**City of Mount Dora**
**Planning and Development**
**510 N. Baker St.**
**Mount Dora, FL 32757**
**352-735-7112**
**Fax: 352-735-7191**
**E-mail: plandev@cityofmountdora.com**

# HISTORIC PRESERVATION BOARD
**City Hall – 1st Floor Board Room, 510 N. Baker Street, Mount Dora, FL**
**June 29, 2022 at 4:00 PM**

## AGENDA

I. Call To Order

II. Roll Call With Determination Of Quorum

III. Approval of Minutes for May 25, 2022

IV. Public participation/hearing for non-agenda items

V. Certificate of Appropriateness

   a. 147 W. 9th Avenue - (Shingles)

   b. 308 N. Tremain Street - (Porch)

   c. 118 N. Grandview Street - (Chimney)

VI. Other Business

   a. Update on Preventing Demolition by Neglect Research

   b. Discussion on the City of Fernandina Beach's Downtown Historic District Design Guidelines

VII. Announcement of next scheduled meeting date: July 27, 2022

VIII. Adjournment

All meetings are held the last Wednesday of each month at 4:00 p.m. at City Hall – 510 N. Baker Street

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

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

**NOTICE**: In accordance with the Americans With Disabilities Act of 1990, persons needing special accommodations to participate in this proceeding should contact Jennifer Schwarz no later than seven (7) days prior to the proceedings. Telephone (352) 735-7183 for assistance. If hearing impaired, telephone the Florida Relay Service numbers (800) 955-8771 (TDD) or (800) 955-8770 (Voice) for assistance.

**CITY OF**
**MOUNT DORA, FLORIDA**
**HISTORIC PRESERVATION**
**BOARD**
**MINUTES**

**May 25, 2022**

## Call To Order

Having been duly noticed as required by law, the May 25, 2022 meeting of the Mount Dora Historic Preservation Board was called to order at 4:00 p.m. by Amanda Kelly, Vice-Chairman.

## Roll Call With Determination Of Quorum

**Present:** Det Joks (4:23 pm), Amanda Kelley, Patricia Huizing, Don Marx, Tracy Gerken, Kathleen Benjamin, Sharon Nichols
**Absent:**

**City Staff:** Vince Sandersfeld, *Planning & Development Director*; Michele Janiszewski, *Senior Planner;* Faith Gibbs*, Administrative Coordinator*; Sherry Sutphen, *City Attorney*

DRAFT

## Approval of Minutes

a. Approval Of Minutes for April 27, 2022

***Ms. Nichols motioned to approve the April 27, 2022 minutes with corrections. Mr. Marx seconded the motion and all approved unanimously.***

## Public participation/hearing for non-agenda items

None

## Certificate of Appropriateness

a. **844 N Clayton Street – (Historic Site with Marker)**
   i. Ex Parte Communication Disclosure
   ii. Swearing in of staff/applicants
   iii. Staff presentation
   iv. Public input
   v. Discussion

Michele Janiszewski, Senior Planner, stated that the application is for the structure to be designated as a Historic Site pursuant to the provisions of Section 3.6 of the City's Land Development Code for inclusion in the City's Historic Site and Marker Program. The structure

was built in 1925 as a single-family dwelling unit and is still used in that manner. Frame vernacular buildings were widely constructed in Mount Dora from the 1800s to the 1930s and gave the City its distinctive residential character. The proposed name for the site is the 'Bouton Cottage;' dedication to the original owners. Both the 2008 and 2019 historical structure surveys noted that the building is a contributing structure within the Historic Preservation Review Boundary area due to its historic integrity exhibiting its original construction and location within a collection of well-preserved historic buildings. Based on this information, the staff finds the application consistent with LDC Section 3.6.3.c, and recommends that the site be designated as a Historic Site and receive a Historic Marker. If approved by the Historic Preservation Board, it would be presented to City Council next month.

The board stated that they were pleased with all the information provided by the applicant.

Lawrence Miceli, the applicant, stated that he lived next door to the property for over 18 years and is glad to get it cleaned up.

***Ms. Huizing motioned to approve staff recommendations. Mr. Marx seconded and all approved unanimously.***

b. **208 W 10th Avenue (Steps and Pavers)**
vi. Ex Parte Communication Disclosure
vii. Swearing in of staff/applicants
viii. Staff presentation
ix. Public input
x. Discussion

Ms. Janiszewski stated that the subject structure was constructed as a residence in the Frame Vernacular/Bungalow style in 1928. The structure features six (6) wooden steps leading up to the door on the screened-in porch. The door to the main house is located within the screened front porch. The Applicant is seeking to remove the existing wooden stairs and replace them with brick stairs in the same footprint. The Applicant is seeking to utilize brick for the new stairs, which is an appropriate material and will complement the existing brick chimney. The Applicant indicated that the wooden stairs have been replaced multiple times over the past few years, so they are not the original material. Replacing the stairs is part of the Applicant's development intentions to improve the property by laying bricks around the existing driveway, installing a walkway to the driveway, and laying a brick porch in the backyard. The Applicant indicated that the same type of bricks will be used for both projects to provide a uniform appearance. Staff recommends approval of the request to remove the front stairs and replace them with brick stairs in the same footprint.

Michelle Middleton, on behalf of the applicant, stated that the railing will also be the same footprint.

DRAFT

***Ms. Nichols motioned to approve staff recommendations. Ms. Gerken seconded and all approved unanimously.***

c. **724 N Alexander Street – (Roof over)**
xi. Ex Parte Communication Disclosure
xii. Swearing in of staff/applicants
xiii. Staff presentation
xiv. Public input
xv. Discussion

Ms. Janiszewski stated that the property was granted a Certificate of Appropriateness on June 30, 2021, for the detached accessory structure which is currently under construction or possibly completed at this time. The applicant is proposing to construct a new roofover the rear of the house to match the existing roofline, featuring open gable bracing on the gable end (eastern elevation) facing the backyard. Proposed privacy wall on the proposed lanai with a new window. Proposal to construct a 7'6" stucco wall as an architectural feature connecting the existing accessory structure and the proposed privacy wall for the lanai with a gate to provide an entrance into the yard.

Staff recommends approval of the request and is providing the following recommendations for consideration; construct the new roof with the same roof material as the existing roof. The applicant did not include roof materials (existing and proposed). Recesses the privacy wall for the lanai from the wall plane of the existing residence to differentiate between the new wall and the existing historic residence. Develop the privacy wall for the lanai with a window that matches the existing windows on the residence and accessory structure. Revise the plans to ensure the roof matches the rhythm of the street. This can be accomplished by providing a dormer to match the house and accessory structure's gable ends, adding a chimney, adding another architectural treatment to ensure the roof matches the rhythm of the street.

DRAFT

***Ms. Huizing motioned to approve the request as designed by the applicant and, in addition, include staff recommendations 1 and 2; construct the new roof with the same roof materials as the existing roof, and recess the privacy wall. Ms. Kelley seconded. Motion approved by roll call vote. 5-2.***

Yes: Patricia Huizing, Donald Marx, Tracy Gerken, Amanda Kelley, Kathleen Benjamin
No: Det Joks, Sharon Nichols

## Other Business

Ms. Huizing requested that images be projected during the staff presentation as previously requested by a member of the public.
Ms. Kelley inquired about possible construction work taking place on a home on Grandview

and 1st Ave and asked when did the home on Clayton and 11th come before the board. Staff will investigate and provide findings. Mrs. Gerken asked about the code enforcement issues of the servant's quarters home on McDonald as she hadn't received a callback. Mr. Sandersfeld explained that the owner is contacted directly to work on any violations or procedures, not the person filing the complaint.

Mr. Joks suggested that the board look at other cities' codes with any clauses that provided more teeth with enforcement and provide that information to staff. Mrs. Gerken will provide the guidelines for Fernandina Beach, Florida to staff to distribute to the board, as their regulations are strict. Mrs. Gerken requested that this be placed on next month's agenda for discussion. Ms. Benjamin stated that Hollywood, FL also has strict guidelines for their Historic District.

Mr. Marx questioned the appeal process should an application be denied by the Historic Preservation Board. Attorney Sutphen stated that while it can be appealed to city council, the implementation of permissions or authorises to change the parameters of what the board does and listing those out could make it more difficult to overturn based on the board's findings. The board was encouraged to attend council meetings, contact their representative, or request that staff asks the City Manager to bring this up in a meeting to get the ball rolling.

The board discussed the upcoming Historic Preservation Conference in Deland, and the importance of members attending the conference. Staff emailed information regarding the conference to members.

DRAFT

**Announcement of next scheduled meeting date**

a. Announcement of next scheduled meeting date: June 29, 2022

**Adjournment**

***Ms. Nichols motioned to adjourn the meeting. Mr. Marx seconded the motion and it was approved unanimously. The meeting was adjourned at 5:09 p.m.***

| | |
|---|---|
| *Det Joks, Chairman* | *Faith Gibbs* |
| *Historic Preservation Board* | *Administrative Coordinator* |

CITY OF MOUNT DORA

**Planning and Development**
**510 N. Baker St.**
**Mount Dora, FL 32757**
**352-735-7113**
**Fax: 352-735-7191**
**E-mail: plandev@cityofmountdora.com**

**DATE:** June 29, 2022

**TO:** Historic Preservation Board

**FROM:** Michele Janiszewski, Senior Planner

**RE:** **Certificate of Appropriateness; 147 W. 9th Avenue (Location); Residential Addition (Request); Kim Y. Stewart Trust (Owners); Toby Turner Construction Inc. (Applicant).**

**Property Information**

| | | | |
|---|---|---|---|
| **Site Address:** | 147 W 9th Ave | **Current Use:** | Single-Family Residence |
| **Zoning District:** | R-3 | **Land Use:** | High Density |

**Structure Information**

| | | | |
|---|---|---|---|
| **Date of Construction:** | 1925 | **Style:** | Frame Vernacular |
| **Structural System:** | Frame Vernacular | **Foundation Type:** | Piers (Brick) |
| **Siding:** | Wood Siding (clapboard) | **Stories:** | Two |
| **Roof:** | Asphalt Shingles | **Windows:** | 1/1 Metal Sash |
| **Roof Type:** | Hip | **Chimneys:** | Two (Brick) |

**Description of Proposed Work:** Remove the existing wood siding (clap board) on the eastern elevation of the residence and replace it with smooth, HardiPlank Lap Siding.

**Staff Analysis:** The application is proposing to remove the existing wood siding (clap board) on the eastern elevation of the residence and replace it with smooth, HardiPlank Lap Siding. The same type of siding is being used on the addition between the residence and the garage which was approved by the HPB last June.

The exterior materials of the residences is clapboard which is a type of wood siding that comes in long, narrow planks installed horizontally, often overlapping, on the exterior walls. The primary exterior material for frame vernacular residences is horizontal wood siding. The Applicant is proposing to replace the wood siding with HardiePlank which is a fiber cement siding which comes in twelve foot planks and multiple widths.

The Mount Dora Historic Guidelines recommend retaining wood materials and features but when repairing or replacing the materials is necessary, deteriorated material that duplicates in size,

shape, and texture of the original as closely as possible. Consider original characteristics such as board width, length, exposure and trim detailing when selecting a replacement material.

The Applicant is proposing to replace the wood siding with HardiePlank which is a fiber cement siding which comes in twelve foot planks and multiple widths which will replicate the existing exterior finish of the residence.

**Staff Recommendation:** Staff finds the request to replace the wood siding with HardiePlank siding is consistent with Section 3.6.4 of the City's Land Development Code and adopted Historic Design Guidelines with the condition that the HardiePlank match the same width and color of the existing wood siding on the residence.

Staff recommends approval subject to the Applicant obtaining all necessary permits and adhering to all applicable zoning and building regulations.

**Attachments:**
Vicinity Map
2008 Site Form
2020 Site Form
Photos
Application

# Vicinity Map
# 147 W. 9th Avenue

0 75 150 300 Feet

CITY OF MOUNT DORA

Map Date: 2/16/2021

Florida Master Site File

# HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA03624
Recorder # 72
Field Date 3/15/2008
Form Date 3/15/2008
FormNo 200803
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? YES

## GENERAL INFORMATION

Site Name (address if none) 147 W 9th Ave
Multiple Listing (DHR only)
Other Names >>
Survey or Project Name
Survey#
National Register Category Building(s)

## LOCATION & IDENTIFICATION

**Address**

| Street No. | Direction | Street Name | Street Type | Direction Suffix |
|---|---|---|---|---|
| 147 | West | 9th | Avenue | |

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

## MAPPING

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

## DESCRIPTION

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

# HISTORICAL STRUCTURE FORM

8LA03624

## DESCRIPTION (continued)

Window Descriptions metal awning, metal sash

Main Entrance Description (stylistic details)

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

Porch Roof Types(s)

Exterior Ornament

Interior Plan Other Interior Plan

Condition Good

**Structure Surroundings**

Commercial: Residential: MOSTly this category

Institutional: Undeveloped:

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

Archaeological Remains (describe):

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

Narrative Description (optional)

## HISTORY

Construction year 1925

Architect (last name first): Builder (last name first):

**Changes in Locations or Conditions**

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

**Structure Use History**

Use Year Use Started Year Use Ended >> Private residence;1925;

Other Structure Uses

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

## RESEARCH METHODS

Research Methods >> Examine local tax records

Other research methods

## SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? YES Name of Local Register if Eligible

Idividually Eligible for National Register? NO

Potential Contributor to NR District? YES

Area(s) of historical significance >>

Other Historical Associations

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

# HISTORICAL STRUCTURE FORM

8LA03624

## DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____ Maintaining Organization: _____

File or Accession #: _____ Descriptive Information: _____

>> _____

## RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

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

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

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

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

**SHPO's Evaluation of Resource**

_____ Date _____

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 5/24/2008

Form Comments: _____

| | |
|---|---|
| ***REQUIRED PAPER ATTACHMENTS*** | (1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED<br>(2) LARGE SCALE STREET OR PLAT MAP<br>(3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5" |

# LA03624-200803

## Supplementary Printout

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

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

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

> **Foundation types:**
Piers

> **Foundation materials:**
Brick

> **Exterior fabrics:**
Clapboard

> **Roof types:**
Gable

> **Roof materials:**

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

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

> **Original, intermediate, present uses/year started/year ended:**
Private residence;1925;

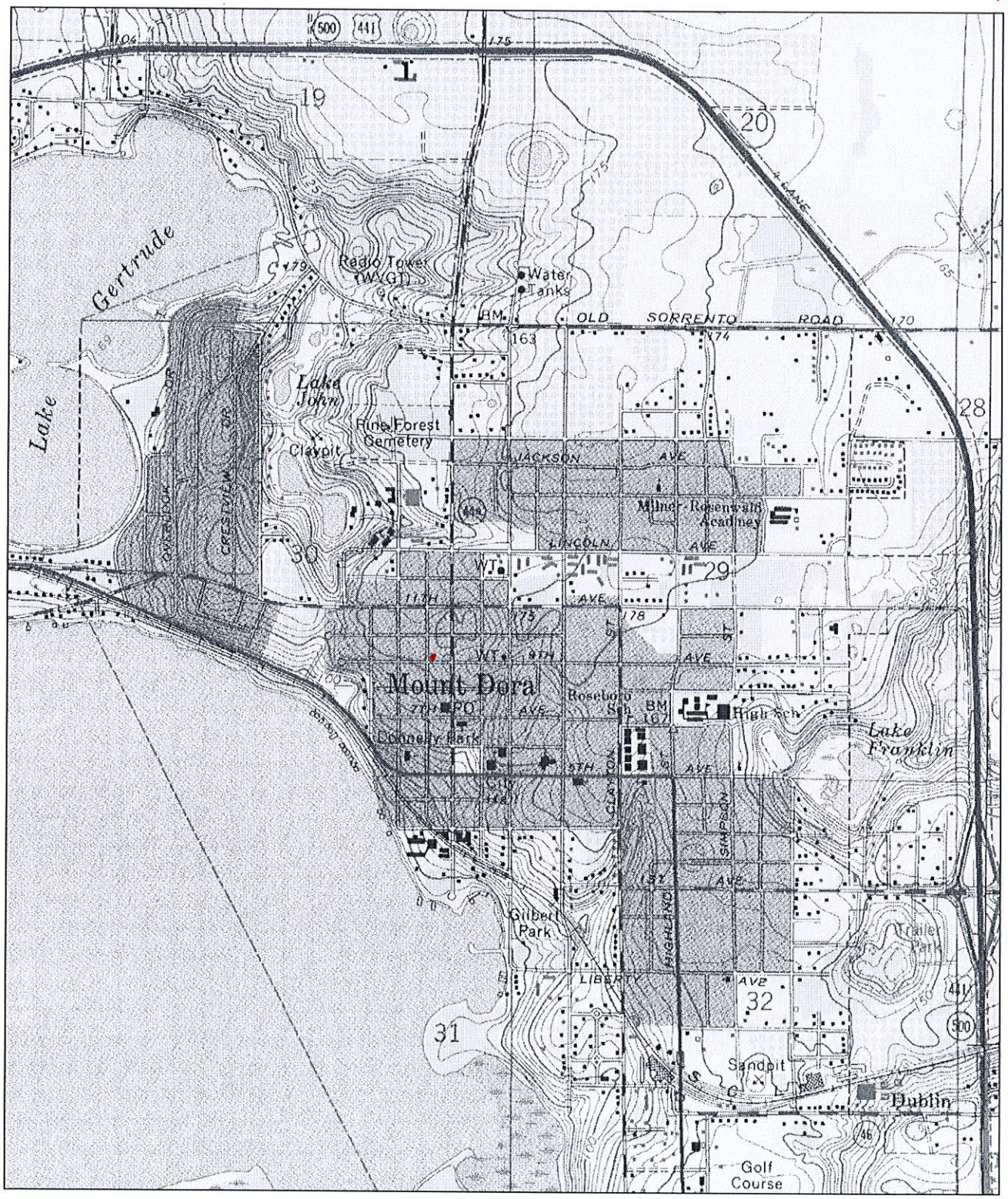
> **Research methods:**
Examine local tax records
FL Master Site File-Cultural Resources
Pedestrian

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

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

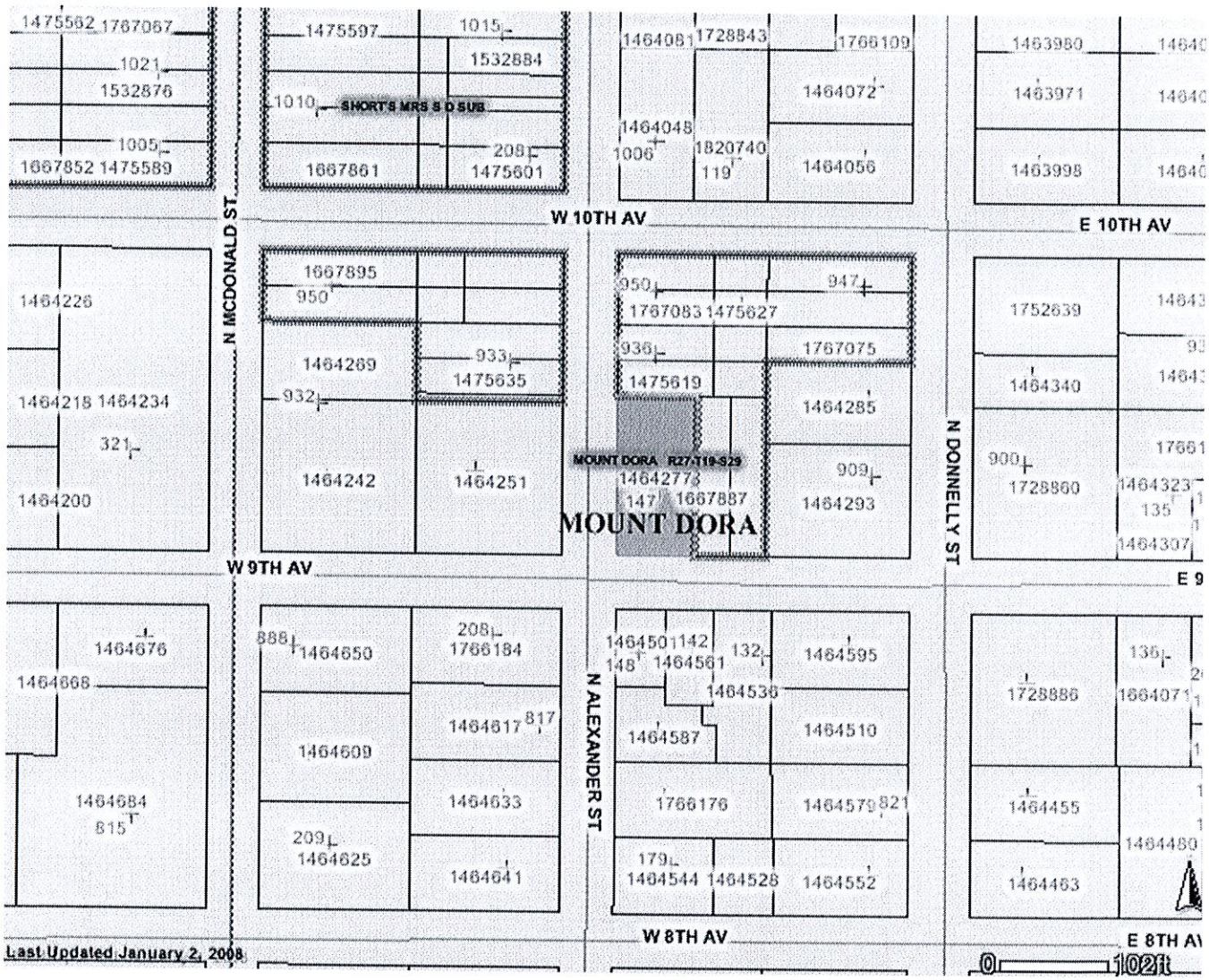
> **[Other name(s)]:**

72




Map provided by MyTopo.com

LA3624


W 10TH AV
E 10TH AV
W 9TH AV
W 8TH AV
E 8TH AV
N MCDONALD ST
N ALEXANDER ST
N DONNELLY ST
SHORT'S MRS S D SUB
MOUNT DORA R27-T19-S29
MOUNT DORA
Last Updated January 2, 2008
0
102ft

RN72

LA 3624

72

LA
3624

Clear Form Values

Page 1

☐ Original
☒ Update

# HISTORICAL STRUCTURE FORM
## FLORIDA MASTER SITE FILE
**Version 5.0 3/19**

Site#8 LA03624
Field Date 11-16-2019
Form Date 11-16-2019
Recorder # 6

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

Site Name(s) (address if none) 147 West 9th Avenue — Multiple Listing (DHR only) _____
Survey Project Name Mount Dora Historic Site Survey — 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: | 147 | W | 9th | Avenue | |

Cross Streets (nearest / between) Between Alexander St & N Donnelly St
USGS 7.5 Map Name EUSTIS — USGS Date 2018 — Plat or Other Map _____
City / Town (within 3 miles) Mount Dora — In City Limits? ☒yes ☐no ☐unknown — County Lake
Township 19S — Range 27E — Section 29 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 291927001003000000 — Landgrant _____
Subdivision Name _____ — Block _____ — Lot _____
UTM Coordinates: Zone ☐16 ☒17 — Easting 437031 — Northing 3186468
Other Coordinates: X: -81.64528 — Y: 28.80424 — Coordinate System & Datum WGS84
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 House — From (year): _____ — To (year): _____
Current Use House — From (year): _____ — To (year): _____
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown — Date: _____ — Original address N/A
Alterations: ☒yes ☐no ☐unknown — Date: _____ — Nature Window replacement
Additions: ☒yes ☐no ☐unknown — Date: 1-1-1996 — Nature Detached Garage
Architect (last name first): _____ — Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

Original address 410 West 9th Avenue --Per Sanborn Map, 1926. 1961 - Ms. Robert Stewart resided here.

Is the Resource Affected by a Local Preservation Ordinance? ☒yes ☐no ☐unknown — Describe Historic District Boundary

## DESCRIPTION

Clear Description Values

Style Frame Vernacular — Exterior Plan Irregular — Number of Stories 2
Exterior Fabric(s) 1. Clapboard — 2. _____ — 3. _____
Roof Type(s) 1. Hip — 2. _____ — 3. _____
Roof Material(s) 1. Asphalt shingles — 2. _____ — 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ — 2. _____

Windows (types, materials, etc.)

1/1 Sash with decorative shutters

Distinguishing Architectural Features (exterior or interior ornaments)

Rafter tail

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

Detached rear 2 Car Garage

| DHR USE ONLY | OFFICIAL EVALUATION | DHR USE ONLY |
|---|---|---|
| NR List Date _____ ☐Owner Objection | SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info — Date _____ — Init. _____<br>KEEPER – Determined eligible: ☐yes ☐no Clear Check Boxes — Date _____<br>NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2) | |



**Florida Master Site File / Div. of Historical Resources / R. A. Gray Bldg / 500 S Bronough St., Tallahassee, FL 32399-0250**
Phone **850.245.6440** / Fax **850.245.6439** / E-mail **SiteFile@dos.myflorida.com**

# HISTORICAL STRUCTURE FORM

Site #8 LA03624

## DESCRIPTION (continued)

Clear Description Values

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

Structural System(s): 1. Wood frame 2. _____ 3. _____

Foundation Type(s): 1. Piers 2. _____

Foundation Material(s): 1. Brick 2. _____

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)

2 Step Brick Stoop with metal rails

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

Gabled Roof, 2 iconic columns

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

Narrative Description of Resource

This home is found on the 1926 (Page 3) Sanborn Fire Insurance Map from Mount Dora. The irregular house plan and existing front porch are depicted on the 1926 map. The home was also listed at the time as a two story structure.

