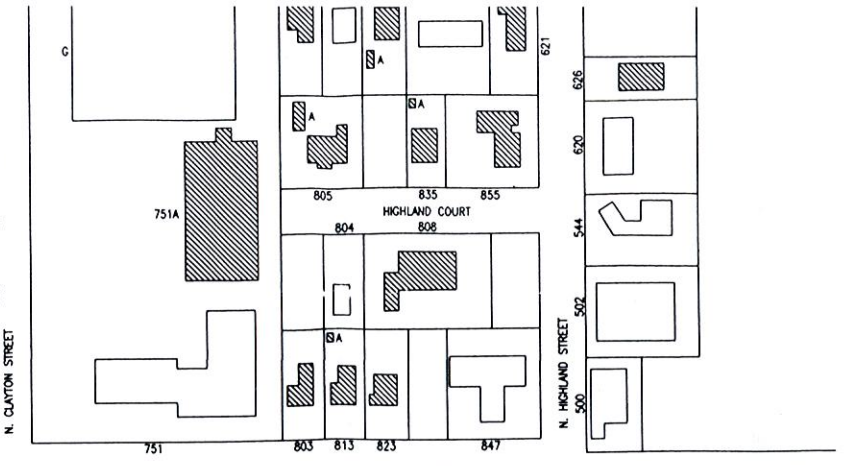
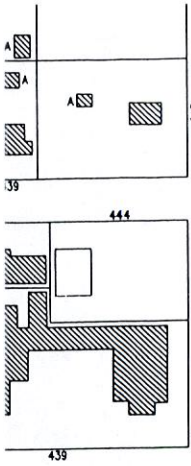
- > **Repositories: Collection/Housed/Accession#/Describe**

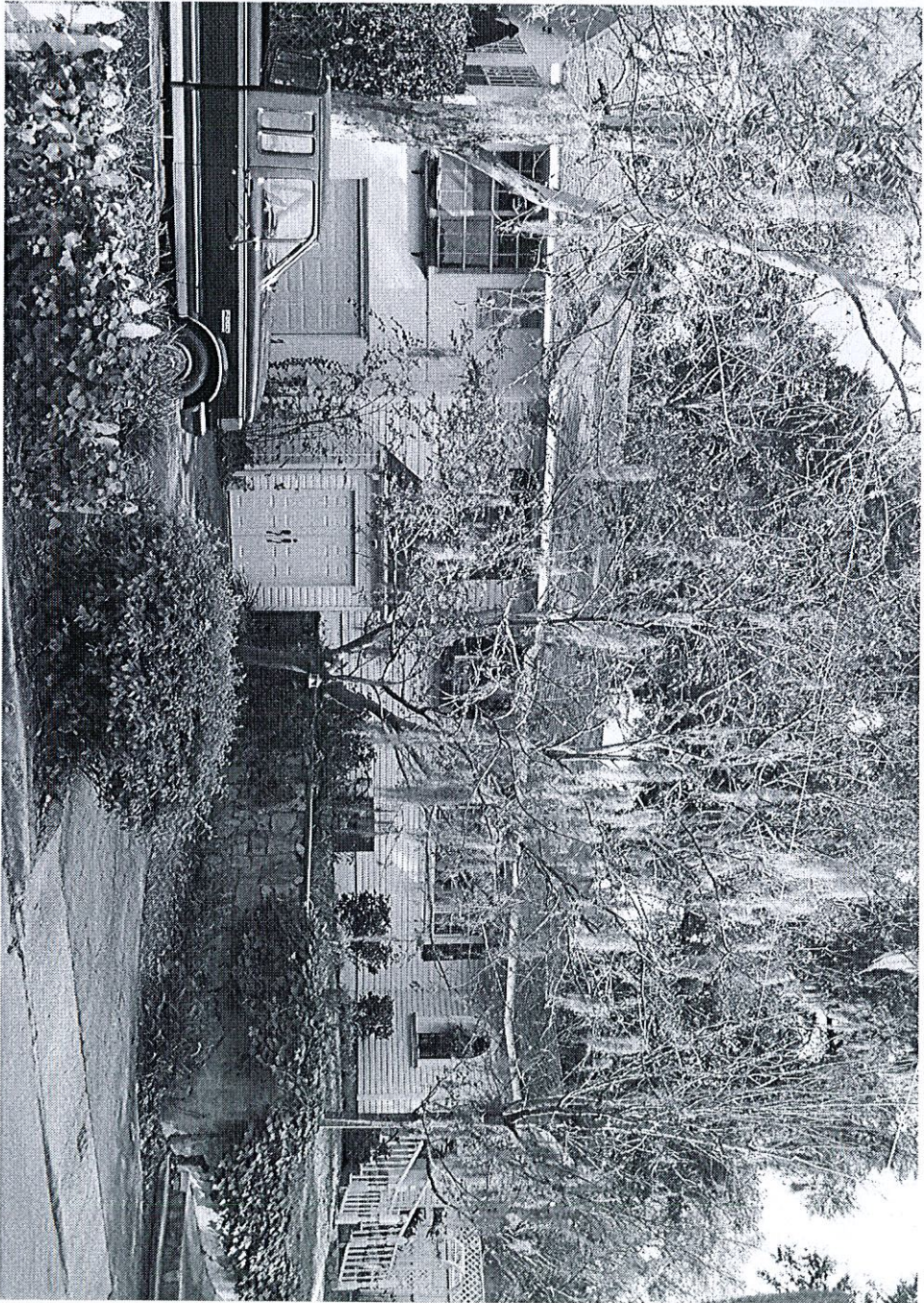
- > **[Other name(s)]:**



Map provided by MyTopo.com

449
LA3905





LA
3905

449

- 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 of Resource]

Archaeological Remains _____ Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

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

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
110 NORTH CLAYTON ST MOUNT DORA FL 32757

0 40 80 160
Feet

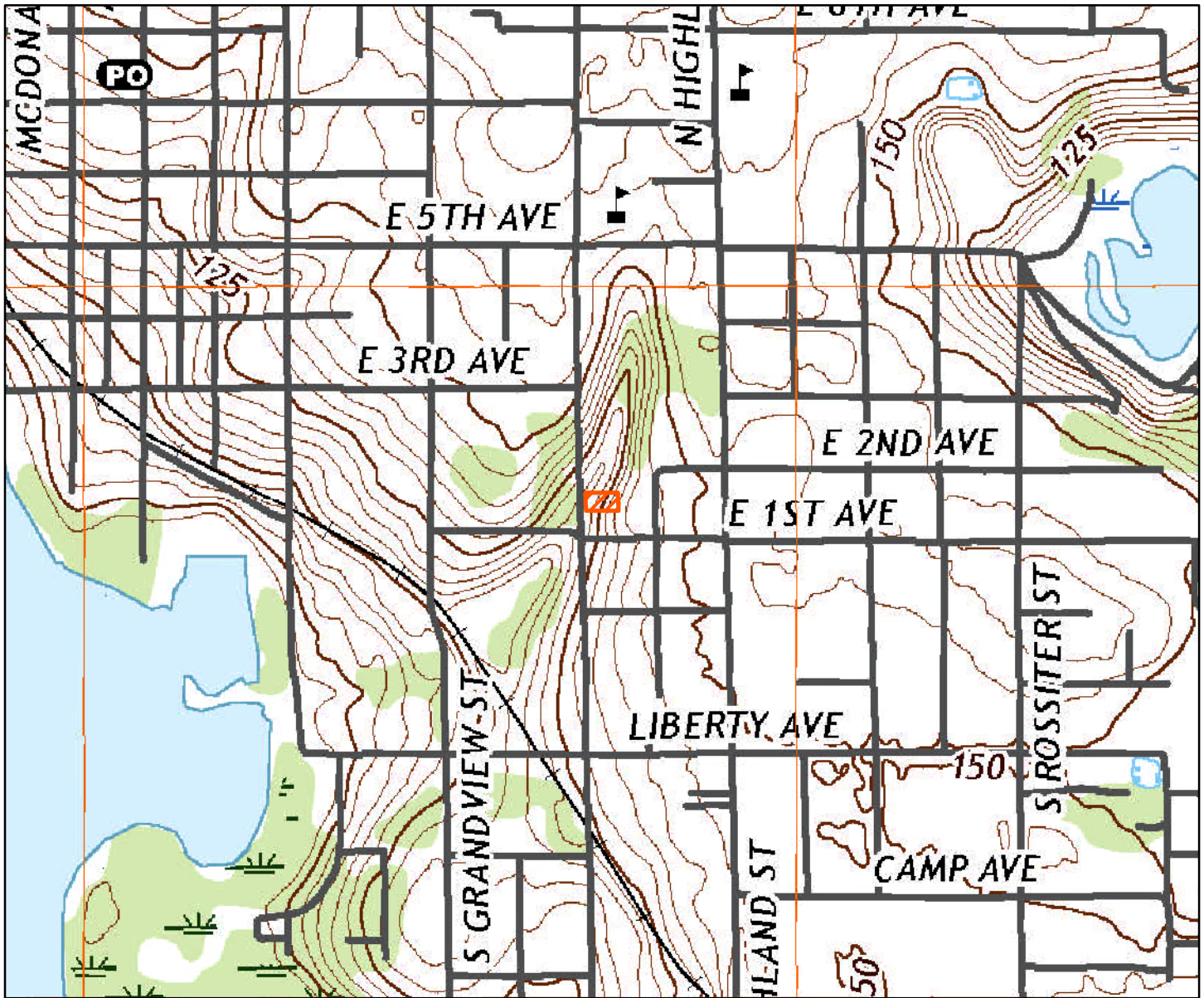


LA03905



Data Sources: Lake County, City of Mount Dora

USGS Map



LA03905



110 NORTH CLAYTON ST MOUNT DORA FL 32757





DATE: June 25, 2025

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: Application for a Mural; 350 N Donnelly (Address); City of Mount Dora (Owner & Applicant); Garden Mural on Knee Wall in Donnelly Park (Scope of Project).

SUMMARY OF PROJECT

The Applicant submitted a mural application to paint a pollinator themed mural on a 46.5’ X 3’ high wall located in Donnelly Park.

REFERENCES/SUPPORT:

Land Development Code (LDC) Section 6.8, entitled ‘Murals’

SITE SUMMARY:

Address	530 N Donnelly Street, Mount Dora
General Location:	At the northwest corner of Donnelly Park, along Donnelly Street.
Zoning District:	Greenbelt (GB)
Future Land Use Category:	Recreation
Overlays:	Mount Dora CRA and Historic Review Area

Below is the view of the wall from 6th street and the view of the wall from Donnelly Street.

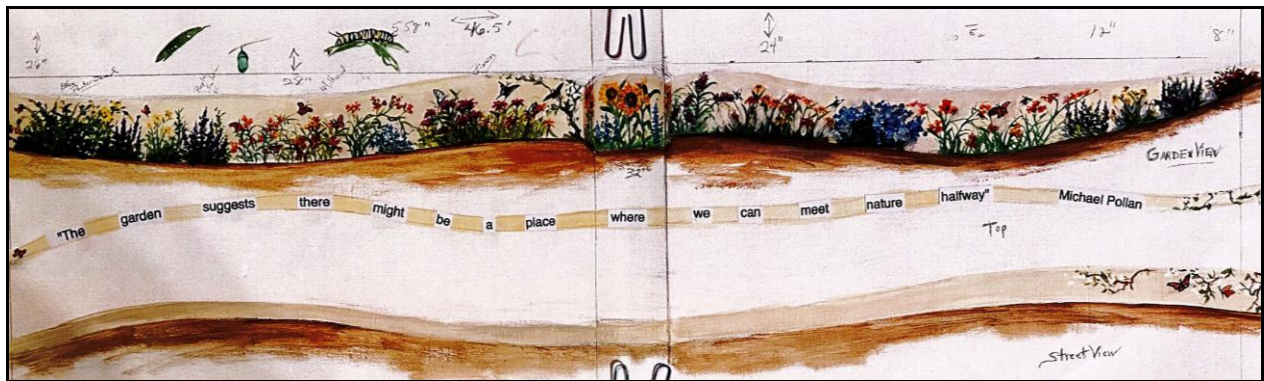


ANALYSIS:

Land Development Code (LDC) Section 6.8, was adopted by City Council on October 19, 2021, and establishes the process and standards of review for murals within the City. The goal for regulating mural art in the City of Mount Dora is to ensure a continued visual aesthetic complementing the community character while allowing for compatible artistic and creative expression in appropriate locations, in an appropriate manner and of appropriate material.

Pursuant to LDC Section 6.8.4, a property owner desiring to place a mural on its property shall first obtain a permit from the city. The Applicant submitted an application to paint a wall within Donnelly Park with a garden and pollinator themed mural.

Lakes and Hills Garden Club maintains the Monarch/Pollinator Garden at the fountain in Donnelly Park with a mission to foster a space for butterflies, bees and people that is friendly, pleasant and a productive area for pollinators. They are seeking to have the wall between the fountain and the sidewalk on Donnelly painted to reflect and promote this purpose. The mural will depict the full life cycle of a butterfly with a quote and fauna beneficial to pollinators.



STANDARDS OF REVIEW:

Land Development Code (LDC) Section 6.8.4, establishes the following guidelines to be used when evaluating mural applications:

1. Location.
 - a. Murals may be located on all facades on a structure used for residential purposes.
Not Applicable; structure not used for residential purposes.
 - b. Murals may not be located on the primary facade of a structure used for non-residential purposes. In instances where a building has two primary facades, murals may not be placed on either facade (except for facades on alleyways).
The intention of this provision appears to prohibit the primary façade of a building from being developed with a mural in lieu of a primary façade of a structure.
 - c. No part of the mural shall be placed over life safety elements, and/or utility structures or facilities, in a way that would obscure or obstruct.
The application does not propose to be located over any life safety elements, and/or utility structures or facilities.
 - d. If a mural is to be affixed on a historic or landmark building, or in the Historic District, the application must also be presented to the Mount Dora Historic

Preservation Board for a recommendation and then presented to the public arts commission for final approval.

The property is located within the Historic Review area and being presented to the Historic Preservation Board for a recommendation.

