



City of Mount Dora
Planning and Development
510 North Baker Street
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HISTORIC PRESERVATION BOARD
Mount Dora City Hall Board Room
510 North Baker Street, Mount Dora, Florida
February 25, 2026 at 3:00 PM

AGENDA

- I. Call To Order
- II. Roll Call With Determination Of Quorum
- III. Approval of Minutes from January 28, 2026
- IV. Public participation/comments on items not on the agenda
- V. New Business
 - 1.) Tab 1 - 619 E 7th Avenue
 - 2.) Tab 2 - 950 McDonald Street
- VI. Other Business
 - 1.) Tab 3 – Mural Application in Sunset Park
 - 2.) Tab 4 - Grants for Historic Preservation and the Mount Dora CRA
 - 3.) Tab 5 - Princess Theater Restoration Efforts by the 5th Avenue Revival Group
- VII. Staff Updates
- VIII. Board Updates
- IX. Announcement of next scheduled meeting: March 25, 2026
- X. Adjournment

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

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

NOTICE: In accordance with the Americans with Disabilities Act (“ADA”) and Florida Statutes, Section 286.26, persons with disabilities needing a reasonable accommodation to participate in a public hearing or meeting should contact the City of Mount Dora’s ADA Coordinator at least 48 hours prior to the proceeding. The ADA Coordinator may be contacted by phone at 352735-7126, ext. 1111, or by email at clerk@cityofmountdora.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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HISTORIC PRESERVATION BOARD MEETING
City Hall Conference Room, 510 N. Baker Street, Mount Dora, FL
Wednesday, January 28, 2026 – 3:00 PM

MINUTES

I. CALL TO ORDER

Having been duly noticed as required by law, the January 28, 2026 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, SWEARING IN AND EX PARTE COMMUNICATION DISCLOSURE

Present: Daniel Wick, Det Joks, Juan Diaz, Robert Gordon, Joseph Newton

Absent: Gabrielle Baraglia- Gunderson

City Staff: Michele Janiszewski, Deputy Planning Director; Whitney Scott, Associate Planner; Ryan Winkler, Senior Planner; Ryan, City Attorney Esq.

III. ELECTION

A. Chair

On a motion by Mr. Wick, seconded by Mr. Gordon, the board voted to nominate Mr. Joks as Chair; with a 4-0 vote.

B. Vice Chair

On a motion Mr. Wick, seconded by Mr. Gordon, the board voted to nominate Mr. Diaz as Vice-Chair; with a 4-0 vote.

IV. APPROVAL OF MINUTES

On a motion by Mr. Diaz, seconded by Mr. Wick, the board voted to approve the meeting minutes dated December 10, 2025; with a minor amendment to page four clarifying that Mr. Gordan has been re-appointed.



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V. PUBLIC PARTICIPATION/HEARING FOR NON-AGENDA ITEMS

None

VI. CERTIFICATE OF APPROPRIATENESS

A. 1022 Donnelly Street - Roof

- i. Ex Parte Communication Disclosure**
- ii. Swearing.**
- iii. in of staff/applicants**
- iv. Staff presentation**
- v. Public Input**
- vi. Board Discussion**

Ms. Janiszewski provided a summary of the proposed application and stated that staff recommends approval of the application, if the roof is unable to be repaired and requires replacement.

Discussion on why the applicant is requesting asphalt shingles vs. steel shingles.

The applicant stated that they believed it would look better if it's all one material.

Discussion clarifying what materials the applicant is intending to use.

On a motion by Mr. Wick, seconded by Mr. Diaz, the board voted to approve the application as presented; unanimously with a 5-0 vote.

B. 415 E. 3rd Ave – Garage

- i. Ex Parte Communication Disclosure**
- ii. Swearing in of staff/applicants**
- iii. Staff presentation**
- iv. Public Input**
- v. Board Discussion**

Ms. Janiszewski provided a summary of the proposed application and stated that staff recommends approval of the application as presented. discussion on # of houses on property.



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Mr. Gurreo stated that the roof on the garage will compliment the roof on main house. Both will have same tile.

Discussion on purpose of four bay garage.

The applicant stated that the intent is to store boats and cars.

Discussion on if plumbing will be installed. The applicant stated yes and confirmed that it will be for washing vehicles

Ms. Janiszewski clarified acreage.

On a motion by Mr. Diaz, seconded by Mr. Newton, the board voted to the approve the application as presented; unanimously with a 5-0 vote.

C. 535 N Donnelly Street – Roof

- i. Ex Parte Communication Disclosure**
- ii. Swearing in of staff/applicants**
- iii. Staff presentation**
- iv. Public Input**
- v. Board Discussion**

Ms. Janiszewski provided a summary of the proposed application and stated that staff recommends approval of the application as presented, if the metal shingles are unable to be repaired.

Applicants, Mr. Edmonds and Mr. Barnett provided a visual of Victorian style samples for boards/ staff. The applicants clarified that the same design of originals will be used.

Ms. Janiszewski reiterated that they application is just for a re-roof.

Discussion on when roof cresting was removed.

The applicants stated that they believe it's a result of a previous hurricane. There no plans to re-install.



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Discussion regarding what is being re-roofed. The applicant stated it's mainly the second level.

On a motion by Mr. Wick, seconded by Mr. Diaz, the board voted to approve the application as presented; unanimously with a 5-0 vote.

D. 322 Alexander Street - Doors

- i. Ex Parte Communication Disclosure**
- ii. Swearing in of staff/applicants**
- iii. Staff presentation**
- iv. Public Input**
- v. Board Discussion**

Ms. Janiszewski provided a summary of the proposed application and stated that staff recommends approval of the application, with the condition that the grid pattern is replicated on the new door.

Applicant Mr. Sprinkle from Sprinco Construction, stated that the doors are falling off the hinges. The intent is to make them all uniform.

Mr. Sprinkle clarified that they are wanting to do a composite frame with fiberglass door and wood grain. It will be a painted surface, since they cannot match the original because they are so old.

Mr. Sprinkle stated that the doors will be same tarnished color and fifteen panes.

On a motion by Mr. Gordon, seconded by Mr. Newton, the board voted to approve the application as presented; unanimously with 5-0 vote.

E. 710 N. Grandview Street - Reroof

- i. Ex Parte Communication Disclosure**
- ii. Swearing in of staff/applicants**
- iii. Staff presentation**
- iv. Public Input**
- v. Board Discussion**



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Ms. Janiszewski provided a summary of the proposed application and stated that staff recommends approval of the application, with the condition that the metal roof is an earthy or muted color and not silver.

Mr. Couse from Vedder Roofing stated the metal chose for the roof is flat finish, muted grey

Mr. Vedder from Vedder Roofing, stated he has seen multiple houses in the historic district with the same muted grey that have been approved. Mr. Vedder clarified that it's not a painted polished surface.

On a motion by Mr. Newton, seconded by Mr. Wicks, the board voted to approve the application as presented; unanimously with a 5-0 vote.

- F. 617 N. Clayton Street - Reroof**
 - i. Ex Parte Communication Disclosure**
 - ii. Swearing in of staff/applicants**
 - iii. Staff presentation**
 - iv. Public Input**
 - v. Board Discussion**

Ms. Janiszewski provided a summary of the proposed application and stated that staff recommends approval of the application with conditions that the metal roof is standing seam/concealed fastener and the metal roof is an earthy or muted color.

Mr. Ruis from Skymark Roofing, stated the owner wants to switch from shingle to metal for long-term durability. The material will be an earthy grayish blue color and will not be reflective.

Mr. Ruis provided "exhibit A" as a example to the board members/staff.

Ms. Janiszewski asked that applicant email "Exhibit A" over to her for the record.

On a motion by Mr. newton, seconded by Mr. Gordon the board voted to approve the application as presented; unanimously with 5-0 vote.



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VII. OTHER BUSINESS/STAFF UPDATES

Discussion on postponing Sunshine Law presentation until all board members are present.

Discussion regarding when a presentation on the new guidelines will be provided.

Ms. Janiszewski stated that the guidelines have to be taken to City Council. Board members are welcome to attend meeting, she will provide more details prior to meeting date.

Conversation on sign restoration for a property downtown.

Discussion on repair grants for Princess theater restoration. The board asked if staff can arrange a meeting with the owners to further discuss restoration options.

Conversation regarding Code Enforcement looking into the interior of the Princess theater.

Discussion on revisiting the code for demolition by neglect and grants/loans for those in the historic district in need of renovations.

Ms. Janiszewski stated that there are some statewide grant opportunities.

The board asked for a map of CRA boundaries.

VIII. ANNOUNCEMENT OF NEXT SCHEDULED MEETING DATE: March 25, 2026 (3:00pm)

IX. ADJOURNMENT

On a motion by, seconded by, the board

*, Chairman
Historic Preservation Board*

*Whitney Scott
Associate Planner*



DATE: February 25, 2026
TO: Historic Preservation Board
FROM: Michele Janiszewski, AICP, Senior Planner
RE: **Tab 1 - Certificate of Appropriateness; 619 E 7th Avenue (Location); Multiple Modifications (Proposed Work); Megan Craycraft (Owner and Applicant).**

Property Information:

Address: 619 E 7th Avenue **Current Use:** Residential
Zoning District: R-2 **Land Use:** Medium Density

Structure Information:

Date of Construction: 1882 **Style:** Frame Vernacular
Siding: Vinyl **Stories:** 1.5
Roof Type: Cross Gables **Chimneys:** Three; Brick
Roof Material: Composition Shingles **Porch:** One, Closed

Background on Architectural Style:

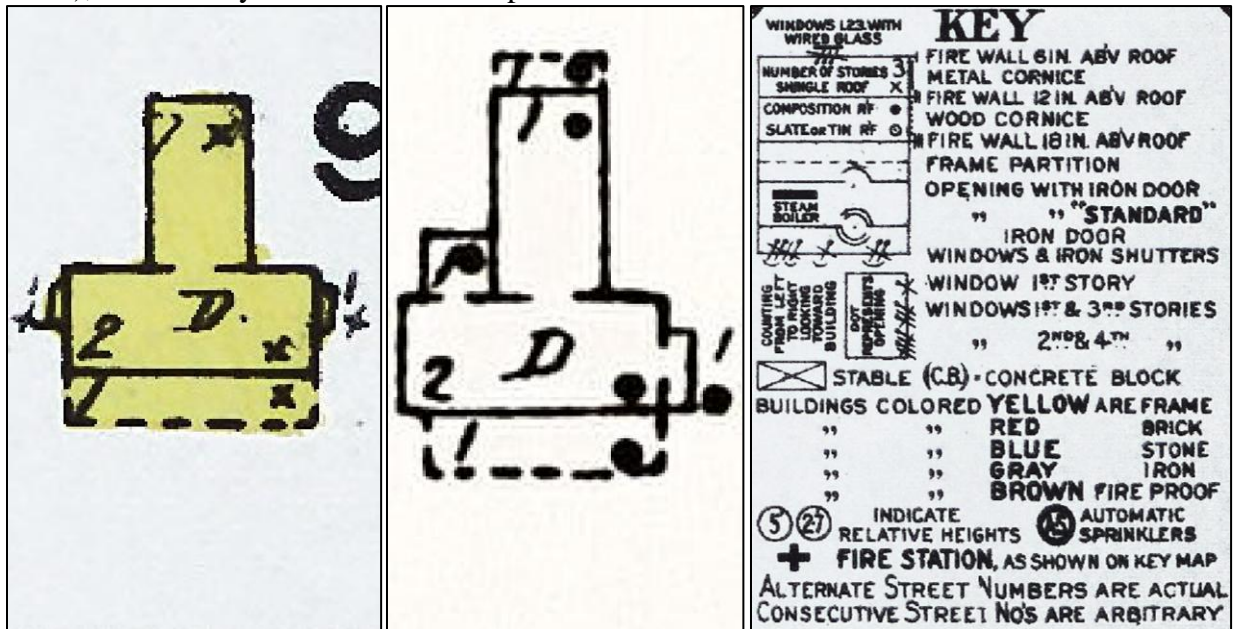
The subject residence was constructed in the Frame Vernacular style. This style of buildings were first constructed by lay or self-taught carpenters to provide basic shelter without attention to architectural style. The buildings reflect locally available building materials, the skills and regional background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

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

Plan: regular, rectangular; ell and irregular also common.
Foundation: Piers, wood, tabby or coquina prior to Civil War; brick, concrete block after.
Height: one to two and one-half stories.
Primary Exterior Material: horizontal wood siding; less common, wood shingles, board and batten.
Roof type: gable, less common hip, pyramidal; false front on commercial buildings.
Roof Surfacing: wood shingles during 19th Century; metal during late 19th, composition and asbestos shingles beginning in 1920s.

Property History:

Below are images of the house from the 1920s Sanborn Map, the 1926 Sanborn Map (Black and White), and the Key on the Sanborn Maps.



The 1920 Sanborn map shows a two-story frame building with a one-story front porch, one story rear extension, and shingle roof. The 1926 Sanborn map shows the residence with an addition, rear porch, and composition roof. The Sanborn maps do not indicate the number of chimneys on the structure.

Requested Action:

The Applicant is requesting multiple modifications; specifically:

1. Open up the front porch by removing the windows and siding; restoring the columns; and adding a 36" wood railing.
2. Remove the existing aluminum and jalousie windows and replace with vinyl windows.
3. Remove dilapidated, non-original bathroom addition.
4. Add an addition to the rear of the property squaring in the house with a master bath, laundry area, half bathroom and laundry room.
5. Construct new wood deck to provide an entrance to the addition.
6. Remove two of the three chimneys.
7. Reconfigure the windows on the second story southern façade.
8. Remove vinyl siding and replace with hardi board cement board siding.

The Sanborn maps show that the southern portion of the house was originally a one-story open porch. Over the years, the porch was enclosed and a second story was added to the porch which currently houses a home office and bathroom. The Applicant states that the two chimneys and bathroom addition proposed for removal are not original to the house and are in poor condition. The northern chimney is structurally unsound and unsafe.

Existing and Proposed Second Floor Plan



Existing and Proposed Southern Façade

Reopen first floor front porch, remove eastern chimney, reconfigure windows



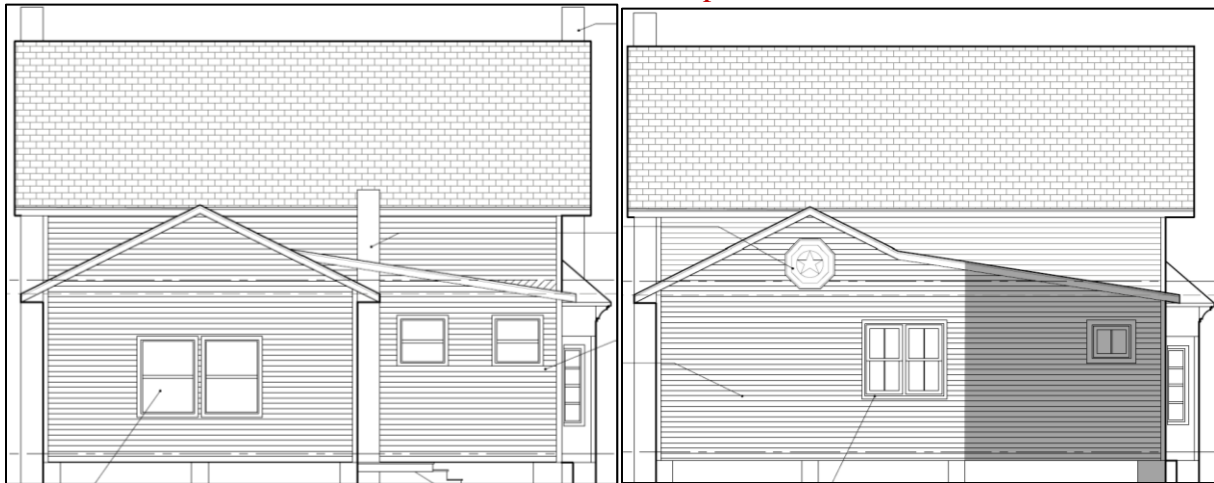
Existing and Proposed Western Façade

Remove dilapidated bathroom addition, remove northern and western chimney, construct addition with wood porch



Existing and Proposed Northern Façade

Remove dilapidated bathroom addition, remove northern and western chimney, construct addition with wood porch



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:

Roof Design and Configuration

1. **Preservation:** Preserve roofs and roof elements that are significant to a building's historic character, including form, shape, pitch, materials, and decorative features such as gables, dormers, and chimneys.
2. **Gable and Eave Details:** Preserve historic roof detailing, cornices, bargeboards, gable vents, parapets, and eaves. Leave historically exposed rafter ends and eaves open and uncovered.
3. **Removals:** Only remove roof elements that are not historic.
4. **Deteriorated Features:** If deteriorated features require replacement, in-kind features that match the original materials, form, shape, function, color, and size should be used.

Chimneys

1. **Inspection:** Chimneys should be inspected annually. Evidence of movement, leaning or cracking should be addressed immediately. A structural engineer may be required if a chimney appears unstable to determine an appropriate course of action.
2. **Repair:** Chimney repairs should be undertaken by a professional experienced in historic masonry. Brick coursework patterns, ornamental brickwork, corbelling, and other decorative features should be retained.
3. **Missing Materials:** Missing chimney materials should be replaced and matched in-kind.
4. **Reconstruction:** If severe structural issues cause a safety concern or building issue, the chimney may be reconstructed. Existing materials, such as historic brick, should be salvaged, when possible, for use in the reconstruction.
5. **Capping Unused Chimneys:** Cap unused historic chimneys with an appropriate material, such as flagstone or thin concrete slab, to keep water and animals out. Contemporary metal cap flashing is not appropriate for historic buildings.

Synthetic Replacement Materials

1. **Replacement vs Preservation:** Synthetics including fiber cement board (such as Hardie board) or composite materials should not be used as replacement materials for authentic wood siding. Cement board has a standard thickness and profile that often does not match the dimensions or profiles of historic wood siding.
2. **New Additions:** Synthetic materials such as fiber cement board or composites may be used to simulate wood siding and details in new additions to the sides and rear facades of historic buildings.
3. **Type and Finish:** When allowed, fiber cement board, polymers and other composites must be smooth which better replicates the appearance of traditional painted wood siding. Do not use the planks with the false wood/raised grain option. Most historic wood siding does not actually look like this unless it was rough- sawn, which is a very old construction technique that pre-dates most of the structures in Mount Dora. The replacement material must be

painted on-site (not pre-painted) so that it matches the wood of adjacent portions of the building.

