

Annelise Kouns
12 November 2013
Preservation Research & Survey-HIPR-706-OL
Prof. C. Pinkerton
Kouns-Survey-Report

Kouns-Survey-Report

Building/Address	Historic	Non-Historic	Contributing	Non-Contributing
#1 Mount Dora Center for the Arts, 138 E. Fifth Avenue, Mount Dora, FL 32757	X		X	
#2 116 E. Fifth Avenue, Mount Dora, FL 32757	X		X	
#3 112 E. Fifth Avenue, Mount Dora, FL 32757	X			X
#4 M.V. Simpson Building, 450 N. Donnelly Street, Mount Dora, FL 32757	X		X	
#5 448-432 N. Donnelly Street	X		X	
#6 Donnelly Apartments, 428 N. Donnelly Street, Mount Dora, FL 32757	X		X	
#7 Old Mt. Dora Topic Building, 418 N. Donnelly Street, Mount Dora, FL 32757	X		X	
#8 404 N. Donnelly Street (Oliver Twist), Mount Dora, FL 32757	X		X	
#9 Piglet's Pantry (Rehbaum's Hardware), 402 N. Donnelly Street, Mount Dora, FL 32757	X		X	
#10 The Drawer (Crane's Furniture Store), 403 N. Donnelly Street, Mount Dora, FL 32757	X		X	
#11 The Mount Dora Hotel (Renaissance Building), 411-413 N. Donnelly Street, Mount Dora, FL 32757	X		X	
#12 427 N. Donnelly Street, Mount Dora, FL 32757	X		X	
#13 431 N. Donnelly Street, Mount Dora, FL 32757		X		X
#14 Simpson Bed & Breakfast, 441 N. Donnelly Street, Mount Dora, FL 32757	X		X	
#15 Old First National Bank Building, 100 W. Fifth Avenue, Mount Dora, FL 32757	X		X	
#16 Simpson Hotel, 110 W. Fifth Avenue, Mount Dora, FL 32757	X		X	
#17 120 W. Fifth Avenue, Mount Dora, FL 32757	X		X	
#18 The Princess Theatre, 130 W. Fifth Avenue, Mount Dora, FL 32757	X		X	
#19 140 W. Fifth Avenue, Mount Dora, FL 32757	X			X
Building/Address	Historic	Non-Historic	Contributing	Non-Contributing
#20 Atkins Realty, 196 W. Fifth Avenue, Mount Dora, FL 32757	X		X	

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The history of Mount Dora begins in the late 1800s with the first settlements of the Simpson family, particularly David Simpson and his father, M.V. Simpson in 1874¹, and other significant figures such as J.P. Donnelly, who became the first mayor of Mount Dora. The town was officially established around 1884, and became a center for citrus production with citrus groves and packing houses. The first railroad came through town in 1887 and it provided a major boost for the town's economy. The town automatically became a favorite winter destination for northern state residents looking for some warmth and recreational activities such as boating, fishing and hunting. Another attraction for tourists was the introduction of Chautauqua in the area.² A movement which formed in New York, Chautauqua was a temporary traveling entertainment venue that came to Mount Dora offering music and education. Around the early 1900s the railroad depot was built, which introduced a greater influx of goods and visitors. President Calvin Coolidge and his family even spent the entire month of February 1930 vacationing in Mount Dora, at one of the local hotels, Lakeside Inn (Lake Inn at that time).³

The Simpson family, a rather influential family involved in Mount Dora's growth and development, had their settlements around the majority of present-day, downtown, historic Mount Dora. They were responsible for a significant amount of the infrastructure and development of the area, including the first bank, theatre, paving of the roads, etc. Before downtown became what it is today, it was once covered with the family's citrus groves. The Simpson family heirs continue to own many of the buildings downtown, as well maintaining several businesses.

Development continued and Mount Dora was eventually parceled out, becoming the town it is today. The Historic Society of Mount Dora has worked rather hard to preserve these buildings downtown as much as possible. They are becoming more rigid in the aspects of local preservation, so as to avoid further decay or loss of the historic and cultural fabric which distinguish Mount Dora from other towns.

¹ Simpson, interview by author, Mount Dora, Florida, 04 November 2013.

² "History of Mount Dora," Florida Back Roads Travel (Mike Miller), accessed 01 October 2013, <http://www.florida-backroads-travel.com/history-of-mount-dora.html>.

³ "History of Mount Dora, Florida," Small Town Gems, accessed 28 September 2013, <http://www.smalltowngems.com/browsetowns/florida/mountdora/mountdorafltownhistory>.

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Out of these 20 buildings surveyed, the majority, about 85%, were of a Masonry Vernacular style. Two were in a Spanish style and another was in a Mediterranean Revival style. There is a very high level of historical integrity within the area, due to the fact that the bulk of these buildings surveyed were almost all contributing buildings. Only a couple of these buildings were non-contributing, due to the fact they were built later in time or that they had been changed drastically from their original distinguishing form.

On average the surveyed buildings were in good condition. There were a few which have either been vacant for too long or just neglected with regards to proper maintenance. For the most part, these buildings are most likely attended to about once a year, or so it appears. There is a need for these owners or shopkeepers to provide more attention to the upkeep of these buildings, to avoid unnecessary damage or the loss of integrity because of disregard.

There were a few buildings that on their own seem likely candidates for individual listings on the National Register, including the Old First National Bank of Mount Dora (Mount Dora Bank & Trust Co.), Simpson Hotel and Rehbaum's Hardware (Piglet's Pantry). The other buildings have either changed too drastically from their original state or are lacking firm, historical significance.

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References

Barr, Melanie, *Historic Resource Survey: Downtown Mount Dora, Florida*, 1987.

Bland and Associates Inc., *NHRP Documentation of Historic Resources in Mount Dora*, 2009.

City of Mount Dora Historic Preservation Board, *City of Mount Dora: Historic Design Guidelines* Florida Department of State: 2001).

Dworken, Steven (Realtor at Real Living Good Neighbor Realty), interview by author, 30 October 2013.

F.C. & P. Special Rates," *The Ocala Evening Star*, 16 March 1900, Img. 3.

Glimpses of Mt. Dora: The Land of Sunshine and Flowers. (Mount Dora, FL: Lewis Printer).

Grantham, Shirley (Assistant VP, The First National Bank of Mount Dora), interview by author, Mount Dora, Florida, 29 October 2013.

Green, Carolyn (Mount Dora Historical Society), interview by author, Mount Dora, Florida, 29 October 2013.

"History of Mount Dora," Florida Back Roads Travel (Mike Miller), accessed 01 October 2013, <http://www.florida-backroads-travel.com/history-of-mount-dora.html>.

"History of Mount Dora, Florida," Small Town Gems, accessed 28 September 2013, <http://www.smalltowngems.com/browsetowns/florida/mountdora/mountdoraflltownhistory>.

Lake County Archives Department, Tavares, Florida.

Longstreet, Cornelius H., *Cornelius Longstreet Diaries*, 1886, 1894, 1897, 1898, 1899 (Mount Dora, Florida: 1886, 1894, 1897, 1898, 1899).

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"Mount Dora Historical Trail," Steve Rajtar, accessed 28 September 2013,
http://www.reocities.com/krdvrg/hikeplans/mount_dora/planmountdora.html.

"Mount Dora Historical Buildings," Bob Leonard, accessed 15 October 2013, http://www.bob-leonard-florida.com/floridanabob/mount_dora_historical_buildings.htm.

Mt. Dora, Fla., Lakes and Hills. (Jacksonville, Fla.: Arnold Printing Company, 1919).

"Official Records Search," Lake County Clerk of the Circuit Court, accessed 31 October 2013,
http://officialrecords.lakecountyclerk.org/acclaimweb/search?target=_blank.

Ormund Powers, "Mount Dora Owes Simpson Family Nod As Founders," *Orlando Sentinel*, 28 September 2013, http://articles.orlandosentinel.com/1999-04-14/news/9904130878_1_downtown-mount-dora-longstreet-james-simpson.

Simpson, Robert (grandson of James Simpson and great-grandson of M.V. Simpson), interview by author, Mount Dora, Florida, 04 November 2013.

Sanborn Map Company, Mt. Dora, Lake County, Florida, 1920.

U.S. Department of Agriculture, *Aerial photographs of Lake County*, 1941, 1947, 1953, 1958, 1966.

Woman's Christian Temperance Union (W.T.C.U.), "Temperance Column," *The News-Herald*, 09 October 1890, Pg. 2, Img. 2.

W.T. Bland Library Archives, Mount Dora, Florida.

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Appendix

- Completed Survey Forms
- Maps
- Photographs

☐ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

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

Site #8 000000
 Field Date 10-18-2013
 Form Date 10-19-2013
 Recorder # 1

Site Name(s) (address if none) #1 Mount Dora Center for the Arts Multiple Listing (DHR only)
 Survey Project Name Kouns-Survey-Project 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

Street Number Direction Street Name Street Type Suffix Direction
 Address: 138 E Fifth Avenue
 Cross Streets (nearest / between) Royellou Lane and Baker Street
 USGS 7.5 Map Name EUSTIS USGS Date 1966 Plat or Other Map 3-37, 3-39
 City / Town (within 3 miles) Mount Dora In City Limits? ☒ yes ☐ no ☐ unknown County Lake
 Township 19S Range 27E Section 31 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name:
 Tax Parcel # 29-19-27-003000200100 Landgrant
 Subdivision Name Mt. Dora Sub. Block 2 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: 1923 ☐ approximately ☒ year listed or earlier ☐ year listed or later
 Original Use Unknown From (year): 1923 To (year): 1996
 Current Use Art gallery/Museum/Planetarium From (year): 1996 To (year): 2013
 Other Use Commercial From (year): 1996 To (year): 2013
 Moves: ☐ yes ☒ no ☐ unknown Date: Original address
 Alterations: ☒ yes ☐ no ☐ unknown Date: Nature
 Additions: ☐ yes ☐ no ☒ unknown Date: Nature
 Architect (last name first): Unknown Builder (last name first): Unknown
 Ownership History (especially original owner, dates, profession, etc.) Mount Dora Center for the Arts Inc. (current owners)

Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown Describe Located within Historic Dist.

DESCRIPTION

Style Masonry Vernacular Exterior Plan Rectangular Number of Stories 2
 Exterior Fabric(s) 1. Brick 2. 3.
 Roof Type(s) 1. Flat 2. 3.
 Roof Material(s) 1. Asphalt shingles 2. Built-up 3.
 Roof secondary strucs. (dormers etc.) 1. 2.
 Windows (types, materials, etc.) Plate glass
 Distinguishing Architectural Features (exterior or interior ornaments) Awnings on ground and second floors.

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

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date SHPO - Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info Date Init.
 KEEPER - Determined eligible: ☐ yes ☐ no ☐ insufficient info Date
☐ Owner Objection NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see National Register Bulletin 15, p. 2)

DESCRIPTION (continued)

Clear Description Values

Chimney: No. 1 Chimney Material(s): 1. Brick 2. _____
 Structural System(s): 1. Brick 2. _____ 3. _____
 Foundation Type(s): 1. Continuous 2. _____
 Foundation Material(s): 1. Concrete Block 2. Concrete, Generic Note: you may use the last box in each field to type in an answer that does not appear in the list provided
 Main Entrance (stylistic details) Cantilevered wooden structure with attached lean-to type roof.

Porch Descriptions (types, locations, roof types, etc.) N/A

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

Narrative Description of Resource Building has not been well-maintained; fixed only when necessary. No real record of building's history exists.

Archaeological Remains N/A

☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

Clear Significance Values

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) Early Community Development

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. Community planning & development 3. _____ 5. _____
 2. _____ 4. _____ 6. _____

DOCUMENTATION

Clear Documentation Values

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 Annelise Kouns Affiliation Savannah College of Art & Design

Recorder Contact Information akouns20@student.scad.edu

(address / phone / fax / e-mail)

Required Attachments

① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

③ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE

If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

☐ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

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

Site #8
 Field Date 10-18-2013
 Form Date 10-19-2013
 Recorder # 2

Site Name(s) (address if none) #2 116 E. 5th Avenue Multiple Listing (DHR only) _____
 Survey Project Name Kouns-Survey-Project 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

Clear Location Values

Street Number Direction Street Name Street Type Suffix Direction
 Address: 116 E Fifth Avenue
 Cross Streets (nearest / between) Royellou Lane and Donnelly Street
 USGS 7.5 Map Name EUSTIS USGS Date 1966 Plat or Other Map 3-37, 3-39
 City / Town (within 3 miles) Mount Dora In City Limits? ☒ yes ☐ no ☐ unknown County Lake
 Township 19S Range 27E Section 31 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 29-19-27-003000200900 Landgrant _____
 Subdivision Name Mt. Dora Sub. Block 2 Lot _____
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting ☐ ☐ ☐ ☐ ☐ ☐ Northing ☐ ☐ ☐ ☐ ☐ ☐
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Clear History Values

Construction Year: 1925 ☐ approximately ☒ year listed or earlier ☐ year listed or later
 Original Use Commercial From (year): _____ To (year): _____
 Current Use Cafeteria/Restaurant/Diner From (year): 1999 To (year): 2013
 Other Use Realty Office 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): Unknown Builder (last name first): Simpson, M.V.
 Ownership History (especially original owner, dates, profession, etc.) Mount Dora Partners LLC (present owners), Lake and Hills Realty Co., first known occupants. It is thought M.V. Simpson built this building.
 Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown Describe Located within Historic Dist.

DESCRIPTION

Clear Description Values

Style Mediterranean Revival Exterior Plan Rectangular Number of Stories 1
 Exterior Fabric(s) 1. Stucco 2. Aluminum 3. _____
 Roof Type(s) 1. Flat 2. Shed 3. _____
 Roof Material(s) 1. Asphalt shingles 2. Built-up 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) Plate glass

Distinguishing Architectural Features (exterior or interior ornaments) Cartouche, awning above main entrance

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

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date _____ SHPO - Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info Date _____ Init. _____
 KEEPER - Determined eligible: ☐ yes ☐ no ☐ insufficient info Date _____
☐ Owner Objection NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see National Register Bulletin 15, p. 2)

DESCRIPTION (continued)

Clear Description Values

Chimney: No. 1 Chimney Material(s): 1. Stucco 2. _____
 Structural System(s): 1. Masonry - General 2. Structural clay tile 3. _____
 Foundation Type(s): 1. Continuous 2. _____ Note: you may use the last box in each field to type in
 Foundation Material(s): 1. Concrete Block 2. Concrete, Generic an answer that does not appear in the list provided
 Main Entrance (stylistic details) Transom above French , flanked by plate glass windows.

Porch Descriptions (types, locations, roof types, etc.) N/A

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

Narrative Description of Resource Building has not been well-maintained; fixed only when necessary. A lot of changes from its original 1920s appearance, however it is in good shape.

