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
November 23, 2022 at 5:30 PM

AGENDA

I. Call To Order

II. Roll Call With Determination Of Quorum

III. Approval of Minutes for October 26, 2022

IV. Public participation/hearing for non-agenda items

V. Certificate of Appropriateness

a. 1065 N Baker Street - Porch, Bathroom Addition, and Facade Improvements

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

b. 351 W Fourth Street - Mount Dora Yacht Club Addition

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

c. 625 N Tremain Street - Enclosed Porch

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

VI. Other Business

a. Simpson Farmhouse Update

VII. Announcement of next scheduled meeting date - December 14, 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

October 26, 2022

Call To Order

Having been duly noticed as required by law, the October 26, 2022 meeting of the Mount Dora Historic Preservation Board was called to order at 4:00 p.m. by Det Joks. Chairman

Roll Call With Determination Of Quorum

Present: Det Joks, Donald Marx, Tracy Gerken, Sharon Nichols, Amanda Kelley, Kathleen Benjamin

Absent: Patricia Huizing

City Staff: Michele Janiszewski, *Senior Planner*; Whitney Scott, *Administrative Coordinator*; Sherry Sutphen, *City Attorney*

Approval of Minutes of August 31, 2022

Mr. Marx motioned to approve the August 31, 2022 minutes. Ms. Kelley seconded the motion and all approved unanimously.

Public participation/hearing for non-agenda items

A resident of Mount Dora, Mr. Defes spoke about the proposal to replace the windows at Simpson Farmhouse located next door to the W.T. Bland Public Library. Mr. Defes stated that windows belong in the building and can be saved or restored. Mr. Defes further commented that he would like a contractor to come out and reassess the property before making the change. Ms. Kelley and Ms. Gerken agreed that the project should be re-evaluated to see if the restoration of the windows is possible. Mr. Joks and Ms. Sutphen stated that this project must come before the board before any changes can be made.

The board members, Ms. Janiszewski and Ms. Sutphen further discussed the Historic Preservation Board process. Ms. Sutphen stated that if the project is brought to the board and does not pass, the item would then go to City Council for further deliberation. Ms. Sutphen later clarified that per her conversation with Ms. Lovern via email, there has been no active construction or replacement of any windows as of yet.

Certificate of Appropriateness

a.

DRAFT

The applicant initially obtained a COA on February 23, 2022, to remodel an existing detached garage and construct a new pool cabana. The detached garage was built in 1949 and the applicant sought to increase to height to eighteen feet and remodel it to match the existing residence. The applicant also proposed constructing a detached living space that will function as a pool cabana. The applicant is seeking to revise their plans to include: (1) removal of a tree due to its close proximity to the house; (2) expanding the garage 4.8' on the rear and 1' on the western side to accommodate a new foundation; and (3) reducing the car parking portion of the garage from roughly 16x20 feet to 12x20 feet. Staff recommends approval of the Certificate of Appropriateness for the proposed changes to the garage, depicted in the attachments, provided that the structure meet all applicable Land Development Codes and Building Codes during the permitting process.

Ms. Kelley motioned to approve the application . Ms. Benjamin seconded the motion and all approved unanimously.

b.

The subject structure was constructed as a residence in the Masonry Vernacular style in 1947. Masonry Vernacular buildings tend to be simple, largely unornamented, and constructed out of readily available materials. This style's guiding principle is the long tradition of simple masonry construction techniques used in Western architecture. Windows and doors are symmetrically spaced on a façade to form a regular rhythm of solids and voids called "bays." Where there is more than one floor, openings are aligned from floor to floor for structural purposes. Decoration is simple and usually limited to string courses, window and door lintels, and cornices. This style of houses' primary exterior material is typically concrete block, stucco, and brick. Roof surfaces were typically wood shingles during the 19th century; metal during the last 19th century; and composition and asbestos shingles beginning in the 1920s. The subject structure was constructed with concrete blocks and features a hip roof with asbestos shingles. Although the Historic Guidelines emphasize the replacement of historic materials with similar historic materials, asbestos shingles are no longer recommended due to their health hazards. Staff recommends the request to remove asbestos shingles and replace them with asphalt shingles on a single-family dwelling unit is consistent with Section 3.6.4 of the City's Land Development Code and adopted Historic Design Guidelines.

c.

DRAFT

The Applicant obtained a COA on June 29, 2022, to redo the second-story porch. Specifically, the Applicant was 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 Historic Preservation Board recommended approval of the request. The Applicant obtained a COA on June 29, 2022, to redo the second-story porch. The Applicant proceeded with filling in the first-floor door, as depicted on the submitted plans, but is not proceeding with the other improvements described in the approved COA. The Applicant is seeking to utilize decorative tiles on that portion of the eastern elevation within the screen room. This façade does not front on a right-of-way and is not visible from the front elevation. In addition, the tile will be within the screen room. As such, the proposed tile will not have an adverse impact on the front elevation / façade of the single-family dwelling unit. Staff recommends the request to utilize the decorative tile as an exterior material on the eastern elevation of the dwelling unit, within the screen room on the first floor (approximately 75 square feet) in lieu of the previously approved hardy board is consistent with Section 3.6.4 of the City's Land Development Code and adopted Historic Design Guidelines.

The applicant, Ms. Scheck gave a brief description of the project and materials being used for the proposed application.

Ms. Benjamin motioned to approve the application. Ms. Kelley seconded the motion and all approved unanimously.

d.

Ms. Kelley recused herself from the agenda item as her company is bidding on the proposed project.

The Applicant proposes to construct a new, single-story commercial building containing approximately 2,942 square feet. The proposed building features a rectangular shape; a flat roof with a raised parapet on the front facade; a cornice underneath the parapet; stucco exterior walls with stone veneer banding; timber frame overhang to provide pedestrian scale; decorative banding; and a front facade with lots of windows. The building will emulate historical features while still having the appearance of being a new building. New construction should not dramatically alter the historic setting of the neighborhood. The location is next to Royellou Lane (west), Mount Dora History Museum (south), the Ingram Building (north), and a City parking lot (east). The uses along Royellou Lane include commercial and office uses. Staff finds the application consistent with Section 3.6.4 of the City's Land Development Code and adopted Historic Design Guidelines, and recommends approval of subject to all zoning and building codes. Approval is subject to site plan review through the City's normal site plan review process with consideration by the Planning and Zoning Commission. Signage and murals are not

DRAFT

a part of this application and are to be approved through separate processes.

Mr. Marx motioned to approve the application. Ms. Benjamin seconded the motion and all approved unanimously.

Other Business

a.

Lake County is conducting a PD&E study for Segment 5 of the Regional Wekiva Trail, formerly called the Tav-Dora Trail. The limits are Disston Avenue in Tavares and Tremain Street in Mount Dora. This 5.5-mile trail project is planned to fill the gap between the Tav-Lee Trail and the planned Wekiva Trail Segment 1. Wekiva Trail Segment 5 would "fill-in" the gap in the Wekiva Trail network by connecting the
other four segments of the Wekiva Trail located to the east and the Tav-Lee Trail (Phase 1) located to the west. These four segments consist of the following:
• Segment 1: From Tremain Street to SR 46 (5.5 miles)
• Segment 2: From SR 46 to Hojin Street (3.0 mile)
• Segment 3: From Hojin Street to the Wekiva River (6.5 miles)
• Segment 4: From the Wekiva Trail (starting at SR 46) to the West Orange Trail in Kelly Park (6.3 miles)

Lake County and CSX are currently negotiating the sale of the railroad right-of-way. A Cultural Resources Assessment Survey (CRAS) is the first step in the Section 106 process. A CRAS was completed between October 2021 and February 2022 that included both an architectural history survey and an archaeological survey. A Cultural Resources Case Study is the next step in the Section 106 process. It is being prepared currently to evaluate the effects of the project and will be submitted to FDOT and the SHPO for review. Two historic resources/properties were identified as having the potential to be adversely
affected by the project: The Seaboard Coast Line Railroad and the Oakland Drive Bridge. The Cultural Resources Committee is seeking input from the Historic Preservation Board regarding the mitigation efforts of the anticipated, adverse impacts to the Seaboard Coast Line Railroad and Oakland Street Bridge.

Ms. Elder gave a brief description of the project and its status. Mr. Joks and Ms. Elder had a discussion regarding the Historic Preservation Board's role/input in decision making for the upcoming project.
Mr. Joks requested the minutes from the 2015 Historic Preservation Board meeting, regarding segment 1 Wekiva Trails. Mr. Joks and board members suggested rather than removing the tracks, leaving them embedded to preserve the historical aspect.

DRAFT

b.

On May 25, 2022, the Historic Preservation Board (HPB) Meeting requested that staff research the Downtown Historic Design Guidelines for the City of Fernandina Beach and bring the guidelines back to the Board as a discussion item. Staff reviewed the guidelines and they are utilized the same way as the City of Mount Dora's Historic Design Guidelines. Both documents are based on the U.S. Secretary of Interior's Standards for Historic Rehabilitation. Staff was requested to provide the Downtown Historic Design Guidelines for the City of Fernandina Beach to the Board and place the item on an upcoming agenda for Board discussion.

Announcement of next scheduled meeting date - December 14, 2022

Ms. Janiszewski announced the 2023 meeting dates.

Ms. Kelley motioned to approve the 2023 Historic Preservation Board Meeting Dates. Mr. Marx seconded the motion and it was approved unanimously.

Adjournment

Mr. Joks motioned to adjourn the meeting. The meeting was adjourned at 5:34P.M.

Det Joks, Chairman	Faith Gibbs
Historic Preservation Board	Administrative Coordinator

DRAFT

CITY OF MOUNT DORA

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

DATE: November 23, 2022

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Certificate of Appropriateness; 1065 N Baker Street (Location); Construct New Front Porch, Add a Bathroom, and Other Façade Improvements (Request); Sam S. Sadler III (Property Owner and Applicant).**

Property Information

Address:	1065 N Baker Street	**Current Use**	Single-Family Residence
Zoning District:	R-2	**Land Use:**	Medium Density Residential

Structure Information

Date of Construction:	1953	**Style:**	Masonry Vernacular
Structural System:	Concrete Block	**Foundation Type:**	Concrete Footing
Siding:	Concrete Block	**Stories:**	One
Roof:	Asphalt Shingles	**Porch:**	One Open Porch
Roof Type:	Cross-Gabled	**Chimneys:**	None
Windows: 4 casement windows with shutters, concrete window sills and a 1/1 sash window			

Description of Proposed Work: Remove asbestos shingles from a single-family dwelling unit and replace with asphalt shingles.

Staff Analysis:
The subject structure was constructed as a residence in the Masonry Vernacular style in 1947. Masonry Vernacular buildings tend to be simple, largely unornamented, and constructed out of readily available materials. This style's guiding principle is the long tradition of simple masonry construction techniques used in Western architecture. Windows and doors are symmetrically spaced on a façade to form a regular rhythm of solids and voids called "bays." Where there is more than one floor, openings are aligned from floor to floor for structural purposes. Decoration is simple and limited usually to string courses, window and door lintels, and cornices.

This style of houses' primary exterior material is typically concrete block, stucco, and brick. Many times, concrete block was covered in a veneer of brick, stone or stucco in order to make composite masonry walls and to enhance the exterior appearance. Roof surfaces were typically wood shingles

during the 19th century; metal during the last 19th century; and composition and asbestos shingles beginning in the 1920s.

The subject structure was constructed with concrete blocks and includes a roof with intersecting gables with asphalt shingles. The residence features exposed brick around door, vent under side gable, horizontal and vertical siding on the carport.

The applicant proposes multiple alterations to the residence including:

1. Construct a new entrance gable with two traditional columns;
2. Construct new entrance deck area with 24" traditional railing;
3. Wrap existing three painted brick columns;
4. Fir out existing front elevation and carport block walls and cover with traditional smooth bottom shakes;
5. Install trim casing on front three windows;
6. Remove aluminum siding on existing carport gable and install traditional board and batten; and
7. Construct new addition master bathroom on the rear elevation.

The proposed changes are consistent with the masonry vernacular style.

Staff Recommendation: The request is consistent with Section 3.6.4 of the City's Land Development Code and adopted Historic Design Guidelines.

Attachments:
Photos
2008 Site Form
2020 Site Forms
Application

Clear Form Values

Page 1

☐ Original
☒ Update

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

Site#8 LA03645
Field Date 5-12-2020
Form Date 7-2-2020
Recorder # 201

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) 1065 North Baker St — 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:	1065	N	Baker	Street	

Cross Streets (nearest / between) West side of N Baker St b/n E 10th Ave & E 11th Ave
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 # 29-19-27-0010-018-00006 — Landgrant _____
Subdivision Name _____ — Block 18 — Lot _____
UTM Coordinates: Zone ☐16 ☒17 — Easting 437175 — Northing 3186620
Other Coordinates: X: -81.64381 — Y: 28.80562 — Coordinate System & Datum WGS84
Name of Public Tract (e.g., park) _____

HISTORY

Clear History Values

Construction Year: 1953 ☒approximately ☐year listed or earlier ☐year listed or later
Original Use Unknown — From (year): 1953 — To (year): _____
Current Use Private Residence (House/Cottage/Ca — From (year): _____ — To (year): 2020
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown — Date: _____ — Original address N/A
Alterations: ☐yes ☐no ☒unknown — Date: _____ — Nature _____
Additions: ☒yes ☐no ☐unknown — Date: 1-1-2007 — Nature Wood deck
Architect (last name first): Unknown — Builder (last name first): Unknown
Ownership History (especially original owner, dates, profession, etc.)

This residential structure has been in the Pineau and Long family for almost 4 decades. The families were prominent figures in Westpoint, MA.

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

DESCRIPTION

Clear Description Values

Style Masonry Vernacular — Exterior Plan Irregular — Number of Stories 1
Exterior Fabric(s) 1. Concrete block — 2. _____ — 3. _____
Roof Type(s) 1. Cross-gabled — 2. _____ — 3. _____
Roof Material(s) 1. Asphalt shingles — 2. _____ — 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ — 2. _____

Windows (types, materials, etc.)

4 casement windows with shutters, concrete window sills and a 1/1 sash window

Distinguishing Architectural Features (exterior or interior ornaments)

Exposed brick around door, vent under side gable, horizontal and vertical siding on the carport. Roof with intersecting gables

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

Carport with horizontal and vertical siding. One side of the carport is open and one is closed with a concrete block wall

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____	SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info — Date _____ — Init. _____	
☐Owner Objection	KEEPER – Determined eligible: ☐yes ☐no Clear Check Boxes — Date _____	
	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 LA03645

DESCRIPTION (continued)

Clear Description Values

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____

Structural System(s): 1. Concrete block 2. _____ 3. _____

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

Foundation Material(s): 1. Poured Concrete Footing 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 steps up, exposed brick around door covered by roof under porch

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

Open porch with brick around the door, covered by the side gable

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

Narrative Description of Resource

The structure features mid century residential architecture with detailing such as the exposed brick and stone columns on the carport that gives the single family home a similar character to nearby structures.

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 does not appear to meet the criteria for National Register individually, however, the structure contributes to the overall character of the Mount Dora historic district.

