



City of Mount Dora  
Planning and Development  
510 N. Baker St.  
Mount Dora, FL 32757  
352-735-7112  
Fax: 352-735-7191

E-mail: [plandev@cityofmountdora.com](mailto:plandev@cityofmountdora.com)

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## HISTORIC PRESERVATION BOARD

City Hall – 1<sup>st</sup> Floor Board Room, 510 N. Baker Street, Mount Dora, FL  
August 27, 2025 at 3:00 PM

### AGENDA

- I. Call To Order
- II. Roll Call with Determination of Quorum
- III. Approval of Minutes from July 30, 2025
- IV. Public participation/hearing for non-agenda items
- V. Certificate of Appropriateness
  - a. 825 E. 9th Ave - New roof (Shingles to Metal)
    - i. Ex Parte Communication
    - ii. Swearing in Staff/Applicants
    - iii. Staff Presentation
    - iv. Applicant Presentation
    - v. Public Comment
    - vi. Board Discussion
  - b. N. Clayton St. - New Construction
    - i. Ex Parte Communication
    - ii. Swearing in Staff/Applicants
    - iii. Staff Presentation
    - iv. Applicant Presentation
    - v. Public Comment
    - vi. Board Discussion
  - c. 308 N. Tremain St. - Renovation Open Porch 1st floor / Dutch Lap Wood
    - i. Ex Parte Communication
    - ii. Swearing in Staff/Applicants
    - iii. Staff Presentation
    - iv. Applicant Presentation
    - v. Public Comment



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vi. Board Discussion

VI. Other Business

a. Discussion on COA Approval Chart

VII. Announcement of next scheduled meeting date

VIII. Adjournment

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All meetings are held the last Wednesday of each month at 3:00 p.m. at City Hall – 510 N. Baker Street

**NOTICE:** Please note that, for purposes of Section 286.011, Florida Statutes, two or more members of the City Council may be present at this meeting, and this meeting may be considered a City Council meeting.

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

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

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

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

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**DATE:** August 27, 2025

**TO:** Historic Preservation Board

**FROM:** Michele Janiszewski, AICP, Senior Planner

**RE:** **Tab 1 - Certificate of Appropriateness; 825 E 9<sup>th</sup> Avenue (Location); Reroof – Asphalt Shingles to Metal (Proposed Work); Molly Lou Bartholomew (Owner and Applicant).**

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**Property Information:**

<b>Address:</b>	825 E 9 <sup>th</sup> Avenue	<b>Current Use:</b>	Residential
<b>Zoning District:</b>	R-1	<b>Land Use:</b>	Medium Density

**Structure Information:**

<b>Date of Construction:</b>	1952	<b>Style:</b>	Masonry Vernacular
<b>Siding:</b>	Painted Block	<b>Stories:</b>	One
<b>Roof Type:</b>	Cross Gables	<b>Chimneys:</b>	None
<b>Roof Material:</b>	Asphalt Shingles	<b>Porch:</b>	None; Screen Enclosure in rear

There are no site files associated with the residence; as such, the residence is considered a non-contributing structure.

**Requested Action:**

Replace the asphalt shingles with metal roof panels.



**Guidance from Land Development Code (LDC)**

LDC Section 3.4.6 (2)(b) states that it is also the intent to promote visually compatible, contemporary designs that are harmonious with the exterior architectural and landscape features of adjacent, neighboring or visually related buildings, structures, sites and streetscapes.

Visual compatibility will be defined in terms of the following criteria: Height; Front facade proportion; Proportion of openings (windows and doors); Rhythm of solids to voids—Front facades; Rhythm of buildings on streets; Rhythm of entrance and/or porch projections; Relationship to materials and texture; Roof shapes; Walls of continuity; Scale of building; and Directional expression of front elevation.

**Guidance from the Historic Design Guidelines:**

Pursuant to the Mount Dora Historic Design Guidelines, roofs are highly visible components of historic buildings and are an integral part of a building's overall design and often help define its architectural style. Roof shapes in Mount Dora include gable, hip, flat and gambrel. Historic roofing materials include standing seam metal, pressed metal shingle, composition shingle and barrel tile.

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

**Findings of Fact:**

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

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

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

1. The request is consistent with the Mount Dora Historic Design Guidelines which state that there is greater flexibility with non-original and non-significant materials; and
2. The request pertains to a non-contributing structure within the historic review area; and
3. The proposed work is compatible with the architectural style of the building; and

4. The request is promotes visual compatibility with the exterior architectural of adjacent, neighboring or visually related buildings, structures, sites and streetscapes as required by LDC Section 3.6.4 (2)(b).

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

**Board Action:**

The Historic Preservation Board may:

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

**Attachments:**

Photos  
Application



# CITY OF MOUNT D O R A

## Site Photos





**CITY OF  
MOUNT  
DORA**

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**CERTIFICATE OF APPROPRIATENESS APPLICATION FORM**  
**(Renovations, Additions and New Construction)**

825 E 9th Ave  
**Property Address**

**Property Owner (If Different From Applicant)**

**Applicant Name:** Molly Bartholomew

**Address:** 825 E 9th Ave

**City/St/Zip:** Mount Dora, FL 32757

239-980-1192

mlbqa3@gmail.com

**Business Phone**

**Alternate Phone**

**Email**

**Full Description of Proposed Alteration(s) or Construction. (Attach additional documentation if needed)**

New Roof (Shingles to Metal)

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

**Is there currently a chimney on the building?** No

**If so, will the chimney be affected?** \_\_\_\_\_

**Required Documentation:**

Renovations or Additions:

1. Property Record Card
2. Survey
3. Elevation drawings of each side of the building affected by the proposed work
  - a. Drawings must be to scale and clearly illustrate the detail of the work proposed
  - b. (2) Drawings labeled with existing and proposed
4. Materials Listing or Cut Sheet
5. Photographs of existing structure
6. \$50 Application Fee

New Construction on Undeveloped Land:

1. Survey
2. Elevations of the Surrounding Structures which will be influenced by New Structure
3. Proposed Design(s) of New Structure
4. Intended Materials to be Used on Exterior of Structure
5. \$100 Application Fee

Demolition Requests:

1. Please see separate application for demolition requests.
2. \$100 Application Fee

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

Note: This application is for a Certificate of Appropriateness from the Historic Preservation Board only. The proposed work must also meet Zoning and Building Code Requirements. Submission of the application implies permission is granted to the City of Mount Dora to inspect and

  
Applicant/Owner Signature



Land Development Code

3.6.4 Certificate of appropriateness.

1. Basic requirements.

a. Certificate of appropriateness required.

- 1) No building, structure, appurtenance, improvement or landscape feature within the City of Mount Dora, which has been designated a historic site, will be erected, altered, restored, renovated, excavated, relocated, or demolished until a certificate of appropriateness regarding any exterior architectural features, landscape features, or site improvements has been approved under the procedures in this section.
- 2) A certificate of appropriateness shall be required for the erection, alteration, restoration, renovation, excavation, relocation, or demolition of any building, structure or appurtenance within any historic district established by the City of Mount Dora under the procedures specified in this ordinance.
- 3) A certificate of appropriateness shall be required for any material change in existing walls, fences and sidewalks or construction of new walls, fences and sidewalks.

b. *Architectural features.* Architectural features include, but are not limited to, the architectural style, scale, massing, siting, general design and general arrangement of the exterior of the building or structure, including the type, style of roofs, windows, doors and appurtenances.

c. *Landscape features.* Landscape features and site improvements will include, but are not limited to, walls, fences, courtyards, signs, and exterior lighting.

d. *Plan approval required.* No certificate of appropriateness will be approved unless the architectural plans for said construction, reconstruction, relocation, alteration, excavation, restoration, renovation, or demolition are approved by the board.

e. *Relocation.* Relocation of a building or structure will include, but not be limited to, moving a building or structure into or within any historic district, and moving a historic building or structure within or out of the City of Mount Dora or any historic district.

f. *Certificate not required.* A certificate of appropriateness will not be required for general, occasional maintenance of any historic buildings, structure or site, or any building or structure within a historic district. General, occasional maintenance will include, but is not limited to, lawn and landscaping care, painting and minor repairs that restore or maintain the historic site or current character of the building or structure. General, occasional maintenance will not include any of the activities described and defined in paragraphs 1. through 5. of this subsection, nor will it include an addition or change of awnings, signs, or alterations to porches and steps. A certificate of appropriateness will not be required for any interior alteration, construction, reconstruction, restoration, renovation or demolition. General, occasional maintenance and repair shall also include any ordinary maintenance which does not require a building permit for the city.

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

This application is for a Certificate of Appropriateness for the historic preservation board only. The proposed work must also meet zoning and building code requirements. Submission of the application implies permission is granted to the City of Mount Dora to inspect and

# PROPERTY RECORD CARD

## General Information

<b>Name:</b>	BARTHOLOMEW MOLLY LOU	<b>Alternate Key:</b>	1766273
<b>Mailing Address:</b>	825 E 9TH AVE MOUNT DORA, FL 32757 <a href="#">Update Mailing Address</a>	<b>Parcel Number:</b> ⓘ	29-19-27- 0050-226- 00001
		<b>Millage Group and City:</b>	00MD Mount Dora
		<b>2024 Total Certified Millage Rate:</b>	18.8964
		<b>Trash/Recycling/Water/Info:</b>	<a href="#">My Public Services Map</a> ⓘ
<b>Property Location:</b>	825 E 9TH AVE MOUNT DORA FL, 32757	<b>Property Name:</b>	-- <a href="#">Submit Property Name</a> ⓘ
		<b>School Information:</b>	<a href="#">School Locator &amp; Bus Stop Map</a> ⓘ <a href="#">School Boundary Maps</a> ⓘ
<b>Property Description:</b>	MOUNT DORA W 75 FT OF E 100 FT OF S 1/2 OF BLK 226 PB 3 PGS 37-43 ORB 4395 PG 1454		
<small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small>			

## Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	SINGLE FAMILY (0100)	75	157		11775.000	FD		\$104,188.00	\$104,188.00

[Click here for Zoning Info](#) ⓘ      [FEMA Flood Map](#)

## Residential Building(s)

### Building 1

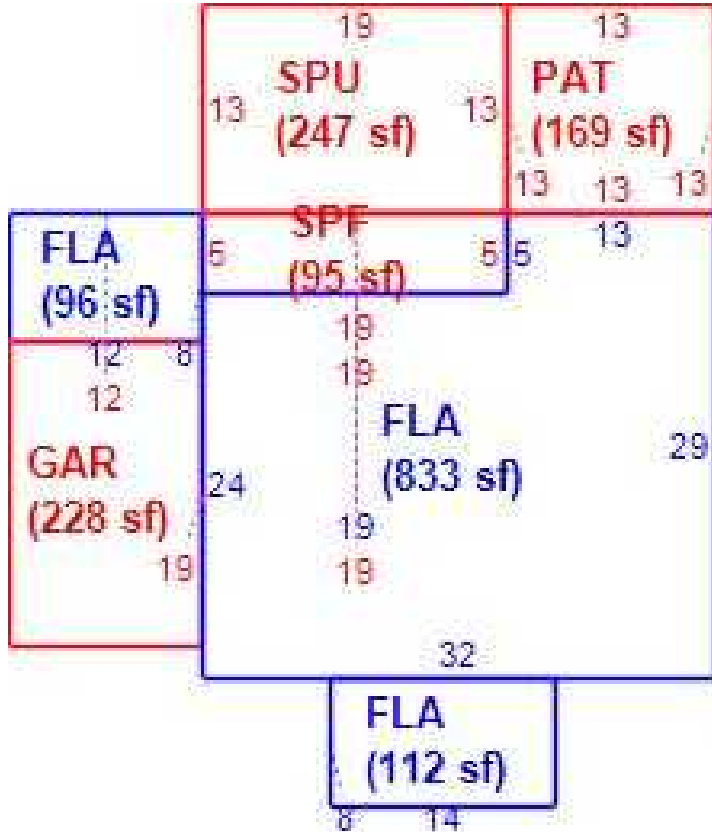
Residential	Building Value: \$161,547.00		
<b>Summary</b>			
Year Built: 1952	Total Living Area: 1041 ⓘ	Central A/C: Yes	Fireplaces: 0
Bedrooms: 2	Full Bathrooms: 1	Half Bathrooms: 1	
<a href="#">Incorrect Bedroom, Bath, or other information?</a> ⓘ			
<b>Section(s)</b>			
<b>Section Type</b>	<b>Ext. Wall Type</b>	<b>No. Stories</b>	<b>Floor Area</b>
FINISHED LIVING AREA (FLA)	CONCRETE BLOCK PLAIN (02)	1.00	1041
GARAGE FINISH (GAR)		1.00	228
PATIO UNCOVERED (PAT)		1.00	169
SCREEN PORCH FINISHED (SPF)		1.00	95

SCREEN PORCH UNFINISHED (SPU)

1.00

247

[View Larger / Print / Save](#)



### Miscellaneous Improvements

There is no improvement information to display.