Archaeological Remains N/A

☐ Check if Archaeological Form Completed

RESEARCH METHODS (check 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

Clear Significance Values

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) Early Community Development. Particularly important because of its Mediterranean Revival style, as it is one of very few examples in town.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. Community planning & development 3. _____ 5. _____
 2. _____ 4. _____ 6. _____

DOCUMENTATION

Clear Documentation Values

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 Annelise Kouns

Affiliation Savannah College of Art & Design

Recorder Contact Information akouns20@student.scad.edu

(address / phone / fax / e-mail)

Required Attachments

① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

③ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE

If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

☐ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

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Site #8 000000
 Field Date 10-18-2013
 Form Date 10-19-2013
 Recorder # 3

Site Name(s) (address if none) #3 112 E. 5th Avenue Multiple Listing (DHR only) _____
 Survey Project Name Kouns-Survey-Project 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

Clear Location Values

Street Number Direction Street Name Street Type Suffix Direction
 Address: 112 E Fifth Avenue
 Cross Streets (nearest / between) Royellou Lane and Donnelly Street
 USGS 7.5 Map Name EUSTIS USGS Date 1966 Plat or Other Map 3-37, 3-39
 City / Town (within 3 miles) Mount Dora In City Limits? ☒ yes ☐ no ☐ unknown County Lake
 Township 19S Range 27E Section 31 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 29-19-27-003000200900 Landgrant _____
 Subdivision Name Mt. Dora Sub. Block 2 Lot _____
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting ☐ ☐ ☐ ☐ ☐ ☐ Northing ☐ ☐ ☐ ☐ ☐ ☐
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Clear History Values

Construction Year: 1916 ☐ approximately ☒ year listed or earlier ☐ year listed or later
 Original Use Grocery store/Supermarket From (year): _____ To (year): _____
 Current Use Commercial From (year): _____ To (year): _____
 Other Use Doctor's Office 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.) Mount Dora Partners LLC. (present owners). Previously built and owned by M.V. Simpson. Office of Dr. Penn.
 Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown Describe Located within Historic Dist.

DESCRIPTION

Clear Description Values

Style Mediterranean Revival Exterior Plan Rectangular Number of Stories 1
 Exterior Fabric(s) 1. Stucco 2. _____ 3. _____
 Roof Type(s) 1. Flat 2. _____ 3. _____
 Roof Material(s) 1. Asphalt shingles 2. Built-up 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) Plate glass

Distinguishing Architectural Features (exterior or interior ornaments) Large awning, spanning building width

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

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date _____ SHPO – Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info Date _____ Init. _____
 KEEPER – Determined eligible: ☐ yes ☐ no ☐ insufficient info Date _____
☐ Owner Objection NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see National Register Bulletin 15, p. 2)

DESCRIPTION (continued)

Clear Description Values

Chimney: No. _____ Chimney Material(s): 1. _____ 2. _____
 Structural System(s): 1. Masonry - General 2. Concrete block 3. _____
 Foundation Type(s): 1. Continuous 2. _____
 Foundation Material(s): 1. Concrete Block 2. Concrete, Generic Note: you may use the last box in each field to type in an answer that does not appear in the list provided
 Main Entrance (stylistic details) Simple single entry door in-between plate glass windows

Porch Descriptions (types, locations, roof types, etc.) N/A

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

Narrative Description of Resource Currently vacant. Originally a grocery store and warehouse, then was changed to a doctor's office.

Archaeological Remains N/A

☐ Check if Archaeological Form Completed

RESEARCH METHODS (check 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

Clear Significance Values

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) Early Community Development.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. Community planning & development 3. _____ 5. _____
 2. _____ 4. _____ 6. _____

DOCUMENTATION

Clear Documentation Values

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 Annelise Kouns Affiliation Savannah College of Art & Design

Recorder Contact Information akouns20@student.scad.edu

(address / phone / fax / e-mail)

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② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

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If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
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☐ Original
☐ Update



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Version 4.0 1/07

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

Site #8
Field Date 10-18-2013
Form Date 10-19-2013
Recorder # 4

Site Name(s) (address if none) #4 The M.V. Simpson Building Multiple Listing (DHR only)
Survey Project Name Kouns-Survey-Project 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

Clear Location Values

Street Number Direction Street Name Street Type Suffix Direction
Address: 450 N Donnelly Street
Cross Streets (nearest / between) Forth Avenue and Fifth Avenue
USGS 7.5 Map Name EUSTIS USGS Date 1966 Plat or Other Map 3-37, 3-39
City / Town (within 3 miles) Mount Dora In City Limits? ☒ yes ☐ no ☐ unknown County Lake
Township 19S Range 27E Section 31 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name:
Tax Parcel # 1465320 Landgrant
Subdivision Name Block 2 Lot
UTM Coordinates: Zone ☐ 16 ☐ 17 Easting Northing
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Clear History Values

Construction Year: 1924 ☐ approximately ☒ year listed or earlier ☐ year listed or later
Original Use Grocery store/supermarket From (year): To (year):
Current Use Commercial From (year): To (year):
Other Use Apartments & commercial 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): Unknown Builder (last name first): Simpson, M.V.
Ownership History (especially original owner, dates, profession, etc.) Mount Dora Partners (current owners). Built by M.V. Simpson.

Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown Describe Located within Historic Dist.

DESCRIPTION

Clear Description Values

Style Masonry Vernacular Exterior Plan Rectangular Number of Stories 2
Exterior Fabric(s) 1. Brick 2. Stucco 3.
Roof Type(s) 1. Flat 2. 3.
Roof Material(s) 1. 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.
Windows (types, materials, etc.) Plate glass.
Distinguishing Architectural Features (exterior or interior ornaments) Awnings, window guards, cornice, recessed entrance.

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

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.
<input type="checkbox"/> Owner Objection	KEEPER - Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info	Date	
	NR 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)		

DESCRIPTION (continued)

Clear Description Values

Chimney: No. 1 Chimney Material(s): 1. Brick 2. _____
 Structural System(s): 1. Masonry - General 2. Cast-in-place concrete 3. Concrete
 Foundation Type(s): 1. Continuous 2. _____
 Foundation Material(s): 1. Concrete Block 2. Concrete, Generic Note: you may use the last box in each field to type in an answer that does not appear in the list provided
 Main Entrance (stylistic details) Plate glass facade and recessed entrance.

Porch Descriptions (types, locations, roof types, etc.) N/A

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

Narrative Description of Resource Originally built by M.V. Simpson, the ground floor was a grocery and the second floor was the family's living quarters. Currently commercial/retail.

Archaeological Remains N/A

☐ Check if Archaeological Form Completed

RESEARCH METHODS (check 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

Clear Significance Values

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) Early Community Development

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. Community planning & development 3. _____ 5. _____
 2. _____ 4. _____ 6. _____

DOCUMENTATION

Clear Documentation Values

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 Annelise Kouns Affiliation Savannah College of Art & Design

Recorder Contact Information akouns20@student.scad.edu

(address / phone / fax / e-mail)

Required Attachments

① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

③ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE

If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

☐ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

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

Site #8
Field Date 10-18-2013
Form Date 10-19-2013
Recorder # 5

Site Name(s) (address if none) #5 448-432 N. Donnelly Street Multiple Listing (DHR only) _____
Survey Project Name Kouns-Survey-Project 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

Clear Location Values

Street Number Direction Street Name Street Type Suffix Direction
Address: 448-432 N Donnelly Street
Cross Streets (nearest / between) Fifth Avenue and Fourth Avenue
USGS 7.5 Map Name EUSTIS USGS Date 1966 Plat or Other Map 3-37, 3-39
City / Town (within 3 miles) Mount Dora In City Limits? ☒ yes ☐ no ☐ unknown County Lake
Township 19S Range 27E Section 31 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
Tax Parcel # 29-19-27-003000200900 Landgrant _____
Subdivision Name Mt. Dora Sub. Block 2 Lot _____
UTM Coordinates: Zone ☐ 16 ☐ 17 Easting ☐ ☐ ☐ ☐ ☐ ☐ Northing ☐ ☐ ☐ ☐ ☐ ☐
Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Clear History Values

Construction Year: 1924 ☐ approximately ☒ year listed or earlier ☐ year listed or later
Original Use Commercial From (year): _____ To (year): _____
Current Use Commercial 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): Unknown Builder (last name first): Unknown
Ownership History (especially original owner, dates, profession, etc.) Mount Dora Partners LLC (current owners).

Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown Describe Located within Historic Dist.

DESCRIPTION

Clear Description Values

Style Masonry Vernacular Exterior Plan Rectangular Number of Stories 2
Exterior Fabric(s) 1. Stucco 2. Brick 3. Concrete block
Roof Type(s) 1. Flat 2. _____ 3. _____
Roof Material(s) 1. Built-up 2. Asphalt shingles 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.) Plate glass
Distinguishing Architectural Features (exterior or interior ornaments) Metal iron balconies, awnings, covered walkways, recessed entries, plate glass window storefronts

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

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date _____ SHPO – Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info Date _____ Init. _____
☐ Owner Objection KEEPER – Determined eligible: ☐ yes ☐ no ☐ insufficient info Date _____
NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see *National Register Bulletin 15*, p. 2)

DESCRIPTION (continued)

Clear Description Values

Chimney: No. 1 Chimney Material(s): 1. Brick 2. _____
 Structural System(s): 1. Concrete block 2. Structural clay tile 3. _____
 Foundation Type(s): 1. Continuous 2. _____
 Foundation Material(s): 1. Concrete Block 2. Concrete, Generic Note: you may use the last box in each field to type in an answer that does not appear in the list provided
 Main Entrance (stylistic details) Glass plate window storefront with recessed single door entry.

Porch Descriptions (types, locations, roof types, etc.) Uncovered balconies with metal iron balustrade. Concrete covered walkways.

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

Narrative Description of Resource Has remained a retail/commercial space for the past 30+ years. No real record of building's history exists.

Archaeological Remains N/A

☐ Check if Archaeological Form Completed

RESEARCH METHODS (check 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

Clear Significance Values

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) Early Community Development.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. Community planning & development 3. _____ 5. _____
 2. _____ 4. _____ 6. _____

DOCUMENTATION

Clear Documentation Values

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 Annelise Kouns Affiliation Savannah College of Art & Design

Recorder Contact Information akouns20@student.scad.edu

(address / phone / fax / e-mail)

Required Attachments

① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

③ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE

If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

☐ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

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

Site #8
 Field Date 10-18-2013
 Form Date 10-19-2013
 Recorder # 6

Site Name(s) (address if none) #6 Donnelly Apartments Multiple Listing (DHR only)
 Survey Project Name Kouns-Survey-Project 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

Clear Location Values

Street Number Direction Street Name Street Type Suffix Direction
 Address: 428 N Donnelly Street
 Cross Streets (nearest / between) Fifth Avenue and Fourth Avenue
 USGS 7.5 Map Name EUSTIS USGS Date 1966 Plat or Other Map 3-37, 3-39
 City / Town (within 3 miles) Mount Dora In City Limits? ☒ yes ☐ no ☐ unknown County Lake
 Township 19S Range 27E Section 31 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name:
 Tax Parcel # 29-19-27-003000201200 Landgrant
 Subdivision Name Mt. Dora Sub. Block 2 Lot
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting Northing
 Other Coordinates: X: Y: Coordinate System & Datum
 Name of Public Tract (e.g., park)

HISTORY

Clear History Values

Construction Year: 1924 ☐ approximately ☒ year listed or earlier ☐ year listed or later
 Original Use Unknown From (year): To (year):
 Current Use Apartments & commercial 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): Unknown Builder (last name first): Unknown
 Ownership History (especially original owner, dates, profession, etc.) Donnelly 428 LLC (current owners).

Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown Describe Located within Historic Dist.

DESCRIPTION

Clear Description Values

Style Masonry Vernacular Exterior Plan Rectangular Number of Stories 2
 Exterior Fabric(s) 1. Stucco 2. Brick 3. Concrete block
 Roof Type(s) 1. Flat 2. 3.
 Roof Material(s) 1. Built-up 2. 3.
 Roof secondary strucs. (dormers etc.) 1. 2.
 Windows (types, materials, etc.) Plate glass
 Distinguishing Architectural Features (exterior or interior ornaments) Awnings, window guards and shutters on second floor windows.

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

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date SHPO - Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info Date Init.
 KEEPER - Determined eligible: ☐ yes ☐ no ☐ insufficient info Date
☐ Owner Objection NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see National Register Bulletin 15, p. 2)

DESCRIPTION (continued)

Clear Description Values

Chimney: No. _____ Chimney Material(s): 1. _____ 2. _____
 Structural System(s): 1. Concrete block 2. _____ 3. _____
 Foundation Type(s): 1. Continuous 2. _____
 Foundation Material(s): 1. Concrete Block 2. Concrete, Generic Note: you may use the last box in each field to type in an answer that does not appear in the list provided
 Main Entrance (stylistic details) Glass plate windows and sing entry door.

Porch Descriptions (types, locations, roof types, etc.) N/A

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

Narrative Description of Resource Records indicate building was sold 1984, 1990, 1997, and 2013. No real record of building's history exists.

Archaeological Remains N/A

☐ Check if Archaeological Form Completed

RESEARCH METHODS (check 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

Clear Significance Values

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) Early Community Development

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. Community planning & development 3. _____ 5. _____
 2. _____ 4. _____ 6. _____

DOCUMENTATION

Clear Documentation Values

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 Annelise Kouns Affiliation Savannah College of Art & Design

Recorder Contact Information akouns20@student.scad.edu

(address / phone / fax / e-mail)

Required Attachments

① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

③ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE

If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

☐ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

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

Site #8
Field Date 10-18-2013
Form Date 10-19-2013
Recorder # 7

Site Name(s) (address if none) #7 Old Mount Dora Topic Building Multiple Listing (DHR only) _____
Survey Project Name Kouns-Survey-Project 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

Clear Location Values

Street Number Direction Street Name Street Type Suffix Direction
Address: 418 N Donnelly Street
Cross Streets (nearest / between) Fifth Avenue and Fourth Avenue
USGS 7.5 Map Name EUSTIS USGS Date 1966 Plat or Other Map 3-37, 3-39
City / Town (within 3 miles) Mount Dora In City Limits? ☒ yes ☐ no ☐ unknown County Lake
Township 19S Range 27E Section 31 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
Tax Parcel # 29-19-27-003000201300 Landgrant _____
Subdivision Name Mt. Dora Sub Block 2 Lot _____
UTM Coordinates: Zone ☐ 16 ☐ 17 Easting ☐ ☐ ☐ ☐ ☐ ☐ Northing ☐ ☐ ☐ ☐ ☐ ☐
Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Clear History Values

Construction Year: 1919 ☐ approximately ☒ year listed or earlier ☐ year listed or later
Original Use Office From (year): 1922 To (year): ~1962
Current Use Commercial From (year): 1985 To (year): 2013
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): Unknown Builder (last name first): Unknown (estimated A. Rehbaum)
Ownership History (especially original owner, dates, profession, etc.) Silvia Sammons (current owner). The Mount Dora Topic newspaper had office and printing plant at building for about 40 years.
Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown Describe Located within Historic Dist.