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 Samantha Kanach 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**

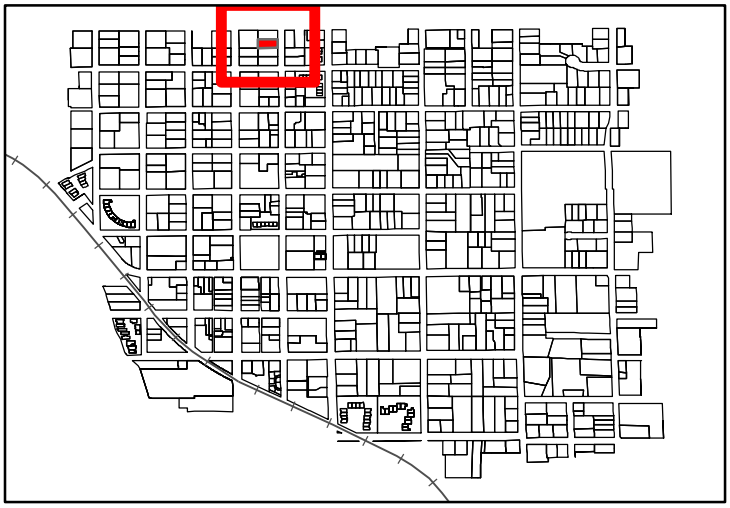
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

Street Map

N

1065 NORTH BAKER ST MOUNT DORA FL 32757

0 40 80 160 Feet

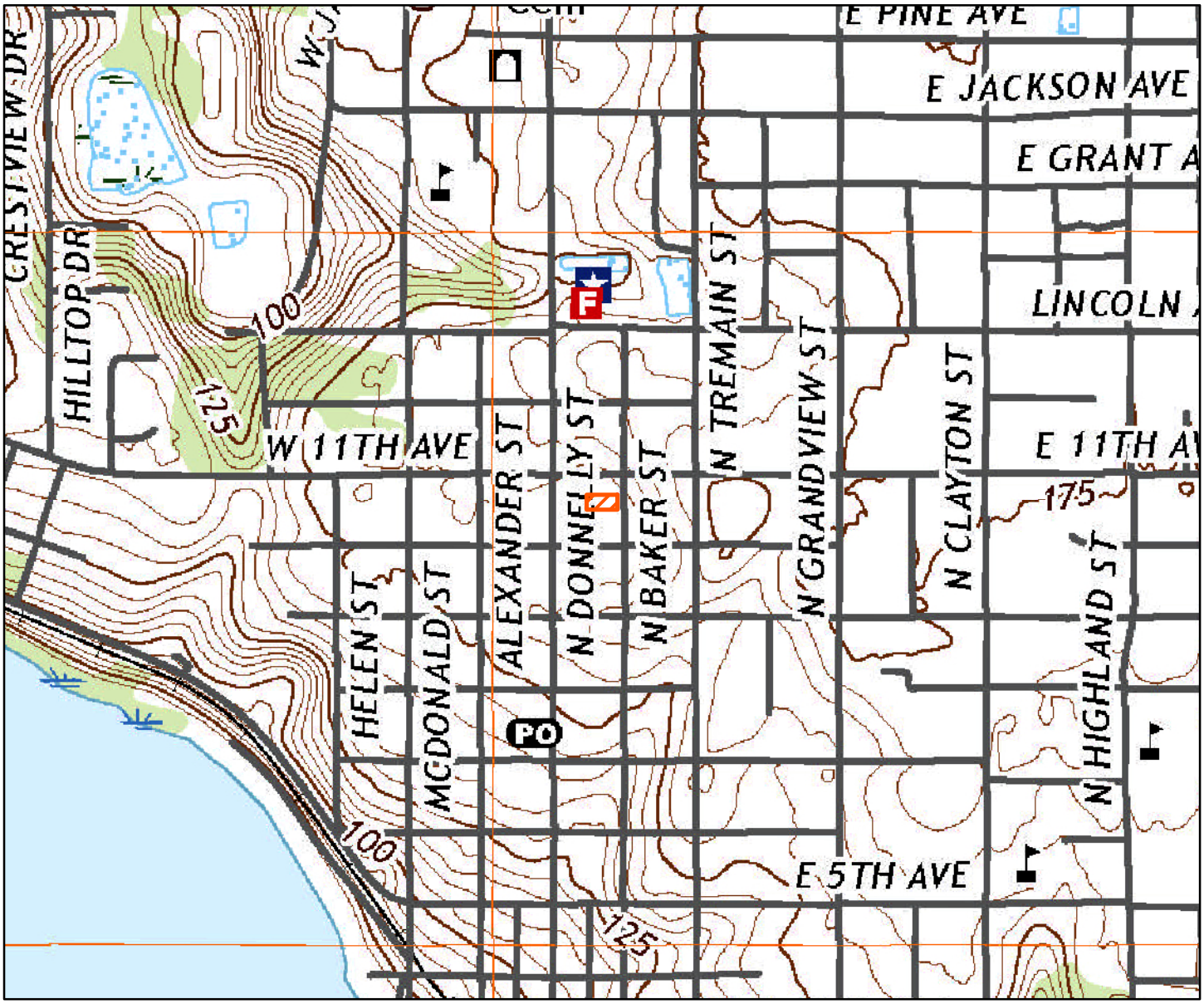


LA03645

KCI TECHNOLOGIES

Data Sources: Lake County, City of Mount Dora

USGS Map



N

LA03645

1065 NORTH BAKER ST MOUNT DORA FL 32757

Source: United States Geological Survey Eustis, FL 2018

KCI TECHNOLOGIES

1065
ADT

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: 1065 N. BAKER St.

Property Owner: SAM S. SADLER III

Applicant: SAM S. SADLER III

Applicant's Mailing Address: SAM S. SADLER III, INC. P. O. BOX 487 TANGERINE, FL 32777

Applicant's Phone Number: 352.516.5407

Applicant's Email Address: s.s.s.3@earthlink.net

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

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

Is there currently a chimney on the building? NA

If so, will the chimney be affected? NA

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.

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II. PROPOSED ALTERATIONS

III. PRODUCT SELECTIONS

IV. BAKER STREET ORIGINAL PHOTO

V. REAR ORIGINAL PHOTO

VI. SOUTH SIDE ORIGINAL PHOTO

VII. NORTH SIDE ORIGINAL PHOTO

© Gartner Studios

Proposed Concept

Built in 1957 by local home builder Jay G. Ray, intended for the purpose of a speculation home buyer. A very basic design and presentation of that era.

My intent is to keep the basic theme but bring a more pleasing street view to the district. I have toured each street in the district to find a multitude of styles and colors that in many cases truly don't reflect a positive historic value. I do realize that for many years there wasn't a governing body to control this special area of town as we are fortunate to have today. I did note some 45 existing homes accented with exterior shakes of some fashion. Thus I feel my elevation conforms to this area and completed would enhance the district.

This home is my personal residence,

Sam S Sadler III

© Gartner Studios

PROPOSED ALTERATIONS

for

1065 N. Baker Street

Front Elevation:

1. Construct new Entrance Gable with two traditional columns.

2. Construct new Entrance Deck area with 24' traditional railing.

3. Wrap existing 3 painted brick columns with traditional look.

4. Fir out existing front elevation and carport block walls and cover with traditional smooth bottom shakes.

5. Install new traditional trim casing on front three windows.

6. Remove old aluminum siding and install traditional board & batten on existing carport gable to match new entrance gable as shown.

7. Paint front elevation with Colonial "Rare Gray" on all shakes with "white" Colonial accent trim.

8. New Landscaping on front elevation to include Southern "Little Jem" magnolias, azaleas and abundance of native flowers annuals.

© Gartner Studios

Side Elevations:

1. Repaint existing concrete block with Colonial "Rare Gray" trimmed with Colonial "White".

Rear Elevation:

1. Construct new addition Master Bath Room with closets as presented on rear elevation sheets #2 & #3.

2. Repaint existing concrete block with Colonial "Rare Gray" trimmed with Colonial "White".

© Gartner Studios

New Construction Materials

1. "Smartside" composite wood grain "Traditional Shakes" with smooth bottom edge as shown on front and rear elevations.

2. "Smartside" composite wood grain 1 x 4 and 1x 6 trim around windows as shown on elevations front and rear.

3. New front elevation columns and railing to be constructed of smooth PVC "Azek" dimensional boards.

4. Front entrance deck to be covered with gray color "Trex" pvc 1 x 6 boards.

5. Front elevation two gables covered with smooth "JAMES HARDI E" board and baton products.

© Gartner Studios

Product Selections

STRAIGHT EDGE PANEL

Length	48 in
Height	15.25 in
Exposure	7 in
Prime Pcs/Pallet	86
ColorPlus Pcs/Pallet	86
Sq/Pallet	2
Pcs/Sq	43.0
STATEMENT COLLECTION™	
DREAM COLLECTION™	✓
PRIME	✓

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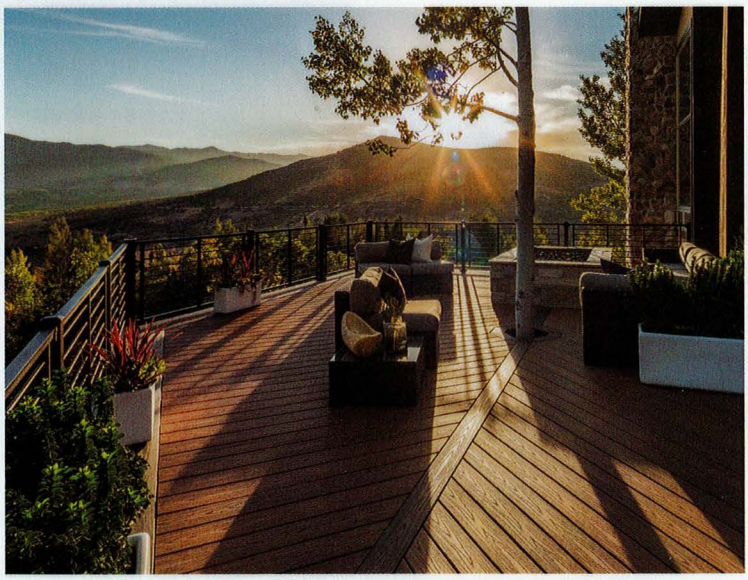

Trex Transcend®

TROPICALS

Elevated aesthetics paired with the highest level of performance.

DECK 25 ★★★★★

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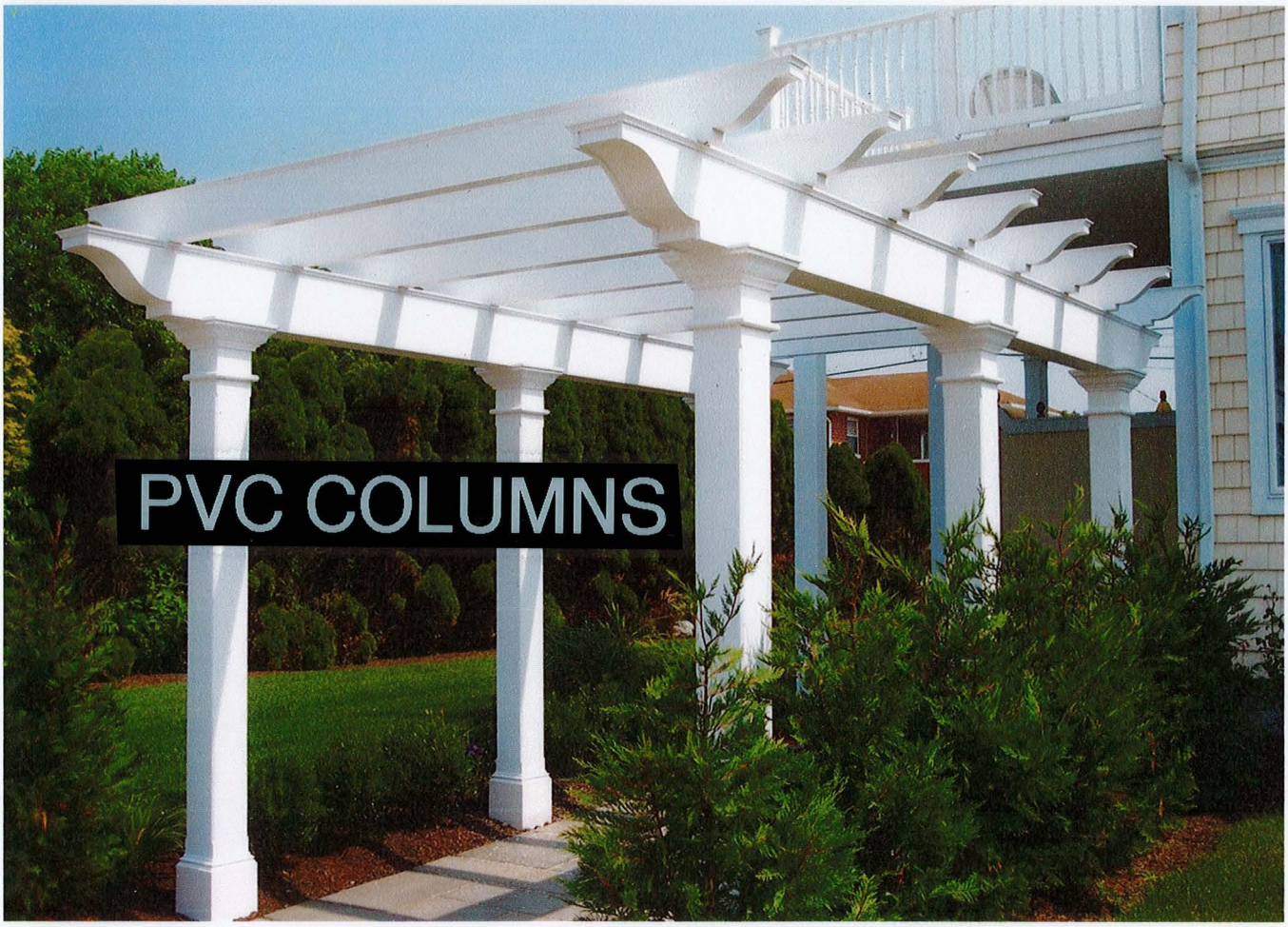
Page 3-C



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Page 3-D

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CITY OF MOUNT DORA

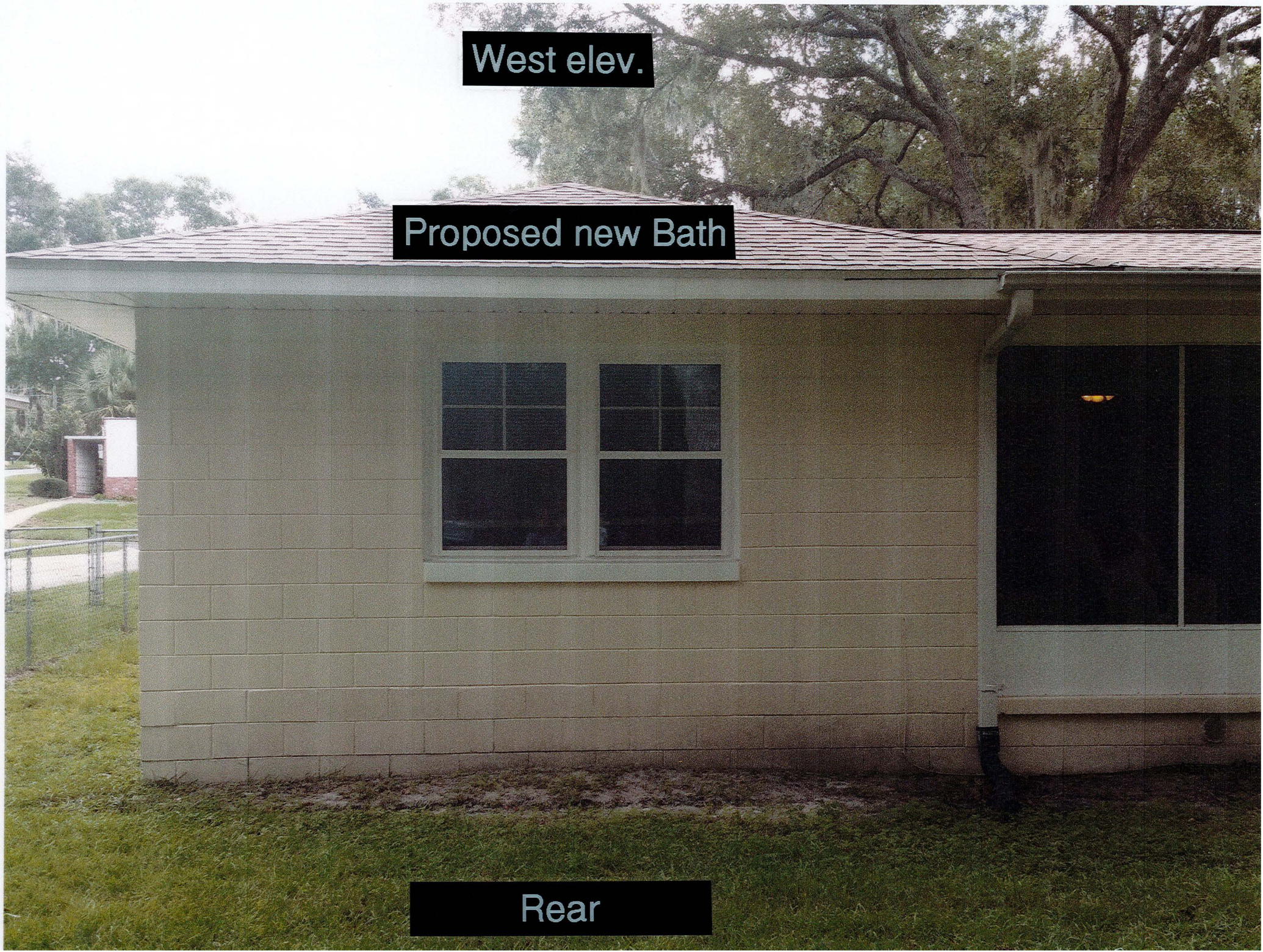
1065 N Baker Street
Site Visit
November 16, 2022

CITY OF MOUNT DORA

1065 N Baker Street
Site Visit
November 16, 2022

Front facing Baker
Columns to be wrapped

Proposed entrance gable/deck
East


West elev.
Proposed new Bath
Rear

South

North Elev.