- e. In areas with residential zoning, a mural shall not exceed 20 percent of the area of the facade of any structure.

Not Applicable; the property is not residentially zoned.

- f. In areas with non-residential zoning, a mural shall not exceed 60 percent of the area of the facade of any structure.

The application does not contain information pertaining to the percentage of the wall which will be painted.

- g. In both residential and non-residential zonings, a mural may occupy 100 percent of the area of a utility box or similar structure. The mural should be appropriate within the character of the area and complement and enhance the building, architectural features, and site.

A retaining wall would be considered a similar structure. The proposed content of the mural will complement the existing pollinator garden.

- h. No part of the mural shall exceed the height of the structure to which it is affixed;
The mural will not exceed the height of the wall.

- i. No part of the mural shall extend more than six inches from the plane of the surface upon which it is affixed.

Although unlikely, the application does not indicate whether or not the mural will extend more than six inches from the plane of the surface upon which it is affixed.

2. Manner.

- a. The artist name(s) may be incorporated into the mural but should be discreet and not exceed five percent of the design area or two square feet in area, whichever is less.

This will be relayed to the Applicant.

- b. No mural shall be illuminated in a manner that produces a light intensity greater than 0.5 foot-candles at the property lines.

The application does not indicate that the mural application will be illuminated.

- c. Murals must be allowed under First Amendment protections to express ideology, beliefs, opinions and/or other societal images; however, these protections do not extend to the following elements that are grounds for permit denial - explicit nudity or sexually explicit conduct, obscenities, defamation, symbols denoting gang affiliations, any expression that could be deemed to be hate speech or displays so shocking that it likely would create a public safety issue by impeding the safe flow of traffic.

Not Applicable.

d. Murals may contain limited commercial elements as long as they are not considered commercial copy pursuant to the sign regulations of this Code.

Not applicable.

e. Commercial elements are subject to the sign regulations of this Code.

Not Applicable.

f. Prior to alteration of a mural, a new mural application must be submitted and permit issued, unless the structure and or/surface is being brought back to its original state.

The structure is currently not developed with an existing mural.

3. Materials.

a. The mural should be constructed with materials designed to be resistant to weather and vandalism.

The application states that “A final sealer to protect from UV rays and fading, plus a five-year warranty is included.”

b. Chemical or physical treatments, such as sandblasting, that may cause damage to any architectural feature, should not be used.

Not Applicable.

c. Paint utilized should be intended for exterior use that will not corrode or compromise the integrity of the material to which it is applied.

The application states that “A final sealer to protect from UV rays and fading, plus a five-year warranty is included.”

d. Reflective, neon and fluorescent paints shall not be used.

See enclosed application. Application did not indicate if the paints will be reflective.

e. If necessary, murals shall be coated with a topcoat that helps protect the mural from fading and deterioration, as well as makes it easy to clean if vandalized.

The application states, “A final sealer to protect from UV rays and fading, plus a five-year warranty is included.”

FINDINGS OF FACT:

Staff reviewed the application and determined:

1. Land Development Code (LDC) Section 6.8.4, establishes the guidelines to be used by the City in evaluating mural applications; and

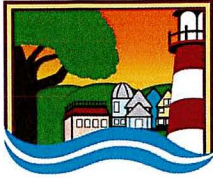
2. The application is generally consistent with the other guidelines provided for in LDC Section 6.8.4.

BOARD ACTION:

The Historic Preservation Board recommend approval, approval with conditions, or recommend denying the mural application to forward to the Public Arts Commission for consideration.

ATTACHMENTS:

Application



**CITY OF
MOUNT
DORA**

Planning and Development

510 N. Baker St.
Mount Dora, FL 32757
352-735-7112

plandev@cityofmountdora.com

MURAL APPLICATION

Ordinance No. 2021-16 adopted on 10/19/2021

Date: June 2, 2025 Property Address: 510 N. Baker St. / Mount Dora, Fla. 32757

General Location of the Subject Property and façade which will feature the mural: _____

The curved wall between the fountain in Donnelly Park and the E. sidewalk on Donnelly.

Is the Mural Located within the Historic Preservation Review Area: Yes No

Property Zoning District: PL1

Is the Property Use of Mural: Commercial Residential Other Public Art

Applicant's Name: Stevie Hicks

Company's Name: Lakes + Hills Garden Club

Address: P.O. Box 311 City, State & Zip: Mount Dora, Fla. 32757

Phone: 352-516-2852 E-mail: smabhx@comcast.net

Property Owner's Name(s): COMD -

Company's Name: Chris Carson

Address: 510 N. Baker St. City, State & Zip: Mount Dora, Fla. 32757

Phone: ~~352-XXX-~~ 455-3171 E-mail: carsonc@cityofmountdora.com

Will right-of-way or sidewalk closures be required? If so, please provide details (affected areas and dates) or attach a summary with the information: No

CERTIFICATION AND SIGNATURE

By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and that this application is a complete application submittal pursuant to the City's Land Development Code. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

Stephanie C. Nick
Applicant Signature

June 2, 2025
Date

Stevie Hicks <smabhx@comcast.net>

5/28/2025 2:41 PM

Donnelly Park Wall with Artist Renderings

To Planning@mountdora.gov <planning@mountdora.gov> • Stevie Hicks <smabhx@comcast.net> •
WinklerR@MountDora.gov <winklerr@mountdora.gov>

Thursday, May 22, 2025

City of Mount Dora officials and Arts Commission,

Lakes and Hills Garden Club maintains the Monarch/Pollinator garden at the fountain in Donnelly Park. Our mission is to foster a space for butterflies, bees and people that is friendly, pleasant and a productive area for pollinators. We wish for the wall between the fountain and the sidewalk on Donnelly to reflect and promote this purpose by having it freshly painted by the city and the dedication box attached to the wall, removed and the plaque relocated. It is our desire to hire a professional mural artist to paint images of the vegetation and pollinators in keeping with our plantings and experience with this area.

Lakes & Hills Garden Club is submitting these notions and art work for your approval to move forward with this city beautification effort. We feel it aligns with the recent improvements made at Donnelly Park, as well as the Public Art initiative, which reads:

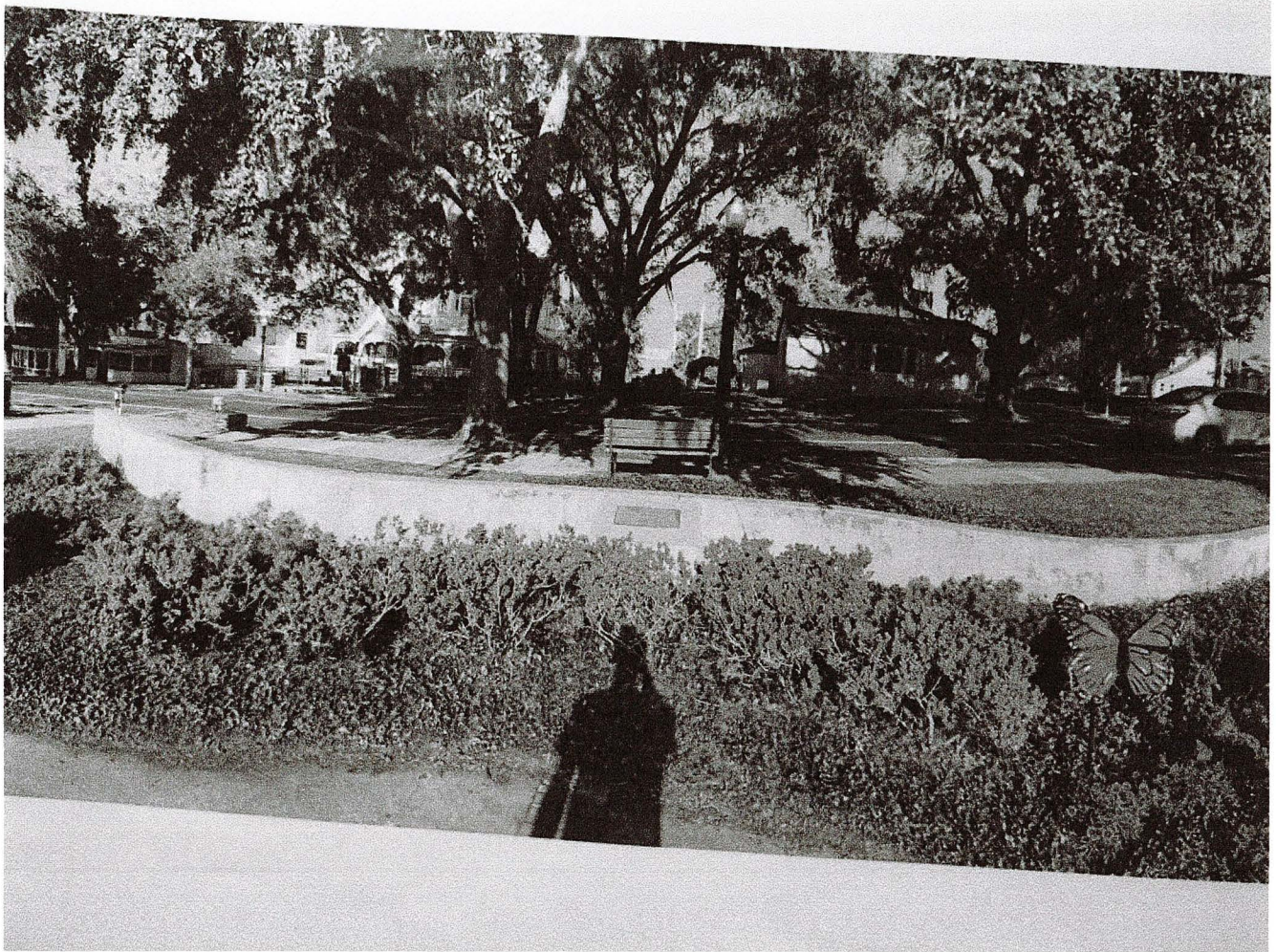
“The City of Mount Dora is dedicated to acquiring and publicly showcasing works of art that will enrich, educate, and enhance the community, concentrating on downtown areas, city parks, neighborhood community centers, and municipal buildings. The City’s Public Arts Advisory Board issues calls to artists in order to choose artwork that reflects the city’s character and place such artwork in highly visible locations for public viewing.”

While we are seeking your approval we wish to reserve the right to work with the selected artist to tweak the flora and fauna depicted in the artwork.

Respectfully submitted by The Lakes & Hills Garden Club

Stevie Hicks Chair of Monarch/Pollinator Committee

See photos below of the current condition of the wall we want to update.



<https://photos.app.goo.gl/4bqdtTWs9wY53JQQ9>



<https://photos.app.goo.gl/GSHUmbGJdwmMpMUw5>

The length of the wall is 46.5 feet with an average height of 3 ft including top makes the total square footage approximately 139.5' to paint.

Estimated time would be 2 weeks from start to completion.

A final sealer to protect from UV rays and fading, plus a five year warranty is included.

The pictures are a starting point. I'm happy to simplify or add or adjust in any way you'd like. The final will definitely include examples of the full life cycle of a monarch butterfly

I look forward to hearing from you.

Elisabeth Ferber

Recap to the artists after having met them independently at the Donnelly fountain and wall.

Date: 05/12/2025 10:56 AM EDT

As a follow up to our meeting at Donnelly Park, we wanted to list our notions in a clearer way than the photo you took, for your consideration.

Of course not everything must be portrayed, but we want to make sure that the vegetation is something tried and true and in keeping with our plantings and experience with this area. When we met, you were presented with a variety of blue paint chips but the background wall color does not have to be that, if you think otherwise. We would also like to include a quote readable from the Donnelly sidewalk on the top of the wall.

Since the area is a designated Monarch Watch garden, we hope to see the life cycle of a Monarch butterfly within the artwork, but not necessarily together. That would include an egg on the underside of a milkweed leaf, a tiny circle eaten by an unseen hatchling monarch caterpillar on a milkweed leaf, as an indicator that there is a caterpillar using the milkweed, a Monarch caterpillar, a chrysalis and the butterfly itself.

My notes that you took a picture of, said "milkweed leaves only." There is a milkweed that is native to Florida with all orange flowers. That is acceptable and desired, but NOT Tropical milkweed with the multi-colored flowers.

The following is a list of plants beneficial to pollinators that we have had success with in this garden:

Liatris/Blazing Star-Purple or White flowers
Coreopsis/Florida State Flower-Orange/Yellow
Sunflowers
Dune Daisy/Sunflower
Blue Porterweed
Salvia-Purple
Lantana-Multicolored
Coneflowers
Zinnias-mixed colors
Stokes Aster-Blue
Cardinal Flower-Red
Wild Coffee-white flowers, red berries
Native Milkweed-Orange flowers
host plant (what Monarchs eat)

Fauna seen in this garden and recognized by most folks:

Monarch Butterflies
Zebra Longwings
Swallowtails-Black and Blue or Yellow
Bumble Bees
Honeybees

Thank you so much for taking an interest in this public art project.

May we have a rendering for our committee to consider, by Tuesday, May 20, 2025 sent to this e-mail address?

Stevie Hicks and the Monarch/Pollinator committee of Lakes & Hills Garden Club

Note to the author of preferred quote.

Date: 05/12/2025 3:43 PM EDT

Mr. Pollan,

I am with Lakes & Hills Garden Club in Mount Dora, Fla. Our Monarch/Pollinator committee maintains a garden with flowers and host plants that appeal to our butterfly and bee friends. It is located in Donnelly Park near the fountain. There is a 36" tall curvy wall between the fountain and the sidewalk along Donnelly Street. We are currently selecting a background color, flora and fauna to grace the wall. We have considered several quotes to have painted on the top of the wall that could be read from the sidewalk. Your quote is our top choice. You're right up there with Aristotle and Cicero! "The garden suggests there might be a place where we can meet nature halfway." We feel it is the perfect blend of being in town and having nature close by. We are seeking your blessing to use your fine words. One person thought we may need to paraphrase it based on space, size and readability. "The garden...a place where we can meet nature halfway." Looking forward to learning your thoughts.
Respectfully, Stevie Hicks

5/13/25

Stevie: I'd be honored for you to use that quote. Permission granted! --Michael

5/21/25

Met Bonnie Trismen at the fountain at Donnelly Park. She drove up from Winterpark. She is the granddaughter of Charles Edgerton to whom the fountain is dedicated. She gave permission to remove the box from the wall and relocate the dedication plaque. Bob Austin and Troy Shonk were present from the city as well as members of the Lakes & Hills Garden Club. A document with signatures from Bonnie Trismen, Troy Shonk, Betsy Rice and a notary at First National Bank was procured.