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

## RESEARCH METHODS (select all that apply)

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

☒ other methods (describe) Field visit and documentation

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)

The structure contributes to the overall historic character of the district and maintains its significant form and architectural detailing reflecting the time it was originally built.

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

1. Architecture 3. _____ 5. _____

2. Community planning & developm 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 Bradley Benmoshé / HLS QAQC Affiliation Other

Recorder Contact Information 6500 North Andrews Avenue, Fort Lauderdale, Florida 33309 / 954-776-1616

(address / phone / fax / e-mail)

**Required Attachments**

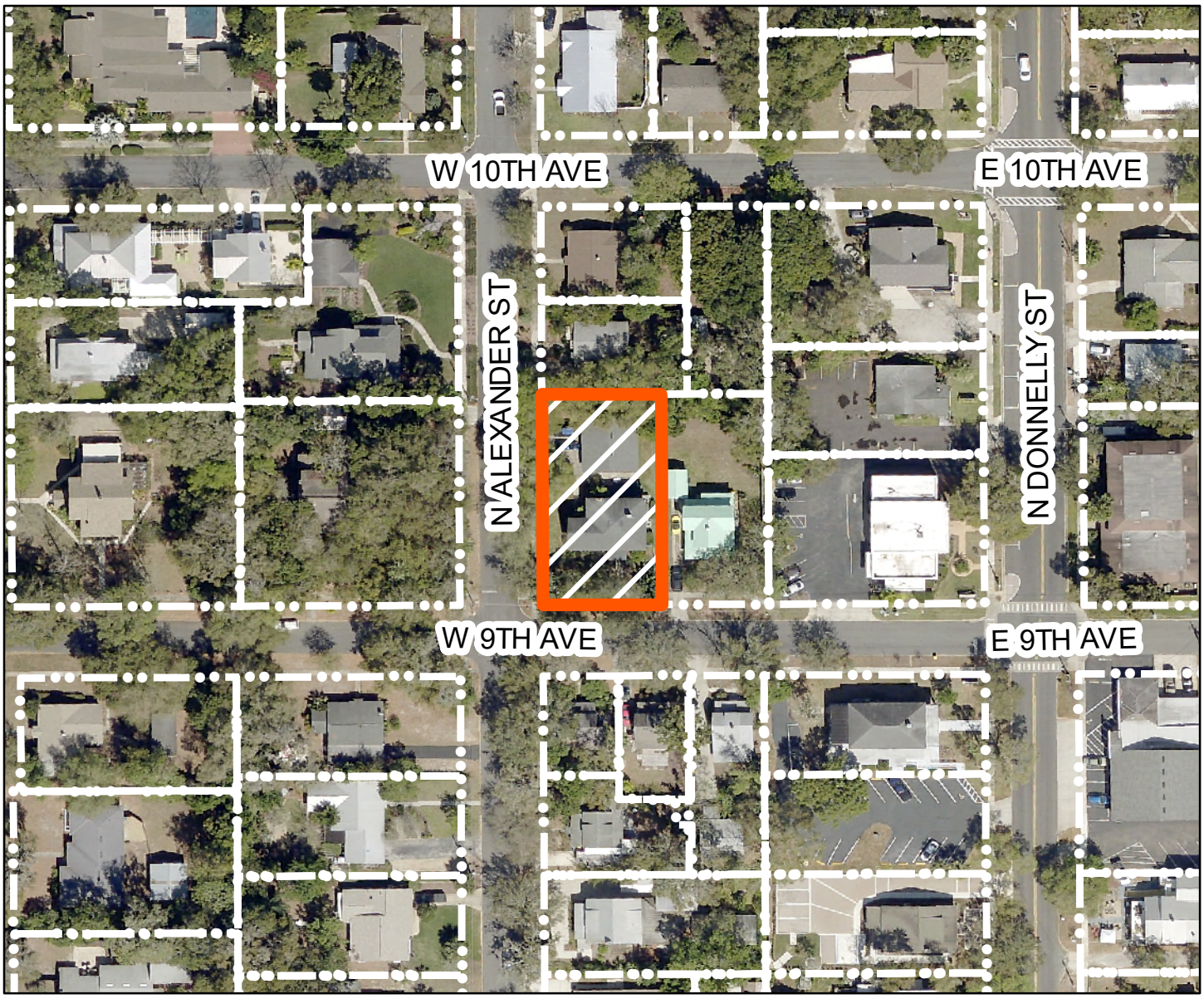
❶ **USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED**

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

❸ **PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE**

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

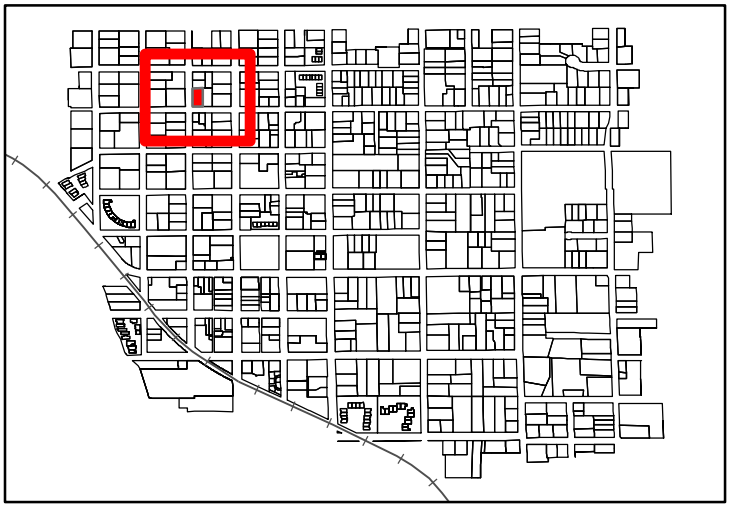
# Street Map




N

147 WEST 9TH AVE MOUNT DORA FL 32757

0 45 90 180 Feet



**LA03624**

KCI TECHNOLOGIES

Data Sources: Lake County, City of Mount Dora

# USGS Map

N

# LA03624

147 WEST 9TH AVE MOUNT DORA FL 32757

Source: United States Geological Survey Eustis, FL 2018

KCI TECHNOLOGIES

**PHOTOS**
**June 16, 2022**
**147 W 9th Ave**

South Elevation (From 9th Ave)

West Elevation (From Alexander Street)

**PHOTOS**
**June 16, 2022**
**147 W 9th Ave**

West Elevation (Subject to Application)

CITY OF MOUNT DORA

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**352-735-7112**
**Fax: 352-735-7191**
**E-mail: plandev@cityofmountdora.com**

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

147 West 9th Ave
**Property Address**

Kim Y Stewart Trust
**Property Owner (If Different From Applicant)**

**Applicant Name:** Toby Turner Construction Inc.

**Address:** 33736 E Lake Joanna Dr.

**City/St/Zip:** 32736

3522239222 **Business Phone** | **Alternate Phone** | Toby@Tobyturnerconstruction.com **Email**

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

Install Shingles that have been previously approved for new addition on entire home. Remove and replac existing wood siding on east side of hom with hardi board

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

**Required Documentation:**

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

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

Demolition Requests:
1. Please see separate application for demolition requests.
2. $100 Application Fee

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

Applicant/Owner Signature

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

# Property Record Card

## General Information

| | | | |
|---|---|---|---|
| **Name:** | KIM Y STEWART TRUST | **Alternate Key:** | 1464277 |
| **Mailing Address:** | 147 W 9TH AVE MOUNT DORA, FL 32757 *Update Mailing Address* | **Parcel Number:** | 29-19-27-0010-030-00000 |
| | | **Millage Group and City:** | 0MD1 Mount Dora |
| | | **2021 Total Certified Millage Rate:** | 18.7017 |
| | | **Trash/Recycling/Water/Info:** | *My Public Services Map* |
| **Property Location:** | 147 W 9TH AVE MOUNT DORA FL, 32757 *Update Property Location* | **Property Name:** | -- *Submit Property Name* |
| | | **School Information:** | *School Locator & Bus Stop Map* *School Boundary Maps* |
| **Property Description:** | MOUNT DORA, 30-19-27 W 70 FT OF S 140 FT OF BLK 30 PB 3 PGS 37-43 ORB 1326 PG 1997 ORB 5449 PG 2363 | | |

**NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.**

## Land Data

| Line | Land Use | Frontage | Depth | Notes | No. Units | Type | Class Value | Land Value |
|---|---|---|---|---|---|---|---|---|
| 1 | SINGLE FAMILY (0100) | 70 | 140 | | 9800.000 | FD | $0.00 | $58,450.00 |

**Click here for Zoning Info** **FEMA Flood Map**

## Residential Building(s)

### Building 1

| | |
|---|---|
| Residential | Building Value: $257,487.00 |

**Summary**

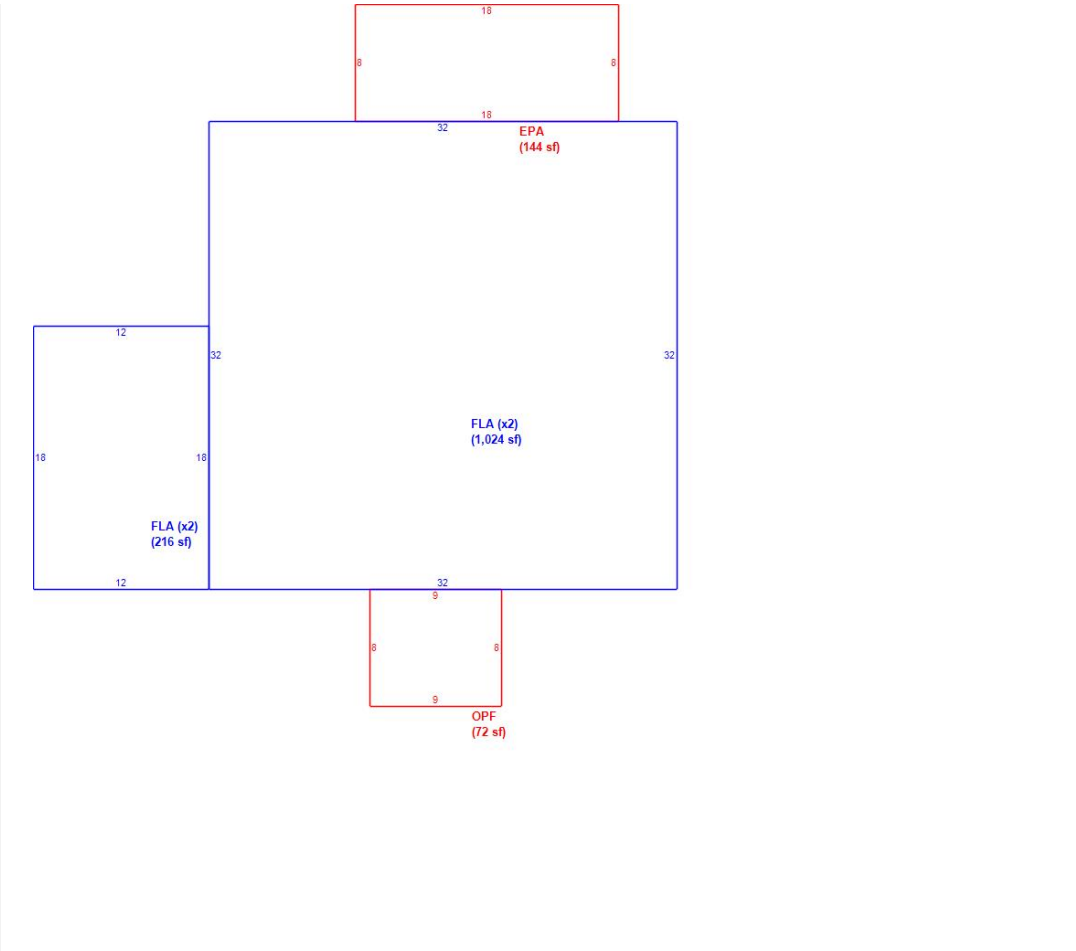
| | | | |
|---|---|---|---|
| Year Built: 1925 | Total Living Area: 2480 | Central A/C: Yes | Attached Garage: No |
| Bedrooms: 4 | Full Bathrooms: 2 | Half Bathrooms: 0 | Fireplaces: 1 |

***Incorrect Bedroom, Bath, or other information?***

**Section(s)**

| Section Type | Ext. Wall Type | No. Stories | Floor Area |
|---|---|---|---|
| ENCLOSED PORCH WOOD (EPA) | | 2.00 | 144 |
| FINISHED LIVING AREA (FLA) | Wood (01) | 2.00 | 2480 |
| OPEN PORCH FINISHED (OPF) | | 2.00 | 72 |

View Larger / Print / Save




## Miscellaneous Improvements

| No. | Type | No. Units | Unit Type | Year | Depreciated Value |
|---|---|---|---|---|---|
| 1 | DETACHED GARAGE (DGF6) | 1080 | SF | 1995 | $23,879.00 |

## Sales History

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

| Book/Page | Sale Date | Instrument | Qualified/Unqualified | Vacant/Improved | Sale Price |
|---|---|---|---|---|---|
| 5449 / 2363 | 01/2020 | Warranty Deed | Unqualified | Improved | $100.00 |
| 1326 / 1997 | 10/1994 | Trustees Deed | Unqualified | Improved | $0.00 |
| 947 / 398 | 12/1987 | Warranty Deed | Unqualified | Vacant | $0.00 |
| 947 / 397 | 12/1987 | Warranty Deed | Unqualified | Vacant | $0.00 |

*Click here to search for mortgages, liens, and other legal documents.*

## Values and Estimated Ad Valorem Taxes

**Values shown below are 2022 WORKING VALUES.**
The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

| Tax Authority | Market Value | Assessed Value | Taxable Value | Millage | Estimated Taxes |
|---|---|---|---|---|---|
| LAKE COUNTY BCC GENERAL FUND | $339,816 | $158,860 | $108,860 | 5.0529 | $550.06 |
| SCHOOL BOARD STATE | $339,816 | $158,860 | $133,860 | 3.5940 | $481.09 |
| SCHOOL BOARD LOCAL | $339,816 | $158,860 | $133,860 | 2.9980 | $401.31 |
| LAKE COUNTY WATER | $339,816 | $158,860 | $108,860 | 0.3229 | $35.15 |

| | | | | | |
|---|---|---|---|---|---|
| AUTHORITY | | | | | |
| NORTH LAKE HOSPITAL DIST | $339,816 | $158,860 | $108,860 | 0.0000 | $0.00 |
| ST JOHNS RIVER FL WATER MGMT DIST | $339,816 | $158,860 | $108,860 | 0.2189 | $23.83 |
| CITY OF MOUNT DORA | $339,816 | $158,860 | $108,860 | 5.9603 | $648.84 |
| LAKE COUNTY MSTU AMBULANCE | $339,816 | $158,860 | $108,860 | 0.4629 | $50.39 |
| LAKE COUNTY VOTED DEBT SERVICE | $339,816 | $158,860 | $108,860 | 0.0918 | $9.99 |
| | | | | **Total:** 18.7017 | **Total:** $2,200.66 |

## Exemptions Information

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

| | | |
|---|---|---|
| ✓ | Homestead Exemption (first exemption up to $25,000) | Learn More View the Law |
| ✓ | Additional Homestead Exemption (up to an additional $25,000) | Learn More View the Law |
| | Limited Income Senior Exemption (applied to county millage - up to $50,000) | Learn More View the Law |
| | Limited Income Senior Exemption (applied to city millage - up to $25,000) | Learn More View the Law |
| | Limited Income Senior 25 Year Residency (county millage only-exemption amount varies) | Learn More View the Law |
| | Widow / Widower Exemption (up to $500) | Learn More View the Law |
| | Blind Exemption (up to $500) | Learn More View the Law |
| | Disability Exemption (up to $500) | Learn More View the Law |
| | Total and Permanent Disability Exemption (amount varies) | Learn More View the Law |
| | Veteran's Disability Exemption ($5000) | Learn More View the Law |
| | Veteran's Total and Permanent Disability Exemption (amount varies) | Learn More View the Law |
| | Veteran's Combat Related Disability Exemption (amount varies) | Learn More View the Law |
| | Deployed Servicemember Exemption (amount varies) | Learn More View the Law |
| | First Responder Total and Permanent Disability Exemption (amount varies) | Learn More View the Law |
| | Surviving Spouse of First Responder Exemption (amount varies) | Learn More View the Law |
| | Conservation Exemption (amount varies) | Learn More View the Law |
| | Tangible Personal Property Exemption (up to $25,000) | Learn More View the Law |
| | Religious, Charitable, Institutional, and Organizational Exemptions (amount varies) | Learn More View the Law |
| | Economic Development Exemption | Learn More View the Law |
| | Government Exemption (amount varies) | Learn More View the Law |

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

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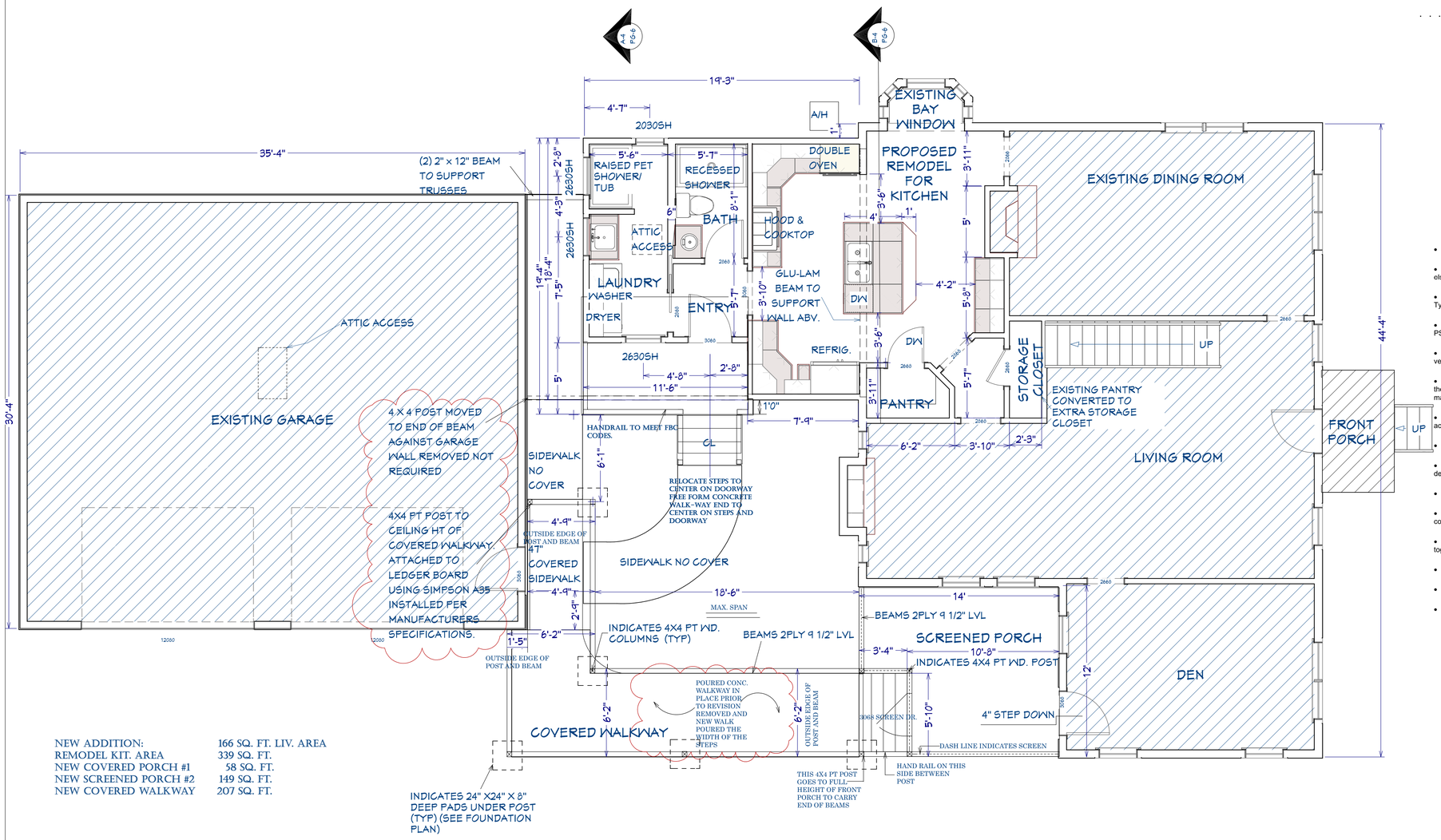
Property data last updated on March 21, 2022.
**Site Notice**




| | |
|---|---|
| NEW ADDITION: | 166 SQ. FT. LIV. AREA |
| REMODEL KIT. AREA | 339 SQ. FT. |
| NEW COVERED PORCH #1 | 58 SQ. FT. |
| NEW SCREENED PORCH #2 | 149 SQ. FT. |
| NEW COVERED WALKWAY | 207 SQ. FT. |

REVISION "B" TO INCLUDE:
1 ADDING CONC PADS FOR POST TO CARRY NEW WIDTH ROOF
2 CHANGE COVERED FRONT PORCH TO A LARGER SCREEN ROOM
NEW STEPS AS SHOWN AND A NEW SLAB AS REQUIRED.
3 MOVE THE STEPS TO CENTER ON FRONT DOOR OF THE ADDITION
UNDER CONSTRUCTION. REMOVE POST FROM FRONT PORCH #2 OF SAID ADDITION.
4. RELOCATE THE POST FOR SUPPORTING BEAM OF PORCH #1
TO THE SIDE OF GARAGE UNDER BEAM END.
5. COVER TWO EXISTING FOUNDATION VENT AND RELOCATE THEM AS SHOWN
ON FOUNDATION PLAN.
6. REMOVED CONC. PIER UNDER ADDITION AS SHOWN ON DWG#7-B

# REVISED FLOOR PLAN

REVISION DATE 5-31-22 SCALE 1/4"=1'0"

## GENERAL SPECIFICATIONS

### FOR THIS RESIDENCE LOCATED AT 147 W. 9TH AVE. MOUNT DORA FL 32757

This structure has been designed in accordance with the requirements of the FLORIDA BUILDING CODE 7TH EDITION (2020) BUILDING, CHAPTER 16, DESIGN CRITERIA and ASCE 7-16.

- Wind load requirements employed in the design of the structure:
  - Ultimate Wind Speed: $V_{ULT}$ = 140 MPH
  - Wind Borne Debris: NO
  - Basic Wind Speed: $V_{ASD}$ = 108 MPH
  - Building Category II, Enclosed
  - Wind Exposure B
  - Stagnation Pressure $Q_Z$ = 29.9 PSF
  - Design Pressure (Worst Case Condition):
  - Components & Cladding +21.2 PSF / -28.0 PSF
  - Uniformly distributed live loads employed in the design:
    - Roof 20 PSF
    - Living Areas 40 PSF
    - Stairs 60 PSF
    - Balconies/Decks 60 PSF

- All connections have been checked to withstand all applicable loads.
- All details and sections shown on the drawings are intended to be typical and shall be construed to apply to any similar situation elsewhere on the project, except where a different detail is shown.
- All concrete blocks shall be standard weight blocks conforming to ASTM C90, Grade N1 with $F_M$ = 1000 PSI, laid in running bond with Type S mortar.
- Where shown, cores of concrete block masonry shall be filled with pea gravel concrete with a minimum compressive strength of 3000 PSI at 28 days. Slump shall be 8 to 10 inches.
- In masonry headers extend the bottom steel reinforcement a minimum of 6 inches into pilaster or poured column and wire tie the vertical reinforcement steel.
- Soil borings have not been made. Footings have been designed for a soil bearing capacity of 2,500 PSF, Lesser soil bearing capacity is the responsibility of the Building Contractor. Footings shall bear on soil compacted to a density of at least 95% of the standard proctor maximum density (AASHOT99). The soil shall be compacted to this density to a minimum of three feet below the bottom of the footings.
- Fill under the floor slab shall be compacted to at least 95% of the standard proctor maximum density and treated for termites in accordance with the requirements of the FLORIDA BUILDING CODE 7TH EDITION (2020) RESIDENTIAL.
- Concrete shall have an unconfined compressive strength of 2500 PSI at 28 days.
- The Building Contractor shall check architectural, mechanical and electrical drawings for openings, sleeves, anchors, hangers, slab depressions, dimensions, pitch and other related items and shall assume responsibility for their proper location, placement and continuity.
- All reinforcing steel shall be new billet steel conforming to ASTM 615 Grade 40.
- All reinforcing steel shall be provided with a minimum of 3 inches of concrete cover, when installed below grade and 2 inches of concrete cover above grade.
- All continuous vertical or horizontal rebar in footings, beams and other concrete shall be spliced where necessary or desirable by wiring together in contact. The length of #5 bar laps shall be a minimum of 25 inches (40 bar diameters).
- All framing shall be fabricated and installed as per AITC, TPI and National Design Specifications for Wood Construction.
- All wood structural members shall be controlled stress grade lumber having a fiber stress of at least 1200 PSI.
- All wood members in contact with masonry materials shall be pressure treated.

