



City of Mount Dora  
Planning and Development  
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Mount Dora, FL 32757  
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**HISTORIC PRESERVATION BOARD**  
**City Hall – 1<sup>st</sup> Floor Board Room, 510 N. Baker Street, Mount Dora, FL**  
**October 29, 2025 at 3:00 PM**

**AGENDA**

- I. Call To Order
- II. Roll Call With Determination Of Quorum
- III. Approval of Minutes
- IV. Public participation/hearing for non-agenda items
- V. Certificate of Appropriateness
  - a. **100 N Alexander - Deck**
    - i Ex Parte Communication
    - ii Swearing in Staff/ Applicants
    - iii Staff Presentation
    - iv Applicant Presentation
    - v Public Comment
    - vi Board Discussion
  - b. **888 N McDonald Street — Renovation**
    - i Ex Parte Communication
    - ii Swearing in Staff/ Applicants
    - iii Staff Presentation
    - iv Applicant Presentation
    - v Public Comment
    - vi Board Discussion
- VI. Other Business
  - a. **Update on Historic Design Guidelines: Presented by Kathleen Kauffman**

**I. Announcement of next scheduled meeting date**

**II. Adjournment**

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@cityofmounddora.com](mailto: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, FLORIDA  
HISTORIC PRESERVATION BOARD  
SEPTEMBER 24, 2025 MEETING MINUTES**



*The City of Mount Dora Historic Preservation Board met on Wednesday, September 24, 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 September 24, 2025, meeting of the Mount Dora Historic Preservation Board was called to order at 3:00 p.m. by Det Joks, Chairman.

**II. Roll Call with Determination of Quorum**

**Present:** Kathleen Benjamin, Daniel Wick, Det Joks, Juan Diaz, Patricia Huizing

**Absent:** Lynn Tipton, Robert Gordon

**City Staff:** Michele Janiszewski, Deputy Planning Director; Whitney Scott, Associate Planner; Alexandra Stevens, Admin Coordinator; Andrew Hand, City Attorney Esq.

**III. Approval of Minutes**

Approval of Meetings for June 25, July 30, and August 27, 2025

**MOTION by Mr. Wick, SECONDED by Mr. Diaz, to approved the minutes, as presented.**

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

**AGAINST:**

**MOTION CARRIED, 5 – 0**

**IV. Public participation/hearing for non-agenda items**

No public participation

**V. Certificate of Appropriateness**

- a. 906 Helen St - New windows/doors and landscaping features
  - i. Ex Parte Communication
  - ii. Swearing in of staff/Applicant
  - iii. Staff presentation
  - iv. Public input
  - v. Discussion

Mr. Hand swore in all parties, staff and applicants, who were present for the COA applications.

Ms. Janiszewski provided a brief summary of the proposed application.

Steve and Rachel Williams are the owners. Discussion about shutters being removed on home. Different front door being chosen due to manufacturer not being able to construct. All windows will be replaced.

**MOTION by Mr. Diaz, SECONDED by Ms. Benjamin, to accept staff's findings of fact and approve the application, as presented with no shutters and new door.**

**FOR: Kathleen Benjamin, Daniel Wick, Juan Diaz, Patricia Huizing**

**AGAINST: Det Joks**

**MOTION CARRIED, 4 – 1**

- b. 340 W 9th Avenue – Window and Door Modifications
  - i. Ex Parte Communication
  - ii. Swearing in of staff/Applicant
  - iii. Staff presentation
  - iv. Public input
  - v. Discussion

Ms. Janiszewski provided a brief summary of the proposed application.

Patrick Hales (General Contractor) states that the Florida room door is going to be a double French door that locks. Discussion about removal of a back window for a bathroom.

**MOTION by Ms. Huizing, SECONDED by Mr. Wick, to accept staff's findings of fact and approve the application, as presented.**

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

**AGAINST: None**

**MOTION CARRIED, 5 – 0**

- c. 1027 N McDonald – Porch Addition to Detached Garage
  - i. Ex Parte Communication
  - ii. Swearing in of staff/Applicant
  - iii. Staff presentation
  - iv. Public input
  - v. Discussion

Ms. Janiszewski provided a brief summary of the proposed application.

John Wilber states that the construction for the garage is 3 quarters out from being completed. Deck would tie everything together.

**MOTION by Mr. Diaz, SECONDED by Ms. Huizing, to accept staff's findings of fact and approve the application, as presented.**

**FOR: Kathleen Benjamin, Daniel Wick, Juan Diaz, Patricia Huizing, Det Joks**  
**AGAINST: None**  
**MOTION CARRIED, 5 – 0**

- d. 888 N McDonald – Converting Garage to Living Area
  - i. Ex Parte Communication
  - ii. Swearing in of staff/Applicant
  - iii. Staff presentation
  - iv. Public input
  - v. Discussion

Ms. Janiszewski provided a brief summary of the proposed application.

Albert (Architect) states that the cottage would be used to house a mother-in-law and that they it will mimic the house. Discussion about needing a garage due to zoning.

**MOTION by Ms. Huizing, SECONDED by Mr. Wick, to table the application so the Applicant can modify the application to demonstrate compliance with the Land Development Code.**

**FOR: Kathleen Benjamin, Daniel Wick, Juan Diaz, Patricia Huizing, Det Joks**  
**AGAINST: None**  
**MOTION CARRIED, 5 – 0**

**VI. Other Business**

Presentation on the update to the Mount Dora Historic Guidelines  
Historic Preservationist from Gainesville was unable to make it to today's meeting to help go over the guidelines. Discussion on noting that the HPB being mentioned on the front page like the other guidelines.

**VII. Announcement of next scheduled meeting date**

Mr. Joks stated that the next regularly scheduled meeting will be on October 29, 2025.

Discussion on last meeting of the year.

**VIII. Adjournment**

**MOTION by Ms. Huizing, SECONDED by Ms. Benjamin, to adjourn the meeting. The Board unanimously voted to adjourn the meeting at 3:52 p.m.**

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*Dek Joks, Chairman*  
*Historic Preservation Board*

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*Alexandra Stevens,*  
*Administrative Coordinator*



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

**DATE:** October 29, 2025  
**TO:** Historic Preservation Board  
**FROM:** Michele Janiszewski, AICP, Senior Planner  
**RE:** **Tab 1 - Certificate of Appropriateness; 100 N Alexander Street (Location); Porch Expansion (Proposed Work); Lakeside Inn Corp (Owner); Charles Murray (Applicant).**

**Property Information:**

**Address:** 100 N Alexander Street  
**Zoning District:** C-2

**Current Use:** Gift Shop  
**Land Use:** MU-2

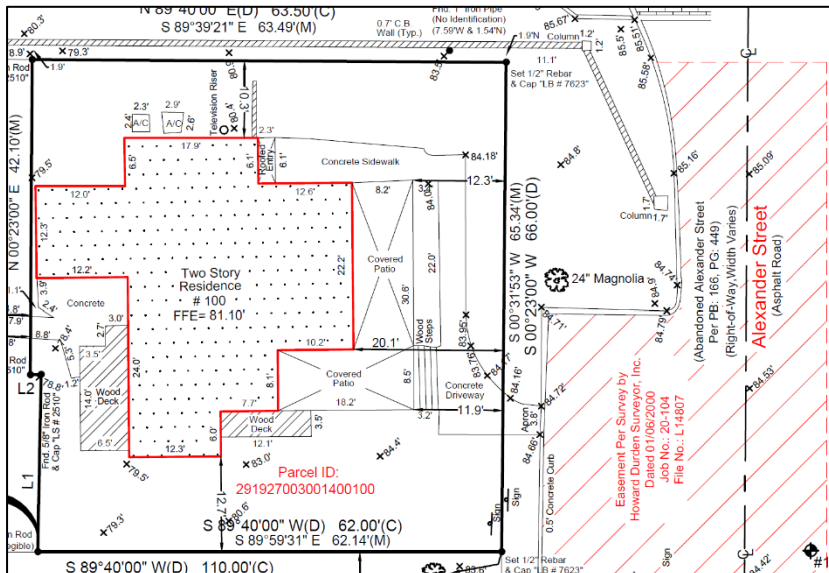
**Structure Information:**

**Date of Construction:** 1908  
**Siding:** Wood Shingles  
**Roof Type:** Gable  
**Roof Material:** Asphalt Shingles

**Style:** Frame Vernacular  
**Stories:** Two  
**Chimneys:** None  
**Porch:** Open, Wood Accents

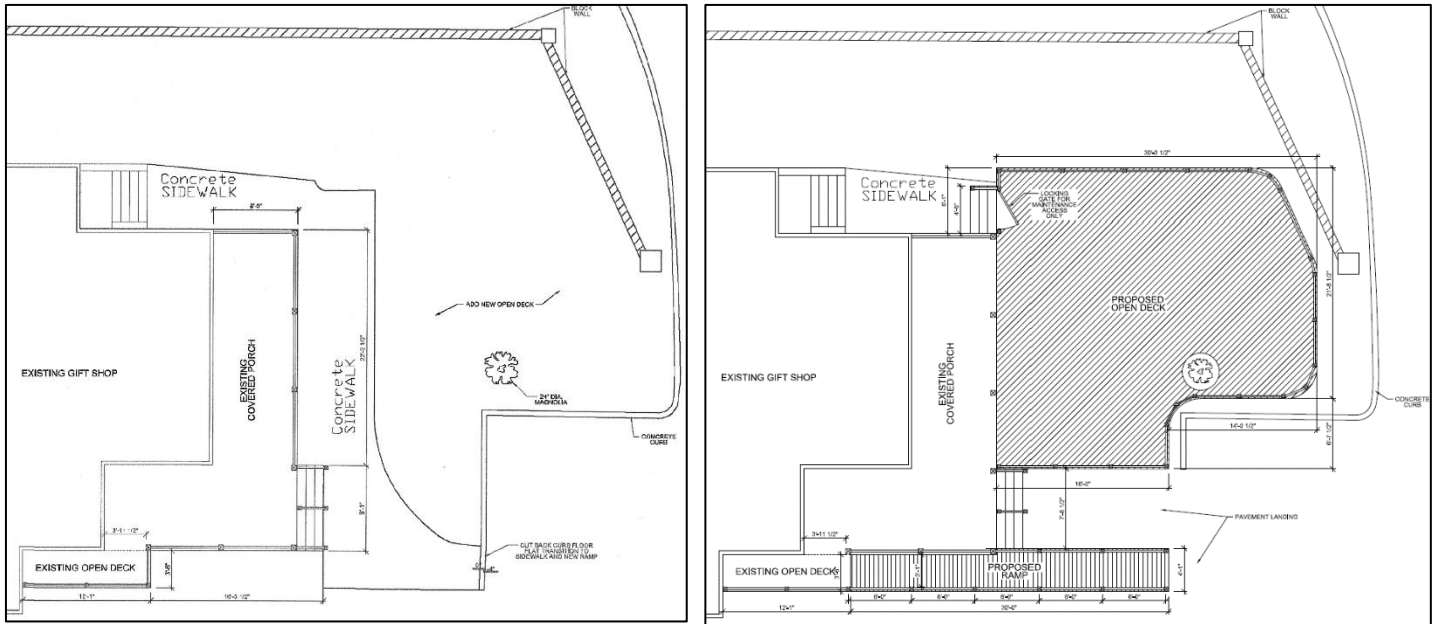
**Requested Action:**

Expand existing deck and add an ADA ramp. Existing deck is constructed with pressure treated wood with a poly-composite railing and the expansion will be of the same material.



The deck expansion will expand into Alexander Street which was vacated in the 1930s. The survey indicates that there is an easement in the area but staff does not track nor enforce private easements.

Below is the existing deck configuration and the plans for the deck expansion.



**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.

**Guidance from the Historic Design Guidelines:**

Setting is the relationship of a historic building to adjacent buildings and the surrounding site and environment. The setting of a historic building includes such important features as parks, gardens, street lights, signs, benches, walkways, streets, alleys, and building set-backs. The landscape features around a building are often important aspects of its character and the district in which it is located. Such historic features as gardens, walls, fencing, fountains, pools, paths, lighting and benches should be retained during the course of rehabilitation.

Parks and other landscape and streetscape features are highly significant components of historic districts in Florida. Brick paved streets, patterned sidewalks, granite curbing and street trees are important urban design features.

Historic fencing, garden and retaining walls, and designed landscape features add distinction to individual buildings and districts. Collectively, they form important streetscape compositions. Fences and walls serve to delineate property lines and as a barrier to distinguish lines between a yard, sidewalk, and street. Wooden picket fences of simple design were the most common historically in Florida. Cast iron fencing of a pike or hairpin design was much less common and was generally restricted to buildings designed in the Queen Anne, Colonial Revival, and Neo-

Classical styles. Retaining walls of brick, poured concrete, or cast concrete block with pilasters and coping were also common streetscape features.