I Bonnie Trisman granddaughter of Charles Edgerton, do hereby give my blessing and permission to The City of Mount Dora and the Lakes & Hills Garden Club to relocate the dedication plaque of the Charles Edgerton Fountain to an area in the garden closer to the fountain and away from the current location against the curvy wall.

I agree with the notion of updating and improving the fountain area of Donnelly Park while continuing to observe my ~~grand~~ father's contribution.

Bonnie Trisman Bonnie Trisman Lida E. Trisman

City of Mount Dora, Fla.

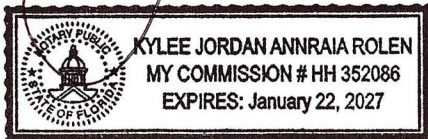
Troy Shonk Parks and Recreation Director

Lakes & Hills Garden Club

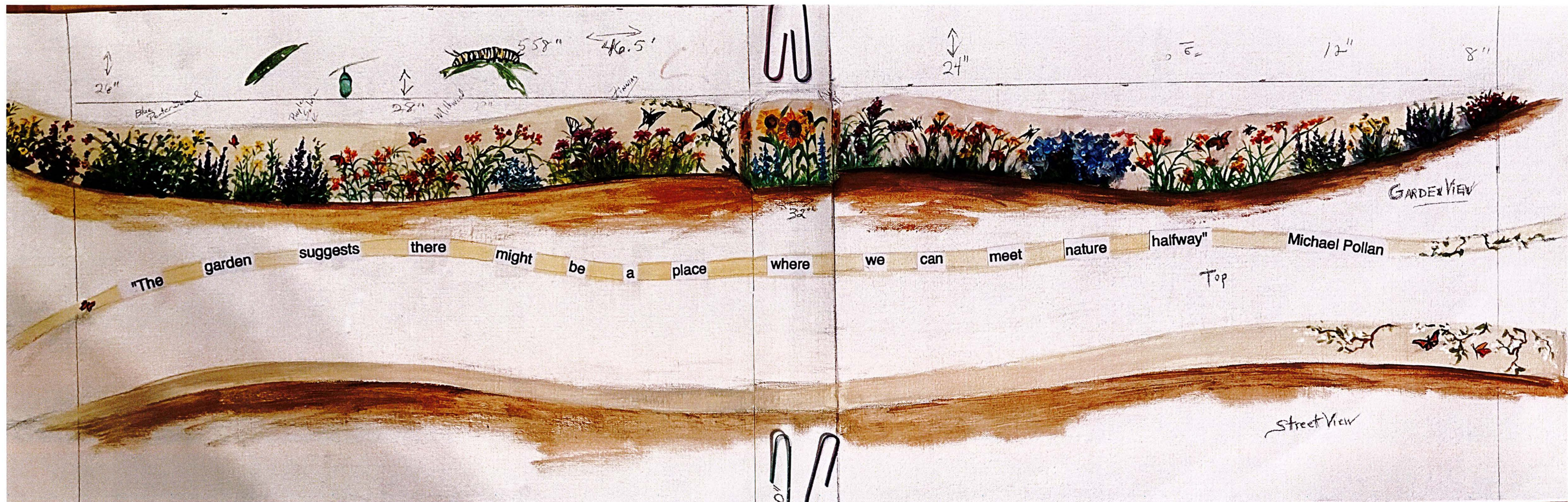
Mary Elizabeth Rice Mary Elizabeth Rice

Witness Kylee Rolan [Signature]

Notary [Signature]



Date 5/21/25



26''

Blue Perennial



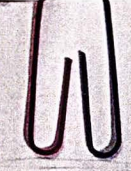
28''

Milkweed

558''

46.5'

Hummingbird



24''

12''

8''

"The garden suggests there might be a place where we can meet nature halfway" Michael Pollan

Top

GARDEN VIEW



Street View



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

DATE: June 25, 2025
TO: Historic Preservation Board
FROM: Michele Janiszewski, AICP, Senior Planner
RE: **Tab 3 - Historic Site & Marker Request; 650 N Donnelly Street (Location); 'First Congregational Church of Mount Dora' (Proposed Name); First Congregational Church of Mount Dora, Inc. (Owner and Nominator).**

Property Information:

Address:	650 N Donnelly	Current Use:	Place of Worship
Zoning District:	C-2	Land Use:	Commercial

Structure Information:

Date of Construction:	1887	Style:	Gothic Revival / Ecclesiastical shingle style
Siding:	Wood; Novelty Siding	Stories:	One
Roof Type:	Gable	Chimneys:	Two; Brick
Roof Material:	Metal Shingles	Porch:	None

Background on Architectural Style:

Gothic Revival architecture, also known as Victorian Gothic or Neo-Gothic, is a style that emerged in the mid-19th century, drawing inspiration from medieval Gothic architecture, particularly from England. This movement sought to modernize and adapt medieval features like pointed arches, vaulted ceilings, and intricate detailing for contemporary buildings such as churches, castles, and public structures. It gained popularity in both England and the United States, with notable examples including the Houses of Parliament in London and St. Patrick's Cathedral in New York City.

Pointed Arches: A defining feature, used in windows, doorways, and decorative elements.

Steeply Pitched Roofs: Often with gables, adding to the vertical emphasis of the style.

Intricate Detailing: Including decorative trim, vergeboards (bargeboards), and tracery.

Vertical Emphasis: A focus on vertical lines and ornamentation, often with towers and spires.

Asymmetrical Floor Plans: Gothic Revival buildings often feature a more irregular layout compared to earlier styles.

Window Designs: Pointed arch windows, sometimes with quatrefoil or lancet shapes, are common.

Stained Glass: Frequently used in windows, adding to the decorative and light-filled interiors.

Building Materials: Gothic Revival structures often utilize stone, glass, iron, and steel, sometimes combined with brick.

Ecclesiastical Shingle Style architecture refers to churches and other religious buildings that incorporate elements of the Shingle Style, a late 19th-century American architectural style. This style is characterized by its use of wood shingles, asymmetrical forms, and a focus on horizontal lines, often borrowing from Queen Anne and Colonial Revival styles. While primarily used for residential buildings, the Shingle Style was also adopted for some religious structures, particularly during the late Victorian era.

Shingle Cladding: The most prominent feature is the extensive use of wood shingles, covering the exterior walls and often the roof, creating a unified, textured surface.

Asymmetrical Massing: Shingle Style churches often have irregular shapes and rooflines, with varying heights and projections, rather than the symmetry found in earlier styles.

Horizontal Emphasis: The style tends to emphasize horizontal lines through the use of long, sloping roofs, wide eaves, and bands of windows.

Wraparound Porches: While less common in churches than in residences, some Shingle Style churches may incorporate wraparound porches or covered entryways.

Steeply Pitched Roofs: Although horizontal lines are emphasized, steeply pitched, multi-gabled roofs are also a common feature, adding visual interest and complexity.

Windows: Windows can vary, but they often include multi-pane upper sections and can be grouped in horizontal bands or paired together.

Stone Bases: Sometimes, the base of the church, especially the foundation, might be constructed of stone, adding a contrasting material and texture.

Rustic Appearance: The use of shingles and the asymmetrical forms contribute to a more rustic and naturalistic aesthetic, often evoking a sense of age and connection to the natural landscape.

Background on Building (Provided from the 1987 Site File):

The community now known as Mount Dora began settlement in the mid-1870s. The first church organized in the area was the Methodist Episcopal Church which was founded in June 1880. The second church was informally established by Mr. and Mrs. Ross C. Tremain in their home as soon as it was completed at 347 E. 3rd Ave. They had a Sunday School and weekly prayer meeting, with occasional preaching by a Congregational minister staying in Eustis. The Florida Association of Congregational Churches organized in the spring of 1883, and Mount Dora's Congregational Church was founded on December 23, 1883, by the Rev. S.B. Andrews in the Mount Dora school house. The Rev. Andrews was a minister from Boston and a missionary for the American Home Missionary Society. He was living in Winter Park and assisting Dr. Gale with missionary work in

south Florida. He rode to Mount Dora on horseback and preached at the Tremain home in 1884. In 1885 the Rev. W.W. Winchester of Massachusetts began preaching to the Congregationalists in the second-floor hall of the two story Gulik and Pease store building that was remodeled into the Robert Burns Inn in 1908 and located at the southeast corner of Donnelly and 4th Ave. The Rev. P.B. Fiske, a Vermont man, arrived in September 1885 and was formally installed as pastor on March 5, 1886. It was under his direction that the present church building was constructed on land donated by J.P. Donnelly. The Rev. Tomlinson from Philadelphia, who had expertise in church building, came to Mount Dora in February 1887 to help raise the money and superintend the building of the church. The carpenter was a man called Captain Northy. By the spring of 1887 the building was far enough along that it could be occupied in that it had a floor, a roof, siding, a steeple, and a bell, but it did not have windows, the walls weren't plastered and there was no furniture or carpeting. The benches, organ, a chair and a little table for the minister were brought in from the hall over the store on Donnelly and 4th. The total cost of the building was \$2,032.

On January 4th, 1889, less than two weeks after the church was organized six or eight ladies met at the home of Mrs. Tremain and started a Ladies Aid Society. Within the first six months they raised \$131.00. They also raised money for the first organ by subscription. The women gave \$267.00 for building of the church and raised money for the bell. They later paid for the windows and the pulpit. In 1890 they bought 50 opera chairs at a cost of over \$90.00. In 1891 the rotten sidewalk was pulled up and the grounds cleared for 75¢ and in 1892 it was voted to move the stove to the northwest corner of the church and to build a terracotta chimney through the roof. In 1894 the ladies raised nearly \$50.00 for painting the church and \$50.00 for 30 more chairs. That same year they held a sale at the Lakeside Inn to raise money for a concrete walk. They realized \$7.01, and with this money the first cement sidewalk in Mount Dora was laid. In 1894 the church was declared free of debt.

The Ladies Aid Society continued to work for the church and paid for a new roof at a cost of \$144.00. They also helped place the electric lights in it in 1912. The wiring of the church and manse cost \$40.00. In 1913 a wood burning furnace was placed under the floor but a modern heating system was installed in the 1940s. In 1916-17 the chapel and kitchen were added due to the generosity of Mrs. Mary Armstrong. The church was given a new kitchen and coat of paint in 1929 and former President and Mrs. Calvin Coolidge attended services here that year during their stay at the Lakeside Inn. In 1935 the auditorium was enlarged by the addition of the south wing. The chancel and the south entrance at the front of the church were built under the direction of Dr. Arthur Peabody Pratt in 1945. Despite its many alterations the church still largely retains its original shape and stands today as the only nineteenth century church in Mount Dora. It is significant for both its architecture and its long history.

Nomination:

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

Designation Criteria:

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

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

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

Findings of Fact:

Staff reviewed the application and determined:

1. Land Development Code Section 3.6.3.c, to qualify as a historic site, said property must have both historical or cultural significance and have architectural or aesthetic significance; and

2. The building has historical and cultural significance because
 - a. It has such a long history in the City of Mount Dora;

 - b. The church was informally established by Mr. and Mrs. Ross C. Tremain, a founding family, in their home prior to constructing the church; and

- c. Former President and Mrs. Calvin Coolidge attended services here in 1929 during their stay at the Lakeside Inn.
3. The building has architectural or aesthetic significance because it embodies distinguishing characteristics of the gothic revival and Ecclesiastical shingle style architecture.
4. Despite its many alterations the church still largely retains its original shape and stands today as the only nineteenth century church in Mount Dora.

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

Attachments:

Photos
Application
Supplemental Research
1989 Site Survey
2008 Site Survey



CITY OF MOUNT D O R A

Site Photos







CITY OF MOUNT DORA

Planning & Development

510 N. Baker St.
Mount Dora, FL 32757
352-735-7112
Planning@CityofMountDora.com

Application for a Historic Site with Historic Marker

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

Historic Designation is sought for a: Property Structure Site

650 N. Donnelly St. 1465036
Address Alternate Key No.

First Congregational Church of Mount Dora, Inc.
Applicant

650 N. Donnelly St. Mount Dora, FL 32757
Mailing Address City State Zip Code

352-383-2285 MTDORACC@GMAIL.COM
Phone Number Email

First Congregational Church of Mount Dora, Inc. email-same as above
Property Owner Email

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

Year Built: 1885 Architectural Style: Florida Gothic

Roof Type: Tile / Flat Roof Material: Tile

Exterior Wall Material: Wood Window Material: Glass

Notable Architectural Features: Bell Tower

Current Use of the Building Church

Requested Name for Marker: First Congregational Church of Mount Dora



CITY OF MOUNT DORA

Planning & Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7112
Planning@CityofMountDora.com

Historic Marker Agreement

I, Trustees of the Property owner listed below (Property Owner(s)), the property owner(s) of First Congregational Church of Mount Dora, Inc. understand and agree that the City of Mount Dora retains ownership of the historic plaque and reserves the right to remove the plaque from the property if the property is altered or changed in any manner which diminishes the architectural integrity of the property, as determined by the Historic Preservation Board for the City of Mount Dora. I understand that I am responsible for the installing the plaque in a location visible from the street.

Plaque Registration Number: _____

Signature of Property Owner (with handwritten signature: Robert A. Dailey)

Date (with handwritten date: 5/29/2025)

Signature of Property Owner

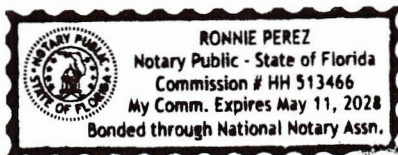
Date

State of Florida
County of ORANGE

Sworn to (or affirmed) and subscribed before me by means of [X] physical presence or [] online notarization, this 29th day of MAY, 2025, by ROBERT A. DAILEY

Personally known OR Produced Identification

Type of Identification Produced: _____



Notary Signature (with handwritten signature)

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

The First Congregational Church of Mount Dora was founded on December 23, 1883 during a meeting in the Mount Dora school house by nine (9) people, including Mr. and Mrs. Ross C. Tremain. The nine (9) persons at the meeting are considered the original members of the Congregational Church and Society.