NOTE: TO CONTRACTOR AND TRUSS COMPANY. CONTRACTOR AND TRUSS COMPANY TO VERIFY ALL FIELD DIMENSIONS (BEFORE) TRUSS MANUFACTURE!

BUILDER:
TOBY TURNER CONSTRUCTION, INC
CRC1329443
PHONE 352-223-9222

PLAN # 2020-17

NOTE:
CONTRACTOR AND OR OWNER IS TO VERIFY THAT ALL EXISTING DIMENSIONS ARE CORRECT AND THAT ALL PROPOSED CONSTRUCTION IS BUILDABLE AS ACCORDING TO THESE PLANS, IF ANY PROBLEMS ARE FOUND, THE CONTRACTOR OR OWNER IS TO NOTIFY CALLAHAN HOME PLAN DESIGNS FOR DRAWING CORRECTION (BEFORE) ANY CONSTRUCTION IS STARTED.
SCALE AND DIMENSION ARE APPROXIMATE ONLY. THIS NOTE APPLIES TO ALL DRAWINGS WITHIN THIS SET OF PLANS.

ENGINEERING:
WILLIAM F. STUHRKE, PHD, P.E.
STATE OF FLORIDA PE#22150
12215 REBECCAS RUN DR.
WINTER GARDEN FL 34787
(407)920-3119

CALLAHAN HOME PLAN DESIGNS
(352)483-6155

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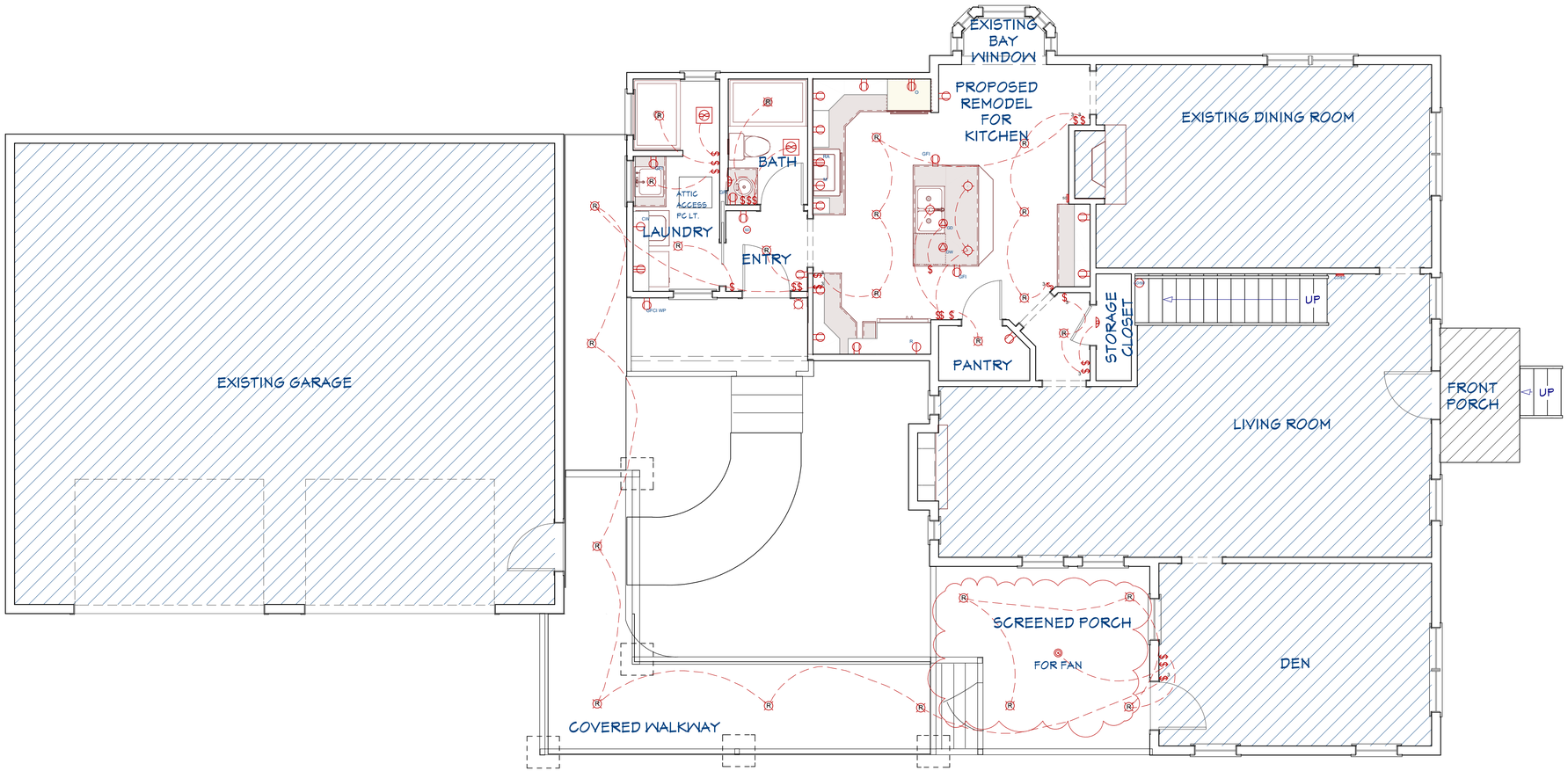
DWG#

4-C




## ELECTRICAL - DATA - AUDIO LEGEND

| SYMBOL | DESCRIPTION |
|---|---|
| | Ceiling Fan |
| | Ventilation Fans: Ceiling Mounted, Wall Mounted |
| | Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage |
| | Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce |
| | Chandelier Light Fixture |
| | Fluorescent Light Fixture |
| | 240V Receptacle |
| WP GFCI | 110V Receptacles: Duplex, Weather Proof, GFCI |
| WP 3 4 | Switches: Single Pole, Weather Proof, 3-Way, 4-Way |
| DM T | Switches: Dimmer, Timer |
| AV Control | Audio Video: Control Panel, Switch |
| SP SP | Speakers: Ceiling Mounted, Wall Mounted |
| CS CS/TV TV | Wall Jacks: CAT5, CAT5 + TV, TV/Cable |
| | Telephone Jack |
| | Intercom |
| T | Thermostat |
| B | Door Chime, Door Bell Button |
| SD SD | Smoke Detectors: Ceiling Mounted, Wall Mounted |
| EP | Electrical Breaker Panel |
| CM CO/SD | Carbon Monoxide/ Smoke Detector: Ceiling Mounted, Wall Mounted |

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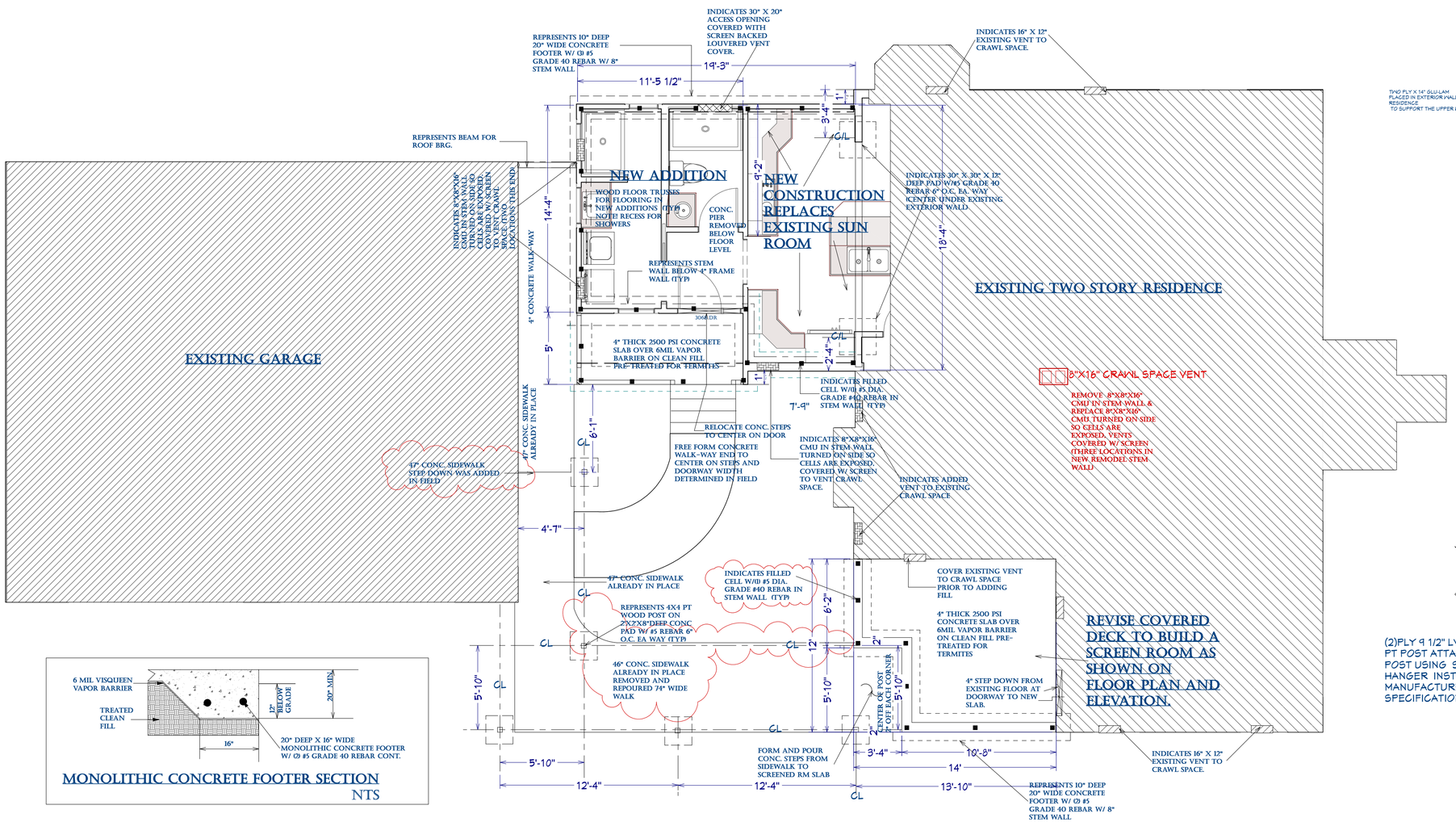


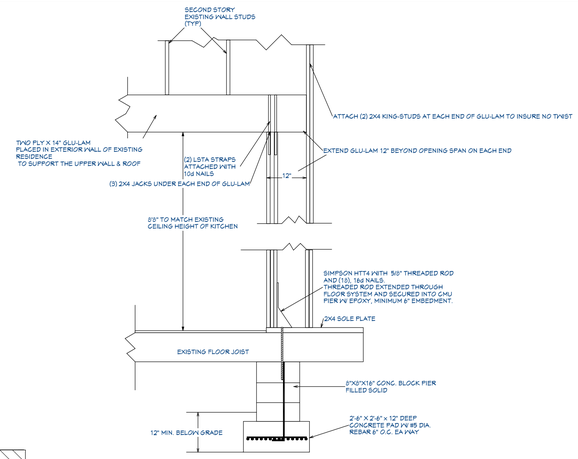

## REVISED FOUNDATION PLAN

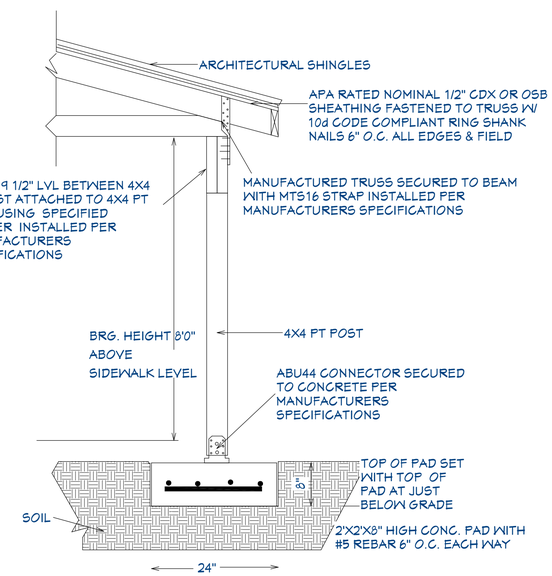
REVISED 5-31-2022 SCALE 1/4"=1'0"




## MONOLITHIC CONCRETE FOOTER SECTION

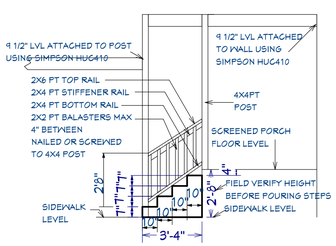
NTS



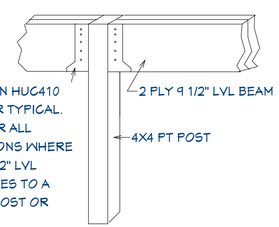

## BEAM AND POST CONSTRUCTION

NTS




STEPS TO PORCH FLOOR

NTS




(2) BEAM CONNECTION TO POST

NTS

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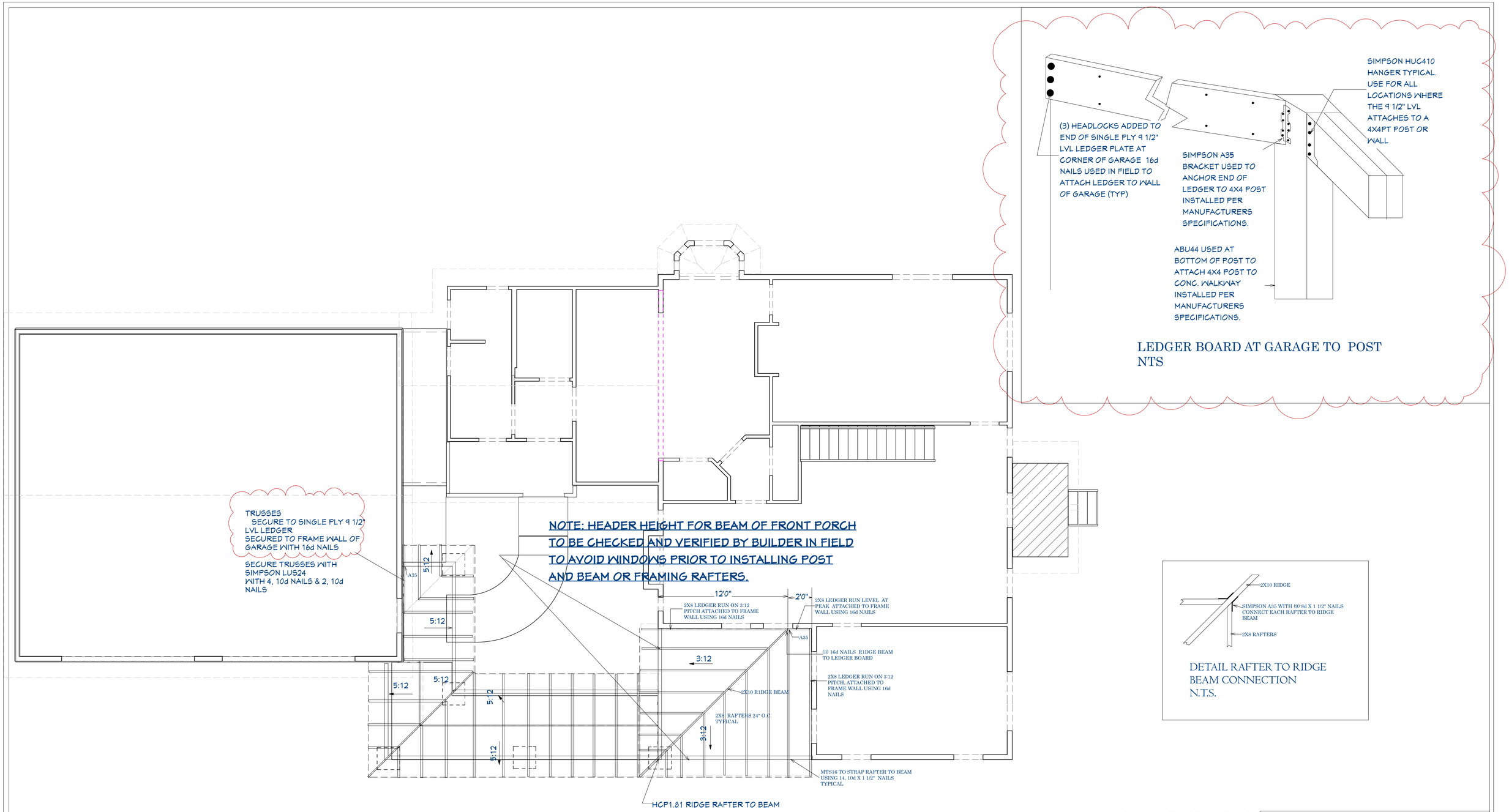


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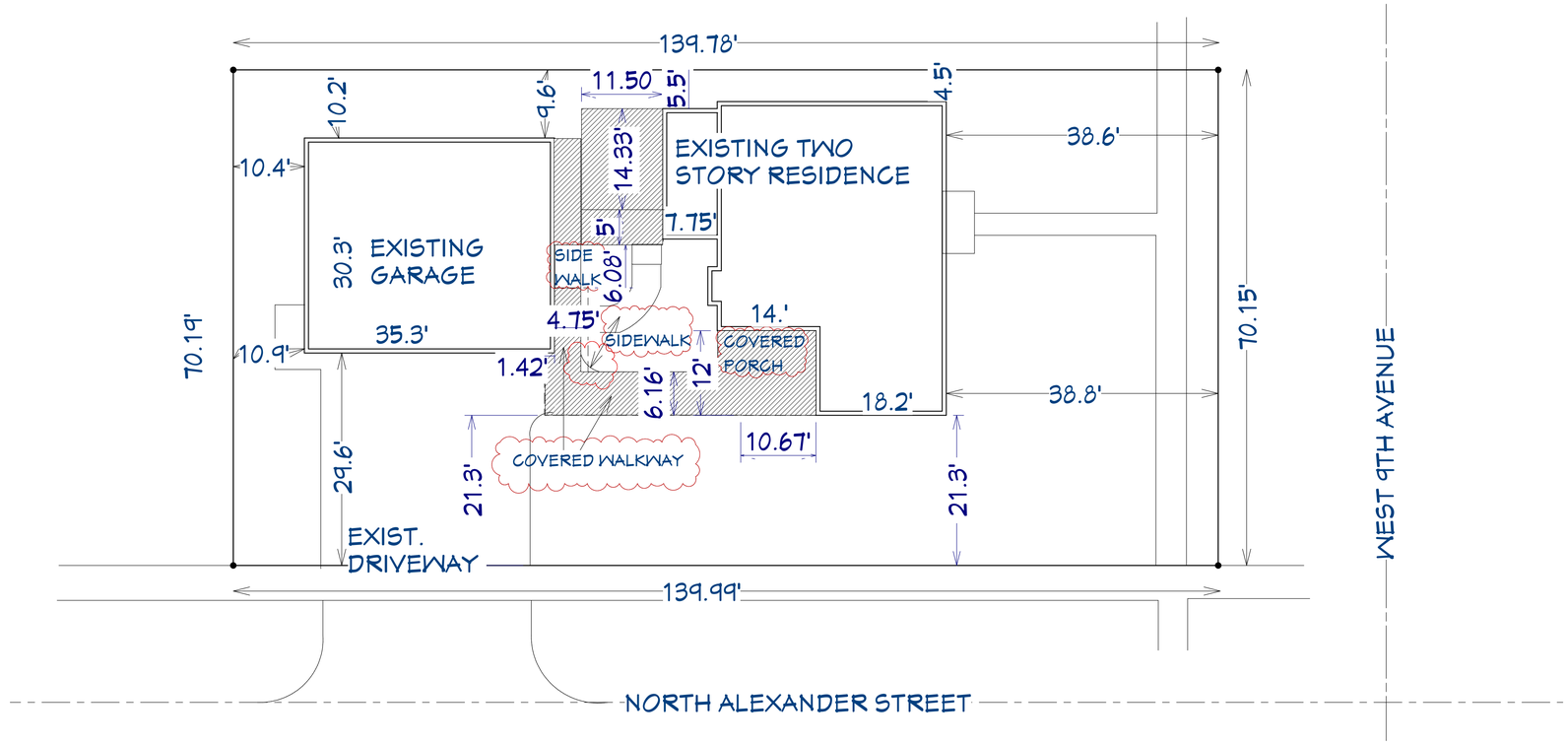


NOTE: ALL INFORMATION FOR PLOT PLAN WAS TAKEN FROM SURVEY PROVIDED BY OWNER.

N

FINAL PLOT PLAN 5/30/2022
SCALE 1"=10'

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MOUNT DORA FLORIDA 32757

9-C

# HardiePlank®

**Thickness** 5/16 in
**Length** 12 ft planks

## SELECT CEDARMILL® & SMOOTH

| | | | | | | |
|---|---|---|---|---|---|---|
| Width | 5.25 in | 6.25 in | 7.25 in | 8.25 in | 9.25 in | 12 in |
| Exposure | 4 in | 5 in | 6 in | 7 in | 8 in | 10.75 in |
| Prime Pcs/Pallet | 360 | 308 | 252 | 230 | 190 | 152 |
| ColorPlus Pcs/Pallet | 324 | 280 | 252 | 210 | – | – |
| Pcs/Sq | 25.0 | 20.0 | 16.7 | 14.3 | 12.5 | 9.3 |

## SELECT CEDARMILL®

| SELECT CEDARMILL® | | | | | | |
|---|---|---|---|---|---|---|
| Width | 5.25 in | 6.25 in | 7.25 in | 8.25 in | 9.25 in | 12 in |
| STATEMENT COLLECTION™ | | | ✓ | | | |
| DREAM COLLECTION™ | ✓ | ✓ | ✓ | ✓ | | |
| PRIME | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

## SMOOTH

| SMOOTH | | | | | | |
|---|---|---|---|---|---|---|
| Width | 5.25 in | 6.25 in | 7.25 in | 8.25 in | 9.25 in | 12 in |
| STATEMENT COLLECTION™ | | | | | | |
| DREAM COLLECTION™ | ✓ | ✓ | ✓ | ✓ | | |
| PRIME | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

## BEADED CEDARMILL®

## BEADED SMOOTH

## BEADED CEDARMILL® & BEADED SMOOTH

| | |
|---|---|
| Width | 8.25 in |
| Exposure | 7 in |
| Prime Pcs/Pallet | 240 |
| ColorPlus Pcs/Pallet | 210 |
| Pcs/Sq | 14.3 |

| | |
|---|---|
| STATEMENT COLLECTION™ | |
| DREAM COLLECTION™ | ✓ |
| PRIME | ✓ |

## CUSTOM COLONIAL ROUGHSAWN®

## CUSTOM COLONIAL SMOOTH®

## CUSTOM COLONIAL ROUGHSAWN® & CUSTOM COLONIAL SMOOTH®

| | |
|---|---|
| Width | 8 in |
| Exposure | 6.75 in |
| Prime Pcs/Pallet | 240 |
| ColorPlus Pcs/Pallet | 216 |
| Pcs/Sq | 14.9 |

| | |
|---|---|
| STATEMENT COLLECTION™ | |
| DREAM COLLECTION™ | ✓ |
| PRIME | ✓ |

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

**DATE:** June 29, 2022

**TO:** Historic Preservation Board

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

**RE:** **Certificate of Appropriateness; 308 N Tremain (Location); Enclose Existing Porch (Request); 308 North Tremain Street, LLC (Owner); Patrick Connelly Builder, LLC (Applicant).**

**Property Information**

| | | | |
|---|---|---|---|
| **Site Address:** | 308 N Tremain Street | **Building Address:** | 312 N Tremain Street |
| **Zoning District:** | Residential Professional | **Land Use:** | Residential Professional/Office |
| **Current Use:** | Single-Family Residential | | |

**Structure Information**

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

**Description of Proposed Work:** Replace the second story, wood knee wall, wood columns and screen and remove the first story masonry block knee wall and screen to be replaced with a full height masonry block wall with screened openings in the same footprint.

**Staff Analysis:**
The subject structure was constructed as a residence in the Masonry Vernacular style in 1922. The structure features an elevated step-up, entrance' gable roof with a concrete block chimney; and a two-story porch on the rear. The Applicant is seeking to alter the rear, two-story porch; the porch will remain in its existing footprint.

Entrances and porches are quite often the focus of historic buildings, particularly when they occur on primary elevations. Together with their functional and decorative features such as doors, steps, balustrades, pilasters, and entablatures, they can be extremely important in defining the overall historic character of a building. Their retention, protection, and repair should always be carefully considered when planning rehabilitation work.

The Mount Dora Historic Guidelines (hereafter referred to as the 'Guidelines'), recommend retain porches and steps that are appropriate to a building and its subsequent development and repair and replace, where necessary, deteriorated architectural features of wood, terra cotta, tile, brick, and other historical materials. It is recommended to replace in kind an entire porch that is too deteriorated to repair – if the form and detailing are still evident – using the physical evidence as a model to reproduce the feature. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered. If enclosures are undertaken, it is recommended to maintain the openness of porches through the use of transparent materials such as glass or screens.