### Sales History

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

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
<a href="#">4395 / 1454</a>	10/18/2013	Warranty Deed	Qualified	Improved	\$132,000.00
<a href="#">3822 / 1987</a>	09/22/2009	Warranty Deed	Unqualified	Improved	\$52,000.00
<a href="#">3723 / 788</a>	01/22/2009	Certificate of Title	Unqualified	Improved	\$100.00
<a href="#">3040 / 1656</a>	12/09/2005	Quit Claim Deed	Unqualified	Improved	\$0.00
<a href="#">3030 / 1090</a>	12/06/2005	Warranty Deed	Qualified	Improved	\$214,000.00
<a href="#">1259 / 1447</a>	11/01/1993	Warranty Deed	Qualified	Improved	\$50,300.00
<a href="#">1141 / 1321</a>	12/01/1991	Warranty Deed	Qualified	Improved	\$50,800.00
<a href="#">1006 / 968</a>	03/01/1989	Personal Rep Deed	Qualified	Improved	\$38,000.00

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

### Values and Estimated Ad Valorem Taxes

Values shown below are 2025 CERTIFIED VALUES. The Market Value listed below is not intended to represent the anticipated

selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$265,735	\$154,000	\$103,278	5.0364	\$520.15
SCHOOL BOARD STATE	\$265,735	\$154,000	\$129,000	3.1240	\$403.00
SCHOOL BOARD LOCAL	\$265,735	\$154,000	\$129,000	2.9980	\$386.74
LAKE COUNTY WATER AUTHORITY	\$265,735	\$154,000	\$103,278	0.2940	\$30.36
NORTH LAKE HOSPITAL DIST	\$265,735	\$154,000	\$103,278	0.4100	\$42.34
ST JOHNS RIVER FL WATER MGMT DIST	\$265,735	\$154,000	\$103,278	0.1793	\$18.52
CITY OF MOUNT DORA	\$265,735	\$154,000	\$103,278	6.3000	\$650.65
LAKE COUNTY MSTU AMBULANCE	\$265,735	\$154,000	\$103,278	0.4629	\$47.81
LAKE COUNTY VOTED DEBT SERVICE	\$265,735	\$154,000	\$103,278	0.0918	\$9.48
				<b>Total:</b> 18.8964	<b>Total:</b> \$2,109.05

## Exemptions Information

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

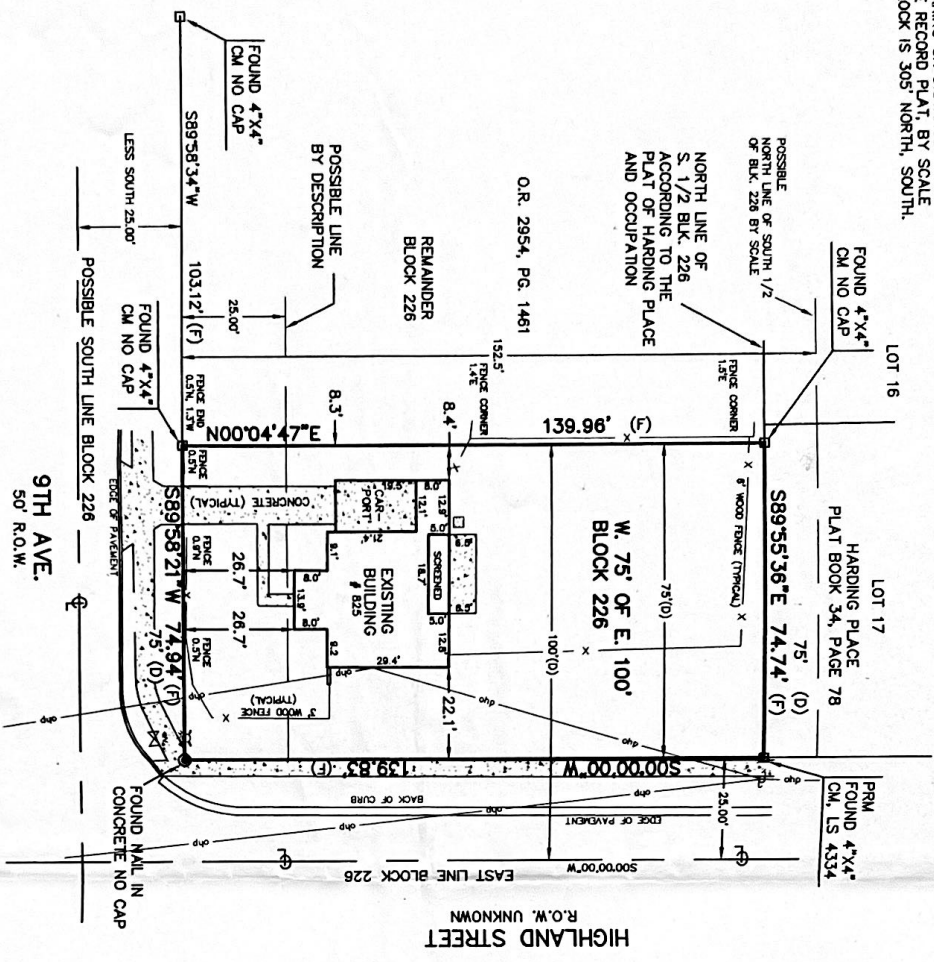
✓ Homestead Exemption (first exemption up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
✓ Additional Homestead Exemption (up to an additional \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior Exemption (applied to county millage - up to \$50,000)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

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

Copyright © 2014 Lake County Property Appraiser. All rights reserved.  
Property data updated nightly.

**Site Notice**

NO BEARING OR DISTANCES SHOWN ON THE RECORD PLAT, BY SCALE THE BLOCK IS 305' NORTH, SOUTH.



IT IS SUGGESTED BY THIS FIRM THAT THE CLIENT SEEK THE ADVICE OF AN ATTORNEY REGARDING POSSIBLE LOT LINES AS SHOWN

West 75 feet of the East 100 feet of the South 1/2 of Block 226 in Section 29, Township 19 South, Range 27 East, according to the Official Map of Mount Dora, recorded in Plat Book 3, Pages 37 through 43, inclusive, Public Records of Lake County, Florida. Less the South 25 feet thereof.

# A Boundary Survey

O.R. 3822, PG. 1987  
Description (AS FURNISHED)

Certified to:  
Lind's Cottages, LLC

## Land Surveyor's Notes

- 1... Bearing Basis is an assumed bearing of S 00°00'00" W along the West right of way line of Highland Street.
- 2... The surveyor has not been furnished an obstruct or title-essment search; The surveyor has not obstructed the land or performed a title-essment search; There may be easements and restrictions among the public records which may affect use of the subject parcel.
- 3... All of the above captioned property lies within F.I.R.M. Zone 'X' according to F.I.R.M. parcel No. 12089C 0367 D dated July 3, 2002.
- 4... This Survey is based on the Description provided, Plat Information, Found Monumentation and other data acquired by this firm.
- 5... Foundations, Underground Structures, and Underground Improvements, if any, not located by this firm.
- 6... This is not a certificate of title, zoning or freedom of encumbrances.
- 7... Certification is limited only to the party or parties named herein.
- 8... Not valid without the signature and original raised seal of a Florida licensed surveyor and mapper.
- 9... The scope of this survey does not address environmental matters, jurisdictional boundaries and hazardous waste concerns should any of the foregoing exist.
- 10... Fences were located ONLY where dimensioned and may not run straight ownership of fences, if any, unknown.
- 11... Date of the field survey was 11-27-2009, drawn by R.S.Jr.
- 12... Type of Survey: Boundary Survey
- 13... This is Drawing File: MTDORABLK226.dwg

### Legend & Standard Abbreviations

<ul style="list-style-type: none"> <li>Centerline</li> <li>Right of Way</li> <li>Concrete Monument</li> <li>Ferrous Central Point</li> <li>Official Survey Base Mark</li> <li>Wood Utility or Power Pole</li> <li>Point of Intersection</li> <li>Point of Tangency</li> <li>Fence Line</li> </ul>	<ul style="list-style-type: none"> <li>R/C</li> <li>N/D</li> <li>PLM</li> <li>obp</li> <li>PC</li> <li>PC-adj</li> <li>EP</li> <li>PT</li> <li>Dimension per Field Measurement</li> </ul>	<ul style="list-style-type: none"> <li>Set 5/8" Rebar, LB #6578</li> <li>Set Nail and Disk, LB #6578</li> <li>Permanent Reference Monument</li> <li>Nonferrous Utility Lines</li> <li>Official Survey Base Mark</li> <li>Pit Book Page</li> <li>Utility Box</li> <li>Edge of Pavement</li> <li>Utility Pole</li> <li>Dimension per Field Measurement</li> </ul>
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**Stewart Land Surveying, Inc.**  
827 North Boy Street  
Eustis, Florida 32726  
Telephone (352) 357-9922

**Ronald R. Stewart, Jr.**  
Certificate #5940

**From:** [Molly Bartholomew](#)  
**To:** [Pamdy](#)  
**Subject:** Certificate of Appropriateness Application  
**Date:** Tuesday, August 5, 2025 8:42:17 AM  
**Attachments:** [CDA.pdf](#)  
[Drexel Metals Color Chart 2022\\_Snap Lock.pdf](#)  
[Property Record Card.pdf](#)