Under Standard 9, new fences and walls should respect traditional materials, design, and scale found in historic districts. They should have a regular pattern and be consistent in design with those found in the same block or adjacent buildings. Wood is the most appropriate material, particularly for simple frame buildings. Split-rail or horizontal board fences should be avoided. Cast iron fencing is most appropriate for buildings designed in the Colonial Revival, Neo-Classical, and Queen Anne styles.

Fences should be of appropriate scale on street elevations. They should complement the building and not obscure significant features. They should be no more than four feet on the street elevation and six feet on side and rear elevations.

Landscaped settings in Florida frequently face development pressure as a result of proposed new uses, new construction, and expanded on-site parking. Under Standard 2, distinguishing landscape features that have traditionally linked individual buildings and districts to their environment should be retained. Incompatible uses of parks, and other historic design landscapes, should be avoided. The linear character and overall integrity of parks should be preserved. Under Standard 9, new construction should be located unobtrusively and with the least amount of alteration to the site and setting of a historic building. Parking should be limited to the rear or sides of buildings unless it was historically located in other areas.

**Recommendations:**

1. Retain distinctive features such as size, scale, mass, color, and materials of buildings, including roofs, porches, and stairways, that distinguish a district.
2. Retain landscape features such as parks, gardens, street lights, signs, benches, walkways, streets, alleys, and setbacks that have traditionally linked buildings to their environment.
3. Use new plant materials, fencing, walkways, street lights, signs, and benches that are compatible with the character of the district or neighborhood in size, scale, materials, and color.
4. Identify and retain plants, trees, fencing, walkways, street lighting, signs, and benches that reflect a property's history and development.

Historic landscape features visually link individual buildings to each other and should be retained under Standard 2. Chain link and hurricane fences have been added to many historic properties during the last forty years. Although there is no requirement to remove this type of fencing, it is inappropriate and should not be installed in the future. It is recommended that existing metal fences be screened with shrubbery or plants.

1. Base new site work on documentation or physical evidence. Avoid conjectural changes to the site.
2. Remove or trim plants and trees in close proximity to the building that may cause detrimental of historic fabric.

3. Provide proper site and roof drainage to assure that water does not splash against building or foundation walls, nor drain toward the building.
4. Landscape to provide shade, privacy, screening of non-historic features, and erosion control.
5. Minimize disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archeological resources.
6. Provide continued protection of masonry, wood, and architectural metals which comprise site features through appropriate cleaning, rust removal, limited paint removal~ and reapplication of protective coating systems.
7. Evaluate the overall condition of materials and features to determine whether more than protection and maintenance are required.
8. Repair features of the site by reinforcing historic materials.
9. Replace in kind an entire feature of the site that is too deteriorated to repair if the overall form and detailing are still evident. Physical evidence from the deteriorated feature should be used as a model to guide the new work. This could include a walkway or fountain. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.
10. Evaluate the overall condition of materials and features to determine whether more than protection and maintenance are required.
11. Survey and document areas where the terrain will be altered to determine the potential impact to important landscape features or archeological resources.
12. Replace deteriorated or damaged landscape features in kind.
13. Design and construct a new feature of a site when the historic feature is completely missing, such as an outbuilding, terrace or driveway. It may be based on historical, pictorial, and physical documentation; or be a new design that is compatible with the historic character of the building and site.
14. Design new onsite parking, loading docks, or ramps when required by the new use so that they are as unobtrusive as possible and assure the preservation of the historic relationship between the building or buildings and the landscape.

**Avoid:**

1. Removing or radically changing the site features which are important in defining the overall historic character of the property so that the character is diminished.
2. Introducing heavy machinery into areas where it may disturb or damage important landscape features or archeological resources.
3. Failing to survey the building site prior to the beginning of rehabilitation work which results in damage to, or destruction of, important landscape features or archeological resources.
4. Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the site feature or that is physically or chemically incompatible.
5. New construction that is incompatible with a district or building because of its size, scale, or materials.

6. Destroying the relationship between buildings and their setting by widening historic streets, changing paving material, or introducing inappropriately located new streets and parking lots that are incompatible with the character of a historic area.
7. Signs, street lighting, benches, new plant materials, fencing, walkways, and paving materials, such as asphalt and pebble, that are out of scale or are inappropriate to a historic district.
8. Changes to the appearance of a building site such as removing historic plants, trees, fencing, walkways, outbuildings, and other features before evaluating their importance.
9. Adding conjectural landscape features to the site such as period reproduction lamps, fences, fountains, or vegetation that are historically inappropriate, thus creating a false sense of historic development.

**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; and
2. The request is consistent with the Mount Dora Historic Design Guidelines which recommend; and
3. The request is consistent with the Mount Dora Historic Design Guidelines which recommend; 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 Survey  
2020 Site Survey  
Application



# CITY OF MOUNT D O R A

## Site Photos



Area of proposed porch expansion



- Original
- Update



# HISTORICAL STRUCTURE FORM

## FLORIDA MASTER SITE FILE

Version 5.0 3/19

Site#8 \_\_\_\_\_  
 Field Date \_\_\_\_\_  
 Form Date \_\_\_\_\_  
 Recorder # \_\_\_\_\_

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

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

### LOCATION & MAPPING

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

### HISTORY

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

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

### DESCRIPTION

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

Windows (types, materials, etc.)  
 \_\_\_\_\_  
 \_\_\_\_\_

Distinguishing Architectural Features (exterior or interior ornaments)  
 \_\_\_\_\_  
 \_\_\_\_\_

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

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

DESCRIPTION (continued)

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

[Empty box for Main Entrance details]

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

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

Archaeological Remains \_\_\_\_\_ Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

DOCUMENTATION

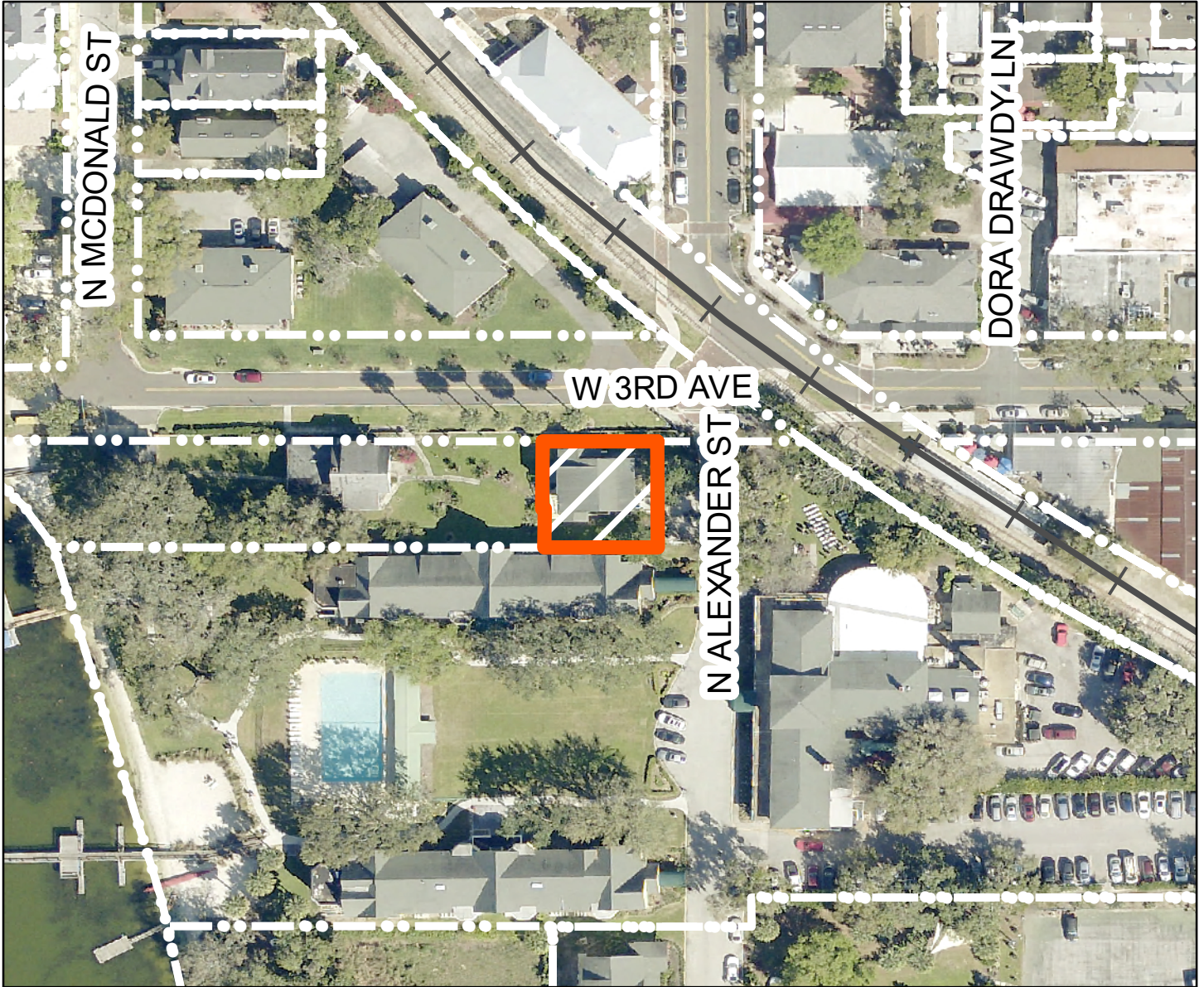
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type \_\_\_\_\_ Maintaining organization \_\_\_\_\_
Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_
2) Document type \_\_\_\_\_ Maintaining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

RECORDER INFORMATION

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

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

# Street Map



N



100 ALEXANDER ST MOUNT DORA FL 32757

0 37.5 75 150  
|-----|-----|-----|-----| Feet

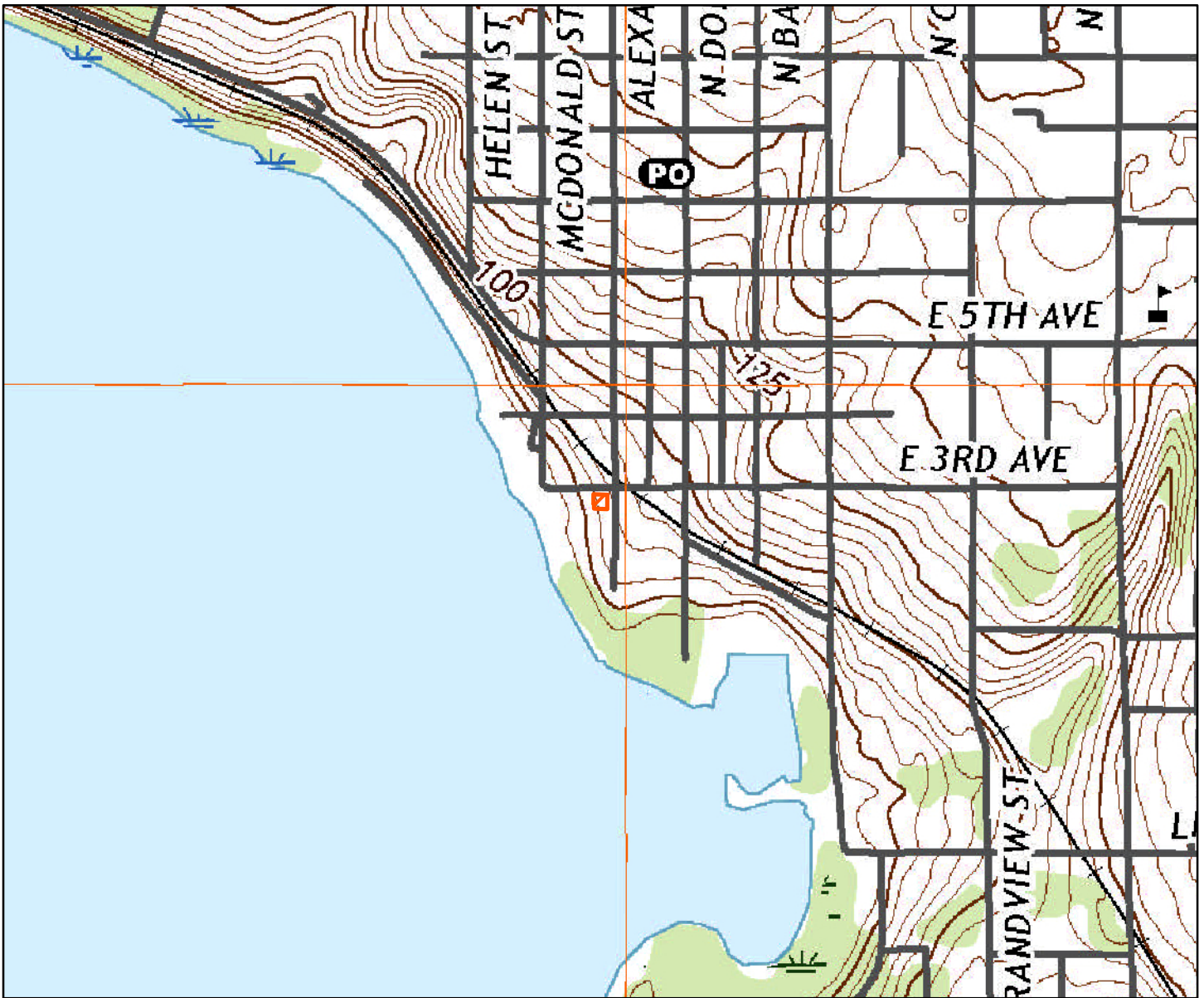


## LA00269B



Data Sources: Lake County, City of Mount Dora

# USGS Map



**LA00269B**



100 ALEXANDER ST MOUNT DORA FL 32757



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The Gatehouse  
2017

Real Estate  
Call for more information  
313.444.4444



# HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site # LA00269B  
 Recorder # 405  
 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) 100 N ALEXANDER ST Multiple Listing (DHR only) \_\_\_\_\_  
 Other Names \_\_\_\_\_ >> LAKESIDE INN  
 Survey or Project Name \_\_\_\_\_ Survey# \_\_\_\_\_  
 National Register Category Building(s)

## LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
<u>100</u>	<u>North</u>	<u>ALEXANDER</u>	<u>Street</u>	

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

## MAPPING

USGS 7.5' Map Name \_\_\_\_\_ Publication Date >> EUSTIS ; 1980  
 Township: \_\_\_\_\_ Range: \_\_\_\_\_ Section: \_\_\_\_\_ 1/4 section: \_\_\_\_\_ >> 19S ; 27E ; 31 ; UNSP  
 Irregular Section Name: \_\_\_\_\_  
 Landgrant \_\_\_\_\_  
 UTM: Zone \_\_\_\_\_ Easting \_\_\_\_\_ Northing \_\_\_\_\_  
 Plat or Other Map (map's name, location) \_\_\_\_\_

## DESCRIPTION

Style Frame Vernacular Other Style \_\_\_\_\_  
 Exterior Plan Rectangular Other Exterior Plan \_\_\_\_\_  
 Number of Stories 2  
 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) >> Wood shingles  
 Other Exterior Fabric(s) \_\_\_\_\_  
 Roof Type(s) >> Gable  
 Other Roof Type(s) \_\_\_\_\_  
 Roof Material(s) >> \_\_\_\_\_  
 Other Roof Material(s) \_\_\_\_\_  
 Roof Secondary Structure(s) (dormers etc) >> \_\_\_\_\_  
 Other Roof Secondary Structure(s) \_\_\_\_\_  
 Number of Chimneys \_\_\_\_\_  
 Chimney Material \_\_\_\_\_  
 Other Chimney Material(s) \_\_\_\_\_  
 Chimney Location(s) \_\_\_\_\_

# HISTORICAL STRUCTURE FORM

8LA00269B

## DESCRIPTION (continued)

Window Descriptions 1/1

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: 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 1908

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

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

### Changes in Locations or Conditions

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

### Structure Use History

Use \_\_\_\_\_ Year Use Started \_\_\_\_\_ Year Use Ended \_\_\_\_\_ >> Commercial unspecified; 1908;

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? YES

Potential Contributor to NR District? YES

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

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

Explanation of Evaluation (required) The resource is individually NR listed (1987).

# HISTORICAL STRUCTURE FORM

8LA00269B

## 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: 5/29/2008

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

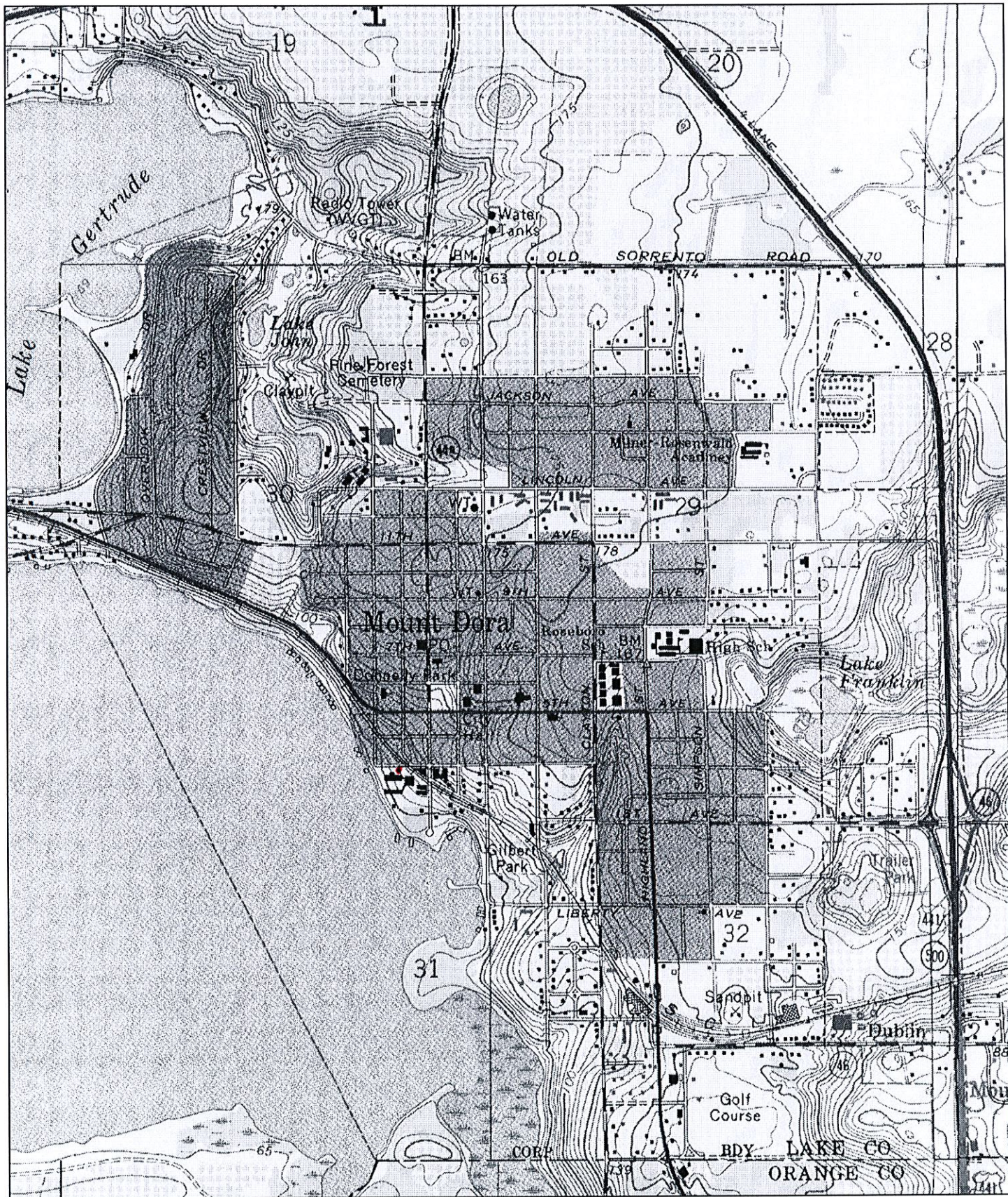
### REQUIRED PAPER ATTACHMENTS

- (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"

# LA00269B-200803

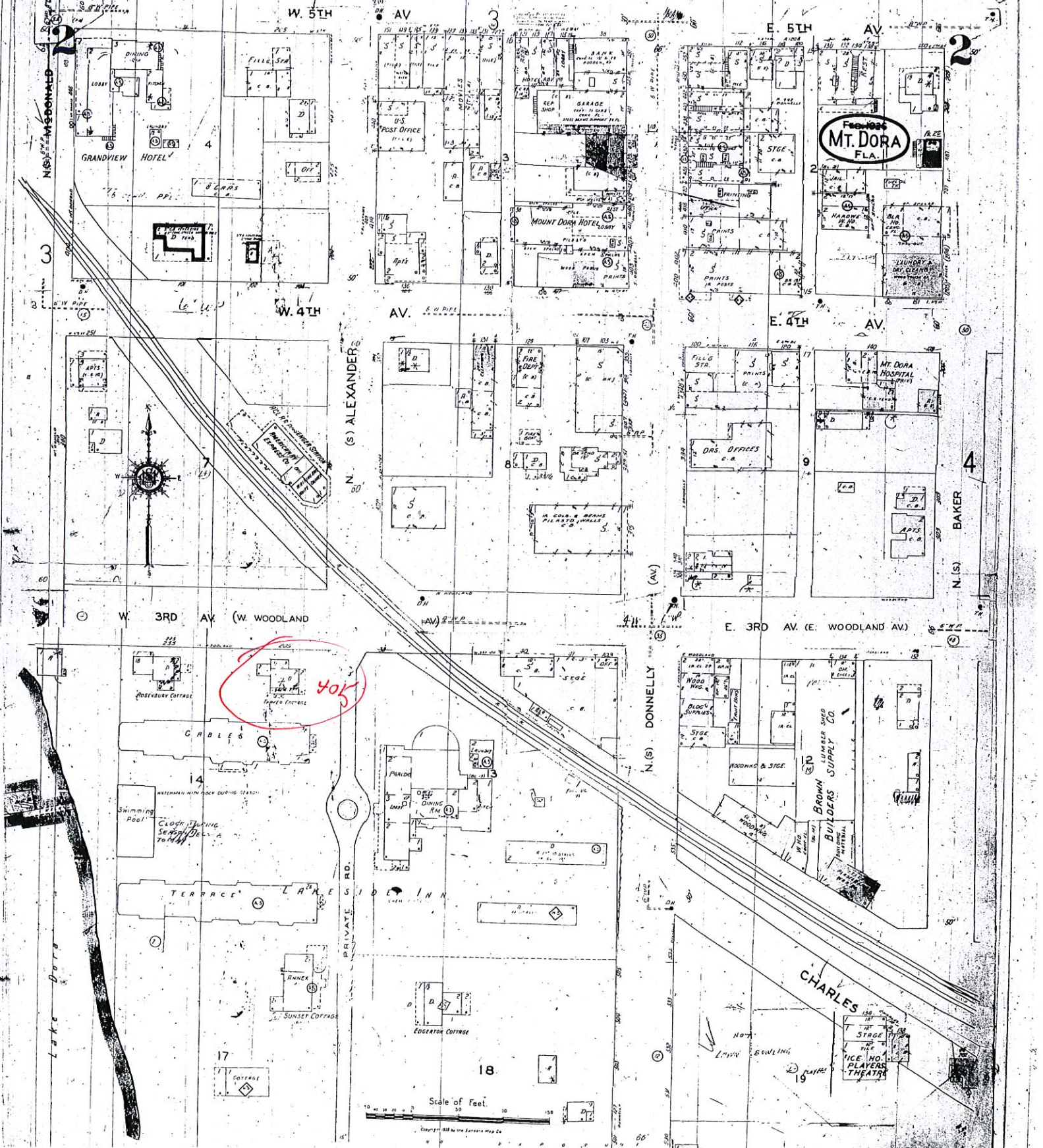
## Supplementary Printout

- > **USGS map name/year of publication or revision:**  
EUSTIS;1980
  
- > **Township/Range/Section/Qtr:**  
19S ;27E ;31;UNSP
  
- > **Structural system(s):**  
Wood frame
  
- > **Foundation types:**  
Piers
  
- > **Foundation materials:**  
Brick
  
- > **Exterior fabrics:**  
Wood shingles  
Drop siding
  
- > **Roof types:**  
Gable
  
- > **Roof materials:**
  
- > **Roof secondary structures (dormers etc):**
  
- > **Change status/year changed/date noted/nature:**
  
- > **Original, intermediate, present uses/year started/year ended:**  
Commercial unspecified;1908;
  
- > **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)]:**  
LAKESIDE INN



Map provided by MyTopo.com

405  
LA 269B



LA2696



LA  
Z696

405



# CITY OF MOUNT DORA

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

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

Property Address: 101 N Alexander Ave Alternate Key No.: 1797110

Property Owner: LakeSide Inn Corp

Applicant: CHARLES MURRAY

Applicant's Mailing Address: P.O. Box 128 TANGERINE 32777

Applicant's Phone Number: 407-615-6929

Applicant's Email Address: INFO@MURRAY-CONSTRUCTION.COM

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

Application Type:  
 New Construction       Addition       Renovation

Check any structural systems or elements which will be affected by this project:  
 Steps or Stairways       Foundation       Siding/Stucco/Façade Work  
 Windows       Porches or Porte Cochere       Walls/Structural  
 Doors       Chimney       Roof  
 Walls or Fences       Exterior Lighting       Landscape Features

Existing Materials / Style: Pressure treated wood / Poly

Proposed Materials / Style: Pressure treated wood / Poly

Full Description of Proposed Alteration(s) or Construction including materials; please attach additional documentation if needed: to Expand Existing deck using same materials as existing deck, Add ADA Ramp

Reason for Addition / Modification: to have a larger gathering area for the patrons.