The Applicant is seeking redo the two-story porch; specifically, the applicant is seeking to replace the second story, wood knee wall, wood columns and screen and remove the first story masonry block knee wall and screen to be replaced with a full height masonry block wall with screened openings in the same footprint. The porch will still feature screened openings; utilize the same materials or materials to mimic the existing materials (masonry block on the first story and cement board lap siding to mimic painted wood on the second story); and remain in the same footprint on the rear of the structure.

**Staff Recommendation:** The request to replace and enclose the existing two-story porch in the same footprint is consistent with Section 3.6.4 of the City's Land Development Code and adopted Historic Design Guidelines.

**Attachments:**
Vicinity Map
Photos
2008 Site Form
2020 Site Form
Application

# Vicinity Map

0 25 50 100 Feet

CITY OF MOUNT DORA

Map Date: 6/22/2022

**PHOTOS**
**June 16, 2022**
**308 & 312 N Tremain Street**

West Elevation (From Tremain Street)

**PHOTOS**
**June 16, 2022**
**308 & 312 N Tremain Street**

East Elevation

Florida Master Site File

# HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA03843
Recorder # 334
Field Date 3/15/2008
Form Date 3/15/2008
FormNo 200803
*FormNo = Field Date (YYYYMM)*

First Site Form Recorded for this Site? YES

## GENERAL INFORMATION

Site Name (address if none) 312 N TREMAIN ST
Multiple Listing (DHR only)
Other Names >>
Survey or Project Name
Survey#
National Register Category Building(s)

## LOCATION & IDENTIFICATION

**Address**

| Street No. | Direction | Street Name | Street Type | Direction Suffix |
|---|---|---|---|---|
| 312 | North | TREMAIN | Street | |

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

## MAPPING

USGS 7.5' Map Name
Publication Date >> EUSTIS;1980
Township:
Range:
Section:
1/4 section:
>> 19S ;27E ;32;UNSP
Irregular Section Name:
Landgrant
UTM: Zone
Easting
Northing
Plat or Other Map (map's name, location)

## DESCRIPTION

Style Masonry Vernacular
Other Style
Exterior Plan Rectangular
Other Exterior Plan
Number of Stories 2
Structural System(s) >> Concrete block
Other Structural System(s)
Foundation Type(s) >> Continuous
Other Foundation Types
Foundation Material(s) >> Poured Concrete Footing
Other Foundation Material(s)
Exterior Fabric(s) >> Drop siding
Other Exterior Fabric(s)
Roof Type(s) >> Gable
Other Roof Type(s)
Roof Material(s) >>
Other Roof Material(s)
Roof Secondary Structure(s) (dormers etc) >>
Other Roof Secondary Structure(s)
Number of Chimneys 1
Chimney Material
Other Chimney Material(s)
Chimney Location(s)

# HISTORICAL STRUCTURE FORM

8LA03843

## DESCRIPTION (continued)

Window Descriptions CASEMENT 4

Main Entrance Description (stylistic details)

Porches: #open ____ #closed ____ #incised ____ Location(s)

Porch Roof Types(s)

Exterior Ornament

Interior Plan Other Interior Plan

Condition Good

**Structure Surroundings**

Commercial: Residential: MOSTly this category

Institutional: Undeveloped:

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

Archaeological Remains (describe):

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

Narrative Description (optional)

## HISTORY

Construction year 1922

Architect (last name first): Builder (last name first):

**Changes in Locations or Conditions**

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

**Structure Use History**

Use Year Use Started Year Use Ended >> Private residence;1922;

Other Structure Uses

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

## RESEARCH METHODS

Research Methods >> Examine local tax records

Other research methods

## SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? YES Name of Local Register if Eligible

Idividually Eligible for National Register? NO

Potential Contributor to NR District? YES

Area(s) of historical significance >>

Other Historical Associations

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

# HISTORICAL STRUCTURE FORM

8LA03843

## DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____ Maintaining Organization: _____

File or Accession #: _____ Descriptive Information: _____

>> _____

## RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

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

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

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

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

SHPO's Evaluation of Resource

_____ Date _____

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 5/28/2008

Form Comments: _____

| | |
|---|---|
| ***REQUIRED PAPER ATTACHMENTS*** | (1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED<br>(2) LARGE SCALE STREET OR PLAT MAP<br>(3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5" |

# LA03843-200803

## Supplementary Printout

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

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

> **Structural system(s):**
Concrete block

> **Foundation types:**
Continuous

> **Foundation materials:**
Poured Concrete Footing

> **Exterior fabrics:**
Drop siding
Concrete block

> **Roof types:**
Gable

> **Roof materials:**

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

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

> **Original, intermediate, present uses/year started/year ended:**
Private residence;1922;

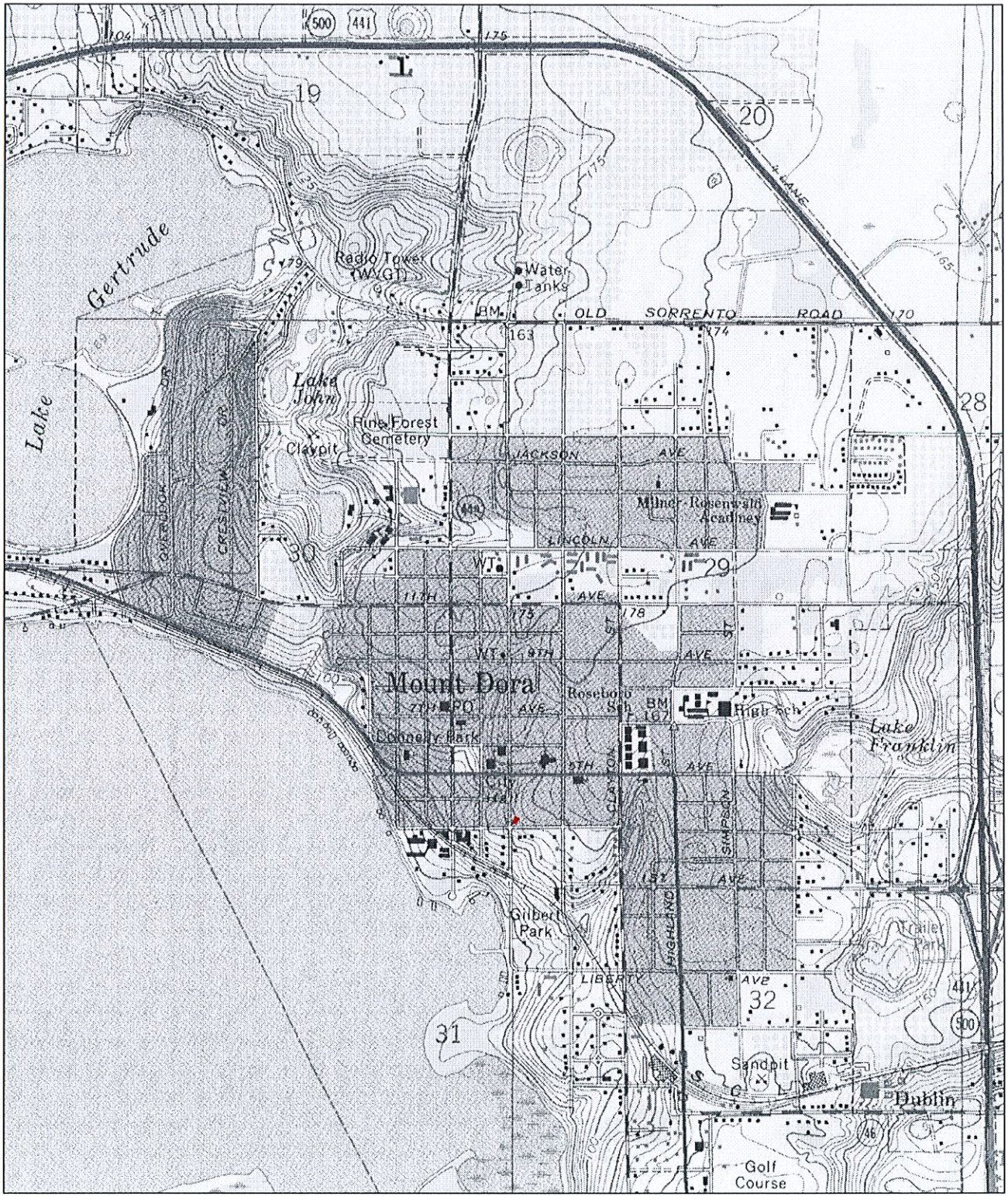
> **Research methods:**
Examine local tax records
FL Master Site File-Cultural Resources
Pedestrian

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

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

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

334



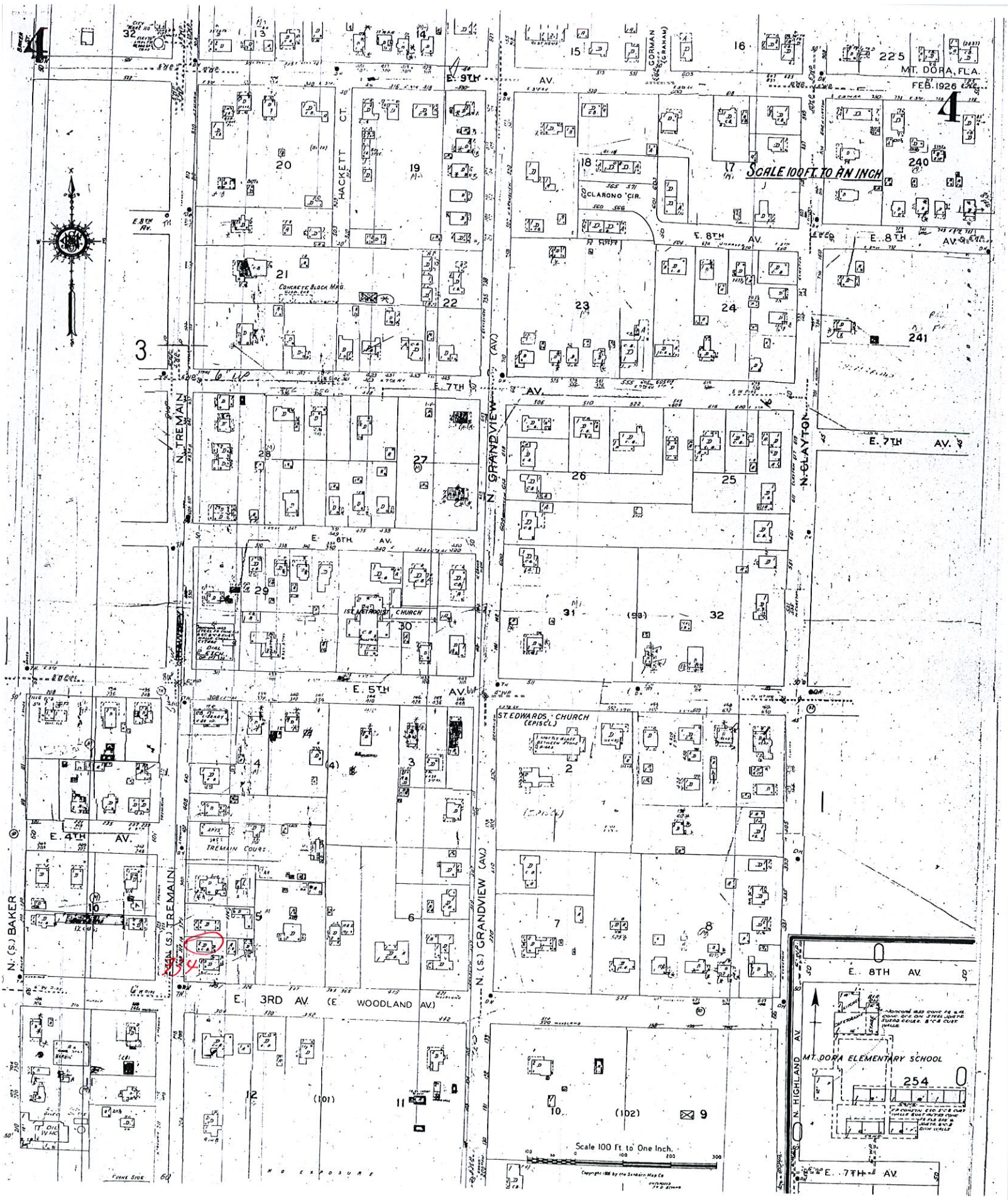

N

0 0.5 Mi

0 2000 Ft

Map provided by MyTopo.com

LA3843


MT. DORA, FLA.
FEB. 1926
SCALE 100 FT. TO AN INCH
E. 9TH AV.
HACKETT CT.
CLARONO CIR.
E. 8TH AV.
CONCRETE BLOCK MFG.
E. 7TH AV.
N. TREMAIN
N. GRANDVIEW (AV.)
N. CLAYTON
E. 6TH AV.
1ST METHODIST CHURCH
E. 5TH AV.
ST. EDWARDS CHURCH (EPISCL.)
E. 4TH AV.
TREMAIN COURT
N. (S.) BAKER
N. (S.) TREMAIN
N. (S.) GRANDVIEW (AV.)
E. 3RD AV. (E. WOODLAND AV.)
MT. DORA ELEMENTARY SCHOOL
N. HIGHLAND AV.
Scale 100 Ft. to One Inch.

LA 3843

334

LA3843

Clear Form Values

Page 1

☐ Original
☐ Update

# HISTORICAL STRUCTURE FORM
## FLORIDA MASTER SITE FILE
### Version 5.0 3/19

Site#8 LA03624
Field Date 11-16-2019
Form Date 11-16-2019
Recorder # 6

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

Site Name(s) (address if none) 147 West 9th Avenue — Multiple Listing (DHR only) _____
Survey Project Name Mount Dora Historic Site Survey — 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: | 147 | W | 9th | AVE | |

Cross Streets (nearest / between) Between Alexander St & N Donnelly St
USGS 7.5 Map Name EUST — USGS Date 2018 — Plat or Other Map _____
City / Town (within 3 miles) Mount Dora — In City Limits? ☐yes ☐no ☐unknown — County LA
Township 19S — Range 27E — Section 29 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 291927001003000000 — Landgrant _____
Subdivision Name _____ — Block _____ — Lot _____
UTM Coordinates: Zone ☐16 ☐17 — Easting 437031 — Northing 3186468
Other Coordinates: X: -81.64528 — Y: 28.80424 — Coordinate System & Datum WGS84
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 RESI — From (year): _____ — To (year): _____
Current Use RESI — From (year): _____ — To (year): _____
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☐no ☐unknown — Date: _____ — Original address N/A
Alterations: ☐yes ☐no ☐unknown — Date: _____ — Nature Window replacement
Additions: ☐yes ☐no ☐unknown — Date: 1-1-1996 — Nature Detached Garage
Architect (last name first): _____ — Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

Original address 410 West 9th Avenue --Per Sanborn Map, 1926. 1961 - Ms. Robert Stewart resided here.

Is the Resource Affected by a Local Preservation Ordinance? ☐yes ☐no ☐unknown — Describe Historic District Boundary

## DESCRIPTION

Clear Description Values

Style FRAM — Exterior Plan IRRE — Number of Stories 2
Exterior Fabric(s) 1. WTBD — 2. _____ — 3. _____
Roof Type(s) 1. HIP — 2. _____ — 3. _____
Roof Material(s) 1. ASPH — 2. _____ — 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ — 2. _____

Windows (types, materials, etc.)

1/1 Sash with decorative shutters

Distinguishing Architectural Features (exterior or interior ornaments)

Rafter tail

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

Detached rear 2 Car Garage

| DHR USE ONLY | OFFICIAL EVALUATION | DHR USE ONLY |
|---|---|---|
| NR List Date _____ ☐Owner Objection | SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info — Date _____ — Init. _____<br>KEEPER – Determined eligible: ☐yes ☐no — Clear Check Boxes — Date _____<br>NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2) | |



**Florida Master Site File / Div. of Historical Resources / R. A. Gray Bldg / 500 S Bronough St., Tallahassee, FL 32399-0250**
Phone **850.245.6440** / Fax **850.245.6439** / E-mail **SiteFile@dos.myflorida.com**

# HISTORICAL STRUCTURE FORM

Site #8 LA03624

## DESCRIPTION (continued)

Clear Description Values

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

Structural System(s): 1. WF 2. 3.

Foundation Type(s): 1. PIER 2.

Foundation Material(s): 1. BRIC 2.

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)

2 Step Brick Stoop with metal rails

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

Gabled Roof, 2 iconic columns

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

Narrative Description of Resource

This home is found on the 1926 (Page 3) Sanborn Fire Insurance Map from Mount Dora. The irregular house plan and existing front porch are depicted on the 1926 map. The home was also listed at the time as a two story structure.

Archaeological Remains ☐Check if Archaeological Form Completed

## RESEARCH METHODS (select all that apply)

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

☒other methods (describe) Field visit and documentation

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)

The structure contributes to the overall historic character of the district and maintains its significant form and architectural detailing reflecting the time it was originally built.

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

1. ARCT 3. 5.

2. CPDV 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 Bradley Benmoshé / HLS QAQC Affiliation OTHR

Recorder Contact Information 6500 North Andrews Avenue, Fort Lauderdale, Florida 33309 / 954-776-1616

(address / phone / fax / e-mail)

**Required Attachments**

❶ **USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED**

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

❸ **PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE**

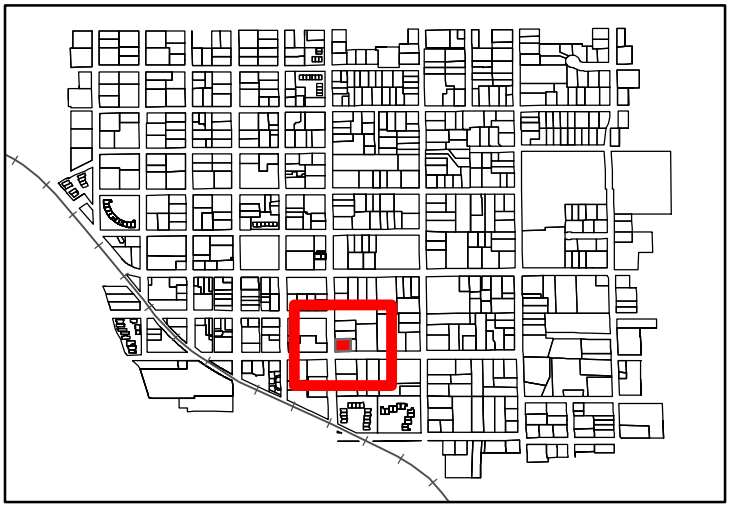
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

# Street Map

N

308 NORTH TREMAIN ST MOUNT DORA FL 32757

0 40 80 160 Feet

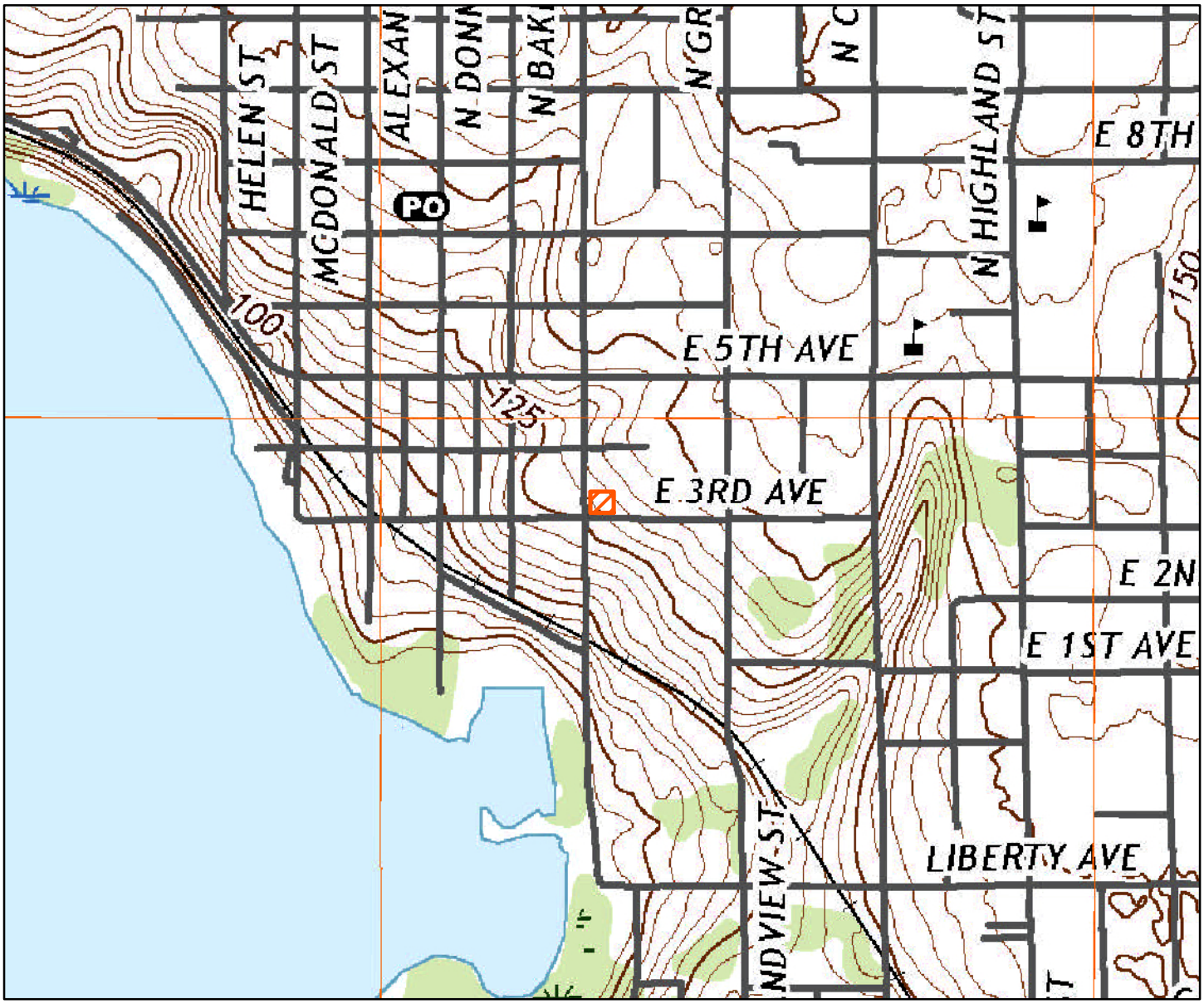


**LA03843**

KCI TECHNOLOGIES

Data Sources: Lake County, City of Mount Dora

# USGS Map




N

# LA03843

308 NORTH TREMAIN ST MOUNT DORA FL 32757

Source: United States Geological Survey Eustis, FL 2018

KCI TECHNOLOGIES

312
THINK★RENEW★REBU

CITY OF MOUNT DORA

Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7112
Fax: 352-735-7191
E-mail: plandev@cityofmountdora.com

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

312 NORTH TREMAIN STREET MT. DORA FLORIDA 32752
**Property Address**

308 NORTH TREMAIN STREET MT. DORA, FL 32757
**Property Owner (If Different From Applicant)**

**Applicant Name:** Patrick E. Connolly Builder LLC

**Address:** 2901 FOREST ROAD

**City/St/Zip:** EUSTIS FL 32726

352-589-6894 **Business Phone** | 352-552-0309 **Alternate Phone** | ConnollyBuilders@Comcast.Net **Email**

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

Repair/ALTERATION OF EXISTING porch NO changes to foot print

**Current Building Use (i.e. residential or commercial):** Residential
**Is there currently a chimney on the building?** YES
**If so, will the chimney be affected?** NO

**Required Documentation:**

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

PLANS provided detailing

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

Demolition Requests:
1. Please see separate application for demolition requests.
2. $100 Application Fee

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

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

Patti E. Cuff

Applicant/Owner Signature

*Land Development Code*
*3.6.4 Certificate of appropriateness.*

1. *Basic requirements.*

   a. *Certificate of appropriateness required.*
      1) No building, structure, appurtenance, improvement or landscape feature within the City of Mount Dora, which has been designated a historic site, will be erected, altered, restored, renovated, excavated, relocated, or demolished until a certificate of appropriateness regarding any exterior architectural features, landscape features, or site improvements has been approved under the procedures in this section.
      2) A certificate of appropriateness shall be required for the erection, alteration, restoration, renovation, excavation, relocation, or demolition of any building, structure or appurtenance within any historic district established by the City of Mount Dora under the procedures specified in this ordinance.
      3) A certificate of appropriateness shall be required for any material change in existing walls, fences and sidewalks or construction of new walls, fences and sidewalks.
   b. *Architectural features.* Architectural features include, but are not limited to, the architectural style, scale, massing, siting, general design and general arrangement of the exterior of the building or structure, including the type, style of roofs, windows, doors and appurtenances.
   c. *Landscape features.* Landscape features and site improvements will include, but are not limited to, walls, fences, courtyards, signs, and exterior lighting.
   d. *Plan approval required.* No certificate of appropriateness will be approved unless the architectural plans for said construction, reconstruction, relocation, alteration, excavation, restoration, renovation, or demolition are approved by the board.
   e. *Relocation.* Relocation of a building or structure will include, but not be limited to, moving a building or structure into or within any historic district, and moving a historic building or structure within or out of the City of Mount Dora or any historic district.
   f. *Certificate not required.* A certificate of appropriateness will not be required for general, occasional maintenance of any historic buildings, structure or site, or any building or structure within a historic district. General, occasional maintenance will include, but is not limited to, lawn and landscaping care, painting and minor repairs that restore or maintain the historic site or current character of the building or structure. General, occasional maintenance will not include any of the activities described and defined in paragraphs 1. through 5. of this subsection, nor will it include an addition or change of awnings, signs, or alterations to porches and steps. A certificate of appropriateness will not be required for any interior alteration, construction, reconstruction, restoration, renovation or demolition. General, occasional maintenance and repair shall also include any ordinary maintenance which does not require a building permit for the city.