DESCRIPTION

Clear Description Values

Style Masonry Vernacular Exterior Plan Rectangular Number of Stories 1
Exterior Fabric(s) 1. Brick 2. Pressed metal 3. _____
Roof Type(s) 1. Flat 2. _____ 3. _____
Roof Material(s) 1. Built-up 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.) Plate glass

Distinguishing Architectural Features (exterior or interior ornaments) Aluminum awning

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

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date _____ SHPO – Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info Date _____ Init. _____
☐ Owner Objection KEEPER – Determined eligible: ☐ yes ☐ no ☐ insufficient info Date _____
NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see National Register Bulletin 15, p. 2)

DESCRIPTION (continued)

Clear Description Values

Chimney: No. _____ Chimney Material(s): 1. _____ 2. _____
 Structural System(s): 1. Brick 2. _____ 3. _____
 Foundation Type(s): 1. Continuous 2. _____
 Foundation Material(s): 1. Brick 2. Concrete, Generic Note: you may use the last box in each field to type in
 an answer that does not appear in the list provided
 Main Entrance (stylistic details) Angled single entry and plate glass windows

Porch Descriptions (types, locations, roof types, etc.) N/A

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

Narrative Description of Resource Originally the Mount Dora Topic newspaper headquarters, office and printing press. Since has become commercial/retail storefronts.

Archaeological Remains N/A

☐ Check if Archaeological Form Completed

RESEARCH METHODS (check 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

Clear Significance Values

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) Early Community Development

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. Community planning & development 3. _____ 5. _____
 2. _____ 4. _____ 6. _____

DOCUMENTATION

Clear Documentation Values

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 Annelise Kouns Affiliation Savannah College of Art & Design

Recorder Contact Information akouns20@student.scad.edu

(address / phone / fax / e-mail)

Required Attachments

① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

③ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE

If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

☐ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

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

Site #8
 Field Date 10-18-2013
 Form Date 10-19-2013
 Recorder # 8

Site Name(s) (address if none) #8 404 N. Donnelly Street (Oliver Twist) Multiple Listing (DHR only)
 Survey Project Name Kouns-Survey-Project 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

Clear Location Values

Street Number Direction Street Name Street Type Suffix Direction
 Address: 404 N Donnelly Street
 Cross Streets (nearest / between) Fifth Avenue and Fourth Avenue
 USGS 7.5 Map Name EUSTIS USGS Date 1966 Plat or Other Map 3-37, 3-39
 City / Town (within 3 miles) Mount Dora In City Limits? ☒ yes ☐ no ☐ unknown County Lake
 Township 19S Range 27E Section 31 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name:
 Tax Parcel # 29-19-27-003000201400 Landgrant
 Subdivision Name Mt. Dora Sub Block 2 Lot
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting Northing
 Other Coordinates: X: Y: Coordinate System & Datum
 Name of Public Tract (e.g., park)

HISTORY

Clear History Values

Construction Year: 1920 ☐ approximately ☒ year listed or earlier ☐ year listed or later
 Original Use Bank From (year): 1923 To (year): 1946
 Current Use Commercial From (year): 1946 To (year): 2013
 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): Unknown Builder (last name first): Unknown
 Ownership History (especially original owner, dates, profession, etc.) Cynthia & Clay Oliver (current owners). Started as a bank, then closed. Nothing of note until 1946, it became Moon's Appliance Store.
 Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown Describe Located within Historic Dist.

DESCRIPTION

Clear Description Values

Style Masonry Vernacular Exterior Plan Rectangular Number of Stories 1
 Exterior Fabric(s) 1. Stucco 2. Aluminum 3.
 Roof Type(s) 1. Flat 2. 3.
 Roof Material(s) 1. Built-up 2. 3.
 Roof secondary strucs. (dormers etc.) 1. 2.
 Windows (types, materials, etc.) Plate glass
 Distinguishing Architectural Features (exterior or interior ornaments) Aluminum awning

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

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date SHPO - Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info Date Init.
 KEEPER - Determined eligible: ☐ yes ☐ no ☐ insufficient info Date
☐ Owner Objection NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see National Register Bulletin 15, p. 2)

DESCRIPTION (continued)

Clear Description Values

Chimney: No. _____ Chimney Material(s): 1. _____ 2. _____
 Structural System(s): 1. Masonry - General 2. Brick 3. _____
 Foundation Type(s): 1. Continuous 2. _____ Note: you may use the last box in each field to type in
 Foundation Material(s): 1. Brick 2. Concrete, Generic an answer that does not appear in the list provided
 Main Entrance (stylistic details) Double entry door flanked by plate glass window storefront

Porch Descriptions (types, locations, roof types, etc.) N/A

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

Narrative Description of Resource Original home of the Bank of Mount. Later became Moon's Appliance Store.
Currently retail/commercial storefronts.

Archaeological Remains N/A

☐ Check if Archaeological Form Completed

RESEARCH METHODS (check 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

Clear Significance Values

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) Early Community Development

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. Community planning & development 3. _____ 5. _____
 2. _____ 4. _____ 6. _____

DOCUMENTATION

Clear Documentation Values

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 Annelise Kouns Affiliation Savannah College of Art & Design

Recorder Contact Information akouns20@student.scad.edu

(address / phone / fax / e-mail)

Required Attachments

① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

③ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE

If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

☐ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

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

Site #8
 Field Date 10-18-2013
 Form Date 10-19-2013
 Recorder # 9

Site Name(s) (address if none) #9 Piglet's Pantry (Rehbaum's Hardware) Multiple Listing (DHR only)
 Survey Project Name Kouns-Survey-Project 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

Clear Location Values

Street Number Direction Street Name Street Type Suffix Direction
 Address: 402 N Donnelly Street
 Cross Streets (nearest / between) Fourth Avenue and Fifth Avenue
 USGS 7.5 Map Name EUSTIS USGS Date 1966 Plat or Other Map 3-37, 3-39
 City / Town (within 3 miles) Mount Dora In City Limits? ☒ yes ☐ no ☐ unknown County Lake
 Township 19S Range 27E Section 31 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name:
 Tax Parcel # 29-19-27-003000201500 Landgrant
 Subdivision Name Mt. Dora Sub Block 2 Lot
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting Northing
 Other Coordinates: X: Y: Coordinate System & Datum
 Name of Public Tract (e.g., park)

HISTORY

Clear History Values

Construction Year: 1914 ☐ approximately ☒ year listed or earlier ☐ year listed or later
 Original Use Hardware store From (year): 1915 To (year):
 Current Use Commercial From (year): 1997 To (year): 2013
 Other Use Drugstore/Pharmacy 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): Unknown Builder (last name first): Rehbaum, Alfred
 Ownership History (especially original owner, dates, profession, etc.) Alfred Rehbaum, original owner, 1915. Rented Pharmacy/
 drugstore in the southern part of building.
 Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown Describe Located within Historic Dist.

DESCRIPTION

Clear Description Values

Style Masonry Vernacular Exterior Plan Rectangular Number of Stories 1
 Exterior Fabric(s) 1. Brick 2. 3.
 Roof Type(s) 1. Flat 2. 3.
 Roof Material(s) 1. Built-up 2. 3.
 Roof secondary strucs. (dormers etc.) 1. 2.
 Windows (types, materials, etc.) Plate glass
 Distinguishing Architectural Features (exterior or interior ornaments) Awnings, white dentil, covered entrance/walkway

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

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date SHPO - Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info Date Init.
 KEEPER - Determined eligible: ☐ yes ☐ no ☐ insufficient info Date
☐ Owner Objection NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see National Register Bulletin 15, p. 2)

DESCRIPTION (continued)

Clear Description Values

Chimney: No. 1 Chimney Material(s): 1. Brick 2. _____
 Structural System(s): 1. Masonry - General 2. Brick 3. _____
 Foundation Type(s): 1. Continuous 2. _____ Note: you may use the last box in each field to type in
 Foundation Material(s): 1. Brick 2. Concrete, Generic an answer that does not appear in the list provided
 Main Entrance (stylistic details) Covered walkway/entrance, glass plate window and door facade, recessed entry

Porch Descriptions (types, locations, roof types, etc.) N/A

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

Narrative Description of Resource Rehbaum started hardware store in 1915; drugstore/pharmacy opened in the south of building; second floor contained apartments. The furniture store started here before moving across the street. One of the least altered buildings downtown.

Archaeological Remains N/A

☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

Clear Significance Values

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) Early Community Development. Significant because of the quality of architecture and association with a prominent citizen and a long lasting business in the area.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

- | | | |
|--|--------------------|----------|
| 1. <u>Community planning & development</u> | 3. <u>Commerce</u> | 5. _____ |
| 2. <u>Architecture</u> | 4. _____ | 6. _____ |

DOCUMENTATION

Clear Documentation Values

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 Annelise Kouns

Affiliation Savannah College of Art & Design

Recorder Contact Information akouns20@student.scad.edu

(address / phone / fax / e-mail)

Required Attachments

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

❸ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE

If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

☐ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

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

Site #8
 Field Date 10-21-2013
 Form Date 10-22-2013
 Recorder # 10

Site Name(s) (address if none) #10 The Drawer (Crane Furniture Store) Multiple Listing (DHR only) _____
 Survey Project Name Kouns-Survey-Project 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

[Clear Location Values](#)

Street Number Direction Street Name Street Type Suffix Direction
 Address: 403 N Donnelly Street
 Cross Streets (nearest / between) Fourth Avenue and Fifth Avenue
 USGS 7.5 Map Name EUSTIS USGS Date 1966 Plat or Other Map 3-37, 3-39, 4-32
 City / Town (within 3 miles) Mount Dora In City Limits? ☒ yes ☐ no ☐ unknown County Lake
 Township 19S Range 27E Section 31 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 29-19-27-003000300400 Landgrant _____
 Subdivision Name Mt. Dora Sub Block 3 Lot 8
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting ☐ ☐ ☐ ☐ ☐ ☐ Northing ☐ ☐ ☐ ☐ ☐ ☐
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

[Clear History Values](#)

Construction Year: 1888 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Commercial From (year): 1888 To (year): _____
 Current Use Commercial From (year): 1997 To (year): 2013
 Other Use Furniture Store 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): Unknown Builder (last name first): Stowe, Charles
 Ownership History (especially original owner, dates, profession, etc.) The Drawer Ltd. Inc. A. Rehbaum and F. Crane owned this furniture store. Crane became sole owner. D.P. Morse became owner in 1958, Doris' Furniture.
 Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown Describe Located within Historic Dist.

DESCRIPTION

[Clear Description Values](#)

Style Masonry Vernacular Exterior Plan Irregular Number of Stories 1
 Exterior Fabric(s) 1. Brick 2. Stucco 3. Wood siding
 Roof Type(s) 1. Flat 2. Hip 3. _____
 Roof Material(s) 1. Built-up 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) Plate glass, jalousie, awnings
 Distinguishing Architectural Features (exterior or interior ornaments) Full, plate glass window, storefront facade with recessed entry; wooden slats awning
 Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) N/A

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date _____ SHPO - Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info Date _____ Init. _____
 KEEPER - Determined eligible: ☐ yes ☐ no [Clear Check Boxes](#) Date _____
☐ Owner Objection NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see *National Register Bulletin 15*, p. 2)

DESCRIPTION (continued)

Clear Description Values

Chimney: No. 1 Chimney Material(s): 1. Brick 2. _____ 3. _____
 Structural System(s): 1. Masonry - General 2. Brick 3. _____
 Foundation Type(s): 1. Continuous 2. _____
 Foundation Material(s): 1. Concrete Block 2. Concrete, Generic Note: you may use the last box in each field to type in an answer that does not appear in the list provided
 Main Entrance (stylistic details) Plate glass window facade with recessed glass

Porch Descriptions (types, locations, roof types, etc.) N/A

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

Narrative Description of Resource Stowe was running a store before selling it to R. True in 1896. When True died his daughter sold it to M.V. Simpson. Eventually A. Rehbaum and F. Crane moved their furniture store in, most likely the new masonry part was built to host the store.

Archaeological Remains N/A ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

Clear Significance Values

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) Early Community Development

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. Community planning & development 3. _____ 5. _____
 2. _____ 4. _____ 6. _____

DOCUMENTATION

Clear Documentation Values

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 Annelise Kouns Affiliation Savannah College of Art & Design
 Recorder Contact Information akouns20@student.scad.edu
 (address / phone / fax / e-mail)

Required Attachments

① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

③ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE

If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

☐ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

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

Site #8
Field Date 10-21-2013
Form Date 10-22-2013
Recorder # 11

Site Name(s) (address if none) #11 The Mount Dora Hotel (Renaissance B) Multiple Listing (DHR only)
Survey Project Name Kouns-Survey-Project 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

Clear Location Values

Street Number Direction Street Name Street Type Suffix Direction
Address: 411-413 N Donnelly Street
Cross Streets (nearest / between) Fourth Avenue and Fifth Avenue
USGS 7.5 Map Name EUSTIS USGS Date 1966 Plat or Other Map 3-37, 3-39, 4-32
City / Town (within 3 miles) Mount Dora In City Limits? ☒ yes ☐ no ☐ unknown County Lake
Township 19S Range 27E Section 31 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name:
Tax Parcel # 29-19-27-003000300600 Landgrant
Subdivision Name Mt. Dora Sub Block 3 Lot
UTM Coordinates: Zone ☐ 16 ☐ 17 Easting Northing
Other Coordinates: X: Y: Coordinate System & Datum
Name of Public Tract (e.g., park)

HISTORY

Clear History Values

Construction Year: 1927 ☐ approximately ☒ year listed or earlier ☐ year listed or later
Original Use Hotel From (year): To (year):
Current Use Commercial From (year): 1993 To (year): 2013
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): Unknown Builder (last name first): Patterson, Munroe
Ownership History (especially original owner, dates, profession, etc.) Downtowne Mount Dora Inc. (current owners). Purchased by A. Rehbaum in 1928. Later purchased by D.P. Morse in 1958.
Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown Describe Located within Historic Dist.

DESCRIPTION

Clear Description Values

Style Masonry Vernacular Exterior Plan Rectangular Number of Stories 3
Exterior Fabric(s) 1. Stucco 2. 3.
Roof Type(s) 1. Flat 2. 3.
Roof Material(s) 1. Built-up 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.
Windows (types, materials, etc.) Plate glass, ribbed, mottled
Distinguishing Architectural Features (exterior or interior ornaments) Bay windows, shutters, awning covering entry, grand hallway creating walk-through of building
Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) N/A

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date SHPO - Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info Date Init.
KEEPER - Determined eligible: ☐ yes ☐ no ☐ insufficient info Date
☐ Owner Objection NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see National Register Bulletin 15, p. 2)

DESCRIPTION (continued)

Clear Description Values

Chimney: No. 16 Chimney Material(s): 1. Stucco 2. _____
 Structural System(s): 1. Masonry - General 2. Structural clay tile 3. _____
 Foundation Type(s): 1. Continuous 2. _____
 Foundation Material(s): 1. Concrete Block 2. Concrete, Generic Note: you may use the last box in each field to type in an answer that does not appear in the list provided
 Main Entrance (stylistic details) Open entrance, covered with awning, flanked by bay windows

Porch Descriptions (types, locations, roof types, etc.) N/A

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

Narrative Description of Resource Bought in 1928 by A. Rehbaum who also ran the hotel. D.P. Morse later purchased it in 1958. Only hotel built in city during the Florida land boom.