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

Is there a chimney on the building and will it be affected? N/A

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.





# Boundary Survey

## Legal Description:

THAT PART OF BLOCKS 13 AND 14, INCLUDING THAT PART OF THE ABANDONED ALEXANDER STREET AND THAT PART OF THE ABANDONED SECOND AVENUE, ALL BEING A PART OF THE SUPPLEMENTAL GOVERNMENT RESURVEY OF MT. DORA, IN SECTION 31, TOWNSHIP 19 SOUTH, RANGE 27 EAST, AS RECORDED IN GOVERNMENT PLAT BOOK IN THE LAKE COUNTY CLERKS OFFICE, DESCRIBED AS FOLLOWS: FROM THE SOUTHEAST CORNER OF SAID BLOCK 13 RUN THENCE SOUTH 00°23'00" EAST ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID BLOCK 13 A DISTANCE OF 19.17 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 89°40'00" WEST PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 13 A DISTANCE OF 272.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SAID ALEXANDER STREET; THENCE SOUTH 00°23'00" EAST ALONG SAID EAST RIGHT OF WAY OF ALEXANDER STREET 18.22 FEET; THENCE SOUTH 89°40'00" WEST 315.46 FEET, MORE OR LESS, TO THE WATERS OF LAKE DORA; THENCE NORTHWESTERLY ALONG AND WITH THE WATERS OF LAKE DORA TO A POINT ON THE SOUTH LINE OF LOT 2 OF SAID BLOCK 14; THENCE NORTH 89°40'00" EAST ALONG THE SOUTH LINES OF LOTS 1 AND 2 OF SAID BLOCK 14 TO A POINT ON A LINE, SAID LINE BEING 110 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID BLOCK 14; THENCE NORTH 00°23'00" WEST ALONG SAID PARALLEL LINE 66.00 FEET TO A POINT ON THE NORTH LINE OF SAID BLOCK 14; THENCE NORTH 89°40'00" EAST ALONG THE NORTH LINE OF THE AFORESAID BLOCKS 13 AND 14 AND THEIR EXTENSION THEREOF, A DISTANCE OF 176.53 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY OF THE SEABOARD COASTLINE RAILROAD; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE TO A POINT ON THE EAST LINE ON SAID BLOCK 13; THENCE SOUTH 00°23'00" EAST ALONG SAID EAST LINE OF SAID BLOCK 13 AND ITS SOUTHERLY EXTENSION THEREOF 110.53 FEET TO THE POINT OF BEGINNING AND THE POINT OF TERMINUS.

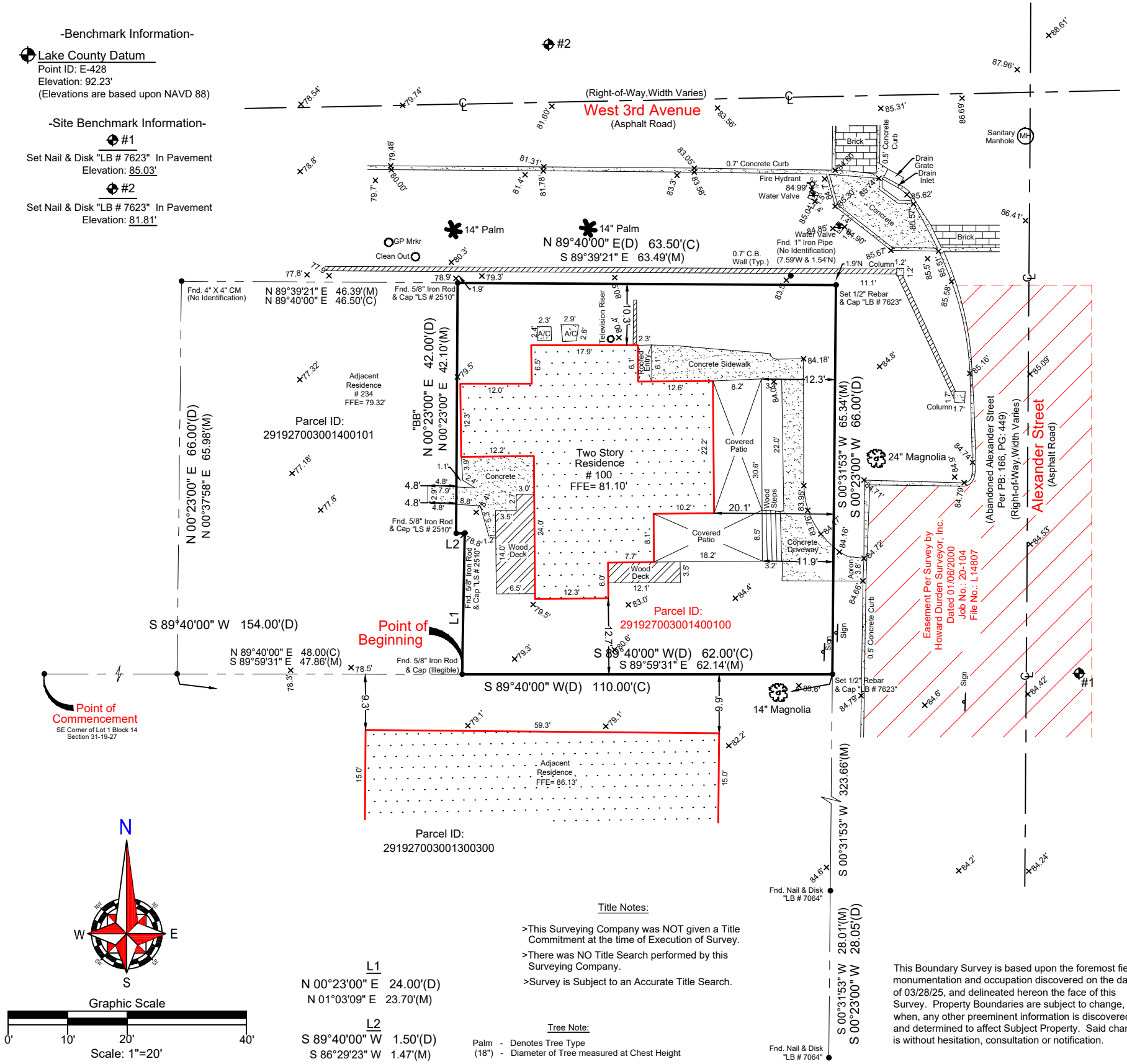
ALSO:  
THAT PART OF BLOCKS 17 AND 18; THAT PART OF THE ABANDONED SECOND AVENUE AND THAT PART OF THE ABANDONED ALEXANDER STREET, ALL BEING ACCORDING TO THE SUPPLEMENTAL GOVERNMENT SURVEY OF MT. DORA, IN SECTION 31, TOWNSHIP 19 SOUTH, RANGE 27 EAST, AS RECORDED IN GOVERNMENT PLAT BOOK 3, PAGE 37, IN LAKE COUNTY CLERK'S OFFICE, DESCRIBED AS FOLLOWS: FROM THE SOUTHEAST CORNER OF BLOCK 13, ACCORDING TO THE SAID GOVERNMENT RESURVEY, RUN THENCE SOUTH 00°23'00" EAST ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID BLOCK 13 A DISTANCE OF 19.17 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 89°40'00" WEST PARALLEL WITH THE NORTH LINE OF SAID BLOCK 18 A DISTANCE OF 272 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SAID ALEXANDER STREET; THENCE SOUTH 00°23'00" EAST ALONG SAID EAST RIGHT OF WAY LINE OF ALEXANDER STREET 18.22 FEET; THENCE SOUTH 89°40'00" WEST 109.25 FEET; THENCE SOUTH 00°41'15" EAST A DISTANCE OF 80.27 FEET; THENCE NORTH 89°58'36" EAST A DISTANCE OF 58.83 FEET TO A POINT ON THE WEST LINE OF SAID ALEXANDER STREET; THENCE SOUTH 00°23'00" EAST ALONG THE SAID WEST LINE OF ALEXANDER STREET 28.05 FEET TO A POINT ON A LINE, SAID LINE BEING 95 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID BLOCK 13, AND ITS WESTERLY EXTENSION THEREOF; THENCE NORTH 89°40'00" EAST ALONG SAID PARALLEL LINE 322.00 FEET TO A POINT ON THE EAST LINE OF SAID BLOCK 18; THENCE NORTH 00°23'00" WEST ALONG SAID EAST LINE OF BLOCK 18 AND ITS NORTHERLY EXTENSION THEREOF 125.83 FEET TO THE POINT OF BEGINNING AND POINT OF TERMINUS.

LESS:  
THAT PART OF LOT 1, BLOCK 14, OF GOVERNMENT RESURVEY, BLOCK 14, SECTION 31, TOWNSHIP 19 SOUTH, RANGE 27 EAST, TOWN OF MOUNT DORA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGES 37 TO 43, INCLUSIVE, IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 1, RUN NORTH 89°40'00" EAST ALONG THE SOUTH LINE OF SAID LOT 1, 154.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°40'00" EAST ALONG SAID SOUTH LINE 48.00 FEET; THENCE NORTH 00°23'00" EAST 24.00 FEET; THENCE SOUTH 89°40'00" WEST 1.50 FEET; THENCE NORTH 00°23'00" EAST 42.00 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE SOUTH 89°40'00" WEST ALONG SAID NORTH LINE 46.00 FEET; THENCE SOUTH 00°23'00" EAST 66.00 FEET TO THE POINT OF BEGINNING.

Flood Disclaimer:  
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X500, AE, X. THIS PROPERTY WAS FOUND IN CITY OF MOUNT DORA, COMMUNITY NUMBER 120137, DATED 12/18/2012.

CERTIFIED TO:  
CHARLES MURRAY

- Benchmark Information-
- Lake County Datum  
Point ID: E-428  
Elevation: 92.23'  
(Elevations are based upon NAVD 88)
  - Site Benchmark Information-
  - #1  
Set Nail & Disk "LB # 7623" In Pavement  
Elevation: 85.03'
  - #2  
Set Nail & Disk "LB # 7623" In Pavement  
Elevation: 81.81'



**Title Notes:**

- >This Surveying Company was NOT given a Title Commitment at the time of Execution of Survey.
- >There was NO Title Search performed by this Surveying Company.
- >Survey is Subject to an Accurate Title Search.

**Tree Note:**

- Palm - Denotes Tree Type (18") - Diameter of Tree measured at Chest Height

**Legend:**

- L1  
N 00°23'00" E 24.00'(D)  
N 01°03'09" E 23.70'(M)
- L2  
S 89°40'00" W 1.50'(D)  
S 86°29'23" W 1.47'(M)

This Boundary Survey is based upon the foremost field monumentation and occupation discovered on the date of 03/28/25, and delineated hereon the face of this Survey. Property Boundaries are subject to change, if or when, any other preeminent information is discovered and determined to affect Subject Property. Said change is without hesitation, consultation or notification.