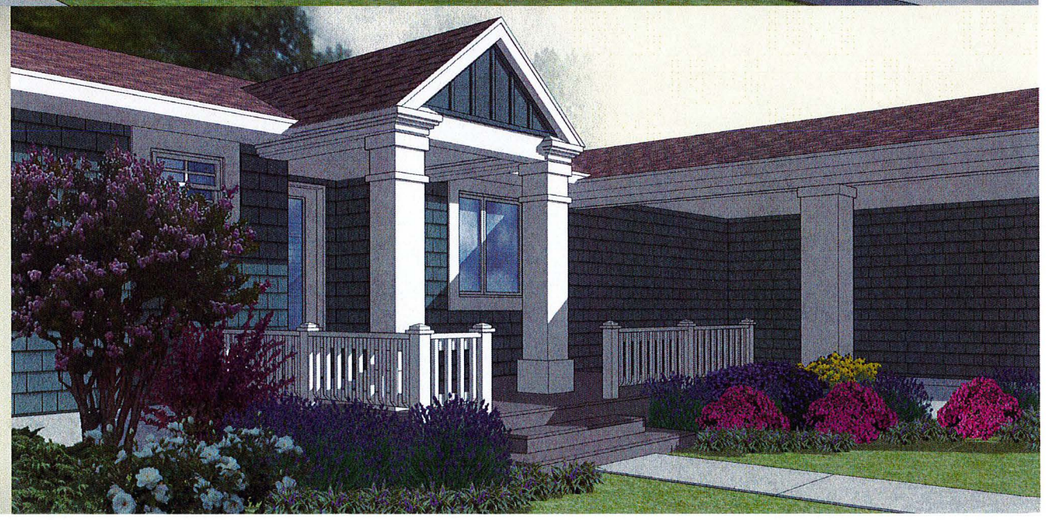
Set #1

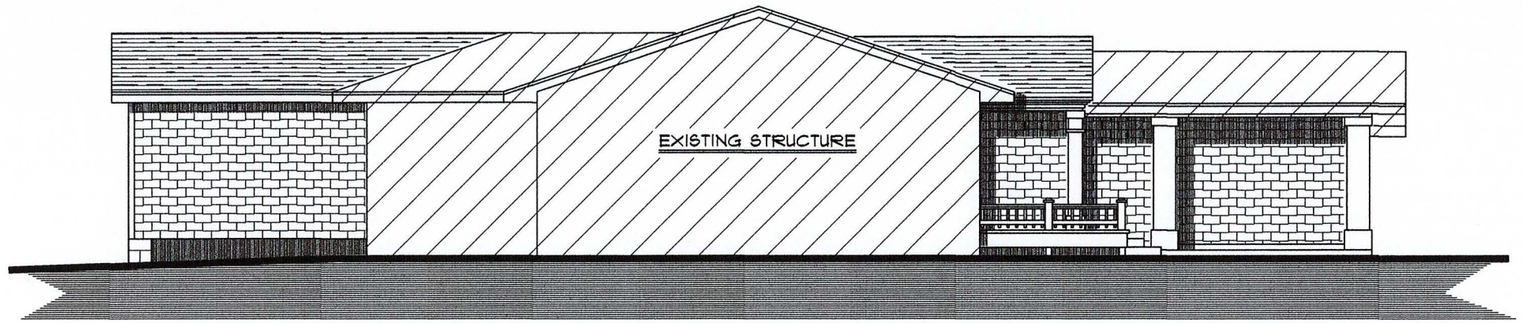
RENOVATED
STREET
VIEW

1605 North Baker Street Mount Dora

EXISTING
VIEW

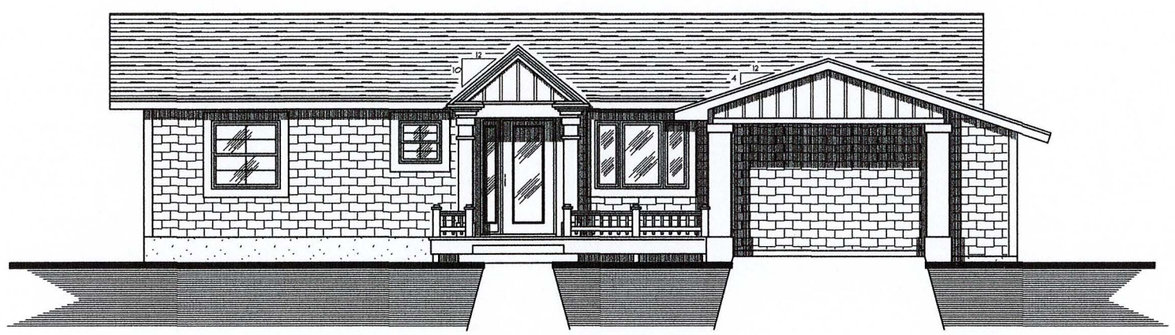
NEW
ENTRY





LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

CONSTRUCTION NOTES:

1. FIR OUT EXISTING BLOCK WALLS AND COVER WITH "SMARTSIDE SHAKES"
2. INSTALL NEW "SMARTSIDE" 1 X 6 TRIM AROUND WINDOWS.
3. INSTALL EARTH TONE GRAY TREX ON NEW DECK.
4. INSTALL "SMARTSIDE BOARD AND BATTIN SIDING" IN FRONT TWO GABLES.
5. COVER EXISTING CARPORT BLOCK COLUMNS W/ PERIOD COLONIAL COLUMNS ACCENTED WITH LEVELS OF CROWN MOLDING AND BOOTS ON BOTTOM.
6. ADD TWO COLONIAL WALL MOUNTED ELECTRIC LIGHT FIXTURES WITH SWITCH AT ENTRY.
7. REMOVE DAMAGED ALUMINUM FASCIA AND SOFFIT MATERIAL AND REPLACE WITH NEW PVC VENTED BEAD BOARD STYLE.
8. REMOVE DAMAGED ALUMINUM GUTTERS AND REPLACE WITH COPPER 4" GUTTERS INCORPORATING ROUNDED DOWN SPOUTS.
9. EXTERIOR TO BE PAINTED A MUTED GRAY/GREEN COLOR WITH COLONIAL WHITE TRIM.
10. COMPLETE NEW LANDSCAPE DESIGN WITH FOCUS ON "LITTLE JEM SOUTHERN MAGNOLIAS, AZALEAS AND OTHER ACCENT FLOWER PRODUCING NATIVE PLANTS.

NEW ADDITIONS AT:

1065 BAKER ST., MT. DORA

DATE: 8-30-22

REVISED:

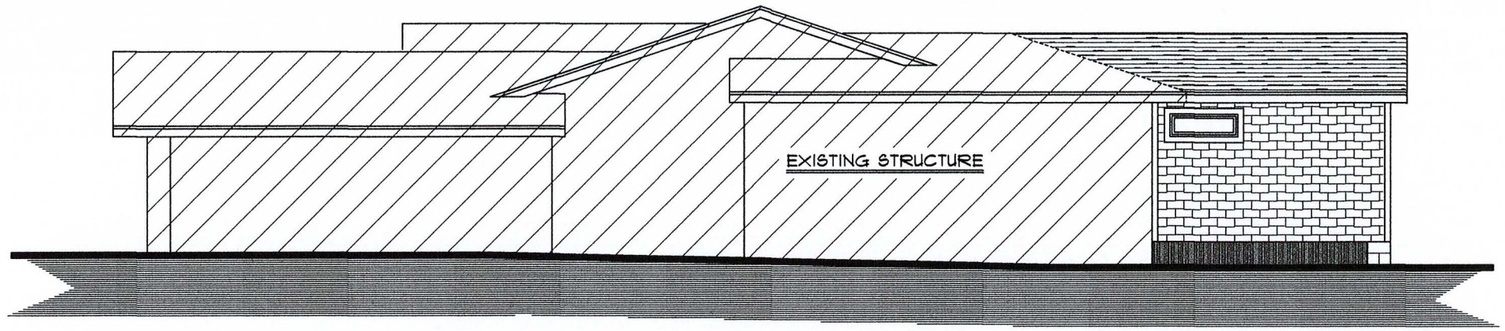
ESG

J. LEE SMITH, P.E.
P.E. #36177
ENGINEERING SERVICES GROUP, LLC
391 W. ALFRED ST.
TAVARES, FL 32778
CA # 8886
PHONE: (352) 388-1735

- RISK CATEGORY II
- EXPOSURE CATEGORY B
- TOPOGRAPHIC FACTOR = 1.0
- WIND DIR. FACTOR Kd = 0.85
- GUST EFFECT, G = 0.85
- FULLY ENCLOSED
- DESIGN PRESSURES FOR WALL COMPONENTS AND CLADDING = +25.6 PSF, -33.5 PSF (WORST CASE)
- GARAGE DOOR DESIGN PRESSURES: +22.4 PSF, -25.3 PSF (WORST CASE)
- ROOF LIVE LOAD = 20 PSF
- FLOOR LIVE LOAD = 40 PSF

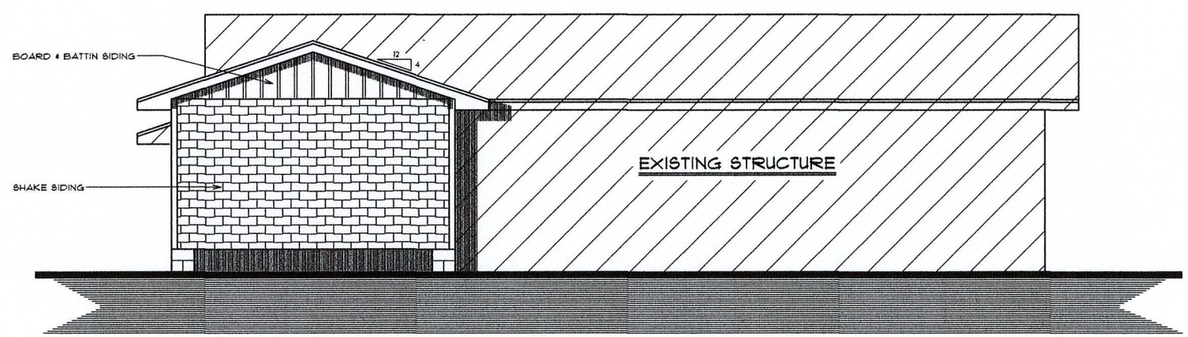
THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH AND MEETS THE REQUIREMENTS OF SECTION R301 OF THE FLORIDA RESIDENTIAL BUILDING CODE, 2020, 7th EDITION, AND ASCE 7-16 FOR Vult.=140 MPH SPEED. Vasd=108 MPH

SHEET # 1 OF 6



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

NEW ADDITIONS AT:

1065 BAKER ST., MT. DORA

DATE: 8-30-22

REVISED:

ESG

J. LEE SMITH, P.E.
P.E. #36171
ENGINEERING SERVICES GROUP, LLC
391 W. ALFRED ST.
TAVARES, FL 32778
CA # 8886
PHONE: (352) 388-1735

- RISK CATEGORY II
- EXPOSURE CATEGORY B
- TOPOGRAPHIC FACTOR = 1.0
- WIND DIR. FACTOR Kd = 0.85
- GUST EFFECT, G = 0.85
- FULLY ENCLOSED
- DESIGN PRESSURES FOR WALL COMPONENTS AND CLADDING = +25.6 PSF, -33.9 PSF (WORST CASE)
- GARAGE DOOR DESIGN PRESSURES: +22.4 PSF, -25.3 PSF (WORST CASE)
- ROOF LIVE LOAD = 20 PSF
- FLOOR LIVE LOAD = 40 PSF

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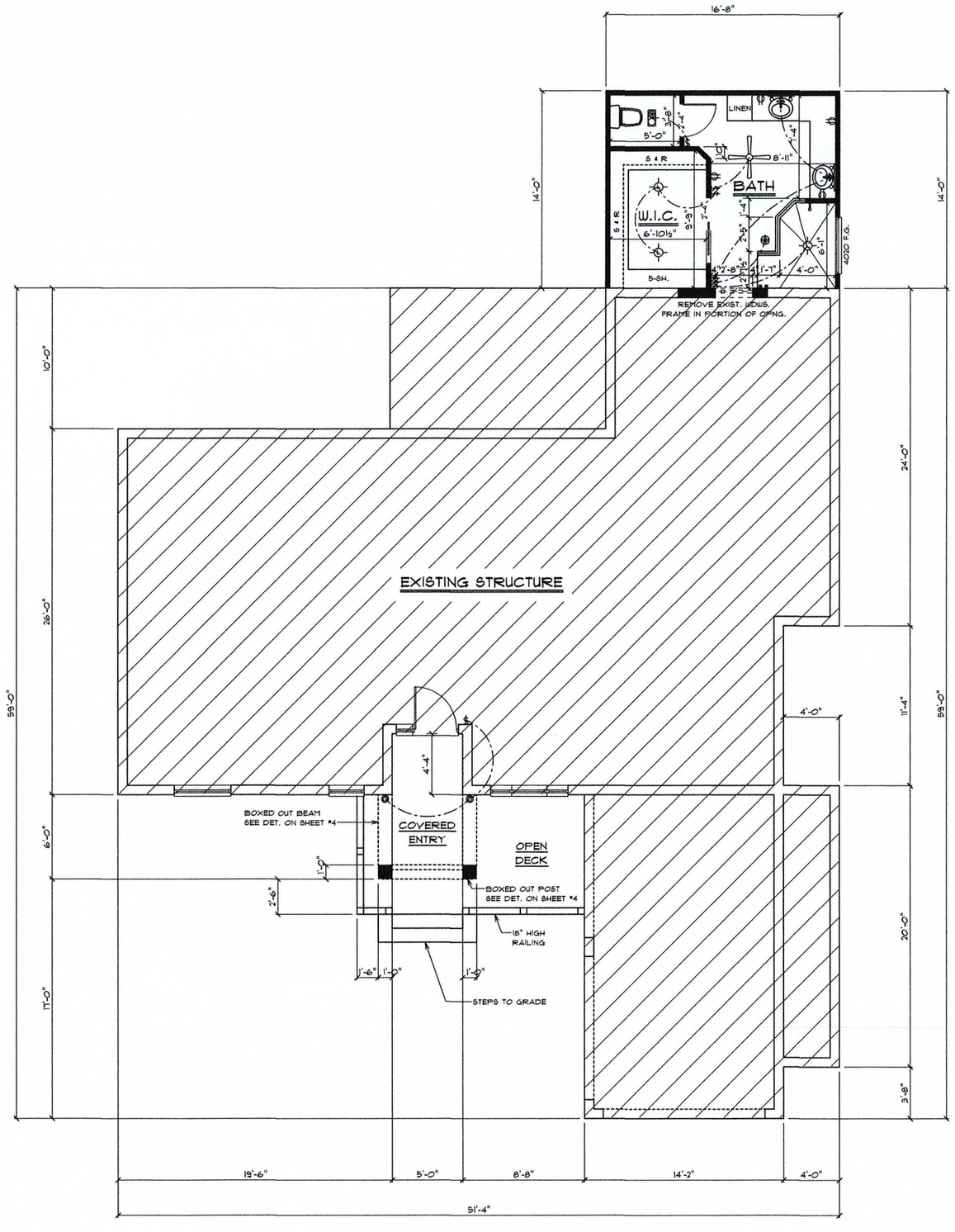
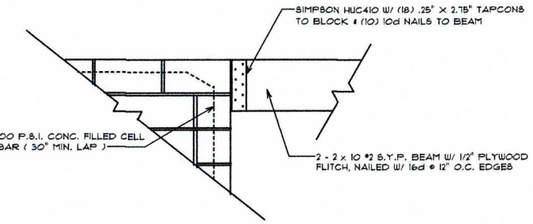
SHEET #2 OF 6

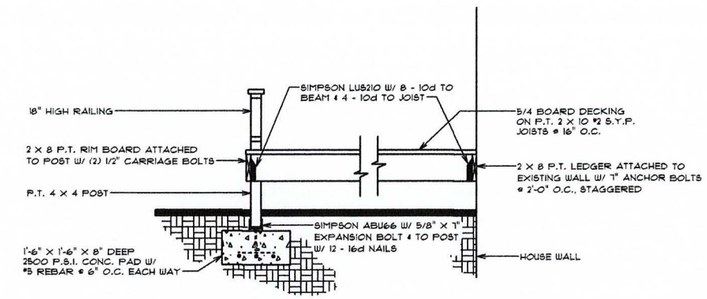


FLOOR PLAN

SCALE: 1/4" = 1'-0"



BEAM TO WALL CONNECTION



DECK SECTION

GENERAL ELECTRICAL NEC 2017 NOTES:

1. ALL OUTLETS IN HABITABLE AREAS SHALL BE TAMPER RESISTANT TYPE & ARC FAULT PROTECTED WHERE REQUIRED.
2. ALL RECEPTACLES THAT SERVE BATHROOM & KITCHEN COUNTERTOPS SHALL BE GFI PROTECTED

ELECTRICAL	COUNT	SYMBOL
CEILING FAN	1	
LIGHT, FLUSH CEILING LED	3	
LIGHT, WALL HUNG	2	
OUTLET	4	
SWITCH	7	$
EXHAUST FAN	1	
EXHAUST FAN - LIGHT	1	
LIGHT VANITY 1	2	

FOOTAGES

HEATED & COOLED	233 S.F.
COVERED ENTRY	42 S.F.
OPEN DECK	95 S.F.
TOTAL UNDER ROOF	370 S.F.