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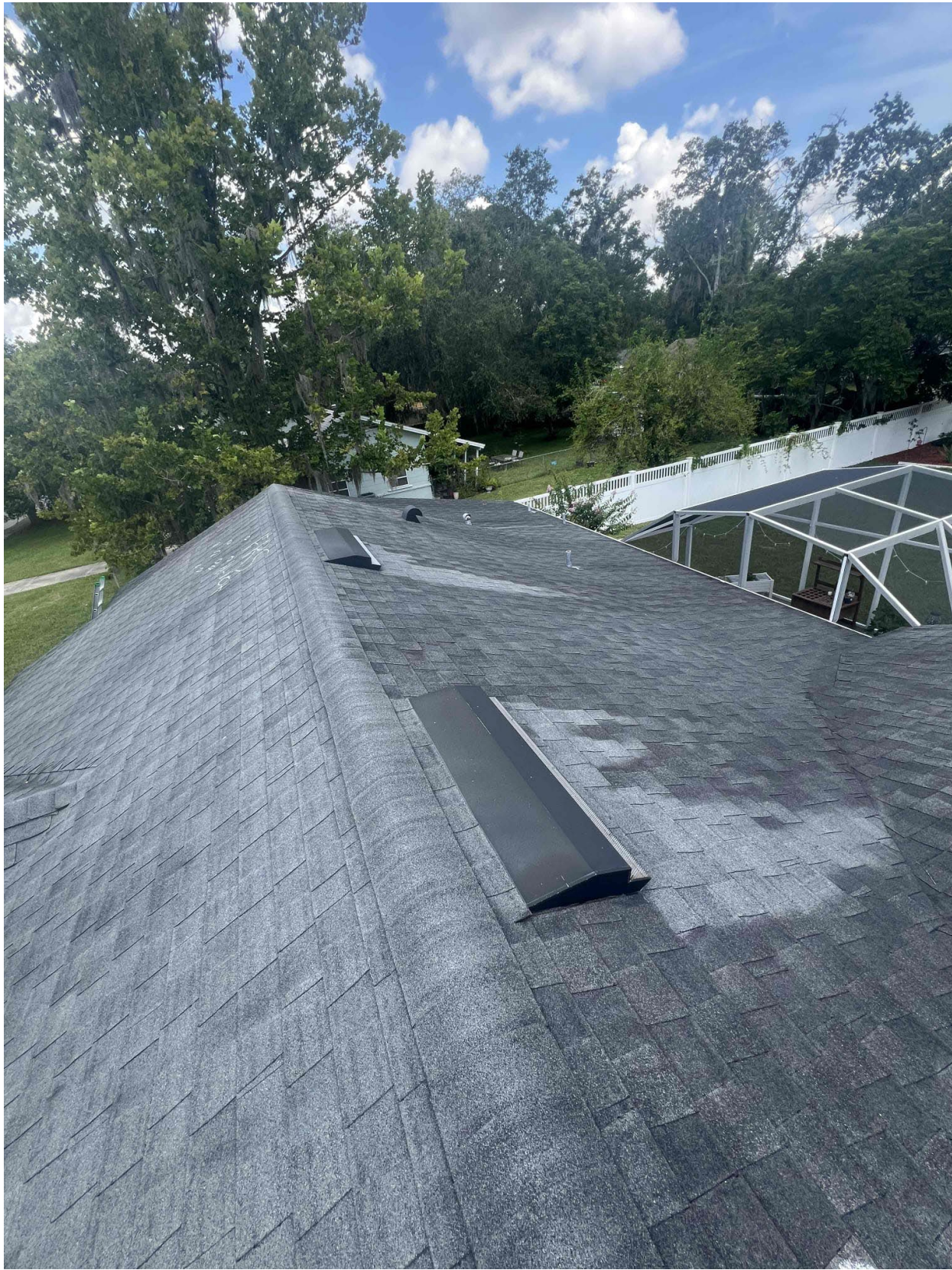
\*\* This message originated outside of the City of Mount Dora network. Please think before you click. \*\*

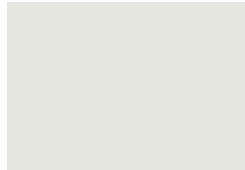
Please see the attached documents for the new roof I am looking to get for my home. Please let me know if there is anything else you need.

Thanks  
Molly

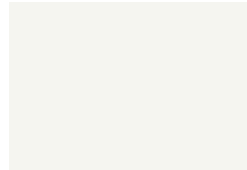




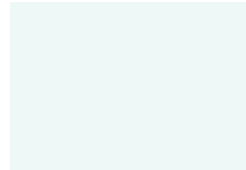




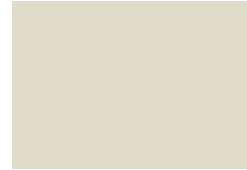
STONE WHITE



BONE WHITE



REGAL WHITE



SANDSTONE



ALMOND



SIERRA TAN



BUCKSKIN



MEDIUM BRONZE



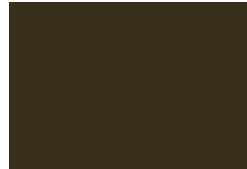
DARK BRONZE



ANTIQUÉ BRONZE



MIDNIGHT BRONZE



AGED BRONZE



MANSARD BROWN



BLACK



CITYSCAPE



SLATE GRAY



GRANITE *L*



MUSKET GRAY



CHARCOAL



IRON ORE



HEMLOCK GREEN



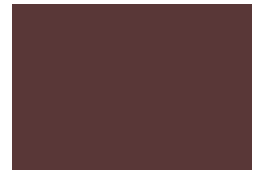
PATINA GREEN



FOREST GREEN



HARTFORD GREEN



BURGUNDY



COLONIAL RED



TERRA COTTA



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# METAL ROOFING, WALL, AND PERIMETER EDGE FINISHES

• = Standard Product

✓ = CRRC Approved Finishes

Product Options	SR	SRI	24 ga x 20"	24 ga x 48"	22 ga x 48"	26 ga x 20"	26 ga x 27.5"	26 ga x 48"	0.032 x 20"	0.032 x 48"	0.040 X 48"	0.050 x 48"	0.063 x 48"	Cool Roof Rated
<b>Standard Colors</b>														
Aged Bronze	0.29	29	•	•										✓
Almond	0.53	62	•	•	•					•	•	•		✓
Antique Bronze	0.29	28	•	•	•				•	•	•	•		
Black	0.20	17	•	•	•				•	•	•	•	•	
Bone White	0.67	81	•	•	•	•			•	•	•	•	•	✓
Buckskin	0.38	41	•	•					•	•				
Burgundy	0.24	23	•	•						•		•		
Charcoal	0.27	27	•	•					•	•	•	•		✓
Cityscape	0.44	49	•	•	•				•	•	•	•		✓
Colonial Red	0.32	34	•	•					•	•	•	•		✓
Dark Bronze	0.26	24	•	•	•				•	•	•	•	•	✓
Forest Green	0.10	6	•	•	•				•	•	•	•		
Hartford Green	0.29	29	•	•						•	•	•		
Hemlock Green	0.29	29	•	•						•	•	•		✓
Interstate Blue	0.13	8	•	•					•	•		•		
Iron Ore	0.27	26	•	•					•	•	•	•		
Mansard Brown	0.29	29	•	•	•				•	•	•	•		✓
Medium Bronze	0.26	26	•	•	•				•	•	•	•	•	✓
Midnight Bronze	0.06	0	•	•							•			
Military Blue	0.29	29	•	•					•	•				✓
Musket Gray	0.31	32	•	•	•				•	•		•		✓
Pacific Blue	0.25	24	•	•					•	•		•		✓
Patina Green	0.33	34	•	•					•	•		•		✓
Regal White	0.60	78	•	•					•	•	•	•		
Sandstone	0.49	56	•	•	•				•	•	•	•	•	✓
Sierra Tan	0.36	39	•	•	•				•	•	•	•		✓
Slate Gray	0.37	40	•	•	•				•	•	•	•		✓
Stone White	0.64	77	•	•	•				•	•	•	•	•	✓
Teal	0.26	25	•	•						•		•		✓
Terra Cotta	0.36	39	•	•					•	•		•		✓
<b>Low Gloss Colors</b>														
Aspen Bronze	0.26	26	•	•		•			•					✓
Autumn Red	0.32	34	•	•		•			•					✓
Chestnut Brown	0.29	29	•	•		•			•					✓
Classic Bronze	0.29	28	•	•		•			•	•				✓
Granite	0.32	33	•	•	•				•	•	•	•		✓
Inkwell	0.27	26	•	•		•			•					
Midnight Green	0.29	29	•	•		•			•					
Nantucket Gray	0.37	40	•	•		•			•					✓
Pine	0.10	6	•	•		•			•					
Traditional Black	0.20	17	•	•		•			•					
Antique Metal	0.34	34	•	•										
<b>Metallics</b>														
Aged Copper	0.26	25		•					•	•				✓
Champagne	0.40	42		•					•	•	•	•		✓
Copper Penny	0.47	53	•	•					•	•	•	•		✓
Silver	0.49	54	•	•	•				•	•	•	•		✓
Weathered Zinc	0.26	23	•	•	•				•	•		•		✓
Zinc*	0.33	35	•	•					•	•	•	•		✓
<b>Exotics - 10-year Color Fade Warranty</b>														
Award Blue (10-YR)*	0.21	17	•	•						•		•		
Cardinal Red (10-YR)*	0.37	39	•	•					•	•		•		✓
<b>Base Products</b>														
Drexlume™			•	•	•	•	•	•						
Mill Finished Aluminum										•	•	•	•	
Clear Anodized										•	•	•	•	
Dark Bronze Anodized										•	•	•	•	
Black Anodized											•	•	•	
Vintage®			•	•										
Urban Slate			•	•										
HDG G90			• 16ga x 48" x 120"	• 18 ga x 48" x 120"	• 20 ga x 48" x 120"	• 22 ga x 48" x 120"								

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**DATE:** August 27, 2025

**TO:** Historic Preservation Board

**FROM:** Michele Janiszewski, AICP, Senior Planner

**RE:** **Tab 2 - Certificate of Appropriateness; N Clayton (Location); New Construction (Proposed Work); Randall C. and Natalie K. Lazarus (Owners and Applicants).**

**Property Information:**

<b>Address:</b>	N Clayton	<b>Current Use:</b>	Vacant
<b>Zoning District:</b>	R-2	<b>Land Use:</b>	Medium Density