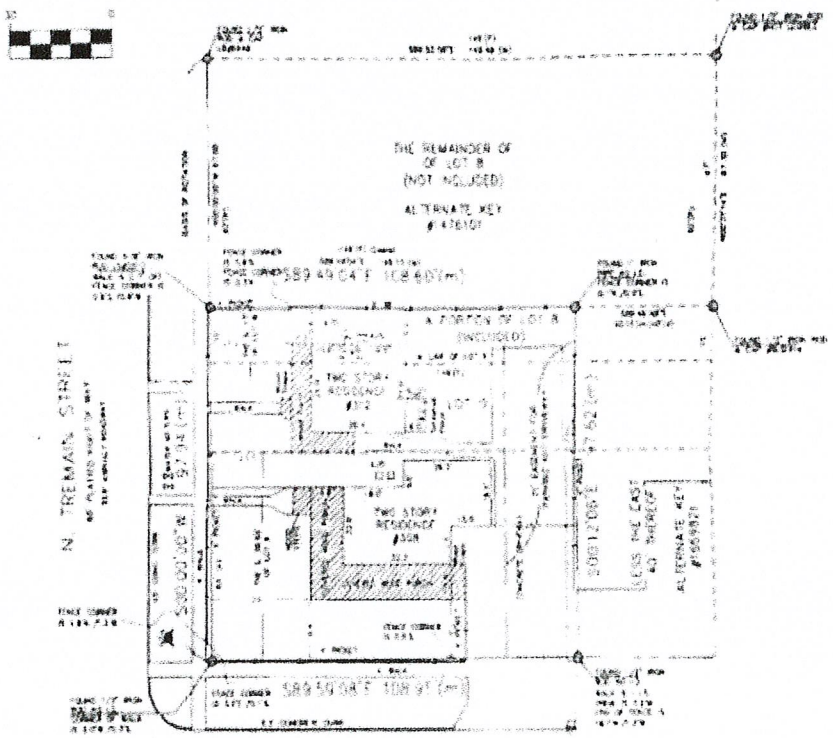
## [illegible]

DESCRIPTION (As Furnished)

PARCEL A: THE SOUTH 58.60 FEET OF LOT 9, ACCORDING TO THE PLAT OF TREMAINS SUBDIVISION OF BLOCK 4, 5 AND PART OF BLOCK 6 OF HOUGHS PLAT OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 27 EAST, LESS THE EAST 40 FEET THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 17, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. SUBJECT TO A PARKING AND DRIVEWAY EASEMENT OVER, UPON AND THROUGH THE EAST 21 FEET THEREOF.

PARCEL B: LOT 9 AND THE SOUTH 15 FEET OF LOT 8, ACCORDING TO THE PLAT OF TREMAINS SUBDIVISION OF BLOCK 4, 5 AND PART OF BLOCK 6 OF HOUGHS PLAT OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 27 EAST, LESS THE EAST 40 FEET, THENCE ALSO LESS THE SOUTH 58.60 FEET OF SAID LOT 9 THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 17, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. TOGETHER WITH AN EASEMENT FOR PARKING AND DRIVEWAY OVER, UPON AND THROUGH THE EAST 21 FEET OF THE SOUTH 58.60 FEET OF SAID LOT 9, LESS THE EAST 40 FEET THEREOF.

SCALE: 1" = 30'




Based on the FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP
Lake County, Florida, Community Panel Number [illegible]
Map dated: [illegible]
[illegible] appears from a looking at said map
that the land described hereon is shown to be in Zone "X"
(AREA OF MINIMAL FLOODING)
Said map is not a survey and no representations
a basis for the determination contained on the locations of the above
referenced map.

This plat represents a boundary survey of the description as furnished
and surveying and mapping, Inc. has made a resection and mapping
of record regarding ownership or rights of possession.

1. Bearings shown hereon are based on the West line of Lot 8
Bearing Assumed as equal to [illegible]

2. This surveyor has not abstracted the public records or determined the land ownership, nor has examined the rights of way, easements and restrictions or other matters
easements which may be found in the public records of any county. The
research has been provided in the abstract of title or title [illegible]

3. The location distance shown by bearings, dimensions shown hereon
[illegible]

4. Underground improvements and utilities have not been located.

5. This survey performed by SSM Surveying and Mapping, Inc. is for the original use
by the client named hereon for the express stated purpose listed hereon. This drawing
is not legally binding without the signature and original raised embossed seal.
No other party is authorized to use this drawing in any way, and the surveyor shall
not be held liable for damages resulting from the unauthorized or illegal production
or changes of or from reproducing, photocopy, or photocopy of the original.

| | |
|---|---|
| [illegible] | [illegible] |
| [illegible] | [illegible] |
| [illegible] | [illegible] |

# PROPERTY RECORD CARD

## General Information

| | | | |
|---|---|---|---|
| **Name:** | 308 NORTH TREMAIN STREET LLC | **Alternate Key:** | 1476119 |
| **Mailing Address:** | 308 N TREMAIN ST MOUNT DORA, FL 32757 *Update Mailing Address* | **Parcel Number:** | 32-19-27-2400-000-00802 |
| | | **Millage Group and City:** | 0MD1 Mount Dora |
| | | **2021 Total Certified Millage Rate:** | 18.7017 |
| | | **Trash/Recycling/Water/Info:** | *My Public Services Map* |
| **Property Location:** | 308 N TREMAIN ST MOUNT DORA FL, 32757 *Update Property Location* | **Property Name:** | -- *Submit Property Name* |
| | | **School Information:** | *School Locator & Bus Stop Map* *School Boundary Maps* |
| **Property Description:** | MOUNT DORA, TREMAIN'S PLAT W 109 FT OF S 15 FT OF LOT 8, W 109 FT OF LOT 9 PB 2 PG 17 ORB 5689 PG 2493 | | |

**NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.**

## Land Data

| Line | Land Use | Frontage | Depth | Notes | No. Units | Type | Class Value | Land Value |
|---|---|---|---|---|---|---|---|---|
| 1 | SINGLE FAMILY (0100) | 98 | 109 | | 10682.000 | FD | $0.00 | $151,469.00 |

**Click here for Zoning Info** **FEMA Flood Map**

## Residential Building(s)

### Building 1

| | |
|---|---|
| Residential | Building Value: $254,724.00 |

**Summary**

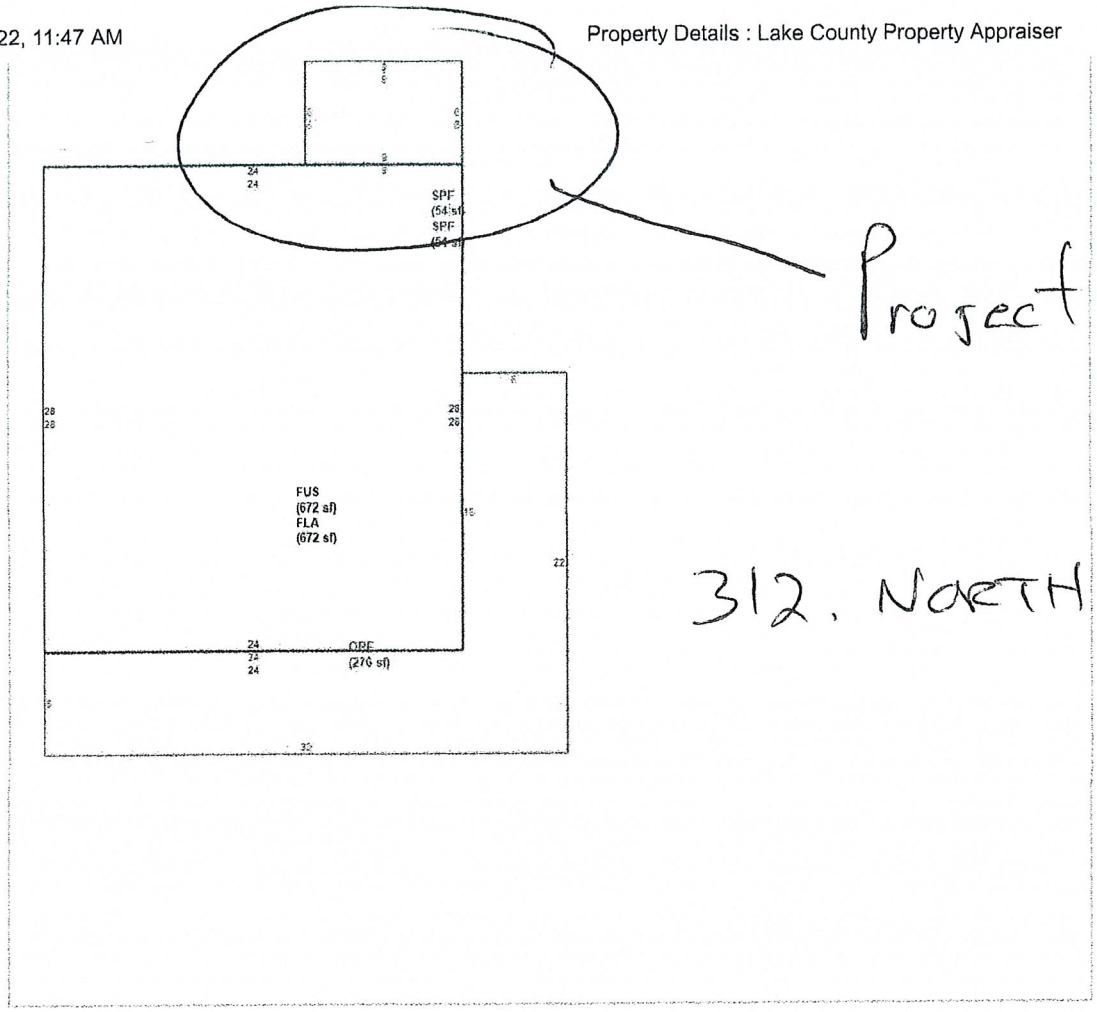
| | | | |
|---|---|---|---|
| Year Built: 1912 | Total Living Area: 1760 | Central A/C: Yes | Attached Garage: No |
| Bedrooms: 3 | Full Bathrooms: 1 | Half Bathrooms: 0 | Fireplaces: 0 |

***Incorrect Bedroom, Bath, or other information?***

**Section(s)**

| Section Type | Ext. Wall Type | No. Stories | Floor Area |
|---|---|---|---|
| FINISHED LIVING AREA (FLA) | Wood (01) | 1.00 | 1056 |
| FINISHED AREA UPPER STORY (FUS) | | 1.00 | 704 |
| OPEN PORCH FINISHED (OPF) | | 1.00 | 1280 |

View Larger / Print / Save




## Miscellaneous Improvements

**There is no improvement information to display.**

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

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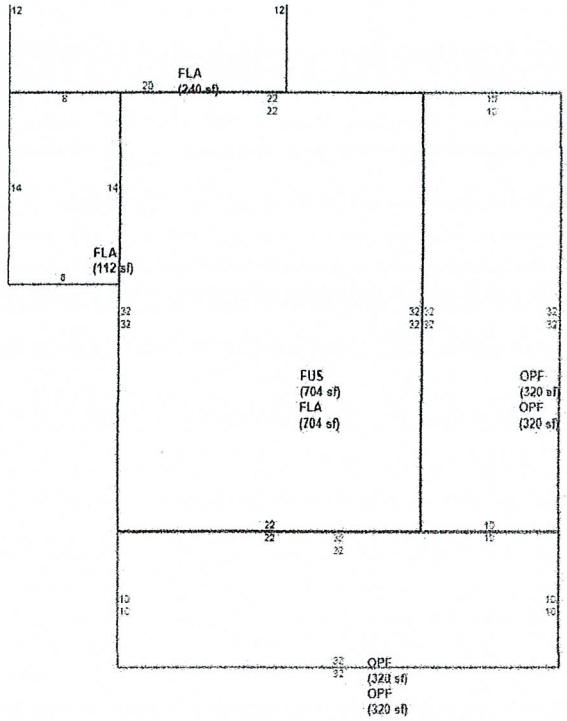
Property data last updated on March 21, 2022.
**Site Notice**




308 NORTH TREMAIN

## Building 2

| | |
|---|---|
| Residential | Building Value: $210,715.00 |

**Summary**

| | | | |
|---|---|---|---|
| Year Built: 1950 | Total Living Area: 1344 | Central A/C: Yes | Attached Garage: No |
| Bedrooms: 3 | Full Bathrooms: 2 | Half Bathrooms: 0 | Fireplaces: 0 |

***Incorrect Bedroom, Bath, or other information?***

**Section(s)**

| Section Type | Ext. Wall Type | No. Stories | Floor Area |
|---|---|---|---|
| FINISHED LIVING AREA (FLA) | Block (02) | 1.00 | 672 |
| FINISHED AREA UPPER STORY (FUS) | | 1.00 | 672 |
| OPEN PORCH FINISHED (OPF) | | 1.00 | 276 |
| SCREEN PORCH FINISHED (SPF) | | 1.00 | 108 |

View Larger / Print / Save

**Pat Connolly <connollybuilders@comcast.net>** 6/1/2022 12:26 PM

# 308/313 North Tremain

To Pat Connolly <connollybuilders@comcast.net>

Sent from my iPhone

- IMG_2199.jpg (186 KB)
- IMG_2198.jpg (194 KB)
- IMG_2197.jpg (131 KB)
- IMG_2196.jpg (149 KB)
- IMG_2195.jpg (205 KB)
- IMG_2194.jpg (180 KB)
- IMG_2193.jpg (193 KB)

# 308 N TREMAIN ST
# BUILDING 2
# PORCH ENCLOSURE
# PROJECT

## GENERAL NOTES:

APPLICABLE BUILDING CODE STANDARDS:
FLORIDA BUILDING CODE RESIDENTIAL (FBC-R) 2020, 7th EDITION
ASCE 7-16: MINIMUM DESIGN LOADS & ASSOCIATED CRITERIA FOR BUILDINGS & OTHER STRUCTURES
ACI 314 & 318: BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
TMS 401/602: BUILDING CODE REQUIREMENTS AND SPECIFICATION FOR MASONRY STRUCTURES
AWC: AMERICAN WOOD COUNCIL NDS: NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION AND SDPWS: SPECIAL DESIGN PROVISIONS FOR WIND & SEISMIC
AISC: AMERICAN INSTITUTE OF STEEL CONSTRUCTION MANUAL

ALL DETAILS AND SECTIONS SHOW ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE ON THE PROJECT, EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.

ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. DO NOT SCALE THE DRAWINGS. FOLLOW WRITTEN DIMENSIONS ONLY. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH THE AFFECTED PART OF THE WORK.

THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCES TO INSURE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS WORK INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIE-DOWNS.

THE CONTRACTOR SHALL SUPPLEMENT THE MINIMUM REQUIRED FOUNDATION AND SITE PREPARATION REQUIREMENTS AND SLAB-ON-GRADE THICKNESS TO HANDLE CONSTRUCTION LOADS.

DO NOT SCALE DRAWINGS. THE CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO WORK PERFORMED AND SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES ARE FOUND.

## DESIGN LOADS:

ROOF: LIVE LOAD
20 psf TOP CHORD -non-concurrent
10 psf BTM CHORD -non-concurrent

DEAD LOAD
(10 psf w/ ASPHALT SHINGLES)
10 psf BTM CHORD
DEAD LOAD TO RESIST WIND UPLIFT: 10psf

FLOOR: LIVE LOAD 40 psf

DEAD LOAD
10 psf TOP CHORD
5 psf BTM CHORD

WIND: DEAD LOAD SPEED = 140 MPH 3- SECOND GUST
(ASCE 7-16 (FBCR 2020) EXPOSURE C, RISK CATEGORY II)

LIVE LOADS:
UNINHABITABLE ATTIC WITHOUT STORAGE: 10psf, UNINHABITABLE ATTIC WITH LIMITED STORAGE: 20psf, HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS: 30psf, BALCONIES (EXTERIOR) AND DECKS: 40psf, GUARDS AND HANDRAILS: 200psf, GUARD IN-FILL COMPONENTS: 50psf, PASSENGER VEHICLE GARAGES: 50psf, ROOMS OTHER THAN SLEEPING ROOM: 40psf, SLEEPING ROOMS: 30psf, STAIRS: 40psf

## SHOP DRAWING REVIEW:

SHOP DRAWINGS WILL BE REVIEWED FOR GENERAL COMPLIANCE WITH THE DESIGNING INTENT OF THE CONTRACT DOCUMENTS ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY COMPLIANCE WITH THE CONTRACT DOCUMENTS AS TO QUANTITY, LENGTH, ELEVATIONS, DIMENSIONS, ETC.

ALL SHOP DRAWINGS SHALL BE REVIEWED BY THE CONTRACTORS PRIOR TO SUBMITTAL TO THE ENGINEER. DRAWINGS SUBMITTED WITHOUT REVIEW WILL BE RETURNED UNCHECKED. SHOP DRAWINGS IN THE FORM OF REPRODUCIBLE SEPIAS OF STRUCTURAL DRAWINGS (CON-TRACT DOCUMENTS) ARE PROHIBITED WITHOUT THE EXPRESS WRITTEN PERMISSION FROM THE ENGINEER. IN ALL INSTANCES, THE CONTRACT DOCUMENTS WILL GOVERN OVER THE SHOP DRAWINGS CHECKED, UNLESS OTHERWISE SPECIFIED IN WRITING BY THE ENGINEER.

## FOUNDATION/ SITE PREPARATION:

FOOTINGS WERE DESIGNED FOR AN ALLOWABLE SOIL BEARING PRESSURE OF 2,000 psf, FOOTING EXCAVATIONS AND SLAB SUB-GRADE SHALL BE COMPACTED TO A DRY DENSITY OF AT LEAST 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY, DETERMINED IN ACCORDANCE WITH ASTM D-1557. TREAT ALL SOIL FOR TERMITE PROTECTION.

THE OWNER SHALL RETAIN THE SERVICES OF AN INDEPENDENT GEO-TECHNICAL ENGINEER TO VERIFY SUCCESSFUL COMPLETION OF SITE PREPARATION EFFORTS. LOCATIONS FAILING TO MEET THE GEO-TECHNICAL ENGINEER'S REQUIREMENTS SHALL BE RE-COMPACTED AND RETESTED AT THE CONTRACTOR'S EXPENSE, AND AS DIRECTED BY THE ENGINEER. WRITTEN CERTIFICATION THAT THE MINIMUM DESIGN BEARING CAPACITY, AND THAT THE COMPACTION REQUIREMENTS HAVE BEEN MET SHALL BE MADE BY THE GEO-TECH. ENGINEER. IF BUILDING PAD AREA TESTING RESULTS IN SOIL BEARING CAPACITY THAT IS LESS THAN THE DESIGN BEARING CAPACITY, IT IS THE RESPONSIBILITY OF THE BUILDER TO NOTIFY THE ENGINEER OF RECORD (VIA WRITTEN R.F.I.) SO THAT THE FOUNDATION CAN BE MODIFIED ACCORDINGLY PRIOR TO START OF CONSTRUCTION. ENGINEER SHALL TAKE NO RESPONSIBILITY FOR NEGLIGENCE BY BUILDER IN THIS ASPECT OF CONSTRUCTION.

## CONCRETE:

CONCRETE SHALL ACHIEVE MINIMUM 28 DAY COMPRESSIVE STRENGTHS AS FOLLOWS:

3,000 PSI REGULAR WEIGHT FOR FOOTINGS, AND SLAB-ON-GRADE
3,000 PSI REGULAR WEIGHT FOR BEAMS, COLUMNS, AND 5" STRUCTURAL TERRACE SLAB.

CONTRACTOR SHALL SUBMIT PROPOSED MIX DESIGNS, WITH HISTORICAL STRENGTH DATA FOR EACH SEPARATE MIX PRIOR TO CONCRETE PLACEMENT. CONCRETE SLUMP SHALL NOT EXCEED 5" +/- PRIOR TO THE ADDITION OF PLASTICIZER.

CONCRETE SHALL COMPLY WITH ALL THE REQUIREMENTS OF ACI 301 AND ASTM C-94 OR MEASURING, MIXING, TRANSPORTING, ETC. CONCRETE TICKETS SHALL BE TIME-STAMPED WHEN CONCRETE IS BATCHED. THE MAXIMUM TIME ALLOWED FROM WHEN WATER IS ADDED TO THE MIX UNTIL IT IS DEPOSITED IN ITS FINAL POSITION SHALL NOT EXCEED 90 MINUTES. IF FOR ANY REASON THERE IS A DELAY IN SUCH THAT A BATCH IS HELD FOR LONGER THAN 90 MINUTES, THE CONCRETE SHALL NOT BE PLACED. IT SHALL BE THE RESPONSIBILITY OF THE TESTING LABORATORY TO NOTIFY THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR OF ANY NON COMPLIANCE WITH THE ABOVE.

REQUIRED CONCRETE COVERAGE OVER REBAR SHALL BE AS FOLLOWS:
A. 3" FOR CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH (FOUNDATIONS):
B. FOR CONCRETE EXPOSED TO EARTH AND/OR WEATHER:
1-1/2" FOR #5 AND SMALLER
2" FOR #6 AND LARGER
C. FOR CONCRETE NOT EXPOSED TO WEATHER
3/4" FOR SLABS, WALLS AND JOISTS
1-1/2" FOR BEAM AND COLUMN PRIMARY REINFORCEMENT, TIES, STIRRUPS

ALL AGGREGATE USED IN CONCRETE SHALL CONFORM TO ASTM C33. MAXIMUM AGGREGATE SIZE SHALL BE 3/4".

PROVIDE 6% AIR ENTRAINED CONCRETE EXPOSED TO EARTH OR WEATHER

ALL EXPOSED EDGES OF CONCRETE ARE TO BE CHAMFERED 3/4".

PROVIDE 6-MIL CONTINUOUS POLYETHYLENE VAPOR BARRIER MEMBRANE UNDER ALL SLABS-ON-GROUND WHERE INDICATED ON DRAWINGS. SEAMS LAPPED 6 INCHES AND SEALED WITH ADHESIVE TAPE.

## FORM-WORK:

FORM-WORK, SHORING, AND BRACING FOR ALL CONCRETE BEAMS, SLABS, COLUMNS, WALLS, AND FOOTINGS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ACI 347, "RECOMMENDED PRACTICE FOR CONCRETE FORM-WORK.

## EXCLUSIONS FROM THESE PLANS:

WATERPROOFING, FLASHING, SOUND ISOLATION, FIRE SEPARATION, OR OTHER NON STRUCTURAL ITEMS ARE NOT PART OF THE STRUCTURAL PLANS AS THEY ARE NOT CONSIDERED TO BE STRUCTURAL DEPENDING ON THE TYPE OF CONSTRUCTION THESE ITEMS SOME OR ALL MAY BE REQUIRED BUT ARE BY OTHERS.

## WELDED WIRE MSH:

WELDED WIRE MESH, SHALL BE ASTM A185, GRADE 65, FREE FROM OIL, SCALE, AND RUST, AND BE PLACED IN ACCORDANCE WITH THE ACI TYPICAL DETAILS. MINIMUM LAP SHALL BE ONE SPACE PLUS TWO INCHES. WIRE MESH FOR SLABS SALL BE SUPPORTED WITH 2" CHAIRS SPACED 3'-0" OC, EACH WAY.

## REINFORCING STEEL:

REBAR SHALL BE ASTM A615 GRADE 60 DEFORMED BARS, FREE FROM OIL, SCALE, AND RUST AND PLACED IN ACCORDANCE W/ THE TYPICAL BENDING DIAGRAM AND PLACING DETAILS OF THE ACI STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL SUBMIT REBAR SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION. HORIZONAL AND VERTICAL BARS SHALL LAP 6 x BAR NO. UNSCHEDULED FIELD LAPS ARE SUBJECT TO ENGINEER REVIEW.

| TYP. MIN LAPS SHALL BE AS FOLLOWS: | | |
|---|---|---|
| | #4 BAR - 25" | #6 BAR - 36" |
| | #5 BAR - 30" | #7 BAR - 42" |

PROVIDE 36" x 36" CORNR BARS, BOND BEAM ONLY, LAPPED AND TIED TO EACH BEAM REBAR, SEE DETAILS FOR ADDITIONAL INFORATION.

ALL VERTICAL REINFORCING BARS IN CMU CELLS SHALL BE ANCHORED IN THE FOOTING, THICKENED SLAB, BEAM OR LINTEL SUPPORTING THE WALL AT THE TOP AND BOTTOM WITH MINIMUM 10 INCH HOKS OR BENDS AND SHALL BE CONTINUOUS THROUGHOUT THE HEIGHT OF THE WALL.