4. **Vinyl Siding:** The use of vinyl siding is not appropriate or permitted for new additions or construction in the historic district.

Pointing and Mortar

1. **Repointing:** Open mortar joints should be repointed with mortar that matches the color, texture, strength, joint size, and tooling. The visual continuity between existing historic materials and the new patches should be consistent.
2. **Removing Mortar:** Do not use power tools to remove historic mortar as they can chip and scar the adjacent masonry.
3. **Mortar Analysis:** Mortar analysis can be performed for a modest cost and can be used to prepare a custom specification for new mortar that matches the materials and composition of the historic mortar. As a last resort, if matching the historic mortar is not feasible, a commercially available “Class N” cement mortar may be used, which is a mix preferred for soft brick or stone masonry.
4. **Color and Texture:** Pointing mortar for a historic building should match the historic mortar in color and texture. Sand should be used as a coloring agent whenever possible instead of commercially available tints or standard, grey-colored mortars.

Historic Entrances

1. **Preservation:** Preserve, repair, and maintain historic entrances that are significant to the building and contribute to the building’s character.
2. **Entrance Components:** Preserve and retain the various components of historic entrances, including walkways, steps, railings, entry porch and porch roof, posts, columns, landings, stoops, and detailing.

Windows and Window Treatments

- a. **Preservation:** As a high priority, retain, preserve, and maintain authentic historic windows if still present from the date of a building’s construction.
- b. **Later Windows:** Windows that have been added through subsequent historic periods can also gain significance in their own right. These should be retained unless the window negatively impacts the character of the building.
- c. **Window Elements:** Retain elements that contribute to the character of a historic window, including frames, sash, muntins, mullions, glazing, hardware, sills, lintels, and surrounds. Altering or removing such features diminishes the architectural integrity of the building.
- d. **Window Deterioration:** Do not replace windows that are significant unless they are missing or deteriorated beyond repair. Peeling paint, broken glass, missing putty, stuck sashes, and high air infiltration are all problems that can be remedied and do not constitute valid reasons for replacement.
- e. **Window Repair:** Repair historic windows retaining original materials and fabrication techniques. Replace missing or broken pieces in-kind. Appropriate epoxy consolidates or fillers may be used to strengthen and save deteriorated wood.
- f. **Limited Replacement:** Do not replace an entire window if limited replacement of deteriorated parts is possible. Many elements that are particularly susceptible to weathering,

such as muntins, can be replaced without replacing the whole window. Surviving prototypes can be used to reconstruct missing elements. Replacement elements should be visually and physically compatible with the remaining portions of the window.

- g. Window Hardware:** Window hardware and operating mechanisms should be retained but are often in need of repair. Elements such as the sash locks, cords or ropes, window pulls, and weights found in historic wood windows can be easily repaired and, if necessary, replaced in-kind.
- h. Weatherstripping:** If needed to reduce air infiltration, weatherstripping can be applied to existing historic windows. Weatherstripping can be installed between the window frame and operable sash, or along the meeting rails of the top and bottom sash, and this can dramatically increase energy efficiency.
- i. Tint or Film:** Do not apply colored or reflective tint or insulating film to the window glass. Blinds or curtains may be added to the interior for privacy and increased thermal performance.
- j. Window Openings:** Avoid enlarging, reducing, or filling in historic window openings.

Replacement Windows

1. **Replacement:** Only replace historic windows if they are severely deteriorated and cannot be repaired; or that are missing; or that have already been replaced with windows that are not historically significant to the building and are inappropriate to its character.
2. **Reproduction Windows:** Replacement windows should be accurate reproductions of historic windows using historical, pictorial, and physical documentation in their design.
3. **Manufactured Windows:** If an accurate reproduction window is not an option, a new manufactured window may be installed provided that the new replacement window is consistent with the historic character of the building and matches the original window's light configuration, muntin profile, operational movement, and size.
4. **Research:** If new windows are replacing non-original windows in a historic building and the historic window configuration is not known, research similar local historic examples to determine the most appropriate configuration and profile of a new window to be installed in the historic opening.
5. **Retain Historic Frames:** When possible, replace only the sash, leaving the historic frame and sill intact. Install weatherstripping between a new sash and the historic frame to enhance thermal performance.
6. **Window Size:** New windows should be fabricated to match the full size of the historic window opening.
7. **Frame, Sill and Trim:** Retain existing historic frames if only the sashes are being replaced. If an entire new window unit is being installed, the original frame should be removed. Interior and exterior casings and trim should be carefully removed and labeled prior to sash installation, then reinstalled afterwards. Retain existing sills if possible or match the existing sill details with new materials.
8. **Wood Windows:** When possible, historic wood windows should be replaced with new all-wood windows, with a painted finish. However, aluminum-clad wood windows or composite windows (such a Fibrex) are also acceptable options.
9. **Vinyl and all-aluminum:** Vinyl windows are not acceptable for use in historic buildings because of their inferior quality and short life spans. All-aluminum may be allowed, but do

not use standard, mass-produced aluminum windows that do not match the original units in size, proportion, or detailing.

10. **Vinyl as Special Exceptions:** For new construction, accessory buildings, rear additions to historic houses, or non-contributing structures in the district, vinyl windows may be allowed by special exception. Their usage shall be reviewed on a case-by-case basis.
11. **Window Replacement Types:** Replacement windows should be the same type and operate the same way as the historic windows did. Historic double-hung windows should be replaced with double-hung or single-hung windows; historic casement should be replaced with casement; historic awning windows should be replaced with awning; historic fixed windows should remain fixed; etc. The number of panes within each sash should be replicated in the new windows.
12. **Jalousie Windows:** Jalousie windows were a popular window type for the 1950s and 1960s. While they very much contribute to the mid-century style, replacement is common since they are not energy efficient. The most appropriate replacement for jalousie windows are single pane casement windows (with no muntins) or single pane fixed windows.
13. **Steel Casement Windows:** Steel casement windows were popular from the 1930s through the 1950s, partly due to a decrease in the availability of quality lumber. Steel casement windows are a unique window type because they are no longer in standard production. Their restoration should be considered before replacement.
14. **Insulated Glass:** The use of insulating glass to increase the thermal performance of windows is acceptable.
15. **Muntins:** Muntins are thin pieces of wood that separate the windowpanes. The historic muntin profile and depth should be replicated in replacement windows or restoration endeavors. While true-divided lights are preferred, simulated divided lights are acceptable, provided they have a raised profile on the exterior of the glass. Flat muntins, adhered to the surface or applied as a grille between panes of glass, are not appropriate. Flat muntins do not affect light and shadow distribution and therefore do not authentically replicate true divided lights. Flat muntins are less structurally sound and are prone to cracking and peeling.

Historic Porches

1. **Preservation:** Preserve, repair, and maintain historic porches associated with buildings in the historic district. Repair damaged or deteriorated elements of historic porches. Repair is always preferred over replacement.
2. **Replacement Materials:** Wood is the most appropriate replacement material for posts, railings, and decorative woodwork for porches. Compatible substitute materials may be considered for non-structural elements only, such as external PVC trim, a composite material that replicates wood. Trim and detail elements that are customized from PVC trim or other material must match the historic wood appearance, including the design, shape, and size.

Porch Enclosures

1. **Enclosing Original Porches:** Historic porches should not be enclosed with walls and/or windows to create or expand the interior living space.
2. **Screens:** Porches on the primary façade, including wrap-around porches and verandas, that were originally built as open-air spaces should not be enclosed with screening.
3. **Limited Enclosures:** On secondary or rear elevations, porch enclosures may be permitted if

they do not require removing original trim and details. The installation should retain the visibility of historic details, which may require placing screening, glass, or other enclosure material behind the historic posts, railings, and balusters.

4. **Restoration of Open Porches:** Reopening enclosed porches is highly encouraged. Missing features should be designed based on physical, historic, or pictorial documentation.

Additions and New Construction: Site Layout and Orientation

- a. **General Layout:** Retain historic property line patterns, street relationships, setbacks, building orientation, established circulation patterns, and landscape elements.
- b. **Size Location of Additions:** Additions should be located on the side or rear elevation as opposed to the primary facade. The size and scale of additions should be proportionate to the historic building and clearly subordinate to it.
- c. **Setbacks:** Where there are established and consistent setbacks, setbacks of new construction should match that of neighboring properties.
- d. **Spacing Between Buildings:** The spaces between buildings help define the spatial character of the historic district. New construction should follow the existing patterns of building widths and spaces between buildings.
- e. **Secondary Structures:** Secondary structures such as garages and sheds should be located in a manner consistent with existing secondary structures in the district, generally to the rear and side of the primary 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 recommend reopening previously enclosed porches; and
2. The request is consistent with the Mount Dora Historic Design Guidelines which recommend placing additions on the side or rear façade to remain consistent with the existing contextual setbacks; and
3. The request is consistent with the Mount Dora Historic Design Guidelines which

discourage vinyl siding and encourage hardiboard cement board; and

4. The request is consistent with the Mount Dora Historic Design Guidelines which state that Jalousie Windows are not energy efficient and appropriate to be replaced; and
5. The request is **inconsistent** with the Mount Dora Historic Design Guidelines which state that chimneys should be preserved and if severe structural issues cause a safety concern or building issue, the chimney may be reconstructed; and
6. The proposed work is compatible with the architectural style of the building; and
7. The request is promotes visual compatibility with the exterior architectural of adjacent, neighboring or visually related buildings, structures, sites and streetscapes as required by LDC Section 3.6.4 (2)(b).

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

1. Open up the front porch by removing the windows and siding; restoring the columns; and adding a 36” wood railing.
2. Remove the existing aluminum and jalousie windows and replace with vinyl windows.
3. Remove dilapidated, non-original bathroom addition.
4. Add an addition to the rear of the property squaring in the house with a master bath, laundry area, half bathroom and laundry room.
5. Construct new wood deck to provide an entrance to the addition.
6. Remove two of the three chimneys **if the chimney on the western façade cannot be salvaged or reconstructed.**
7. Reconfigure the windows on the second story southern façade.
8. Remove vinyl siding and replace with hardi board cement board siding.

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
1998 Site Form
2008 Site Form



CITY OF MOUNT D O R A

Site Photos



Western Façade



Chimney on Western Façade and Chimney on Northern Façade



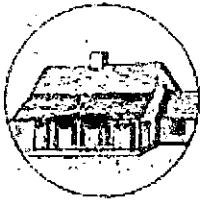
Eastern Façade



Chimney on Eastern Façade



Original
 Update
(give site#)



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 3.0 11/96

Consult Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) Guller-Eaton House Multiple Listing [DHR only]
Survey Mount Dora Historical Survey Phase II Survey # _____
National Register Category (Please check one: consult with Site File before using last four): building structure district site object

LOCATION & IDENTIFICATION

Address (include N,S,E,W; #; St., Ave., etc.) 619 E 7th Ave
Cross Streets (nearest / between) Grandview / Clayton
City / Town (within 3 miles) Mount Dora In Current City Limits: y n unknown
County Lake Tax Parcel #(s) 1665370
Subdivision name Brun's subdivision of Gullers Block 24 Lot 102 & Mrs. Eaton's lot
Ownership (Please check one): private-profit private-individual city county Native American
 private-nonprofit private-unspecified state federal foreign unknown
Name of Public Tract (e.g., park) _____
Route to (especially if no street address) _____

MAPPING

USGS 7.5' Map Name & Date Eustis 1966 PR 1980
Township 19S Range 27E Section 29 1/4 section: NW SW SE NE Irregular-name: NA
Landgrant NA UTM: Zone 16 17 Easting _____ Northing _____ 0
Plat or other map (map's name, location) Plat Book 5 Page 24

DESCRIPTION

Style* Frame Vernacular Exterior Plan* Irregular Number of Stories 1.5
Structural System(s)* Balloon wood frame
Foundation: Type(s)* Piers Material(s)* Brick
Exterior Fabric(s)* Vinyl
Roof: Type(s)* Cross gables Material(s)* Composition shingles
Roof secondary strucs. (domers etc.)* _____
Chimney: No. 3 Material(s)* Brick Location(s)* E/Exterior, wall, W/Exterior, wall, N/Exterior, wall
Windows (types, materials, etc.)* DHS; metal; 1/1 /DHS; metal; 2/2

Main Entrance (stylistic details) Double veranda is completely encased with vinyl siding
Porches: #open 0 #closed 1 #incised 0 Location(s) S/Entrance
Porch roof type(s) Gable
Exterior Ornament Bay window with imbricated wood shingles and brackets

Interior Plan* Unknown interior plan
Condition (Please check one): excellent good fair deteriorated ruinous
Surroundings (N=None, S=Some, M=Most, A=All/nearly all): A commercial A residential _____ institutional _____ undeveloped
Ancillary Features (No., type of outbuildings; major landscape features. Use continuation sheet for descriptions of interior, landscaping, etc)
Large lot with original one story outbuilding at rear of lot

Archaeological Remains _____ Check if Archaeological Form completed
* Consult Guide to Historical Structure Forms for preferred descriptions (coded fields at the Site File).

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

Consult Guide to Historical Structure Forms for detailed instructions.

HISTORY

Construction date: Exactly _____ (year) Approximately _____ (year) Earlier than _____ (year) Later than _____ (year)
 Architect (last name first): _____ Builder (last name first): _____
 Moves: yes no unknown Dates _____ Original address _____
 Alterations: yes no unknown Dates _____ Nature* _____
 Additions: yes no unknown Dates _____ Nature* _____
 Original Use* (give date ranges) _____ Residence _____
 Intermediate Uses* (give date ranges) _____
 Present Use* (give date ranges) _____ Residence _____
 Ownership History (especially original owner, dates, profession, etc.) _____

*Consult Guide to Historical Structure Forms for preferred descriptions (coded fields at the Site File).

RESEARCH METHODS (Check all choices that apply; if needed write others at bottom)

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

SURVEYOR'S EVALUATION OF SITE (Check one choice on each line)

Potentially eligible for local register? yes: name register at right no insufficient info Name of local register if eligible: Mount Dora
 Individually eligible for National Register? yes no insufficient info
 Potential contributor to Nat. Reg. district? yes no insufficient info
 Area(s) of Historical Significance (See *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.) _____

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

DOCUMENTATION (Photos, Plans, etc.)Bibliographic References (Use Continuation Sheet, give FMSF Manuscript # if relevant) Clerk of Court, Archives Research

Photographs (required) B&W print(s) at least 3 x 5, at least one main facade.

Location of negatives & negative numbers Melanie V. Barr 216 NE 5th St. Gainesville FL 32601 352-377-4217**RECORDER**Name (last name first) / Address / Phone / Fax / Email / Affiliation Barr, Melanie, 216 NE 5th St. Gainesville FL 32601
Phone/Fax 352-377-4217, e-mail - mvbdt@gru.netRemember: Use a *Supplement for Site Forms* or other continuation sheet for descriptions that do not fit in the spaces above.**REQUIRED:**

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



619



28

▶ 28A





25

▶ 25A



27

▶ 27A



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA03756
 Recorder # 243
 Field Date 3/15/2008
 Form Date 3/15/2008
 FormNo 200803
 FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? YES

GENERAL INFORMATION

Site Name (address if none) 619 E 7th Ave Multiple Listing (DHR only) _____
 Other Names _____ >> _____
 Survey or Project Name _____ Survey# _____
 National Register Category Building(s)

LOCATION & IDENTIFICATION

Street No.	Direction	Street Name	Street Type	Direction Suffix
<u>619</u>	<u>East</u>	<u>7th</u>	<u>Avenue</u>	

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

MAPPING

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

DESCRIPTION

Style Frame Vernacular Other Style _____
 Exterior Plan 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) Vinyl
 Other Exterior Fabric(s) _____
 Roof Type(s) Gable
 Other Roof Type(s) _____
 Roof Material(s) _____
 Other Roof Material(s) _____
 Roof Secondary Structure(s) (dormers etc) _____
 Other Roof Secondary Structure(s) _____
 Number of Chimneys 2
 Chimney Material _____
 Other Chimney Material(s) _____
 Chimney Location(s) _____

HISTORICAL STRUCTURE FORM

8LA03756

DESCRIPTION (continued)

Window Descriptions metal sash, metal awning

Main Entrance Description (stylistic details) _____

Porches: #open _____ #closed 1 #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 1882

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; 1882;

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

BLA03756

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: 5/26/2008

Form Comments: _____

REQUIRED PAPER ATTACHMENTS

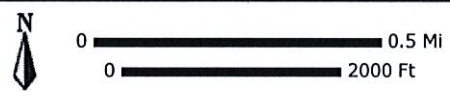
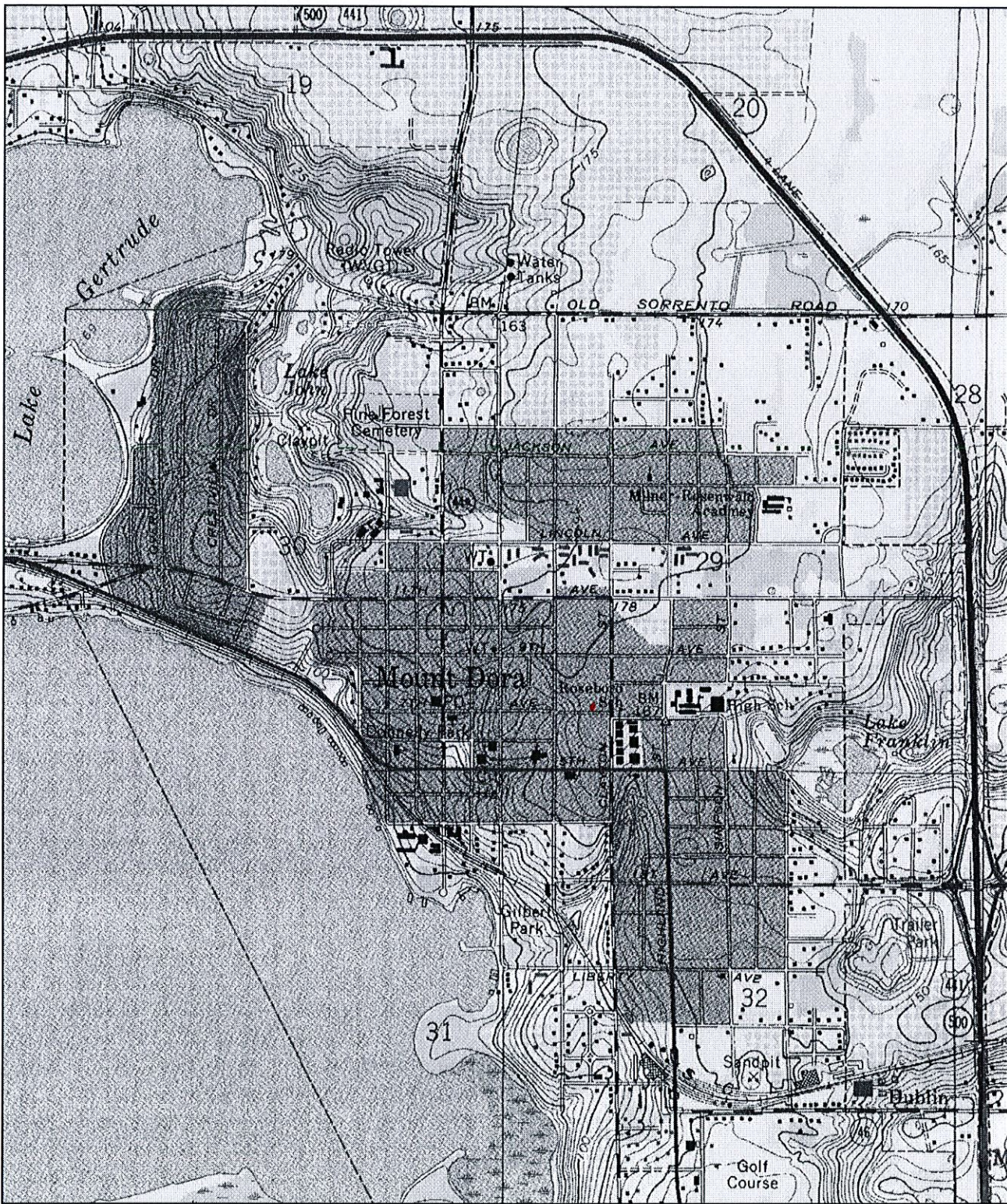
- (1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