In April of 1885, the Church was made a corporate body and moved into a comfortable hall over the store on the SE corner of Donnelly and Fourth. In 1886 the new church edifice was erected on land given by John P. Donnelly, and in four months it was ready for us. Behind the small pulpit was a sign in large letters with the words "Redeeming Love." These words were selected by Deacon Tremain. He was motivated by a desire to give Mount Dora a church of the God of Redeeming Love, a church which should be Congregational in polity. The active members of the church own and control the business of the church. In 1894, the church was dedicated free from debt, and the first cement sidewalk in Mount Dora were laid in front of the church at a cost of \$7.01. It remains there to this day.

In 1906 the church became self-supporting and remains so to this day. In 1912 the church and manse (pastor's house) were wired for electric lighting for a total cost of \$40. In 1916 a new wing was added to the edifice on the east side, including a chapel and kitchen. During the winter of 1929-30, former President and Mrs. Calvin Coolidge spent a few weeks in Mount Dora and attended church here.

In 1934, the church had voted to change the name to The Community Church Congregational. While filing the application for incorporation, discovered the original corporation papers were filed in Orange County of which Mount Dora was originally a part. The original papers showed the legal name of the property owner as: The First Congregational Church of Mount Dora.

In 1997, an extensive building program began with enlargement of the Armstrong Chapel, new fellowship hall, serving area, remodeled kitchen, new church offices and additional bathroom facilities. Then in 2018 under the leadership of Pastor Gary Marshall, the church bell tower and steeple were restored with the help of church members, the community, and the Mount Dora Community Trust. Today the Church still serves the beautiful town of Mount Dora as an icon for God's Redeeming Love.

Site Inventory Form

Site No. _____

Site Name Community Congregational Church Survey Date 8709
 Address of Site 650 Donnelly St., Mt. Dora Fl. 32757
 Instruction for locating _____

Location Mt. Dora Sub 50 00001
 Subdivision Name Block No. Lot No.

County _____ Lake _____
 District name if applicable _____
 Owner of Site: Name Community Congregatioal Church
 Address P.O. Box 944, Mt. Dora Fl. 32757

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

Condition of Site: (Check One)	Integrity of Site: (Check One or More)	Original Use <u>religious</u>
<input checked="" type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Altered	Present Use <u>religious</u>
<input type="checkbox"/> Good	<input type="checkbox"/> Unaltered	Dates <u>+1887</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>19th 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, Religion

Significance: . . .

The community now known as Mount Dora began settlement in the mid-1870's. The first church organized in the area was the Methodist Episcopal Church which was founded in June 1880. The second church was informally established by Mr. and Mrs. Ross C. Tremain in their home as soon as it was completed at 347 E. 3rd Ave. They had a Sunday School and weekly prayer meeting, with occasional preaching by a Congregational minister staying in Eustis. The Florida Association of Congregational Churches organized in the spring of 1883, and Mount Dora's Congregational Church was founded on December 23, 1883, by the Rev. S.B. Andrews in the Mount Dora school house. The Rev. Andrews was a minister from Boston and a missionary for the American Home Missionary Society. He was living in Winter Park and assisting Dr. Gale with missionary work in south Florida. He rode to Mount Dora on horseback and preached at the Tremain home in 1884. In 1885 the Rev. W.W. Winchester of Massachusetts began preaching to the Congregationalists in the second floor hall of the two story Gulik and Pease store building that was remodeled into the Robert Burns Inn in 1908 and located at the southeast corner of Donnelly and E. 4th Ave. The Rev. P.B. Fiske, a Vermont man, arrived in September 1885 and was formally installed as pastor on March 5, 1886. It was under his direction that the present church building was constructed on land donated by John P. Donnelly. The Rev.

(see continuation page)

ACT 124 # 1465038

(CONTINUATION SHEET - SIGNIFICANCE)

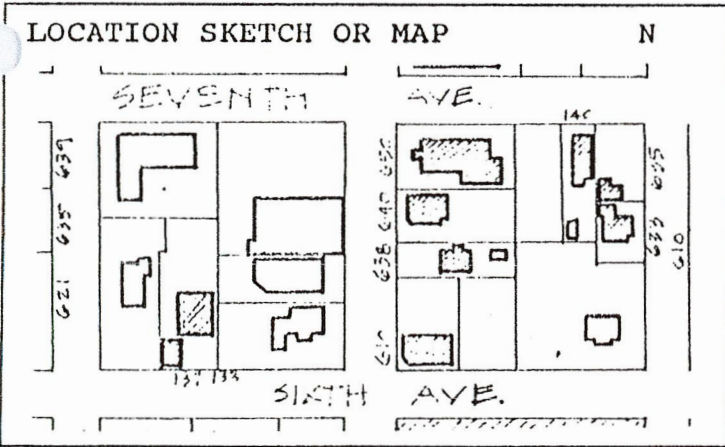
Tomlinson from Philadelphia, who had expertise in church building, came to Mount Dora in February 1887 to help raise the money and superintend the building of the church. The carpenter was a man called Captain Northy. By the spring of 1887 the building was far enough along that it could be occupied in that it had a floor, a roof, siding, a steeple, and a bell, but it did not have windows, the walls weren't plastered and there was no furniture or carpeting. The benches, organ, a chair and a little table for the minister were brought in from the hall over the store on Donnelly and 4th. The total cost of the building was \$2,032.

On January 4th, 1889, less than two weeks after the church was organized six or eight ladies met at the home of Mrs. Tremain and started a Ladies Aid Society. Within the first six months they raised \$131.00. They also raised money for the first organ by subscription. The women gave \$267.00 for building of the church and raised money for the bell. They later paid for the windows and the pulpit. In 1890 they bought 50 opera chairs at a cost of over \$90.00. In 1891 the rotten sidewalk was pulled up and the grounds cleared for 75¢ and in 1892 it was voted to move the stove to the northwest corner of the church and to build a terra cotta chimney through the roof. In 1894 the ladies raised nearly \$50.00 for painting the church and \$50.00 for 30 more chairs. That same year they held a sale at the Lakeside Inn to raise money for a concrete walk. They realized \$7.01, and with this money the first cement sidewalk in Mount Dora was laid. In 1894 the church was declared free of debt.

The Ladies Aid Society continued to work for the church and paid for a new roof at a cost of \$144.00. They also helped place the electric lights in it in 1912. The wiring of the church and manse cost \$40.00. In 1913 a wood burning furnace was placed under the floor but a modern heating system was installed in the 1940's. In 1916-17 the chapel and kitchen were added due to the generosity of Mrs. Mary Armstrong. The church was given a new kitchen and coat of paint in 1929 and former President and Mrs. Calvin Coolidge attended services here that year during their stay at the Lakeside Inn. In 1935 the auditorium was enlarged by the addition of the south wing. The chancel and the south entrance at the front of the church were built under the direction of Dr. Arthur Peabody Pratt in 1945. Despite its many alterations the church still largely retains its original shape and stands today as the only nineteenth century church in Mount Dora. It is significant for both its architecture and its long history.

Architect _____
 Builder _____
 Style and/or Period Ecclesiastical shingle style
 Plan Type irregular: irregular
 Exterior Fabric(s) wood: novelty siding # wood: shingle, staggered, square, diamond butt
 Structural System(s) wood frame: balloon
 Porches _____
 Orientation W
 Foundation piers: concrete block, molded
 Roof Type gable
 Secondary Roof Structure(s) steeple
 Roof Surfacing metal shingle, # wood shingles
 Window Type awning # casement wood
 Ornament Exterior diagonal siding # shingle
 Chimney brick with corbelled caps
 Chimney Location N: wall exterior
 No. of Chimneys 1 No. of Stories 1
 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

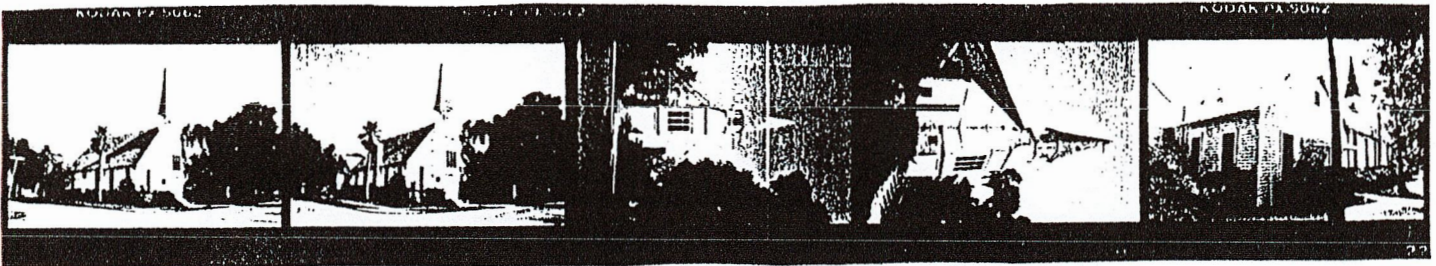


Township	Range	Section
19	27	30

UTM Coordinates:

Zone Easting Northing

Photographic Records Number B 18-25
 Please attach Photographic Print





HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA00325
 Recorder # 97
 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) 650 N Donnelly St 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>650</u>	<u>North</u>	<u>Donnelly</u>	<u>Street</u>	

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

MAPPING

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

DESCRIPTION

Style Gothic Revival Other Style _____
 Exterior Plan Irregular Other Exterior Plan _____
 Number of Stories 1
 Structural System(s) >> Wood frame
 Other Structural System(s) _____
 Foundation Type(s) >> Piers
 Other Foundation Types _____
 Foundation Material(s) >> Brick BLOCK
 Other Foundation Material(s) _____
 Exterior Fabric(s) >> Drop siding
 Other Exterior Fabric(s) _____
 Roof Type(s) >> Gable
 Other Roof Type(s) _____
 Roof Material(s) >> _____
 Other Roof Material(s) _____
 Roof Secondary Structure(s) (dormers etc) >> _____
 Other Roof Secondary Structure(s) _____
 Number of Chimneys 2
 Chimney Material _____
 Other Chimney Material(s) _____
 Chimney Location(s) _____

HISTORICAL STRUCTURE FORM

BLA00325

DESCRIPTION (continued)

Window Descriptions 6/6, casement 9, 4, & 13, 2/2

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 1887

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 _____

>> Church; 1887;

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? NOPotential Contributor to NR District? NO

Area(s) of historical significance _____

>>

Other Historical Associations _____

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

HISTORICAL STRUCTURE FORM

8LA00325

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: <u>SS</u>	SHPO's Evaluation of Resource Date _____
Electronic Form Used: <u>S110</u>	
Form Type Code: <u>NORM</u>	
Form Quality Ranking: <u>NEW</u>	
Form Status Code: <u>SCAT</u>	
Supplement Information Status: <u>NO SUPPLEMENT</u>	FMSF Staffer: _____
Supplement File Status: <u>NO SUPPLEMENT FILE</u>	Computer Entry Date: <u>5/24/2008</u>
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"

LA00325-200803

Supplementary Printout

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

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

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

- > **Foundation types:**
Piers

- > **Foundation materials:**
Brick BLock

- > **Exterior fabrics:**
Drop siding
Wood siding
Vinyl

- > **Roof types:**
Gable

- > **Roof materials:**

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

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

- > **Original, intermediate, present uses/year started/year ended:**
Church;1887;

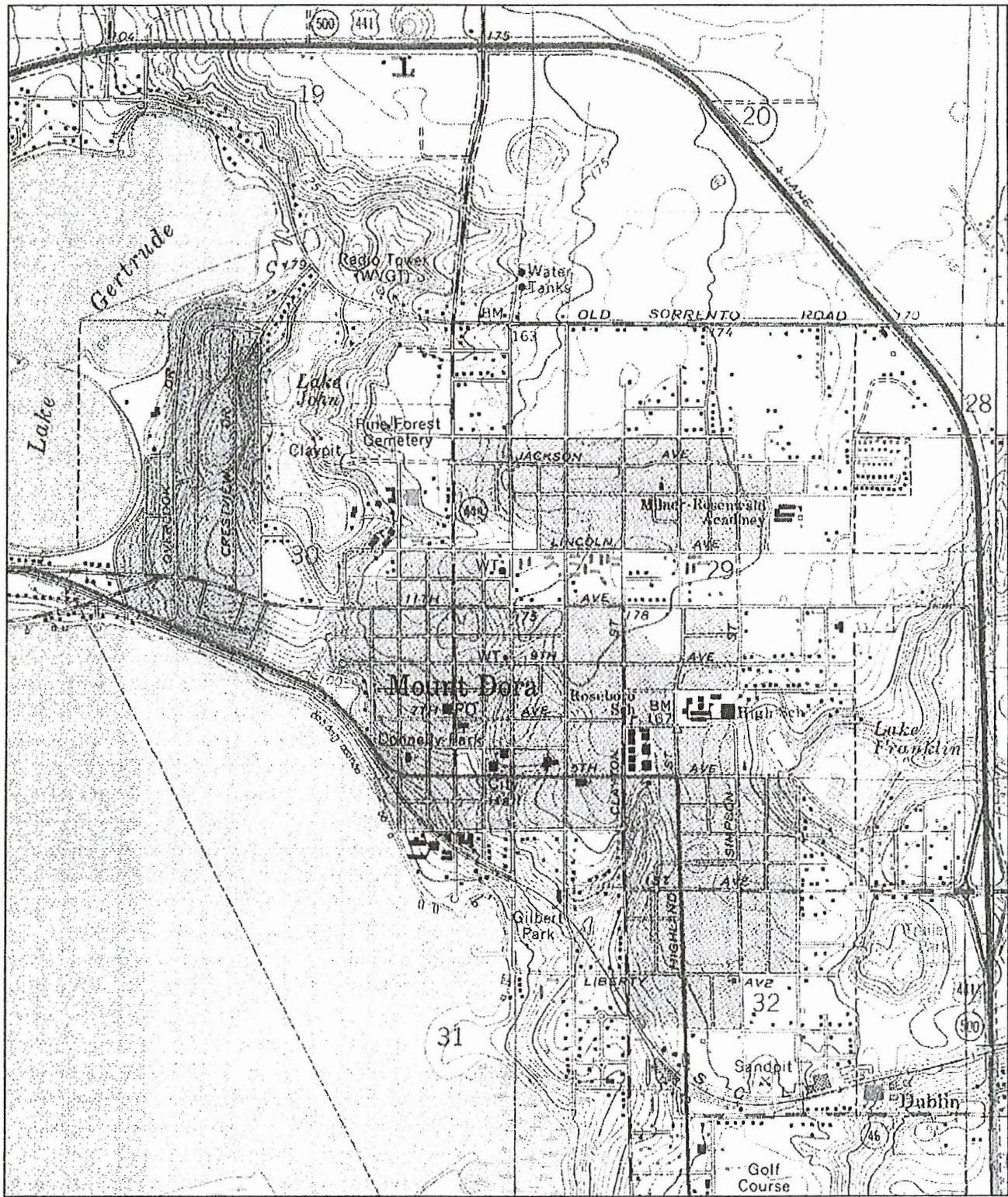
- > **Research methods:**
Examine local tax records
FL Master Site File-Cultural Resources
Pedestrian