Archaeological Remains N/A

☐ Check if Archaeological Form Completed

RESEARCH METHODS (check 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

Clear Significance Values

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) Early Community Development. It has been altered completely from original state.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. Community planning & development 3. _____ 5. _____
 2. _____ 4. _____ 6. _____

DOCUMENTATION

Clear Documentation Values

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 Annelise Kouns

Affiliation Savannah College of Art & Design

Recorder Contact Information akouns20@student.scad.edu

(address / phone / fax / e-mail)

Required Attachments

① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

③ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE

If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

☐ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

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

Site #8
 Field Date 10-21-2013
 Form Date 10-22-2013
 Recorder # 12

Site Name(s) (address if none) #12 427 N. Donnelly Street Multiple Listing (DHR only) _____
 Survey Project Name Kouns-Survey-Project 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

[Clear Location Values](#)

Street Number Direction Street Name Street Type Suffix Direction
 Address: 427 N Donnelly Street
 Cross Streets (nearest / between) Fourth Avenue and Fifth Avenue
 USGS 7.5 Map Name EUSTIS USGS Date 1966 Plat or Other Map 3-37, 3-39, 4-32
 City / Town (within 3 miles) Mount Dora In City Limits? ☒ yes ☐ no ☐ unknown County Lake
 Township 19S Range 27E Section 31 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 29-19-27-003000300500 Landgrant _____
 Subdivision Name Mt. Dora Sub Block 3 Lot 5
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting ☐ ☐ ☐ ☐ ☐ ☐ Northing ☐ ☐ ☐ ☐ ☐ ☐
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

[Clear History Values](#)

Construction Year: 1910 ☐ approximately ☐ year listed or earlier ☒ year listed or later
 Original Use Commercial From (year): _____ To (year): _____
 Current Use Commercial 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): Unknown Builder (last name first): Lewis, Arthur P.
 Ownership History (especially original owner, dates, profession, etc.) J. Anderson & V. Calvo (current owners). Owned by L. Hackworth 1922, O. Hale 1942, W. Wiederhold 1969, P. Shamrock 1979.
 Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown Describe Located within Historic Dist.

DESCRIPTION

[Clear Description Values](#)

Style Masonry Vernacular Exterior Plan Rectangular Number of Stories 2
 Exterior Fabric(s) 1. Concrete-pre-cast 2. _____ 3. _____
 Roof Type(s) 1. Flat 2. _____ 3. _____
 Roof Material(s) 1. Built-up 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) Plate glass
 Distinguishing Architectural Features (exterior or interior ornaments) Brightly colored awnings

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

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.
<input type="checkbox"/> Owner Objection	KEEPER - Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no Clear Check Boxes	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 15</i> , p. 2)		

DESCRIPTION (continued)

Clear Description Values

Chimney: No. _____ Chimney Material(s): 1. _____ 2. _____
 Structural System(s): 1. Masonry - General 2. Cast-in-place concrete 3. _____
 Foundation Type(s): 1. Continuous 2. _____ Note: you may use the last box in each field to type in
 Foundation Material(s): 1. Concrete Block 2. Concrete, Generic an answer that does not appear in the list provided
 Main Entrance (stylistic details) Glass plate window and door facade, neighboring iron metal grill door

Porch Descriptions (types, locations, roof types, etc.) N/A

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

Narrative Description of Resource Retail space for the past 30+ years. No real record of building's history exists.

Archaeological Remains N/A

☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

Clear Significance Values

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) Early Community Development.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

- | | | |
|--|----------|----------|
| 1. <u>Community planning & development</u> | 3. _____ | 5. _____ |
| 2. _____ | 4. _____ | 6. _____ |

DOCUMENTATION

Clear Documentation Values

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 Annelise Kouns

Affiliation Savannah College of Art & Design

Recorder Contact Information akouns20@student.scad.edu

(address / phone / fax / e-mail)

Required Attachments

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

❸ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE

If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).

Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

☐ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

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

Site #8
 Field Date 10-21-2013
 Form Date 10-22-2013
 Recorder # 13

Site Name(s) (address if none) #13 431 N. Donnelly Street Multiple Listing (DHR only)
 Survey Project Name Kouns-Survey-Project 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

Clear Location Values

Street Number Direction Street Name Street Type Suffix Direction
 Address: 431 N Donnelly Street
 Cross Streets (nearest / between) Fourth Avenue and Fifth Avenue
 USGS 7.5 Map Name EUSTIS USGS Date 1966 Plat or Other Map 3-37, 3-39, 4-32
 City / Town (within 3 miles) Mount Dora In City Limits? ☒ yes ☐ no ☐ unknown County Lake
 Township 19S Range 27E Section 31 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name:
 Tax Parcel # 29-19-27-003000300400 Landgrant
 Subdivision Name Mt. Dora Sub Block 3 Lot 4
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting Northing
 Other Coordinates: X: Y: Coordinate System & Datum
 Name of Public Tract (e.g., park)

HISTORY

Clear History Values

Construction Year: 1973 ☐ approximately ☒ year listed or earlier ☐ year listed or later
 Original Use Commercial From (year): 1973 To (year): 2013
 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): Unknown Builder (last name first): Unknown
 Ownership History (especially original owner, dates, profession, etc.) Main Street Leasing Company (current owners).

Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown Describe Located within Historic Dist.

DESCRIPTION

Clear Description Values

Style Masonry Vernacular Exterior Plan Rectangular Number of Stories 1
 Exterior Fabric(s) 1. Concrete-pre-cast 2. Stucco 3.
 Roof Type(s) 1. Flat 2. 3.
 Roof Material(s) 1. Built-up 2. 3.
 Roof secondary strucs. (dormers etc.) 1. 2.
 Windows (types, materials, etc.) Plate glass
 Distinguishing Architectural Features (exterior or interior ornaments) Awnings, painted cast stone, plate glass windows and door facade

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

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.
<input type="checkbox"/> Owner Objection	KEEPER - Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> Clear Check Boxes	Date	
	NR 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)		

DESCRIPTION (continued)

Clear Description Values

Chimney: No. _____ Chimney Material(s): 1. _____ 2. _____
 Structural System(s): 1. Masonry - General 2. Cast-in-place concrete 3. _____
 Foundation Type(s): 1. Continuous 2. _____ Note: you may use the last box in each field to type in
 Foundation Material(s): 1. Concrete Block 2. Concrete, Generic an answer that does not appear in the list provided
 Main Entrance (stylistic details) Recessed entry, covered with awning and flanked by glass plate windows

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

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

Narrative Description of Resource Has always been a retain store.

Archaeological Remains N/A

☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

Clear Significance Values

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) Built late and does not fit historic criteria.

No real record of building exists.

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

Clear Documentation Values

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

Document type _____	Maintaining organization _____
1) Document description _____	File or accession #s _____
Document type _____	Maintaining organization _____
2) Document description _____	File or accession #s _____

RECORDER INFORMATION

Recorder Name Annelise Kouns Affiliation Savannah College of Art & Design

Recorder Contact Information akouns20@student.scad.edu
 (address / phone / fax / e-mail)

Required Attachments

① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

③ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE

If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

☐ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

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

Site #8 000000
 Field Date 10-21-2013
 Form Date 10-22-2013
 Recorder # 14

Site Name(s) (address if none) #14 Simpson Bed & Breakfast Multiple Listing (DHR only) _____
 Survey Project Name Kouns-Survey-Project 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

[Clear Location Values](#)

Street Number Direction Street Name Street Type Suffix Direction
 Address: 441 N Donnelly Street
 Cross Streets (nearest / between) Fifth Avenue
 USGS 7.5 Map Name EUSTIS USGS Date 1966 Plat or Other Map 3-37, 3-39, 4-32
 City / Town (within 3 miles) Mount Dora In City Limits? ☒ yes ☐ no ☐ unknown County Lake
 Township 19S Range 27E Section 31 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 29-19-27-003000300101 Landgrant _____
 Subdivision Name Mt. Dora Sub Block 3 Lot 2,3
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting ☐ ☐ ☐ ☐ ☐ ☐ Northing ☐ ☐ ☐ ☐ ☐ ☐
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

[Clear History Values](#)

Construction Year: 1920 ☐ approximately ☒ year listed or earlier ☐ year listed or later
 Original Use Commercial From (year): _____ To (year): _____
 Current Use Commercial From (year): _____ To (year): 2013
 Other Use Bed & Breakfast From (year): 1993 To (year): 2013
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature _____
 Additions: ☐ yes ☐ no ☒ unknown Date: _____ Nature _____
 Architect (last name first): Unknown Builder (last name first): Simpson (family)
 Ownership History (especially original owner, dates, profession, etc.) Robert Simpson (current owner). Has been under Simpson family ownership from the time it was built.
 Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown Describe Located within Historic Dist.

DESCRIPTION

[Clear Description Values](#)

Style Masonry Vernacular Exterior Plan Rectangular Number of Stories 2
 Exterior Fabric(s) 1. Concrete-pre-cast 2. Brick 3. _____
 Roof Type(s) 1. Mansard 2. _____ 3. _____
 Roof Material(s) 1. Built-up 2. Asphalt shingles 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) Plate glass
 Distinguishing Architectural Features (exterior or interior ornaments) Green shingles on a mansard-style roof.

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

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date _____ SHPO – Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info Date _____ Init. _____
 KEEPER – Determined eligible: ☐ yes ☐ no [Clear Check Boxes](#) Date _____
☐ Owner Objection NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see *National Register Bulletin 15*, p. 2)

DESCRIPTION (continued)

Clear Description Values

Chimney: No. _____ Chimney Material(s): 1. _____ 2. _____
 Structural System(s): 1. Masonry - General 2. _____ 3. _____
 Foundation Type(s): 1. Continuous 2. _____ Note: you may use the last box in each field to type in
 Foundation Material(s): 1. Concrete, Generic 2. Clay Tile an answer that does not appear in the list provided
 Main Entrance (stylistic details) Metal iron gate; French doors; Yellow screened, wooden, single-entry (B&B); glass
plate windows, recessed entry.
 Porch Descriptions (types, locations, roof types, etc.) N/A

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

Narrative Description of Resource Building has remained in the Simpson family since construction. Retail/commerce
is located on the ground floor and a bed & breakfast is on the second. No real record of building's history
exists.

Archaeological Remains N/A

☐ Check if Archaeological Form Completed

RESEARCH METHODS (check 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

Clear Significance Values

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) Early Community Development.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. Community planning & development 3. _____ 5. _____
 2. _____ 4. _____ 6. _____

DOCUMENTATION

Clear Documentation Values

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 Annelise Kouns Affiliation Savannah College of Art & Design

Recorder Contact Information akouns20@student.scad.edu

(address / phone / fax / e-mail)

Required Attachments

① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

③ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE

If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

☐ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

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

Site #8
 Field Date 10-21-2013
 Form Date 10-22-2013
 Recorder # 15

Site Name(s) (address if none) #15 Mount Dora Bank & Trust Co. Multiple Listing (DHR only) _____
 Survey Project Name Kouns-Survey-Project 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

Clear Location Values

Street Number Direction Street Name Street Type Suffix Direction
 Address: 100 W Fifth Avenue
 Cross Streets (nearest / between) Donnelly Street
 USGS 7.5 Map Name EUSTIS USGS Date 1966 Plat or Other Map 3-37, 3-39, 4-32
 City / Town (within 3 miles) Mount Dora In City Limits? ☒ yes ☐ no ☐ unknown County Lake
 Township 19S Range 27E Section 31 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 1465419 Landgrant _____
 Subdivision Name Mt. Dora Sub Block 3 Lot 1
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting ☐ ☐ ☐ ☐ ☐ ☐ Northing ☐ ☐ ☐ ☐ ☐ ☐
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Clear History Values

Construction Year: 1925 ☐ approximately ☒ year listed or earlier ☐ year listed or later
 Original Use Bank From (year): 1926 To (year): 1958
 Current Use Dentist/Medical/Professional office From (year): 1965 To (year): 1991
 Other Use Realty Office From (year): 1991 To (year): 2013
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature _____
 Additions: ☐ yes ☐ no ☒ unknown Date: _____ Nature _____
 Architect (last name first): Rodgers, Gamble Builder (last name first): Simpson, James
 Ownership History (especially original owner, dates, profession, etc.) J. Simpson 1925-1965, E.E. Husky 1965-1991, Keith Shamrock 1991-current owner.
 Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown Describe Located within Historic Dist.

DESCRIPTION

Clear Description Values

Style Masonry Vernacular Exterior Plan Rectangular Number of Stories 3
 Exterior Fabric(s) 1. Brick 2. _____ 3. _____
 Roof Type(s) 1. Flat 2. _____ 3. _____
 Roof Material(s) 1. Built-up 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) Plate glass
 Distinguishing Architectural Features (exterior or interior ornaments) Double height Palladian windows, pilasters, window boxes
 Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) N/A

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date _____ SHPO - Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info Date _____ Init. _____
 KEEPER - Determined eligible: ☐ yes ☐ no ☐ insufficient info Date _____
☐ Owner Objection NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see National Register Bulletin 15, p. 2)

DESCRIPTION (continued)

Clear Description Values

Chimney: No. _____ Chimney Material(s): 1. _____ 2. _____
 Structural System(s): 1. Masonry - General 2. Brick 3. _____
 Foundation Type(s): 1. Continuous 2. _____ Note: you may use the last box in each field to type in
 Foundation Material(s): 1. Concrete, Generic 2. Concrete Block an answer that does not appear in the list provided
 Main Entrance (stylistic details) Double glass doors, flanked by double height Palladian windows.

Porch Descriptions (types, locations, roof types, etc.) N/A

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

Narrative Description of Resource Built for the Mount Dora Bank & Trust Co. by Simpson. Later sold to E.E. Husky in 1965, who turned it into a realty office. Sold again to K. Shamrock in 1991, who remains current owner and runs a realty office. Retains original marble interiors.