Field Date: 03/27/25	Date Completed: 03/27/25
Drawn By: TCK	File Number: IS-139989

**-Legend-**

C - Calculated	PC - Point of Curvature
CL - Centerline	Pg - Page
CB - Concrete Block	PI - Point of Intersection
CM - Concrete Monument	P.O.B. - Point of Beginning
Conc. - Concrete	P.O.L. - Point on Line
D - Description	PP - Power Pole
DE - Drainage Easement	PRM - Permanent Reference Monument
Esmt. - Easement	PT - Point of Tangency
F.E.M.A. - Federal Emergency Management Agency	R - Radius
FFE - Finished Floor Elevation	Rad. - Radial
Fnd. - Found	R&C - Rebar & Cap
IP - Iron Pipe	Rec. - Recovered
L - Length (Arc)	Rfd. - Roofed
M - Measured	Set - Set 1/2" Rebar & Cap "LB 7623"
N&D - Nail & Disk	Typ. - Typical
N.R. - Non-Radial	UE - Utility Easement
ORB - Official Records Book	WM - Water Meter
P - Plat	Δ - Delta (Central Angle)
P.B. - Plat Book	○ - Chain Link Fence
□ - Wood Fence	

**-Notes-**

- >Survey is Based upon the Legal Description Supplied by Client.
- >Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.
- >Subject to any Easements and/or Restrictions of Record.
- >Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
- >Building Ties are NOT to be used to reconstruct Property Lines.
- >Fence Ownership is NOT determined.
- >Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
- >Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
- >Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to give ANY Rights or Benefits to Anyone Other than those Certified.
- >Flood Zone Determination Shown Hereon is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information NEITHER known by NOR given to this Surveying Company at the time of this Endeavor. Ireland & Associates Surveying Inc. and the signing surveyor assume NO Liability for the Accuracy of this Determination.

Revisions

I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standard of Practice for Land Surveying in the State of Florida in accordance with Chapter 5J-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

*Patrick K. Ireland*  
Patrick K. Ireland, P.S.M. 6637, LB 7623  
This Survey is intended ONLY for the use of Said Certified Parties. This Survey NOT VALID UNLESS signed and Embossed with Surveyor's Seal.

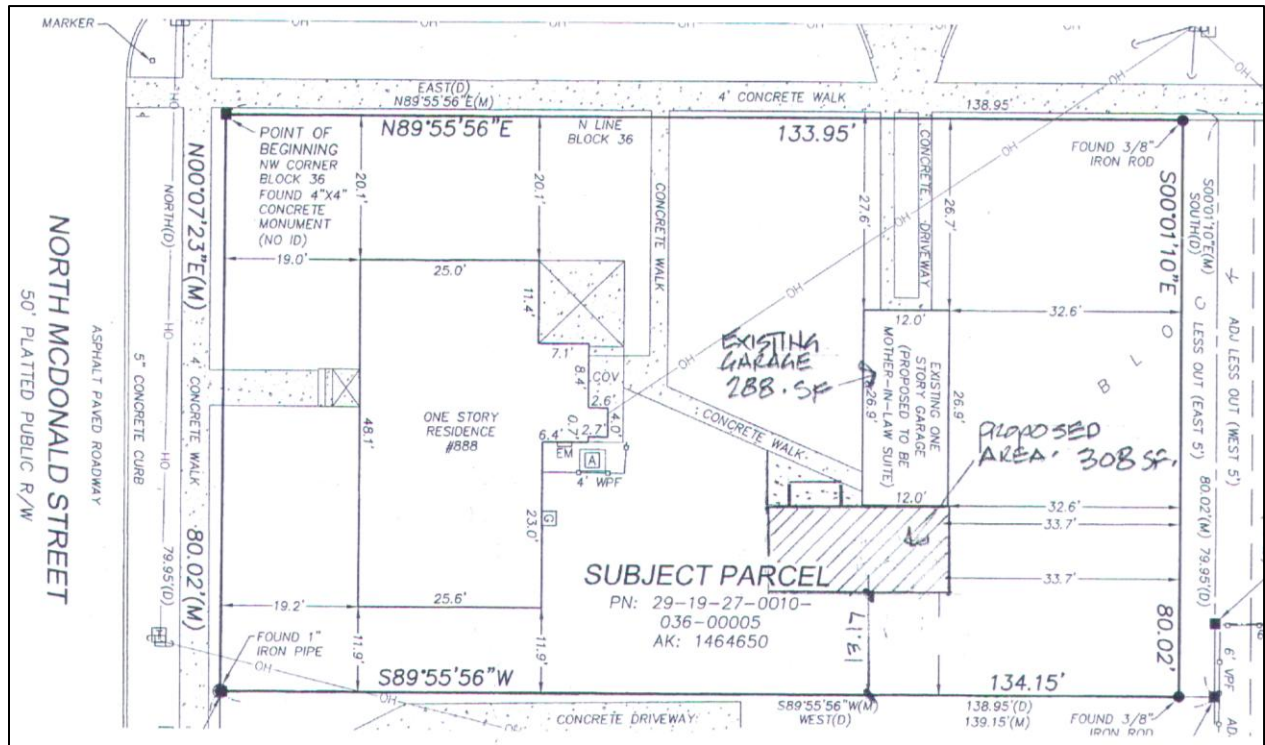
**Ireland & Associates Surveying, Inc.**  
800 Currency Circle Suite 1020  
Lake Mary, Florida 32746  
www.irelandsurveying.com  
Office-407.678.3366 Fax-407.320.8165



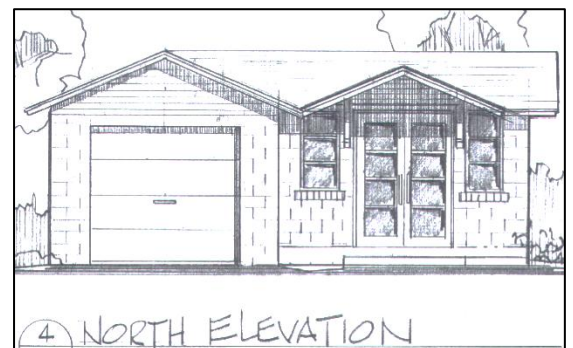
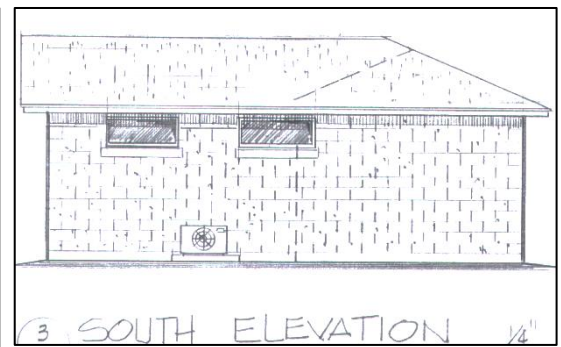
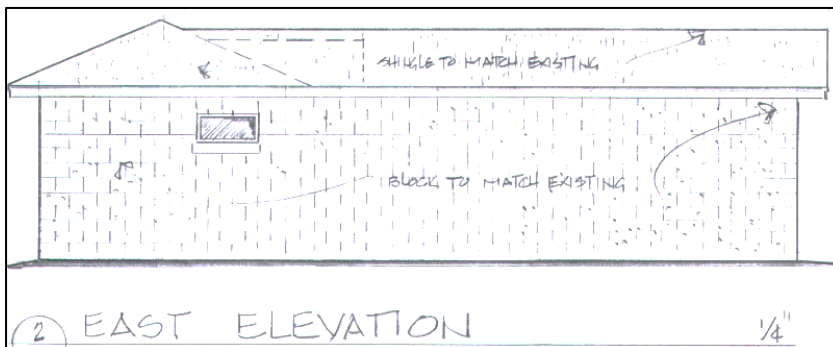




Garages shall not extend into any setback. Garages must also be architecturally similar to the primary structure in design and materials.”



The Applicant previously proposed converting the detached garage to a guest cottage but revised their plans to include an addition to the detached garage to meet their needs.



### **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.

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

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.
4. 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.
5. 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 systems.
6. Evaluate the overall condition of materials to determine whether repairs to entrance features will be necessary.
7. Replace missing or deteriorated doors with doors that closely match the original, or that are of compatible contemporary design.
8. Place new entrances on secondary elevations away from the main elevation. Preserve non-functional entrances that are architecturally significant.
9. Add simple or compatibly designed screen doors where appropriate that match the historic materials of the building.

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.
3. Introducing or changing the location of doors and entrances that alter the architectural character of the building.
4. Stripping entrances of historic material such as wood, cast iron, terra cotta tile, and brick.
5. Removing an entrance because the building has been reoriented to accommodate a new use.
6. Altering utilitarian or service entrances so they appear to be formal entrances by adding paneled doors, fanlights, and sidelights.
7. Failing to provide adequate protection to materials on a cyclical basis so that deterioration of entrances results.
8. Removing significant door features that can be repaired.
9. Replacing deteriorated or missing doors with stock doors or doors of inappropriate

- designs or constructed of inappropriate materials.
10. Removing historic doors, transom, and side lights and replacing them with blocking.
  11. 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.
  12. Creating a false historical appearance because the replaced entrance is based on insufficient historical pictorial and physical documentation.

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.

**Findings of Fact:**

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

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

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

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

Therefore, based on these Findings of Fact, staff recommends **Approval** of the application, as presented, with the understanding that the Property Owners must construct another detached garage to be compliant with the Land Development Code.

**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 Form



# CITY OF MOUNT D O R A

## Site Photos







# HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA03594  
 Recorder # 20  
 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) 888 N Macdonald St Multiple Listing (DHR only) \_\_\_\_\_  
 Other Names \_\_\_\_\_ >> \_\_\_\_\_  
 Survey or Project Name \_\_\_\_\_ Survey# \_\_\_\_\_  
 National Register Category Building(s)

## LOCATION & IDENTIFICATION

### Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
<u>888</u>	<u>North</u>	<u>McDonald</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 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) >> Continuous  
 Other Foundation Types \_\_\_\_\_  
 Foundation Material(s) >> Concrete Block  
 Other Foundation Material(s) \_\_\_\_\_  
 Exterior Fabric(s) >> Concrete block  
 Other Exterior Fabric(s) \_\_\_\_\_  
 Roof Type(s) >> Gable  
 Other Roof Type(s) \_\_\_\_\_  
 Roof Material(s) >> \_\_\_\_\_  
 Other Roof Material(s) \_\_\_\_\_  
 Roof Secondary Structure(s) (dormers etc) >> \_\_\_\_\_  
 Other Roof Secondary Structure(s) \_\_\_\_\_  
 Number of Chimneys 1  
 Chimney Material \_\_\_\_\_  
 Other Chimney Material(s) \_\_\_\_\_  
 Chimney Location(s) \_\_\_\_\_

# HISTORICAL STRUCTURE FORM

8LA03594

## DESCRIPTION (continued)

Window Descriptions fixed metal sash 4 casement

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 1949

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; 1949;

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? YES

Area(s) of historical significance \_\_\_\_\_ &gt;&gt; \_\_\_\_\_

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

8LA03594

## 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: 5/21/2008

SHPO's Evaluation of Resource

\_\_\_\_\_ Date \_\_\_\_\_

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

### REQUIRED PAPER ATTACHMENTS

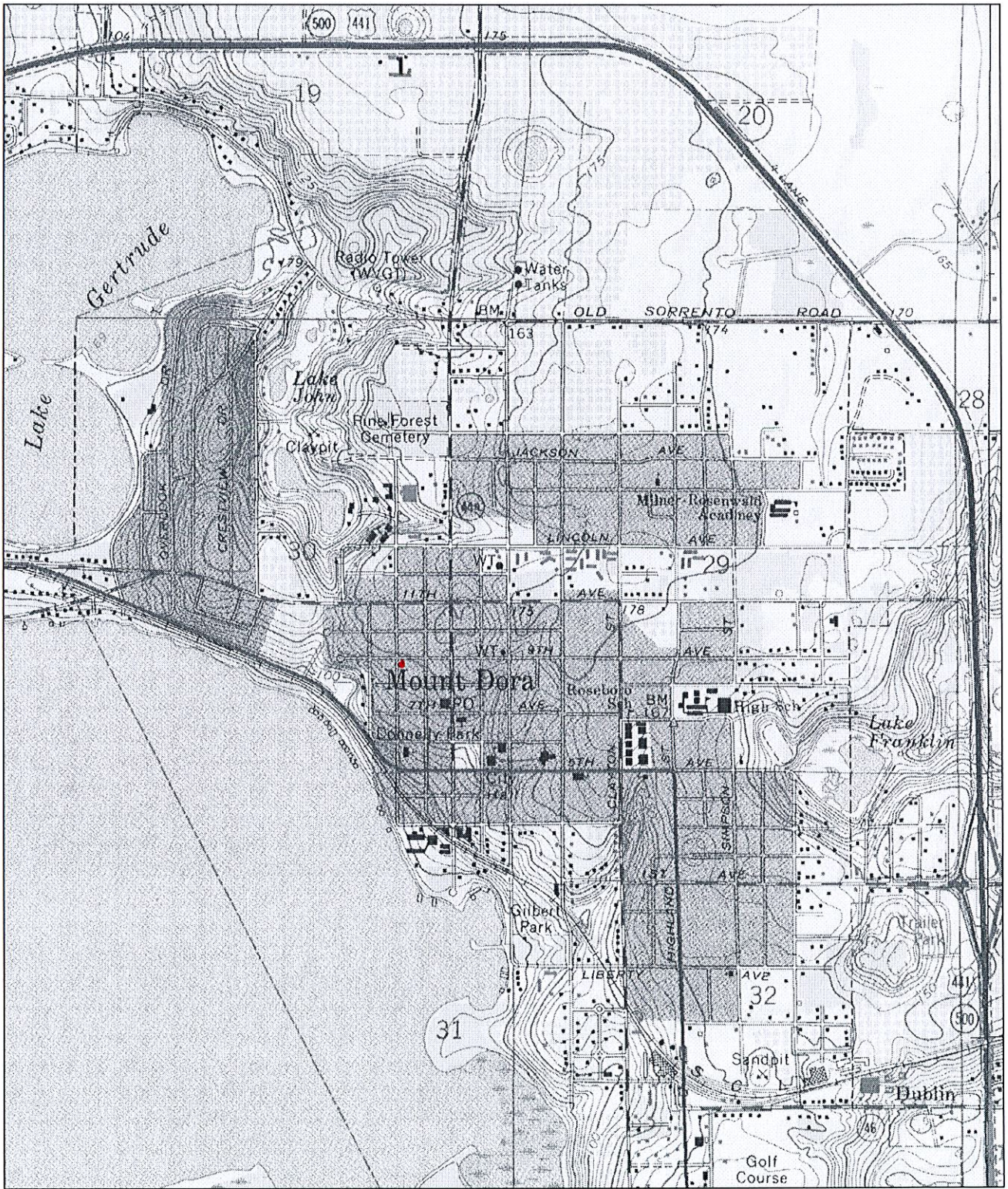
- (1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