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

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

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

97

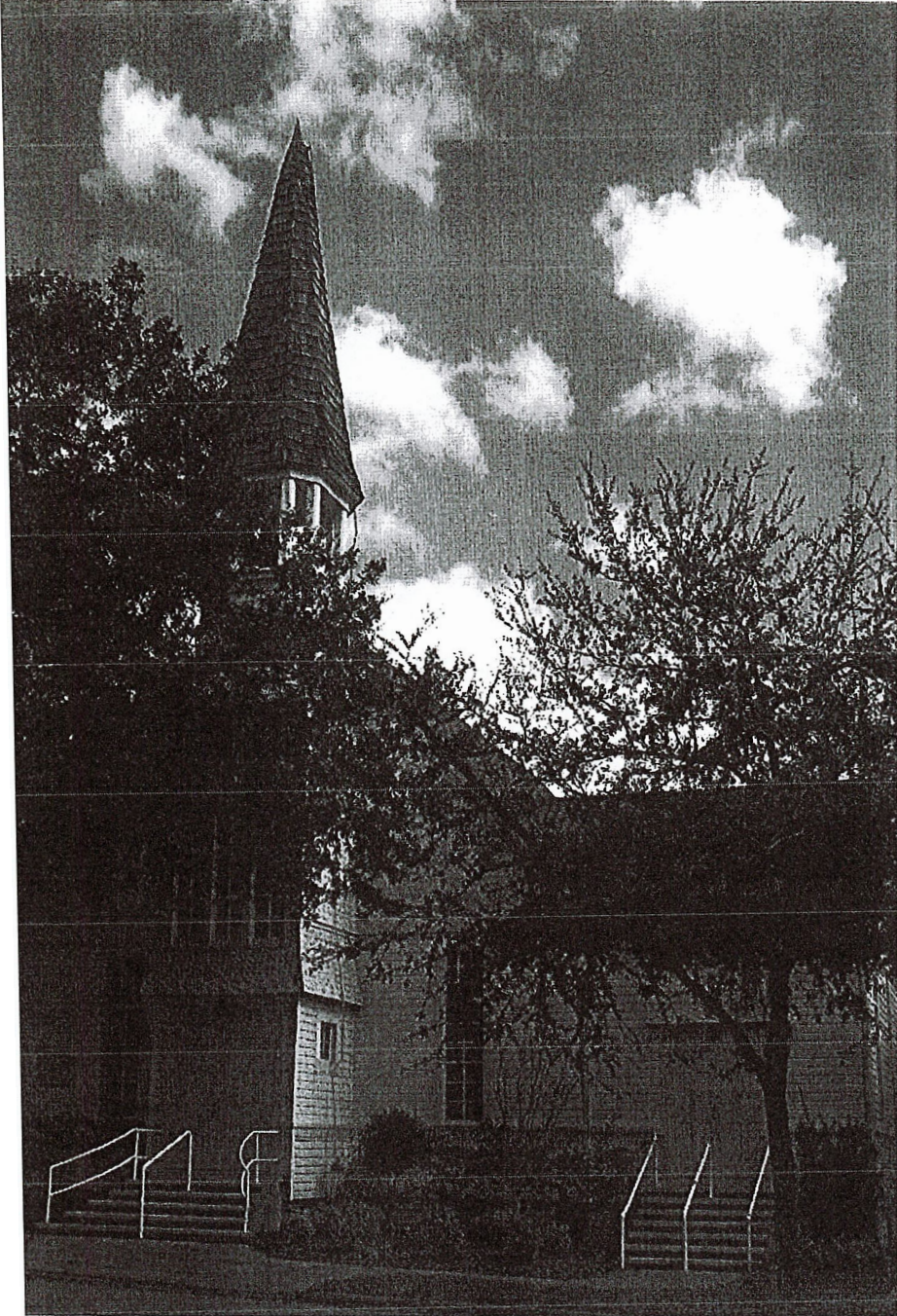


Map provided by MyTopo.com

L A 325

97

LA 325



From Records of Congregational Church

On December 23, 1883, under the auspices of the American Home Missionary Society, a meeting conducted by the Rev. S.B. Andrews, General Agent for the Society, was held at the Mount Dora school house for the purpose of organizing and founding a Society of the Congregational Church.

After due discussion, motion was carried that a list of all persons who were desirous of forming the Society be taken. The list contained the following names: Mr. and Mrs. R.C. Tremain, Mr. and Mrs. John Swain, Mr. Abram Spofford, Miss Ella S. Risley, Mrs. A. Alexander, Mrs. D. Freeze, Mr. Charles Griffith

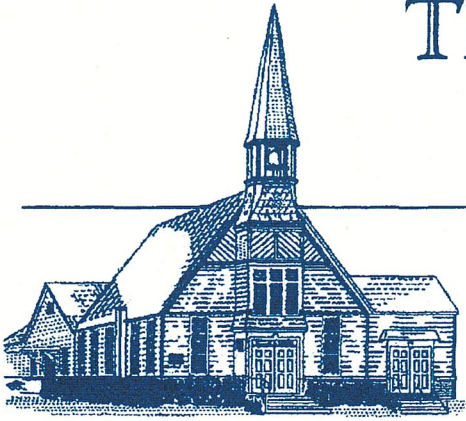
The number being of sufficient encouragement for the starting of the Congregational Church of Mount Dora.

Motion was carried that that those members not having present letters from their respective churches could furnish them at a later date, the entire list of nine to be considered as charter members.

Abram Spofford and R.C. Tremain were chosen as first Deacons, Charles Griffith as Clerk and John Swain as treasurer.

On May 3, 1886 a meeting was called to discuss the building of a church and the funding of the same. The church was built and the first meeting was held in the spring of 1887. Dedicated April 8, 1894, free of debt.

The Congregational Church of Mount Dora



Organized in 1883

June 2, 2025

Ms. Michele Janiszewski, AICP
Senior Partner
City of Mount Dora
510. N Baker Street
Mount Dora, FL 32757

Re: Historical Marker

Dear Ms. Janiszewski:

Attached is the **Application for a Historic Site with Historic Marker**, along with all the other additional information requested.

Should you have any questions, please do not hesitate to call.

Sincerely,

The Rev. Gary A. Marshall, Pastor

650 North Donnelly Street, Mount Dora, Florida 32757 - Office 352-383-2285

This Church is a member of the Florida and National Associations of Congregational Christian Churches

Congregational Church, circa 1886

...



Item Description

Title

Congregational Church, circa 1886

Subject

Congregational Church (</digital/collection/downtown/search/searchterm/Congregational Church/field/subject/mode/exact/conn/and>)
Donnelly Street (</digital/collection/downtown/search/searchterm/Donnelly Street/field/subject/mode/exact/conn/and>)

Description

Early image of the Congregational Church on Donnelly Street, circa 1886. Outside of the church is a small gathering of people, possibly before or after service. Construction of the Congregational Church completed in 1886 and has been a part of the Mount Dora landscape since.

Date

circa 1886

Resource Type

photographic print, sepia

File Format

JPEG

Donnelly Street, 1886

...



Item Description

Title

Donnelly Street, 1886

Subject

Donnelly Street (/digital/collection/downtown/search/searchterm/Donnelly Street/field/subject/mode/exact/conn/and)

First Congregational Church (/digital/collection/downtown/search/searchterm/First Congregational Church/field/subject/mode/exact/conn/and)

Else-Backus House (/digital/collection/downtown/search/searchterm/Else-Backus House/field/subject/mode/exact/conn/and)

Drugstore (/digital/collection/downtown/search/searchterm/Drugstore/field/subject/mode/exact/conn/and)

Annie Donnelly (/digital/collection/downtown/search/searchterm/Annie Donnelly/field/subject/mode/exact/conn/and)

Dr. W.C. Dodge (/digital/collection/downtown/search/searchterm/Dr. W.C. Dodge/field/subject/mode/exact/conn/and)

Associated Images/ Files

Downtown by the Decades 1886

Downtown Homes of Mount Dora, circa 1890

...



Item Description

Title

Downtown Homes of Mount Dora, circa 1890

Subject

Sunnyside (/digital/collection/downtown/search/searchterm/Sunnyside/field/subject/mode/exact/conn/and)

Bishopsgate (/digital/collection/downtown/search/searchterm/Bishopsgate/field/subject/mode/exact/conn/and)

Congregational Church (/digital/collection/downtown/search/searchterm/Congregational Church/field/subject/mode/exact/conn/and)

Description

Early landscape of Mount Dora homes. Included in the picture on the left are "Sunnyside", or the "Bishopsgate" house, and the Congregational Church circa 1890. Both buildings were completed in 1886. "Sunnyside", one of the first homes of Mount Dora, was located on the corner of Seventh Avenue and Alexander Street and originally built by John Hicks. In 1944 his daughter, Ida Hicks Rawson Bishop, inherited the home and renamed it "Bishopsgate."

Date

circa 1890

Donnelly House in Center

...



Item Description

Title

Donnelly House in Center

Subject

Donnelly House (/digital/collection/downtown/search/searchterm/Donnelly House/field/subject/mode/exact/conn/and)

Lake Dora (/digital/collection/downtown/search/searchterm/Lake Dora/field/subject/mode/exact/conn/and)

Congregational Church (/digital/collection/downtown/search/searchterm/Congregational Church/field/subject/mode/exact/conn/and)

Description

A view of Lake Dora from what is currently Baker Street. This westward view includes the Donnelly House in the center, as well as Dr. Conklin's house on the right, behind the Congregational Church. The name Lake Dora first appeared on government maps in 1848. This image is circa 1900.

Date

circa 1900

Resource Type

photographic print, black and white

File Format

JPEG

Resource ID

Street Scenes 01195

Mount Dora, Fla. Congregational Church and Donnelly Ave. ...



Item Description

Title

Mount Dora, Fla. Congregational Church and Donnelly Ave.

Subject

Congregational Church (/digital/collection/downtown/search/searchterm/Congregational Church/field/subject/mode/exact/conn/and)

Donnelly Street (/digital/collection/downtown/search/searchterm/Donnelly Street/field/subject/mode/exact/conn/and)

Historical Churches (/digital/collection/downtown/search/searchterm/Historical Churches/field/subject/mode/exact/conn/and)

Description

The Congregational Church was built in 1887 and is located on the corner of Donnelly Street and Seventh Avenue. The church property was donated by John P. and Annie Donnelly. Former President and Mrs. Calvin Coolidge attended this church during their visit in the winter of 1929-30. This postcard is believed to be circa 1916.

Publisher

The Hugh C. Leighton Co.; Portland, Maine

Date

1916

Congregational Community Church - Mount Dora, Fla.

...

Congregational Community Church_front



▼ Object Description

Title

Congregational Community Church - Mount Dora, Fla.

Subject

Congregational Church (/digital/collection/downtown/search/searchterm/Congregational Church/field/subject/mode/exact/conn/and)
Donnelly Street (/digital/collection/downtown/search/searchterm/Donnelly Street/field/subject/mode/exact/conn/and)
Ninth Avenue (/digital/collection/downtown/search/searchterm/Ninth Avenue/field/subject/mode/exact/conn/and)
real photo postcard (/digital/collection/downtown/search/searchterm/real photo postcard/field/subject/mode/exact/conn/and)

Description

Real photo postcard of the Congregational Church circa 1935. The church was incorporated in 1886 and construction began on the gothic revival style building in 1887. The church building and the structure next door, to the right facing Donnelly Street, continue to exist in the same location as featured in this postcard image. The two story structure behind the Congregational Church, facing East Seventh Avenue no longer exists, it is unknown whether it was moved or destroyed to form the parking lot in its current location.

Creator

W.M. Cline Co., Chattanooga (TN)

Publisher

EKC

Congregational Church Mt. Dora, Florida

...



Item Description

Title

Congregational Church Mt. Dora, Florida

Subject

Congregational Church (/digital/collection/postcards/search/searchterm/Congregational Church/field/subject/mode/exact/conn/and)
Historic Downtown (/digital/collection/postcards/search/searchterm/Historic Downtown/field/subject/mode/exact/conn/and)
real photo postcard (/digital/collection/postcards/search/searchterm/real photo postcard/field/subject/mode/exact/conn/and)

Description

Congregational Church in Mt. Dora, Florida, located on Donnelly Street and Seventh Avenue. This real photo postcard is circa 1940.