Archaeological Remains N/A ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check 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

Clear Significance Values

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) Early Community Development. First bank in the area, and owner was a significant community member.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. Community planning & development 3. _____ 5. _____
 2. _____ 4. _____ 6. _____

DOCUMENTATION

Clear Documentation Values

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 Annelise Kouns Affiliation Savannah College of Art & Design
 Recorder Contact Information akouns20@student.scad.edu
 (address / phone / fax / e-mail)

Required Attachments

① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

③ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE

If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

☐ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

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

Site #8
 Field Date 10-30-2013
 Form Date 10-31-2013
 Recorder # 16

Site Name(s) (address if none) #16 Simpson Hotel Multiple Listing (DHR only)
 Survey Project Name Kouns-Survey-Project 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

Clear Location Values

Street Number Direction Street Name Street Type Suffix Direction
 Address: 110 W Fifth Avenue
 Cross Streets (nearest / between) Donnelly Street and Dora Drawdy Lane
 USGS 7.5 Map Name EUSTIS USGS Date 1966 Plat or Other Map 3-37, 3-39, 4-32
 City / Town (within 3 miles) Mount Dora In City Limits? ☒ yes ☐ no ☐ unknown County Lake
 Township 19S Range 27E Section 31 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name:
 Tax Parcel # 1465427 Landgrant
 Subdivision Name Mt. Dora Sub Block 3 Lot
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting Northing
 Other Coordinates: X: Y: Coordinate System & Datum
 Name of Public Tract (e.g., park)

HISTORY

Clear History Values

Construction Year: 1925 ☐ approximately ☒ year listed or earlier ☐ year listed or later
 Original Use Dentist/Medical/Professional office From (year): To (year):
 Current Use Commercial From (year): ~1970 To (year): 2013
 Other Use Hotel From (year): 1947 To (year): ~1970
 Moves: ☐ yes ☒ no ☐ unknown Date: Original address
 Alterations: ☒ yes ☐ no ☐ unknown Date: Nature
 Additions: ☐ yes ☐ no ☒ unknown Date: Nature
 Architect (last name first): Rodgers, Gamble Builder (last name first): Simpson, H.
 Ownership History (especially original owner, dates, profession, etc.) Robert Simpson (current owner). Has remained owned by the Simpson family since completion.
 Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown Describe Located within Historic Dist.

DESCRIPTION

Clear Description Values

Style Masonry Vernacular Exterior Plan Rectangular Number of Stories 3
 Exterior Fabric(s) 1. Brick 2. 3.
 Roof Type(s) 1. Flat 2. 3.
 Roof Material(s) 1. Built-up 2. 3.
 Roof secondary strucs. (dormers etc.) 1. 2.
 Windows (types, materials, etc.) Plate glass
 Distinguishing Architectural Features (exterior or interior ornaments) 'Simpson Hotel' sign

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

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.
<input type="checkbox"/> Owner Objection	KEEPER - Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> Clear Check Boxes	Date	
	NR 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)		

DESCRIPTION (continued)

Clear Description Values

Chimney: No. _____ Chimney Material(s): 1. _____ 2. _____ 3. _____
 Structural System(s): 1. Masonry - General 2. Brick 3. _____
 Foundation Type(s): 1. Continuous 2. _____ Note: you may use the last box in each field to type in
 Foundation Material(s): 1. Concrete, Generic 2. Concrete Block an answer that does not appear in the list provided
 Main Entrance (stylistic details) Four store fronts of plate glass windows and angled single entry doors.

Porch Descriptions (types, locations, roof types, etc.) N/A

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

Narrative Description of Resource First tenants who rented office spaces were a realtor, Knights of Pythias, Pythian Sisters, photographer, Chamber of Commerce, and hotel space. Still under Simpson family ownership. Top 2 floors are in very poor condition. Storefronts rented out.

Archaeological Remains N/A ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

Clear Significance Values

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) Early Community Development

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

- | | | |
|--|----------|----------|
| 1. <u>Community planning & development</u> | 3. _____ | 5. _____ |
| 2. _____ | 4. _____ | 6. _____ |

DOCUMENTATION

Clear Documentation Values

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 Annelise Kouns Affiliation Savannah College of Art & Design

Recorder Contact Information akouns20@student.scad.edu
 (address / phone / fax / e-mail)

Required Attachments

① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

③ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE

If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

☐ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

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

Site #8
 Field Date 10-30-2013
 Form Date 10-31-2013
 Recorder # 17

Site Name(s) (address if none) #17 120 W. Fifth Avenue Multiple Listing (DHR only) _____
 Survey Project Name Kouns-Survey-Project 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

[Clear Location Values](#)

Street Number Direction Street Name Street Type Suffix Direction
 Address: 120 W Fifth Avenue
 Cross Streets (nearest / between) Alexander Street and Dora Drawdy Lane
 USGS 7.5 Map Name EUSTIS USGS Date 1966 Plat or Other Map 3-37, 3-39, 4-33
 City / Town (within 3 miles) Mount Dora In City Limits? ☒ yes ☐ no ☐ unknown County Lake
 Township 19S Range 27E Section 31 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 29-19-27-003000300003 Landgrant _____
 Subdivision Name Mt. Dora Sub Block 3 Lot _____
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting ☐ ☐ ☐ ☐ ☐ ☐ Northing ☐ ☐ ☐ ☐ ☐ ☐
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

[Clear History Values](#)

Construction Year: 1920 ☐ approximately ☐ year listed or earlier ☒ year listed or later
 Original Use Unknown From (year): _____ To (year): _____
 Current Use Commercial 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): Unknown Builder (last name first): Unknown
 Ownership History (especially original owner, dates, profession, etc.) Genevieve Kurras (trustee and current owner)

Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown Describe Located within Historic Dist.

DESCRIPTION

[Clear Description Values](#)

Style Pueblo Exterior Plan Rectangular Number of Stories 2
 Exterior Fabric(s) 1. Brick 2. Stucco 3. _____
 Roof Type(s) 1. Flat 2. _____ 3. _____
 Roof Material(s) 1. Built-up 2. Asphalt shingles 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) Plate glass

Distinguishing Architectural Features (exterior or interior ornaments) Awning

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

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.
<input type="checkbox"/> Owner Objection	KEEPER – Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no Clear Check Boxes	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 15</i> , p. 2)		

DESCRIPTION (continued)

Clear Description Values

Chimney: No. _____ Chimney Material(s): 1. _____ 2. _____
 Structural System(s): 1. Masonry - General 2. Brick 3. _____
 Foundation Type(s): 1. Continuous 2. _____
 Foundation Material(s): 1. Concrete, Generic 2. Concrete Block Note: you may use the last box in each field to type in an answer that does not appear in the list provided
 Main Entrance (stylistic details) Plate glass window with single door entry

Porch Descriptions (types, locations, roof types, etc.) N/A

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

Narrative Description of Resource During the late 1990s to early 2000s, it was a retail store. Last 5-10 years the space has been vacant. No real record of building's history exists.

Archaeological Remains N/A

☐ Check if Archaeological Form Completed

RESEARCH METHODS (check 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) Historic Society of Mount Dora

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

OPINION OF RESOURCE SIGNIFICANCE

Clear Significance Values

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) Early Community Development.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. Community planning & development 3. _____ 5. _____
 2. _____ 4. _____ 6. _____

DOCUMENTATION

Clear Documentation Values

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 Annelise Kouns Affiliation Savannah College of Art & Design

Recorder Contact Information akouns20@student.scad.edu

(address / phone / fax / e-mail)

Required Attachments

① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

③ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE

If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

☐ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

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

Site #8
 Field Date 10-30-2013
 Form Date 10-31-2013
 Recorder # 18

Site Name(s) (address if none) #18 The Princess Theatre Multiple Listing (DHR only) _____
 Survey Project Name Kouns-Survey-Project 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

Clear Location Values

Street Number Direction Street Name Street Type Suffix Direction
 Address: 130 W Fifth Avenue
 Cross Streets (nearest / between) Alexander Street and Dora Drawdy Lane
 USGS 7.5 Map Name EUSTIS USGS Date 1966 Plat or Other Map 3-37, 3-39, 4-33
 City / Town (within 3 miles) Mount Dora In City Limits? ☒ yes ☐ no ☐ unknown County Lake
 Township 19S Range 27E Section 31 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 29-19-27-003000300900 Landgrant _____
 Subdivision Name Mt. Dora Sub Block 3 Lot _____
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting ☐ ☐ ☐ ☐ ☐ ☐ Northing ☐ ☐ ☐ ☐ ☐ ☐
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Clear History Values

Construction Year: 1925 ☐ approximately ☒ year listed or earlier ☐ year listed or later
 Original Use Movie theater/Playhouse From (year): 1925 To (year): 1976
 Current Use Movie theater/Playhouse From (year): ~2004 To (year): 2013
 Other Use Commercial From (year): 1977 To (year): ~2004
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature _____
 Additions: ☐ yes ☐ no ☒ unknown Date: _____ Nature _____
 Architect (last name first): Unknown Builder (last name first): Simpson, David
 Ownership History (especially original owner, dates, profession, etc.) Main Street Leasing Co. Inc.

Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown Describe Located within Historic Dist.

DESCRIPTION

Clear Description Values

Style Pueblo Exterior Plan Rectangular Number of Stories 2
 Exterior Fabric(s) 1. Brick 2. Stucco 3. _____
 Roof Type(s) 1. Flat 2. _____ 3. _____
 Roof Material(s) 1. Built-up 2. Asphalt shingles 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) Plate glass
 Distinguishing Architectural Features (exterior or interior ornaments) Clay tile roofed awning, large 'Princess' sign, exterior movie screen

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

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date _____ SHPO – Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info Date _____ Init. _____
 KEEPER – Determined eligible: ☐ yes ☐ no ☐ insufficient info Date _____
☐ Owner Objection NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see National Register Bulletin 15, p. 2)

DESCRIPTION (continued)

Clear Description Values

Chimney: No. _____ Chimney Material(s): 1. _____ 2. _____

Structural System(s): 1. Masonry - General 2. Brick 3. _____

Foundation Type(s): 1. Continuous 2. _____ Note: you may use the last box in each field to type in an answer that does not appear in the list provided

Foundation Material(s): 1. Concrete, Generic 2. Concrete Block

Main Entrance (stylistic details) Main entrance has been replaced with an exterior movie screen, no point of public entry remains.

Porch Descriptions (types, locations, roof types, etc.) N/A

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

Narrative Description of Resource Shortly after construction of original theatre commenced, there was a projector fire. Rebuilt in Spanish style, contained 600 seats. Transformed into retail/commerce, but within last decade transformed back to exterior theatre space.

Archaeological Remains N/A ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

Clear Significance Values

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) Early Community Development. First modern movie theatre for the area.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

- | | | |
|--|----------|----------|
| 1. <u>Community planning & development</u> | 3. _____ | 5. _____ |
| 2. _____ | 4. _____ | 6. _____ |

DOCUMENTATION

Clear Documentation Values

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 Annelise Kouns Affiliation Savannah College of Art & Design

Recorder Contact Information akouns20@student.scad.edu

(address / phone / fax / e-mail)

Required Attachments

① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

③ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE

If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

☐ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

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

Site #8
 Field Date 10-30-2013
 Form Date 10-31-2013
 Recorder # 19

Site Name(s) (address if none) #19 140 W. Fifth Avenue Multiple Listing (DHR only)
 Survey Project Name Kouns-Survey-Project 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

Clear Location Values

Street Number Direction Street Name Street Type Suffix Direction
 Address: 140 W Fifth Avenue
 Cross Streets (nearest / between) Alexander Street and Dora Drawdy Lane
 USGS 7.5 Map Name EUSTIS USGS Date 1966 Plat or Other Map 3-37, 3-39, 4-33
 City / Town (within 3 miles) Mount Dora In City Limits? ☒ yes ☐ no ☐ unknown County Lake
 Township 19S Range 27E Section 31 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name:
 Tax Parcel # 29-19-27-003000300002 Landgrant
 Subdivision Name Mt. Dora Sub Block 3 Lot
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting Northing
 Other Coordinates: X: Y: Coordinate System & Datum
 Name of Public Tract (e.g., park)

HISTORY

Clear History Values

Construction Year: 1921 ☐ approximately ☒ year listed or earlier ☐ year listed or later
 Original Use Post office From (year): 1921 To (year): 1928
 Current Use Commercial From (year): ~1990 To (year): 2013
 Other Use Grocery store/supermarket From (year): 1928 To (year): ~1990
 Moves: ☐ yes ☒ no ☐ unknown Date: Original address
 Alterations: ☒ yes ☐ no ☐ unknown Date: Nature
 Additions: ☐ yes ☐ no ☒ unknown Date: Nature
 Architect (last name first): Unknown Builder (last name first): Unknown
 Ownership History (especially original owner, dates, profession, etc.) Cove of Lake Gertrude LLC (current owners)

Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown Describe Located within Historic Dist.

DESCRIPTION

Clear Description Values

Style Masonry Vernacular Exterior Plan Rectangular Number of Stories 1
 Exterior Fabric(s) 1. Stucco 2. 3.
 Roof Type(s) 1. Flat 2. 3.
 Roof Material(s) 1. Built-up 2. Asphalt shingles 3.
 Roof secondary strucs. (dormers etc.) 1. 2.
 Windows (types, materials, etc.) Plate glass
 Distinguishing Architectural Features (exterior or interior ornaments) Clay tile roofed awning, large 'Princess' sign, exterior movie screen

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

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date SHPO - Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info Date Init.
 KEEPER - Determined eligible: ☐ yes ☐ no ☐ insufficient info Date
☐ Owner Objection NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see National Register Bulletin 15, p. 2)

DESCRIPTION (continued)

Clear Description Values

Chimney: No. _____ Chimney Material(s): 1. _____ 2. _____
 Structural System(s): 1. Masonry - General 2. Structural clay tile 3. _____
 Foundation Type(s): 1. Continuous 2. _____ Note: you may use the last box in each field to type in
 Foundation Material(s): 1. Concrete, Generic 2. Concrete Block an answer that does not appear in the list provided
 Main Entrance (stylistic details) Plate glass window storefront, double glass door (left), single door (right),
exterior facade covered with 'books'
 Porch Descriptions (types, locations, roof types, etc.) N/A

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

Narrative Description of Resource Originally the Post Office, then became Story Brothers Grocery and Reggie
Parker's Meat Market, eventually becoming a retail bookstore. Currently vacant for past 5-10 years. No real
record of building's history exists.

Archaeological Remains N/A ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

Clear Significance Values

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) Early Community Development. Altered
dramatically through the years to the point it no longer resembles 1920s structure.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

- | | | |
|--|----------|----------|
| 1. <u>Community planning & development</u> | 3. _____ | 5. _____ |
| 2. _____ | 4. _____ | 6. _____ |

DOCUMENTATION

Clear Documentation Values

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 Annelise Kouns Affiliation Savannah College of Art & Design
 Recorder Contact Information akouns20@student.scad.edu
 (address / phone / fax / e-mail)

Required Attachments

① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

③ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE

If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

☐ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

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

Site #8
 Field Date 11-1-2013
 Form Date 11-2-2013
 Recorder # 20

Site Name(s) (address if none) #20 Atkins Realty Multiple Listing (DHR only)
 Survey Project Name Kouns-Survey-Project 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

Clear Location Values

Street Number Direction Street Name Street Type Suffix Direction
 Address: 196 W Fifth Avenue
 Cross Streets (nearest / between) Alexander Street and Dora Drawdy Lane
 USGS 7.5 Map Name EUSTIS USGS Date 1966 Plat or Other Map 3-37, 3-39, 4-33
 City / Town (within 3 miles) Mount Dora In City Limits? ☒ yes ☐ no ☐ unknown County Lake
 Township 19S Range 27E Section 31 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name:
 Tax Parcel # 29-19-27-003000300000 Landgrant
 Subdivision Name Mt. Dora Sub Block 3 Lot
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting Northing
 Other Coordinates: X: Y: Coordinate System & Datum
 Name of Public Tract (e.g., park)

HISTORY

Clear History Values

Construction Year: 1923 ☐ approximately ☒ year listed or earlier ☐ year listed or later
 Original Use Bakery From (year): 1923 To (year):
 Current Use Dentist/Medical/Professional office From (year): 1982 To (year): 2013
 Other Use Realty Office 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): Unknown Builder (last name first): Unknown
 Ownership History (especially original owner, dates, profession, etc.) Lloyd M. Atkins Jr. (current owner), Previously H.L. Coleman's bakery and J.J. West's Real Estate Office (1923-1950).
 Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown Describe Located within Historic Dist.