# LA03594-200803

## Supplementary Printout

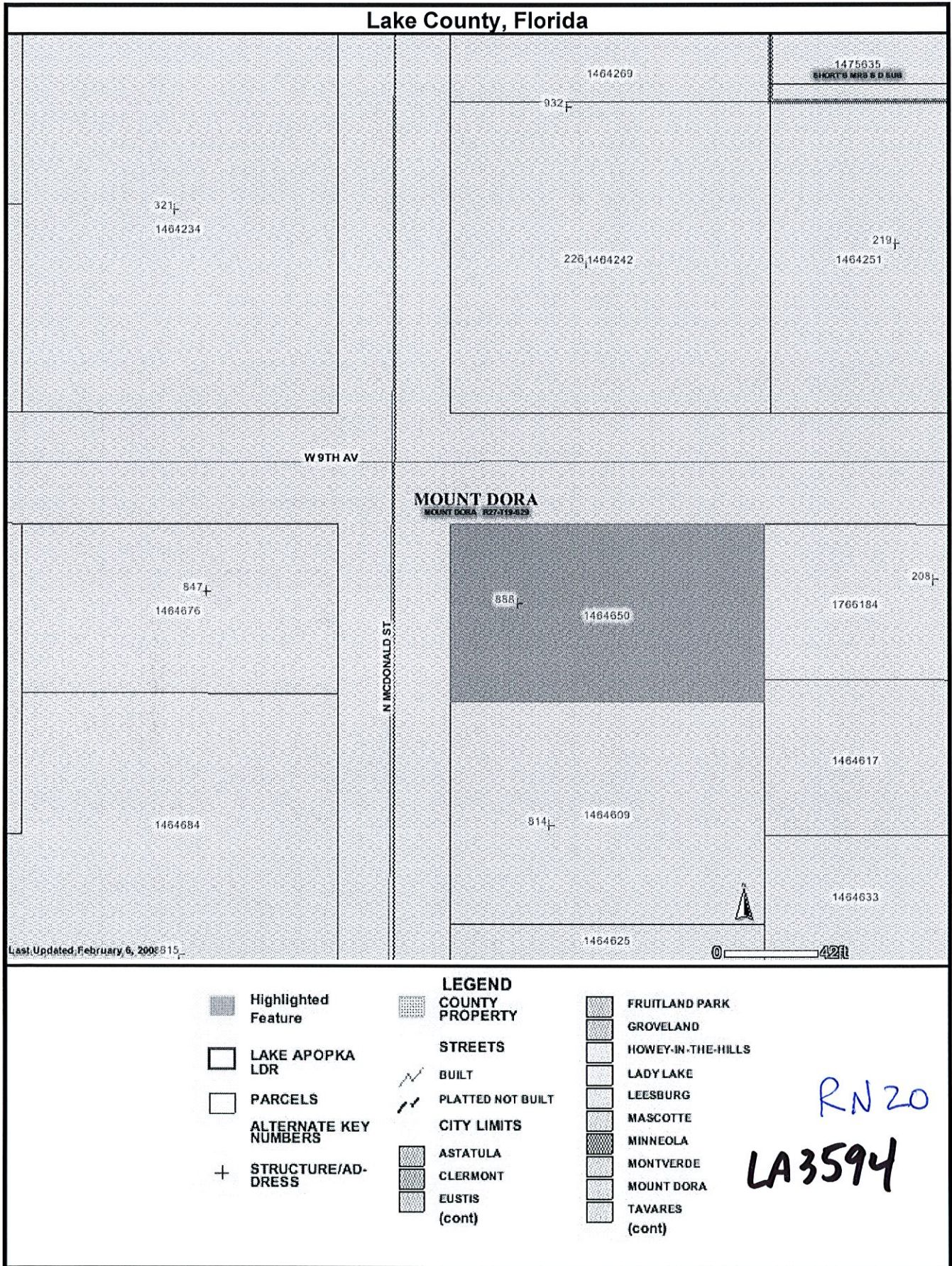
- > **USGS map name/year of publication or revision:**  
EUSTIS;1980
  
- > **Township/Range/Section/Qtr:**  
19S ;27E ;30;UNSP
  
- > **Structural system(s):**  
Concrete block
  
- > **Foundation types:**  
Continuous
  
- > **Foundation materials:**  
Concrete Block
  
- > **Exterior fabrics:**  
Concrete block
  
- > **Roof types:**  
Gable
  
- > **Roof materials:**
  
- > **Roof secondary structures (dormers etc):**
  
- > **Change status/year changed/date noted/nature:**
  
- > **Original, intermediate, present uses/year started/year ended:**  
Private residence;1949;
  
- > **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)]:**

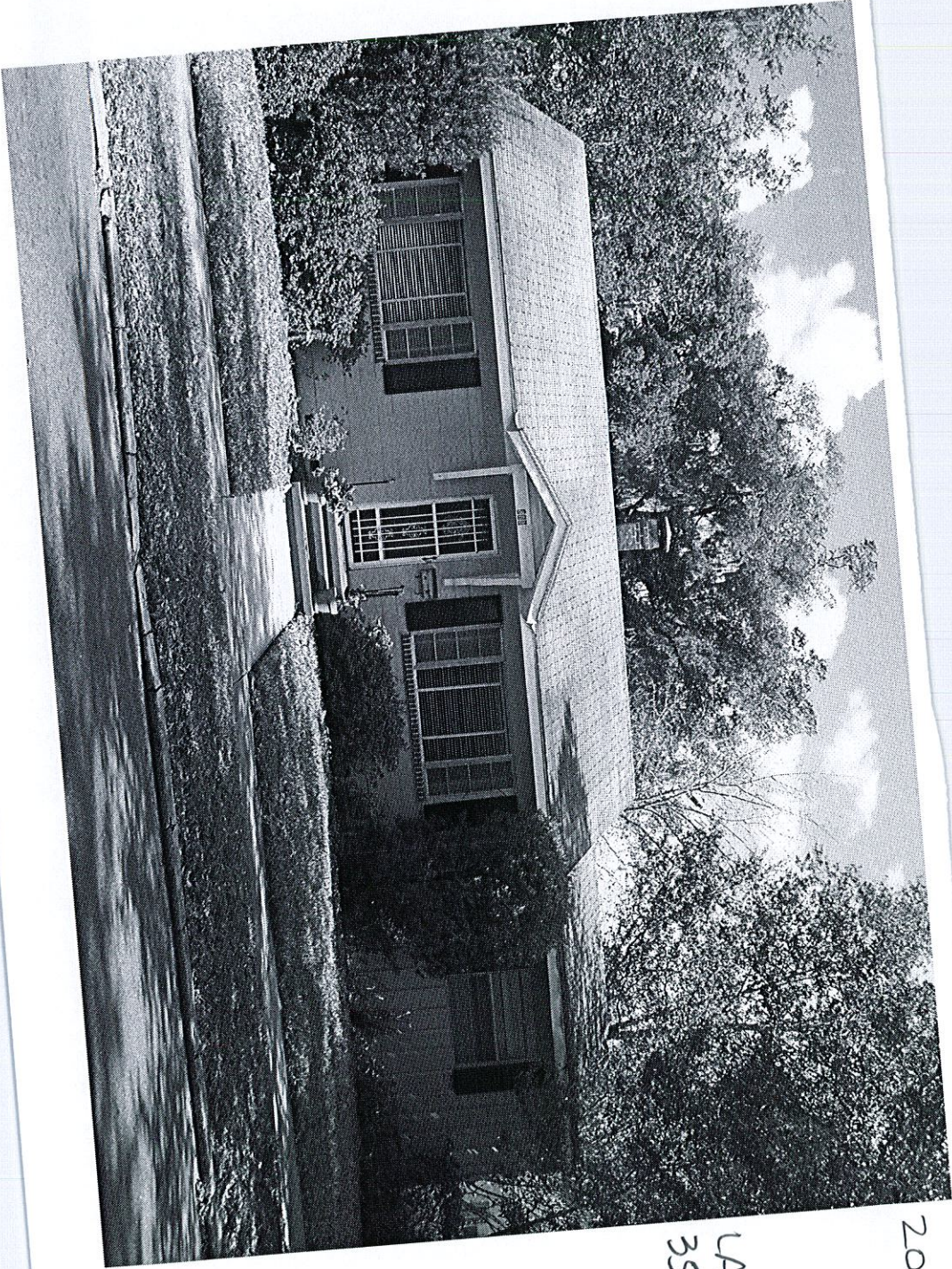
20



Map provided by MyTopo.com

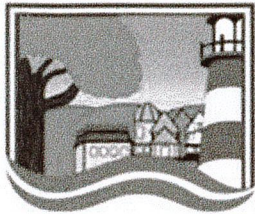
LA3599





LA  
3594

20



# CITY OF MOUNT DORA

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

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

Property Address: 888 NORTH Mc DONALD ST. Alternate Key No.: 1464650

Property Owner: MR & MRS FRANK BLAIR

Applicant: ALBERTO RAMUDO ICON DESIGN GROUP, INC.

Applicant's Mailing Address: 6015 ALLEN ST. MOUNT DORA, FL. 32757

Applicant's Phone Number: 561-305-4477

Applicant's Email Address: ARAMUDO@ICONDESIGNGROUPINC.COM

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

Application Type:

- New Construction
- Addition
- Renovation

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

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

Existing Materials: EXPOSED CMU CONSTRUCTION

Proposed Materials: SAME AS EXISTING.