LA03756-200803

Supplementary Printout

- > **USGS map name/year of publication or revision:**
EUSTIS;1980
- > **Township/Range/Section/Qtr:**
19S ;27E ;29;UNSP
- > **Structural system(s):**
Wood frame
- > **Foundation types:**
Continuous
- > **Foundation materials:**
Poured Concrete Footing
- > **Exterior fabrics:**
Vinyl
- > **Roof types:**
Gable
- > **Roof materials:**
- > **Roof secondary structures (dormers etc):**
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**
Private residence;1882;
- > **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)]:**

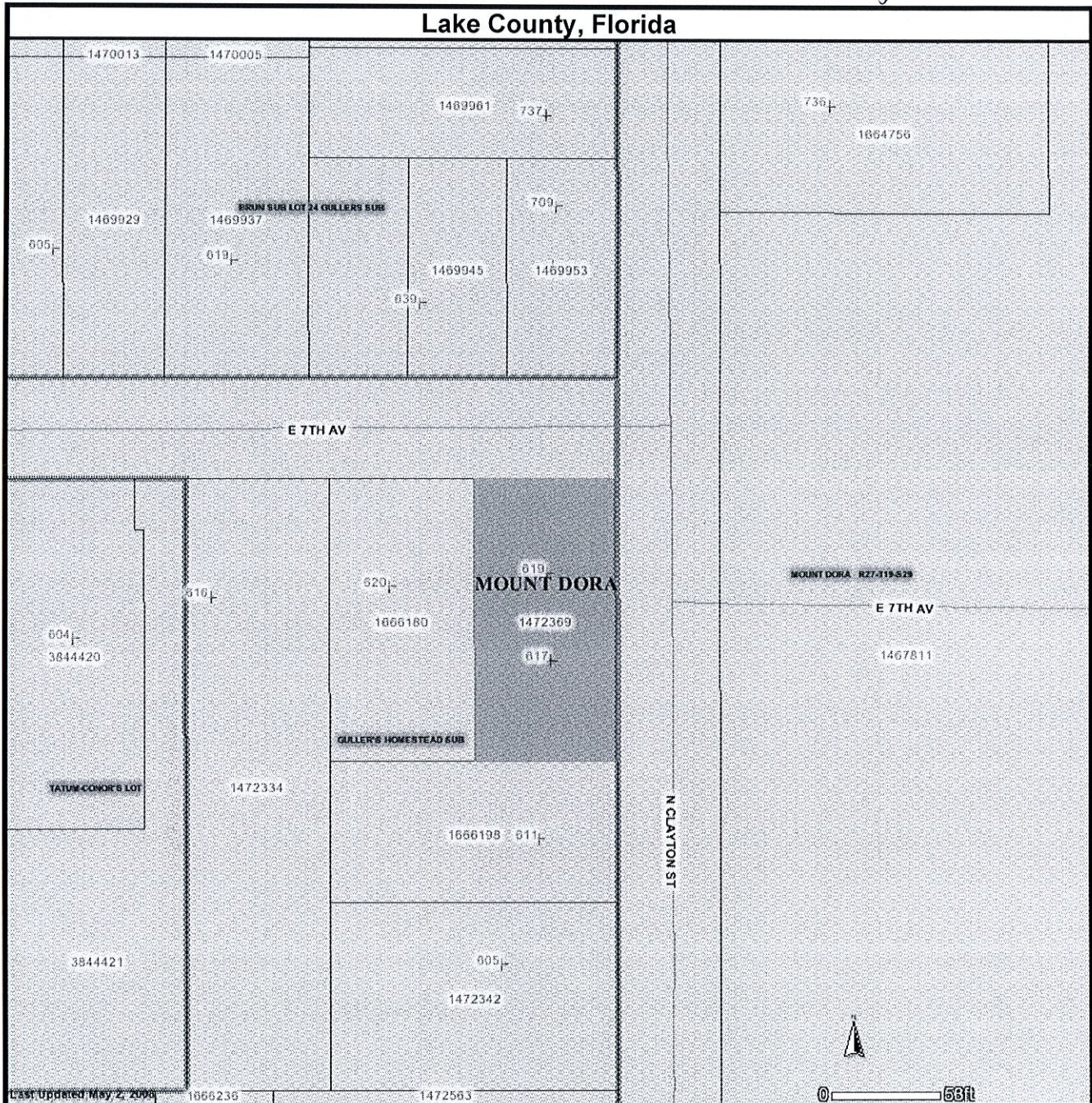
243



Map provided by MyTopo.com

LA3756

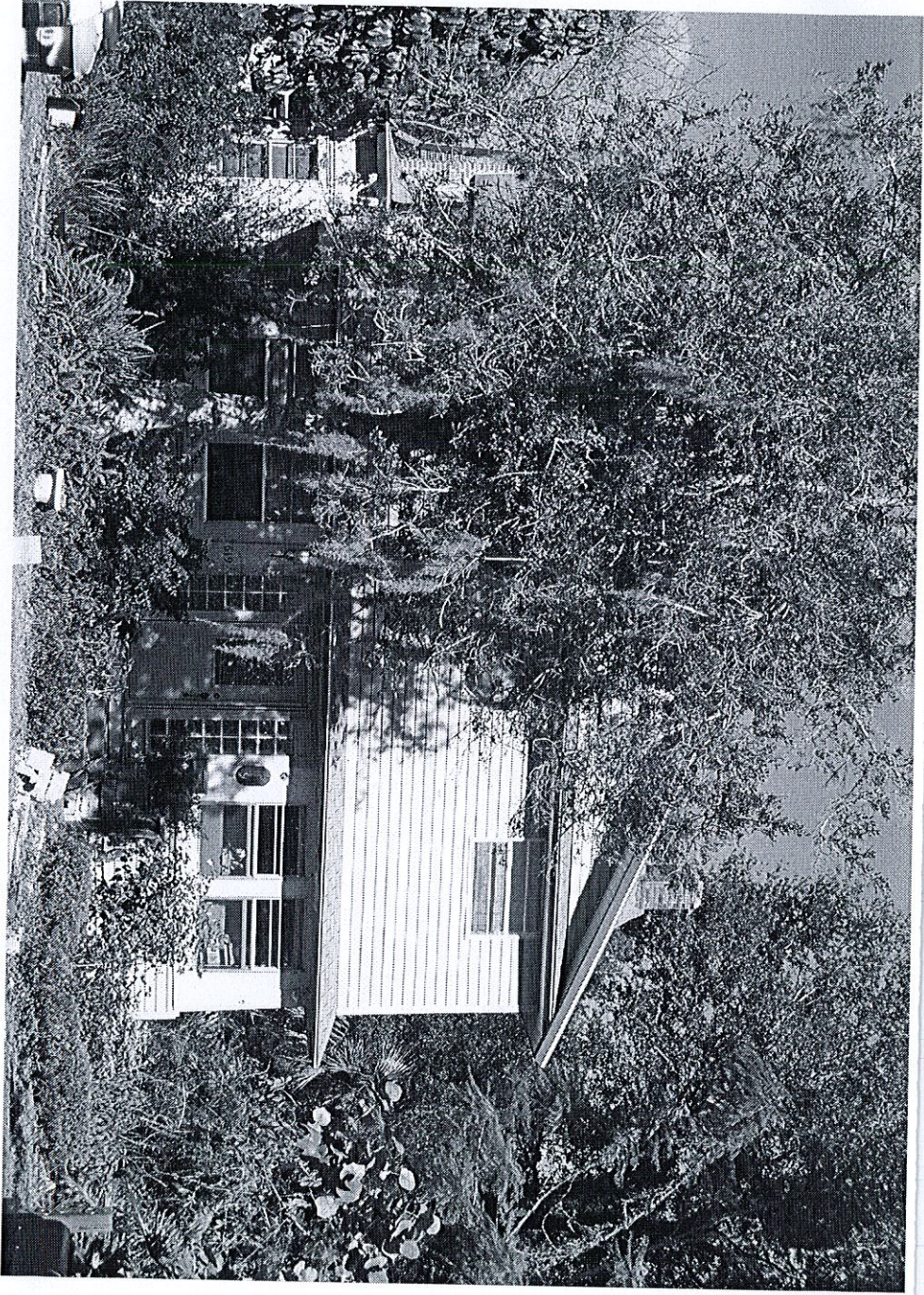
243



LEGEND

Highlighted Feature	COUNTY PROPERTY	FRUITLAND PARK
LAKE APOPKA LDR	STREETS	GROVELAND
PARCELS	BUILT	HOWEY-IN-THE-HILLS
ALTERNATE KEY NUMBERS	PLATTED NOT BUILT	LADY LAKE
STRUCTURE/ADDRESS	CITY LIMITS	LEESBURG
	ASTATULA	MASCOTTE
	CLERMONT	MINNEOLA
	EUSTIS (cont)	MONTVERDE
		MOUNT DORA (cont)

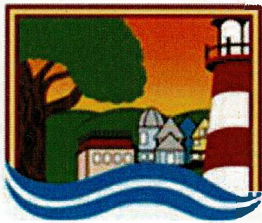
LA3756



243

LA

3756



**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: 19 East 7th Av. Alternate Key No.: _____

Property Owner: Megan Craycraft

Applicant: Megan Craycraft

Applicant's Mailing Address: 1717 Bowman St. Clermont FL 34711

Applicant's Phone Number: 407 694 1357

Applicant's Email Address: venomdms@msn.com

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

Application Type:

- New Construction Addition Renovation

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

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

Existing Materials: aluminum windows vinyl siding shingle roof

Proposed Materials: vinyl windows, shingle roof,

Is there a chimney on the building and will it be affected? yes

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

Reason for Addition / Modification: making it functional and energy efficient while replacing the historic charm.

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.

619 E 7TH AVE, MD, FL

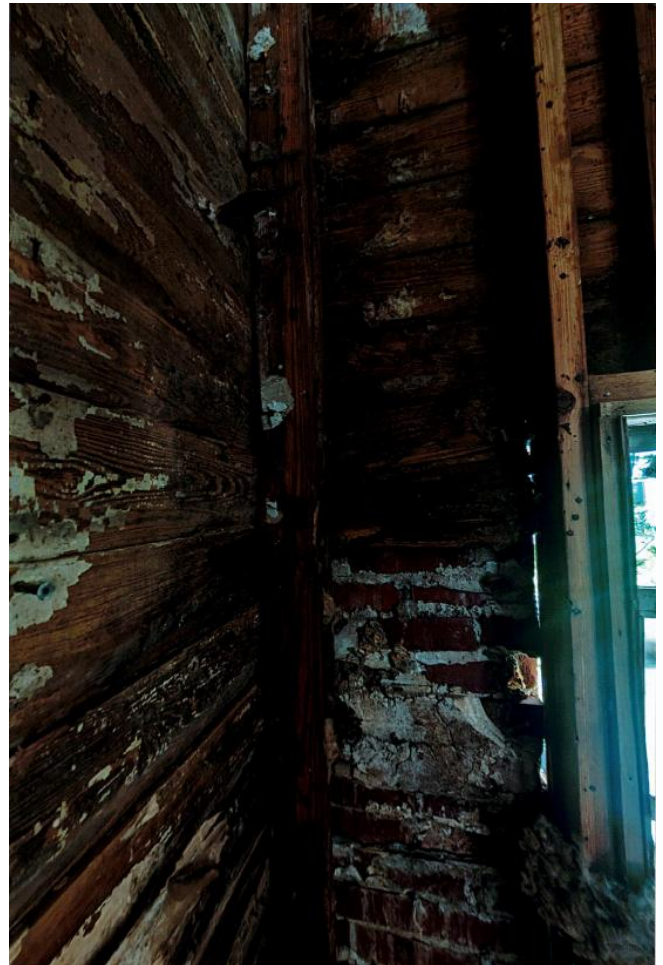
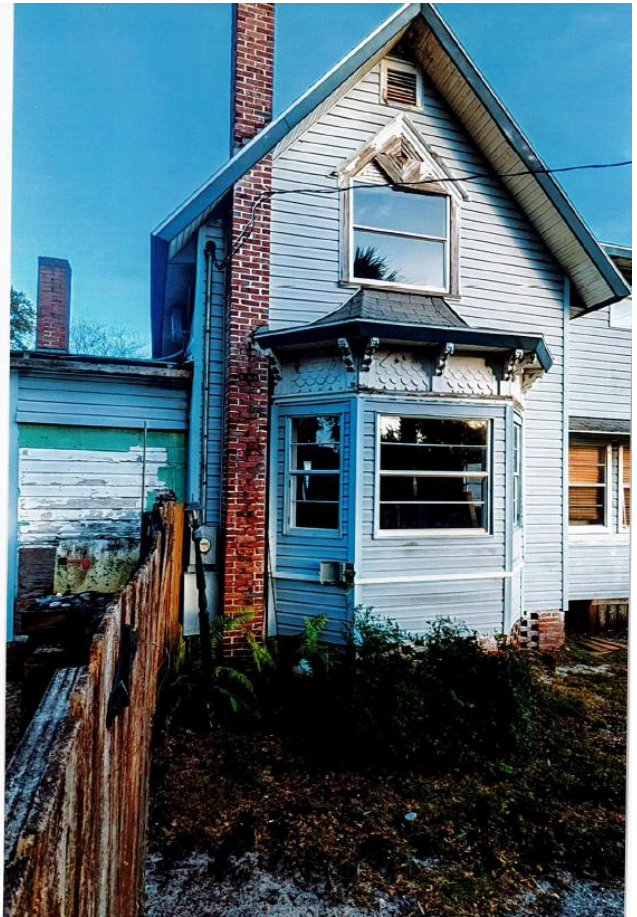


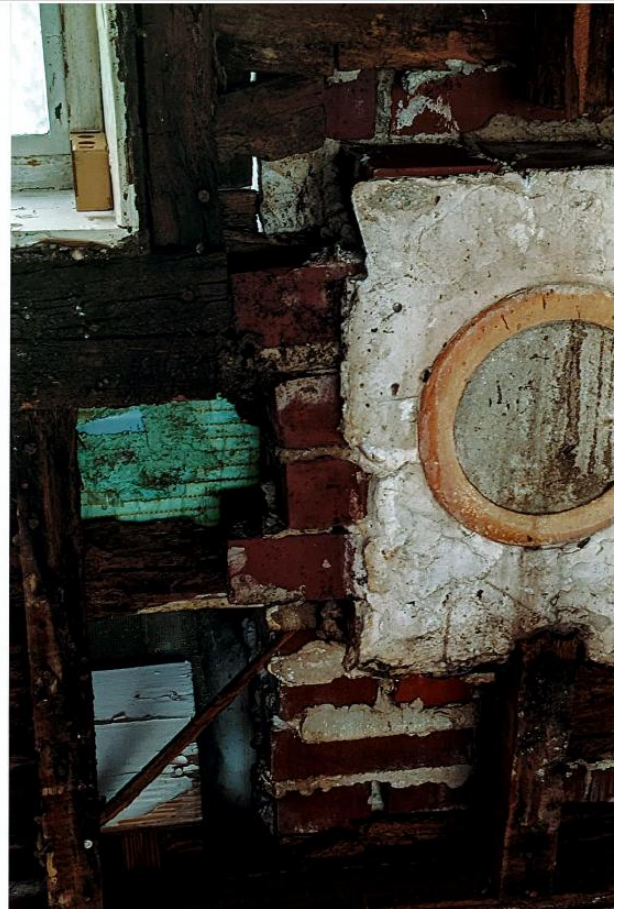
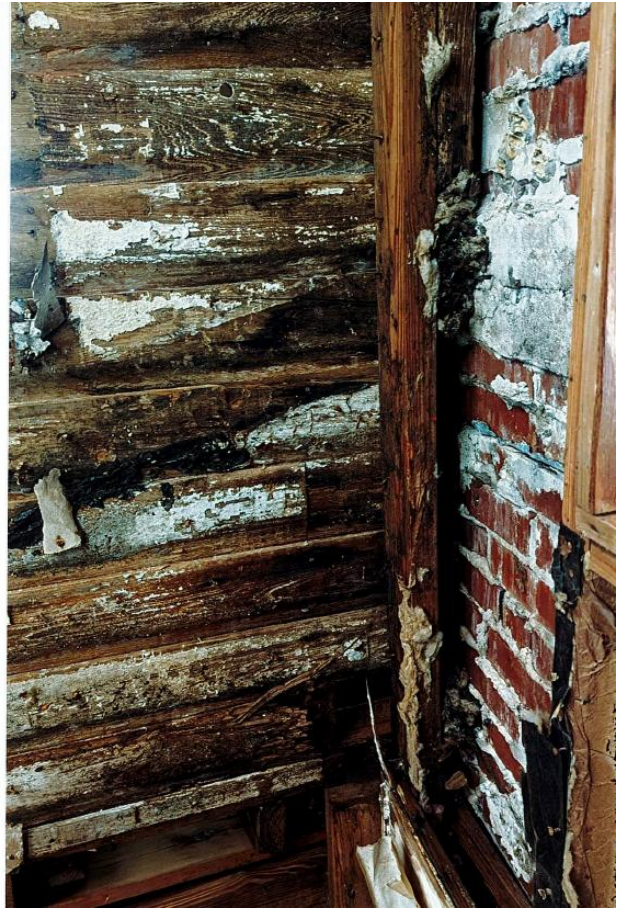
The project includes the restoration of the original downstairs front porch, replacement of the existing windows with energy efficient ^{wing} windows compatible with the historic character of the home. The removal of two chimneys, one on the left side of the home and one on the back side - both of which are causing severe structural damage, ^{ARE NOT ORIGINAL TO HOME} and are unsafe. Both chimneys are not connected to fireplaces, and the one in the back is pulling away from the wall. The rear addition is approximately 12 by 28 feet, it will include a mudroom, powder room and expansion of the existing bathroom. The addition is located at the rear of the house and is designed to be subordinate in scale and compatible with the historic structure.