NEW ADDITIONS AT:

1065 BAKER ST., MT. DORA

DATE: 8-30-22

REVISED:

ESG

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SHEET #3 OF 6

CITY OF MOUNT DORA

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

DATE: November 23, 2022

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Certificate of Appropriateness; 351 W 4th Ave (Location); Addition and Parapet Addition (Request); Mount Dora Yacht Club (Owner); Alan Stewart (Applicant).**

Property Information

Address:	351 W 4th Ave	**Current Use**	Club / Lodge
Zoning District:	C-2	**Land Use:**	Commercial

Structure Information

Date of Construction:	1967	**Style:**	Commercial Vernacular
Structural System:	Concrete Block	**Foundation Type:**	Concrete Block Piers
Siding:	Concrete Block	**Stories:**	1.5
Roof:	Flat	**Windows:**	Awning Windows
Roof Type:	Unspecified	**Chimneys:**	None
Porch: Glass front entrance with covered flat roof awning			

Description of Proposed Work: Construct 166 Square Foot addition; add decorative parapets to roof; and add infill breeze block between front columns; and replace front door with a double door.

Staff Analysis:
The subject structure was constructed in the commercial vernacular style. This construction type typically was only one to three stories in height; had exterior material consisting of brick, concrete block, or stucco; and were developed with a flat roof with parapets.

The structure is developed with a flat roof and Applicant is proposing to add parapets to screen the building equipment mounted on the rooftop. The proposed parapet is decorative and the Applicant is seeking to utilize the same design as infill between the front columns. The proposed renovations are consistent with the vernacular commercial construction type and will complement the other commercial buildings in the downtown which primarily have flat roofs with parapets.

Existing Building

Proposed Renovations

<u>Staff Recommendation</u>: The request is consistent with Section 3.6.4 of the City's Land Development Code and adopted Historic Design Guidelines.

<u>Attachments</u>:
Photos
2020 Site Form
Application

Clear Form Values

Page 1

☐ Original
☐ Update

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

Site#8 LA03645
Field Date 5-12-2020
Form Date 7-2-2020
Recorder # 201

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) 1065 North Baker St — 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:	1065	N	Baker	ST	

Cross Streets (nearest / between) West side of N Baker St b/n E 10th Ave & E 11th Ave
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 # 29-19-27-0010-018-00006 — Landgrant _____
Subdivision Name _____ — Block 18 — Lot _____
UTM Coordinates: Zone ☐16 ☐17 — Easting 437175 — Northing 3186620
Other Coordinates: X: -81.64381 — Y: 28.80562 — Coordinate System & Datum WGS84
Name of Public Tract (e.g., park) _____

HISTORY
Clear History Values

Construction Year: 1953 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use UNKN — From (year): 1953 — To (year): _____
Current Use RESI — From (year): _____ — To (year): 2020
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☐no ☐unknown — Date: _____ — Original address N/A
Alterations: ☐yes ☐no ☐unknown — Date: _____ — Nature _____
Additions: ☐yes ☐no ☐unknown — Date: 1-1-2007 — Nature Wood deck
Architect (last name first): Unknown — Builder (last name first): Unknown
Ownership History (especially original owner, dates, profession, etc.)

This residential structure has been in the Pineau and Long family for almost 4 decades. The families were prominent figures in Westpoint, MA.

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

DESCRIPTION
Clear Description Values

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

Windows (types, materials, etc.)

4 casement windows with shutters, concrete window sills and a 1/1 sash window

Distinguishing Architectural Features (exterior or interior ornaments)

Exposed brick around door, vent under side gable, horizontal and vertical siding on the carport. Roof with intersecting gables

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

Carport with horizontal and vertical siding. One side of the carport is open and one is closed with a concrete block wall

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. _____ KEEPER – Determined eligible: ☐yes ☐no Clear Check Boxes Date _____ 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 LA03645

DESCRIPTION (continued)

Clear Description Values

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____

Structural System(s): 1. CONB 2. _____ 3. _____

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

Foundation Material(s): 1. POCO 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 steps up, exposed brick around door covered by roof under porch

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

Open porch with brick around the door, covered by the side gable

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

Narrative Description of Resource

The structure features mid century residential architecture with detailing such as the exposed brick and stone columns on the carport that gives the single family home a similar character to nearby structures.

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 does not appear to meet the criteria for National Register individually, however, the structure contributes to the overall character of the Mount Dora historic district.

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 Samantha Kanach 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**

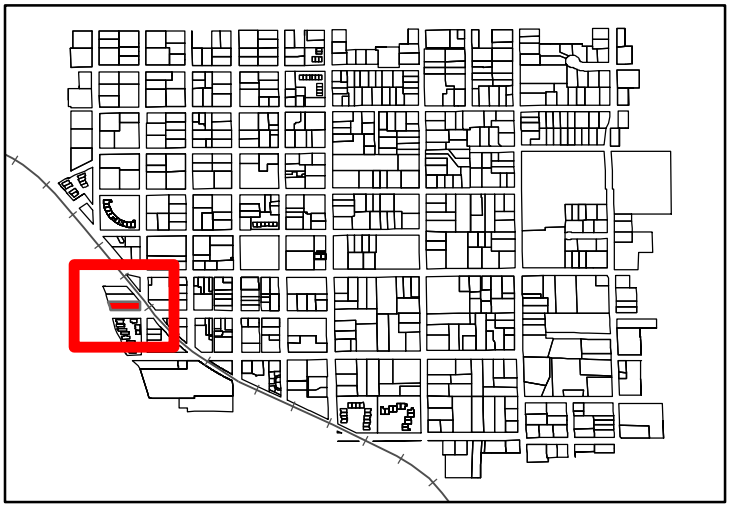
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

Street Map

N

351 WEST 4TH AVE MOUNT DORA FL 32757

0 40 80 160 Feet

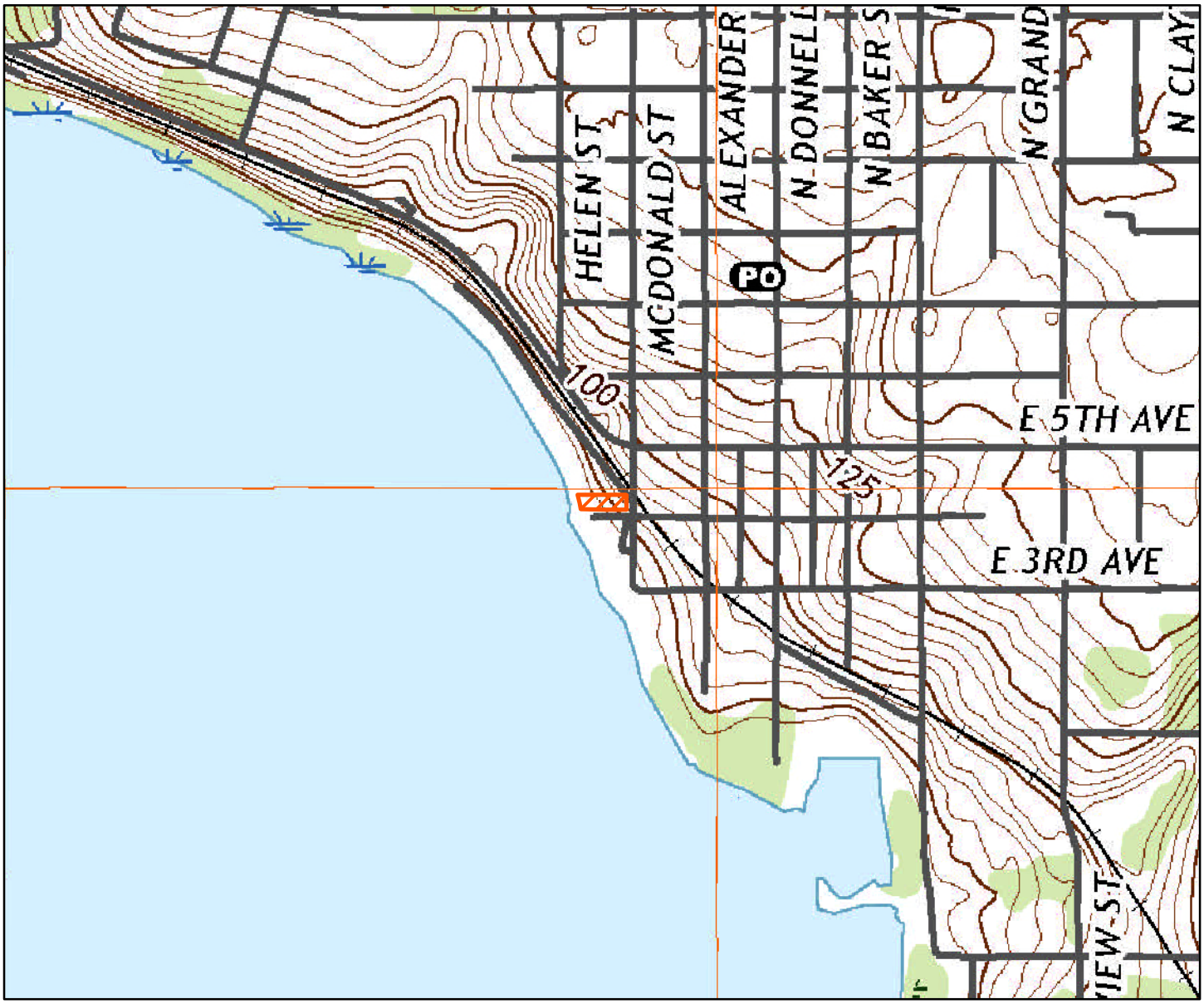


LA04888

KCI TECHNOLOGIES

Data Sources: Lake County, City of Mount Dora

USGS Map



N

LA04888

351 WEST 4TH AVE MOUNT DORA FL 32757

Source: United States Geological Survey Eustis, FL 2018

KCI TECHNOLOGIES

MOUNT DORA
YACHT CLUB

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)

351 W. FOURTH AVE
Property Address

MOUNT DORA YACHT CLUB
Property Owner (If Different From Applicant)

Applicant Name: ALAN STEWART

Address: 1311 HEIM ~~MT DORA~~

City/St/Zip: MOUNT DORA FL 32757

352-383-3188 **Business Phone** | 352-267-6218 **Alternate Phone** | alan@thefloorshoppe.com **Email**

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

Exterior Improvements add parapet & 166 SF Addition

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

Required Documentation:

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

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

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

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

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

Applicant/Owner Signature

Land Development Code
3.6.4 Certificate of appropriateness.

1. *Basic requirements.*

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

Janiszewski, Michele

From: Alan Stewart <AStewart@thefloorshoppe.com>
Sent: Friday, October 14, 2022 9:48 AM
To: Janiszewski, Michele
Subject: Mount Dora Yacht Club Renovation
Attachments: MDYC Historic Submittal 10.10.2022.pdf

Follow Up Flag: Follow up
Flag Status: Completed

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

Dear Michele,

The Mount Dora yacht Club is in the process of developing building plans along with the necessary engineering required for our project. Though the plans are substantially complete, we are holding off on the engineering until we are assured our exterior design will be accepted by the Historic Review Board. The main purpose of this upgrade to our facility is to hide our rooftop HVAC units. We are also adding a small build out on the front southeast corner for both design purposes along with gaining a small amount of interior storage area on our main floor. I'll be dropping off the Certificate of Appropriateness Application Form along with the $50 application fee later today. I'll look forward to your response and comments and I can be reached by phone at 352-267-6218.

Alan Stewart
Vice-Commodore
Mount Dora yacht Club

Property Record Card

General Information

Name:	MOUNT DORA YACHT CLUB	**Alternate Key:**	1465532
Mailing Address:	351 W 4TH AVE MOUNT DORA, FL 32757-5564 *Update Mailing Address*	**Parcel Number:**	29-19-27-0030-005-00300
		Millage Group and City:	0MD1 Mount Dora
		2022 Total Certified Millage Rate:	18.8051
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	351 W 4TH AVE MOUNT DORA FL, 32757 *Update Property Location*	**Property Name:**	MOUNT DORA YACHT CLUB *Submit Property Name*
		School Information:	*School Locator & Bus Stop Map* *School Boundary Maps*
Property Description:	MOUNT DORA, 31-19-27 LOTS 3, 4 GOV RESURVEY BLK 5 PB 3 PGS 37-43 DEED BOOK 156 PG 433		

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	CLUB, LODGE, UNION HALL (7700)	0	0		18326.000	Square Feet	$0.00	$201,586.00

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

Commercial Building(s)

Building 1

Commercial	Building Value: $306,987.00 Building Use: CLUB LODGE UNION HALL (77C) Structure Type:

Summary

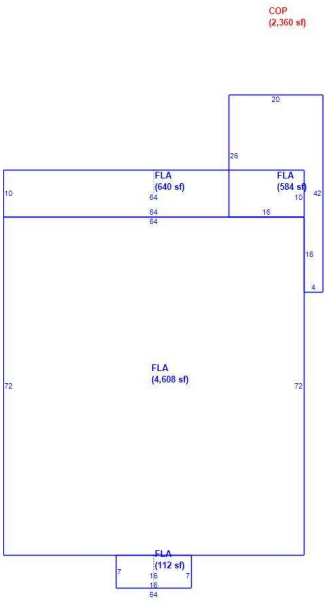
Year Built:	1967
Total Effective Area:	11068
Full Bathrooms:	1
Half Bathrooms:	4
Elevators:	0
Elevator Landings:	0

Section(s)

Section Type	No. Stories	Ground Floor Area
BASEMENT FINISHED (BSF)	1.00	2764
COMMERCIAL CANOPY (COP)	1.00	2360
FINISHED LIVING AREA (FLA)	1.00	5944

View Larger

Residential Units:	0
Kitchens:	0
Fireplaces:	0



Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	PAVING (CPAV1)	3000	SF	1996	$2,430.00
2	PAVING (CPAV2)	245	SF	2020	$604.00
3	FENCE (CFEN2)	712	SF	2020	$2,036.00

Values and Estimated Ad Valorem Taxes

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

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	$513,643	$513,643	$513,643	5.0364	$2,586.91
SCHOOL BOARD STATE	$513,643	$513,643	$513,643	3.2500	$1,669.34
SCHOOL BOARD LOCAL	$513,643	$513,643	$513,643	2.9980	$1,539.90
LAKE COUNTY WATER AUTHORITY	$513,643	$513,643	$513,643	0.3083	$158.36
NORTH LAKE HOSPITAL DIST	$513,643	$513,643	$513,643	0.5000	$256.82
ST JOHNS RIVER FL WATER MGMT DIST	$513,643	$513,643	$513,643	0.1974	$101.39
CITY OF MOUNT DORA	$513,643	$513,643	$513,643	5.9603	$3,061.47
LAKE COUNTY MSTU AMBULANCE	$513,643	$513,643	$513,643	0.4629	$237.77
LAKE COUNTY VOTED DEBT SERVICE	$513,643	$513,643	$513,643	0.0918	$47.15
				Total: 18.8051	**Total:** $9,659.11