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: ADDING TO THE EXISTING GARAGE A MOTHER IN LAW SUITE, NO KITCHEN

Reason for Addition / Modification: CARE FOR ELDER OWNERS

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

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

# PROPERTY RECORD CARD

## General Information

<b>Name:</b>	BLAIR FRANK & PATRICIA C LIFE ESTATE	<b>Alternate Key:</b>	1464650
<b>Mailing Address:</b>	888 N MCDONALD ST MOUNT DORA, FL 32757 <a href="#">Update Mailing Address</a>	<b>Parcel Number:</b> ⓘ	29-19-27-0010-036-00005
		<b>Millage Group and City:</b>	00MD Mount Dora
		<b>2024 Total Certified Millage Rate:</b>	18.7725
		<b>Trash/Recycling/Water/Info:</b>	<a href="#">My Public Services Map</a> ⓘ
<b>Property Location:</b>	888 N MCDONALD 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, 30-19-27 N 79.75 FT OF W 133.95 FT OF BLK 36 PB 3 PGS 37-43 ORB 1327 PG 1896 ORB 4527 PGS 886 887 ORB 5619 PG 622		
<p><b>NOTE:</b> This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</p>			

## Land Data

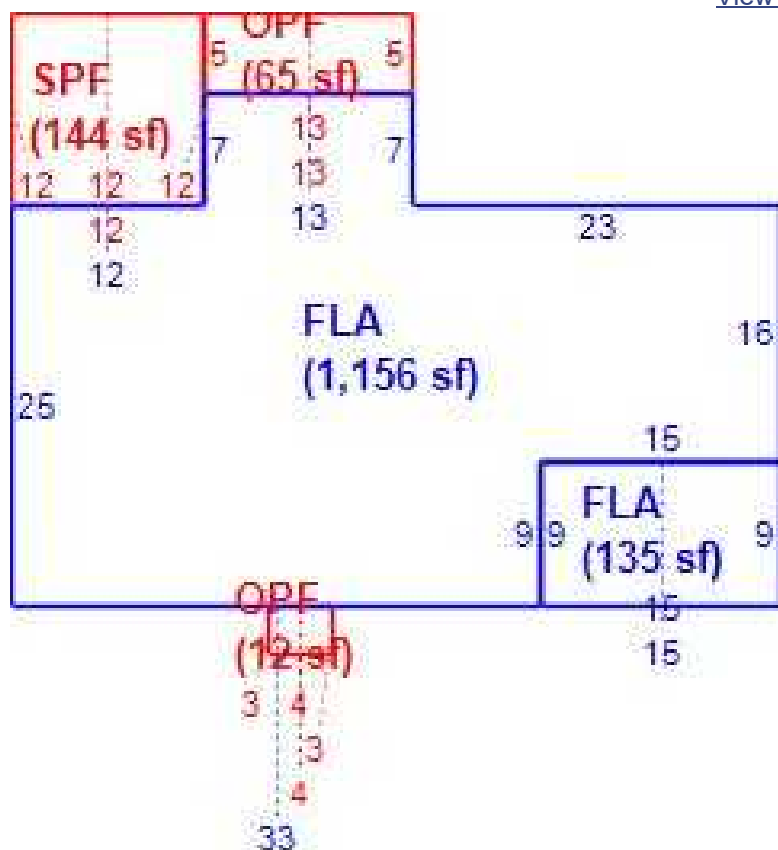
Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	SINGLE FAMILY (0100)	80	134		10720.000	FD		\$111,221.00	\$111,221.00

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

## Residential Building(s)

### Building 1

Residential	Building Value: \$172,844.00		
<b>Summary</b>			
Year Built: 1949	Total Living Area: 1291 ⓘ	Central A/C: Yes	Fireplaces: 0
Bedrooms: 3	Full Bathrooms: 1	Half Bathrooms: 0	
<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	1291
OPEN PORCH FINISHED (OPF)		1.00	77
SCREEN PORCH FINISHED (SPF)		1.00	144



## Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	DETACHED GARAGE (DGF3)	324	SF	1948	\$5,832.00

## Sales History

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

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
<a href="#">5619 / 622</a>	12/29/2020	Quit Claim Deed	Unqualified	Improved	\$100.00
<a href="#">4527 / 887</a>	09/11/2014	Warranty Deed	Unqualified	Improved	\$100.00
<a href="#">4527 / 886</a>	09/11/2014	Warranty Deed	Unqualified	Improved	\$100.00
<a href="#">1327 / 1896</a>	11/01/1994	Warranty Deed	Unqualified	Improved	\$0.00
<a href="#">645 / 1747</a>	01/01/1978	Misc Deed/Document	Qualified	Improved	\$31,500.00

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

## Values and Estimated Ad Valorem Taxes ⓘ

Values shown are 2026 Working Values. If you need a 2025 Property Record Card, please contact our office. 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	\$289,897	\$146,960	\$91,238	5.0254	\$458.51
SCHOOL BOARD STATE	\$289,897	\$146,960	\$116,960	3.0870	\$361.06
SCHOOL BOARD LOCAL	\$289,897	\$146,960	\$116,960	2.9980	\$350.65
LAKE COUNTY WATER DISTRICT	\$289,897	\$146,960	\$91,238	0.2940	\$26.82
NORTH LAKE HOSPITAL DIST	\$289,897	\$146,960	\$91,238	0.3859	\$35.21
ST JOHNS RIVER FL WATER MGMT DIST	\$289,897	\$146,960	\$91,238	0.1793	\$16.36
CITY OF MOUNT DORA	\$289,897	\$146,960	\$91,238	6.3000	\$574.80
LAKE COUNTY MSTU AMBULANCE	\$289,897	\$146,960	\$91,238	0.4629	\$42.23
LAKE COUNTY VOTED DEBT SERVICE	\$289,897	\$146,960	\$91,238	0.0400	\$3.65
				<b>Total:</b> 18.7725	<b>Total:</b> \$1,869.29

## Exemptions Information

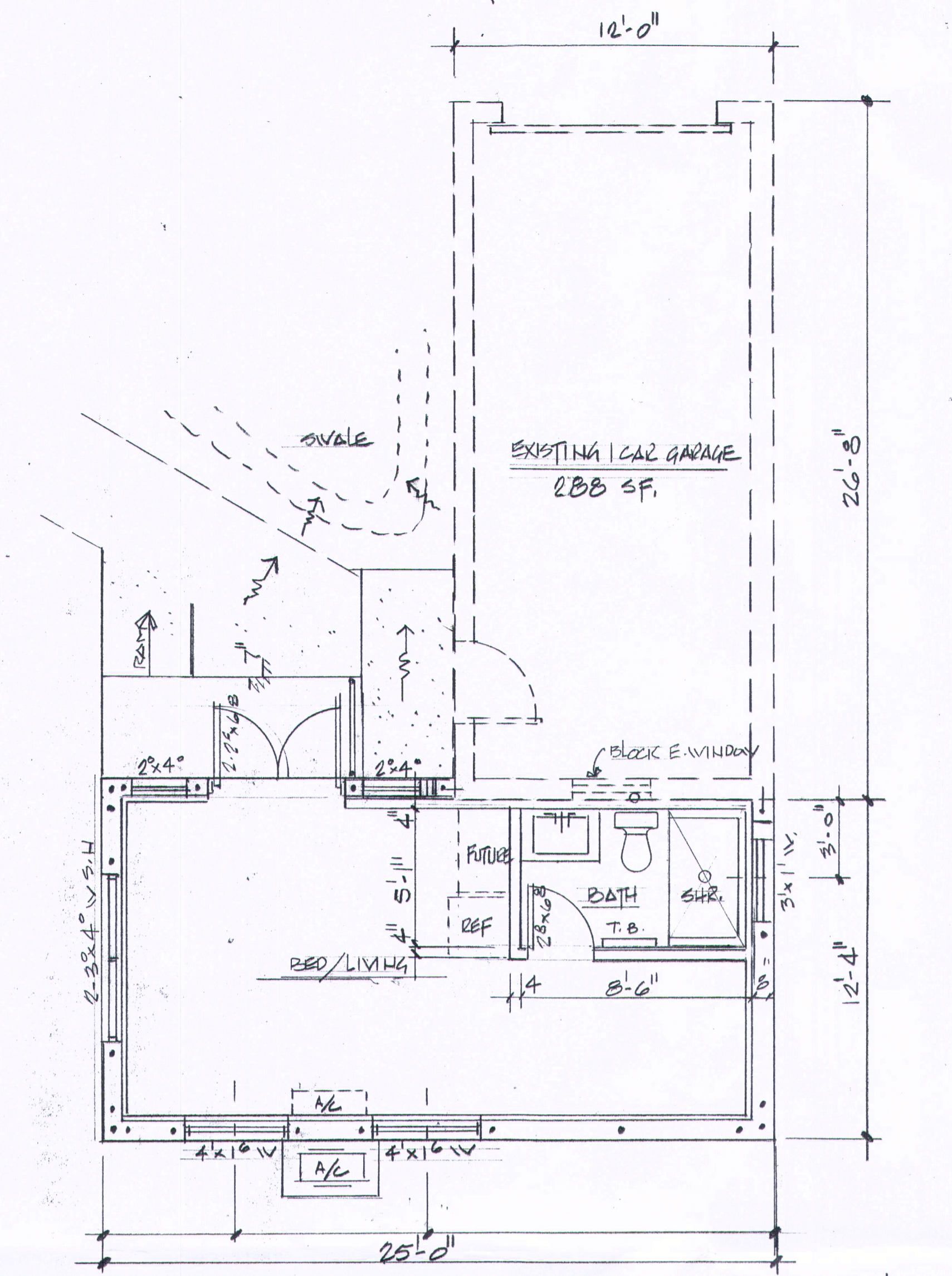
This property is benefitting from the following exemptions with a checkmark ✓

✓ 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>

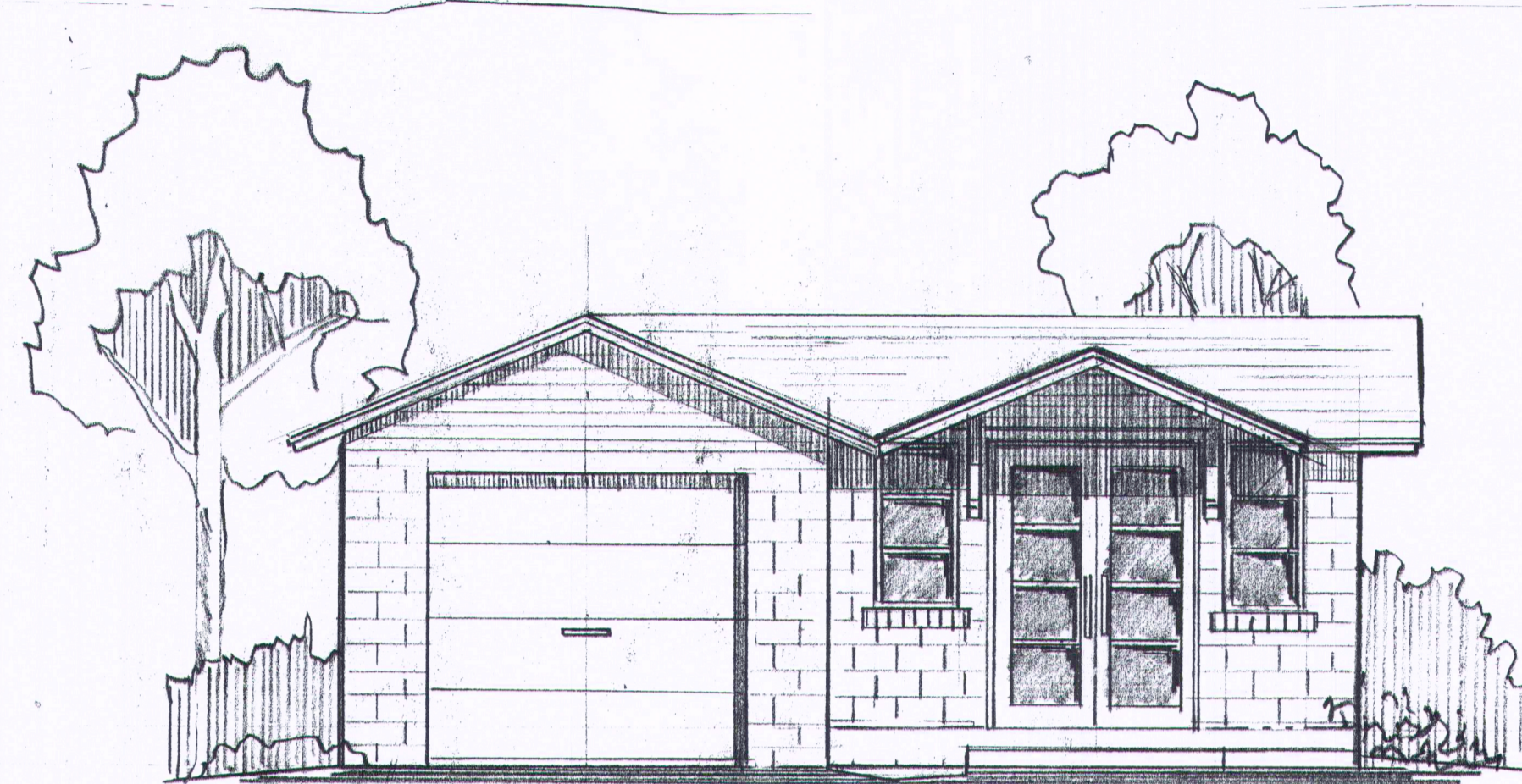
**NOTE:** Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes 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](#).