Creator

Cline Photo

Publisher

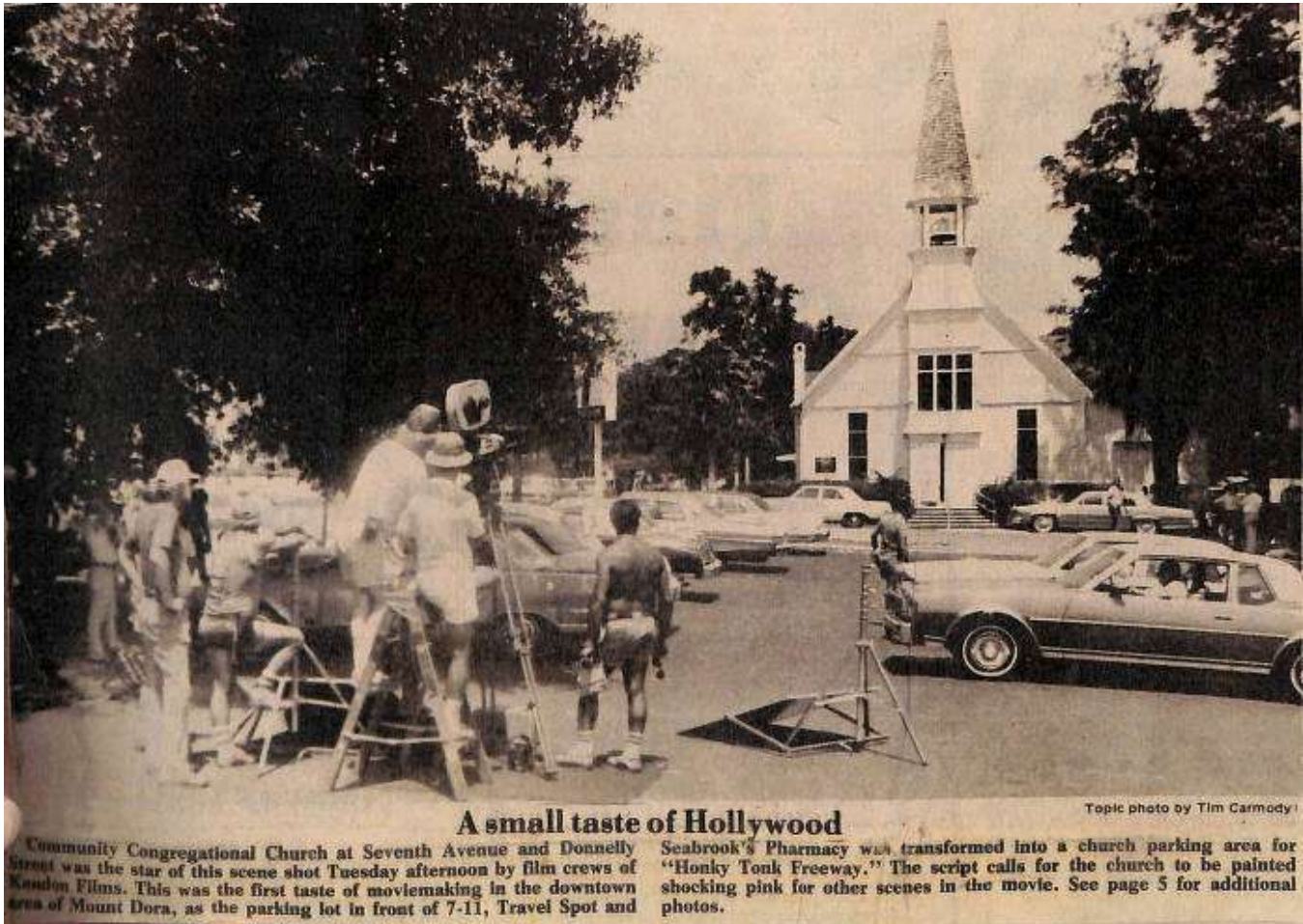
EKC

Donor

Al Witnebert

A Small Taste of Hollywood

...



Item Description

Title

A Small Taste of Hollywood

Subject

Mount Dora History (/digital/collection/freeway_movie/search/searchterm/Mount Dora History/field/subject/mode/exact/conn/and)
 Honky tonk freeway (Motion picture) (/digital/collection/freeway_movie/search/searchterm/Honky tonk freeway (Motion picture)/field/subject/mode/exact/conn/and)
 Congregational Church (/digital/collection/freeway_movie/search/searchterm/Congregational Church/field/subject/mode/exact/conn/and)
 Mount Dora Topic (/digital/collection/freeway_movie/search/searchterm/Mount Dora Topic/field/subject/mode/exact/conn/and)

Description

Article and image from the Mount Dora Topic detailing the filming of "Honky Tonk Freeway" in front of the Congregational Church by Kendon Films. This was the first taste of moviemaking in the downtown area of Mount Dora, as the parking lot in front of the 7-11, Travel Spot and Seabrook's Pharmacy was transformed into a church parking area for "Honky Tonk Freeway." The script called for the church to be painted shocking pink for other scenes in the movie.

Congregational Church Partially Painted Pink

...



Item Description

Title

Congregational Church Partially Painted Pink

Subject

Mount Dora History (/digital/collection/freeway_movie/search/searchterm/Mount Dora History/field/subject/mode/exact/conn/and)
Honky tonk freeway (Motion picture) (/digital/collection/freeway_movie/search/searchterm/Honky tonk freeway (Motion picture)/field/subject/mode/exact/conn/and)
Congregational Church (/digital/collection/freeway_movie/search/searchterm/Congregational Church/field/subject/mode/exact/conn/and)

Description

The Congregational Church on Donnelly Street and Seventh Avenue was featured in the movie; it is pictured in the process of being painted pink for the filming.



Site Inventory Form

Site No. _____

Site Name Community Congregational Church Survey Date 8709
 Address of Site 650 Donnelly St., Mt. Dora Fl. 32757
 Instruction for locating _____

Location Mt. Dora Sub 50 00001
 Subdivision Name Block No. Lot No.

County _____ Lake _____
 District name if applicable _____
 Owner of Site: Name Community Congregational Church
 Address P.O. Box 944, Mt. Dora Fl. 32757

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

Condition of Site:	Integrity of Site:	Original Use <u>religious</u>
(Check One)	(Check One or More)	Present Use <u>religious</u>
<input checked="" type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Altered	Dates <u>+1887</u>
<input type="checkbox"/> Good	<input type="checkbox"/> Unaltered	Cultural Phase <u>American</u>
<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Original Use	Period <u>19th Century</u>
<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Restored/Date	
	<input type="checkbox"/> Moved/Date	

NR Classification Category building Date Listed on NR _____
 Threats to Site:
 (Check One or More)
 Zoning Transportation Borrowing
 Development Fill Other (See Remarks Below)
 Deterioration Dredge

Areas of Significance: Early Community Development, Religion

Significance:

The community now known as Mount Dora began settlement in the mid-1870's. The first church organized in the area was the Methodist Episcopal Church which was founded in June 1880. The second church was informally established by Mr. and Mrs. Ross C. Tremain in their home as soon as it was completed at 347 E. 3rd Ave. They had a Sunday School and weekly prayer meeting, with occasional preaching by a Congregational minister staying in Eustis. The Florida Association of Congregational Churches organized in the spring of 1883, and Mount Dora's Congregational Church was founded on December 23, 1883, by the Rev. S.B. Andrews in the Mount Dora school house. The Rev. Andrews was a minister from Boston and a missionary for the American Home Missionary Society. He was living in Winter Park and assisting Dr. Gale with missionary work in south Florida. He rode to Mount Dora on horseback and preached at the Tremain home in 1884. In 1885 the Rev. W.W. Winchester of Massachusetts began preaching to the Congregationalists in the second floor hall of the two story Gulik and Pease store building that was remodeled into the Robert Burns Inn in 1908 and located at the southeast corner of Donnelly and E. 4th Ave. The Rev. P.B. Fiske, a Vermont man, arrived in September 1885 and was formally installed as pastor on March 5, 1886. It was under his direction that the present church building was constructed on land donated by John P. Donnelly. The Rev.

(see continuation page)

ACT KEY # 1465038

(CONTINUATION SHEET - SIGNIFICANCE)

Tomlinson from Philadelphia, who had expertise in church building, came to Mount Dora in February 1887 to help raise the money and superintend the building of the church. The carpenter was a man called Captain Northy. By the spring of 1887 the building was far enough along that it could be occupied in that it had a floor, a roof, siding, a steeple, and a bell, but it did not have windows, the walls weren't plastered and there was no furniture or carpeting. The benches, organ, a chair and a little table for the minister were brought in from the hall over the store on Donnelly and 4th. The total cost of the building was \$2,032.

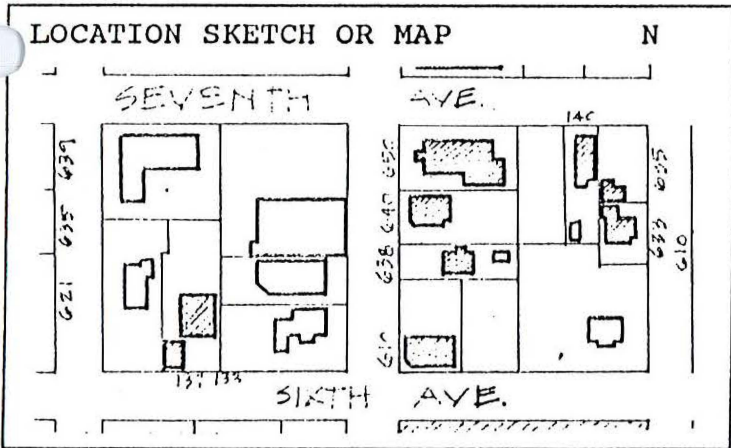
On January 4th, 1889, less than two weeks after the church was organized six or eight ladies met at the home of Mrs. Tremain and started a Ladies Aid Society. Within the first six months they raised \$131.00. They also raised money for the first organ by subscription. The women gave \$267.00 for building of the church and raised money for the bell. They later paid for the windows and the pulpit. In 1890 they bought 50 opera chairs at a cost of over \$90.00. In 1891 the rotten sidewalk was pulled up and the grounds cleared for 75¢ and in 1892 it was voted to move the stove to the northwest corner of the church and to build a terra cotta chimney through the roof. In 1894 the ladies raised nearly \$50.00 for painting the church and \$50.00 for 30 more chairs. That same year they held a sale at the Lakeside Inn to raise money for a concrete walk. They realized \$7.01, and with this money the first cement sidewalk in Mount Dora was laid. In 1894 the church was declared free of debt.

The Ladies Aid Society continued to work for the church and paid for a new roof at a cost of \$144.00. They also helped place the electric lights in it in 1912. The wiring of the church and manse cost \$40.00. In 1913 a wood burning furnace was placed under the floor but a modern heating system was installed in the 1940's. In 1916-17 the chapel and kitchen were added due to the generosity of Mrs. Mary Armstrong. The church was given a new kitchen and coat of paint in 1929 and former President and Mrs. Calvin Coolidge attended services here that year during their stay at the Lakeside Inn. In 1935 the auditorium was enlarged by the addition of the south wing. The chancel and the south entrance at the front of the church were built under the direction of Dr. Arthur Peabody Pratt in 1945. Despite its many alterations the church still largely retains its original shape and stands today as the only nineteenth century church in Mount Dora. It is significant for both its architecture and its long history.

Architect _____
 Builder _____
 Style and/or Period Ecclesiastical shingle style
 Plan Type irregular: irregular
 Exterior Fabric(s) wood: novelty siding # wood: shingle, staggered, square, diamond butt
 Structural System(s) wood frame: balloon
 Porches _____
 Orientation W
 Foundation piers: concrete block, molded
 Roof Type gable
 Secondary Roof Structure(s) steeple
 Roof Surfacing metal shingle, # wood shingles
 Window Type awning # casement wood
 Ornament Exterior diagonal siding # shingle
 Chimney brick with corbelled caps
 Chimney Location N: wall exterior
 No. of Chimneys 1 No. of Stories 1
 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

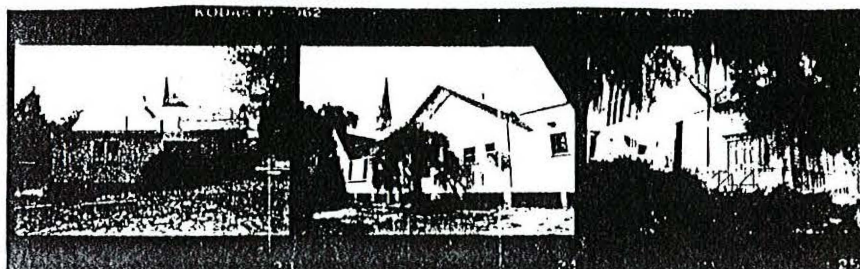
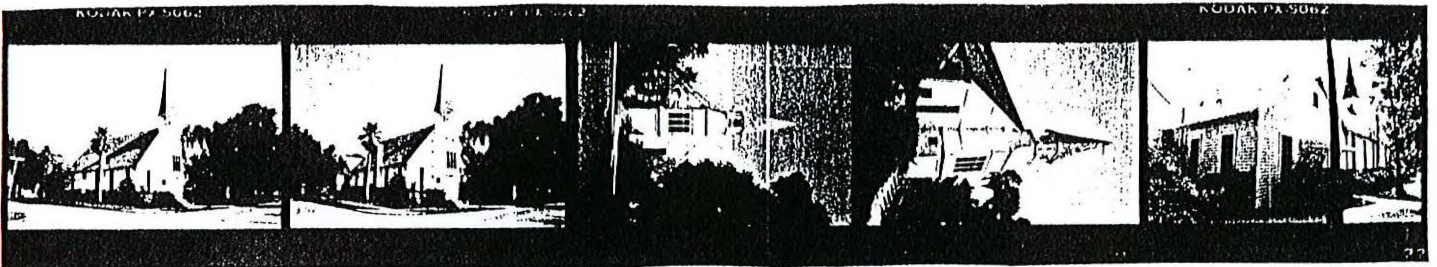


Township	Range	Section
19	27	30

UTM Coordinates:

Zone _____ Easting _____ Northing _____

Photographic Records Number B 18-25
 Please attach Photographic Print





HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA00325
Recorder # 97
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) 650 N Donnelly St 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>650</u>	<u>North</u>	<u>Donnelly</u>	<u>Street</u>	