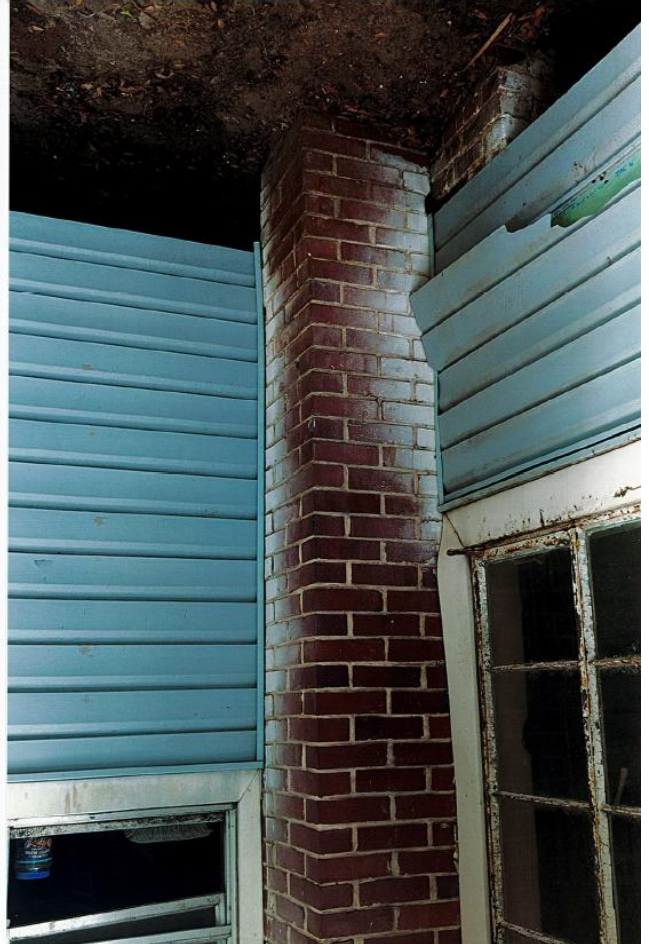
MEGAN CRYCRAFT

407-694-1357

619 E 7TH AVE





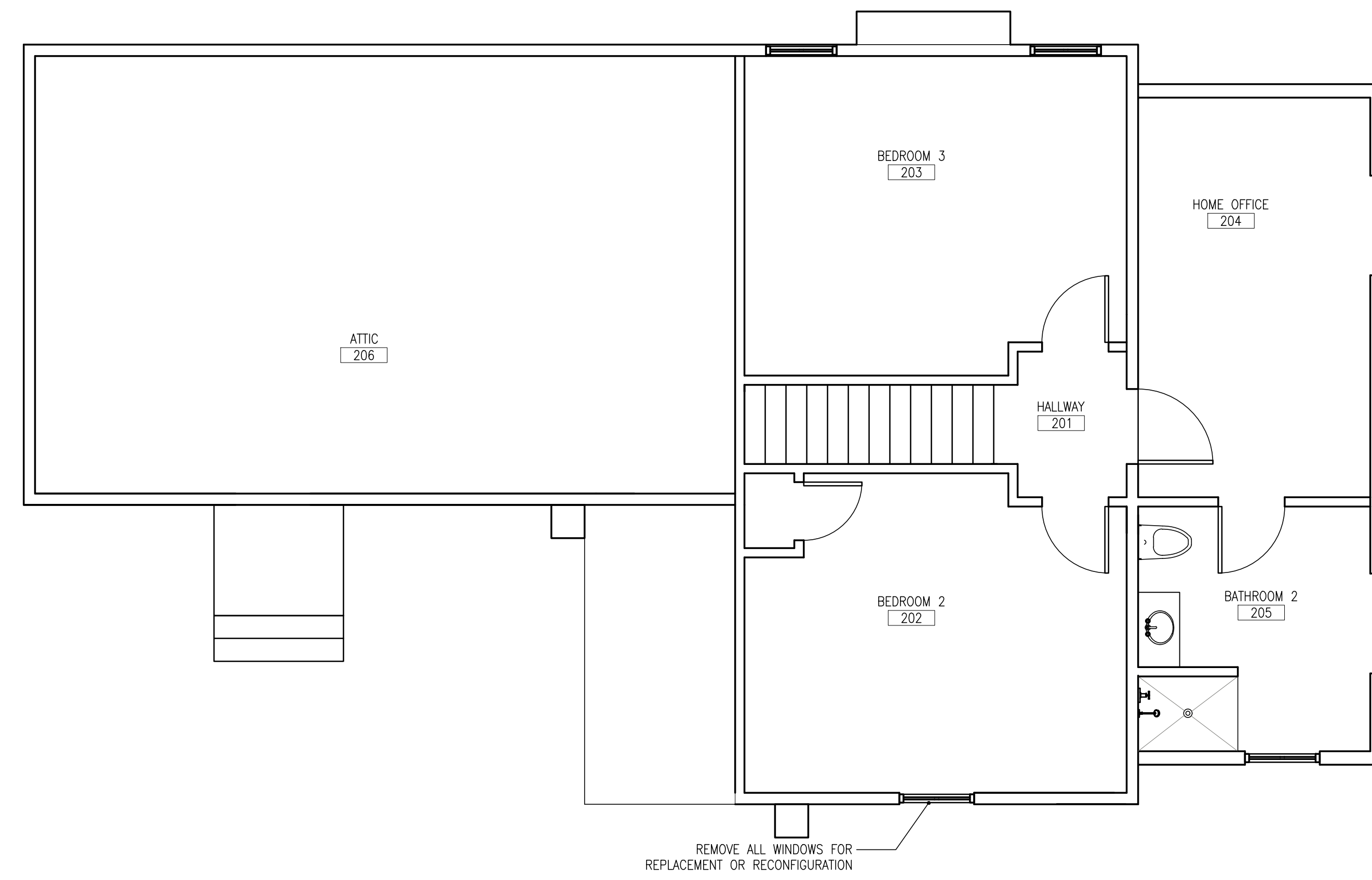




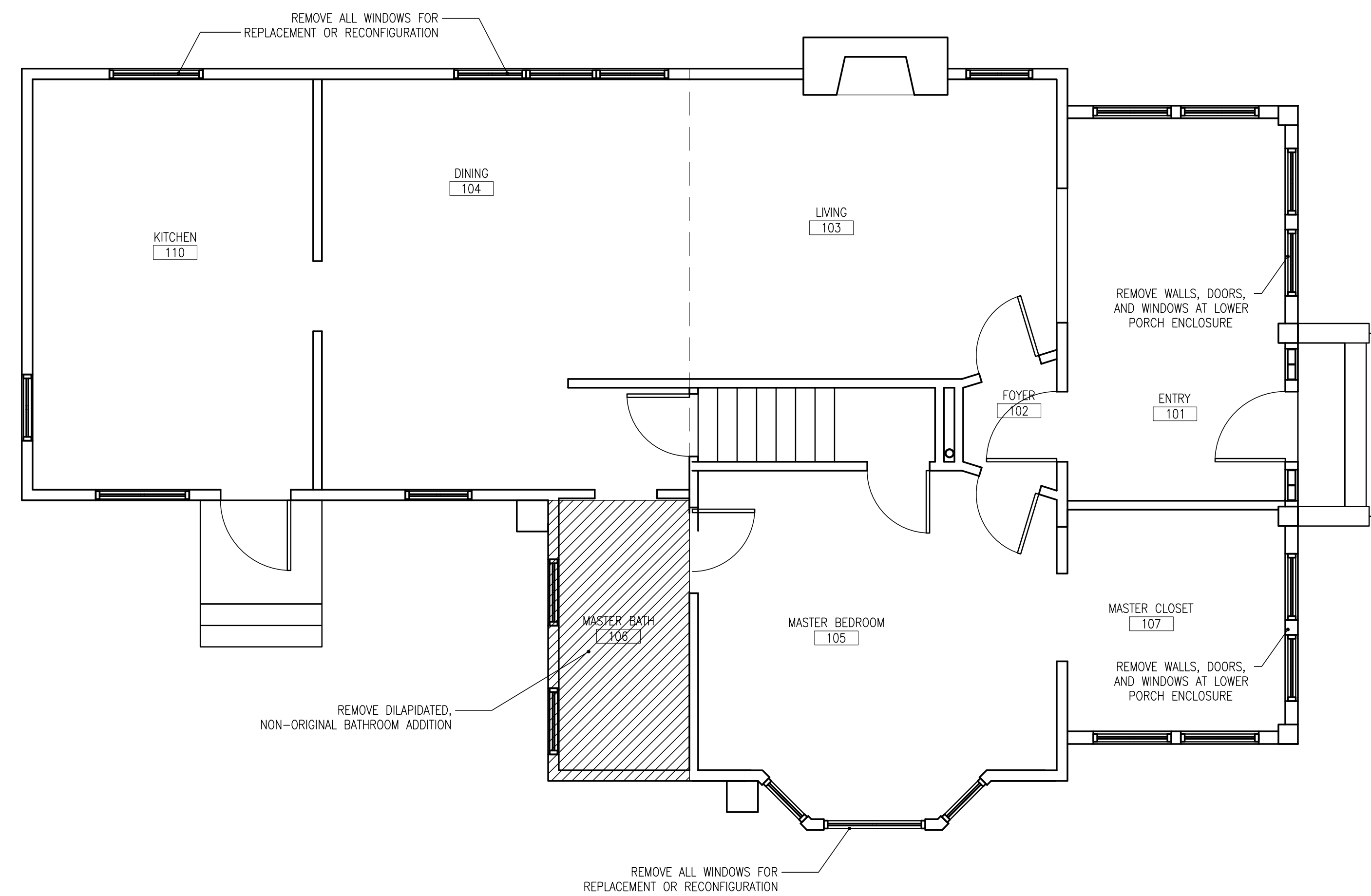
This item has been digitally signed and sealed by William Shepler, Licensed Architect, on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and this signature must be verified on any electronic copies.

Consultants:

Submissions / Revisions:
 C.O.A. PLANNING SUBMISSION: 1.9.26



2 EXISTING SECOND FLOOR PLAN
 AE2.1 SCALE: 1/4"=1'-0"



1 EXISTING FIRST FLOOR PLAN
 AE2.1 SCALE: 1/4"=1'-0"

619 East 7th Ave.
 MOUNT DORA, FL
RESIDENTIAL REMODELING

Drawing Size: 24x36 | Project #: 25020

Title:

EXISTING FLOOR PLANS

Sheet Number:

AE-2.1

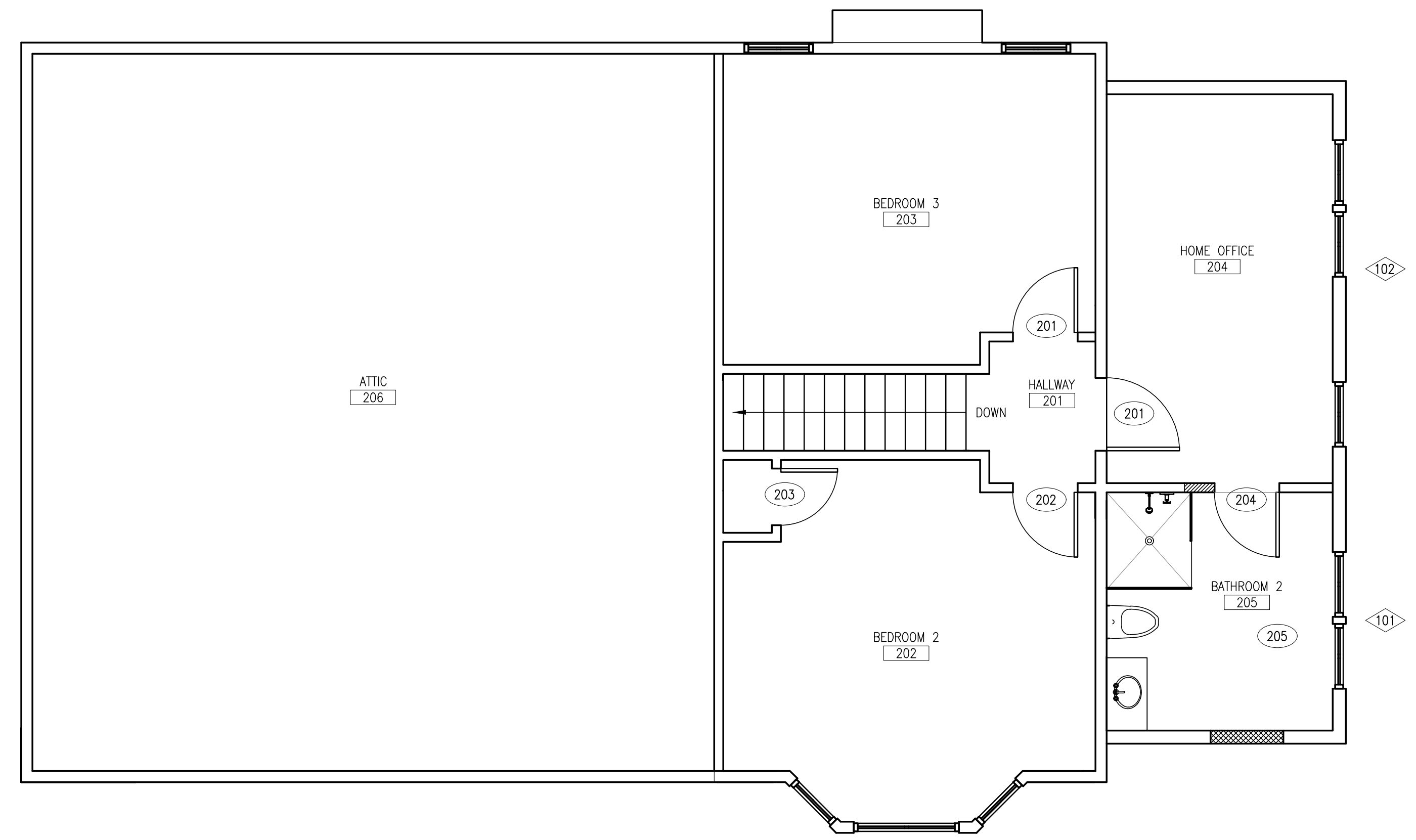
Date: - January 9, 2026



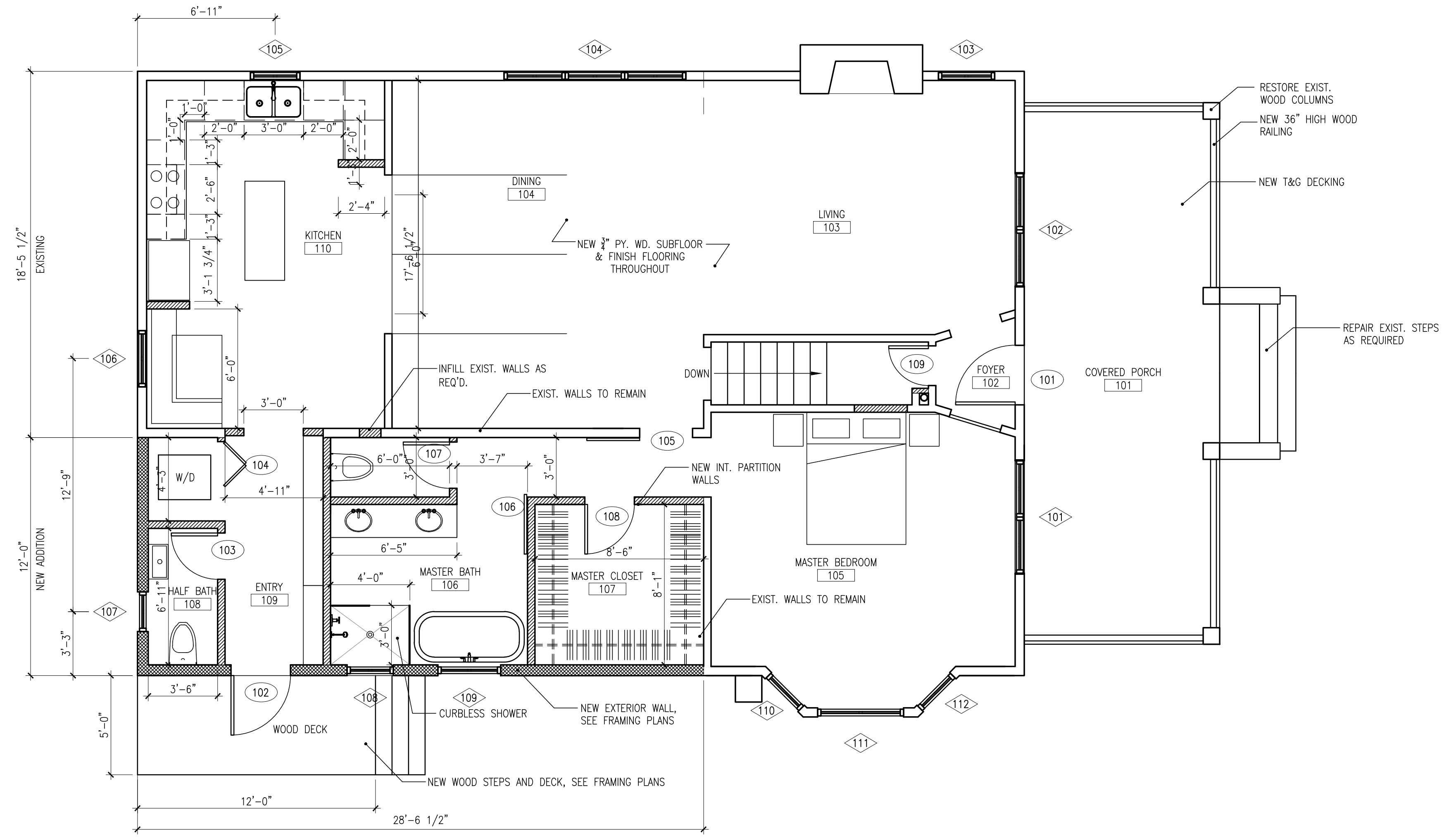
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Consultants:

Submissions / Revisions:
 C.O.A. PLANNING SUBMISSION: 1.9.26



2 PROPOSED SECOND FLOOR PLAN
 A2.1 SCALE: 1/4"=1'-0"



1 PROPOSED FIRST FLOOR PLAN
 A2.1 SCALE: 1/4"=1'-0"

619 East 7th Ave.
 MOUNT DORA, FL
RESIDENTIAL REMODELING

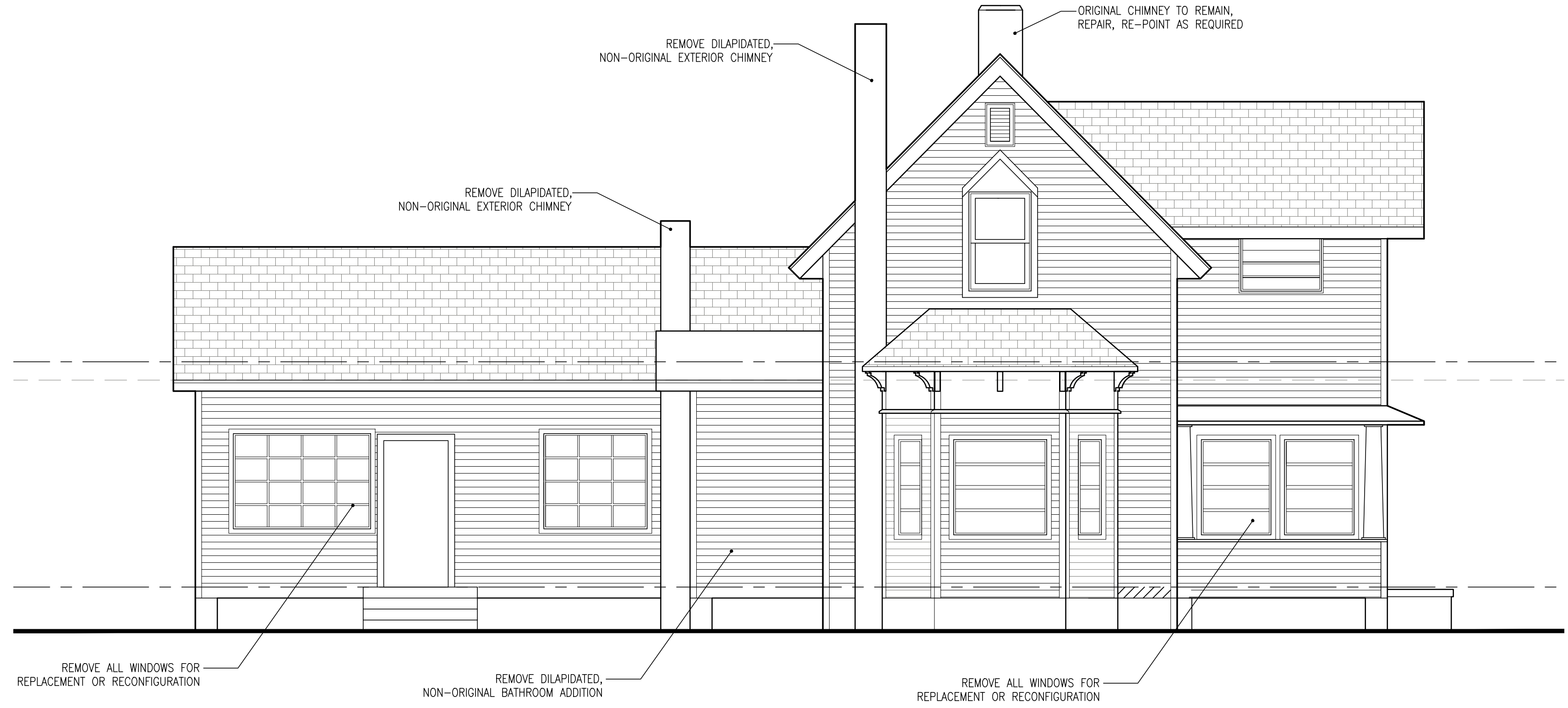
Drawing Size: 24x36 | Project #: 26520

PROPOSED FLOOR PLANS

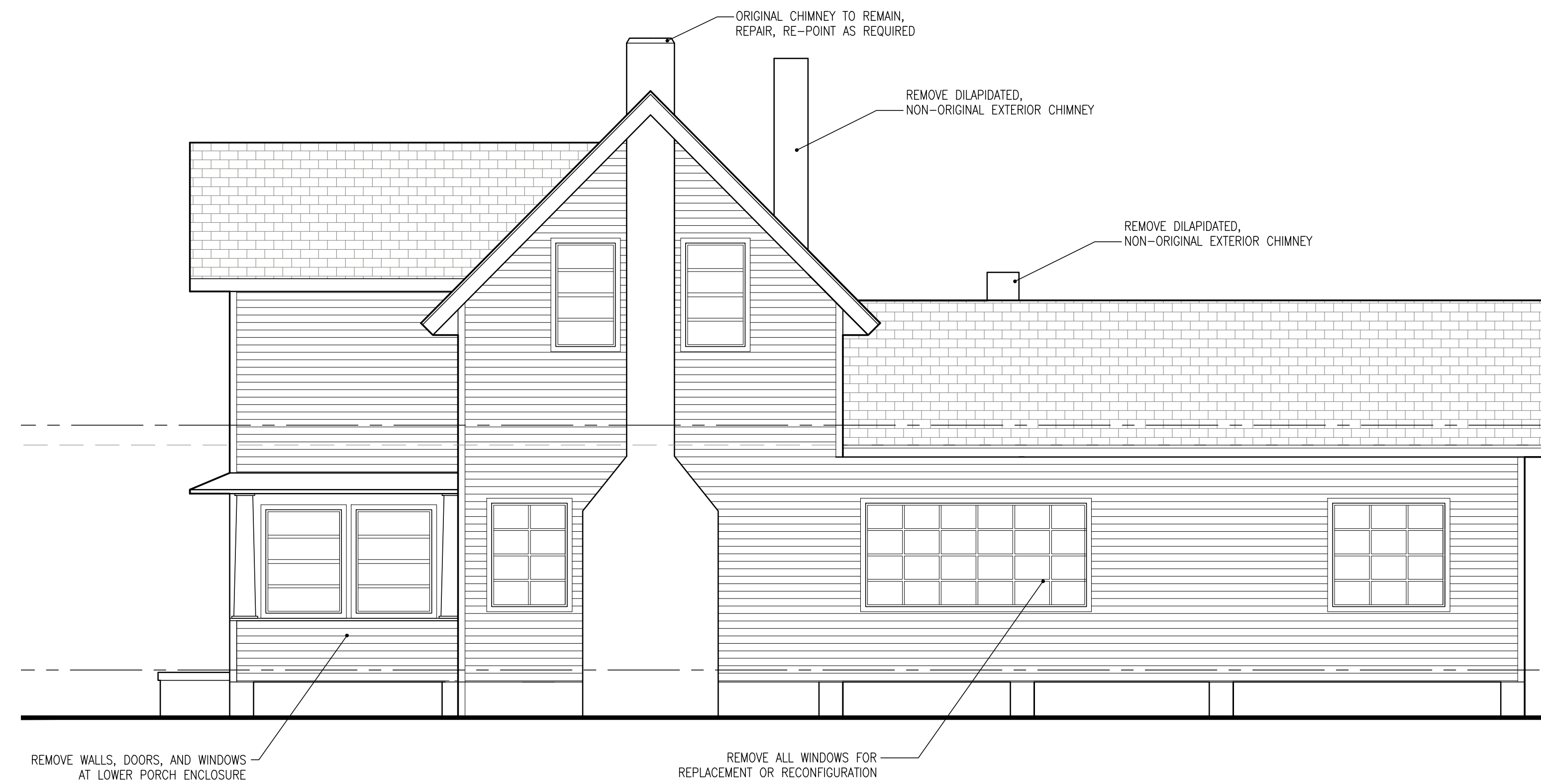
Sheet Number:
A-2.1



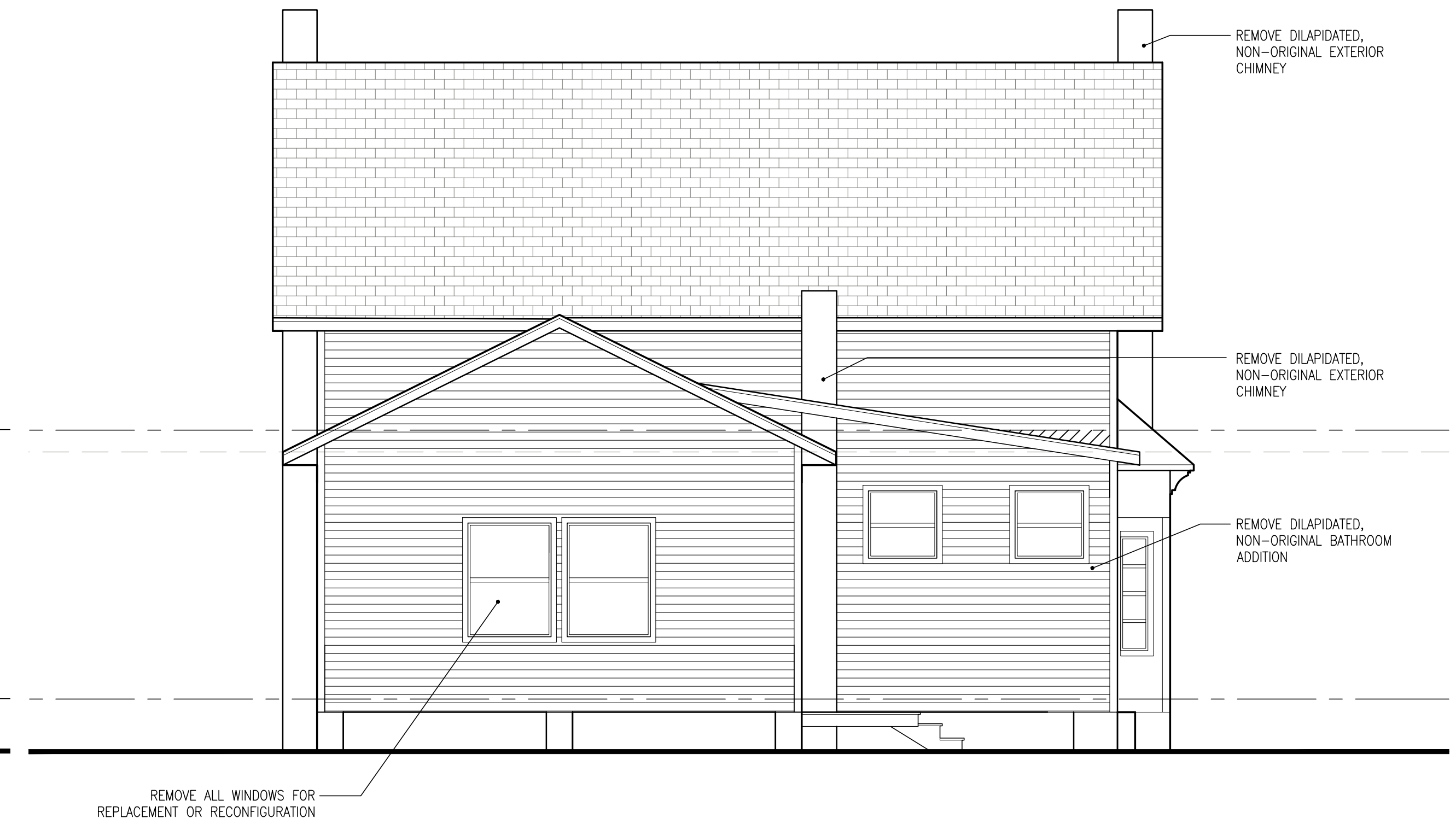
1 EXISTING SOUTH ELEVATION
AE3.1 SCALE: 1/4"=1'-0"



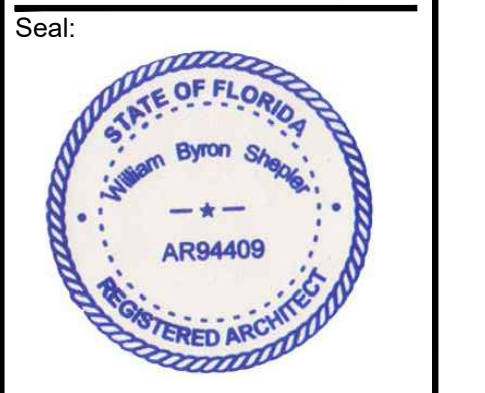
2 EXISTING WEST ELEVATION
AE3.1 SCALE: 1/4"=1'-0"



3 EXISTING EAST ELEVATION
AE3.1 SCALE: 1/4"=1'-0"



4 EXISTING SOUTH ELEVATION
AE3.1 SCALE: 1/4"=1'-0"



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Consultants:

Submissions / Revisions:

C.O.A. PERMIT SUBMISSION: 1.9.26

619 East 7th Ave.
MOUNT DORA, FL
RESIDENTIAL REMODELING

Drawing Size: 24x36 Project #: 25020

EXISTING ELEVATIONS

Sheet Number:
AE-3.1



This item has been digitally signed and sealed by William Shepler, Licensed Architect, on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Consultants:

Submissions / Revisions:
C.O.A. PERMIT SUBMISSION: 1.9.26

619 East 7th Ave.
MOUNT DORA, FL
RESIDENTIAL REMODELING

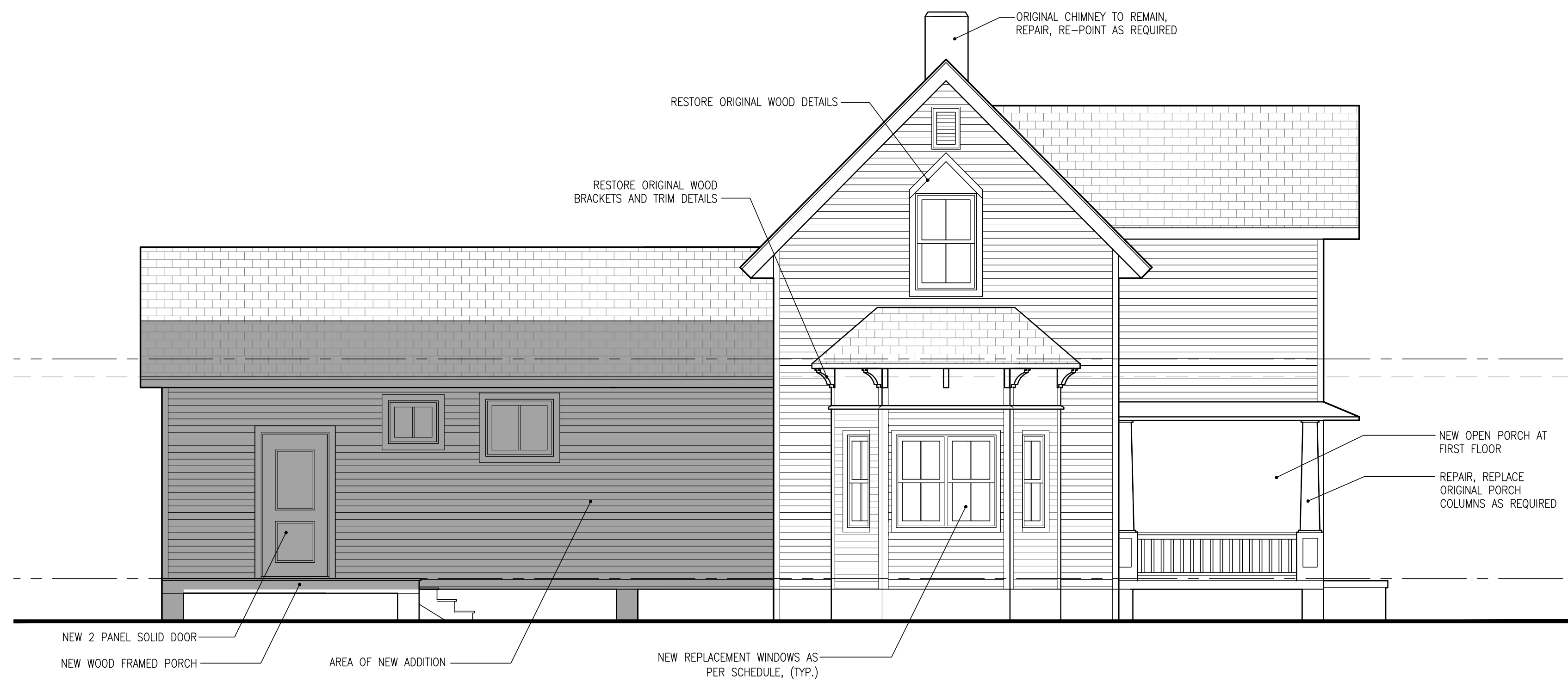
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Title:
PROPOSED ELEVATIONS