**Proposed Structure Information:**

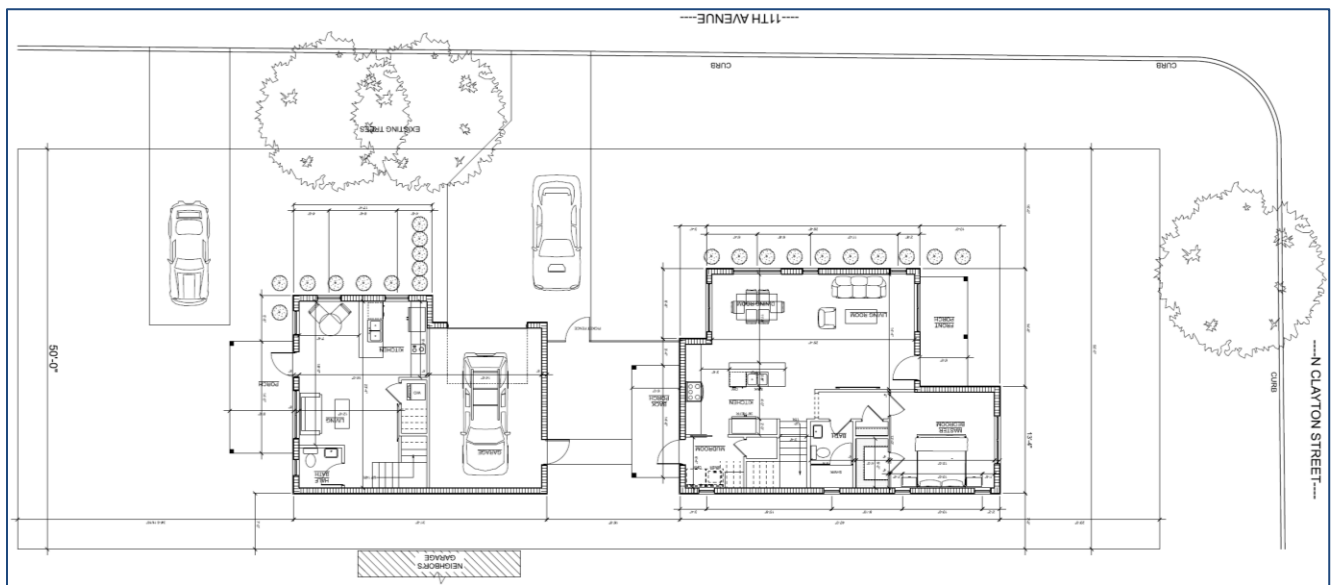
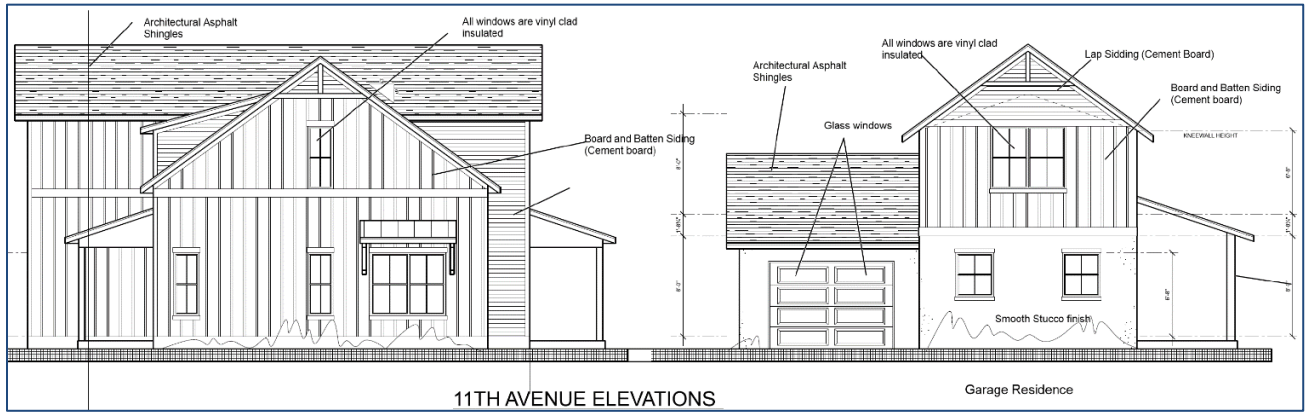
<b>Stories:</b>	Two
<b>Siding:</b>	Cement Board in Board & Batton and lap siding and smooth stucco
<b>Roof Type:</b>	Cross Gables
<b>Roof Material:</b>	Architectural, Asphalt Shingles

**Requested Action:**

The Applicant is seeking to construct a new single-family dwelling unit and detached garage with garage apartment.



Tab 2 – Certificate of Appropriateness  
 N Clayton (New SFDU and Garage with Garage Apartment)  
 August 27, 2025



**Guidance from Land Development Code (LDC)**

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

1. *Height.* The height of proposed buildings or modifications will be visually compatible in comparison or relation to the height of existing structures and buildings.
2. *Front facade proportion.* The front facade of each building or structure will be visually compatible with and in direct relationship to the width of the building and to the height of the front elevation of other adjacent or adjoining buildings within a historic preservation review area.
3. *Proportion of openings (windows and doors).* The openings of any building within a historic preservation review area will be visually compatible with the openings exemplified by the prevailing historic architectural styles within the historic preservation review area. The relationship of the width of windows and doors to the height of windows and doors among buildings within the historic preservation review area will be visually compatible.
4. *Rhythm of solids to voids—Front facades.* The relationship of solids to voids in the front facade of a building or structure will be visually compatible with the front facades of historic buildings or structures within the historic preservation review area.
5. *Rhythm of buildings on streets.* The relationship of building(s) to open space between it or them and adjoining building(s) will be visually compatible with the relationship between historic sites, buildings, structures within a historic preservation review area.
6. *Rhythm of entrance and/or porch projections.* The relationship of entrances and porch projections to the sidewalks of a building will be visually compatible with the prevalent architectural styles of entrances and porch projections on historic sites, buildings and structures within a historic preservation review area.
7. *Relationship to materials and texture.* The relationship of materials and texture of the facade of a building will be visually compatible with the predominant materials used in the historic sites, buildings and structures within a historic preservation review area.
8. *Roof shapes.* The roof shape of a building or structure will be visually compatible with the roof shape(s) of a historic site, building or structure within a historic preservation review area.
9. *Walls of continuity.* Appearances of a building or structure such as walls, wrought-iron fences, evergreen landscape masses, or building facades, will form cohesive walls of enclosure along a street to insure visual compatibility of the building to historic buildings, structures or sites to which it is visually related.

10. *Scale of building.* The size of a building, the building mass in relation to open spaces, windows, door openings, balconies and porches will be visually compatible with the building size and building mass of historic sites, buildings and structures within a historic preservation review area.
11. *Directional expression of front elevation.* A building will be visually compatible with the buildings, structures and sites in its directional character: vertical, horizontal or nondirectional.

**Guidance from the Historic Design Guidelines:**

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

**Recommendations:**

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

**Avoid:**

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

**Findings of Fact:**

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

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

Staff has reviewed the application for consistency with the U.S. Secretary of Interior's Standards for Historic Rehabilitation, Mount Dora Historic Preservation Design Guidelines, and the

standards for visual compatibility established in LDC Section 3.6.4 (2)(b) (hereto referred to the ‘Standards of Review’), and found:

1. The request is consistent with the Mount Dora Historic Design Guidelines which recommend to design new buildings to be compatible in materials, size, color, and texture with the surrounding buildings; and
2. The request is consistent with the Mount Dora Historic Design Guidelines which recommend utilizing a contemporary design that is compatible with the character and feeling of the district; and
3. The request is promotes visual compatibility with the exterior architectural of adjacent, neighboring or visually related buildings, structures, sites and streetscapes as required by LDC Section 3.6.4 (2)(b).

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

**Board Action:**

The Historic Preservation Board may:

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

**Attachments:**

Photos  
Application



# CITY OF MOUNT D O R A

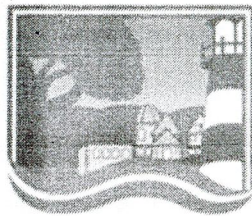
## Site Photos

View of Property from 11<sup>th</sup> Avenue



View of Property from Clayton





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: N. Clayton Street Alternate Key No.: 3922042  
Property Owner: Randall C & Natalie Lazarus  
Applicant: Randy/Natalie Lazarus  
Applicant's Mailing Address: PO Box 485  
Applicant's Phone Number: Natalie 407-443-6768 / 407-297-9337 Randy  
Applicant's Email Address: Randy@classichomes.us  
Current Building Use (e.g. residential or commercial): \_\_\_\_\_

Application Type:

New Construction

Addition

Renovation

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

- Steps or Stairways
- Windows
- Doors
- Walls or Fences

- Foundation
- Porches or Porte Cochere
- Chimney
- Exterior Lighting

- Siding/Stucco/Façade Work
- Walls/Structural
- Roof
- Landscape Features

Existing Materials / Style: N/A

Proposed Materials / Style: see attached plans (Farmhouse style - emailed)

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

Reason for Addition / Modification: /

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

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

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

# PROPERTY RECORD CARD

## General Information

<b>Name:</b>	LAZARUS RANDALL C & NATALIE K	<b>Alternate Key:</b>	3922042
<b>Mailing Address:</b>	PO BOX 485 MOUNT DORA, FL 32756-0485 <a href="#">Update Mailing Address</a>	<b>Parcel Number:</b>	29-19-27-1100-00B-01500
		<b>Millage Group and City:</b>	OMD2 Mount Dora
		<b>2024 Total Certified Millage Rate:</b>	18.8964
		<b>Trash/Recycling/Water/Info:</b>	<a href="#">My Public Services Map</a>
<b>Property Location:</b>	N CLAYTON ST MOUNT DORA FL, 32757	<b>Property Name:</b>	-- <a href="#">Submit Property Name</a>
		<b>School Information:</b>	<a href="#">School Locator &amp; Bus Stop Map</a> <a href="#">School Boundary Maps</a>
<b>Property Description:</b>	MOUNT DORA, GORHAM'S SUB PB 4 PG 42 LOT 15 BLK B ORB 5437 PG 2420		
<p><small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small></p>			

## Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT RESIDENTIAL (0000)	50	144		7200.000	FD	\$45,448.00	\$45,448.00
<a href="#">Click here for Zoning Info Map</a>					<a href="#">FEMA Flood</a>			

## Miscellaneous Improvements

There is no improvement information to display.

## Sales History

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

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
<a href="#">5437 / 2420</a>	03/09/2020	Warranty Deed	Qualified	Vacant	\$249,900.00
<a href="#">Click here to search for mortgages, liens, and other legal documents.</a>					

## Values and Estimated Ad Valorem Taxes

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

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes

93

41

93  
41  
134



Outlook

RE: N. Clayton Street (Lot 15)- Corner of N. Clayton Street and 11th Ave

From Winkler, Ryan <winklerr@ci.mount-dora.fl.us>

Date Mon 8/11/2025 9:36 AM

To Randy Lazarus <Randy@classichomes.us>; Janiszewski, Michele <MicheleJ@ci.mount-dora.fl.us>

Cc Natalie Lomi Lazarus <natalie@classichomes.us>; Jett Lazarus <jettlaz@gmail.com>; Stevens, Alexandra <stevensa@ci.mount-dora.fl.us>

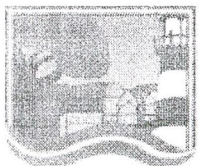
2 attachments (660 KB)

COA Application Only.pdf; COA Submittal Guide.pdf;

Good morning Randy,

Elevations look great. Please complete and return the COA application document to accompany the request to the Historic Preservation Board. We'll get you scheduled for the next available meeting.

Thanks!