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

MAPPING

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

DESCRIPTION

Style Gothic Revival Other Style _____
 Exterior Plan Irregular Other Exterior Plan _____
 Number of Stories 1
 Structural System(s) >> Wood frame
 Other Structural System(s) _____
 Foundation Type(s) >> Piers
 Other Foundation Types _____
 Foundation Material(s) >> Brick
 Other Foundation Material(s) _____
 Exterior Fabric(s) >> Drop siding
 Other Exterior Fabric(s) _____
 Roof Type(s) >> Gable
 Other Roof Type(s) _____
 Roof Material(s) >> _____
 Other Roof Material(s) _____
 Roof Secondary Structure(s) (dormers etc) >> _____
 Other Roof Secondary Structure(s) _____
 Number of Chimneys 2
 Chimney Material _____
 Other Chimney Material(s) _____
 Chimney Location(s) _____

HISTORICAL STRUCTURE FORM

8LA00325

DESCRIPTION (continued)

Window Descriptions 6/6, casement 9, 4, & 13, 2/2

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 1887

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 _____ >> Church; 1887;

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? NO

Area(s) of historical significance _____ >> _____

Other Historical Associations _____

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

HISTORICAL STRUCTURE FORM

8LA00325

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

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

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

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

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

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 5/24/2008

Form Comments: _____

SHPO's Evaluation of Resource

_____ Date _____

REQUIRED PAPER ATTACHMENTS

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

LA00325-200803

Supplementary Printout

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

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

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

- > **Foundation types:**
Piers

- > **Foundation materials:**
Brick

- > **Exterior fabrics:**
Drop siding
Wood siding
Vinyl

- > **Roof types:**
Gable

- > **Roof materials:**

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

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

- > **Original, intermediate, present uses/year started/year ended:**
Church;1887;

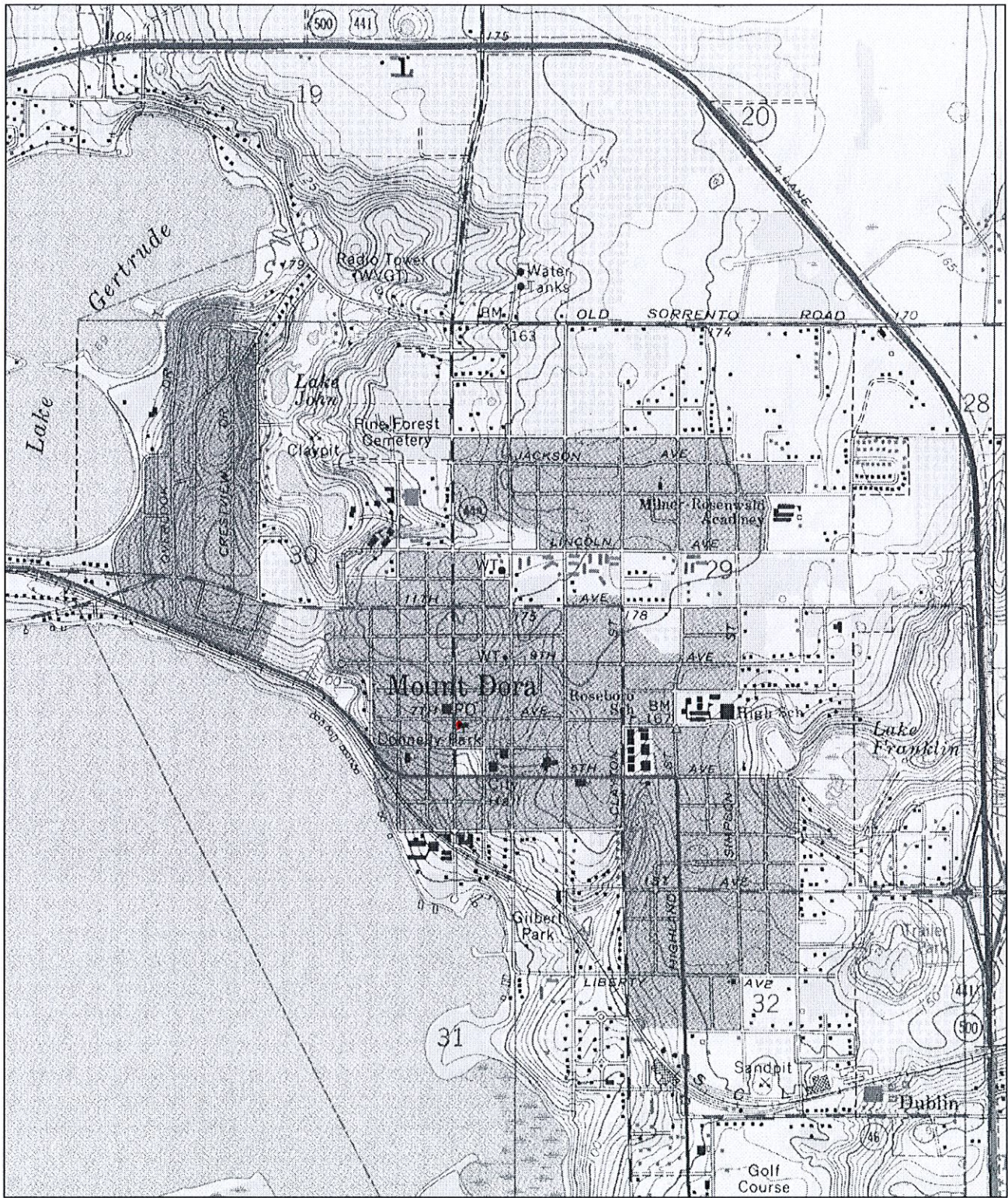
- > **Research methods:**
Examine local tax records
FL Master Site File-Cultural Resources
Pedestrian

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

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

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

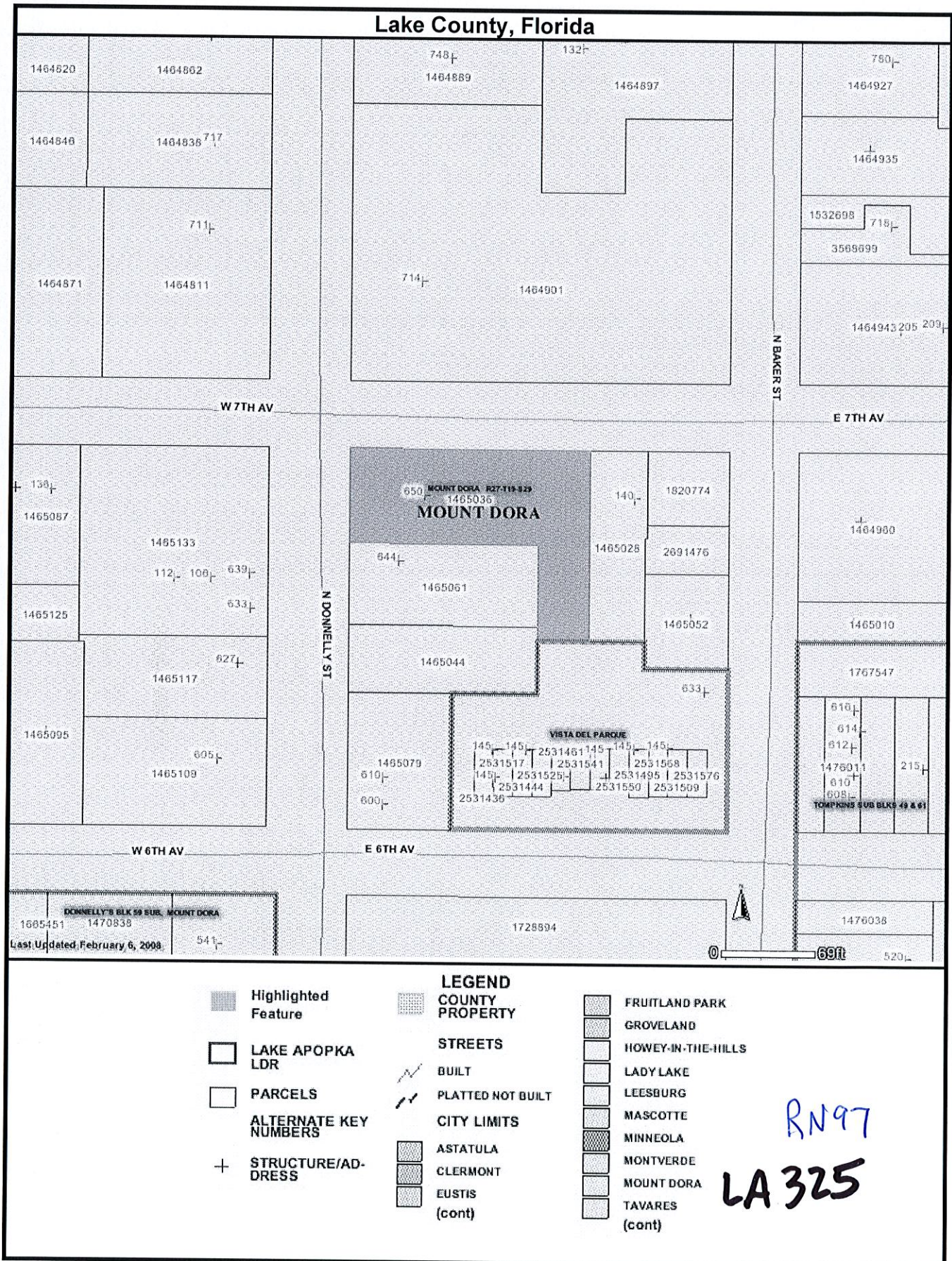
97



0 ————— 0.5 Mi
 0 ————— 2000 Ft

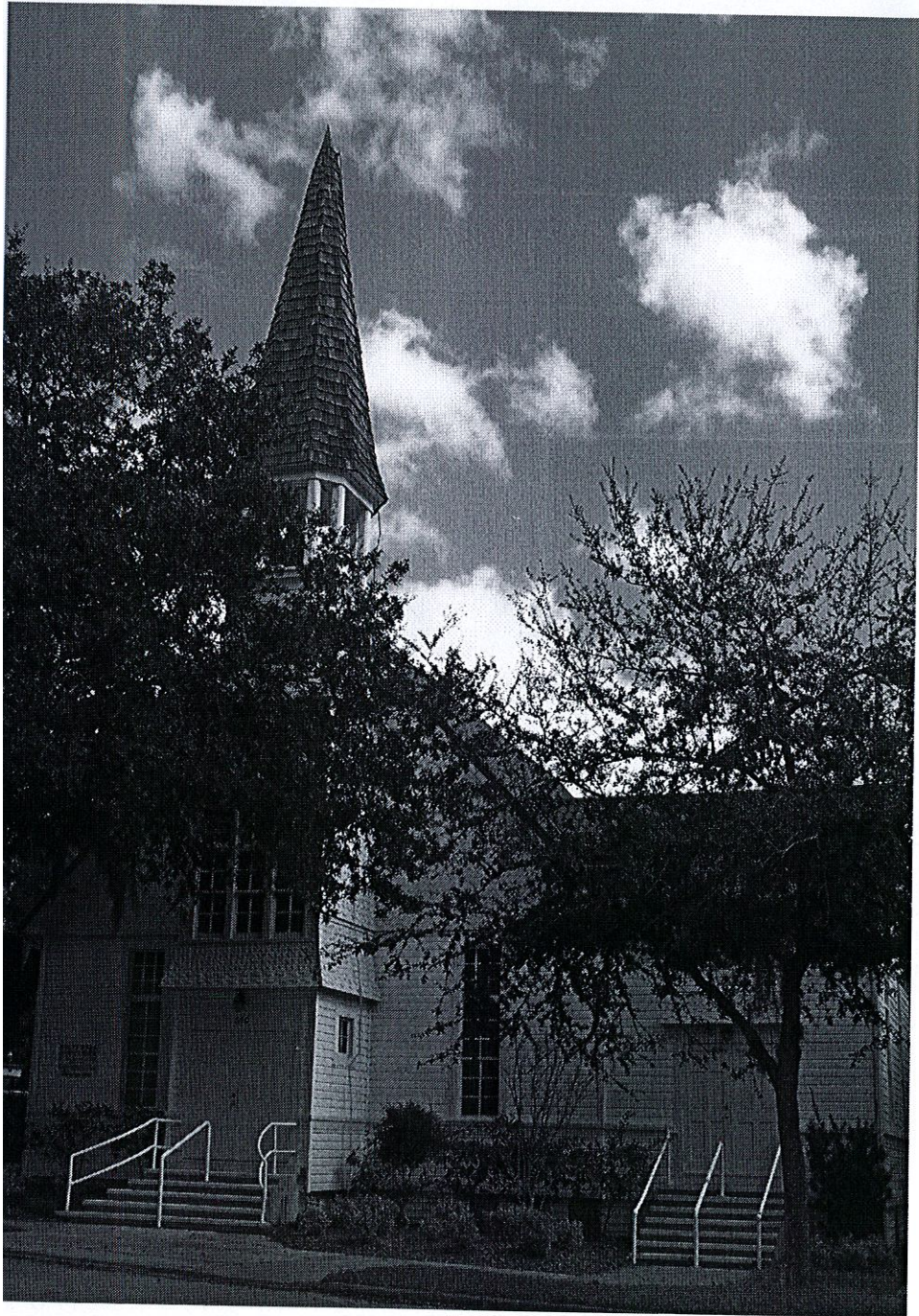
Map provided by MyTopo.com

LA325



97

LA
325





CITY OF MOUNT DORA

City of Mount Dora
W.T. Bland Public Library
1995 N. Donnelly St.
Mount Dora, FL 32757
352-735-7180

E-mail: library@cityofmoundora.com

DATE: June 9, 2025

TO: Library Advisory Board Members

FROM: Cathy Lunday, Library Director

SUBJECT: Simpson Farmhouse Expansion Project Plans

Introduction:

The Simpson Farmhouse Expansion project includes building a 2,300 sq ft meeting room facility directly behind the Simpson Farmhouse.