RUN REINFORCING BARS CONTINUOUSLY LAPPED AT SPLICES AND AROUND CORNERS. DOWEL INTO INTERSECTING WALLS AND HOOK AT ENDS. STAGGER SPLICES WHEREVER POSSIBLE.

DO NOT CUT OR DISPLACE REINFORCING STEEL TO ACCOMMODATE THE INSTALLATION OF EMBEDDED ITEMS WITHOUT THE APPROVAL OF THE ENGINEER.

## MASONRY:

MASONRY CONSTRUCTION AND MATERIALS SHALL CONFORM WITH ALL REQUIREMENTS OF THE "SPECIFICATION MASONRY STRUCTURES" (ACI 530/ ASCE 5/TMS 402, BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES AND SPECIFICATIONS FOR MASONRY STRUCTURES AND COMMENTARIES), AS PUBLISHED BY THE MASONRY STANDARDS JOINT COMMITTEE.

MASONRY WALLS SHALL BE LAID IN A RUNNING BOND PATTERN. PROVIDE 9 GA. LADDER TYPE HORIZONTAL JOINT REINFORCING AT 16" O.C. TYP. (VERIFY WIDTH PER PLAN)

ALL BLOCK WALLS SHALL BE TWO-CELL HOLLOW CONCRETE MASONRY REGULAR SIZE BLOCK MANUFACTURED IN CONFORMANCE WITH ASTM C-90, GRADE f'm = 1500 PSI. BLOCK SHALL BE PLACED USING RUNNING BOND UNLESS OTHERWISE NOTED. LAY-UP MASONRY WALLS TO BOTTOM OF TIE BEAMS BEFORE PLACING CONCRETE FOR IN-WALL COLUMNS. GROUT USED TO FILL MASONRY CELLS SHALL COMPLY WITH ASTM C-476, AND SHALL PROVIDE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS, UNLESS SPECIFICALLY NOTED OTHERWISE ON FOUNDATION PLAN. THE GROUT MIX SHALL HAVE A MAXIMUM 3/8" COURSE AGGREGATE, AND SHALL BE PLACED W/ A SLUMP OF 8" TO 10". USE ONLY MECHANICAL VIBRATION TO CONSOLIDATE GROUT.

TYPE "M" OR "S" MORTAR SHALL BE USED EXCLUSIVELY ON THIS PROJECT. MORTAR SHALL BE PROPORTIONED AND MIXED AS OUTLINED UNDER ASTM C-270. HORIZONTAL AND VERTICAL MORTAR JOINTS SHALL BE 3/4" THICK UNLESS OTHERWISE NOTED. REMOVE MORTAR PROTRUSIONS THAT EXTEND INTO CELLS TO BE FILLED. ALLOW A MINIMUM OF 72 HOURS FOR MORTAR TO CURE PRIOR TO GROUTING CELLS.

FILL CMU CELLS SOLID WITH GROUT AT ALL CELLS TO RECEIVE EXPANSION ANCHORS AND/OR VERTICAL REINFORCING.

LAP VERTICAL REBAR 6 X BAR NO. (48 BAR DIAMETERS)., U.N.O.

MASONRY CONSTRUCTION SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF A "CERTIFIED STRUCTURAL MASONRY CONTRACTOR". THE SUPERVISOR OF THE MASONRY PORTION OF THE PROJECT SHALL BE A "CERTIFIED STRUCTURAL MASONRY CONTRACTOR" OR A "CERTIFIED STRUCTURAL MASON" AS RECOGNIZED BY THE FLORIDA CONCRETE AND PRODUCTS ASSOCIATION (FC&PA). THE SENIOR MASONRY SUPERVISOR WILL BE RESPONSIBLE TO ASSURE THAT THE WORK IS ACCOMPLISHED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE MASONRY CONTRACTOR SHALL SUBMIT CREDENTIALS FROM THE FC&PA TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO BIDDING.

## STRUCTURAL STEEL:

THE MATERIAL, FABRICATION, AND ERECTION OF STRUCTURAL STEEL SHALL COMPLY WITH THE SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS, 9TH EDITION, BY THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION. STRUCTURAL STEEL SHALL BE ASTM A36, Fy = 36 ksi FOR ANGLES, PLATES, AND W-SHAPES. STRUCTURAL TUBING SHALL BE ASTM A-500, GRADE B, Fy = 46 ksi. STRUCTURAL PIPE SHALL BE ASTM-53, GRADE B, TYPE E OR S, Fy = 35 ksi. TUBE AND PIPE COLUMNS SHALL BE CONCRETE-FILLED IN THE SHOP.

ANCHOR BOLTS AT THE COLUMN BASES SHALL BE ASTM A307 BOLTS WITH DOUBLE-NUT LEVELING. ALL OTHER BOLTS SHALL BE ASTM A325-N BOLTS WITH WASHERS UNDER THE TURNED ELEMENT. BOLTS SHALL BE TIGHTENED IN ACCORDANCE WITH THE TURN-OFF-THE-NUT METHOD.

ALL ANCHOR BOLTS SHALL BE GALVANIZED STEEL

## WOOD:

ALL WOOD FOR BEAMS, BEARING WALLS, SOLE PLATES, TOP PLATES, BRACING, LEDGERS, BLOCKING, CRIPPLERS, SILLS, ETC., SHALL BE SOUTHERN PINE NO. 2 OR BETTER. Fb = 1100 PSI AND A MODULUS OF ELASTICITY = 1,400,000 PSI. ALL WOOD IN CONTACT WITH CONCRETE OR CONCRETE BLOCK SHALL BE PRESSURE TREATED WOOD FOR NON-STRUCTURAL USES SHALL BE RATED TO RETENTION LEVELS OF 0.25 PCF OF A BORATE PRESERVATIVE TREATMENT: DISODIUM CORROBORATE TETRAHEDRAL (DOT). WOOD FOR STRUCTURAL USE THAT SHALL BE TREATED FOR ANY REASON SHALL BE RATED TO RETENTION LEVELS OF 0.42 PCF FOR DOT OR MORE. NAILS, SPIKE, BOLTS USED W/ DOT SHALL BE HOT DIPPED GALV. FOR STRUCTURAL USES, AVOID BUYING TREATED LUMBER THAT CONTAINS MORE THAN ½" OF HEARTWOOD.

MINIMUM NAILING PER FBCR 2020, 7th EDITION. SEE NAILING SCHEDULE ON PLANS.

PROVIDE SOLID BLOCKING UNDER ALL POINT LOADS AND WOOD COLUMNS WITH 2x STRUCTURAL LUMBER SYP #2.

UNTREATED WOOD SHALL NOT BE IN DIRECT CONTACT WITH CONCRETE. SEAT PLATES SHALL BE PROVIDED AT BEARING LOCATIONS WITHOUT WOODEN TOP PLATES.

## CONSTRUCTION OBSERVATION

CONSTRUCTION OBSERVATION SERVICES / CONSTRUCTION ADMINISTRATION SERVICES ARE NOT A PART OF SERVICES FOR THIS PROJECT.

IT IS UNDERSTOOD AND AGREED THAT THE SCOPE OF SERVICES DOES NOT INCLUDE PROJECT OBSERVATION OR REVIEW OF THE BUILDER'S / CONTRACTOR'S PERFORMANCE OR ANY OTHER CONSTRUCTION PHASE SERVICES, AND THAT SUCH SERVICES WILL BE PROVIDED BY THE BUILDER. THE BUILDER ASSUMES ALL RESPONSIBILITY FOR INTERPRETATION OF THE CONTRACT DOCUMENTS, AND FOR CONSTRUCTION OBSERVATION.

## ABBREVIATIONS

| | | | |
|---|---|---|---|
| ABV. | ABOVE | LAV. | LAVATORY |
| A/C | AIR CONDITIONING | LUM. | LUMINOUS |
| ADJ. | ADJUSTABLE | M.C. | MEDICINE CABINET |
| ALT. | ALTERNATE | MFR. | MANUFACTURER |
| AMP. | AMPERAGE | MIN. | MINIMUM |
| BD. | BOARD | MTD. | MOUNTED |
| CL | CENTER LINE | MTL. | METAL |
| CAB. | CABINET | N.T.S. | NOT TO SCALE |
| CLG. | CEILING | O.C. | ON CENTER |
| CLR. | CLEAR | PL | PROPERTY LINE |
| CONC. | CONCRETE | P.B. | PUSH BUTTON |
| CPT. | CARPET | PH. | PHONE |
| C.T. | CERAMIC TILE | PLT. | PLATE |
| D. | DRYER | PLYWD. | PLYWOOD |
| DBL. | DOUBLE | PR. | PAIR |
| D.G. | DUAL GLAZED | P.T. | PRESSURE TREATED |
| DIA. | DIAMETER | R. | RISER |
| DIM. | DIMENSION | RAD. | RADIUS |
| DISP. | DISPOSAL | R.A.G. | RETURN AIR GRILL |
| DP. | DEEP | | |
| DR. | DOOR | REF. | REFRIGERATOR |
| D.S. | DOWNSPOUT | RM. | ROOM |
| DTL. | DETAIL | R.O. | ROUGH OPENING |
| D.W. | DISHWASHER | S.D. | SMOKE DETECTOR |
| EA. | EACH | S.H. | SINGLE HUNG |
| ELEV. | ELEVATION | SHT. | SHEET |
| EQ. | EQUAL | SHTHG. | SHEATHING |
| EXH. | EXHAUST | SHWR. | SHOWER |
| EXT. | EXTERIOR | SIM. | SIMILAR |
| F.G./FX. | FIXED GLASS | SL. | SLIDING |
| F.G. | FUEL GAS | SL. GL. | SLIDING GLASS |
| FIN. | FINISH | STD. | STANDARD |
| FLR. | FLOOR | SWS | SHEAR WALL |
| FLUOR. | FLUORESCENT | | SECTION |
| FR. DR. | FRENCH DOOR | TEMP. | TEMPERED GLASS |
| FTG. | FOOTING | THK. | THICK |
| GA. | GAUGE | T.O.C. | TOP OF CURB |
| GAR. DISP. | GARBAGE DISPOSAL | T.O.P. | TOP OF PLATE |
| G.F.I. | GROUND-FAULT CIRCUIT INTERRUPTER | T.O.S. | TOP OF SLAB |
| | | TYP. | TYPICAL |
| GL. | GLASS | U.N.O. | UNLESS NOTED OTHERWISE |
| GYP. BD. | GYPSUM BOARD | | |
| H.B. | HOSE BIB | V.P. | VAPOR PROOF |
| H.C. | HOLLOW CORE | W. | WASHER |
| HDR. | HEADER | W/ | WITH |
| HGT. OR HT | HEIGHT | WD. | WOOD |
| INSUL. | INSULATION | WDW. | WINDOW |
| INT. | INTERIOR | W/H | WATER HEATER |

JAMES LEE SMITH LICENSE No 36177 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been electronically signed and sealed by James Lee Smith, P.E. using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Digitally signed by James L Smith
Date: 2022.05.18 22:25:21 -04'00'

## INDEX OF DRAWINGS


| SHEET # | DESCRIPTION |
|---|---|
| CS | COVER SHEET & GENERAL NOTES |
| A1 | FLOOR PLAN & ELEVATIONS |
| S1 | FRAMING PLAN |


## DESIGN CRITERIA:

- FLORIDA RESIDENTIAL BUILDING CODE (FRBC), 7TH EDITION (2020)
- ALL LOCAL AND STATE CODES
- OCCUPANCY – RESIDENTIAL, GROUP R3
- BASIC WIND SPEED – VULT = 140 MPH
- EXPOSURE CATEGORY – EXPOSURE C
- RISK CATEGORY – II

**LIABILITY NOTES**
IN THIS SECTION, CONSULTANT IS ENGINEERING SERVICES GROUP, LLC, CLIENT 308 NORTH TREMAIN STREET LLC AND CONTRACTOR IS AND WILL BE WHO IS USED BY THE CLIENT AND ASSOCIATED WITH THE CLIENT.

1. TO THE FULL EXTENT PERMITTED BY LAW, THE TOTAL LIABILITY, IN AGGREGATE OF THE CONSULTANT TO CLIENT (308 NORTH TREMAIN STREET LLC) OR ANY FUTURE HOMEOWNER OR TENANT OCCUPYING THIS RESIDENCE AND ANYONE CLAIMING BY, THROUGH OR UNDER THE CLIENT, FOR ANY AND ALL INJURIES, CLAIMS, LOSSES, EXPENSES, OR DAMAGES WHATSOEVER ARISING OUT OF OR IN ANY WAY RELATED TO CONSULTING SERVICES, THE PROJECT OR THIS AGREEMENT, FROM ANY CAUSE OR CAUSES INCLUDING BUT NOT LIMITED TO, NEGLIGENCE, STRICT LIABILITY, BREACH OF CONTRACT OR BREACH OF WARRANTY SHALL NOT EXCEED THE TOTAL AMOUNT OF THE REVENUE BY THE CONSULTANT FOR SERVICES RENDERED.

2. DESIGN WITHOUT CONSTRUCTION PHASE SERVICES. IT IS UNDERSTOOD AND AGREED THAT THE CONSULTANT'S SCOPE OF SERVICES FOR THIS PROJECT DOES NOT INCLUDE PROJECT OBSERVATION OR REVIEW OF THE CONTRACTOR'S/CLIENT'S PERFORMANCE OR ANY OTHER CONSTRUCTION PHASE SERVICES, AND THAT SUCH SERVICES WILL BE PROVIDED FULL BY THE CLIENT. THE CLIENT ASSUMES ALL RESPONSIBILITY FOR INTERPRETATION OF THE CONTRACT DOCUMENTS AND FOR CONSTRUCTION OBSERVATION AND THE CLIENT WAIVES ANY CLAIMS AGAINST THE CONSULTANT THAT MAY BE IN ANY WAY CONNECTED THERETO. FURTHERMORE, THE CLIENT HAS RESPONSIBILITY FOR THE PERFORMANCE OF THE CONSTRUCTION CONTRACT BY THE CONTRACTOR AND ASSUMES RESPONSIBILITY FOR THE CONTRACTORS TO FURNISH AND PERFORM ITS WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CLIENT AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD HARMLESS THE CONSULTANT AGAINST ALL DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WIT THE PERFORMANCE OF THE CONTRACTOR, AND FOR SERVICES PERFORMED BY THEMSELVES, OR BY OTHER PERSONS OR ENTITIES AND FROM ANY AND ALL CLAIMS ARISING FROM MODIFICATIONS, CLARIFICATIONS, INTERPRETATIONS, ADJUSTMENTS OR CHANGES MADE TO THE DESIGN DOCUMENTS TO R[illegible] CHANGED FIEL[illegible] [illegible]R CONDITIONS.


ENGINEERING SERVICES GROUP, LLC
CA#8886
391 WEST ALFRED ST.
TAVARES, FL 32778
352-388-1735
JAMES LEE SMITH, P.E. #36177


| DATE | DESCRIPTION |
|---|---|

308 NORTH TREMAIN ST
MT. DORA, FL 32757

PROJECT# 308 N TREMAIN

PAGE: COVER SHEET & GENERAL NOTES

DESIGNED BY: ADAM BRENNAN
3522554469

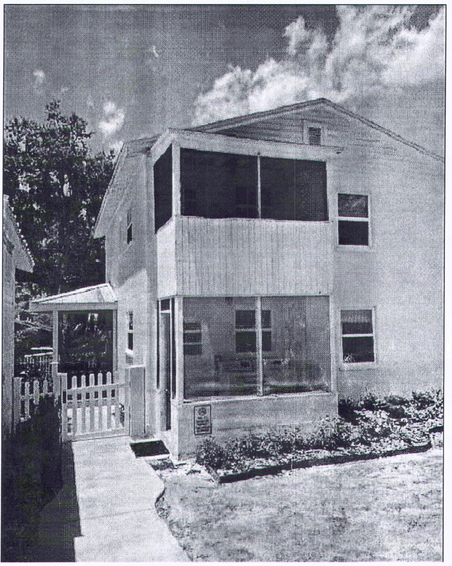
PLAN DATE: 5/18/2022
SCALE: SEE SHT.
SHEET NO: CS

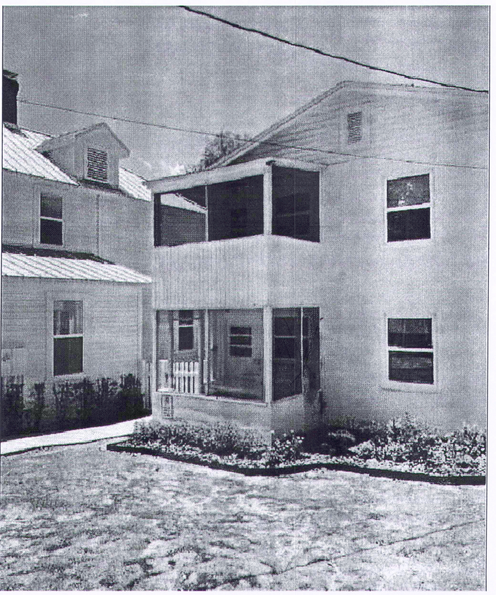
## SQ.FT. CALC.'S

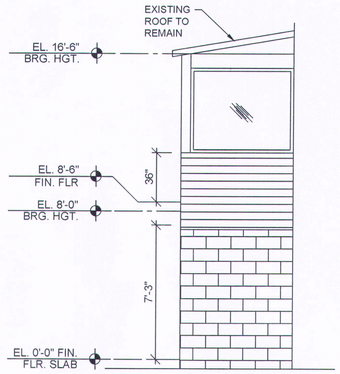
| | | |
|---|---|---|
| FINISHED LIVING AREA 1ST FLOOR | 672 | SQ. FT. |
| FINISHED LIVING AREA 2ND FLOOR | 672 | SQ. FT. |
| OPEN PORCH | 276 | SQ. FT. |
| SCREEN PORCH 1ST FLOOR | 54 | SQ. FT. |
| SCREEN PORCH 2ND FLOOR | 54 | SQ. FT. |

*PROJECT DOES NOT INCREASE OR DECREASE SQFT*

| | | |
|---|---|---|
| TOTAL FINISHED LIVING AREA | 1344 | SQ. FT. |
| TOTAL UNDER ROOF AFTER ADDITION | 1728 | SQ. FT. |








## LEFT ELEVATION

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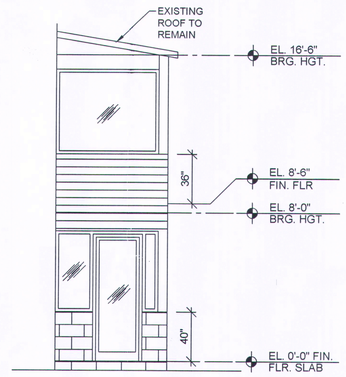
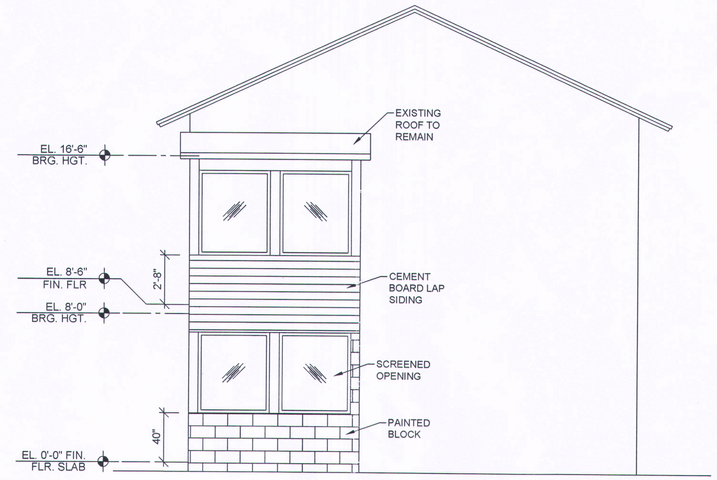



## RIGHT ELEVATION

SCALE: 1/4 = 1'-0"




## REAR ELEVATION

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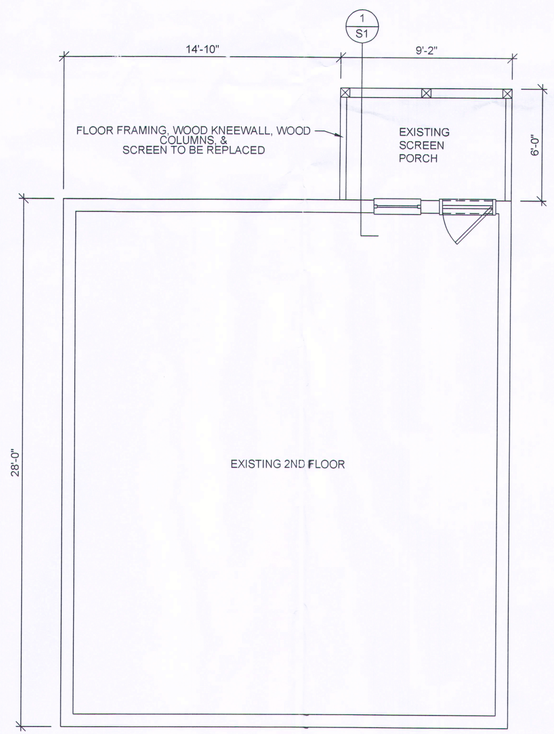
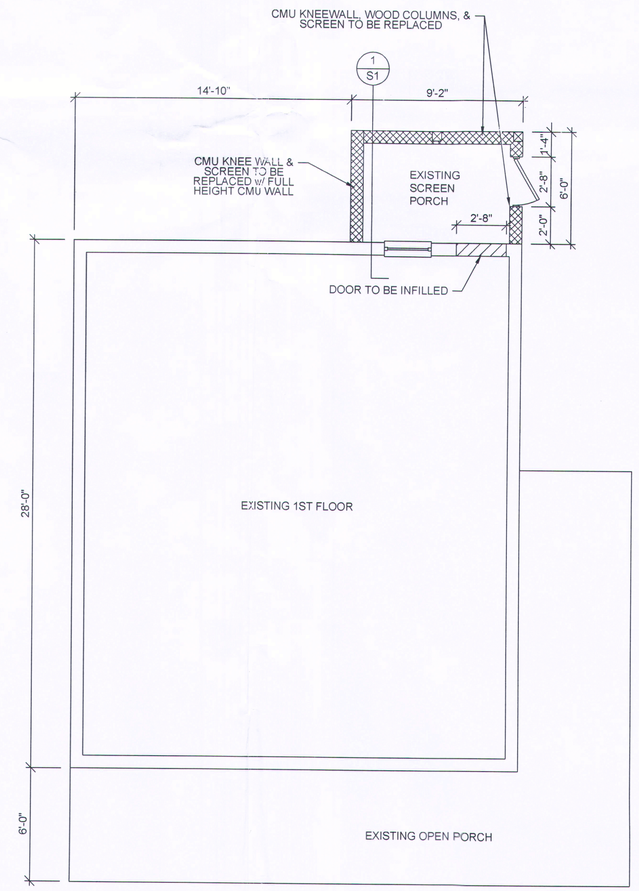



## 2ND FLOOR PLAN

SCALE: 1/4 = 1'-0"




## 1ST FLOOR PLAN

SCALE: 1/4 = 1'-0"

JAMES LEE SMITH LICENSE No 36177 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been electronically signed and sealed by James Lee Smith, P.E. using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Digitally signed by James L Smith
Date: 2022.05.18 22:25:43 -04'00'


ENGINEERING SERVICES GROUP, LLC
CA#8886
391 WEST ALFRED ST.
TAVARES, FL 32778
352-388-1735
JAMES LEE SMITH, P.E. #36177


| DATE | △ DESCRIPTION |
|---|---|

308 NORTH TREMAIN ST
MT. DORA, FL 32757

PROJECT# 308 N TREMAIN

PAGE:

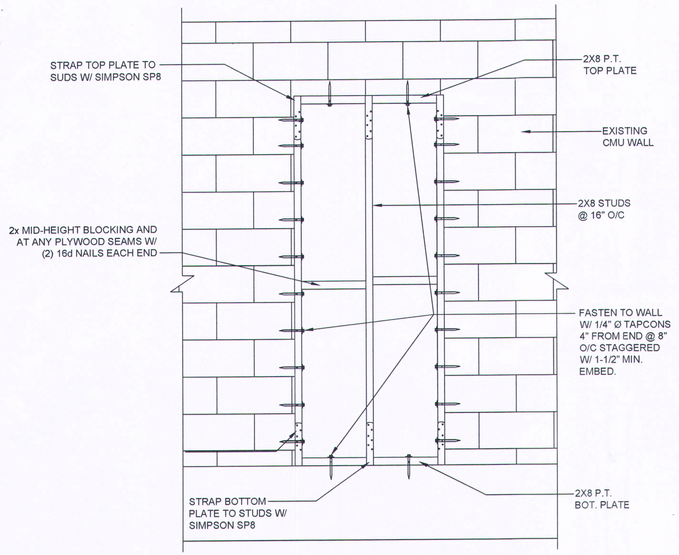
FLOORPLAN & ELEVATIONS

DESIGNED BY: ADAM BRENNAN 3522554469

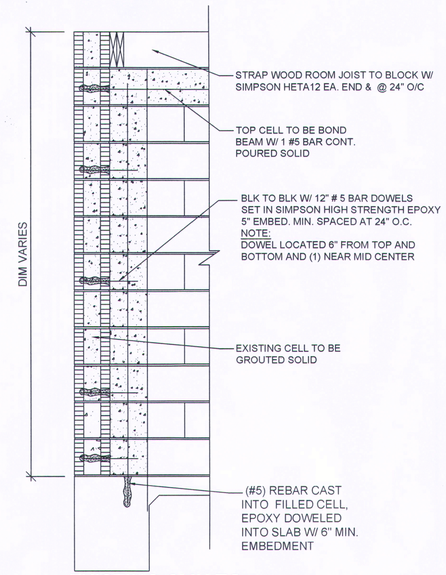
PLAN DATE: 5/18/2022

SCALE: SEE SHT.