DESCRIPTION

Clear Description Values

Style Masonry Vernacular Exterior Plan Rectangular Number of Stories 1
 Exterior Fabric(s) 1. Brick 2. Concrete block 3.
 Roof Type(s) 1. Flat 2. 3.
 Roof Material(s) 1. Built-up 2. Asphalt shingles 3.
 Roof secondary strucs. (dormers etc.) 1. 2.
 Windows (types, materials, etc.) Plate glass
 Distinguishing Architectural Features (exterior or interior ornaments) The majority of the facade is glass.

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

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date SHPO - Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info Date Init.
 KEEPER - Determined eligible: ☐ yes ☐ no Clear Check Boxes Date
☐ Owner Objection NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see National Register Bulletin 15, p. 2)

DESCRIPTION (continued)

Clear Description Values

Chimney: No. _____ Chimney Material(s): 1. _____ 2. _____
 Structural System(s): 1. Concrete block 2. Structural clay tile 3. _____
 Foundation Type(s): 1. Continuous 2. _____
 Foundation Material(s): 1. Concrete, Generic 2. Concrete Block Note: you may use the last box in each field to type in an answer that does not appear in the list provided
 Main Entrance (stylistic details) Plate glass windows and doors with aluminum/steel frame.

Porch Descriptions (types, locations, roof types, etc.) N/A

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

Narrative Description of Resource Realty office. The building has been changed/altere completely from its earlier 1920s appearance.

Archaeological Remains N/A

☐ Check if Archaeological Form Completed

RESEARCH METHODS (check 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

Clear Significance Values

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) Changes/alterations have left this building a completely different structure than it was in the 1920s.

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

Clear Documentation Values

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 Annelise Kouns

Affiliation Savannah College of Art & Design

Recorder Contact Information akouns20@student.scad.edu

(address / phone / fax / e-mail)

Required Attachments

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

❸ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE

If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

Kouns-Survey-Report
Maps

#1 Mount Dora Center for the Arts



#	Alt Key	Owner	Parcel Address	Owner Address	Tools
1	1465273	MOUNT DORA CENTER FOR THE ARTS INC	138 EAST FIFTH AVE MOUNT DORA FL 32757	138 E FIFTH AVE MOUNT DORA, FL 32757	Zoom In

Kouns-Survey-Report
 Maps

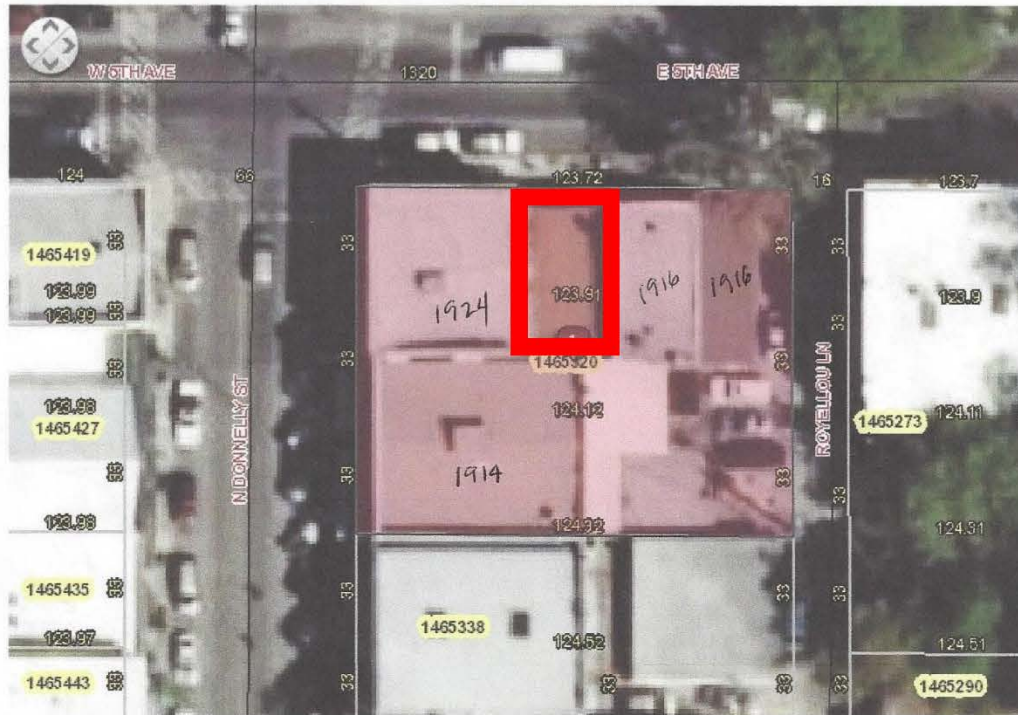
#2 116 E. Fifth Street



#	Alt Key	Owner	Parcel Address	Owner Address	Tools
1	1465320	MOUNT DORA PARTNERS LLC	100 EAST 5TH AVE MOUNT DORA FL 32757	5600 US HIGHWAY 98 N STE 7 LAKELAND, FL 33809	Zoom In

Kouns-Survey-Report
 Maps

#3 112 E. Fifth Avenue



#	Alt Key	Owner	Parcel Address	Owner Address	Tools
1	1465320	MOUNT DORA PARTNERS LLC	100 EAST 5TH AVE MOUNT DORA FL 32757	5600 US HIGHWAY 98 N STE 7 LAKELAND, FL 33809	Zoom In

Kouns-Survey-Report
 Maps

#4 The M.V. Simpson Building



#	Alt Key	Owner	Parcel Address	Owner Address	Tools
1	1465320	MOUNT DORA PARTNERS LLC	100 EAST 5TH AVE MOUNT DORA FL 32757	5600 US HIGHWAY 98 N STE 7 LAKELAND, FL 33809	Zoom In

Kouns-Survey-Report
 Maps

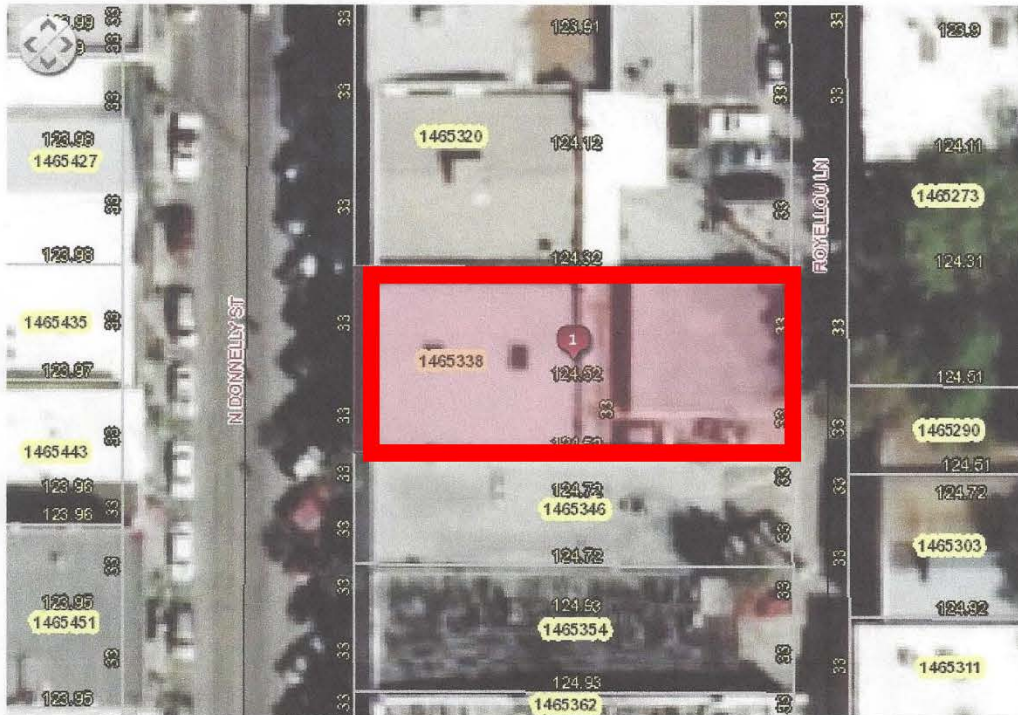
#5 448-432 N. Donnelly Street



#	Alt Key	Owner	Parcel Address	Owner Address	Tools
1	1465320	MOUNT DORA PARTNERS LLC	100 EAST 5TH AVE MOUNT DORA FL 32757	5600 US HIGHWAY 98 N STE 7 LAKELAND, FL 33809	Zoom In

Kouns-Survey-Report
 Maps

#6 428 N. Donnelly Street



#	Alt Key	Owner	Parcel Address	Owner Address	Tools
1	1465338	DONNELLY 428 LLC	428 NORTH DONNELLY ST MOUNT DORA FL 32757	8687 W IRLO BRONSON MEMORIAL HWY STE 200 KISSIMMEE, FL 34747	Zoom In

Kouns-Survey-Report
 Maps

#7 Old Mt. Dora Topic Building



#	Alt Key	Owner	Parcel Address	Owner Address	Tools
1	1465346	SAMMONS SYLVIA	418 NORTH DONNELLY ST MOUNT DORA FL 32757	814 MCDONALD ST MOUNT DORA, FL 32757	Zoom In

Kouns-Survey-Report
 Maps

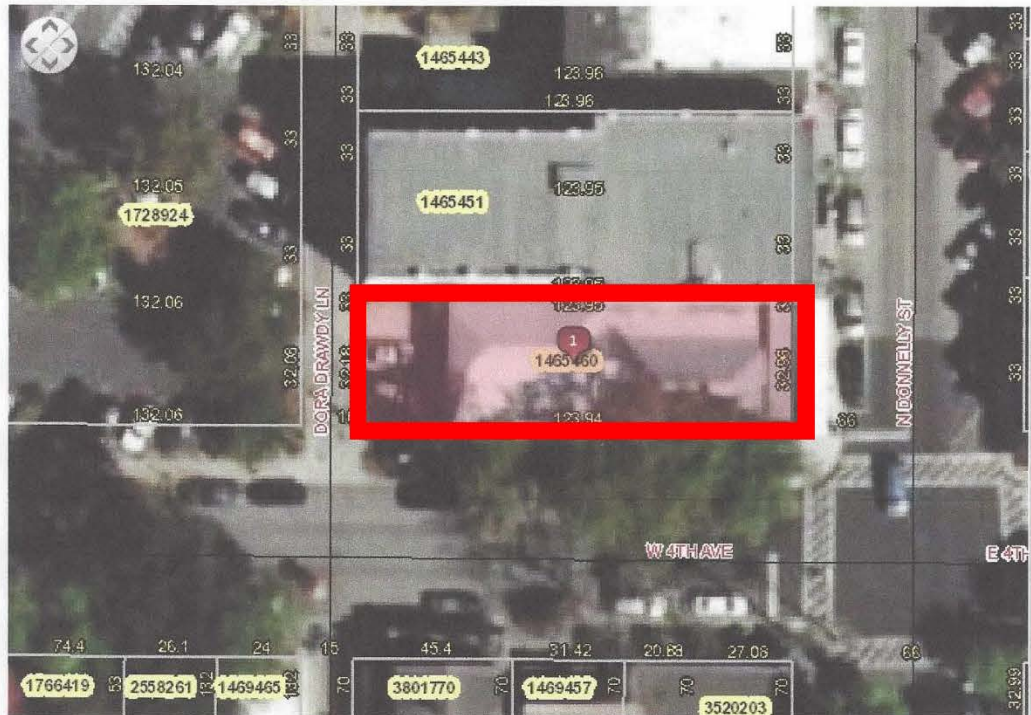
#8 404 N. Donnelly Street (Oliver Twist)



#	Alt Key	Owner	Parcel Address	Owner Address	Tools
1	1465354	OLIVER CLAY R & CYNTHIA B	404 NORTH DONNELLY ST MOUNT DORA FL 32757	1004 ELYSIUM BLVD MOUNT DORA, FL 32757	Zoom In

Kouns-Survey-Report
 Maps

#10 The Drawer (Crane's Furniture Store)



#	Alt Key	Owner	Parcel Address	Owner Address	Tools
1	1465460	DRAWER LTD INC THE	403 NORTH DONNELLY ST MOUNT DORA FL 32757	403 N DONNELLY ST MOUNT DORA, FL 32757	Zoom In

Kouns-Survey-Report
 Maps

#11 The Mount Dora Hotel (Renaissance Building)



#	Alt Key	Owner	Parcel Address	Owner Address	Tools
1	1465451	DOWNTOWNE MOUNT DORA INC	411 NORTH DONNELLY ST MOUNT DORA FL 32757	6849 S CLAYTON ST MOUNT DORA, FL 32757	Zoom In

Kouns-Survey-Report
 Maps

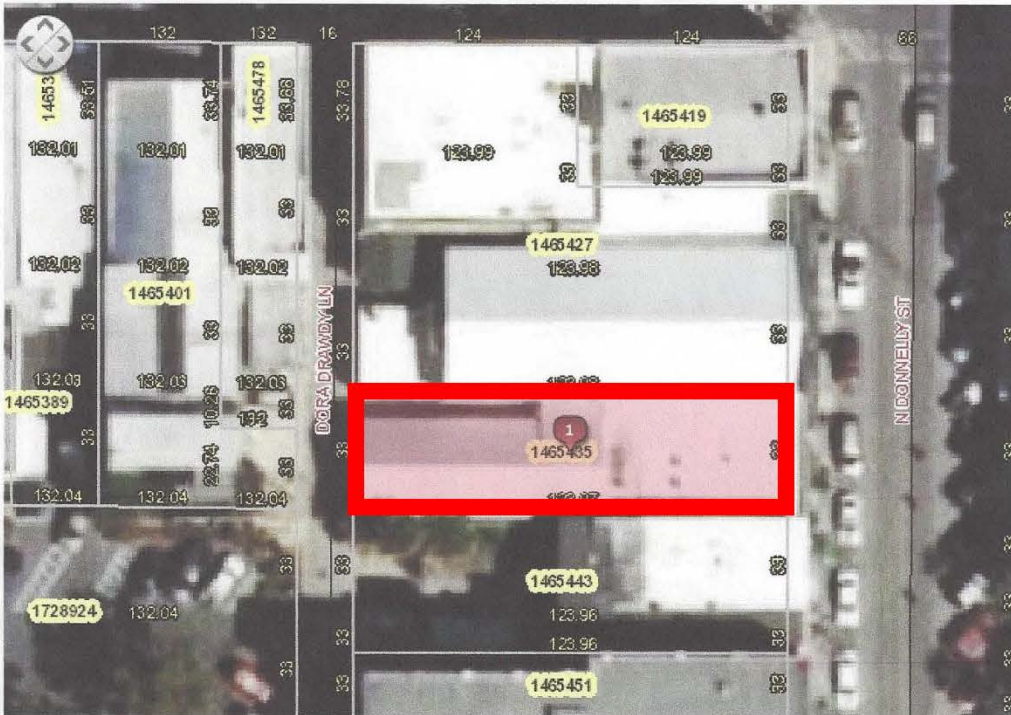
#12 427 N. Donnelly Street



#	Alt Key	Owner	Parcel Address	Owner Address	Tools
1	1465443	ANDERSON JAMES B & VINCENT CALVO	427 NORTH DONNELLY ST MOUNT DORA FL 32757	427 N DONNELLY ST MOUNT DORA, FL 32757	Zoom In