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

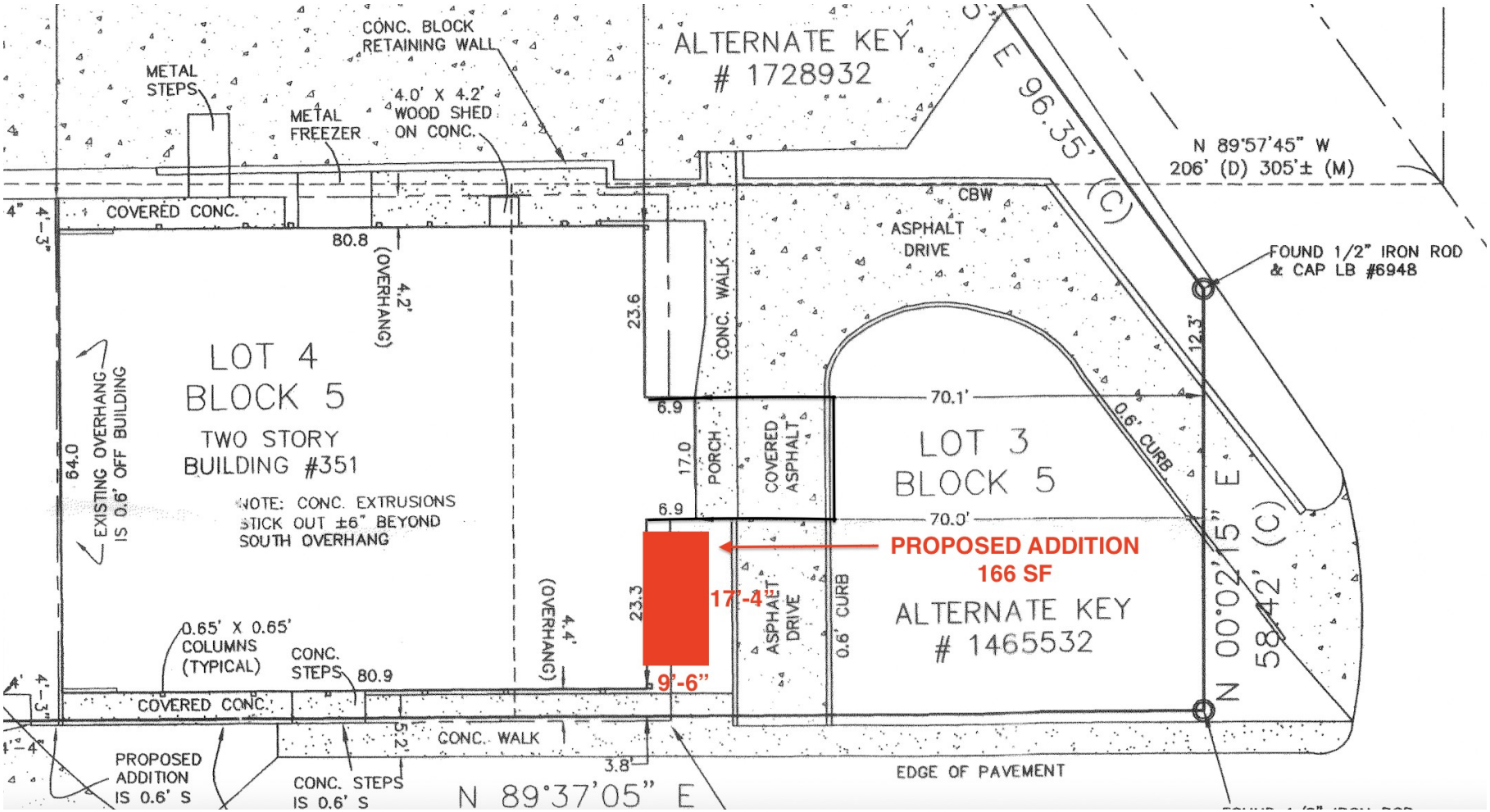
NOTE: Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes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

Copyright © 2014 Lake County Property Appraiser. All rights reserved.
Property data last updated on March 21, 2022.
Site Notice

1) PROPERTY RECORD CARD – ALT KEY: 1465532

MOUNT DORA YACHT CLUB
Year built 1967
Architectural style: 1960's Modern commercial building, concrete block construction, prestressed concrete beams, flat roof

2.1) SURVEY WITH PROPOSED SITE PLAN – 351 W FOURTH AVE.



2.2) SURVEY AS-BUILT – 351 W FOURTH AVE.

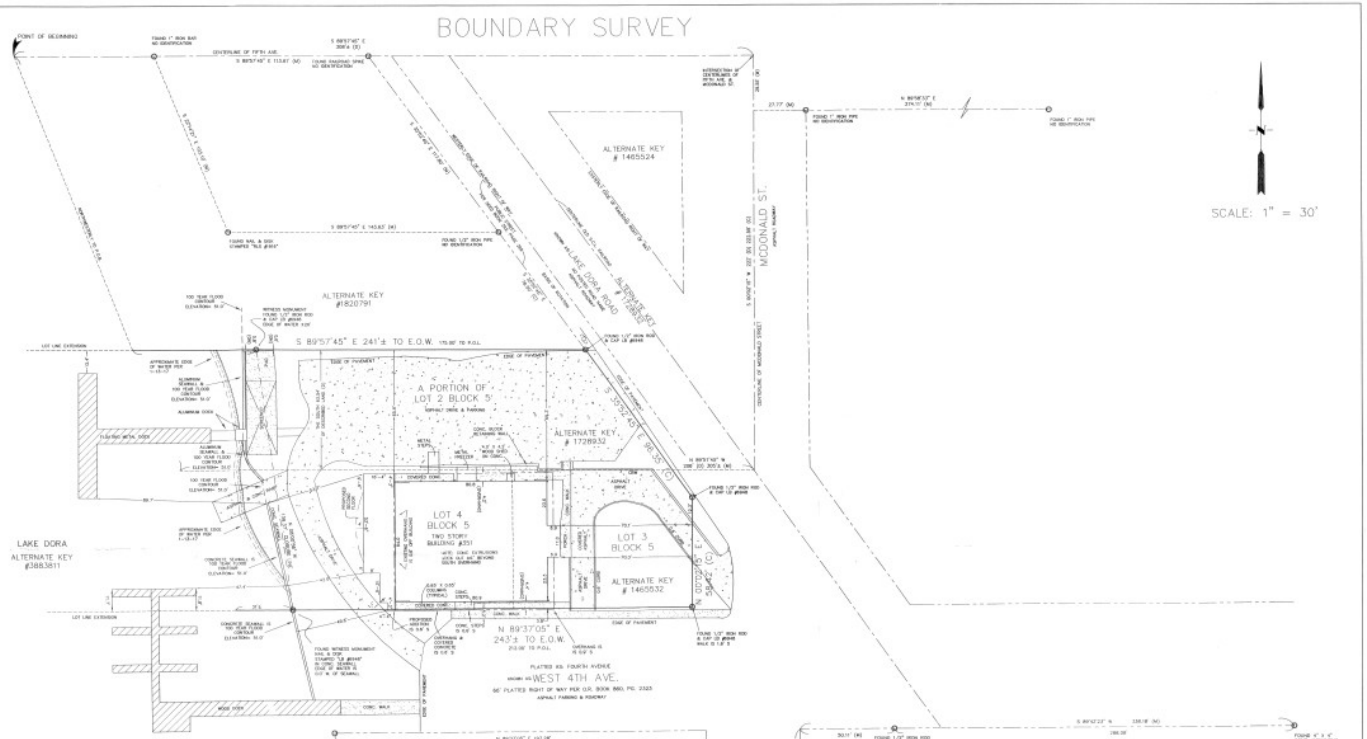
BOUNDARY SURVEY

DESCRIPTION (As Furnished)

LOTS 3 AND 4, BLOCK 5, MOUNT DORA GOVERNMENT RESURVEY BLOCK 5, according to the plat thereof as recorded in Plat Book 3, Pages 37–43 of the Public Records of Lake County, Florida.

and

The South 63.54 feet of the following described land:
That part of the following described land lying west of right of way of Atlantic Coast Line Railway Company: Beginning at the intersection of the center line of Fifth Avenue and the shore line of Lake Dora, according to the Official Plat of Mount Dora, in Sec. 31, TP. 19 S, R. 27 E, recorded in Plat Book 3, page 37, Public Records of Lake County, Florida, thence East 308 feet, more or less, to intersection of center lines of Fifth Avenue and McDonald Street, thence South along center line of Mcdonald Street 222 feet, thence West 206 feet, more or less, parallel to center line of Fifth Avenue to shore line of Lake Dora, thence in a Northwesterly direction along shore line of Lake Dora to point of beginning. Less the right of way of Fifth Avenue on North and Mcdonald Street on the East, and subject to right of way and easement granted to Town of Mount Dora by deed recorded in Deed Book 292, Page 269, Public Records of Lake County, Florida, also described as Lot 2, Block 5, according to the U.S. re-survey of the subdivision of public land area in Block 5 of the Town of Mount Dora, Florida, Less any streets in the City of Mount Dora, Florida.



NOTES:
ELEVATIONS SHOWN HEREON ARE BASED ON LAKE COUNTY BENCH MARK # LK 132 ELEVATION = 77.37' NAVD 88

REVISIONS AND ADDITIONS	
1-13-17	UPDATE SURVEY & PLOT PLAN

1. This Plat represents a Boundary Survey of the description as furnished DSW Surveying and Mapping, PLC. per client's instruction and makes no claims regarding ownership or rights of possession.
2. Bearings shown hereon are based on the Centerline of Fifth Ave, Being S 89°57'45" E, on ASSUMED DATUM.
3. This surveyor has not searched the public records or obstructed the land shown hereon for easements, right of ways, covenants and restrictions or other pertinent documents which may be found in the public records of this county. This research was not included in the scope of services of this firm.
4. The relative distance accuracy for boundary dimensions shown hereon is in excess of 1 Foot in 10,000 Feet.
5. Underground improvements and utilities have not been located.
6. This survey performed by DSW Surveying and Mapping, PLC. is for the singular use by the clients named hereon for the express stated purpose listed hereon. This drawing is not legally binding without my signature and original raised embossed seal. No third party is authorized to use this drawing in any way, and this surveyor shall not be held liable for damages resulting from the unauthorized or illegal executions or attempts at circumventing prescribed laws or professional fee payments. All plats, reports, notes, plans, specifications, computer files, field notes or data, other documents and instruments prepared by this firm as instruments of services shall remain the property of this firm. This firm shall retain all common law, statutory and other reserved rights, including the copyright thereto. The original of this drawing remains the property of DSW Surveying and Mapping, PLC.
7. Building ties, Fence ties, Etc. are not to be used as a way to reconstruct boundary line location.

CERTIFIED TO:
MOUNT DORA YACHT CLUB

Based on the FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, Lake County, Florida, Community Panel Number 120137 0367 D, last dated 12/18/12, it appears from a scaling of said map that the land described hereon is shown to be in Zone "X" & "AE", (AREA OF MINIMAL & 100 YEAR FLOODING, BFE=65' Said map is not a Survey and no responsibility is taken for the information contained in or the accuracy of the above referenced map.

LEGEND:

℄	= Centerline	Δ	= Delta (Intersection Angle)		DENOTES CONCRETE
□	= REC	R	= Radius	WF	= Wood Fence
○	= REC	L	= Arc Length	(M)	= Measured
		CB	= Chord Bearing	CBW	= Concrete Block Wall
		CH	= Chord Length	PI	= Point of Intersection
		PC	= Point of Curvature	CNF	= Corner Not Found
		PT	= Point of Tangency	OHUL	= Overhead Utility Lines
		PB	= Plat Book	POB	= Point of Beginning
	= Denotes Utility Pole	PG (S)	= Page(s)	POC	= Point of Commencement
(NR)	= Non Radial	PRC	= Point of Reverse Curvature	(D)	= Per Description
(NA)	= Corner Not Accessible	CLF	= Chain Link Fence	BSL	= Building Setback Line
(C)	= Calculated	A/C	= Air Conditioner	RP	= Radius Point
TB	= Tangent Bearing	R/W	= Right-Of-Way	(R)	= Radial
BFE	= Base Flood Elevation	PCC	= Point of Compound Curvature		
		(P)	= Per Plat		

DSW Surveying & Mapping, PLC
PROFESSIONAL SURVEYORS AND MAPPERS
CERTIFICATION OF AUTHORIZATION #LB7945
4500 ORANGE BOULEVARD, SUITE 1000
SANFORD, FLORIDA 32771
Phone: (352) 735-3796

JOB NO. 16.3096 Sheet 1 of 1

DRAWING: 16.3096	SURVEY DATE: 12/12/16
INTENDED DISPLAY SCALE: 1" = 30'	DRAWN: WMS

EXPECTED USE OF THIS LAND: COMMERCIAL PURPOSES

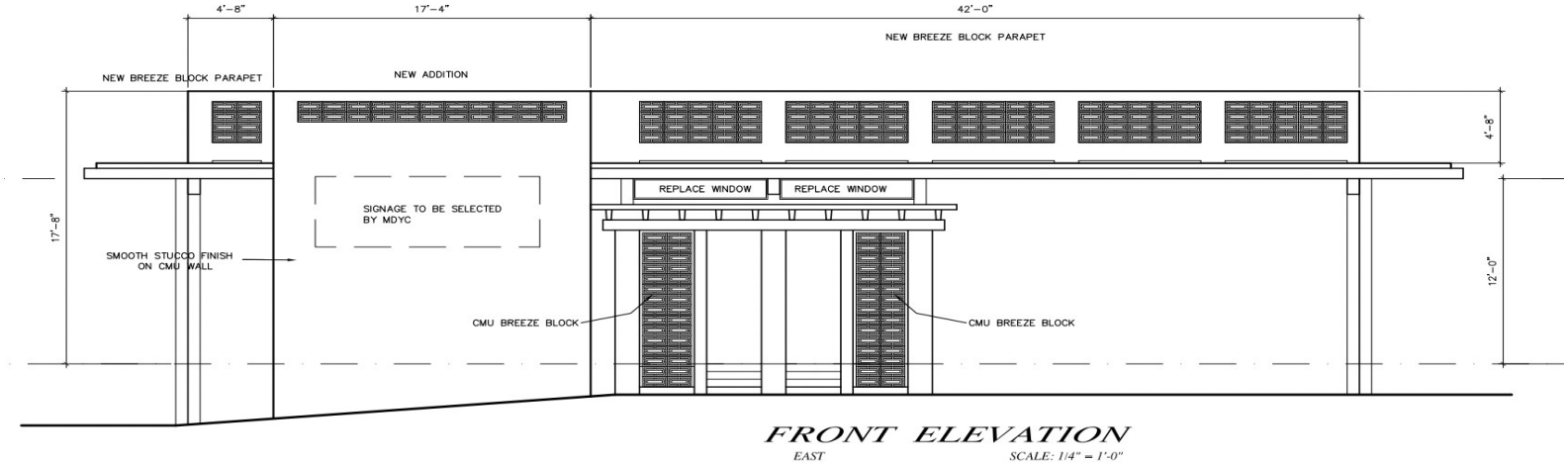
IT IS CERTIFIED THAT THE SURVEY REPRESENTED HEREON MEETS OR EXCEEDS THE STANDARDS OF PRACTICE AS SET FORTH IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

NOT VALID WITHOUT A SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

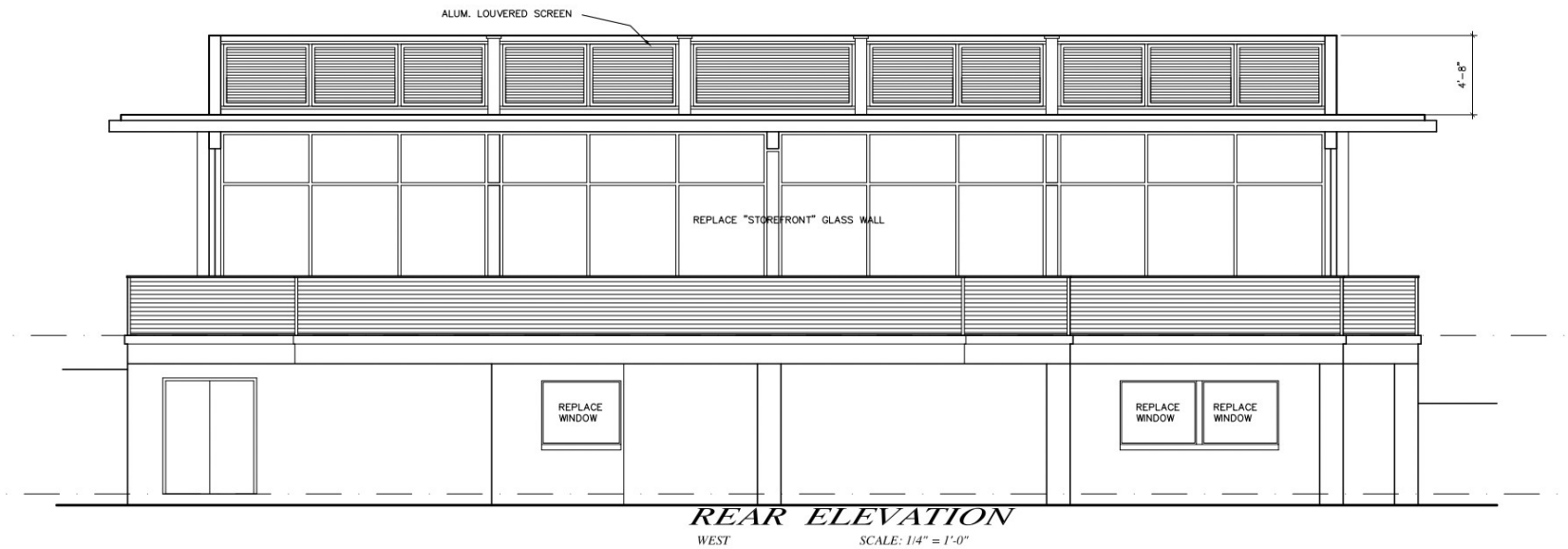
DOUGLAS S. MILLS, Florida Registration # 5984 FOR THE FIRM

3.1) ELEVATION RENDERING – PROPOSED DESIGN
A PROPOSED ALTERATION WITH EXTERIOR IMPROVEMENTS AND ADDITION 166 SF Add new breeze block perimeter parapet (4'-8”H) in line with the existing perimeter walls, on the front and sides. The parapet will be used to screen roof utilities and the A/C compressors. Add a new louver parapet at the rear elevation. At the entry porte-cochere add infill breeze block between columns and replace the front door with a double door.