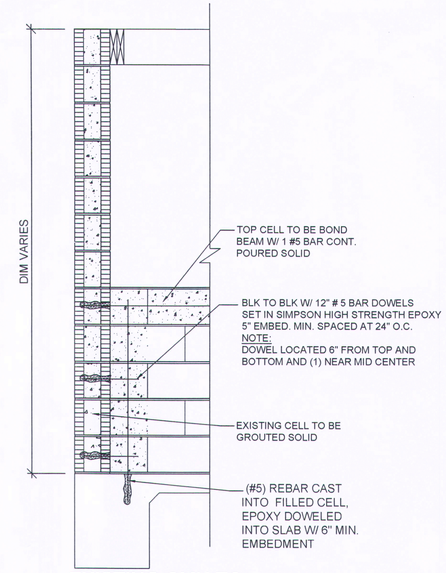
SHEET NO: A1



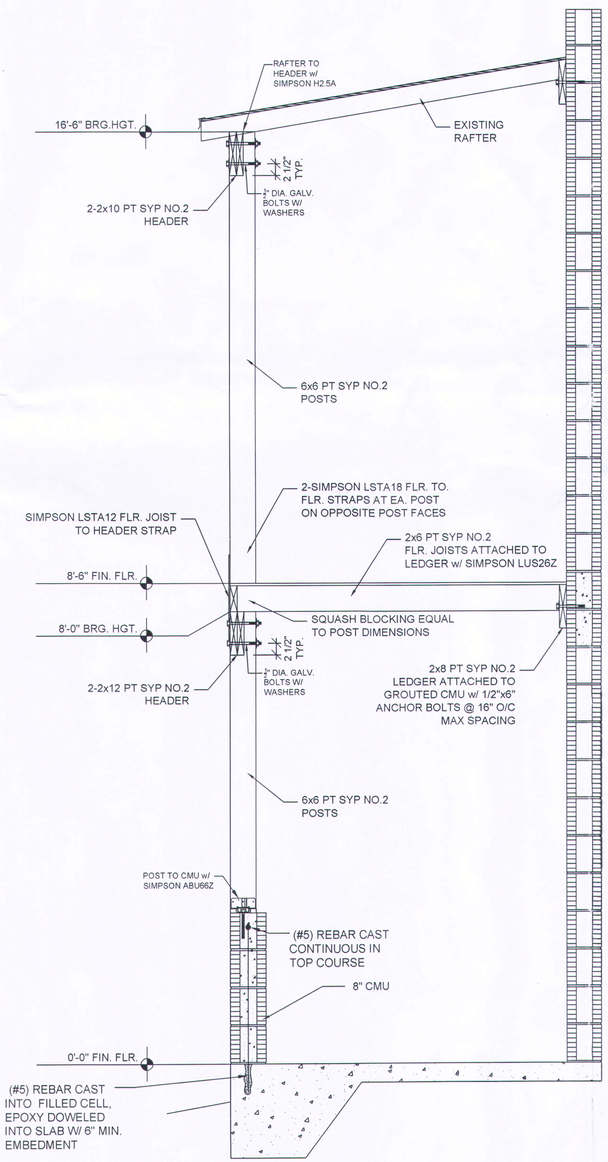

2 DOOR CLOSURE DETAIL
SCALE: 3/4"=1'-0"



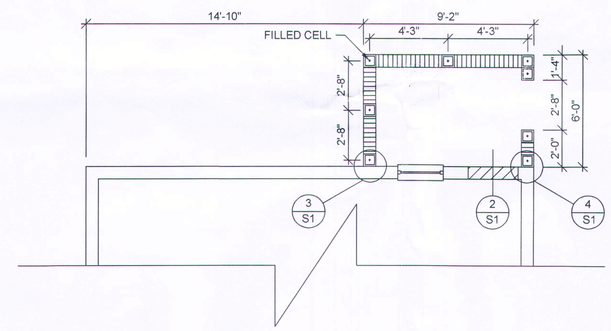

3 EXISTING CMU TO NEW CMU CONNECTION
SCALE: 3/4"=1'-0"



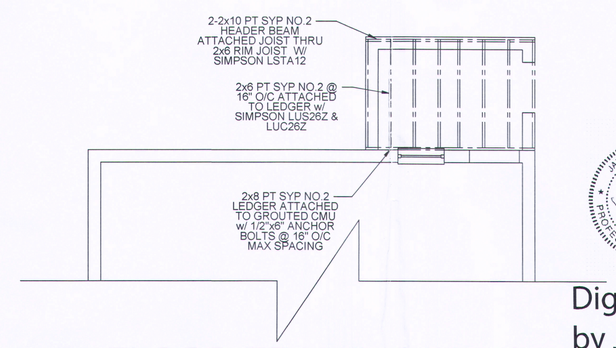

4 EXISTING CMU TO NEW CMU CONNECTION
SCALE: 3/4"=1'-0"




1 TYPICAL SECTION




1ST FLOOR PLAN
SCALE: 1/4 = 1'-0"




FLOOR FRAMING PLAN
SCALE: 1/4 = 1'-0"

JAMES LEE SMITH LICENSE No 36177 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been electronically signed and sealed by James Lee Smith, P.E. using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Digitally signed by James L Smith
Date: 2022.05.18 22:26:04 -04'00'

## ROOF/ WALL/ FLOOR SHEATHING FASTENER SCHEDULE

ROOF DIAPHRAGM
FOR ASPHALT SHINGLE ROOF, USE MIN19/32" STRUCTURAL SHEATHING, FOR CEMENTITIOUS TILE AND METAL ROOFING, USE MIN. 5/8 CDX EXT. PLYWOOD, WITH 8d RING SHANK GUN NAILS AT 4" O.C. AT SUPPORTED PANEL EDGES AND 8d RING SHANK GUN NAILS AT INTERMEDIATE SUPPORTS(SEE TABLE FOR FIELD SPACING). SEE DETAIL.
ROOF SHEATHING TO GABLE END FRAME USE 8d GUN NAILS @ 4" O.C. EDGEWISE 2x4 BLOCKING ALL PANEL JOINTS W/ IN 4' OF GABLE END.

NAIL SCHEDULE

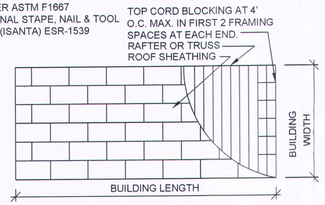
| SIZE | TYPE | MIN. LENGTH | MIN. DIA. SHANK | TENSILE STR. | SHANK |
|---|---|---|---|---|---|
| 8d | RING SHANK, SCREW SHANK | 2 1/2" | 0.131" | 170,000 | RING (16-20 RINGS PER INCH) |
| 8d | SCREW SHANK PNEUMATIC SCREW-NAILS | 2 1/2" | 0.131" | | |

1. NAIL SIZE PER ASTM F1667
2. INTERNATIONAL STAPE, NAIL & TOOL ASSOCIATION (ISANTA) ESR-1539

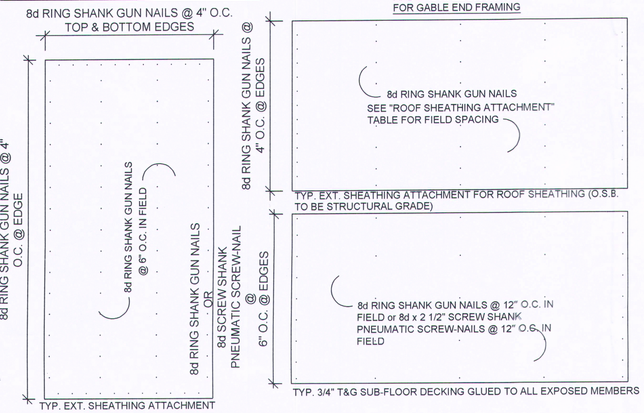
EXTERIOR SHEATHING
USE 1/2" CDX OR 7/16" O.S.B. PLY WITH 8d RING SHANK GUN NAILS AT 4" O.C. AT PANEL SIDES AND 8d RING SHANK GUN NAILS 4" O.C. TOP & BOTTOM PANEL. AND 8d RING SHANK GUN NAILS AT 6" O.C. AT INTERMEDIATE SUPPORTS OR 7/16" ZIP SHEATHING SYSTEM (INSTALLED PER MANUF. SPECS.) SEE DETAIL.

ROOF SHEATHING ATTACHEMENT SPACING IN FIELD

| WINDSPEED/ EXPOSURE | 130B 130C 130D | 140B 140C 140D | 150B 150C | 160B 160C | 170B | 175B |
|---|---|---|---|---|---|---|
| FIELD SPACING | 6" | 6" | 6" | 6" | 6" | 6" |
| WINDSPEED/ EXPOSURE | | | 150D | 160D | 170C 170D | 175C 175D |
| FIELD SPACING | | | 4" | 4" | 4" | 4" |




ROOF SHEATHING LAYOUT AND ENDWALL BRACING FOR GABLE END FRAMING




ENGINEERING SERVICES GROUP, LLC
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391 WEST ALFRED ST.
TAVARES, FL 32778
352-388-1735
JAMES LEE SMITH, P.E. #36177

| DATE | △ DESCRIPTION |
|---|---|

308 NORTH TREMAIN ST
MT. DORA, FL 32757

PROJECT# 308 N TREMAIN

PAGE:

FRAMING PLAN

DESIGNED BY: ADAM BRENNAN 3522554469

PLAN DATE: 5/18/2022

SCALE: SEE SHT.

SHEET NO: S1

CITY OF MOUNT DORA

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

**DATE:** June 29, 2022

**TO:** Historic Preservation Board

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

**RE:** **Certificate of Appropriateness; 118 N Grandview (Location); Remove Brick Chimney and Apply Textured Cement of Exterior Walls (Request); Kristofer and Julie Noland (Owners/Applicants).**

**Property Information**

| | | | |
|---|---|---|---|
| **Site Address:** | 118 N Grandview | **Site Name:** | None |
| **Zoning District:** | R-1 | **Land Use:** | Medium Density |
| **Current Use:** | Single-Family Residence | | |

**Structure Information**

| | | | |
|---|---|---|---|
| **Date of Construction:** | 1955 | **Style:** | Ranch |
| **Siding:** | Masonry Block and Wood Siding | **Porch:** | None |
| **Roof:** | Asphalt Shingles | **Windows:** | 1/1 Sash |
| **Roof Type:** | Cross-Gabled | **Chimneys:** | One (Brick) |

**Description of proposed alteration:**
Remove existing brick chimney due to structural damage and apply textured cement over the exterior walls which are currently painted wood siding and masonry block.

**Staff Analysis:**
The subject structure was constructed as a residence in Ranch style in 1955. First appearing as a residential style in the 1920s, the ranch was extremely popular with the booming post-war middle class of the 1940s to the 1970s. Ranch homes typically have a broad, one-story shape; built low to the ground; low-pitched roof without dormers; off-centered front entry; garage attached to the main façade; large picture window; and an asymmetrical façade.

Wood, brick, stone, asbestos and wood shingles, concrete blocks, and stucco wall cladding were all used. Board and batten was a favored wood-siding. Frequently two or more materials were combined. Cladding might vary on whole sections of a wall, in the top of gable ends, or in horizontal sections. The predominant wall cladding material used typically varies regionally (such

as red brick in Georgia or stucco in Arizona) and can differ between subdivisions. In Mount Dora, Ranch homes are constructed primarily of concrete block or Ocala brick.

The existing residence embodies the ranch style with its cross-gabled roof with asphalt shingles; off-centered front entry; asymmetrical façade; large picture window; single-story, rectangular layout; and exterior siding composition of masonry block and wood siding. The residence also features a brick chimney in the front of the residence which is typically not a defining feature on Ranch homes.

The Applicant is seeking to remove the brick chimney due to structural damage and apply a textured cement over the exterior walls. The exterior walls are currently painted masonry blocks with painted wood siding in the top of the gable end and in a section of the front façade. The Applicants intend to keep the wood siding in the top of the gable end but apply stucco over the wood siding on that portion of the front façade. The Applicants do not plan on replacing the chimney.

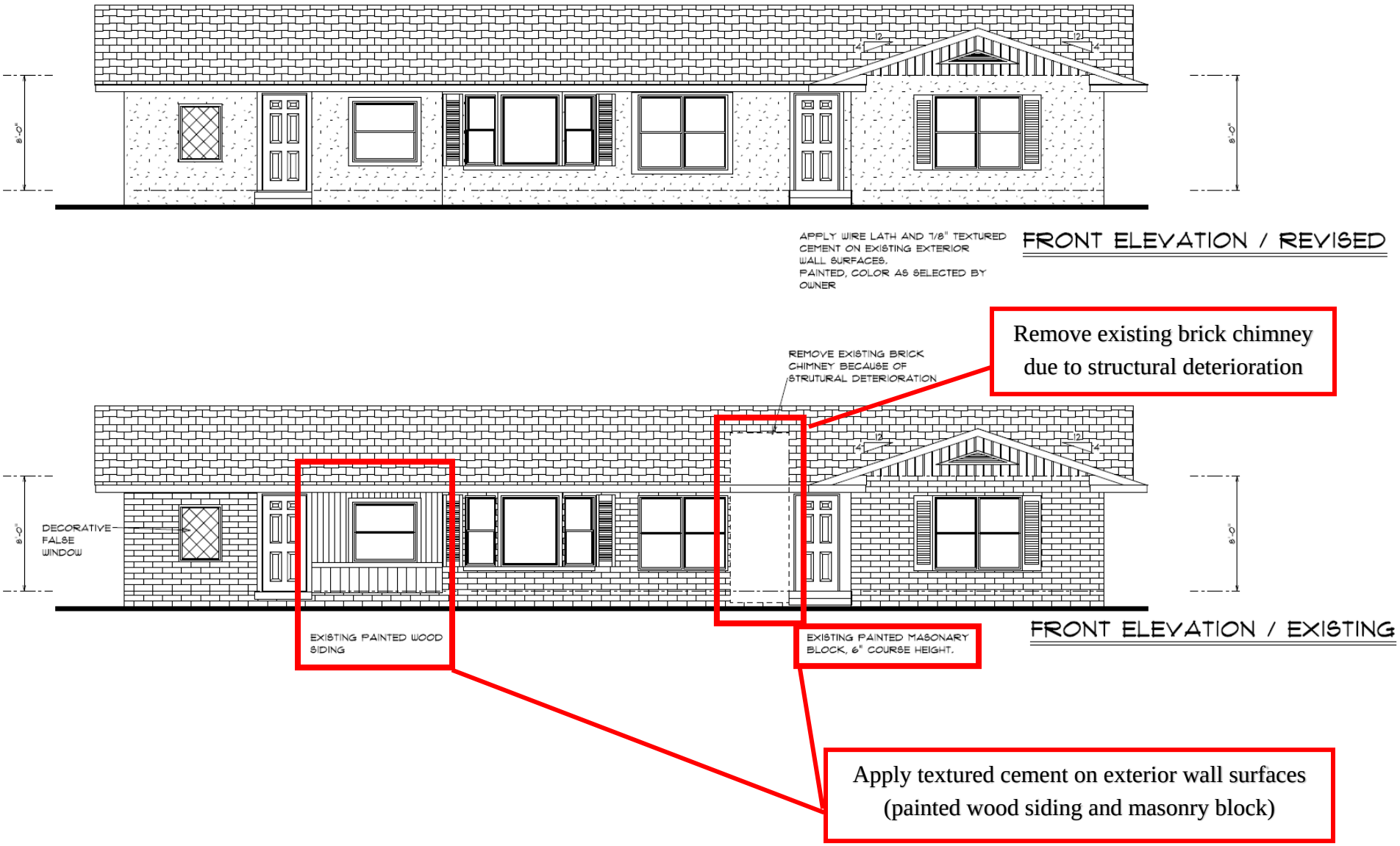
The Mount Dora Historic Guidelines (hereafter referred to as the 'Guidelines'), recommends retaining wooden materials and features such as siding, cornices, brackets, soffits, fascia, window architrave, and doorway pediments wherever possible. Repair may also include the limited replacement in kind--or with compatible substitute material of those extensively deteriorated or missing parts or features where there are surviving prototypes such as brackets, molding, or sections of siding. The Guidelines suggest to avoid removing a major portion of the historic wood from a facade instead of repairing or replacing only the deteriorated wood, then reconstructing the facade with new material in order to achieve a uniform or "improved" appearance.

The Guidelines recommend to identify, retain, and preserve roofs-and their functional and decorative features-that are important in defining the overall historic character of the building. This includes the roofs shape, such as hip, gambrel, and mansard; decorative features such as cupolas, cresting, chimneys and weathervanes; and roofing material. It is also recommended to replace in kind an entire feature of the roof that is too deteriorated to repair--if the overall form and detailing are still evident--using the physical evidence as a model to reproduce the feature. Examples can include a large section of roofing, or a dormer or chimney. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered. The Guidelines suggest to avoid removing a feature of the roof that is unrepairable such as a chimney or dormer, and not replacing it or replacing it with a new feature what does not convey the same visual appearance.

**Staff Determination:**
Staff recommends approval of the request to apply textured cement over the exterior walls and recommends approval of the request to remove the existing chimney as long as the chimney is replaced with a real or faux chimney.

**Attachments:**
Vicinity Map
Photos
Application

# Summary of Proposed Work



# Vicinity Map

0 40 80 160 Feet

Map Date: 6/22/2022

**PHOTOS**
**118 N Grandview**

Pictures from Site Visit on June 16, 2022:

**PHOTOS**
**118 N Grandview**

Pictures from Google Street Maps:

CITY OF MOUNT DORA

**Planning and Development**
**510 N. Baker St.**
**Mount Dora, FL 32757**
**352-735-7112**
**Fax: 352-735-7191**
**E-mail: plandev@cityofmountdora.com**

# APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

## Renovations, Additions and New Construction

Subject Property Address: 118 North Grandview Street, Mt. Dora, FL 32757

Property Owner: Kristofer & Julie Noland

Applicant: Kristofer & Julie Noland

Applicant's Mailing Address: 1235 Dora Parc Lane, Mt. Dora, FL 32757

Applicant's Phone Number: 352-255-2502 (Julie)

Applicant's Email Address: mistynoland@gmail.com (Julie)

Full Description of Proposed Alteration(s) or Construction including materials; please attach additional documentation if needed: Replacing all wood rot, fireplace being removed (falling apart), removing shutters, covering block & where wood was with mesh & stucco.

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

Is there currently a chimney on the building? yes

If so, will the chimney be affected? yes - it was falling apart and a safety hazzard.

**Required Documentation:**

Renovations or Additions:

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

New Construction on Undeveloped Land:

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

Demolition Requests:

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

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

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

# PROPERTY RECORD CARD

## General Information

| | | | |
|---|---|---|---|
| **Name:** | NOLAND JULIE M & KRISTOFER M | **Alternate Key:** | 1472903 |
| **Mailing Address:** | 1235 DORA PARC LN MOUNT DORA, FL 32757 *Update Mailing Address* | **Parcel Number:** | 32-19-27-0900-000-01502 |
| | | **Millage Group and City:** | 00MD Mount Dora |
| | | **2021 Total Certified Millage Rate:** | 18.7017 |
| | | **Trash/Recycling/Water/Info:** | *My Public Services Map* |
| **Property Location:** | 118 N GRANDVIEW ST MOUNT DORA FL, 32757 *Update Property Location* | **Property Name:** | -- *Submit Property Name* |
| | | **School Information:** | *School Locator & Bus Stop Map* *School Boundary Maps* |
| **Property Description:** | MOUNT DORA, HOUGH PLAT N 98 FT OF S 196.05 FT OF W 175 FT OF LOT 15 PB 3 PG 41 ORB 5853 PG 418 | | |

NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

## Land Data

| Line | Land Use | Frontage | Depth | Notes | No. Units | Type | Class Value | Land Value |
|---|---|---|---|---|---|---|---|---|
| 1 | MULTI FAMILY <5 UNITS DRY LOT (0800) | 98 | 175 | | 17150.000 | FD | $0.00 | $135,044.00 |

**Click here for Zoning Info** **FEMA Flood Map**

## Residential Building(s)

### Building 1

| | |
|---|---|
| Residential | Building Value: $169,220.00 |

**Summary**

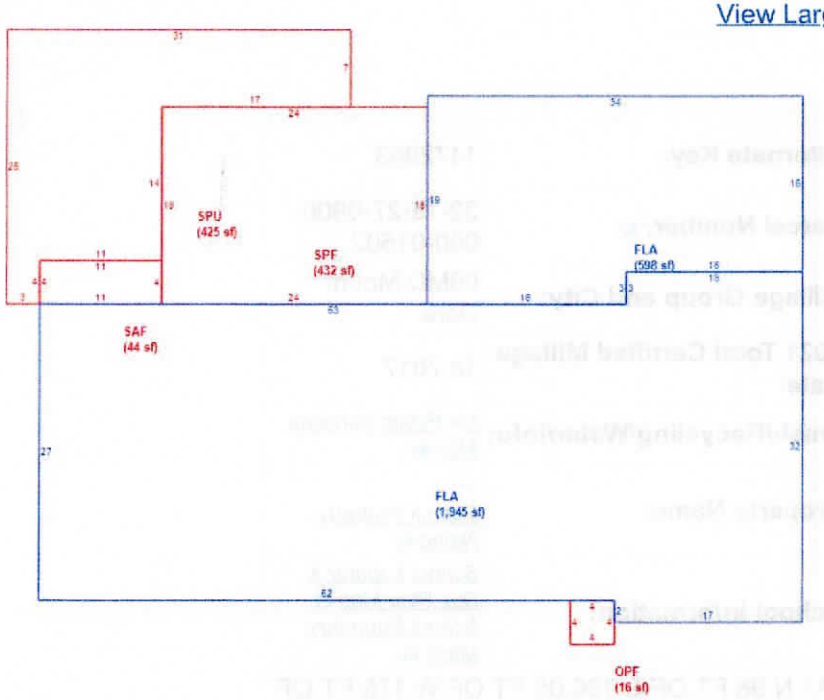
| | | | |
|---|---|---|---|
| Year Built: 1955 | Total Living Area: 2543 | Central A/C: Yes | Attached Garage: No |
| Bedrooms: 4 | Full Bathrooms: 3 | Half Bathrooms: 1 | Fireplaces: 1 |

***Incorrect Bedroom, Bath, or other information?***

**Section(s)**

| Section Type | Ext. Wall Type | No. Stories | Floor Area |
|---|---|---|---|
| FINISHED LIVING AREA (FLA) | Block (02) | 1.00 | 2543 |
| OPEN PORCH FINISHED (OPF) | | 1.00 | 16 |
| UTILITY STORAGE FINISHED WOOD (SAF) | | 1.00 | 44 |
| SCREEN PORCH FINISHED (SPF) | | 1.00 | 432 |
| SCREEN PORCH UNFINISHED (SPU) | | 1.00 | 425 |

View Larger / Print / Save




## Building 2

| | | | |
|---|---|---|---|
| Residential | | | Building Value: $52,108.00 |

**Summary**

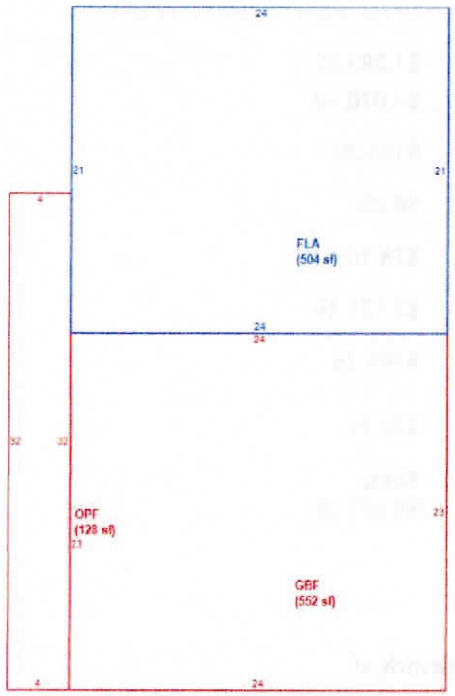
| | | | |
|---|---|---|---|
| Year Built: 1980 | Total Living Area: 504 | Central A/C: Yes | Attached Garage: No |
| Bedrooms: 1 | Full Bathrooms: 1 | Half Bathrooms: 0 | Fireplaces: 0 |