CITY OF  
MOUNT  
DORA



**Ryan Winkler, AICP** (he/him)  
**Senior Planner**  
**Office of Planning and Development**

T: (352) 735-7112 Ext. 1710

Email: [winklerr@cityofmountdora.com](mailto:winklerr@cityofmountdora.com)

**City of Mount Dora**  
510 N Baker St  
Mount Dora, FL 32757

The Land Development Code can be viewed at:  
[library.municode.com/fl/mount\\_dora](http://library.municode.com/fl/mount_dora)

From: Randy Lazarus <Randy@classichomes.us>

Sent: Saturday, August 9, 2025 4:53 PM

To: Janiszewski, Michele <MicheleJ@ci.mount-dora.fl.us>; Winkler, Ryan <winklerr@ci.mount-dora.fl.us>

Cc: Natalie Lomi Lazarus <natalie@classichomes.us>; Jett Lazarus <jettlaz@gmail.com>

Subject: N. Clayton Street (Lot 15)- Corner of N. Clayton Street and 11th Ave

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

Michele and Ryan

60'-0"

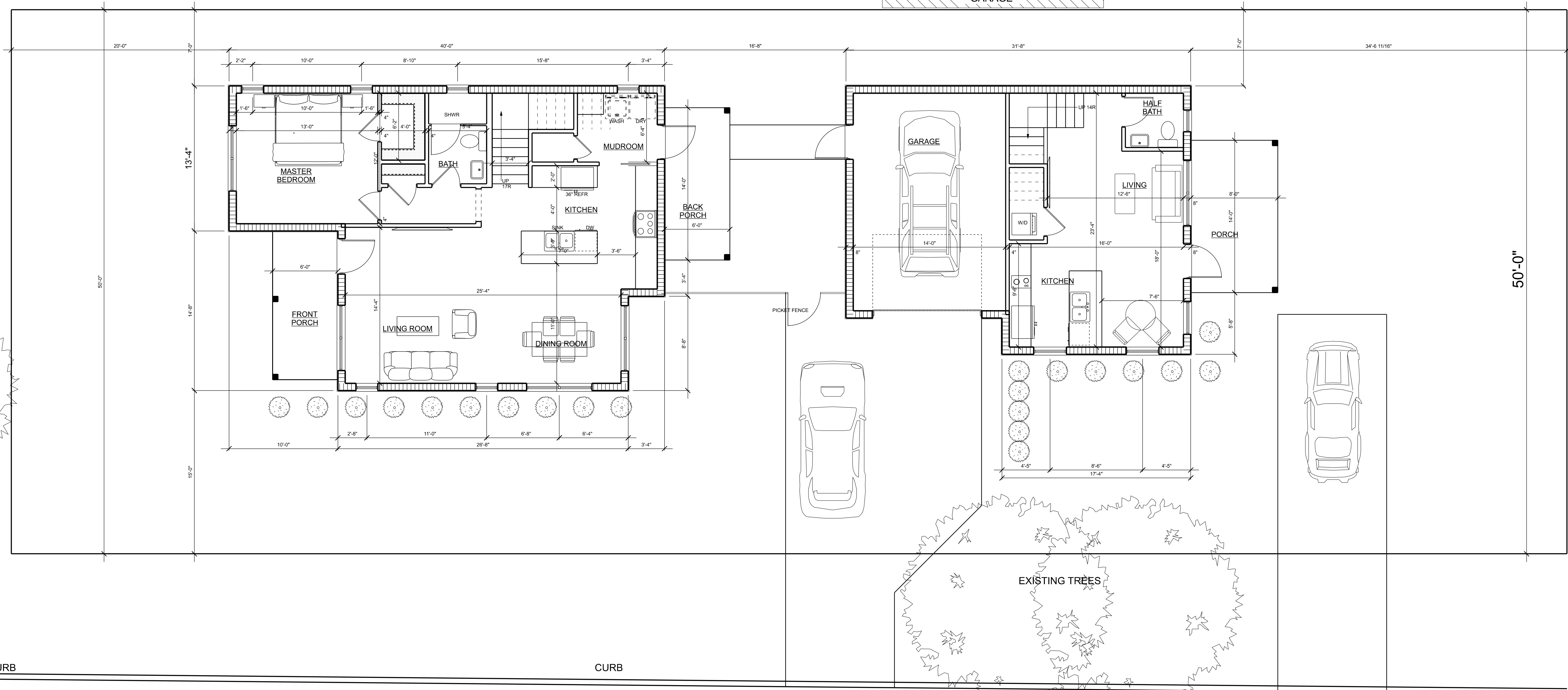
---N CLAYTON STREET---

CURB

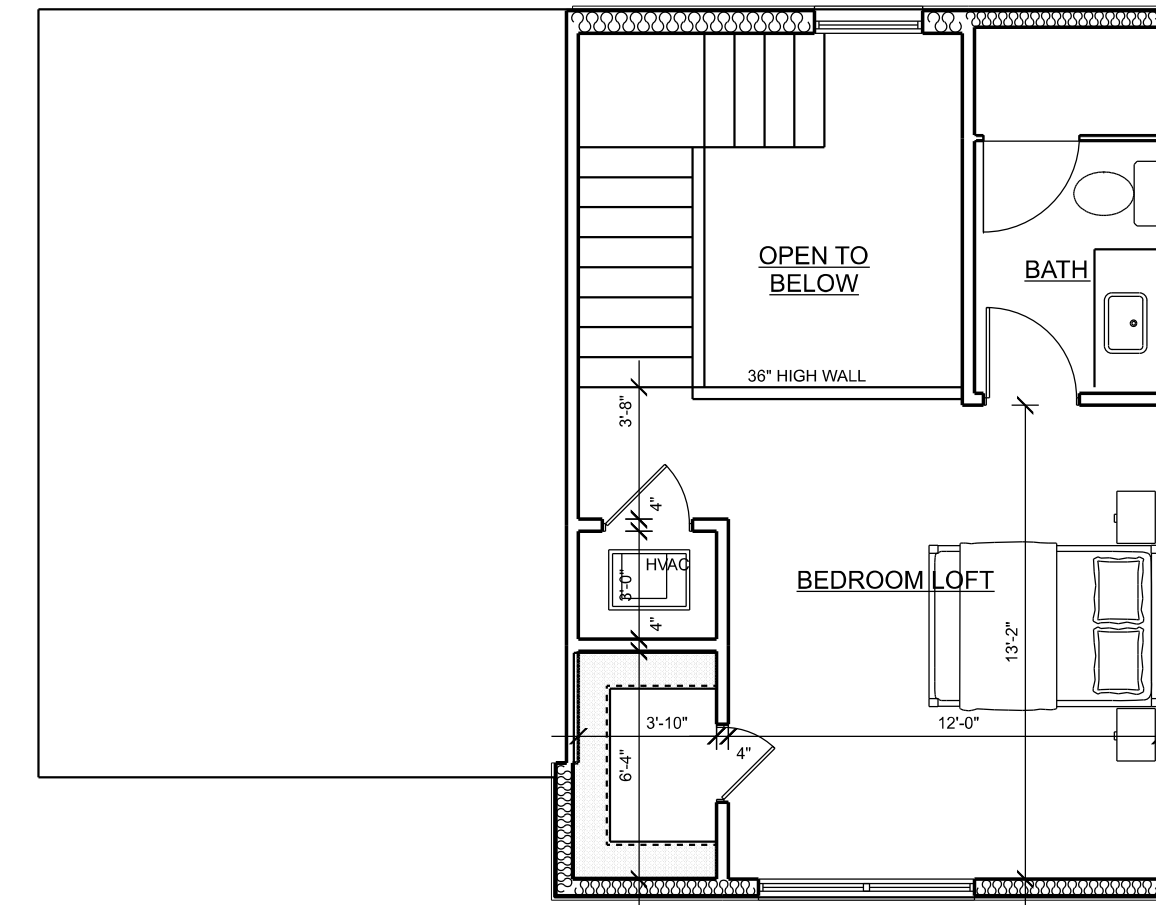
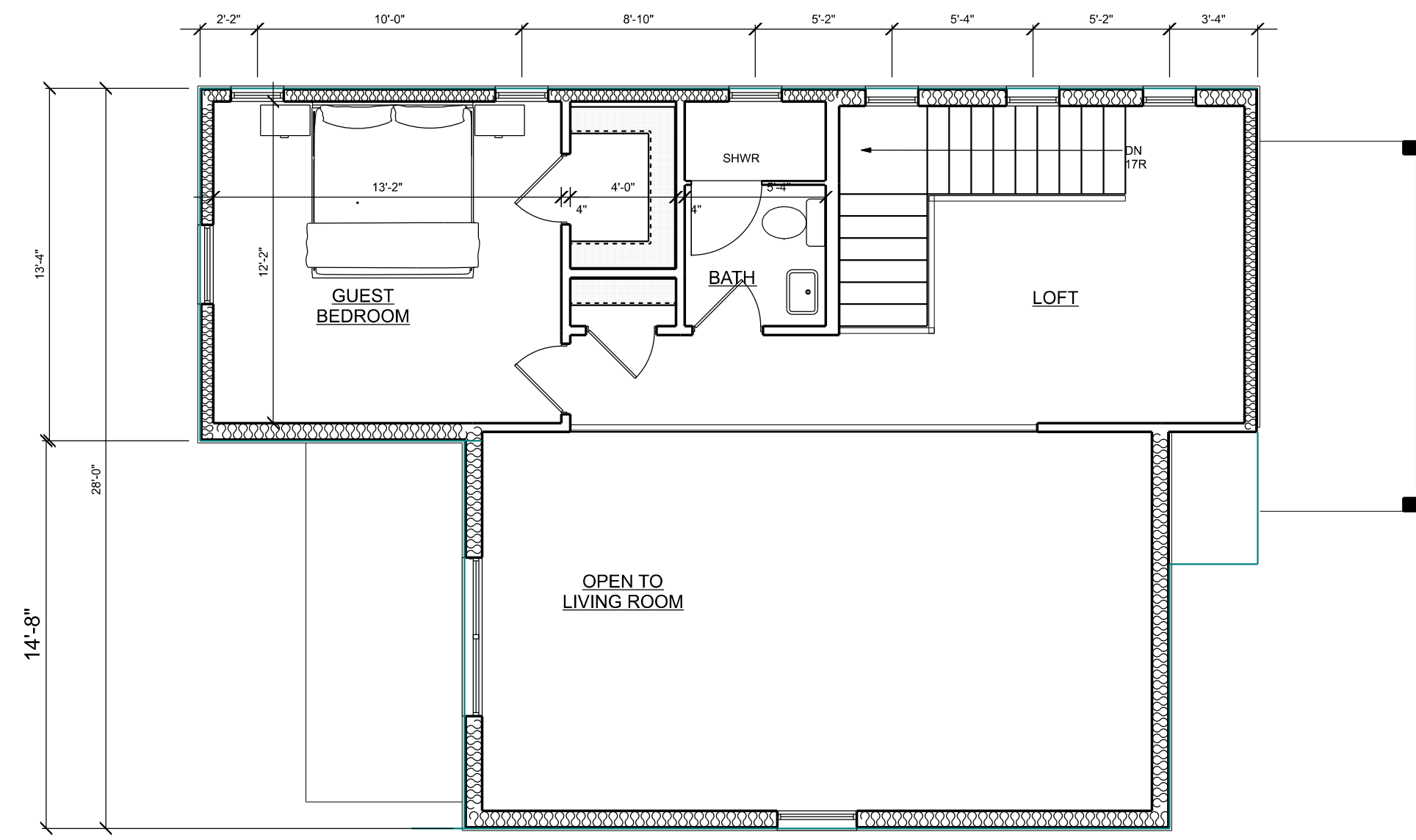
CURB