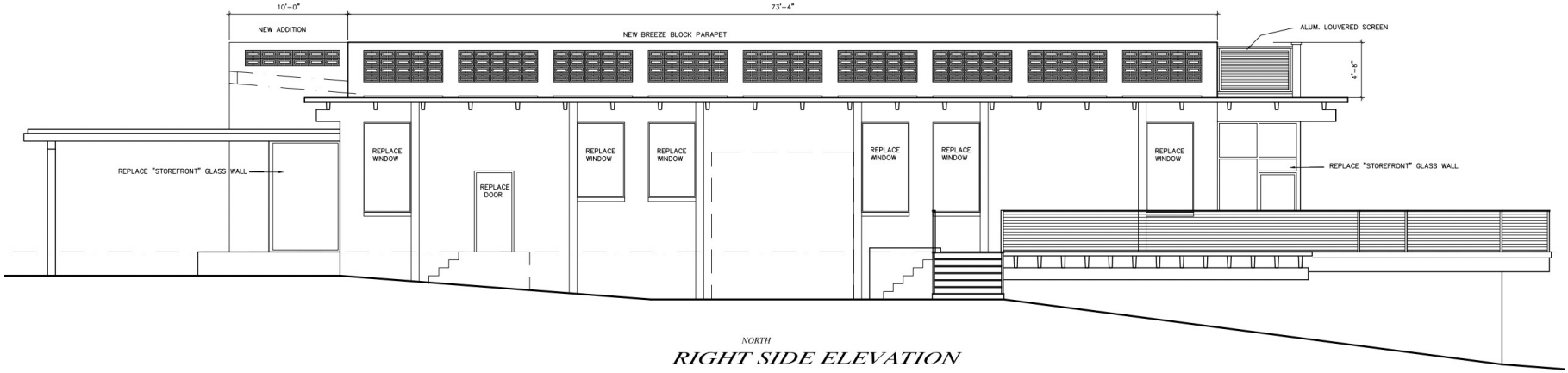
3.2) ELEVATION DRAWING – FRONT ELEVATION EAST



3.3) ELEVATION DRAWINGS – REAR ELEVATION WEST



3.3) ELEVATION DRAWINGS – SIDE ELEVATION NORTH

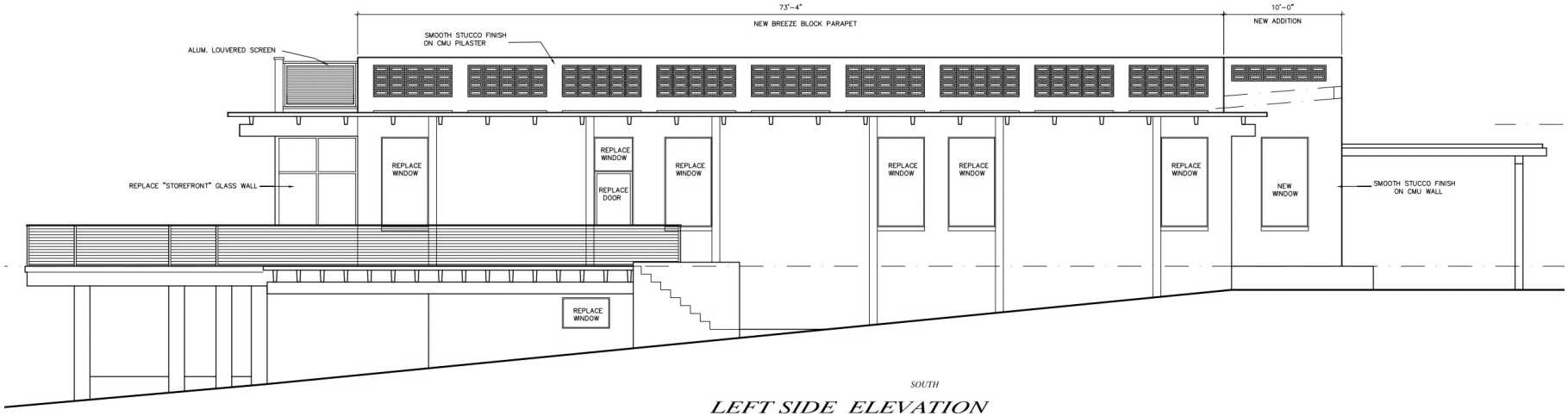


NORTH

RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

3.4) ELEVATION DRAWINGS – REAR ELEVATION SOUTH



SOUTH

LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

4) MATERIAL LISTING OR CUT SHEETS

PROPOSED FRONT DOOR

THERMATRU DOUBLE DOOR 36'W x 96”H, FINISH: RED

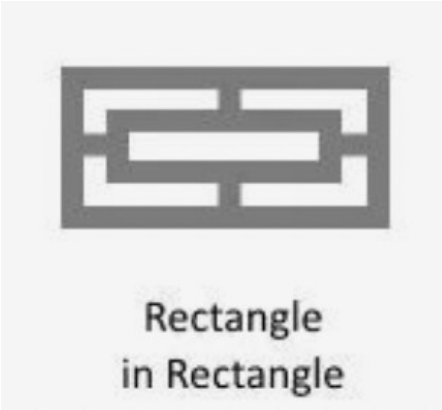
CCA82310-SDLF4

Classic Craft® Visionary Collection™ Fir Grain

Start Over

PROPOSED PARAPET WITH BREEZE BLOCK

HISTORY: Breeze blocks started in the 1930's but they didn't gain massive popularity until the 1950s and 1960s. During the 1960s, the suburbs started to embrace breeze blocks as a common fencing option. Not only had these concrete blocks caught on in the suburbs, but also throughout commercial projects.



PROPOSED REAR PARAPET WITH ALUMINUM LOUVER

5) PHOTOGRAPH OF EXISTING STRUCTURE

CITY OF MOUNT DORA

351 W 4th Avenue
Site Visit
November 16, 2022

MOUNT DORA
YACHT CLUB

CITY OF MOUNT DORA

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

DATE: November 23, 2022

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Certificate of Appropriateness; 625 N Tremain Sreet (Location); Enclose Rear Porch and Convert to Living Area (Request); Suzanne R. Dausman (Owner and Applicant).**

Property Information

Address:	625 N Tremain Street	**Current Use**	Single-Family Residence
Zoning District:	R-2	**Land Use:**	Medium Density Residential

Original Structure Information

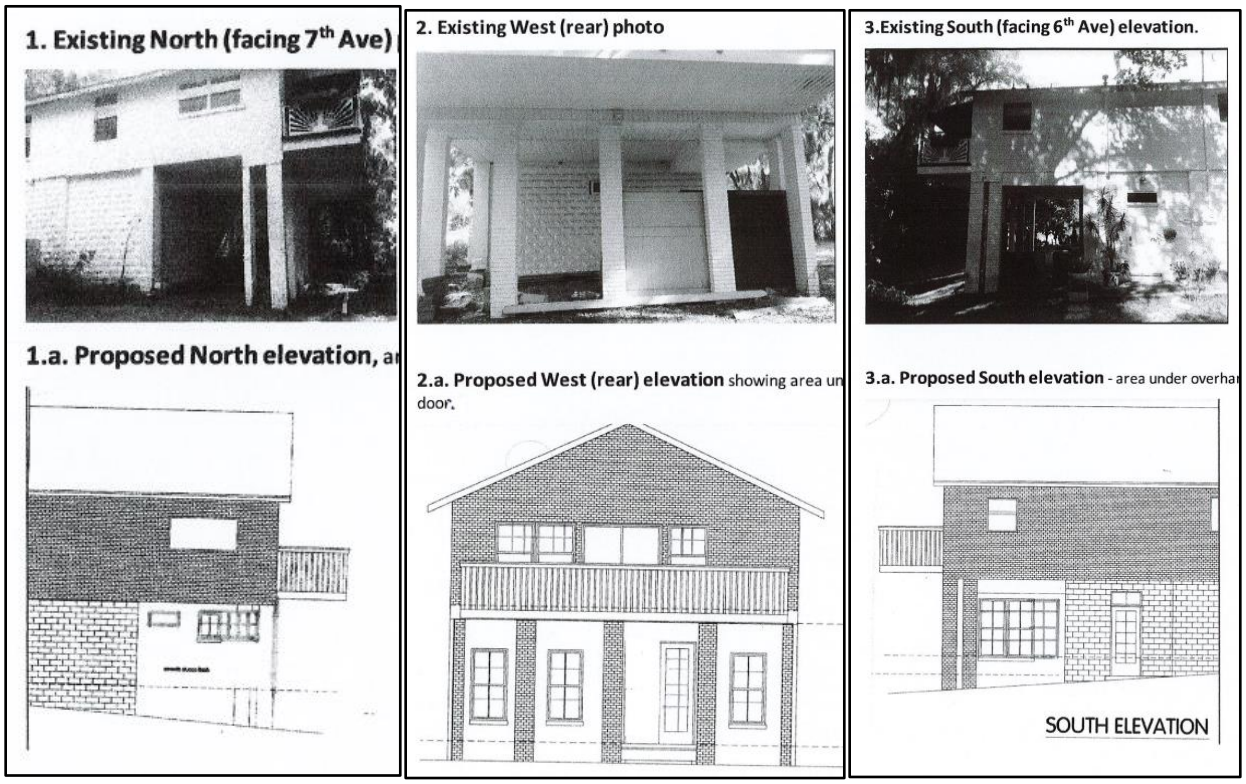
Date of Construction:	1936	**Style:**	Bungalow
Structural System:	Concrete Block	**Foundation Type:**	Concrete Slab
Siding:	Concrete Block	**Stories:**	Two
Roof:	Gable	**Windows:**	Metal Sash 6/6
Porch: One Open Porch			

Description of Proposed Work: Enclose first floor porch on the western elevation (rear of property) to match the second story footprint and convert to living area.

Staff Analysis:
Bungalows typically feature a balanced and well-proportioned, but not symmetrical, appearance from the front; a low, exposed roof, often with beams or rafters showing; 1.5 stories in height; a modest front porch or veranda; and square, tapered columns, sometimes called "bungalow columns."

The house has been modified and, though it retains bungalow qualities, it is not a contributing structure within the Historic Preservation Boundary. The house was approved for a Certificate of Appropriateness in 2018 which allowed for a change in siding and windows on the front of the house facing Tremain Street. In 2019, the property obtained a COA to replace 2 single pane windows on the northern elevation.

The Applicant is seeking to expand the first floor living area underneath the second story overhang on the rear of the structure (western elevation). The square columns are proposed to remain and additional windows and a french door will be added to the addition.



The guidelines state that if enclosures are undertaken, maintain the openness of porches through use of transparent materials such as glass or screens. The Applicant is proposing to provide multiple windows and a French door. The guidelines also encourage porches to place enclosures behind significant detailing so that the detailing is not obscured. The porch will leave the brick columns in place and in front of the porch. In addition, the porch will be on the rear of the house and will not impact the front façade which is visible from Tremain Street.

Staff Recommendation: The request is consistent with Section 3.6.4 of the City's Land Development Code and adopted Historic Design Guidelines.

Attachments:
Photos
1987 Site Form
2008 Site Form
Application

FLORIDA MASTER SITE FILE

Site Inventory Form

Site No. _____

Site Name _____ Survey Date 8709

Address of Site 625 Tremain, Mount Dora, Fl. 32757

Instruction for locating _____

Location Mount Dora Sub. (Subdivision Name) 049 (Block No.) 00002 (Lot No.)

County Lake

District name if applicable _____

Owner of Site: Name Williams, Betty

Address 625 N. Tremain St., Mt. Dora Fl. 32757

Type of Ownership _____ Recording Date 8711

Recorder: Name & Title Barr, Melanie (Historic Preservation Consultant)

Address P.O. Box 17, Gainesville Fl 32602

Condition of Site: (Check One)
- x Excellent
- ___ Good
- ___ Fair
- ___ Deteriorated

Integrity of Site: (Check One or More)
- x Altered
- ___ Unaltered
- x Original Use
- ___ Restored/Date
- ___ Moved/Date

Original Use private residence

Present Use private residence

Dates c. +1928

Cultural Phase American

Period 20th Century

NR Classification Category building Date Listed on NR _____

Threats to Site: (Check One or More)
- ___ Zoning
- ___ Development
- ___ Deterioration
- ___ Transportation
- ___ Fill
- ___ Dredge
- ___ Borrowing
- ___ Other (See Remarks Below)

Areas of Significance: building

Significance:

This home appears to be so unusual because it is sited on a hill with a foundation taller than the house's main floor at the back. It was probably built so high up in order to drive a car underneath it. It is an early house, but has been recently altered to a large extent. Its bungalow characteristics are still evident in its shape and cast block foundation but the modern siding and windows detract from its original historical and architectural character. Mr. and Mr. Jones, winter visitors from Ohio, are thought to have been the first owners.

CT 10-11

Architect
Builder
Style and/or Period bungalow
Plan Type rectangular: irregular
Exterior Fabric(s) wood, beaded board # concrete: block, molded # brick: running
Structural System(s) wood frame: balloon
Porches
Orientation
Foundation continuous: concrete block
Roof Type gable
Secondary Roof Structure(s)
Roof Surfacing asphalt shingles
Window Type DHS, 6/6, metal
Ornament Exterior
Chimney
Chimney Location
No. of Chimneys No. of Stories 2
No. of Dormers Outbuildings
Surroundings
Map Reference (incl. scale & date) USGS Eustis 7.5 MIN 1966 (PR 1980)

Latitude and Longitude

Site Size (approx. acreage of property) LT1

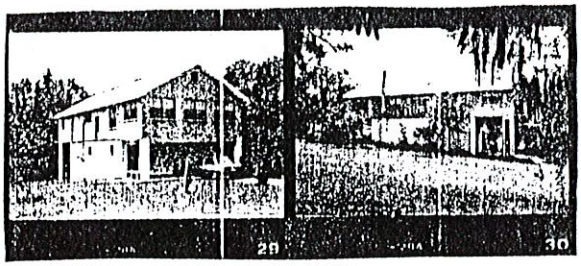
LOCATION SKETCH OR MAP N

Township	Range	Section
19	27	28

UTM Coordinates:

Zone Easting Northing

Photographic Records Number P 29-30
Please attach Photographic Print



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)

625 N. Tremain St. Mount Dora FL 32757
Property Address

Property Owner (If Different From Applicant)

Applicant Name: Suzanne R. Dausman

Address: 625 N. Tremain St.

City/St/Zip: Mount Dora FL 32757

Business Phone | 315 345-0995 **Alternate Phone** | srdausman@gmail.com **Email**

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

Enclose and finish ground floor of house to create 1st floor living space.