Sheet Number:
A-3.1



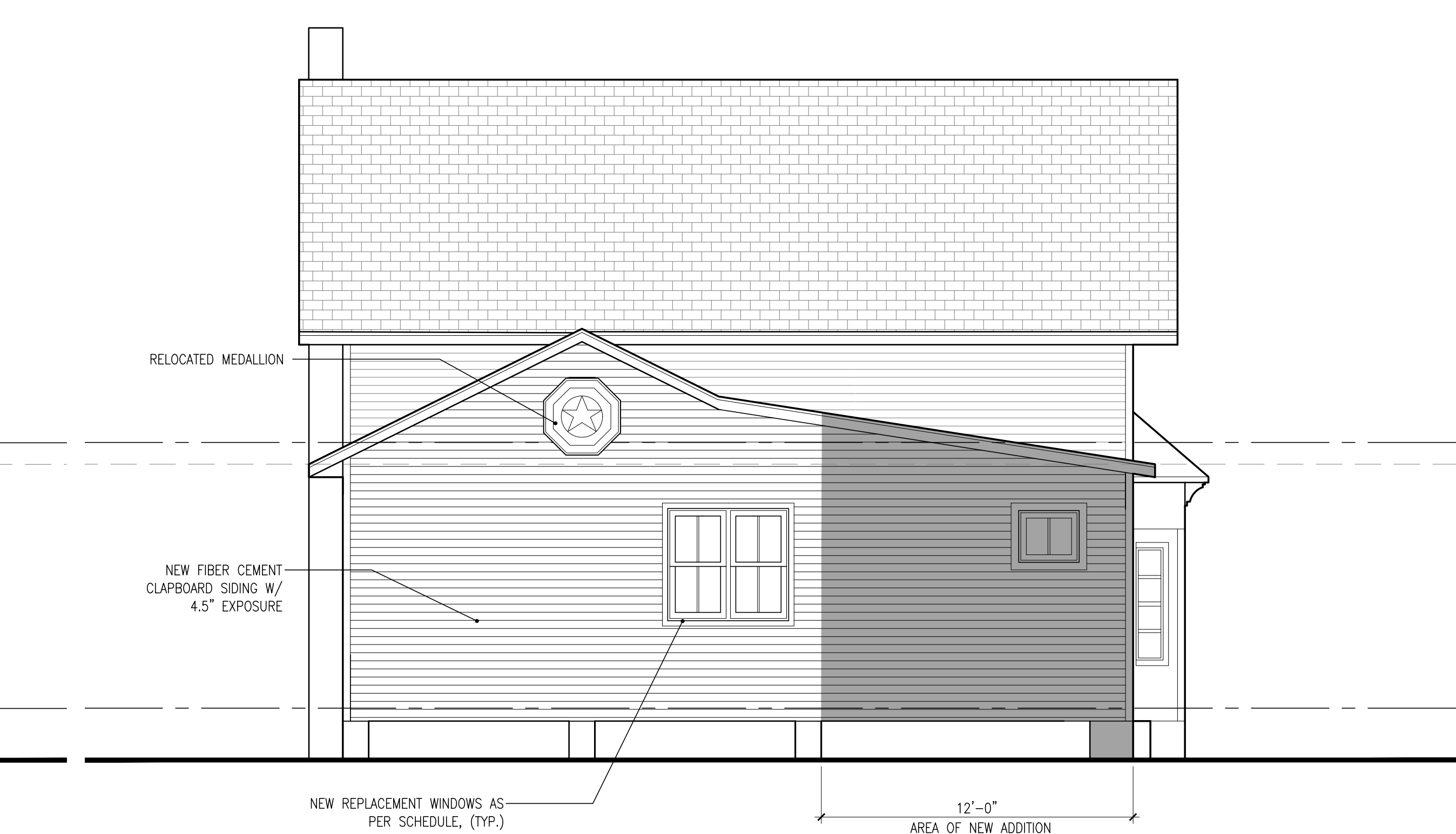
1 PROPOSED SOUTH ELEVATION
A3.1 SCALE: 1/4"=1'-0"



2 PROPOSED WEST ELEVATION
A3.1 SCALE: 1/4"=1'-0"



3 EXISTING EAST ELEVATION
A3.1 SCALE: 1/4"=1'-0"



4 EXISTING NORTH ELEVATION
A3.1 SCALE: 1/4"=1'-0"

Requested Action:

Remove the 5V Metal Panels in Galvalum (Silver) and Replace with 24 GA Standing Seam Metal in Galvalum (Silver) on Residence, Detached Garage, and Guest House.

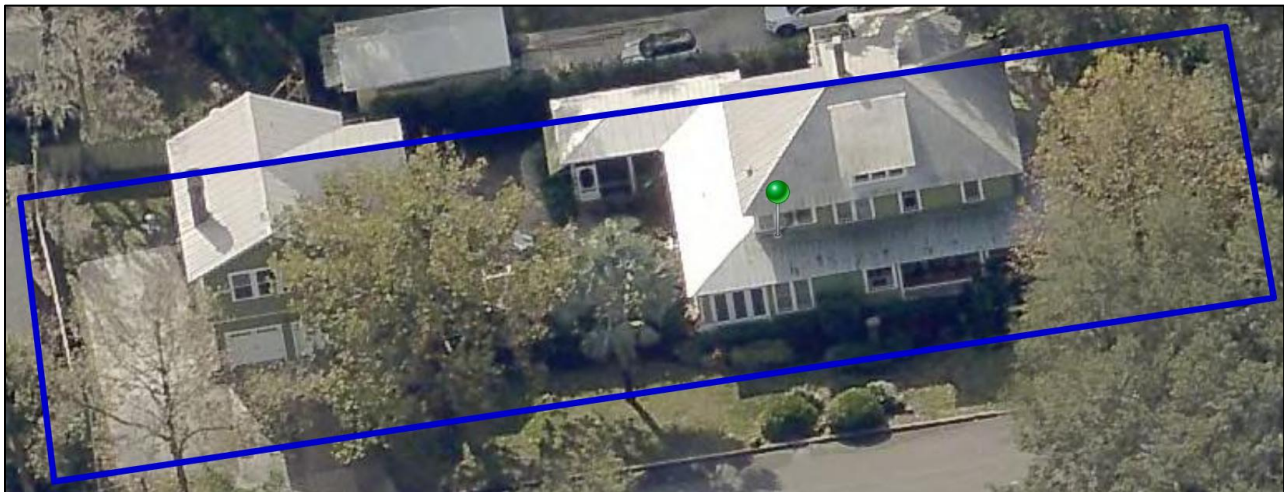
Existing Roof Panels



Proposed Roof Panels



Subject Structures



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:

The most appropriate material to use when replacing a roof on a historic building is to utilize whatever the original roof material was, as much as possible.

There are circumstances that allow for alternate roofing materials, and these requests are typically reviewed on a case-by-case basis. Sometimes original materials are no longer available, insurance companies are requesting a change, local building codes require specific materials or installations, or financial hardship is preventing an owner from replacing their roof because the required material is significantly higher in cost. These are all considerations that Staff and the Historic Preservation Board can consider in reviewing a change in material request.

Roofing Replacement

1. **Removals:** Only remove roof elements that are not historic.
2. **Metal Replacement:** Replacement metal roofing should match the original metal roof in layout, configuration, appearance of the seams, profile of ridges, and trim. Galvalume finish (silver) can be approved for any building that originally had a metal roof.

5-v crimp was historically used for accessory buildings, barns, and carriage houses and is not preferred for a primary structure. Ribbed panels are also not appropriate for a primary structure since they are more industrial in appearance. Both 5-v crimp and ribbed/PBR panels use exposed fasteners for installation, which are visible on the surface of the roof. Because they are exposed, they are generally not recommended due to their vulnerability to weathering, potential for leaks, and need for more frequent maintenance compared to concealed fastener systems.

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 when in-kind replacement of the historic material is not feasible, install substitute materials that are visually and physically compatible with the historic roof material. New materials should match historic materials in the size, shape, profile, and general appearance as much as possible; and
2. The proposed work is compatible with the architectural style of the building; and
3. The request is promotes visual compatibility with the exterior architectural of adjacent, neighboring or visually related buildings, structures, sites and streetscapes as required by LDC Section 3.6.4 (2)(b).

Therefore, based on these Findings of Fact, staff recommends **Approval** of the application, 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
2008 Site Form
2020 Site Form



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: 950 N MCDONALD ST MOUNT DORA FL, 32757 Alternate Key No.: 1667895

Property Owner: 950 N MCDONALD STREET LAND TRUST

Applicant: T. Scott Roofing, Inc. // THOMAS G SCOTT

Applicant's Mailing Address: 15049 Old US Hwy 441, Tavares FL 32778

Applicant's Phone Number: 352-343-7788

Applicant's Email Address: tscottrroofing@gmail.com

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

Application Type:

- New Construction
- Addition
- Renovation

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

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

Existing Materials: 5V Metal Panels - Galvalum (Silver)

Proposed Materials: 24 GA Standing Seam Metal - Galvalum (Silver)

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: To tear off existsting 5V Metal and replace with new 24 GA Standing Seam

Metal on House, Detached Garage, and Guest House - Same color (galvalume) Like for Like material (metal)

Reason for Addition / Modification: Roof replacement

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.

JOHN RICHARD

950 N. MC DONALD ST.

Mount Dora, FL 32757

Material List

- GALVALUME STANDING SEAM METAL – From Tri County Metals – FL Product Approval : 4595.14
- PS MAX 100 HIGH TEMP PEEL AND STICK (underlayment) – From CMI SecureGrip – FL Product Approval : 42148
- WHITE SMALL FACE DRIP EDGE

PROPERTY RECORD CARD

General Information

Name:	950 N MCDONALD STREET LAND TRUST	Alternate Key:	1667895
Mailing Address:	237 SAN CARLOS BLVD FORT MYERS BEACH, FL 33931 Update Mailing Address	Parcel Number: 📍	30-19-27-0700-000-06501
		Millage Group and City:	00MD Mount Dora
		2025 Total Certified Millage Rate:	18.7725
		Trash/Recycling/Water/Info:	My Public Services Map 📍
Property Location:	950 N MCDONALD ST MOUNT DORA FL, 32757	Property Name:	-- Submit Property Name 📍
		School Information:	School Locator & Bus Stop Map 📍 School Boundary Maps 📍
Property Description:	MOUNT DORA, MRS S D SHORT'S SUB W 43 FT OF LOTS 65 & 66, LOTS 79, 80 PB 2 PG 26 ORB 5824 PG 78		
<p>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</p>			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	SINGLE FAMILY (0100)	66	183		12078.000	FD		\$113,850.00	\$113,850.00
Click here for Zoning Info 📍 Map					FEMA Flood				

Residential Building(s)

Building 1

Residential	Building Value: \$569,669.00		
Summary			
Year Built: 1917	Total Living Area: 3772 📍	Central A/C: Yes	Fireplaces: 1

Bedrooms: 5

Full Bathrooms: 3

Half Bathrooms: 0

[Incorrect Bedroom, Bath, or other information?](#) 

Section(s)

Section Type	Ext. Wall Type	No. Stories	Floor Area
FINISHED LIVING AREA (FLA)	WOOD/METAL FRAME W/OUTER FINISH (01)	2.00	3772
GARAGE FINISH (GAR)		2.00	682
OPEN PORCH FINISHED (OPF)		2.00	980
OPEN PORCH UNFINISHED (OPU)		2.00	532
SCREEN PORCH FINISHED (SPF)		2.00	422

[View Larger / Print / Save](#)

2010 / 1226	10/01/2001	Warranty Deed	Qualified	Improved	\$360,000.00
1196 / 423	11/01/1992	Trustees Deed	Qualified	Improved	\$115,000.00
1196 / 418	11/01/1992	Warranty Deed	Unqualified	Vacant	\$0.00

[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	\$687,090	\$687,090	\$635,679	5.0254	\$3,194.54
SCHOOL BOARD STATE	\$687,090	\$687,090	\$662,090	3.0870	\$2,043.87
SCHOOL BOARD LOCAL	\$687,090	\$687,090	\$662,090	2.9980	\$1,984.95
LAKE COUNTY WATER DISTRICT	\$687,090	\$687,090	\$635,679	0.2940	\$186.89
NORTH LAKE HOSPITAL DIST	\$687,090	\$687,090	\$635,679	0.3859	\$245.31
ST JOHNS RIVER FL WATER MGMT DIST	\$687,090	\$687,090	\$635,679	0.1793	\$113.98
CITY OF MOUNT DORA	\$687,090	\$687,090	\$635,679	6.3000	\$4,004.78
LAKE COUNTY MSTU AMBULANCE	\$687,090	\$687,090	\$635,679	0.4629	\$294.26
LAKE COUNTY VOTED DEBT SERVICE	\$687,090	\$687,090	\$635,679	0.0400	\$25.43
				Total:	Total:
				18.7725	\$12,094.01

Exemptions Information

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

✓ Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
✓ Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) ⓘ	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$5,000)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$5,000)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law

Veteran's Disability Exemption (\$5,000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

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

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

Site Notice



CITY OF MOUNT DORA

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

plandev@cityofmoundora.com

AGENT AUTHORIZATION

I/we, (Property owner name(s)) John Richard & Dorae Smith // 950 N MCDONALD STREET LAND TRUST, as the owner(s) of the real property described as follows, 950 N MCDONALD ST MOUNT DORA FL, 32757 (Address, Parcel ID or Alternate Key Number of subject property), do hereby authorize T. Scott Roofing, Inc. // THOMAS G SCOTT to act as my/our Agent, to execute any petitions/applications or other documents necessary to affect the request for Roof replacement (Application Type), and to appear on my/our behalf before any administrative, legislative or quasi-judicial body in the City pertaining to the application described above and to act in all respects as my/our Agent in matters pertaining to the application and City process.

John Richard
Printed Name of Property Owner

John W Richard
Signature of Property Owner

2-10-2026
Date

Printed Name of Property Owner

Signature of Property Owner

Date

State of Florida
County of LAKE

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 10 day of FEBRUARY, 2026, by JOHN W RICHARD.

Personally known OR Produced Identification
Type of Identification Produced: _____

Deborah Drake
Notary Signature



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

 28.8050° N, 81.6465° W

 2/5/2026, 2:14 PM



📍 28.8050° N, 81.6465° W

📅 2/5/2026, 2:14 PM



📍 28.8048° N, 81.6464° W

📅 2/5/2026, 2:15 PM



📍 28.8050° N, 81.6463° W

📅 2/5/2026, 2:16 PM





HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA00350
Recorder # 56
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) 950 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>950</u>	<u>North</u>	<u>Macdonald</u>	<u>Street</u>	

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

MAPPING

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

DESCRIPTION

Style Frame Vernacular Other Style _____
Exterior Plan Irregular Other Exterior Plan _____
Number of Stories 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) >> 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 1
Chimney Material _____
Other Chimney Material(s) _____
Chimney Location(s) _____

HISTORICAL STRUCTURE FORM

BIA00350

DESCRIPTION (continued)

Window Descriptions 6/1, casement 6

Main Entrance Description (stylistic details) _____

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

Porch Roof Types(s) _____

Exterior Ornament _____

Interior Plan _____

Other Interior Plan _____

Condition Good

Structure Surroundings

Commercial: _____ Residential: MOSTly this category

Institutional: _____ Undeveloped: _____

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

Archaeological Remains (describe): _____

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

Narrative Description (optional) _____

HISTORY

Construction year 1914

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; 1914;

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

8LA00350

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"

LA00350-200803

Supplementary Printout

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

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

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

- > **Foundation types:**
Piers

- > **Foundation materials:**
Brick

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

- > **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;1914;

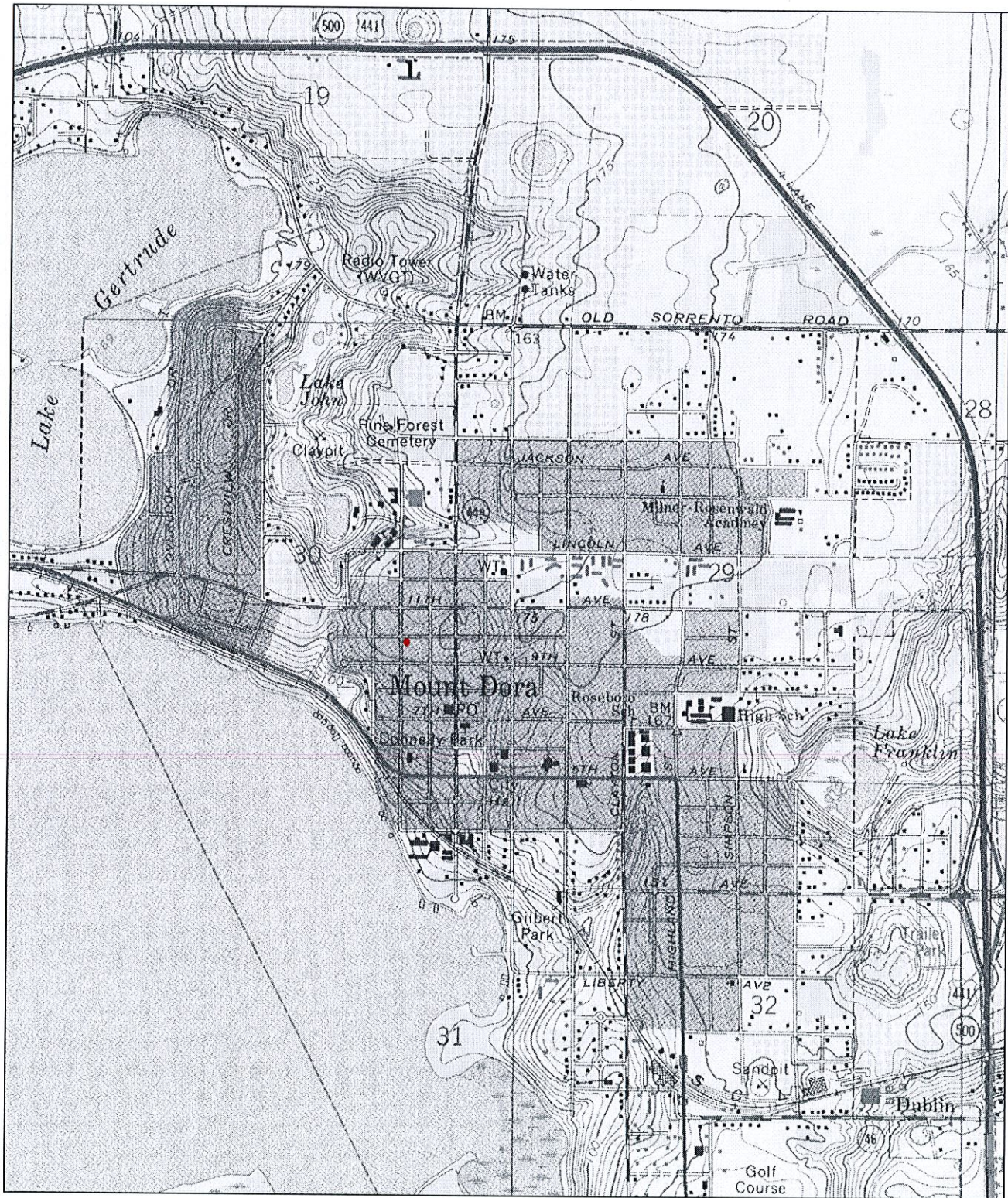
- > **Research methods:**
Examine local tax records
FL Master Site File-Cultural Resources
Pedestrian