***Incorrect Bedroom, Bath, or other information?***

**Section(s)**

| Section Type | Ext. Wall Type | No. Stories | Floor Area |
|---|---|---|---|
| FINISHED LIVING AREA (FLA) | Block (02) | 1.00 | 504 |
| GARAGE FINISHED BLOCK (GBF) | | 1.00 | 552 |
| OPEN PORCH FINISHED (OPF) | | 1.00 | 128 |

View Larger / Print / Save




## Miscellaneous Improvements

| No. | Type | No. Units | Unit Type | Year | Depreciated Value |
|---|---|---|---|---|---|
| 1 | POOL/COOK DECK (PLD1) | 288 | SF | 1994 | $673.00 |

## Sales History

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

| Book/Page | Sale Date | Instrument | Qualified/Unqualified | Vacant/Improved | Sale Price |
|---|---|---|---|---|---|
| 5853 / 418 | 11/2021 | Trustees Deed | Qualified | Improved | $420,000.00 |
| 5767 / 1927 | 08/2021 | Warranty Deed | Qualified | Improved | $411,800.00 |
| 1998 / 565 | 07/2001 | Quit Claim Deed | Unqualified | Improved | $0.00 |
| 1385 / 1668 | 09/1995 | Warranty Deed | Unqualified | Improved | $100,000.00 |
| 816 / 2094 | 08/1984 | Warranty Deed | Qualified | Improved | $93,000.00 |
| 678 / 2214 | 01/1979 | Misc Deed/Document | Qualified | Improved | $48,500.00 |

*Click here to search for mortgages, liens, and other legal documents.*

## Values and Estimated Ad Valorem Taxes

**Values shown below are 2022 WORKING VALUES.**
The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

| Tax Authority | Market Value | Assessed Value | Taxable Value | Millage | Estimated Taxes |
|---|---|---|---|---|---|
| LAKE COUNTY BCC GENERAL | $357,045 | $357,045 | $357,045 | 5.0529 | $1,804.11 |

| FUND | | | | | |
|---|---|---|---|---|---|
| SCHOOL BOARD STATE | $357,045 | $357,045 | $357,045 | 3.5940 | $1,283.22 |
| SCHOOL BOARD LOCAL | $357,045 | $357,045 | $357,045 | 2.9980 | $1,070.42 |
| LAKE COUNTY WATER AUTHORITY | $357,045 | $357,045 | $357,045 | 0.3229 | $115.29 |
| NORTH LAKE HOSPITAL DIST | $357,045 | $357,045 | $357,045 | 0.0000 | $0.00 |
| ST JOHNS RIVER FL WATER MGMT DIST | $357,045 | $357,045 | $357,045 | 0.2189 | $78.16 |
| CITY OF MOUNT DORA | $357,045 | $357,045 | $357,045 | 5.9603 | $2,128.10 |
| LAKE COUNTY MSTU AMBULANCE | $357,045 | $357,045 | $357,045 | 0.4629 | $165.28 |
| LAKE COUNTY VOTED DEBT SERVICE | $357,045 | $357,045 | $357,045 | 0.0918 | $32.78 |
| | | | | **Total:** 18.7017 | **Total:** $6,677.36 |

## Exemptions Information

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

| | | |
|---|---|---|
| Homestead Exemption (first exemption up to $25,000) | Learn More | View the Law |
| Additional Homestead Exemption (up to an additional $25,000) | Learn More | View the Law |
| Limited Income Senior Exemption (applied to county millage - up to $50,000) | Learn More | View the Law |
| Limited Income Senior Exemption (applied to city millage - up to $25,000) | Learn More | View the Law |
| Limited Income Senior 25 Year Residency (county millage only-exemption amount varies) | Learn More | View the Law |
| Widow / Widower Exemption (up to $500) | Learn More | View the Law |
| Blind Exemption (up to $500) | Learn More | View the Law |
| Disability Exemption (up to $500) | Learn More | View the Law |
| Total and Permanent Disability Exemption (amount varies) | Learn More | View the Law |
| Veteran's Disability Exemption ($5000) | Learn More | View the Law |
| Veteran's Total and Permanent Disability Exemption (amount varies) | Learn More | View the Law |
| Veteran's Combat Related Disability Exemption (amount varies) | Learn More | View the Law |
| Deployed Servicemember Exemption (amount varies) | Learn More | View the Law |
| First Responder Total and Permanent Disability Exemption (amount varies) | Learn More | View the Law |
| Surviving Spouse of First Responder Exemption (amount varies) | Learn More | View the Law |
| Conservation Exemption (amount varies) | Learn More | View the Law |
| Tangible Personal Property Exemption (up to $25,000) | Learn More | View the Law |
| Religious, Charitable, Institutional, and Organizational Exemptions (amount varies) | Learn More | View the Law |
| Economic Development Exemption | Learn More | View the Law |
| Government Exemption (amount varies) | Learn More | View the Law |

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

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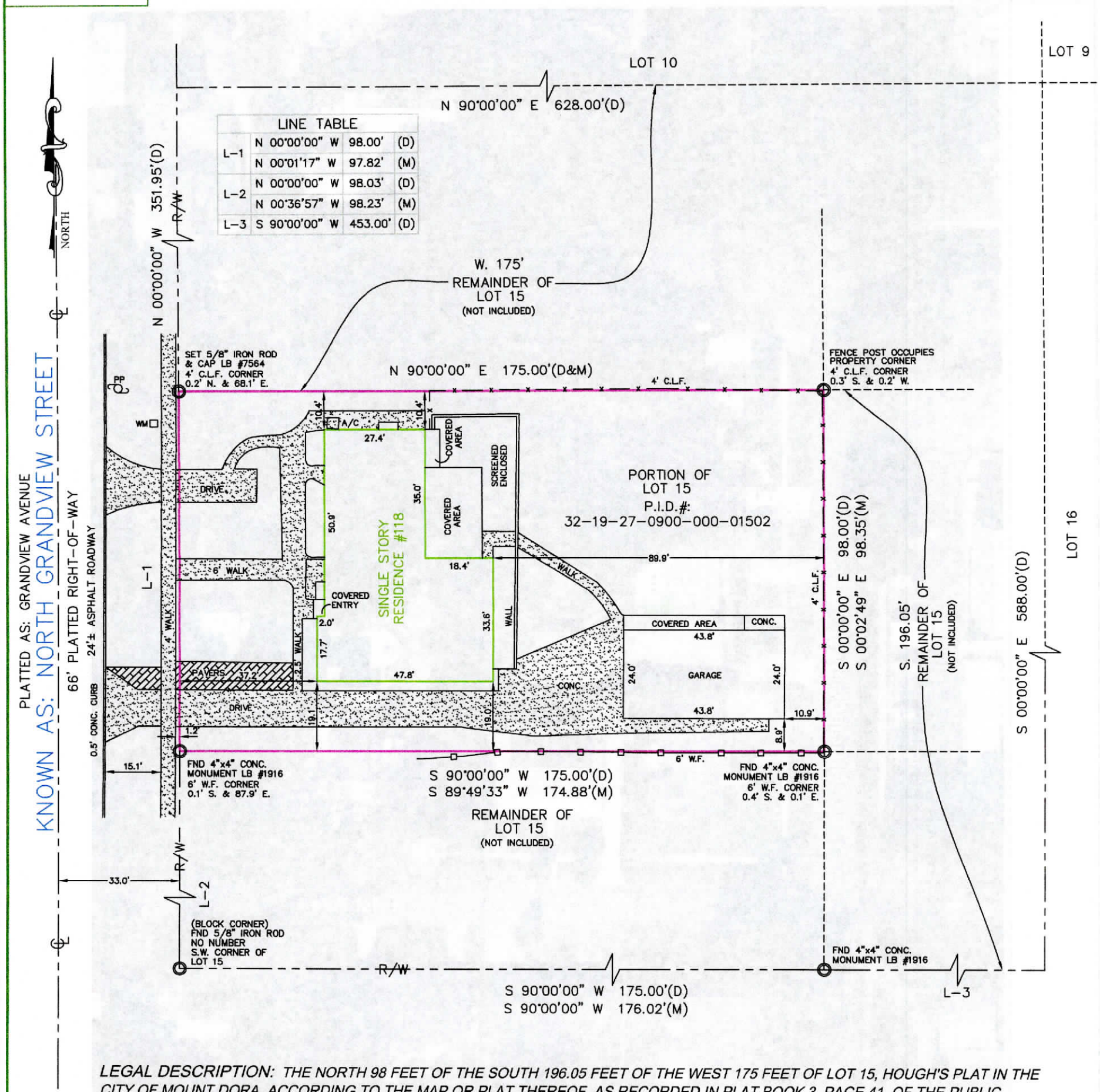
Property data last updated on March 21, 2022.

**BOUNDARY SURVEY**




| LINE TABLE | | | |
|---|---|---|---|
| L-1 | N 00°00'00" W | 98.00' | (D) |
| | N 00°01'17" W | 97.82' | (M) |
| L-2 | N 00°00'00" W | 98.03' | (D) |
| | N 00°36'57" W | 98.23' | (M) |
| L-3 | S 90°00'00" W | 453.00' | (D) |

*LEGAL DESCRIPTION: THE NORTH 98 FEET OF THE SOUTH 196.05 FEET OF THE WEST 175 FEET OF LOT 15, HOUGH'S PLAT IN THE CITY OF MOUNT DORA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 41, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.*

## PROPERTY ADDRESS: 118 NORTH GRANDVIEW STREET, MOUNT DORA, FLORIDA 32757

**LEGEND**

| | |
|---|---|
| P.O.C. | = POINT OF COMMENCEMENT |
| P.O.B. | = POINT OF BEGINNING |
| (P) | = PLAT |
| (M) | = MEASURE |
| (D) | = DESCRIPTION |
| (CF) | = CALCULATED FROM FIELD DATA |
| (CR) | = CALCULATED FROM RECORDED DATA |
| P.C.P. | = PERMENANT CONTROL POINT |
| P.R.M. | = PERMANENT REFERENCE MONUMENT |
| P.R.C. | = POINT OF REVERSE CURVATURE |
| P.C.C. | = POINT OF COMPOUND CURVATURE |
| P.I. | = POINT OF INTERSECTION |
| P.C. | = POINT OF CURVATURE |
| P.T. | = POINT OF TANGENCY |
| ℄ | = CENTER LINE |
| R/W | = RIGHT OF WAY |
| R | = RADIUS |
| L | = ARC LENGTH |
| Δ | = CENTRAL ANGLE |
| C | = CHORD |
| C.B. | = CHORD BEARING |
| D.U.E. | = DRAINAGE/UTILITY EASEMENT |
| P.U.E. | = PUBLIC UTILITY EASEMENT |
| U.E. | = UTILITY EASEMENT |
| D.E. | = DRAINAGE EASEMENT |
| C.M.E. | = CANAL MAINTENANCE EASEMENT |

WOOD · BRICK/PAVER TILE · ASPHALT · CONCRETE

**FLOOD ZONE**
*( FOR INFORMATIONAL PURPOSES ONLY )*

*SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE X(BFE N/A), PER F.I.R.M MAP NUMBER 12069C0367E, DATED 12/18/2012.*

*THIS SURVEYOR MAKES NO GUARANTEES AS THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A AGENT SHOULD BE CONTACTED FOR VERIFICATION.*

FIRST CHOICE SURVEYING, INC.

*POINTS OF INTEREST:*
*NONE VISIBLE*

*GRAPHIC SCALE: 1" = 30'*
0' 15' 30' 60'

**SURVEYOR'S NOTES:**

1. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE LEGAL DESCRIPTION PROVIDED BY OTHERS.
2. UNLESS SHOWN, UNDERGROUND UTILITIES IMPROVEMENTS, FOUNDATIONS AND/OR SUBSURFACE STRUCTURES WERE NOT LOCATED BY THIS SURVEY.
3. BEARINGS ARE BASED ON THE EASTERLY RIGHT OF WAY LINE OF NORTH GRANDVIEW STREET, AS BEING N 00°00'00" W, PER PLAT ASSUMED.
4. THE PURPOSE OF THIS SURVEY IS FOR THE USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
5. FENCE OWNERSHIP NOT DETERMINED.
6. THE LAND(S) SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY.

**LEGAL DESCRIPTION:**
*THE NORTH 98 FEET OF THE SOUTH 196.05 FEET OF THE WEST 175 FEET OF LOT 15 , HOUGH'S PLAT IN THE CITY OF MOUNT DORA ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE(S) 41 OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA.*

**CERTIFIED TO:**
*JULIE MISTY NOLAND KRISTOFER NOLAND; BOWEN AND SCHROTH P.A.; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; ACADEMY MORTGAGE CORPORATION; ITS SUCCESSORS AND/OR ASSIGNS; AS THEIR INTERESTS MAY APPEAR*

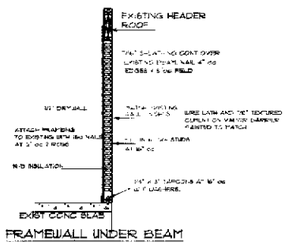
| | |
|---|---|
| CLIENT NO: | RE-21-198 |
| JOB NO: | 61718 |
| FIELD DATE: | 11/7/2021 |
| APPROVED BY: | J.S. |
| CHECKED BY: | E.D. |
| DRAWN BY: | M.G. |
| DRAWN DATE: | 11/12/21 |

*I HEREBY CERTIFY THAT THE SURVEY OF THE HEREON DESCRIBED PROPERTY WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE STANDARD OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 THROUGH 5J-17.053, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.*

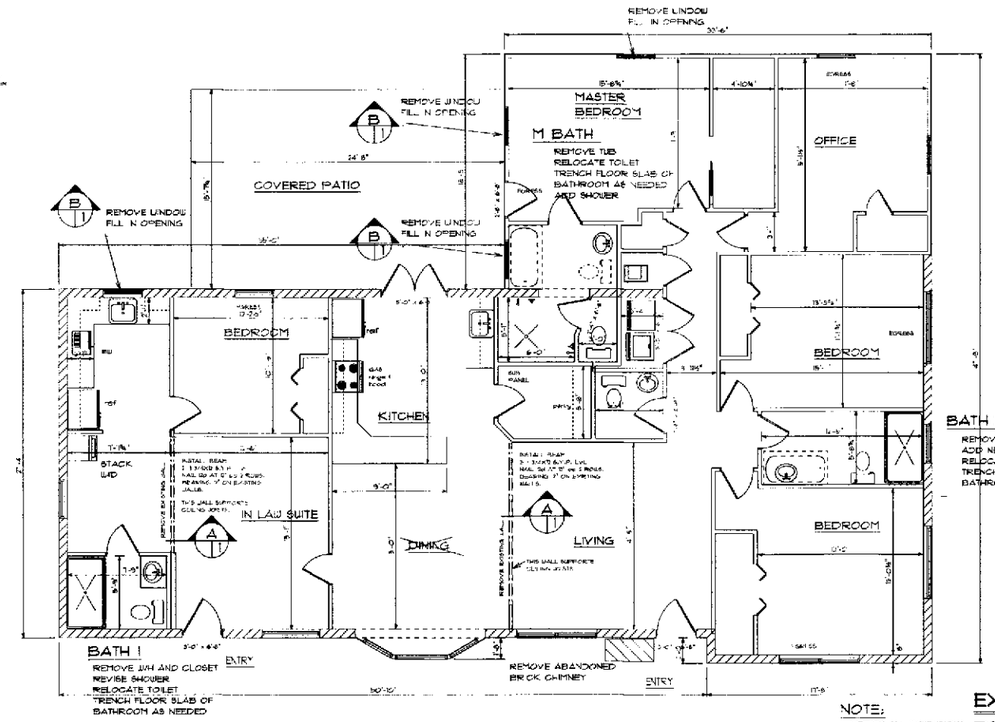
*CERTIFIED BY: JON SHOEMAKER PSM NO. 5144*
*FIRST CHOICE SURVEYING INC.*
*P.O. 470975, LAKE MONROE, FL 32747*
*407.951.3425 (OFFICE); 407.320.5453 (FAX); LB 7564*
*NOT VALID WITHOUT SIGNATURE AND RAISED SEAL OR ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER*

*DATE SIGNED: 11/12/21*

FILL IN OPENING w/ FRAME



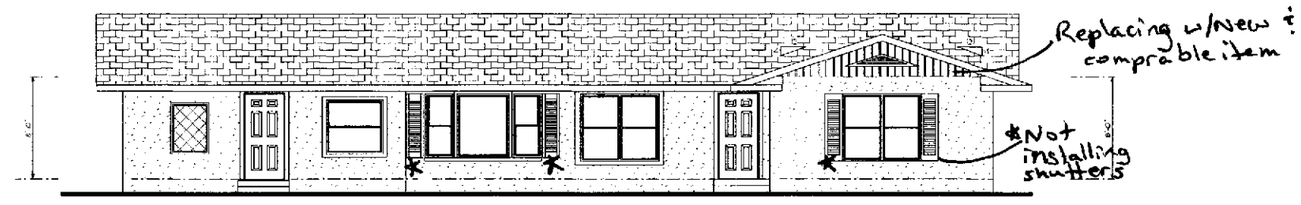

FRAME WALL UNDER BEAM
FILL IN UNDER EXIST BEAM




NOTE:
VERIFY ALL DIMENSIONS SHOWN AT JOB SITE

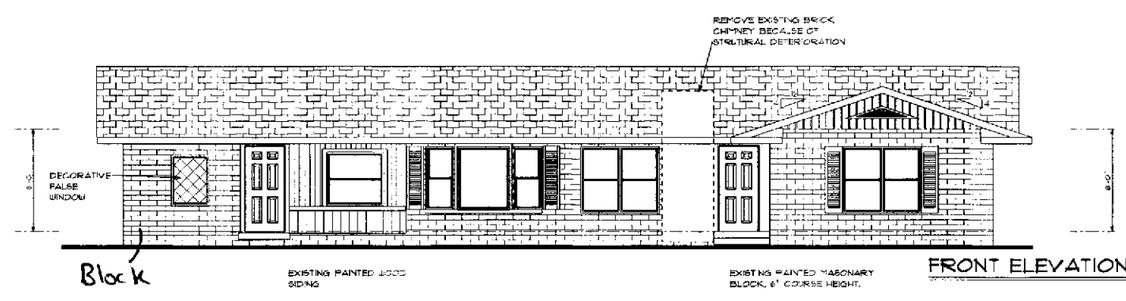
EXISTING FLOOR PLAN
DEMOLITION

3/16" = 1'-0"
0 1' 2 3 5' 10'
SCALE




APPLY 3/8" LATH AND 7/8" TEXTURED CEMENT ON EXISTING EXTERIOR WALL SURFACES. PAINTED, COLOR AS SELECTED BY OWNER

FRONT ELEVATION / REVISED



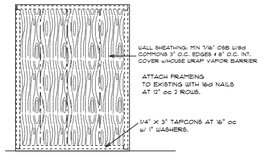

FRONT ELEVATION / EXISTING

DRAWING SCALE 3/16" = 1'-0"

INTERIOR RENOVATIONS for
NO LAND IN SIGHT L.L.C.
118 NORTH GRANDVIEW St.
MOUNT DORA, FL

4 CORNERS PROPERTY SOLUTIONS

DRAWN: brd
REVISIONS:
PROJECT
Friday, June 3, 2022
SHEET NUMBER
1 OF

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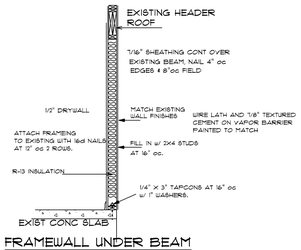
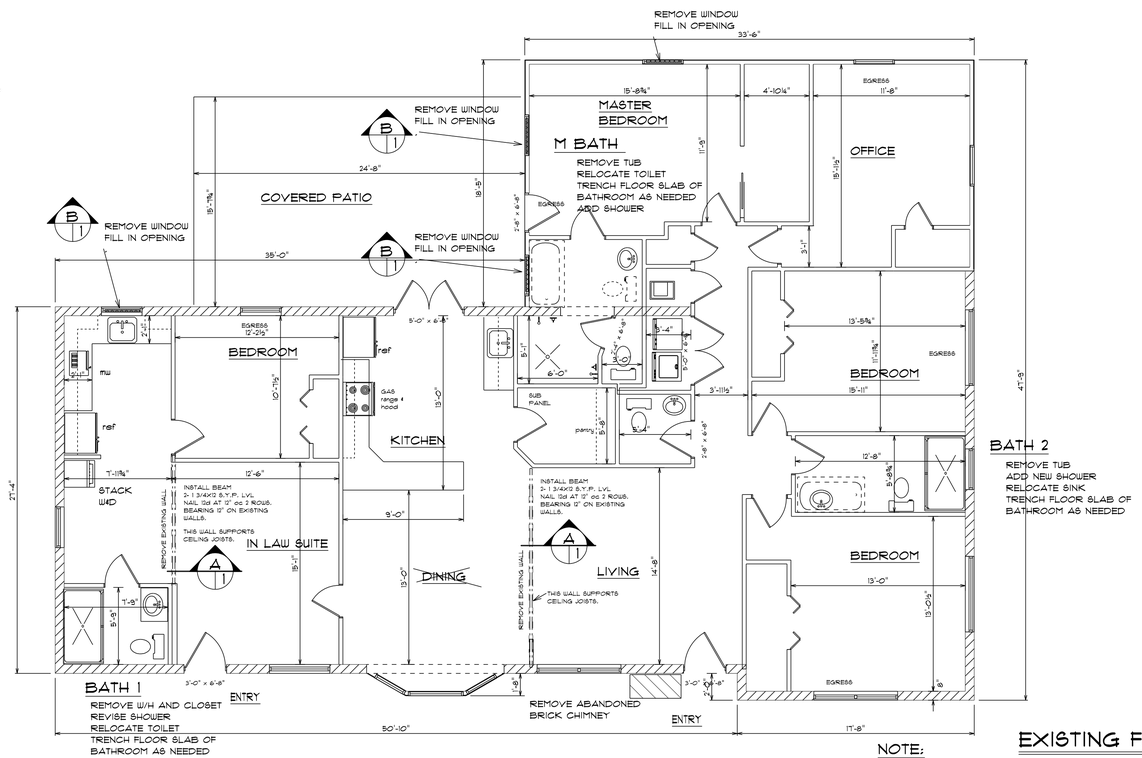



FRAMEWALL UNDER BEAM

FILL IN UNDER EXIST BEAM

B 1

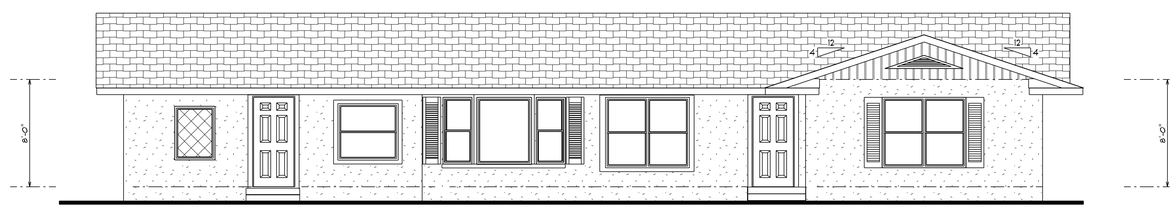



NOTE:
VERIFY ALL DIMENSIONS SHOWN AT JOB SITE

# EXISTING FLOOR PLAN DEMOLITION

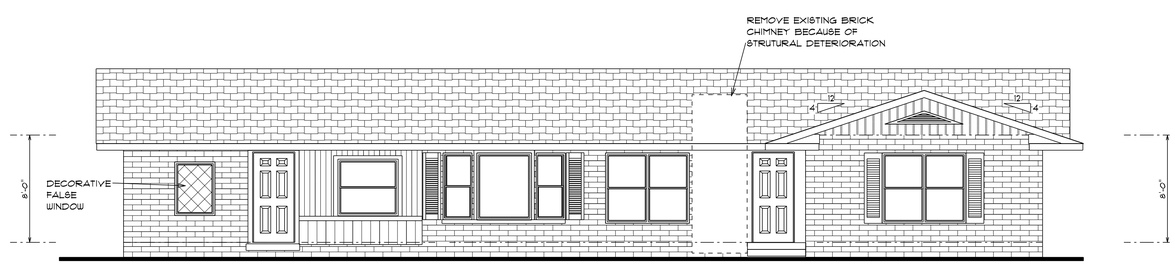
3/16" = 1'-0"

0 1' 2 3 5' 10'
SCALE




APPLY WIRE LATH AND 7/8" TEXTURED CEMENT ON EXISTING EXTERIOR WALL SURFACES.
PAINTED, COLOR AS SELECTED BY OWNER

FRONT ELEVATION / REVISED




EXISTING PAINTED WOOD SIDING

EXISTING PAINTED MASONARY BLOCK, 6" COURSE HEIGHT.

FRONT ELEVATION / EXISTING

DRAWING SCALE 3/16" = 1'-0"

INTERIOR RENOVATIONS for
NO LAND IN SIGHT L.L.C.
118 NORTH GRANDVIEW St.
MOUNT DORA , FL

4CORNERS PROPERTY SOLUTIONS

DRAWN: brd
REVISIONS:
PROJECT
Friday, June 3, 2022
SHEET NUMBER
1
OF