Kouns-Survey-Report
 Maps

#13 431 N. Donnelly Street



#	Alt Key	Owner	Parcel Address	Owner Address	Tools
1	1465435	MAIN STREET LEASING COMPANY	431 DONNELLY ST MOUNT DORA FL 32757	699 E FIFTH AVE MOUNT DORA, FL 32757	Zoom In

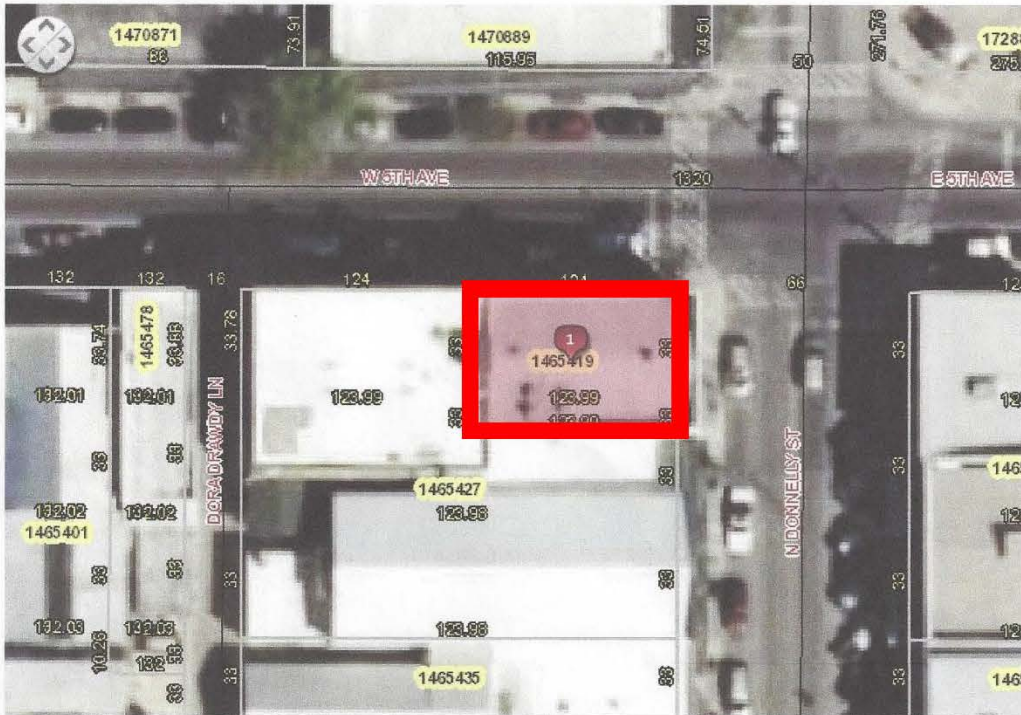
#14 Simpson Bed & Breakfast



#	Alt Key	Owner	Parcel Address	Owner Address	Tools
1	1465427	SIMPSON ROBERT L	110 WEST 5TH AVE MOUNT DORA FL 32757	PO BOX 21 MOUNT DORA, FL 32756	Zoom In

Kouns-Survey-Report
 Maps

#15 Old First National Bank Building



#	Alt Key	Owner	Parcel Address	Owner Address	Tools
1	1465419	SHAMROCK KEITH J & PATRICIA B TRUSTEES	104 WEST 5TH AVE MOUNT DORA FL 32757	PO DRAWER 1840 EUSTIS, FL 32727	Zoom In

Kouns-Survey-Report
 Maps

#16 Simpson Hotel



#	Alt Key	Owner	Parcel Address	Owner Address	Tools
1	1465427	SIMPSON ROBERT L	110 WEST 5TH AVE MOUNT DORA FL 32757	PO BOX 21 MOUNT DORA, FL 32756	Zoom In

Kouns-Survey-Report
 Maps

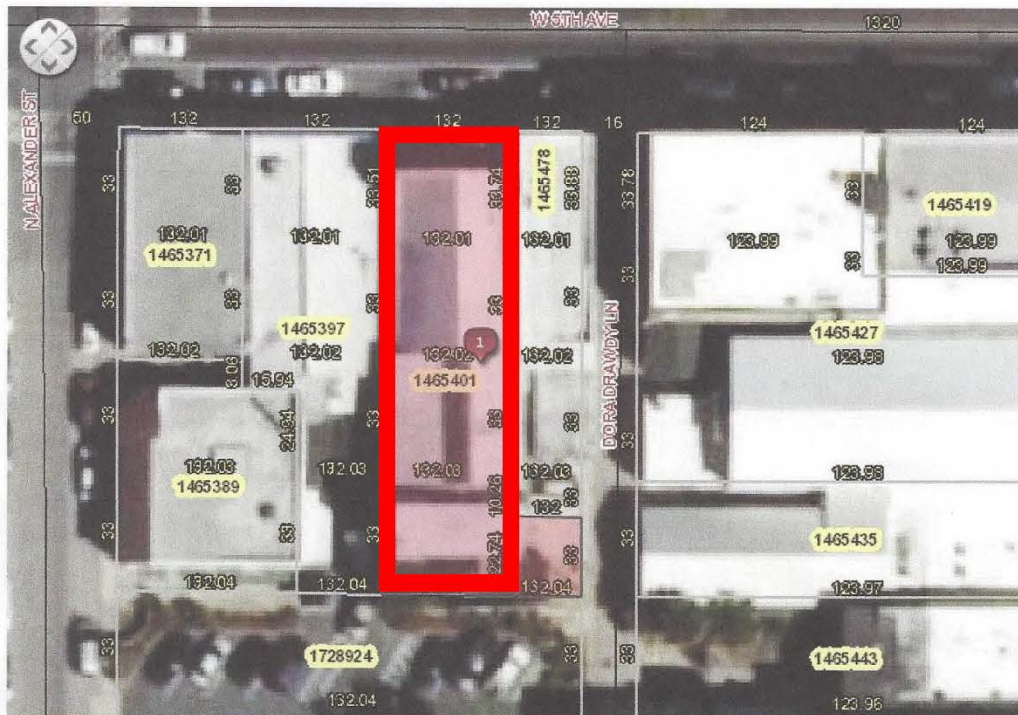
#17 120 W. Fifth Avenue



#	Alt Key	Owner	Parcel Address	Owner Address	Tools
1	1465478	KURRAS GENEVIEVE G TRUSTEE	120 WEST 5TH AVE MOUNT DORA FL 32757	33503 E LAKE JOANNA DR EUSTIS, FL 32736	Zoom In

Kouns-Survey-Report
 Maps

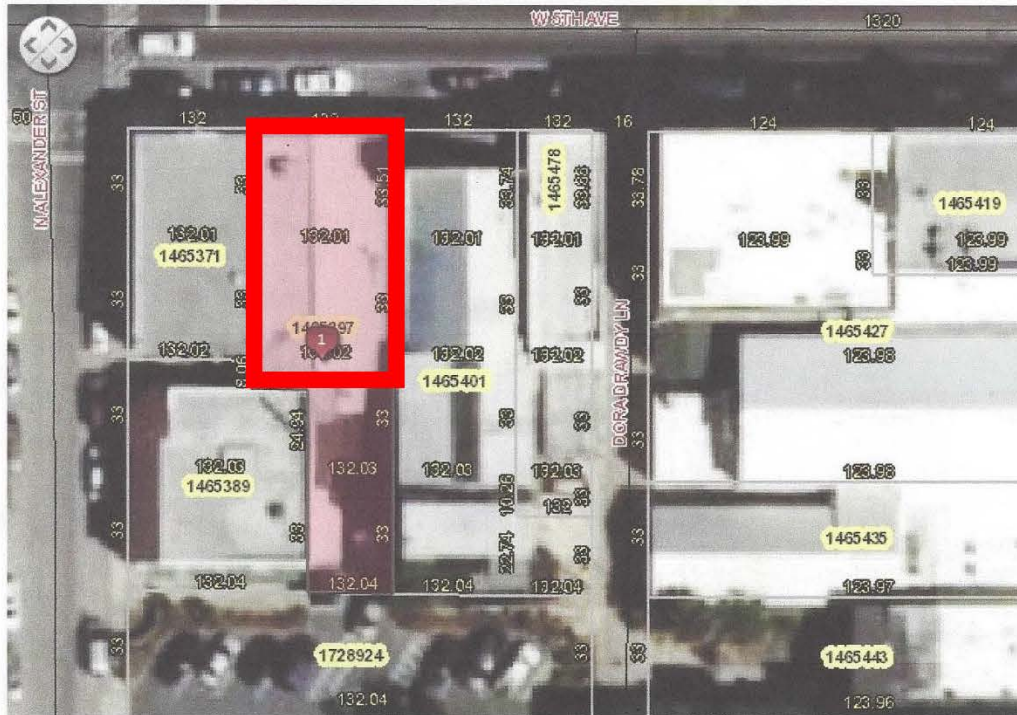
#18 The Princess Theatre



#	Alt Key	Owner	Parcel Address	Owner Address	Tools
1	1465401	MAIN STREET LEASING CO INC	130 WEST 5TH AVE MOUNT DORA FL 32757	699 E 5TH AVE MOUNT DORA, FL 32757	Zoom In

Kouns-Survey-Report
 Maps

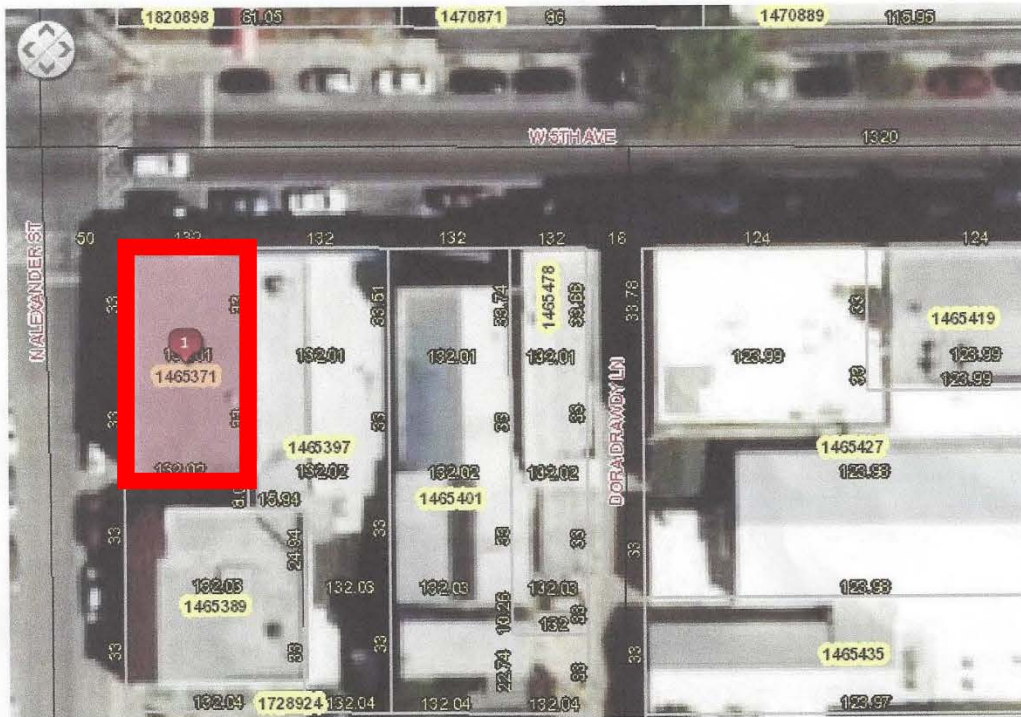
#19 140 W. Fifth Avenue



#	Alt Key	Owner	Parcel Address	Owner Address	Tools
1	1465397	COVE OF LAKE GERTRUDE LLC	140 WEST 5TH AVE MOUNT DORA FL 32757	PO BOX 1273 MOUNT DORA, FL 32756	Zoom In

Kouns-Survey-Report
 Maps

#20 Atkins Realty

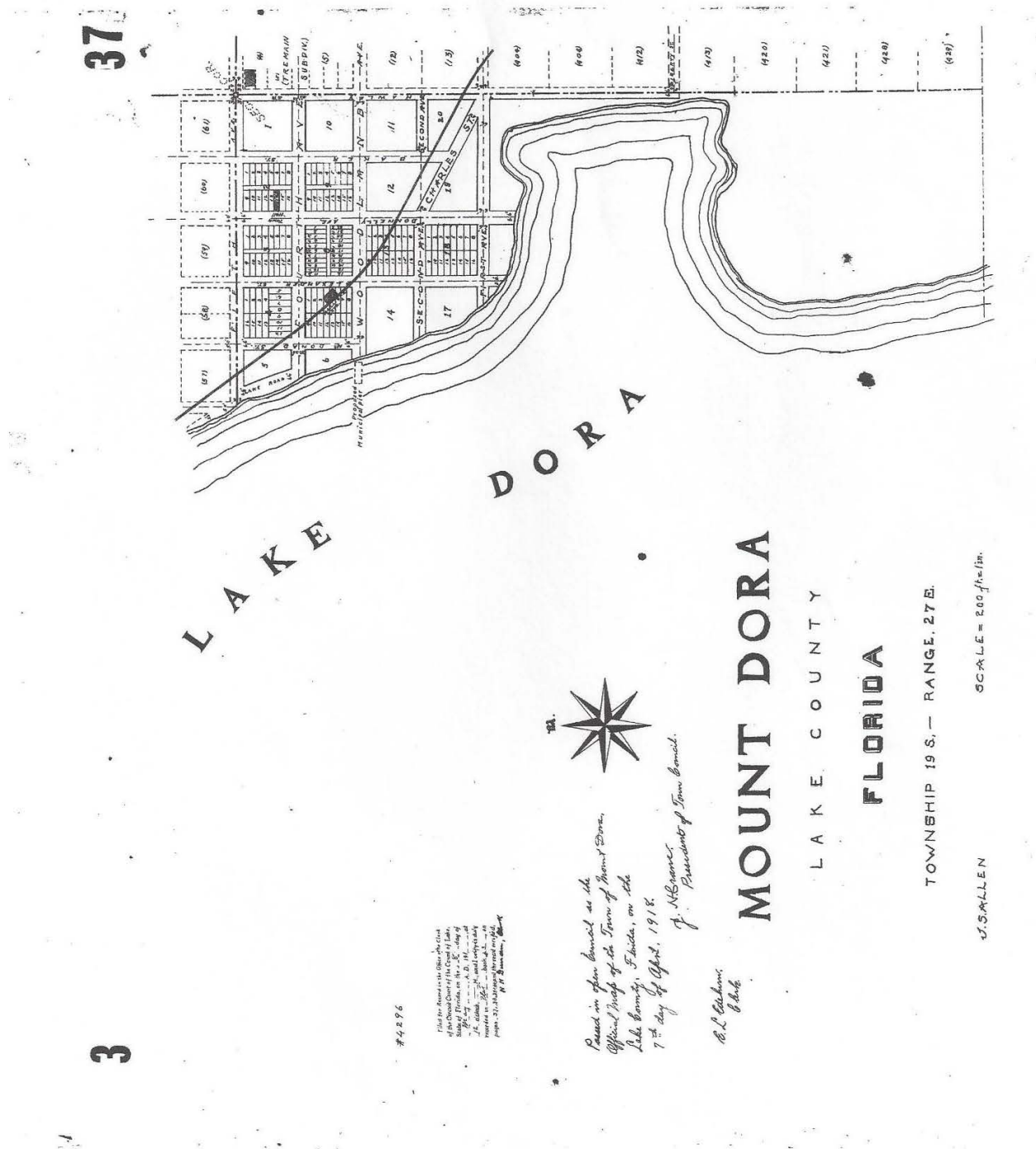


#	Alt Key	Owner	Parcel Address	Owner Address	Tools
1	1465371	ATKINS LLOYD M JR & BRENDA J	196 WEST 5TH AVE MOUNT DORA FL 32757	PO BOX 7 MOUNT DORA, FL 32756	Zoom In