CURB

---11TH AVENUE---



NEIGHBOR'S GARAGE



DRAWN: CAG

DATE: 6/26/25

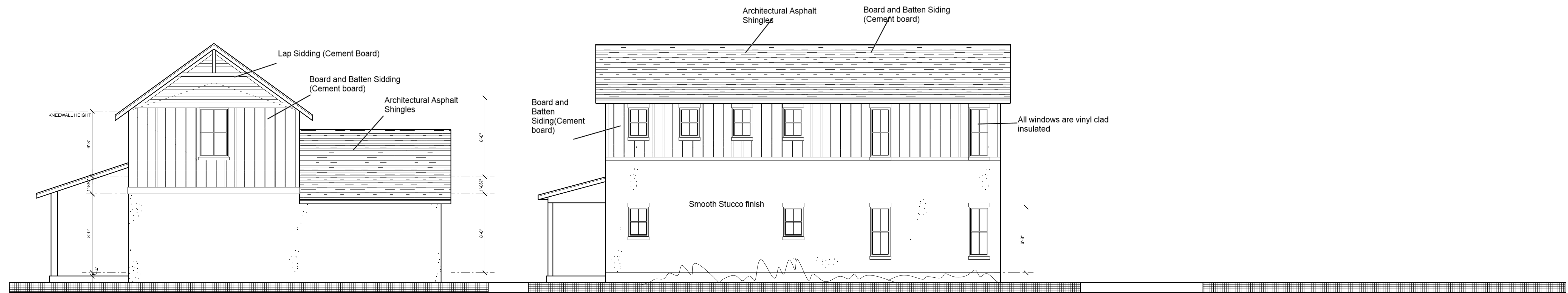
**SINGLE FAMILY RESIDENCE**  
LOT 15 NORTH CLAYTON STREET  
MT. DORA, FLORIDA

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

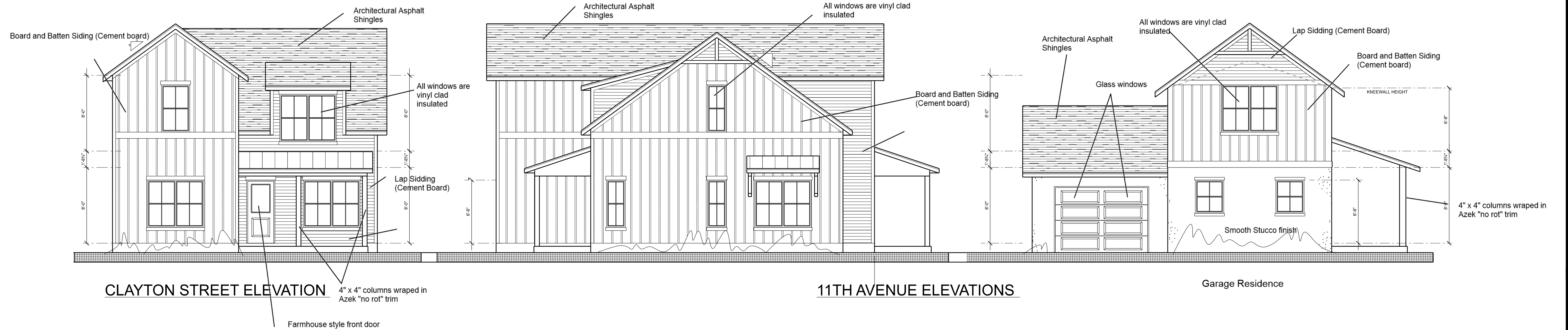
**goodendesign**  
1008 summer lake drive  
orlando florida 32835  
PH: 407.761.8228  
goodendesign@gmail.com

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WILLIAM STURGE, P.E.  
STATE OF FLORIDA, P.E. #22109  
WALTER GARDON, FLORIDA 34177  
202525-119

**A1**



LEFT SIDE ELEVATION



CLAYTON STREET ELEVATION

11TH AVENUE ELEVATIONS

Garage Residence





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

**DATE:** August 27, 2025  
**TO:** Historic Preservation Board  
**FROM:** Michele Janiszewski, AICP, Senior Planner  
**RE:** **Tab 3 - Certificate of Appropriateness; 308 N Tremain (Location); Porch and Siding Modifications (Request); 308 North Tremain Street, LLC (Owner); Suzanne Scheck (Applicant).**

**Property Information**

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

**Structure Information**

**Construction Date:** 1922      **Style:** Bungalow  
**Structural System:** Masonry Vernacular      **Foundation Type:** Concrete Footing  
**Siding:** Concrete Block / Stucco      **Stories:** Two  
**Roof:** Asphalt Shingles / Tin      **Windows:** 1/1 Sash  
**Roof Type:** Gable      **Chimneys:** One (Concrete Block)  
**Porch:** Elevated step-up covered entrance and two-story screen porch in the rear

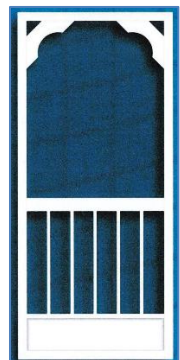
**Description of Proposed Work:**

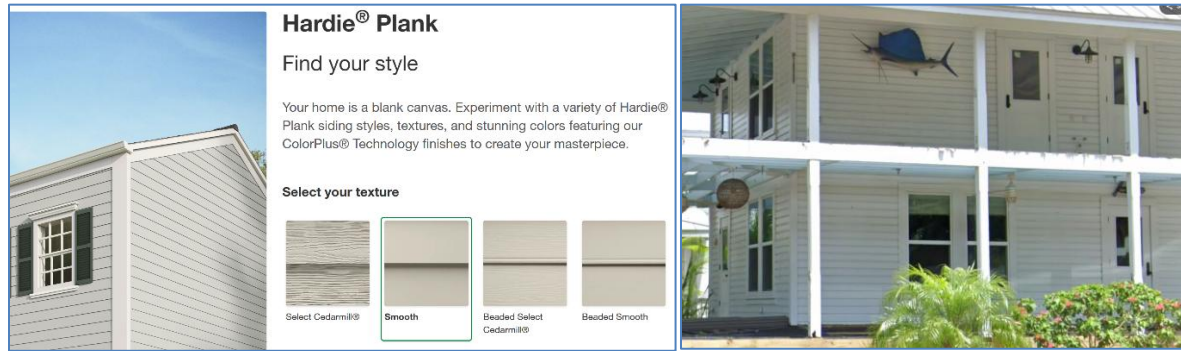
The Applicant is requesting to:

1. Remove the Dutch lap wood siding and replace with hardi board; and
2. Screen in the first-floor- porch with see-through material and add two screen doors.



Area to be screened in and proposed screen door.





### **Guidance from the Historic Design Guidelines:**

Porches have been a traditional and significant feature of Florida architecture since the early nineteenth century. Porches served as a covered entrance to buildings and a transitional space between the interior and exterior. They provided a protected, shaded area used for relief from the state’s frequent hot and humid weather. They were often the principal location for ornamentation and detailing, such as brackets and other jig-sawn woodwork, posts, columns, and balustrades. Size, style, ornateness or simplicity, sense of openness, and detailing were all-important attributes of porches. Such features should be preserved during the course of rehabilitating a building under Standard 2.

Changes to a porch that are over 50 years old may have achieved significance in their own right. They may reflect changes in ownership, use, style, or improvements in the owner’s economic well-being. Under Standard 4, these changes should be recognized and respected.

There are a number of common problems associated with porch treatments. Owners are often tempted to enclose porches for additional weatherproof living space, especially in smaller homes such as Bungalows, Cottages, and some Vernacular structures. Although porch enclosures are generally not recommended, they *can* meet Standards 5, 9, and 10 under *limited circumstances*. Transparent materials, such as clear glass enclosures or screens, which are set behind balustrade and structural systems and maintain the visual openness of the porch are permitted. ***Removal or encasement of significant porch features or enclosure with non-transparent materials are not acceptable treatments.*** Permitted enclosures should be attached in such a way that, if removed, the form and integrity of the porch would remain.

Because they are open to the elements, porches require frequent maintenance and repair. Under Standard 6, deteriorated porch features should be repaired rather than replaced. When replacement proves necessary, replacement features and material should approximate the originals as closely as possible. If wholesale replacement is required, the new porch should be rebuilt based on historical research and physical evidence. If a porch or individual features of it are missing and no documentation or physical evidence is available, a new porch design that is compatible with the scale, design, and materials of the remainder of the building is appropriate under Standard 9. Extant porches which have previously been enclosed or otherwise altered are permitted to remain under the guidelines. There is no requirement to restore an altered or missing feature. However, if enclosures or other inappropriate alterations are removed during the course of rehabilitation, they cannot be replaced. Moreover, new construction must comply with Standard 9.

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

**Recommendations:**

1. Identify, retain, and reserve porches, and their functional and decorative features, that are important in defining the overall historic character of the building—such as columns, balustrades, and stairs.
2. Repair will also generally include the limited replacement in kind – or with compatible substitute material – of those extensively deteriorated or missing parts of repeated features where there are surviving prototypes such as balustrades, columns, and stairs.
3. Replace in kind an entire porch that is too deteriorated to repair – if the form and detailing are still evident – using the physical evidence as a model to reproduce the feature. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.
4. Protect and maintain the masonry, wood, and architectural metal that comprise entrances through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating system.
5. Repair or replace, where necessary, deteriorated material that duplicates in size, shape, and texture of the original as closely as possible. Consider original characteristics such as board width, length, exposure and trim detailing when selecting a replacement material.
6. Replace missing or deteriorated doors with doors that closely match the original, or that are of compatible contemporary design.
7. If enclosures are undertaken, maintain the openness of porches through the use of transparent materials such as glass or screens. Place enclosures behind significant detailing so that the detailing is not obscured.
8. Retain wooden materials and features such as siding, cornices, brackets, soffits, fascia, window architrave, and doorway pediments, wherever possible. These are essential components of a building’s appearance and architectural style.
9. Retain coatings such as paint that help protect the wood from moisture and ultraviolet light. Paint removal should be considered only where there is paint surface deterioration and as part of an overall maintenance program which involves repainting or applying other appropriate protective coatings.
10. Repair may also include the limited replacement in kind – or with compatible substitute material -- of those extensively deteriorated or missing parts of features where there are surviving prototypes such as brackets, molding, or sections of siding.
11. Replace in kind an entire wood feature that is too deteriorated to repair – if the overall form and detailing are still evident – using the physical evidence as a model to reproduce the feature. Examples of wood features include a cornice, entablature or balustrade. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.
12. Repair or replace, where necessary, deteriorated material that duplicates in size, shape, and texture of the original as closely as possible. Consider original characteristics such as board width, length, exposure and trim detailing when selecting a replacement material.

**Avoid:**

1. Introducing or changing the location or size of windows, and other openings that alter the

- architectural and historic character of a building.
2. Removing or radically changing wood features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.
  3. Removing major portion of the historic wood from a facade instead of repairing or replacing only the deteriorated wood, then reconstructing the facade with new material in order to achieve a uniform or “improved” appearance
  4. Radically changing the type of finish or its color or accent scheme so that the historic character of the exterior is diminished
  5. Failing to identify, evaluate, and treat the causes of wood deterioration, including faulty flashing, leaking gutters, cracks and holes in siding, deteriorating caulking in joints and seams, plant material growing too close to wood surfaces, or insect or fungus infestation.
  6. Resurfacing frame buildings with new material that is inappropriate or was unavailable when the building was constructed such as artificial stone, brick veneer, asbestos or asphalt shingles, rustic shakes, and vinyl or aluminum siding.
  7. Replacing an entire wood feature such as a cornice or wall when repair of the wood and limited replacement of deteriorated or missing parts are appropriate.
  8. Removing an entire wood feature that is unrepairable and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.
  9. Radically changing the type of finish or its color or accent scheme so that the historic character of the exterior is diminished.
  10. Removing an entire wood feature that is unrepairable and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

**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: Height; Front facade proportion; Proportion of openings (windows and doors); Rhythm of solids to voids—Front facades; Rhythm of buildings on streets; Rhythm of entrance and/or porch projections; Relationship to materials and texture; Roof shapes; Walls of continuity; Scale of building; and Directional expression of front elevation.

**Findings of Fact:**

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

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

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

1. The request is consistent with the Mount Dora Historic Design Guidelines which permits porch enclosures with transparent materials, such as clear glass enclosures or screens, which are set behind balustrade and structural systems and maintain the visual openness of the porch; and
2. The request is consistent with the Mount Dora Historic Design Guidelines which recommend maintaining the openness of porches through the use of transparent materials such as glass or screens if porch enclosures are undertaken and place enclosures behind significant detailing so that the detailing is not obscured; and
3. The request is consistent with the Mount Dora Historic Design Guidelines which recommend replacing in kind an entire wood feature that is too deteriorated to repair – if the overall form and detailing are still evident – using the physical evidence as a model to reproduce the feature. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered; and
4. The proposed work is compatible with the architectural style of the building; and
5. The request is promotes visual compatibility with the exterior architectural of adjacent, neighboring or visually related buildings, structures, sites and streetscapes as required by LDC Section 3.6.4 (2)(b).