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

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

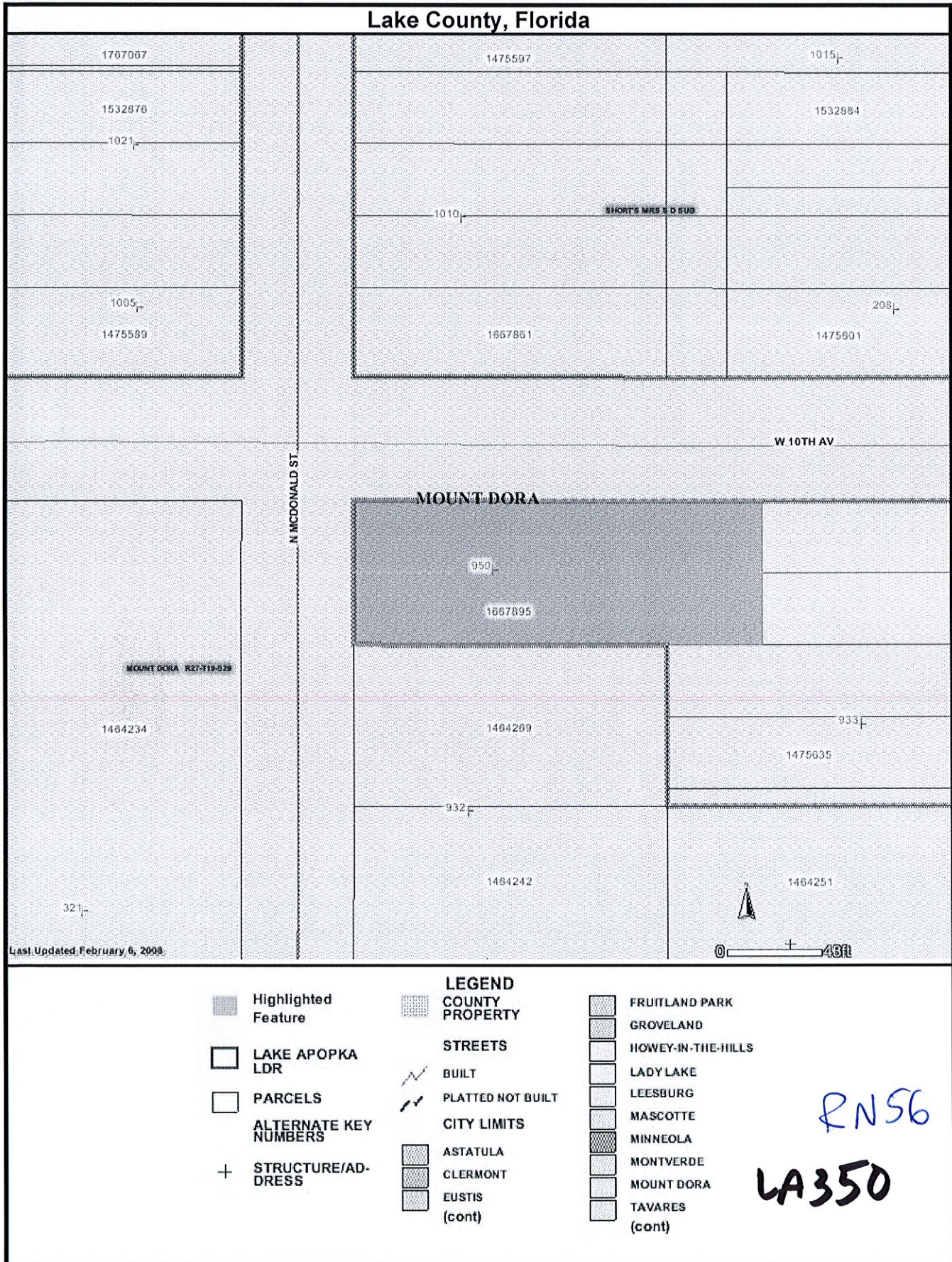
- > **[Other name(s)]:**

56



Map provided by MyTopo.com

L A350

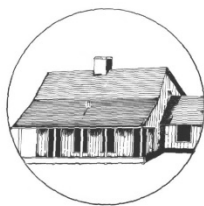




56

LA
350

- 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)

Porch Descriptions (types, locations, roof types, etc.)

Condition (overall resource condition): excellent good fair deteriorated ruinous

Narrative Description of Resource

Archaeological Remains _____ Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

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

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

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)

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
950 NORTH MCDONALD ST MOUNT DORA FL 32757

0 40 80 160
| | | | | Feet



LA00350



Data Sources: Lake County, City of Mount Dora

USGS Map



LA00350



950 NORTH MCDONALD ST MOUNT DORA FL 32757

Source: United States Geological Survey Eustis, FL 2018





950



CITY OF MOUNT DORA

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

DATE: February 25, 2026

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: Application for a Mural; 230 W 4th Avenue (Address); City of Mount Dora (Owner); Dodi Truenow (Applicant); East wall of the Sunset Park Restrooms (Scope of Project).

SUMMARY OF PROJECT

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

REFERENCES/SUPPORT:

Land Development Code (LDC) Section 6.8, entitled 'Murals'

SITE SUMMARY:

Address	230 W 4 th Avenue, Mount Dora
General Location:	On the south side of 4 th Avenue on the eastern wall of the bathrooms in Sunset Park
Zoning District:	Greenbelt (GB)
Future Land Use Category:	Recreation
Overlays:	Mount Dora CRA and Historic Review Area



Below is the proposed mural which will measure approximately 8' by 24'.



ANALYSIS:

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

Pursuant to LDC Section 6.8.4, a property owner desiring to place a mural on its property shall first obtain a permit from the city.

STANDARDS OF REVIEW:

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

1. Location.
 - a. Murals may be located on all facades on a structure used for residential purposes.
Not Applicable; structure not used for residential purposes.
 - b. Murals may not be located on the primary facade of a structure used for non-residential purposes. In instances where a building has two primary facades, murals may not be placed on either facade (except for facades on alleyways).
The mural will be located on the eastern façade of the bathroom buildings which do not include an entrance nor front the right-of-way.
 - c. No part of the mural shall be placed over life safety elements, and/or utility structures or facilities, in a way that would obscure or obstruct.
This will be relayed to the Applicant.
 - d. If a mural is to be affixed on a historic or landmark building, or in the Historic District, the application must also be presented to the Mount Dora Historic Preservation Board for a recommendation and then presented to the public arts commission for final approval.
The property is located within the Historic Review area and being presented to the Historic Preservation Board for a recommendation.

- e. In areas with residential zoning, a mural shall not exceed 20 percent of the area of the facade of any structure.
Not Applicable; the property is not residentially zoned.
- f. In areas with non-residential zoning, a mural shall not exceed 60 percent of the area of the facade of any structure.
The application does not contain information pertaining to the percentage of the wall which will be painted.
- g. In both residential and non-residential zonings, a mural may occupy 100 percent of the area of a utility box or similar structure. The mural should be appropriate within the character of the area and complement and enhance the building, architectural features, and site.
The subject structure is a building so this provision is not applicable.
- h. No part of the mural shall exceed the height of the structure to which it is affixed;
The mural will not exceed the height of the building
- i. No part of the mural shall extend more than six inches from the plane of the surface upon which it is affixed.
Although unlikely, the application does not indicate whether or not the mural will extend more than six inches from the plane of the surface upon which it is affixed.

2. Manner.

- a. The artist name(s) may be incorporated into the mural but should be discreet and not exceed five percent of the design area or two square feet in area, whichever is less.
This will be relayed to the Applicant.
- b. No mural shall be illuminated in a manner that produces a light intensity greater than 0.5 foot-candles at the property lines.
The application does not indicate that the mural application will be illuminated.
- c. Murals must be allowed under First Amendment protections to express ideology, beliefs, opinions and/or other societal images; however, these protections do not extend to the following elements that are grounds for permit denial - explicit nudity or sexually explicit conduct, obscenities, defamation, symbols denoting gang affiliations, any expression that could be deemed to be hate speech or displays so shocking that it likely would create a public safety issue by impeding the safe flow of traffic.
Not Applicable.
- d. Murals may contain limited commercial elements as long as they are not considered commercial copy pursuant to the sign regulations of this Code.
Not applicable.
- e. Commercial elements are subject to the sign regulations of this Code.
Not Applicable.

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

The structure is currently not developed with an existing mural.

3. Materials.

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

The application states that “The mural will be hand painted using brushes and rollers with Sherwin Williams Emerald Exterior Latex for maximum longevity and fade resistance. Anti-graffiti clear top coat will be applied for protection and ease of city maintenance.”

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

Not Applicable.

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

The application states that “The mural will be hand painted using brushes and rollers with Sherwin Williams Emerald Exterior Latex for maximum longevity and fade resistance. Anti-graffiti clear top coat will be applied for protection and ease of city maintenance.”

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

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

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

The application states, “Anti-graffiti clear top coat will be applied for protection and ease of city maintenance.”

FINDINGS OF FACT:

Staff reviewed the application and determined:

1. Land Development Code (LDC) Section 6.8.4, establishes the guidelines to be used by the City in evaluating mural applications; and
2. The application is generally consistent with the other guidelines provided for in LDC Section 6.8.4.

BOARD ACTION:

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

ATTACHMENTS:

Application



CITY OF
MOUNT
DORA

Planning and Development

510 N. Baker St.

Mount Dora, FL 32757

352-735-7112

plandev@cityofmoundora.com

MURAL APPLICATION

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

Date: 1/10/26 Property Address: Sunset Park

General Location of the Subject Property and façade which will feature the mural: East wall of the Sunset Park restrooms

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

Property Zoning District: _____

Is the Property Use of Mural: Commercial Residential Other public

Applicant's Name: Jodi Truenow

Company's Name: _____

Address: 11082 Lane Park Rd City, State & Zip: Tavares FL 32778

Phone: 352 516 3913 E-mail: JTruenow@gmail.com

Property Owner's Name(s): City of Mt Dora

Company's Name: _____

Address: _____ City, State & Zip: _____

Phone: _____ E-mail: _____

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

CERTIFICATION AND SIGNATURE

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

Jodi Truenow
Applicant Signature

1/10/26
Date

Janiszewski, Michele

From: Carson, Christopher
Sent: Saturday, January 17, 2026 10:36 AM
To: Janiszewski, Michele
Cc: Shonk, Troy; Schwarz, Jennifer; Gomez, Gretchen
Subject: FW: Sunset Park Mural
Attachments: SunsetParkMural1.jpg; IMG_0647(1).jpg; IMG_8107_1752859934039.jpg; 20260117_084440.jpg

Good Morning Michele,

Please see email below, as well attached items regarding the proposed mural for the Sunset Park exterior side of the restroom.

Thank you,
Chris Carson
City of Mount Dora
Cultural & Special Events Manager

From: dodi truenow <dtruenow@gmail.com>
Sent: Saturday, January 17, 2026 9:59 AM
To: Carson, Christopher <CarsonC@mountdora.gov>
Subject: Fwd: Sunset Park Mural

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

Dodi Truenow, Artist
PO Box 154
Mt. Dora, FL 32756

PAC approved Sunset Park Mural

Dear Board Members,

The PAC approved Sunset Park restroom east wall mural is approximately 8 feet tall by 24 feet wide. Please see the attached photos of the scaled mural artwork, wall, and application. The city will trim the landscaping, remove soil and debris from the bottom of the wall, and clean, caulk and repair any defects preparing for proper paint adherence. Drop cloths, tape, & plastic will be used to protect surrounding areas. Ladders and low scaffolding may be used in landscaped areas and will not affect sidewalks and pedestrian areas. The mural will be hand painted using brushes and rollers with Sherwin Williams Emerald Exterior Latex for maximum longevity and fade resistance. Anti-graffiti clear top coat will be applied for protection and ease of city maintenance. It will take approximately 1 to 2 weeks to complete the mural, working Monday through Saturday, accounting for weather delays in drying time. Projected start date is February 16th. Projected completion date is February 28th.

Please contact me if any further information is required. Thank you!

Kind regards,
Dodi Truenow









DATE: February 25, 2026
TO: Historic Preservation Board
FROM: Michele Janiszewski, AICP, Senior Planner
RE: **Tab 4 – Historic Preservation and CRA Grants.**

Background:

At the January 28, 2026, Historic Preservation Board meeting, the Board inquired about grants available for homeowners of historic homes and the Community Redevelopment Agency's (CRA) grant.

Department of State's Division of Historical Resources:

The Historic Preservation Grants Program allocates state funds appropriated by the Legislature and federal funds apportioned to the state by the U.S. Department of the Interior, National Park Service, for the preservation and protection of the state's historic and archaeological sites and properties. The program is administered by the Division of Historical Resources, Florida Department of State and is governed by rules in Chapter 1A-39, Florida Administrative Code and Section 267.0617, Florida Statutes.

Three types of grants are awarded through this program: Small Matching Grants, Special Category Grants, and Abandoned African-American Cemeteries Grants. Please see the respective pages for further information.

Those eligible to apply for grant funding include state agencies, state universities, non-profit organizations, units of local government, cities, towns, and counties. Private property owners are not eligible for state grant funding from the Department of State's Division of Historical Resources.

Florida Trust for Historic Preservation:

The 11 to Save Grant Fund supports initial preservation projects such as structural assessments, preservation planning, rehabilitation, and stabilization. This seed funding is designed to empower local communities, property owners, and stakeholders to take the first steps in preserving their historic sites. Eligible Applicants include nonprofit organizations, public agencies, state colleges or universities and school districts.

Municipalities

Some municipalities offer grant programs for historic properties within their jurisdiction. At this time, the City of Mount Dora does not have funds allocated to Historic Preservation Grants.

National Trust Preservation Funds:

National Trust Preservation Funds (NTPF) are an umbrella group of grant funds intended to encourage preservation at the local level by supporting ongoing preservation work and by providing seed money for preservation projects. There are three deadlines per year in February, June, and October. Grants from this fund are generally between \$2,500 and \$5,000. Applicants must be either a public agency, 501(c) (3), or other nonprofit organization to be considered eligible. Applicants that have received previous National Trust financial assistance are eligible provided that all grant requirements are current.

Community Redevelopment Agency (CRA) Commercial Visual Improvement Program Overview:

The Community Visual Improvement Grant (CVIG) provides financial assistance for significant exterior improvements on non-residential property within the Mount Dora Community Redevelopment Agency (CRA). Residential structures and uses are not eligible for this program.

The CVIG will reimburse 50% of the construction cost, up to \$10,000, for significant exterior improvements. If the business is located within the Highland Avenue Business District, 50% of the construction cost, up to \$25,000, will be reimbursed.

Work must result in a combination of significant exterior visual improvements. Examples include: façade upgrades; parking facilities; matching signage; painting; lighting; repaired or replaced windows, doors and awnings; window tinting; improved entryways; extensive cleaning; exterior security systems; and external improvements required to bring a building/property up to code.

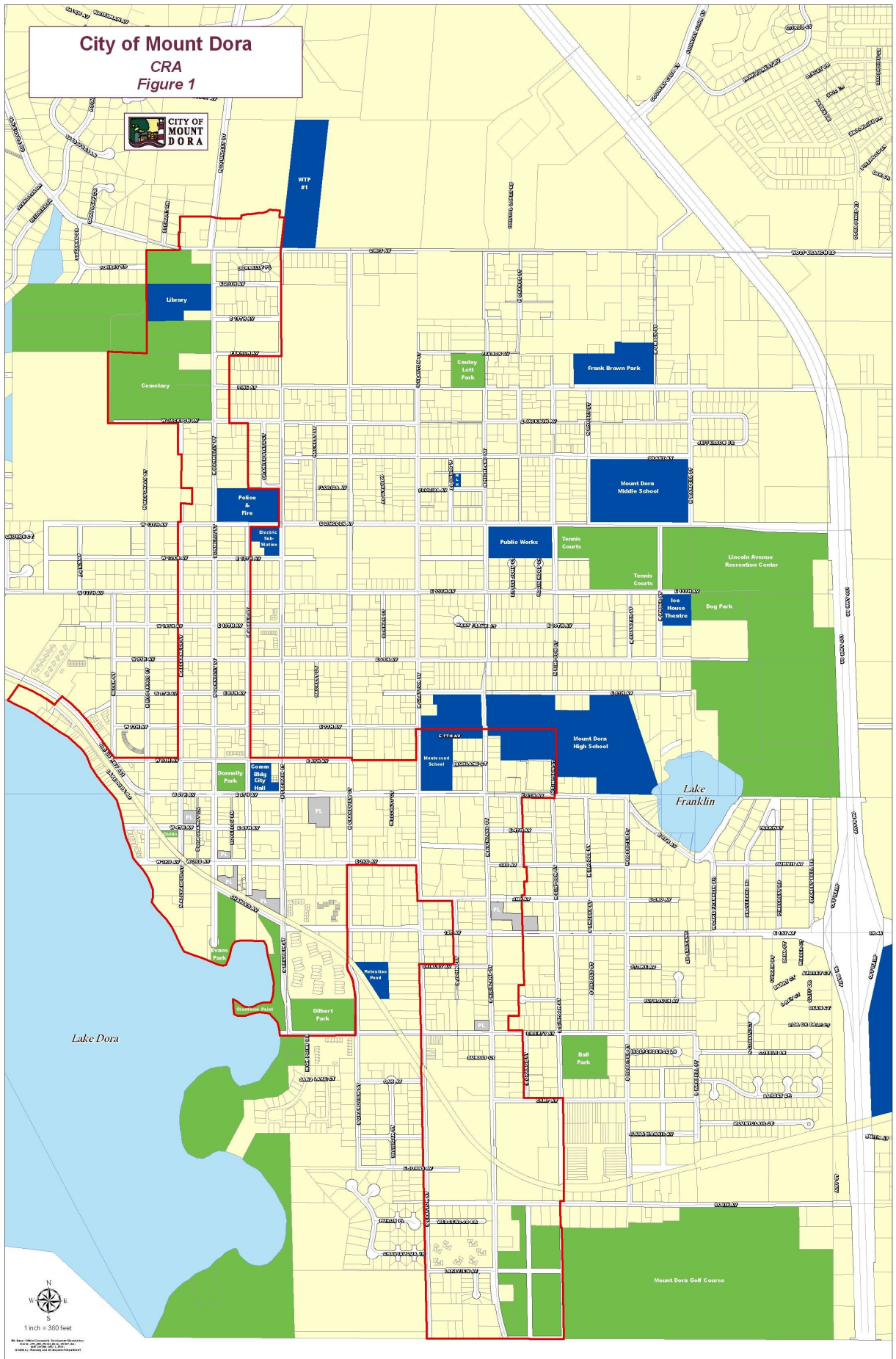
Mount Dora Community Trust:

The Mount Dora Community Trust provides grants to assist with various needs important to our community. Regardless of type, all grants must adhere to the following guidelines:

1. The organization must operate within Lake County.
2. Funds received must be used in Lake County – focused on the Mount Dora Area.
3. The organization must have a general membership, which is open to all segments of the community. Apolitical and not religion specified.
4. The organization should be charitable-minded.
5. The organization should have proven its effectiveness and have a broad base of community support.
6. All requests must be authorized by the organization potentially receiving the grant, and that organization must agree to report on the use of any grant funds received.
7. All requests from local schools must be authorized by the current Principal.
8. Any request that benefits a city or county-owned facility or asset must be approved by the appropriate official manager.
9. Only one request per twelve (12) months, per organization is accepted for consideration.
10. If your organization has received a grant each year for three consecutive years, we ask you sit out the following year's three grant cycles.