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Property data updated nightly.  
**Site Notice**

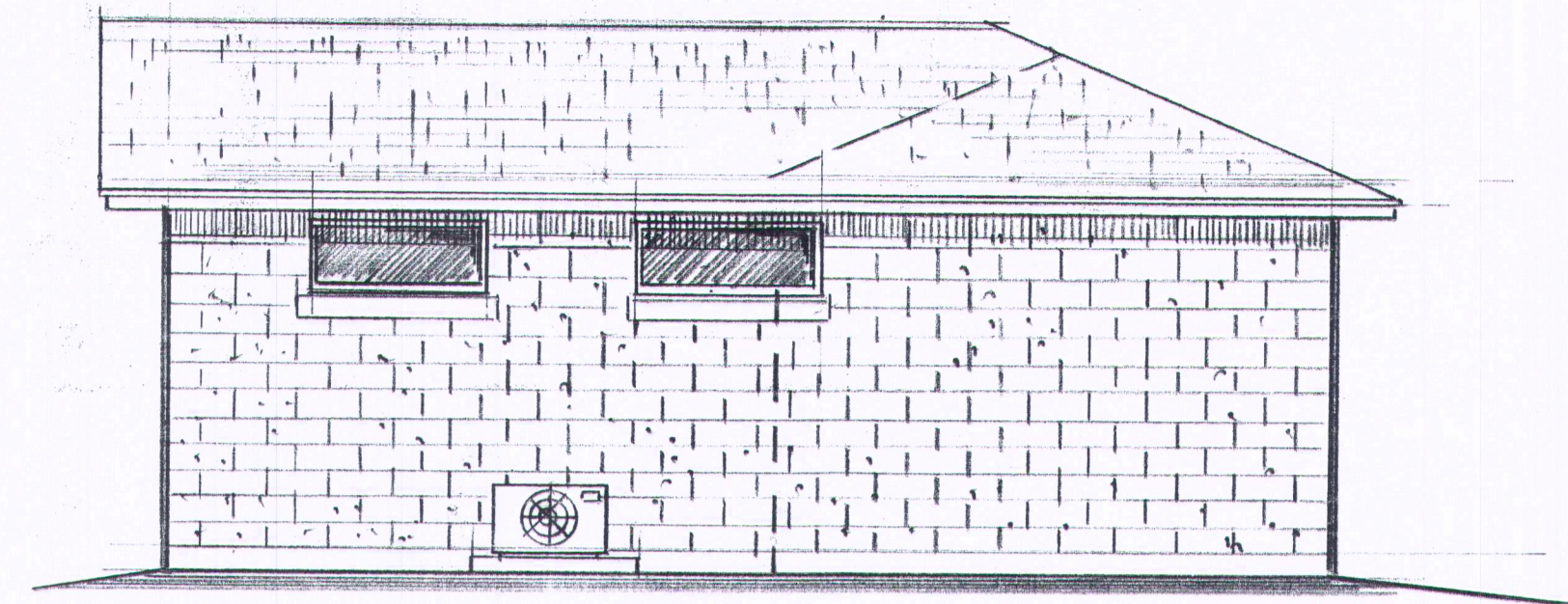
**Mr. & MRS. FRANK BLAIR**  
**GARAGE to MOTHER IN LAW conversion**  
**888 North McDonald St.**  
**Mount Dora, Florida**



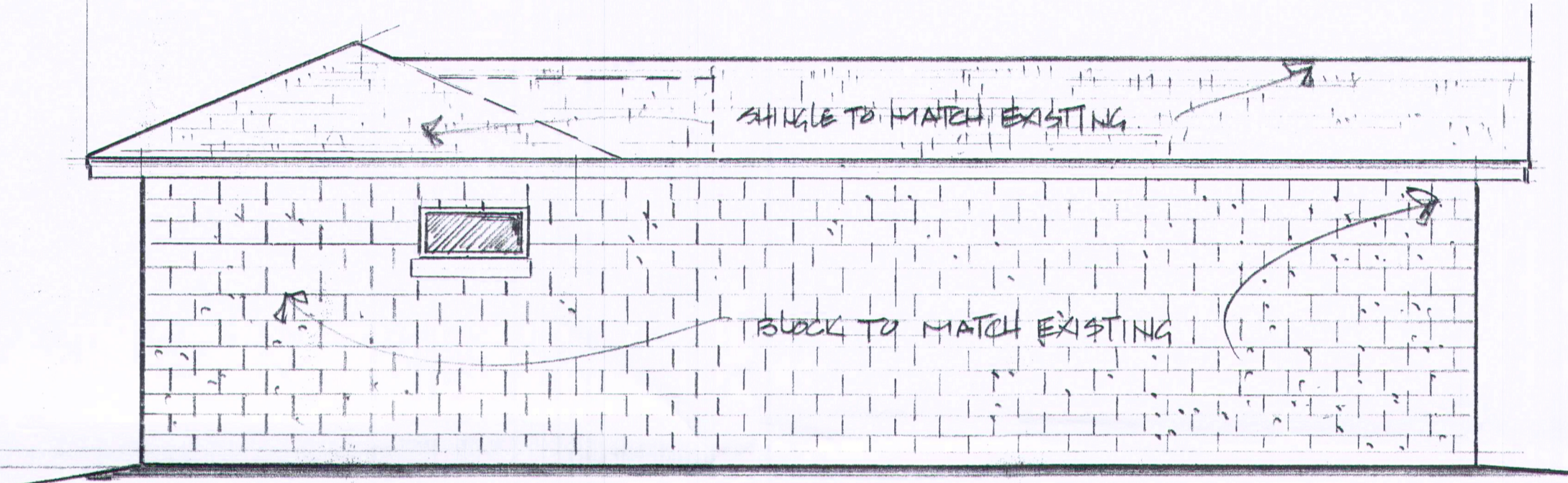
**5 PROPOSED PLAN-B** 1/4"  
 GARAGE=288SF, SUITE 308 SF TOTAL=596 SF.



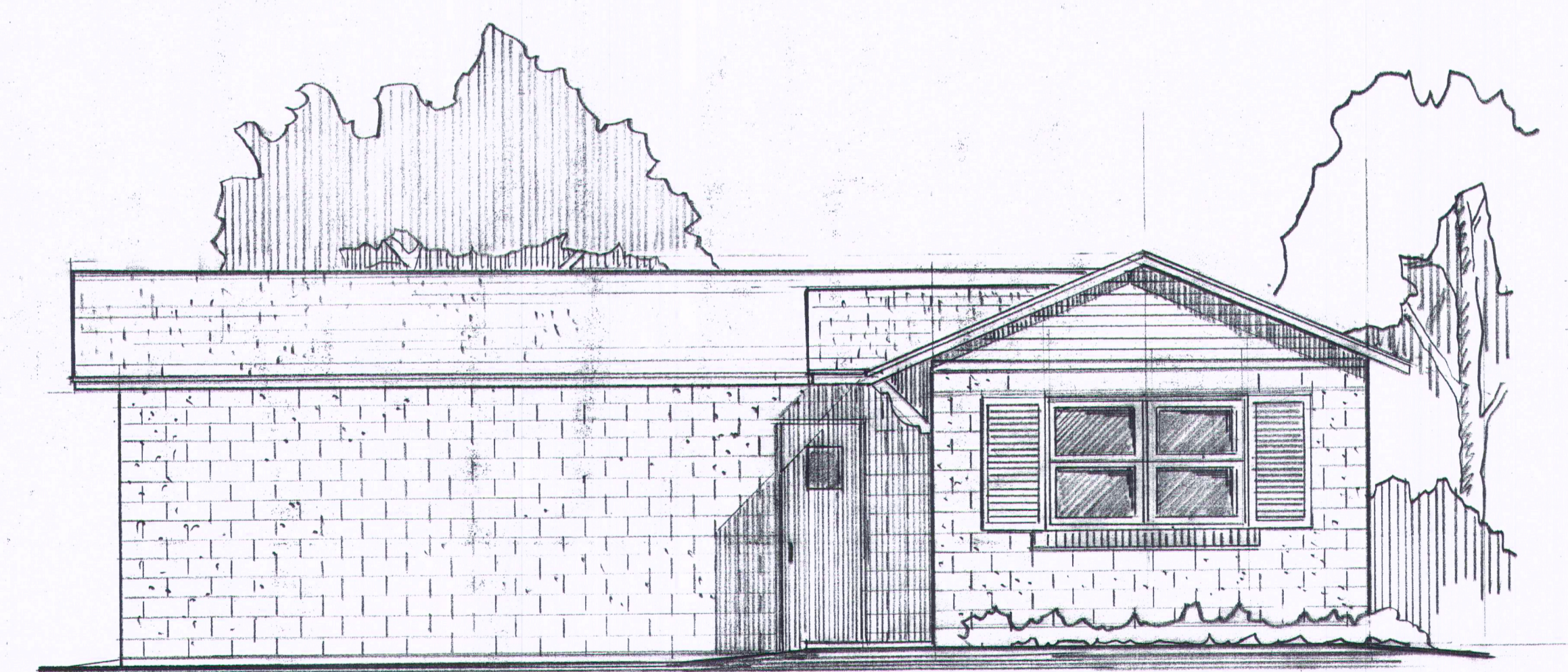
**4 NORTH ELEVATION** 1/4"



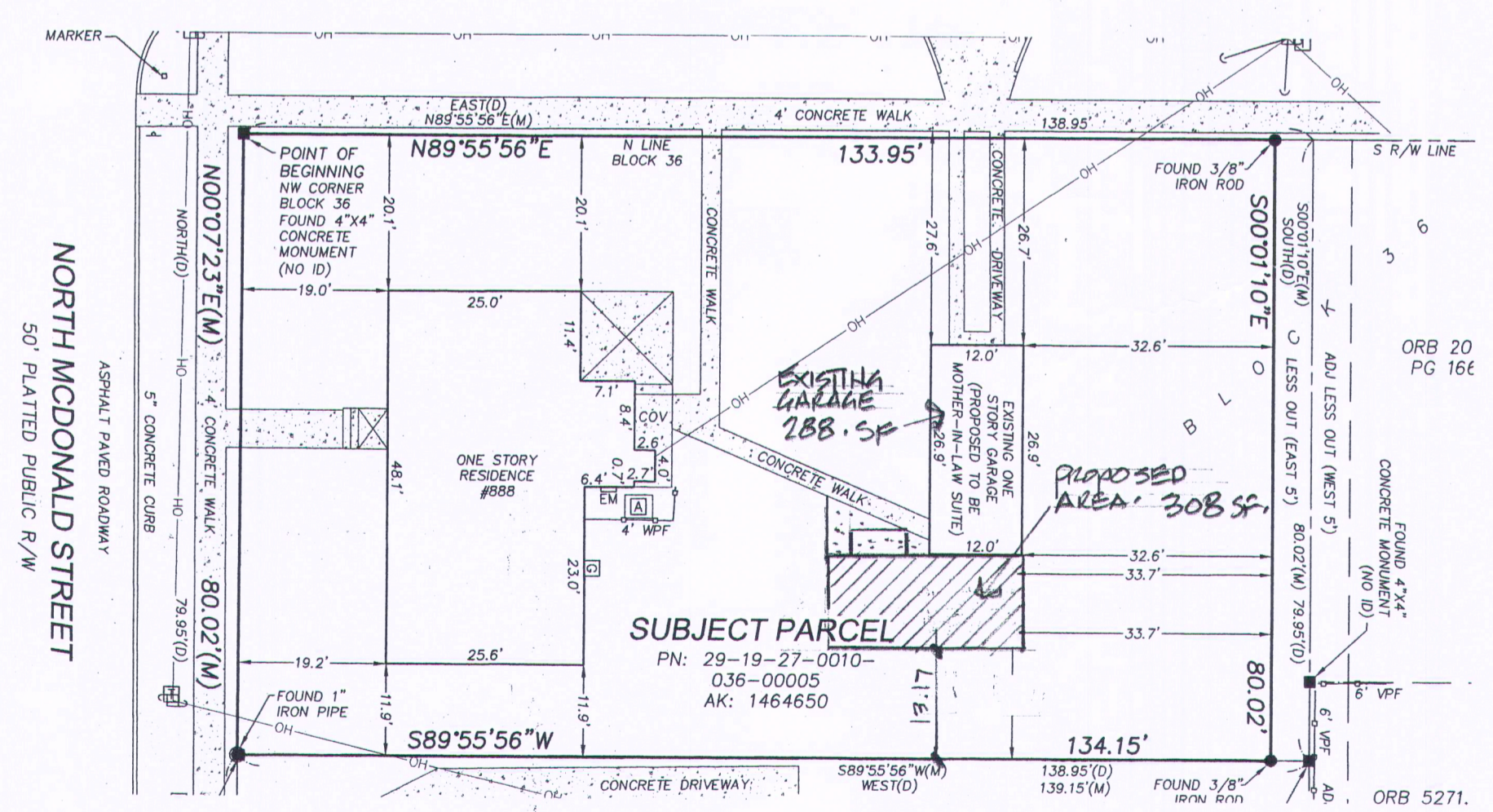
**3 SOUTH ELEVATION** 1/4"



**2 EAST ELEVATION** 1/4"



**1 WEST ELEVATION** 1/4"



**6 SURVEY/SITE** 1-20"  
 TOTAL SF IS 596 S.F.