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

**Board Action:**

The Historic Preservation Board may:

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

**Attachments:**

Photos  
2008 Site Form  
Application



# CITY OF MOUNT D O R A

## Site Photos





# HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site # LA00359  
 Recorder # 333  
 Field Date 3/15/2008  
 Form Date 3/15/2008  
 FormNo 200803  
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

## GENERAL INFORMATION

Site Name (address if none) 308 N TREMAIN ST Multiple Listing (DHR only) \_\_\_\_\_  
 Other Names \_\_\_\_\_ >> \_\_\_\_\_  
 Survey or Project Name \_\_\_\_\_ Survey# \_\_\_\_\_  
 National Register Category Building(s)

## LOCATION & IDENTIFICATION

### Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
<u>308</u>	<u>North</u>	<u>TREMAIN</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 Frame Vernacular Other Style \_\_\_\_\_  
 Exterior Plan Irregular Other Exterior Plan \_\_\_\_\_  
 Number of Stories 2  
 Structural System(s) Wood frame  
 Other Structural System(s) \_\_\_\_\_  
 Foundation Type(s) Continuous  
 Other Foundation Types \_\_\_\_\_  
 Foundation Material(s) Poured Concrete Footing  
 Other Foundation Material(s) \_\_\_\_\_  
 Exterior Fabric(s) Drop siding  
 Other Exterior Fabric(s) \_\_\_\_\_  
 Roof Type(s) Hip  
 Other Roof Type(s) \_\_\_\_\_  
 Roof Material(s) \_\_\_\_\_  
 Other Roof Material(s) \_\_\_\_\_  
 Roof Secondary Structure(s) (dormers etc) \_\_\_\_\_  
 Other Roof Secondary Structure(s) \_\_\_\_\_  
 Number of Chimneys 2  
 Chimney Material \_\_\_\_\_  
 Other Chimney Material(s) \_\_\_\_\_  
 Chimney Location(s) \_\_\_\_\_

# HISTORICAL STRUCTURE FORM

81A00359

## DESCRIPTION (continued)

Window Descriptions METAL SASH, 6/1

Main Entrance Description (stylistic details) \_\_\_\_\_

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

Porch Roof Types(s) \_\_\_\_\_

Exterior Ornament \_\_\_\_\_

Interior Plan \_\_\_\_\_

Other Interior Plan \_\_\_\_\_

Condition Good

### Structure Surroundings

Commercial: \_\_\_\_\_ Residential: MOSTLY this category

Institutional: \_\_\_\_\_ Undeveloped: \_\_\_\_\_

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

Archaeological Remains (describe): \_\_\_\_\_

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

Narrative Description (optional) \_\_\_\_\_

## HISTORY

Construction year 1911

Architect (last name first): \_\_\_\_\_

Builder (last name first): \_\_\_\_\_

### Changes in Locations or Conditions

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

>> \_\_\_\_\_

### Structure Use History

Use \_\_\_\_\_ Year Use Started \_\_\_\_\_ Year Use Ended \_\_\_\_\_ >> Private residence; 1911;

Other Structure Uses \_\_\_\_\_

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

## RESEARCH METHODS

Research Methods \_\_\_\_\_ >> Examine local tax records

Other research methods \_\_\_\_\_

## SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? YES

Name of Local Register if Eligible \_\_\_\_\_

Individually Eligible for National Register? NO

Potential Contributor to NR District? YES

Area(s) of historical significance \_\_\_\_\_

>> \_\_\_\_\_

Other Historical Associations \_\_\_\_\_

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

# HISTORICAL STRUCTURE FORM

8LA00359

## DOCUMENTATION (Photos, Plans, etc.)

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

Document type: \_\_\_\_\_

Maintaining Organization: \_\_\_\_\_

File or Accession #: \_\_\_\_\_

Descriptive Information: \_\_\_\_\_

>> \_\_\_\_\_

## RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

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

Recorder Affiliation Bland & Associates, Inc Other Affiliation \_\_\_\_\_

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

## \*\*\*\*\* MASTER SITE FILE USE ONLY \*\*\*\*\*

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: 5/28/2008

Form Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### **REQUIRED PAPER ATTACHMENTS**

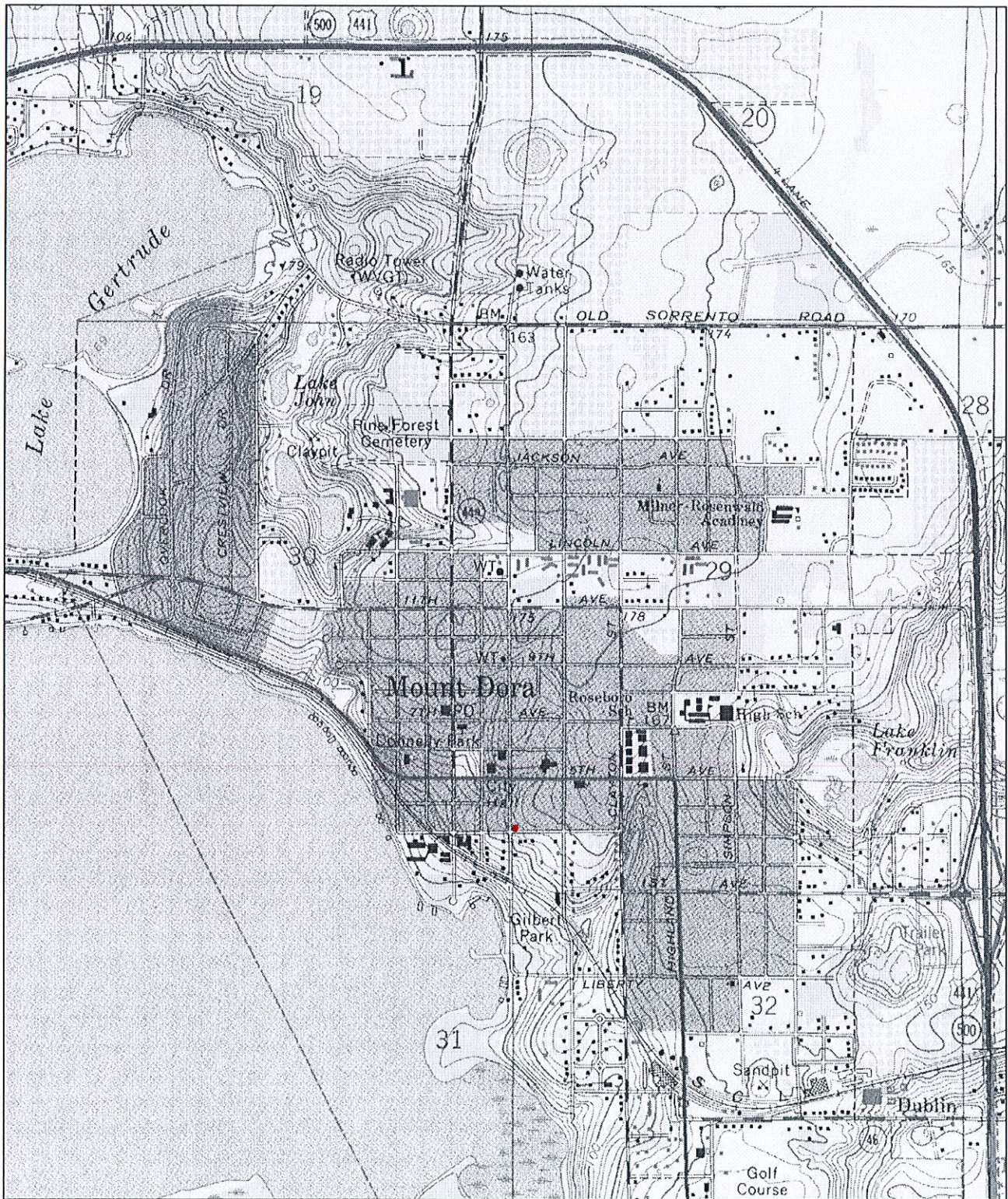
- (1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

# LA00359-200803

## Supplementary Printout

- > **USGS map name/year of publication or revision:**  
EUSTIS;1980
  
- > **Township/Range/Section/Qtr:**  
19S ;27E ;32;UNSP
  
- > **Structural system(s):**  
Wood frame
  
- > **Foundation types:**  
Continuous
  
- > **Foundation materials:**  
Poured Concrete Footing
  
- > **Exterior fabrics:**  
Drop siding
  
- > **Roof types:**  
Hip
  
- > **Roof materials:**
  
  
- > **Roof secondary structures (dormers etc):**
  
  
- > **Change status/year changed/date noted/nature:**
  
  
- > **Original, intermediate, present uses/year started/year ended:**  
Private residence;1911;
  
  
- > **Research methods:**  
Examine local tax records  
FL Master Site File-Cultural Resources  
Pedestrian
  