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

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.

CITY OF MOUNT DORA

PLANNING AND DEVELOPMENT

City Hall
510 N. Baker St.
Mount Dora, FL 32757

Office of the City Manager
352-735-7126
Fax: 352-735-4801

Finance Department
352-735-7118
Fax: 352-735-1406

Human Resources
352-735-7106
Fax: 352-735-9457

Planning and Development
352-735-7112
Fax: 352-735-7191

City Hall Annex
900 N. Donnelly St.
Mount Dora, FL 32757

Parks and Recreation
352-735-7183
Fax: 352-735-3681

Public Safety Complex
1300 N. Donnelly St.
Mount Dora, FL 32757

Police Department
352-735-7130
Fax: 352-383-4623

Fire Department
352-735-7140
Fax: 352-383-0881

Public Works Complex
1250 N. Highland St.
Mount Dora, FL 32757
352-735-7151
Alt. Tel: 352-735-7105
Fax: 352-735-1539
Alt. Fax: 352-735-2892

W. T. Bland Public Library
1995 N. Donnelly St.
Mount Dora, FL 32757
352-735-7180
Fax: 352-735-0074

Website:
www.cityofmountdora.com

October 1, 2009

Bob & Suzanne Dausman
625 N. Tremain Street
Mount Dora, FL 32757

RE: Certificate of Appropriateness
625 N. Tremain St.
Mount Dora, FL 32757

At their September 30, 2009 meeting the Historic Preservation Board approved your application for Certificate of Appropriateness regarding the addition to the building, alterations to the existing building and a new accessory building as submitted on the plans dated August 4, 2009. The have also approved the use of architectural shingles or metal as roofing material and the enclosure of the rear area, the area within the rear posts, if the owner so chooses.

This letter will serve as your Certificate of Appropriateness. You may now proceed with the Building Permit process for the approved changes to 625 N. Tremain Street.

Please note that the work for which a Certificate of Appropriateness is issued shall commence within six (6) months from the date of issuance, and said certificate shall expire if construction is not continuing in a timely manner as outlined in the Florida Building Code. The Board may not approve extensions for Certificate of Appropriateness.

If you have any questions or need additional information regarding the above please contact me at (352) 735-7113.

Sincerely,

Gus Gianikas, AICP
Assistant Planning & Development Director

GG:cm

c: Building Official, permit file
Eline Ransom

Select Language ▼

PROPERTY RECORD CARD

General Information

Owner Name:	DAUSMAN SUZANNE R	**Alternate Key:**	3870229
Mailing Address:	625 N TREMAIN ST MOUNT DORA, FL 32757-5652 *Update Mailing Address*	**Parcel Number:**	29-19-27-0010-049-00006
		Millage Group and City:	00MD (MOUNT DORA)
		Total Certified Millage Rate:	20.0945
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	625 NORTH TREMAIN ST MOUNT DORA FL 32757 *Update Property Location*	**Property Name:**	-- *Submit Property Name*
		School Locator:	*School and Bus Map*

Property Description:

MOUNT DORA 30-19-27 BEG AT NE COR OF BLK 49 RUN S 152.50 FT,|
W 130 FT, N 152.50 FT, E 130 FT TO POB, E 20 FT OF W 150 FT |
OF N 140 FT OF BLK 49, N 3.5 FT OF E 28.50 FT OF THE |
FOLLOWING DESCRIBED PROPERTY: BEG 102 FT W OF SE COR OF BLK |
49, RUN W TO E LINE OF TOMPKINS SUB, N 127.50 FT, E TO A |
POINT 102 FT W OF E LINE OF SAID BLK 49, S 127.50 FT TO POB |
PB 3 PGS 37-43 |
ORB 3596 PG 2438 ORB 5155 PG 2263 ORB 5174 PG 335 |

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)	152	140		152	FF	$0.00	$116,280.00

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

Residential Building(s)

Building 001

Residential Single Family Building Value: $91,222.00

Summary

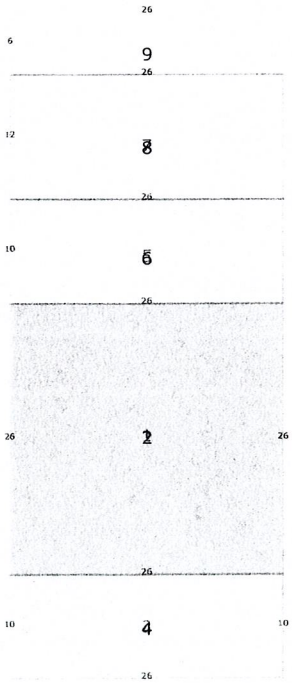
Year Built: 1936	Total Living Area: 1196	Central A/C: Yes	Attached Garage: Yes
Bedrooms: 3	Full Bathrooms: 2	Half Bathrooms: 0	Fireplaces: 0

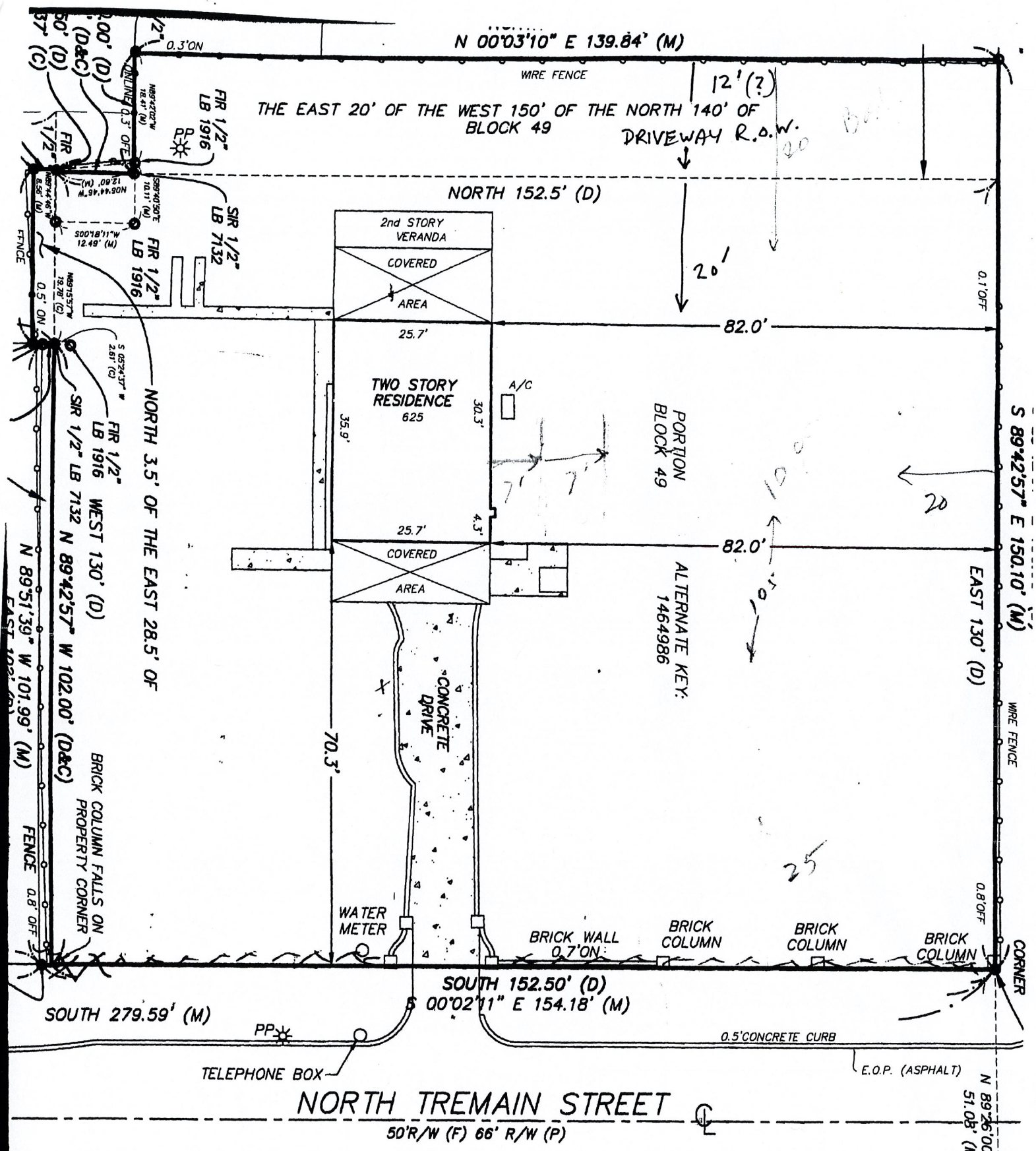
Incorrect Bedroom, Bath, or other information?

Section(s)

Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
1	FINISHED LIVING AREA (FLA)	Stucco/Brick (003)	1	676	N	0%	0%	
2	GARAGE FINISHED BLOCK (GBF)	Block (002)	1	676	N	0%	0%	
3	OPEN PORCH FINISHED (OPF)	No Wall Type (000)	1	260	N	0%	0%	
4	FINISHED LIVING AREA (FLA)	Stucco/Brick (003)	1	260	N	0%	0%	
5	FINISHED LIVING AREA (FLA)	Stucco/Brick (003)	1	260	N	0%	0%	
6	ENCLOSED PORCH STONE (EPC)	Stucco/Brick (003)	1	260	N	0%	0%	
7	OPEN PORCH FINISHED (OPF)	No Wall Type (000)	1	312	N	0%	0%	
8	ENCLOSED PORCH STONE (EPC)	Stucco/Brick (003)	1	312	N	0%	0%	
9	OPEN PORCH UNFINISHED (OPU)	No Wall Type (000)	1	156	N	0%	0%	

View Larger / Print / Save





Decorative type 4 Hi Fence XRD

Fence Plan

Application for 625 N Tremain St, Mount Dora

Photos and diagrams -

1. Existing North elevation
    a. Proposed North elevation
2. Existing West elevation
    a. Proposed West Elevation
3. Existing South elevation
    a. Proposed South elevation

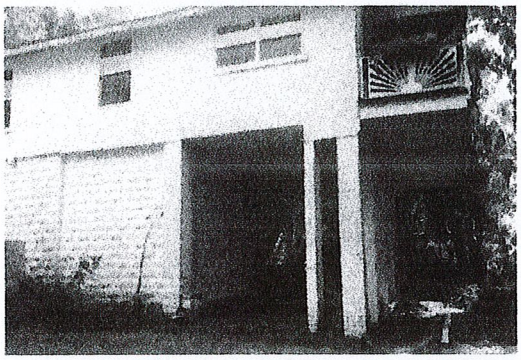
Note:

- No change to front façade or garage space.

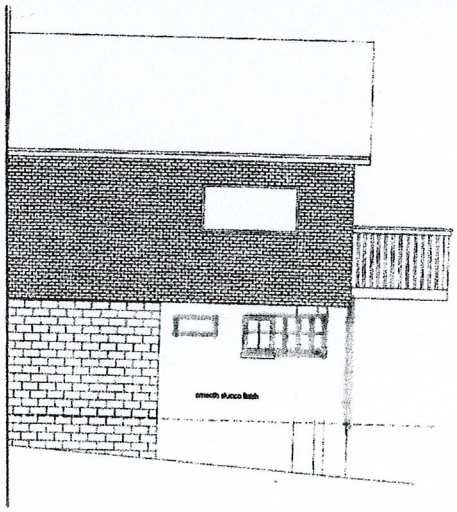
Material spec data Doors: kitchen and door off living area

Windows: living room and bedroom

1. Existing North (facing 7th Ave) photo: unenclosed area under second floor addition.



1.a. Proposed North elevation, area under present overhang enclosed.



2. Existing West (rear) photo

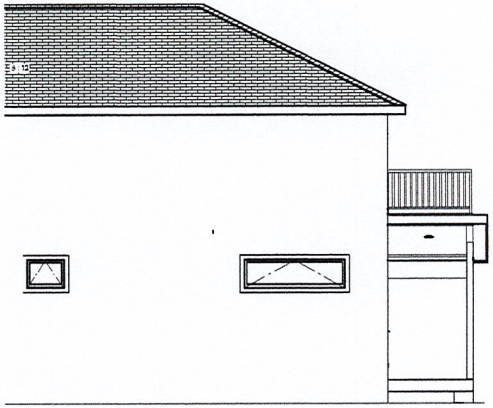
2.a. Proposed West (rear) elevation showing area under overhang enclosed. 3 new windows, French door.

3.Existing South (facing 6th Ave) elevation.

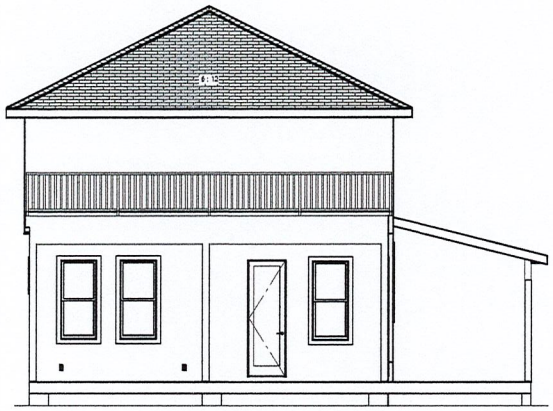
3.a. Proposed South elevation - area under overhang enclosed. 3 new windows, full light door added.

LEFT ELEVATION
1/4 IN = 1 FT

ALL GIVEN CALL-OUTS AND DIMENSIONS ARE TYPICAL OF ALL ELEVATIONS UNLESS OTHERWISE NOTED



RIGHT ELEVATION
1/4 IN = 1 FT



REAR ELEVATION
1/4 IN = 1 FT

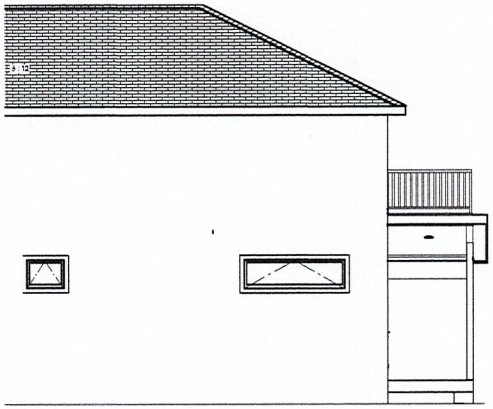
Revision Table	
Date	Rev

FRANKLIN RESIDENTIAL DESIGN

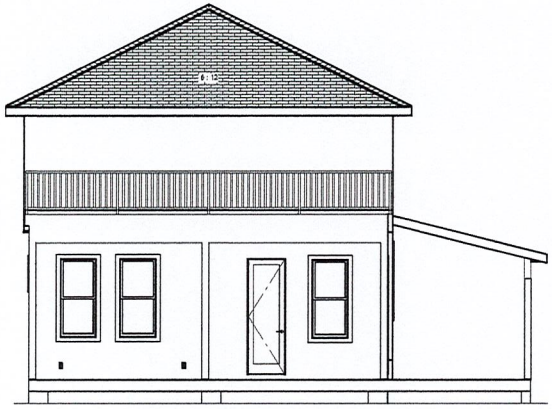
CUSTOM HOME FOR:

LEFT ELEVATION
1/4 IN = 1 FT

ALL GIVEN CALL-OUTS AND DIMENSIONS ARE TYPICAL OF ALL ELEVATIONS UNLESS OTHERWISE NOTED



RIGHT ELEVATION
1/4 IN = 1 FT



REAR ELEVATION
1/4 IN = 1 FT

Revision Table	
Date	By

FRANKLIN RESIDENTIAL DESIGN

CUSTOM HOME FOR:

Lowe's Custom Order Quote

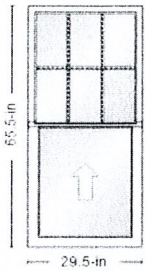
windows 1/5

Quote # 755522689

Quote Name: New Addition Windows Rework

Date Printed: 11/1/2022

Customer:	SUZANNE DAUSMAN	**Store:**	(2577) LOWE'S OF MT. DORA, FL	**Item Total:**	8
Email:	bdausmanconst@hotmail.com	**Associate:**	ROBERT WOLFE (826520)	**PreSavings Total:**	$6,060.62
Address:	553 E 11TH AVE	**Address:**	18795 US HIGHWAY 441	**Freight Total:**	$0.00
	MT DORA, FL 32757		MT. DORA, FL 32757-6741	**Labor Total:**	$0.00
Phone:	(315) 345-0995	**Phone:**	(352) 385-3600	**Pre-Tax Total:**	$6,060.62



Pella 250 Series | Single Hung | 29.5 X 65.5 | White
Room Location: None Assigned

Product Warranty

Line #	Item Summary	Production Time	Was Price	Now Price	Quantity	Total Savings	Pre-Tax Total
100-1	Pella 250 Series | Single Hung | 29.5 X 65.5 | White	42 days	$535.46	$535.46	4		$2,141.84

Begin Line 100 Description

---- Line 100-1 ----

windows 2/5

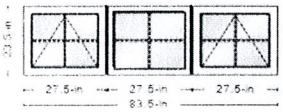
1: Unit: 30 || Frame: 29 1/2-in || RO: 30-inUnit: 66 || Frame: 65 1/2-in || RO: 66-in
Single Hung
Equal. Frame Size: 29 1/2 X 65 1/2. Pella 250 Series Series. No Dry Wall Pass Through
Southern

Standard
Vinyl
Nail Fin
No Foam Insulated
3 1/4"
1 1/8"
2 1/8". White. White. Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude. Cam-Action Lock
White
No Limited Opening Hardware. Half Screen InView™. Combination U-Factor 0.28
U-Factor 0.28
Combination SHGC 0.2
SHGC 0.20
VLT 0.46
CPD PEL-N-208-00058-00002
Satisfied Energy Star Zones North Central,South Central,Southern
Performance Class R
PG 35
Calculated Positive DP Rating 35
Calculated Negative DP Rating 35
FPAS FL16812
Year Rated 08-11
Clear Opening Width 25.25
Clear Opening Height 27.214
Clear Opening Area 4.771899
Egress Does not meet typical United States egress
but may comply with local code requirements.