Discussion:

The 2024-25 deliverable for the Simpson Farmhouse Expansion project is an architect's plan for the exterior of the addition. Bentley Group has produced exterior renderings of the Simpson Farmhouse Expansion project (ATTACHMENT #1). The goal of this effort was to produce an architectural rendering of a stand-alone building that would complement the 1905 Simpson Farmhouse. Exterior finishes were expected to mimic the farmhouse's, albeit with modern materials (aluminum siding, double-pane windows, etc.).

The design would also need to connect the two buildings with sidewalks and landscaping, leading visitors to both sites to two shared parking lots. Care was taken to match rooflines and window styles. Particular emphasis was made on reducing the visual impact of the new building from Donnelly Street, as well as producing a pleasing southern facade facing W. 20th Street, which are the two most visible views of the new building (ATTACHMENTS #2 and #3).

Budget Impact:

The 2024-25 portion of the project is budgeted for \$50,000 (GL #310-5555-580.62-01-LI2303), of which \$14,000 will be spent on the architectural plans.

Strategic Impact:

Strategic Initiative #3, Goal 7, Objective 7.1 - Expand infrastructure to meet the needs of a growing community.

Strategic Initiative #1, Goal 2, Objective 2.1 - Promote pedestrian access throughout the City.

Recommendation n/a

Attachment(s):

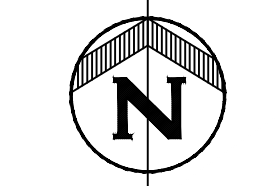
1. ATTACHMENT #1 - SFH Concept Plan 7-12-24 Revised
2. ATTACHMENT #2 - SFH Preliminary Design
3. ATTACHMENT #3 - SFH Perspective West - Donnelly Street

Prepared by: Cathy Lunday, Library Director

Reviewed by: Cathy Lunday, Library Director

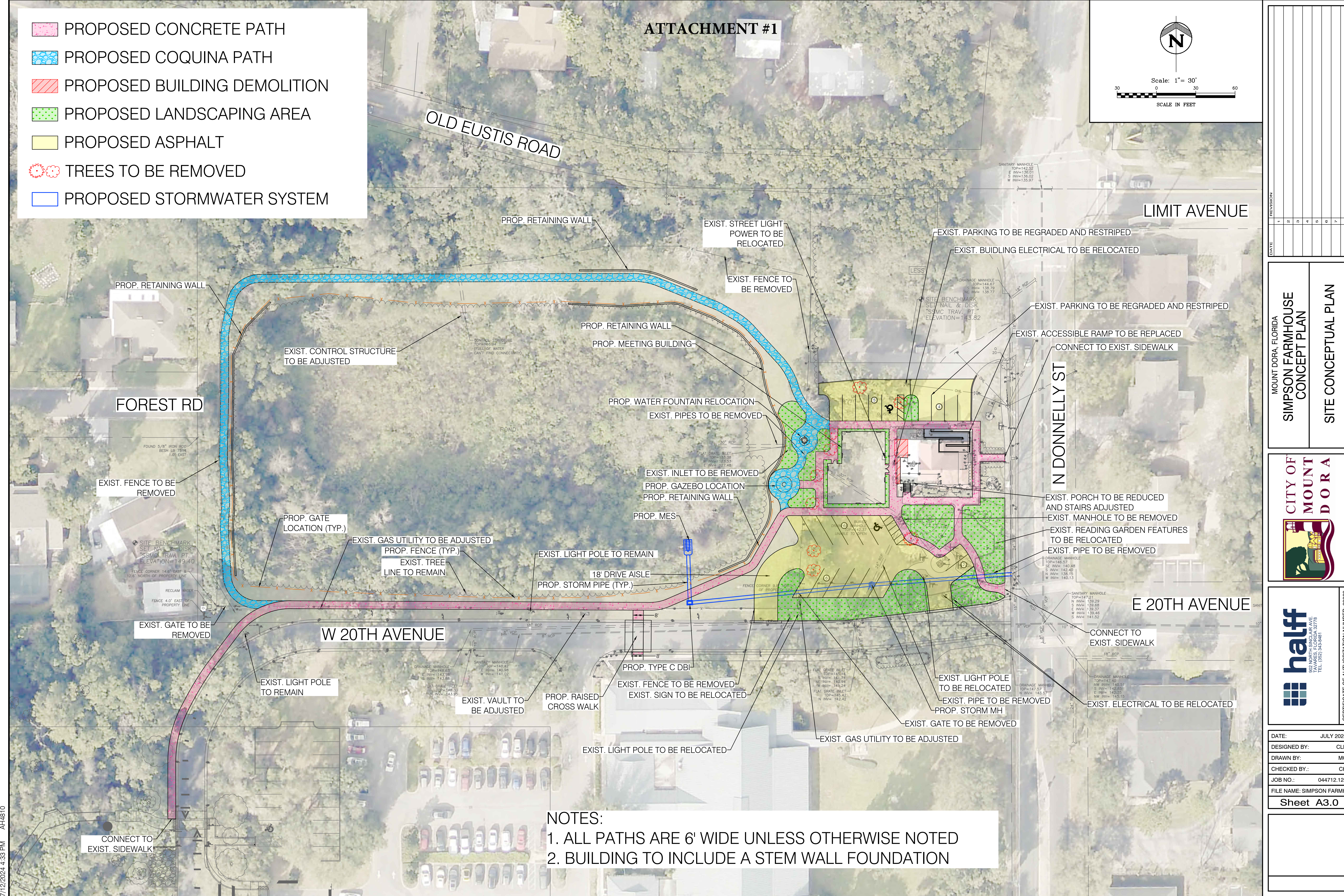
Final Approval - 6/4/2025

ATTACHMENT #1



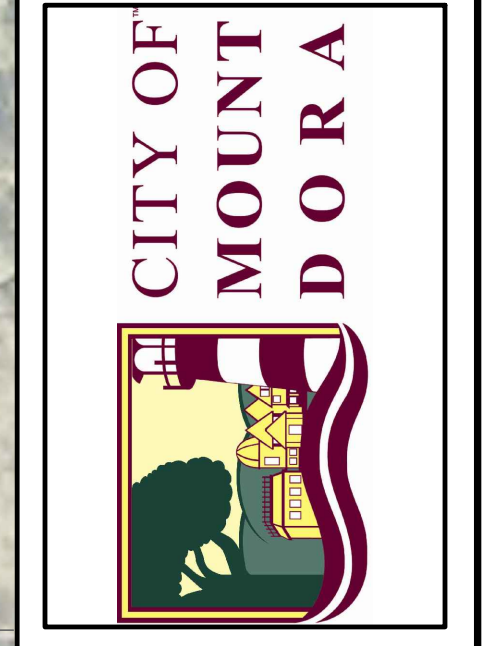
Scale: 1" = 30'
SCALE IN FEET

- PROPOSED CONCRETE PATH
- PROPOSED COQUINA PATH
- PROPOSED BUILDING DEMOLITION
- PROPOSED LANDSCAPING AREA
- PROPOSED ASPHALT
- TREES TO BE REMOVED
- PROPOSED STORMWATER SYSTEM



REVISION	DATE

MOUNT DORA, FLORIDA
SIMPSON FARMHOUSE
 CONCEPT PLAN
SITE CONCEPTUAL PLAN



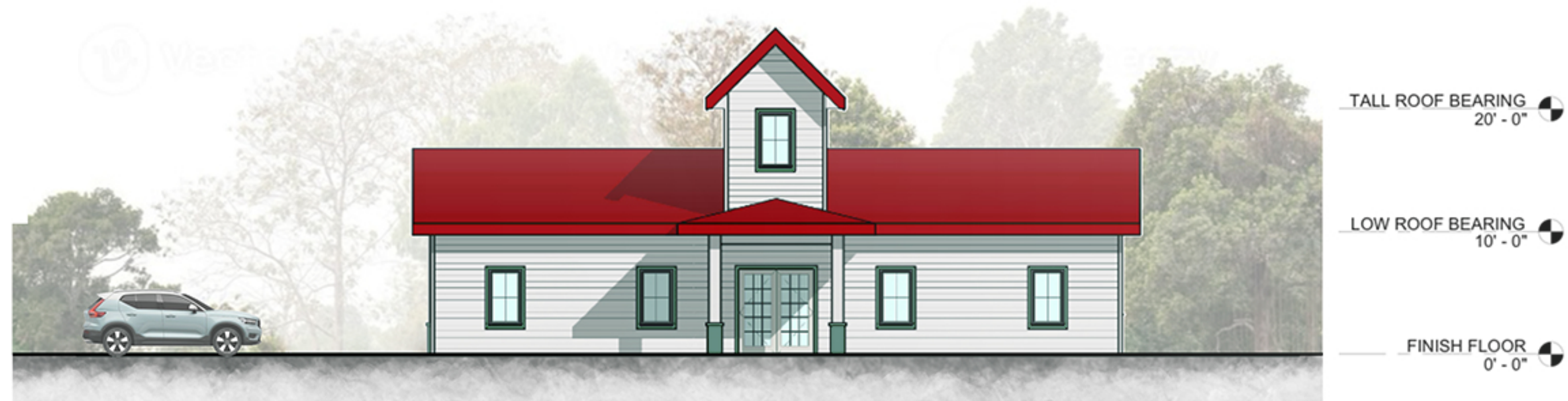
half
902 NORTH SINGLARI AVE
TAVARES, FLORIDA 32718
TEL: (352) 340-9461

CERTIFICATE OF AUTHORIZATION NUMBER: 30380

DATE:	JULY 2024
DESIGNED BY:	CLB
DRAWN BY:	MC
CHECKED BY:	CH
JOB NO.:	044712.123
FILE NAME:	SIMPSON FARMH
Sheet A3.0	

NOTES:
 1. ALL PATHS ARE 6' WIDE UNLESS OTHERWISE NOTED
 2. BUILDING TO INCLUDE A STEM WALL FOUNDATION

7/12/2024 4:33 PM AH4810



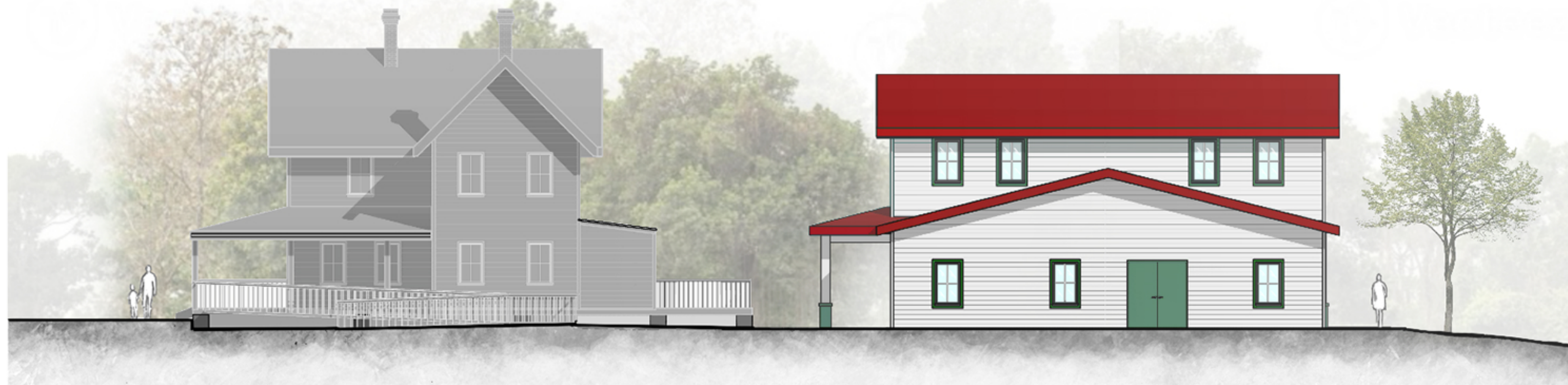
OVERALL EAST ELEVATION

1/8" = 1'-0"



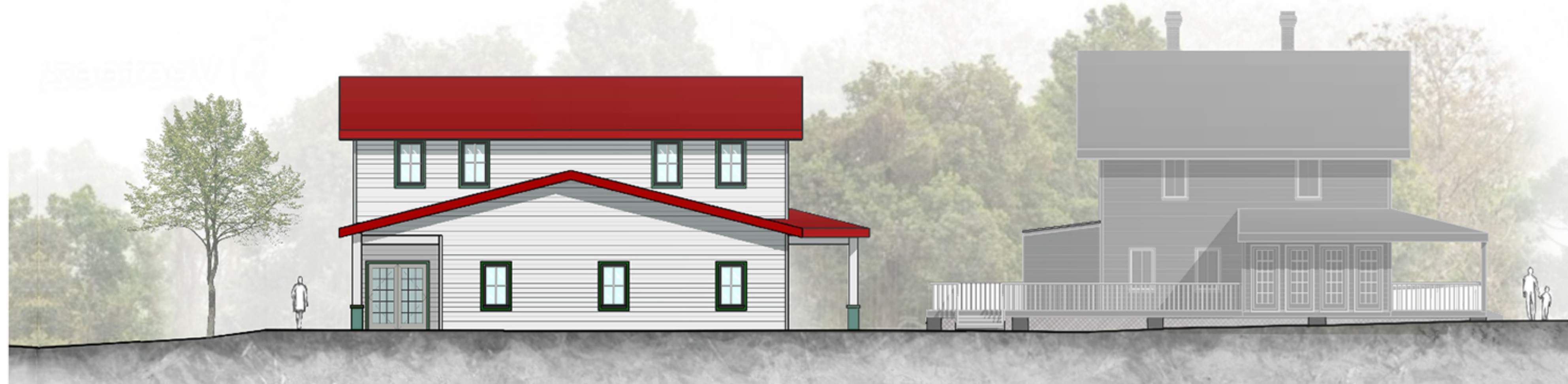
OVERALL WEST ELEVATION

1/8" = 1'-0"



OVERALL NORTH ELEVATION

1/8" = 1' - 0"



OVERALL SOUTH ELEVATION

1/8" = 1' - 0"



BENTLEY

Library Simpson Farmhouse Expansion

Exterior Render



CITY OF
MOUNT
DORA

ATTACHMENT #3

Simpson Farmhouse

Perspective West from Donnelly Street