- > **Area(s) of historical significance:**
  
  
- > **Repositories: Collection/Housed/Accession#/Describe**
  
  
- > **[Other name(s)]:**

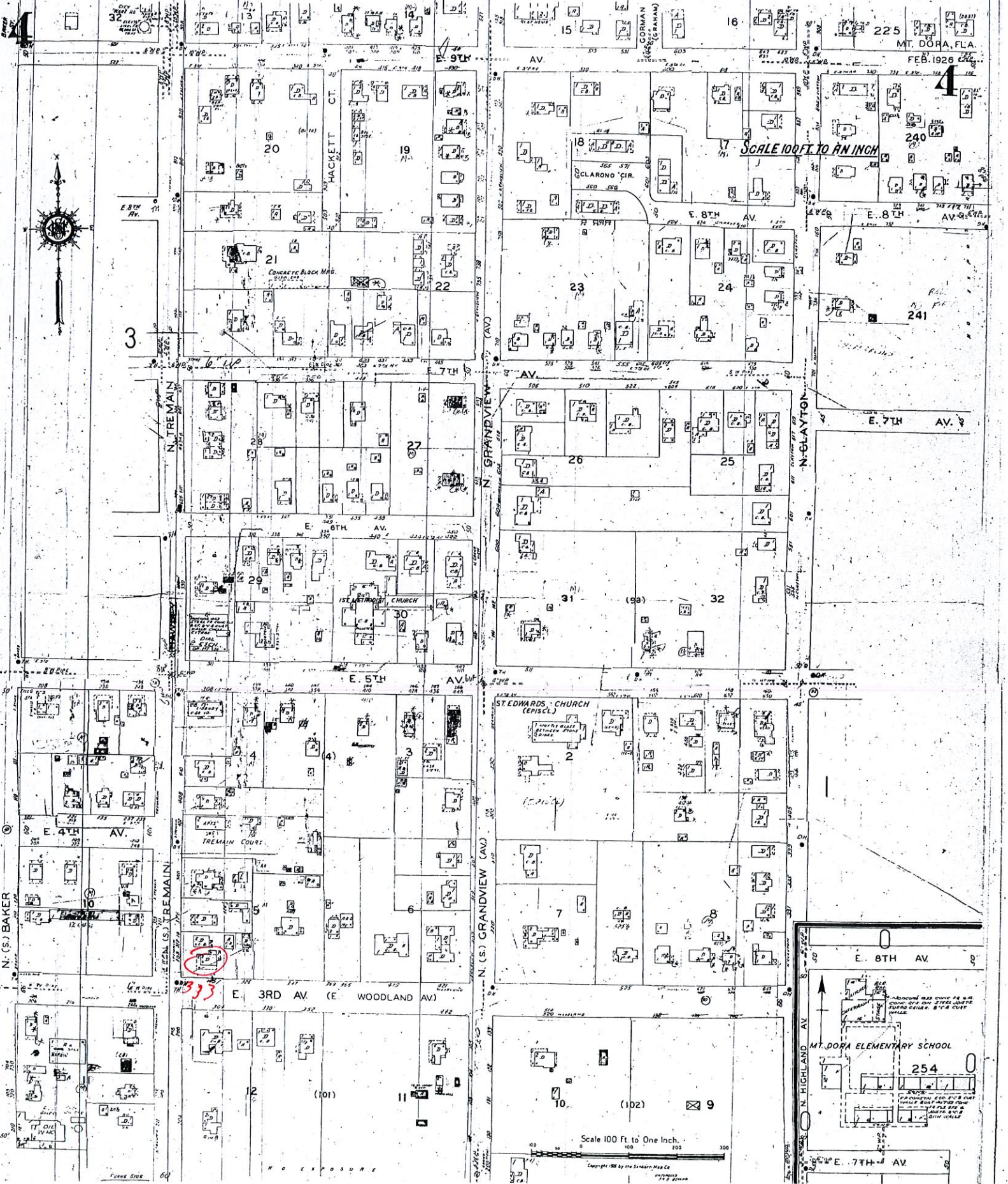
333



Map provided by MyTopo.com

LA359

SCALE 100 FT. TO AN INCH

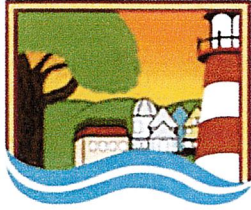


LA359



LA359

333



# 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: 308 N TREMAIN ST Alternate Key No.: \_\_\_\_\_

Property Owner: 308 N TREMAIN ST LLC

Applicant: SUZANNE SCHECK

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

Applicant's Phone Number: 516-982-1129

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

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

Application Type:

- New Construction
- Addition
- Renovation

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

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

Existing Materials / Style: OPEN PORCH - 1<sup>ST</sup> FL / DUTCH LAP WOOD

Proposed Materials / Style: SEE THRU SCREEN / HARDY BOARD

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

Reason for Addition / Modification: SEE ATTACHMENTS - PICTURES SENT TO MICHAEL'S EMAIL

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

Is there a chimney on the building and will it be affected? YES & NO

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

Attachment For Historic Board Approval  
308 N Tremain Street

1). Screening in 1st floor porch-

\*. Material to be used will be a "See-Thru" screen making it less visible.

\*. The screening will be installed behind the railings around the porch. All design accents recently redone will be visible.

\*. The enclosure will have two doors on opposite sides of the porch. The door style will be "Cottage A-552", in white. Similar in design to a previous picture of house and detail.

\*. The screen will run from the top of the back stair after the landing and there will be a door. It will then run the full porch until the second pillar from the left at the front of the house. The door will be located to the right side of the stair at the front of the house. It will be sideways behind the second pillar and run into the house wall. You will not see it from the front of the house, because it will be running off the pillar. The entire front of the house from the sidewalk up the stairs and to the front door will not have any screening.

Pictures with details included.

\*. All framing will be done in White to match the color of house.

Reasons for Request-

\*. We get swarmed with blind mosquitos when there is a sudden temperature drop or rise. It happens approximately 10-15 times each Fall and

Spring season. It makes it impossible to get into our house. We need to keep a blower by the back door and still we get about a 100 in our house with each entry.

\*. Having a screen will also make it that we can use the porch more frequently when it is mosquito season and past dusk. We do not have a dining room in the house and we treat the porch as that; with a large round table that can accommodate 8-10 people.

2). Re-siding the home in Hardy Board-

\*. The material to be used is new back board with a moisture barrier and Hardy Board with Hardy Board trim. The color of house will be white with white trim.

Reasons for Request:

\*. We can not pressure wash or even clean the outside of the house with a hose. We previously did it when we first moved in and it bubbled the paint on the inside walls (an area of approx many areas 2 ft X 1ft and bigger up to 3 ft X 2 ft). It took weeks to scrap off bubbled paint. Let dry with fans. Re plaster and spray orange peel. Then re paint entire wall to match. This happened in all three rooms that had walls on the other side of where outside cleaning was done.

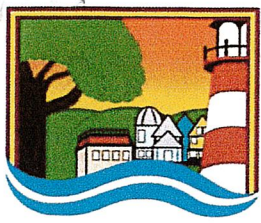
\*. We now have a considerable amount of rot and need to do something to the outside of main house. Some pictures included.

\*. We have looked into our options. There are two wood alternative options:

1). A Dutch Lap; wood alternative, Tru-  
Exterior (thru Vedder) \$350,000 to do our 2 bedroom/2  
bathroom house.

2). Hardy Board \$65,000.

\*. There are several historic homes in the  
historic district that have replaced their Dutch Lap with  
Hardy Board for a rot free option



# CITY OF MOUNT DORA

## Site Photos

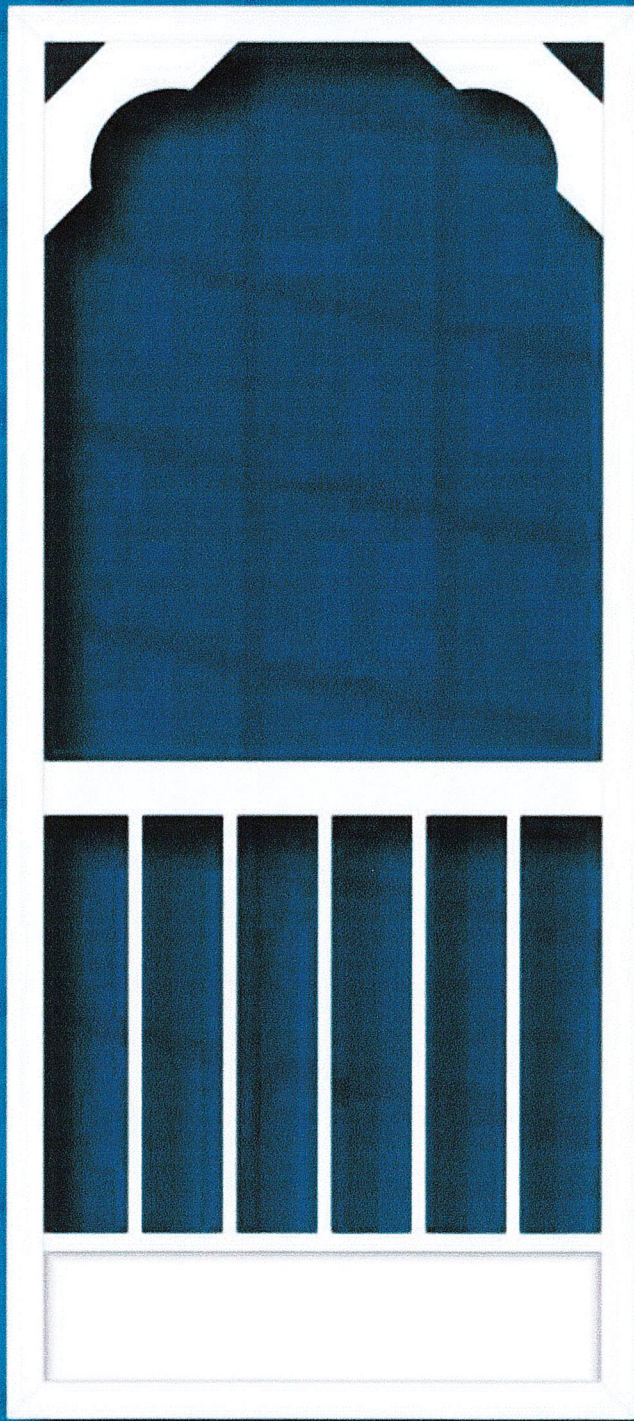
View from Tremain Street



View from 3<sup>rd</sup> Avenue



Proposed Location  
of Detached Garage



A-552  
Cottage

Example of Hardy Board and

screens on ALL porches.

on 3RD - 3 Houses Down From our House





just completed. WITH HARDY BOARD  
ALEXANDER & 9TH



SIDE VIEW ALEXANDER & 9TH



PREMIUM ST- 1/2 A BLOCK FROM US.



HARDY  
Board

GRANDVIEW INN - DOWN ST FROM US



# Grandview- Under construction to have Hardy Board



### \*DRAFT\* Required Historic Reviews

Proposed Work	Review Area Noncontributing			Review Area Contributing			Historic Site		
	No Review	Staff	HPB	No Review	Staff	HPB	No Review	Staff	HPB
<b>Accessory Structures</b>									
1. Accessory Building			X			X			X
2. Less than 120 SF	X			X			X		
3. Pools, Pool Enclosures, and Spas			X			X			X
4. Modifications to Historic Accessory Structure			X			X			X
<b>Demolition</b>									
Demolition			X			X			X
<b>Doors and Garage Doors</b>									
1. Same materials, style, and size		X			X			X	
2. Modifications on a main façade			X			X			X
3. Modifications on a secondary façade		X			X			X	
<b>Energy Devices or Equipment</b>									
Installation of AC Equipment, Solar Panels, etc.		X			X			X	
<b>Exterior Wall Finish</b>									
1. Same material and style		X			X			X	
2. Different material and/or style			X			X			X
<b>Fences &amp; Walls</b>									
1. Modifying a historic fence or wall			X			X			X
2. Installing new fence or wall	X			X					X
<b>Interior Alterations</b>									
Interior Alterations	X			X			X		
<b>Landscape Features</b>									
New Courtyard		X			X				X
Exterior Lighting	X			X				X	
Maintenance of Lawn and Landscaping	X			X			X		
<b>Infill Development</b>									
New Building on Vacant Property			X			X			X
<b>Painting</b>									
Painting Previously Painted Surfaces	X			X			X		
Changes in Paint Color	X			X			X		
Painting Unpainted Masonry			X			X			X
<b>Porches</b>									
1. Open an enclosed Porch		X			X			X	
2. Enclose a porch on the main façade			X			X			X

Require Historic Review Chart

Updated XXXXX 2025

Page 2 of 2

3. Enclose a porch on a secondary façade		X			X			X	
4. Construct a new porch			X			X			X
Repairs and Maintenance									
Repairs and Maintenance	X			X			X		
Roof									
1. Same material and style		X			X			X	
2. Change in material and/or style			X			X			X
3. Change in shape and/or height			X			X			X
4. Modifications to Chimney			X			X			X
Signage									
1. New Sign	X			X					X
2. Face Change	X			X			X		
Windows									
1. Same materials, style, and size		X			X			X	
2. Different materials and/or style			X			X			X
3. Opening modifications on façade with frontage			X			X			X
4. Opening modifications on a façade without frontage		X			X			X	

Staff reviews will be completed upon the submittal of a building permit application.

HPB reviews require the issuance of a Certificate of Appropriateness (COA) approved by the Historic Preservation Board (HPB).

Review Area: Only needed to be reviewed if the structure is 50 years old or older OR new construction.

Historic Site: as defined in Section 3.6.3 Designation of historic sites and Historic Preservation Review Area in the City's Land Development Code.

Contributing. Those buildings, structures, archaeological sites, or areas classified as historic will possess identified historical and architectural merit of a degree warranting their preservation. All buildings, structures, archaeological sites, etc. listed in the City of Mount Dora Historic Master Site File, as adopted and approved by the city council, will be considered worthy of preservation and may be designated as a historic site or a historic preservation area.

Noncontributing. Those buildings and structures, within a historic preservation review area, not listed in the city historic preservation survey.