Attachments:

CRA Boundary Map
Community Visual Improvement Grant (CVIG) Brochure
Examples of Municipal Historic Preservation Grants



Application Checklist

1. All documents signed by person certified as one of company's principals.
2. List of proposed improvements with estimated project costs
3. Notarized & signed CVIP Real Property Owner Consent form (Landlord completes if not owned by the applicant)
4. owned by the applicant)
5. Copy of current city of Business Tax Receipt for property owner and tenant
6. Copy of property owner's deed
7. If a tenant, lease with at least five years occupancy remaining
8. Landlord's current tenant list or leasing plan, if applicable
9. Completed W-9 form
10. All applicable contractor bids
11. High-quality "before" images of property from all sides/angles *
12. High-quality images of renderings of proposed project *
13. Three written contractor bids for all work being done or justification for why only one bid submitted

*Please send three to four separate high-resolution jpegs of "before" photos and a few separate high-resolution jpegs of your "after" renderings.

Application Process

Grant must be applied for prior to commencing work. Application process takes approximately 60 calendar days once all necessary documents and materials are received from the applicant. All improvements must be completed within 180 days of the CRA Governing Board Approval.

Reimbursement of funds takes approximately 30-60 calendar days once copies of all paid invoices, cancelled checks and photos of completed project, are received. The CRA reserves the right to pay applicant in one lump sum or installments.

Funding available annually on a first-come, first served basis. Once all fiscal-year funds have been expended, no further applications for that year will be accepted.

Our Office is located in City Hall at 510 N. Baker Street, Mount Dora, Florida. We are open 8:00 am to 5:00 pm, Monday through Friday.

For questions regarding this program, please contact staff at:

352-735-7100

plandev@moundora.gov



COMMERCIAL VISUAL IMPROVEMENT GRANT



CITY OF
MOUNT
DORA

Program Details

The Community Visual Improvement Grant (CVIG) provides financial assistance for significant exterior improvements on non-residential property within the Mount Dora Community Redevelopment Agency (CRA).

The CVIG will reimburse 50% of the construction cost, up to \$10,000, for significant exterior improvements. If the business is located within the Highland Avenue Business District, 50% of the construction cost, up to \$25,000, will be reimbursed.

Residential structures and uses are not eligible for this program.



Requirements

Property / Business Requirements

1. Property must be located within the CRA and be zoned C-2, C-2A, or RP with a Conditional Use Permit (CUP) for a non-residential use.
2. The proposed improvements must be visible from a street, sidewalk, or public right-of-way.
3. The property/business must be free of Mechanic's liens and pay ad valorem taxes.

Applicant Requirements

1. No corporate or personal bankruptcy proceedings within the past five years.
2. No past-due federal, state, county or city of Mount Dora tax bills.
3. No past-due bills or debts to the city of Mount Dora or the CRA.
4. Show proof of a current city of Mount Dora Business Tax Receipt for both the property owner and tenant.

Eligible Projects

Work must result in a combination of significant exterior visual improvements. Examples include: façade upgrades; parking facilities; matching signage; painting; lighting; repaired or replaced windows, doors and awnings; window tinting; improved entryways; extensive cleaning; exterior security systems; and external improvements required to bring a building/property up to code.

Building additions and expansions may be eligible.

Demolition of obsolete structures or signage improvements may apply when undertaken as part of an overall renovation project.

Work such as HVAC installation and/or replacement and roof repairs do not apply unless they are done in conjunction with substantial exterior visual improvements.

Funds may not be used for working capital, purchasing property, equipment or inventory acquisition, and/or refinancing of existing debt or private funding.

Only construction costs can be reimbursed; architect, engineering, and permitting costs are not reimbursable.

HISTORIC BUILDING PRESERVATION PROGRAM

I. STATEMENT OF PURPOSE

The purpose of the Historic Building Preservation Program is to provide incentives in the form of matching grants to encourage the renovation and rehabilitation of historic buildings, based on the Secretary of the Interior's Standards, in the City of Daytona Beach Community Redevelopment Areas.

II. ELIGIBILITY

Any buildings (residential or commercial) individually listed on the City of Daytona Beach Local Historic Register, or a contributing structure to a designated Local Historic District within any of the City of Daytona Beach Community Redevelopment Areas, are eligible to apply for assistance.

III. ELIGIBLE PROJECTS

In general, the intent of the guidelines is to restrict funding to visible improvements to the exterior façade of the historic structure or to assist with improvements to the building to ensure its economic viability by meeting applicable building codes.

1. Improvements to the exterior of the building façade, including, but not limited to, the following:
 - a. Repair of wood siding or brickwork
 - b. Installation of replacement windows or doors
 - c. Installation or rehabilitation of signs/canopies.
 - d. Repainting that is consistent with approved Historic color scheme.
 - e. Removal of non-historical facades and signs.
2. Improvements to meet the requirements for the American Disabilities Act (commercial buildings only).
3. Improvements to meet the requirements for the National Fire Prevention Act (commercial buildings only).
4. Improvements to meet the requirements for the National Electrical Code.
5. General building maintenance is not eligible under this program.

IV. PROJECT FUNDING

The following projects will be funded with available funds from the applicable Redevelopment Trust Fund:

A. Historic Commercial Facade Grants

Eligible projects may receive awards of up to 25% of the total project cost with no single grant exceeding \$75,000.

*Daytona Beach Community Redevelopment Agency
Historic Building Preservation Program*

B. Historic Residential Façade Grants

Eligible projects may receive awards of up to 50% of the total project cost with no single grant exceeding \$15,000.

C. Limit on Allocation of Funds

No applicant may receive more than \$15,000 for residential projects or \$75,000 for commercial projects over the entire life of the project. Grants for commercial projects may be applied for one time.

D. Matching Funds

Match can be in cash or in-kind contributions so long as they can be documented.

V. PROGRAM ADMINISTRATION

The Redevelopment Staff is responsible for the management of the program. The program is subject to overall policy direction and general oversight by the Daytona Beach Community Redevelopment Agency.

Grants will be administered following the City's purchasing policies. The Redevelopment staff will receive and process recommendations for approval. Redevelopment staff will work with the grant applicant to ensure the grant applications comply with the codes and ordinances of the City of Daytona Beach.

A. Application Process

1. Applicant (owner) contacts Redevelopment staff for a Grant Application. If the applicant is the lessee, written consent of the owner should be attached to the application.
2. Redevelopment staff discusses the process, including permitting needs, with the owner and/or their contractor/architect.
3. Owner/Contractor/Architect prepares a detailed outline of the proposed project. This will include:
 - a. Photographs, clearly showing existing conditions.
 - b. Detailed drawing, to approximate scale, showing proposed improvements.
 - c. Written specifications outlining scope of work.
 - d. Sample of facade colors to be used on facade and signs.
 - e. Project budget, showing estimates of all work items.
4. Redevelopment staff reviews the project to ensure compliance with program guidelines.
5. Redevelopment staff informs applicant of funding decisions.
6. Applicant/Contractor presents plans to Permits & Licensing Division for review of building regulations and historic preservation compliance.
7. Applicant receives Certificate of Appropriateness from the Historic Preservation Board.
8. Permits & Licensing Division issues building permit.

*Daytona Beach Community Redevelopment Agency
Historic Building Preservation Program*

9. Project work commences within 30 days of obtaining a building permit.
10. Upon completion, City of Daytona Beach approves work and issues a Certificate of Completion to applicant.
11. Applicant provides Redevelopment staff with documentation of project, permits, certificate of completion, canceled checks or paid receipts.
12. Redevelopment staff inspects project to determine compliance with guidelines and issues a request for payment to owner.

B. Historic Commercial Grant Awards over \$25,000 (Multiple-Year)

Any grant award over \$25,000 for an individual project requires approval by the Community Redevelopment Agency. The grant awards will be based upon recommendations from the applicable redevelopment area board.

1. The payment may be over several fiscal years.
2. Project will require a written contract between the CRA and property owner.
3. Contract may include provisions for a lien of the value of the grant to be placed on the property.
4. Additional processing time will be required for review by the applicable redevelopment area board and CRA.

C. Grant awards criteria:

Grant awards will be based on the following criteria:

1. Consistency of the project with established historic architectural guidelines.
2. Project includes eligible expenses.
3. Residential projects maintain single-family occupancy. (Multi-family residential projects may use grant funds if the building is documented to been originally constructed as a multi-unit structure.)

D. Permits and Contractors

1. Construction work for commercial buildings must be done by a licensed contractor.
2. Residential property owner may act as their own contractor, but they still need a building permit.

3. PERMITS WHICH MUST BE PULLED:

Electrical

Awnings

Signage

Renovation – Structural Renovation or Structural Aesthetic Changes

No permits are needed for painting. Paint colors must be approved by the Redevelopment Staff.

VI. PROJECT ARCHITECTURAL GUIDELINES

1. The criteria are based on the United States Secretary of the Interior's Standards of Historic Rehabilitation, and standards and guidelines adopted as part of the Land Development Code for historic preservation.
2. Changes to the facades of the buildings will not remove, alter, damage, or cover up significant architectural features of the building which are original or which reflect a major alteration or addition that has historic architectural value in its own right, or which help create a unified and attractive appearance to the building.
3. Changes to the facades of the buildings will either: a) partially or fully restore to the original appearance of the building based on actual evidence, including photographs, and written documentation, or b) represent a modern treatment which blends into, and is compatible with, the building and adjoining buildings or c) restore to an appearance consistent with the historic district.
4. Colors harmonious with the historic character of the Historic District or the Redevelopment Area, are required.
5. The size, color, and shape of all signs shall compliment the building, add to the historic character of the area and meet all applicable city regulations and guidelines.
6. Removal of paint or other coatings on building exteriors shall be undertaken with the gentlest means that are effective. Cleaning methods such as sandblasting, that damage the historic building materials are strongly discouraged.



Town of Jupiter Historic Preservation Grant Program

Purpose and Intent- The purpose and intent of the Historic Preservation Grant Program is to provide incentives for the restoration, rehabilitation, and/or preservation of historic structures which have been designated by the Town Council and which are located within the Town of Jupiter (Town).

Project Eligibility Requirements

- a) Only the property owner is eligible to be an applicant for a grant.
- b) A property owner is only eligible to submit an application for the restoration, rehabilitation, and/or preservation (hereinafter a “project”) under the following circumstances:
 - 1) If the structure has already been designated historic by the Town pursuant to [Section 27-2438](#), or is listed in the National Register of Historic Places; or
 - 2) If the property owner agrees to submit an application to have the structure designated historic by the Town pursuant to [Section 27-2438](#), or listed in the National Register of Historic Places. If a grant is awarded, a historic designation application must be reviewed and approved by the Town Council prior to or concurrently with the grant funding agreement.
- c) Applications shall meet Division 19 of the Town’s Zoning Code and the Secretary of the Interior’s Standards
- d) The property must be located in the Town of Jupiter.
- e) The eligibility for the funding of a project shall be determined on by the Historic Resources Board. The Town Council shall have the final decision on whether or not to appropriate funds for a project.
- f) The applicant shall provide a financial match as follows:

Request	Match required (services, cash, in-kind services, or supplies)
≤\$10,000	0%
≥\$10,001 up to \$50,000	25%
\$50,001 up to \$100,000	50%

Once an application has been made, an applicant is only eligible for work that is consistent with the project described in the application.

- g) Where practical, as determined by the Town, all building façades shall be restored to the original period design.
- h) Any property which is the subject of an application shall not be subject to a pending Notice of Violation, Order of Violation, or having a code compliance lien recorded against the property.
- i) The subject property shall not have any outstanding municipal debt, including but not limited to Town taxes, fines, fees assessed by the Town’s stormwater or water utilities or other municipal assessments or liens.
- j) Proof of property insurance.
- k) Historic Preservation Grant recipients for prior exterior improvements are not eligible to apply for a new grant until three years after the date on which the prior Town Historic Preservation Grant was awarded.
- l) Interior preservation, restoration or rehabilitation project improvements are eligible for a grant within the three year period of a previous exterior improvements grant as noted in k) above, provided the Town’s Building Official has determined that the exterior of the building is structurally sound.
- m) Eligible exterior preservation, restoration or rehabilitation improvements for designated residential or commercial buildings:
 - 1) Exterior structural work (including foundations)

- 2) Architectural details
 - 3) Walls
 - 4) Roof
 - 5) Replacement or repair of awnings
 - 6) Replacement of deteriorated or inefficient windows
 - 7) Exterior painting
 - 8) Replacement or upgrades of porches, gutter and downspout repair/replacement and lighting
 - 9) ADA accessibility
 - 10) Fire prevention
 - 11) Subject property and Right-of-way infrastructure improvements for adaptive reuse or commercial buildings (e.g. improvements to parking areas, drainage, electrical, lighting, sewer, etc.)
 - 12) Drainage or grading improvements on property to minimize the loss, damage, or destruction of a designated property or structure
- n) Eligible interior preservation, restoration or rehabilitation improvements for designated buildings (so long as exterior of building is structurally sound and the interior improvements are regularly open to the public as set forth in F.S. 196.1961*) may include the following:
- 1) Flooring
 - 2) Walls
 - 3) Ceilings
 - 4) Architectural details
 - 5) ADA accessibility
- o) Reimbursement of a portion of the cost of acquisition of a structure may be considered as a match for grant funding only after the structure had been designated by the Town as historic pursuant to [Section 27-2438](#), or listed in the National Register of Historic Places.
- p) Ineligible costs can include, as determined by the Town may include, but are not limited to:
- 1) Interior work that is not visible by the public
 - 2) Work on structures which do not hold a local historic designation
 - 3) For residential buildings - Excavation, paving, landscaping, or site work unless a determination is made that the improvements are necessary to prevent or minimize the loss, damage, or destruction of the historic site or building.

* Regularly open to the public means that there are regular hours when the public may visit to observe the historically significant aspects of the building. This means a minimum of 40 hours per week, for 45 weeks per year, or an equivalent of 1,800 hours per year.

Review Criteria – Applications shall be evaluated on a competitive basis, based upon the following:

- a) Fully comply with the grant program conditions
- b) Meet the eligibility criteria listed above
- c) Condition of a structure/site and need for improvements in order to ensure preservation
- d) Historical significance of a structure/site
- e) Time period in which the improvements will represent
- f) Are complete, thorough and include a reasonably detailed budget
- g) Identification of the source of the matching funds and documentation demonstrating that the funds are available to the applicant the financial obligations of the grant program
- h) A construction schedule which demonstrates that the applicant can complete the project in a timely manner, as determined by the Town’s Building Official

Project Budget – A complete and accurate project budget shall be submitted. All expenses shall be itemized on the project budget and supported by three written quotes from licensed contractors for projects exceeding \$2,500. An itemized valuation of in-kind services, including donated material and volunteer hours

Exterior painting
(approx. sq. ft.)

Awning

Historic Sign(s):
Non-Residential
Nonconforming
[§ 27-3358(d)(4)]

Infrastructure
improvements
(only for Adaptive
Reuse) [§ 27-2442]

Other
improvements

Total Cost of Project: \$

Amount Requested: \$

Attachment Checklist

- Site plan or aerial with work location clearly marked
- Color photos of existing conditions
- Historic photos of building (interior or exterior)
- Plans and/or elevation drawing of proposed alterations
- List of materials for proposed alterations
- Written estimate from licensed contractor(s)
- Color samples
- Project budget

Signature of Property Owner

Printed name

Date



DATE: February 25, 2026
TO: Historic Preservation Board
FROM: Michele Janiszewski, AICP, Senior Planner
RE: **Tab 5 – Princess Theater Restoration Efforts by 5th Avenue Revival**

Background:

At the January 28, 2026, Historic Preservation Board meeting, the Board inquired about the efforts being undertaken by the 5th Avenue Revival group to restore the Princess Theater. Below is information obtained from their website.

About 5th Ave Revival

5th Ave Revival (EIN: 92-3827441) is a registered 501(c)3 nonprofit organization dedicated to supporting and empowering our community through various arts and entertainment programs and initiatives. Our mission is to restore Mount Dora's Princess Theater and unite the community through a shared love of classic films, live entertainment, and the preservation of local history.

We are on a journey to bring the Princess Theater back to life. In September of 2023 we presented our business plan and financial feasibility report to Main Street Leasing (the current owners of the Princess Theater building). They were impressed with our plans and supported our endeavor, but we lacked capital to continue discussions about a potential long-term lease and/or purchase of the property. Right now, every dollar raised will be used to open a trust with the Mount Dora Community Trust. Once a trust is opened, we can continue our discussion with Main Street Leasing.

Their Plan:

- Step 1: 5th Ave Revival's first step is to raise a minimum of \$25,000 to open a trust fund with the Mount Dora Community Trust.
- Step 2: Once a trust fund has been opened, 5th Ave Revival will once again engage Main Street Leasing in conversations, this time regarding a long-term lease and/or purchase of the Princess Theater.
- Step 3: After legalities have been sorted, 5th Ave Revival will renovate and restore the Princess Theater so it can be used as an entertainment venue for the enjoyment of the community.

What Happens with Donations If This Project Is Unsuccessful?

If this project falls through and we cannot complete our mission, all the money that was donated to 5th Ave Revival will further be donated to support the arts in Mount Dora.