Kouns-Survey-Report
Maps

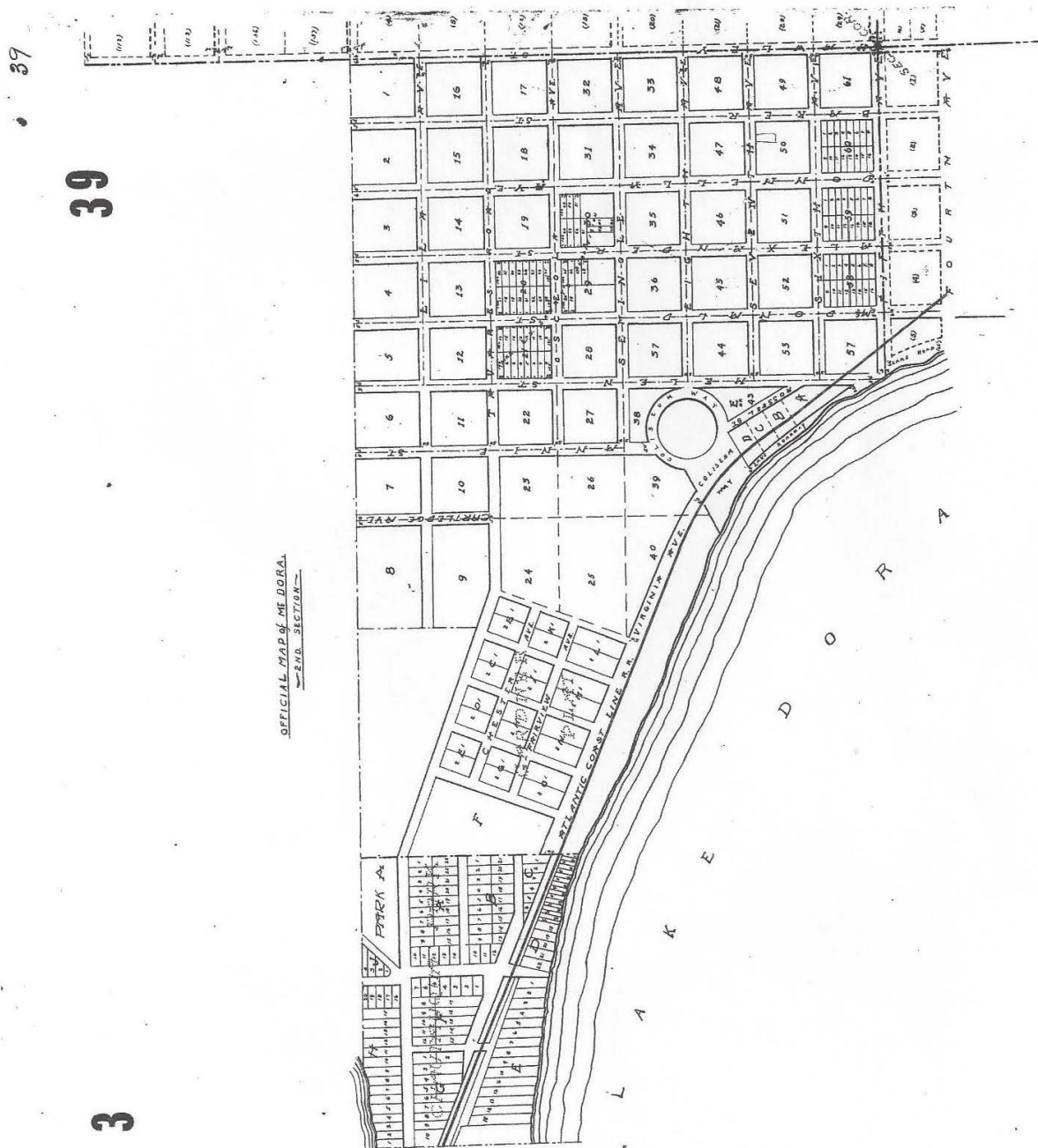
Plat Maps

3-37



Kouns-Survey-Report
Maps

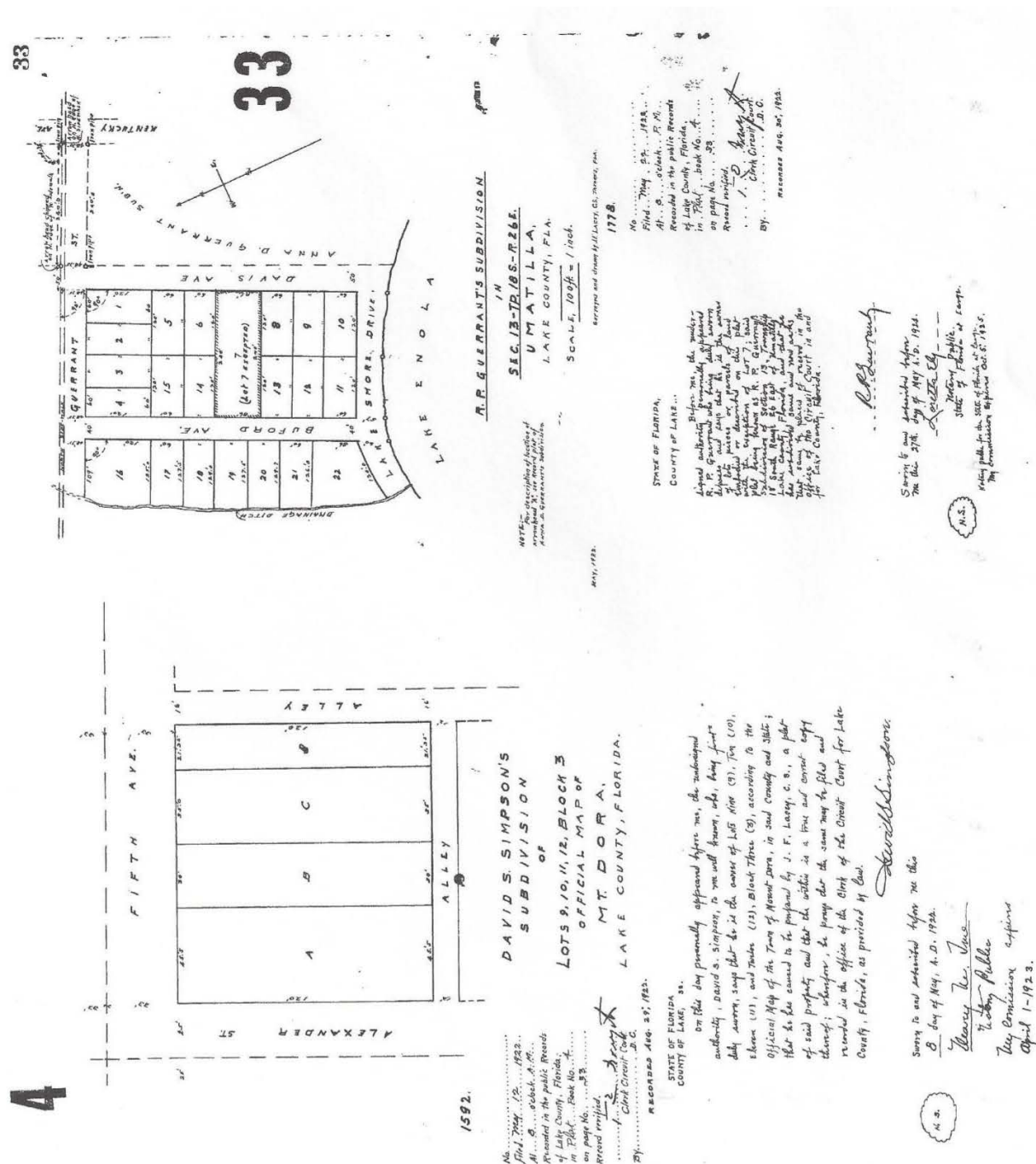
3-39





Kouns-Survey-Report Maps

4-33

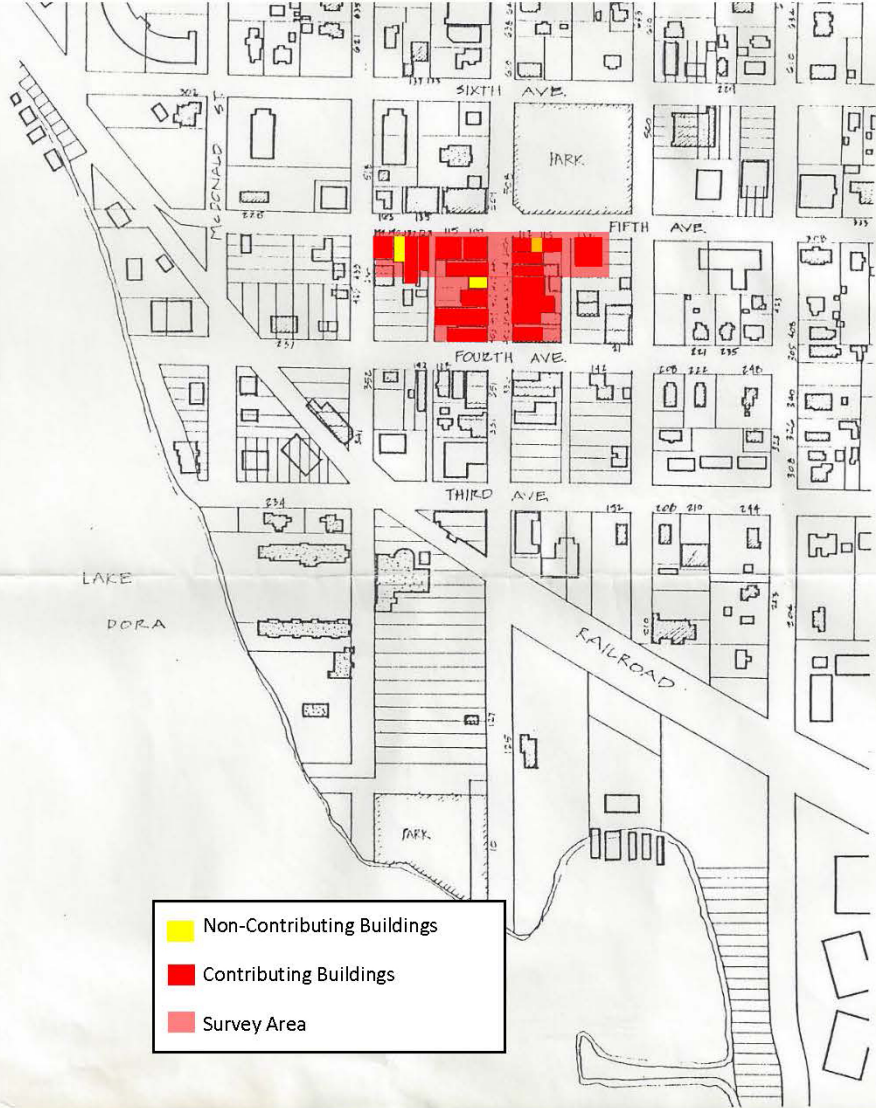


LAKE
DORA

Non-Contributing Buildings

Contributing Buildings

Survey Area



Kouns-Survey-Report
Photographs



#1 Mount Dora Center for the Arts

Kouns-Survey-Report
Photographs



#2 116 E. Fifth Street

Kouns-Survey-Report
Photographs



#3 112 E. Fifth Avenue

Kouns-Survey-Report
Photographs



#4 The M.V. Simpson Building (north façade, E. Fifth Avenue)

Kouns-Survey-Report
Photographs



#4 The M.V. Simpson Building (west façade, N. Donnelly Street)

Kouns-Survey-Report
Photographs



#5 448-432 N. Donnelly Street

Kouns-Survey-Report
Photographs



#6 428 N. Donnelly Street

Kouns-Survey-Report
Photographs



#7 Old Mt. Dora Topic Building

Kouns-Survey-Report
Photographs



#8 404 N. Donnelly Street (Oliver Twist)

Kouns-Survey-Report
Photographs



#9 Piglet's Pantry (Rehbaum's Hardware)

Kouns-Survey-Report
Photographs



#10 The Drawer (Crane's Furniture Store)

Kouns-Survey-Report
Photographs



#11 The Mount Dora Hotel (Renaissance Building)

Kouns-Survey-Report
Photographs



#12 427 N. Donnelly Street

Kouns-Survey-Report
Photographs



#13 431 N. Donnelly Street

Kouns-Survey-Report
Photographs



#14 Simpson Bed & Breakfast

Kouns-Survey-Report
Photographs



#15 Old First National Bank Building (east façade, N. Donnelly Street)

Kouns-Survey-Report
Photographs



#15 Old First National Bank Building (north façade, W. Fifth Avenue)

Kouns-Survey-Report
Photographs



#16 Simpson Hotel

Kouns-Survey-Report
Photographs



#17 120 W. Fifth Avenue

Kouns-Survey-Report
Photographs



#18 The Princess Theatre

Kouns-Survey-Report
Photographs



#19 140 W. Fifth Avenue

Kouns-Survey-Report
Photographs



#20 Atkins Realty