Remake: No
In-Store Pick-up
EA
09/30/2022
False
True
877-473-5527
. 42 Days. 943055
WTS Pella 250 Window. 103848.
Grille: GBG
No Custom Grille
3/4" Contour
Traditional (3W2H / 0W0H)
White
White
Wrapping Information: Factory Applied
Pella Recommended Clearance
Perimeter Length = 190".

End Line 100 Description

Pella 250 Series | 3-Wide Awning | 83.5 X 23.5 | White
Room Location: None Assigned



Product Warranty

Line #	Item Summary	Production Time	Was Price	Now Price	Quantity	Total Savings	Pre-Tax Total
200-1	Pella 250 Series | 3-Wide Awning | 83.5 X 23.5 | White	82 days	$2,026.45	$2,026.45	1		$2,026.45

Begin Line 200 Description

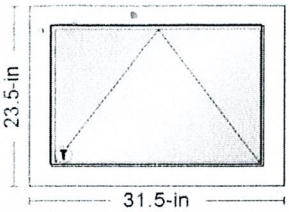
windows 3/5

---- Line 200-1 ----

1: Unit: 28 || Frame: 83 1/2-in || RO: 84-
inUnit: 24 || Frame: 23 1/2-in || RO: 24-in
Vent Awning. Frame Size: 27 1/2 X 23 1/2.
Pella 250 Series Series. Southern
Standard
Vinyl
Nail Fin
No Foam Insulated
3 1/4"
1 1/8"
2 1/8". White. White. Glass: Insulated Dual
Low-E SunDefense™ Low-E Insulating Glass
Argon Non High Altitude. Standard
Wash Hinge Hardware
Fold-Away Crank
White
No Limited Opening Hardware. Full Screen
InView™. No. Combination U-Factor 0.26
U-Factor 0.26
Combination SHGC 0.2
SHGC 0.17
VLT 0.39
CPD PEL-N-241-00006-00002
Satisfied Energy Star Zones Northern,North
Central,South Central,Southern
Performance Class LC
PG 35
Combination Positive DP Rating N/A
Calculated Positive DP Rating 35
Combination Negative DP Rating N/A
Calculated Negative DP Rating 35
FPAS FL26534
Year Rated 08-11
Egress Not Applicable. Remake: No
In-Store Pick-up
EA
09/30/2022
False
True
877-473-5527
. 82 Days. 943055
WTS Pella 250 Window. 103848.
Grille: GBG
No Custom Grille
3/4" Contour
Traditional (2W2H)
White
White
Vertical Mull 1: FactoryMull
1/2" Joining Mullion
2: Unit: 28 || Frame: 83 1/2-in || RO: 84-
inUnit: 24 || Frame: 23 1/2-in || RO: 24-in
Fixed Direct Set. Frame Size: 27 1/2 X 23 1/2.
Pella 250 Series Series. Southern
Standard
Vinyl
Nail Fin
No Foam Insulated
3 1/4"
1 1/8"
2 1/8". White. White. Glass: Insulated Dual
Low-E SunDefense™ Low-E Insulating Glass
Argon Non High Altitude. No. Combination U-
Factor 0.26
U-Factor 0.26
Combination SHGC 0.2
SHGC 0.20
VLT 0.47
CPD PEL-N-240-00006-00002
Satisfied Energy Star Zones Northern,North
Central,South Central,Southern
Performance Class LC
PG 35
Combination Positive DP Rating N/A
Calculated Positive DP Rating 35
Combination Negative DP Rating N/A
Calculated Negative DP Rating 35
FPAS FL26535
Year Rated 08-11. Remake: No
In-Store Pick-up
EA
09/30/2022
False
True
877-473-5527
. 82 Days. 943055
WTS Pella 250 Window. 103848.
Grille: GBG
No Custom Grille
3/4" Contour
Traditional (2W2H)
White
White
Vertical Mull 2: FactoryMull
1/2" Joining Mullion
3: Unit: 28 || Frame: 83 1/2-in || RO: 84-
inUnit: 24 || Frame: 23 1/2-in || RO: 24-in
Vent Awning. Frame Size: 27 1/2 X 23 1/2.
Pella 250 Series Series. Southern
Standard
Vinyl
Nail Fin
No Foam Insulated
3 1/4"
1 1/8"
2 1/8". White. White. Glass: Insulated Dual
Low-E SunDefense™ Low-E Insulating Glass
Argon Non High Altitude. Standard
Wash Hinge Hardware
Fold-Away Crank
White
No Limited Opening Hardware. Full Screen
InView™. No. Combination U-Factor 0.26
U-Factor 0.26
Combination SHGC 0.2
SHGC 0.17
VLT 0.39
CPD PEL-N-241-00006-00002
Satisfied Energy Star Zones Northern,North
Central,South Central,Southern
Performance Class LC
PG 35
Combination Positive DP Rating N/A
Calculated Positive DP Rating 35
Combination Negative DP Rating N/A
Calculated Negative DP Rating 35
FPAS FL26534
Year Rated 08-11
Egress Not Applicable. Remake: No
In-Store Pick-up
EA
09/30/2022
False
True
877-473-5527
. 82 Days. 943055
WTS Pella 250 Window. 103848.
Grille: GBG
No Custom Grille
3/4" Contour
Traditional (2W2H)
White
White
Wrapping Information: Factory Applied
Pella Recommended Clearance
Perimeter Length = 214".

End Line 200 Description

windows 4/5



Pella 250 Series | Awning | Vent | 31.5 X 23.5 | White
Room Location: None Assigned

Product Warranty

Line #	Item Summary	Production Time	Was Price	Now Price	Quantity	Total Savings	Pre-Tax Total
300-1	Pella 250 Series | Awning | Vent | 31.5 X 23.5 | White	75 days	$779.47	$779.47	1		$779.47

Begin Line 300 Description

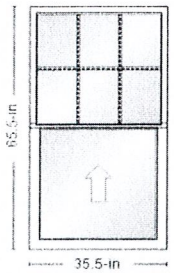
---- Line 300-1 ----

1: Unit: 32 || Frame: 31 1/2-in || RO: 32-inUnit: 24 || Frame: 23 1/2-in || RO: 24-in Vent Awning. Frame Size: 31 1/2 X 23 1/2. Pella 250 Series Series. Southern

Standard
Vinyl
Block
No Foam Insulated
3 1/4"
3 1/4"
Sill Adapter Included
Head Expander Included. White. White.
Glass: Insulated Dual Tempered Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude. Standard
Wash Hinge Hardware
Fold-Away Crank
White
No Limited Opening Hardware. Full Screen InView™. Combination U-Factor 0.26
U-Factor 0.26
Combination SHGC 0.19
SHGC 0.19
VLT 0.43
CPD PEL-N-241-00006-00007
Satisfied Energy Star Zones Northern,North Central,South Central,Southern
Performance Class LC
PG 35
Calculated Positive DP Rating 35
Calculated Negative DP Rating 35
FPAS FL26534
Year Rated 08-11
Egress Not Applicable.

Remake: No
In-Store Pick-up
EA
09/30/2022
False
True
877-473-5527
. 75 Days. 943055
WTS Pella 250 Window. 103848.
Grille: No Grille
Wrapping Information: Pella Recommended Clearance
Perimeter Length = 110".

End Line 300 Description



Pella 250 Series | Single Hung | 35.5 X 65.5 | White
Room Location: None Assigned

Product Warranty

Line #	Item Summary	Production Time	Was Price	Now Price	Quantity	Total Savings	Pre-Tax Total
400-1	Pella 250 Series | Single Hung | 35.5 X 65.5 | White	42 days	$556.43	$556.43	2		$1,112.86

Begin Line 400 Description

windows 5/5

---- Line 400-1 ----

1: Unit: 36 | | Frame: 35 1/2-in | | RO: 36-inUnit: 66 | | Frame: 65 1/2-in | | RO: 66-in	Standard	Remake: No
Single Hung	Vinyl	In-Store Pick-up
Equal. Frame Size: 35 1/2 X 65 1/2. Pella 250	Nail Fin	EA
Series Series. No Dry Wall Pass Through	No Foam Insulated	09/30/2022
Southern	3 1/4"	False
	1 1/8"	True
	2 1/8". White. White. Glass: Insulated Dual	877-473-5527
	Low-E SunDefense™ Low-E Insulating Glass	. 42 Days. 943055
	Argon Non High Altitude. Cam-Action Lock	WTS Pella 250 Window. 103848.
	White	Grille: GBG
	No Limited Opening Hardware. Half Screen	No Custom Grille
	InView™. Combination U-Factor 0.28	3/4" Contour
	U-Factor 0.28	Traditional (3W2H / 0W0H)
	Combination SHGC 0.2	White
	SHGC 0.20	White
	VLT 0.46	Wrapping Information: Factory Applied
	CPD PEL-N-208-00058-00002	Pella Recommended Clearance
	Satisfied Energy Star Zones North Central,South	Perimeter Length = 202".
	Central,Southern	
	Performance Class R	
	PG 35	
	Calculated Positive DP Rating 35	
	Calculated Negative DP Rating 35	
	FPAS FL16812	
	Year Rated 08-11	
	Clear Opening Width 31.25	
	Clear Opening Height 27.214	
	Clear Opening Area 5.905816	
	Egress Meets Typical 5.7 sqft (E) (United States	
	Only).	

End Line 400 Description

Accepted by: _____ **Date:** 11/1/2022

Pre-Tax Total	**$6,060.62**

This quote is an estimate only and valid for 30 days on all regularly priced items. For promotional items please refer to the dates listed above. This estimate does not include tax or delivery charges. Estimated arrival will be determined at the time of purchase. All of the above quantities, dimensions, specifications and accessories have been verified and accepted by the customer.

****** Special order configured products returned or canceled after 72 hours from purchase are subject to a 20% restocking fee. ******

Lowe's Custom Order Quote

doors 1/3

Quote # 755520545
Quote Name: Entry Doors
Date Printed: 11/1/2022

Customer:	SUZANNE DAUSMAN	**Store:**	(2577) LOWE'S OF MT. DORA, FL	**Item Total:**	2
Email:	bdausmanconst@hotmail.com	**Associate:**	ROBERT WOLFE (826520)	**PreSavings Total:**	$5,955.70
Address:	553 E 11TH AVE	**Address:**	18795 US HIGHWAY 441	**Freight Total:**	$0.00
	MT DORA, FL 32757		MT. DORA, FL 32757-6741	**Labor Total:**	$0.00
Phone:	(315) 345-0995	**Phone:**	(352) 385-3600	**Pre-Tax Total:**	$5,955.70

JELD-WEN Entry Pro Fiberglass Single Door | FBC - Non-HVHZ Building Code | Not Impact Rated
Right Inswing | Adjustable Sill | Smooth-Pro | 1-Panel 3/4 Lite Door Design | 6-Lite Door Glass
4 9/16-in Jamb | Modern White/Modern White Jamb Finish
Room Location: Not Specified main entry - south side

Product Warranty

Line #	Item Summary	Production Time	Was Price	Now Price	Quantity	Total Savings	Pre-Tax Total
100-1	JELD-WEN Entry Pro Fiberglass Single Door	35 days	$2,614.68	$2,614.68	1		$2,614.68

Begin Line 100 Description

---- Line 100-1 ----

doors 2/3

JELD-WEN Entry Pro Fiberglass Single Door
Building Code = FBC - Non-HVHZ
Impact Rating = No
U.S. Energy Star Zone = Energy Star - South
Unit Type = Pre-Hung
Handing & Swing = Right Inswing
Sill / Threshold Type = Adjustable
Door System Width = RO: 38-7/16-in || Frame: 37-7/16-in || Door: 36
Door System Height = RO: 98-1/2-in || Frame: 97-3/4-in || Door: 96

Door Skin = Smooth-Pro
Door Type = Doors with Inserts
Door Thickness = 1 3/4-in
Door Style = 1-Panel 3/4 Lite
Door Finish Type = None
Door Glass Insert Size & Shape = 22 x 64 Rectangle
Door Glass Insert Option = Clear / Privacy Grille Designs
Door Glass Type = Standard Glass
Door Glass Design Options = 6-Lite
Door Glazing / Clear or Privacy Type = Insulated Low-E
Door Glass Privacy Rating = 1
Door Glass Grille Type / Color & Profile = Simulated Divided Lite
Door Screen Type = No Screen
Door Bore = Double Bore
Bore Backset = 2 3/8-in
Bore Diameter = 2 1/8-in
Lockset Bore Position = 60
Dead Bolt Bore Position = 5 1/2-in
Hinge Prep = 4-Hinge Prep
Hinges Included = Yes
Hinge Size = 4-in x 4-1/4-in
Hinge Type = Ball Bearing w/Safety Stud
Hinge Radius = 5/8-in Radius / Square
Hinge Finish = Satin Nickel
First Hinge Position = 6 3/4-in
Second Hinge Position = 30 3/4-in
Third Hinge Position = 55 3/4-in
Fourth Hinge Position = 79 3/4-in
Include Lockset = No
Jamb Cladding = No
Jamb Width = 4 9/16-in
Jamb Finish Type = Paint
Jamb Specie = Composite
Jamb Finish - Exterior Side = Modern White
Jamb Finish - Interior Side = Modern White
Weather-Strip Type = Compression Bronze
Sill Pan = No
Sill Width = 5 5/8-in
Sill Finish = Aluminum with Vinyl Cap
Brickmould Specie = None

Room Location = Not Specified
Is This a Remake = No
Structural DP Rating = DP +50/-50
Water PSF Rating = 0 psf
Impact Certification = Non-Impact
Florida Approval Number = 13541.2
Regional Compliance = FBC - NAMI
Tested Height = 96
Production Time (Does not include transit time) = 35
SOS = 970376
SOS Description = WTS JW FIBERGLASS PREINISHED
Vendor ID = 42736
Delivery Method = In-Store Pick-Up
Manufacturer = JELD-WEN
Kissimmee (FL)
Catalog Version = 22.3.3.1

End Line 100 Description

JELD-WEN Entry Pro Fiberglass Single Door | FBC - Non-HVHZ Building Code | Not Impact Rated
Right Outswing | Fixed Bumper - All Aluminum Sill | Smooth-Pro | Flush Full Lite Door Design
Modern White/Modern White Door Finish | White 1-Lite Raise/Lower Tilt Door Glass | 4 9/16-in Jamb
Room Location: Not Specified living room - west side

Product Warranty

Line #	Item Summary	Production Time	Was Price	Now Price	Quantity	Total Savings	Pre-Tax Total
200-1	JELD-WEN Entry Pro Fiberglass Single Door	35 days	$3,341.02	$3,341.02	1		$3,341.02

Begin Line 200 Description

---- Line 200-1 ----

doors 3/3

JELD-WEN Entry Pro Fiberglass Single Door
Building Code = FBC - Non-HVHZ
Impact Rating = No
U.S. Energy Star Zone = Energy Star - South
Unit Type = Pre-Hung
Handing & Swing = Right Outswing
Sill / Threshold Type = Fixed Bumper - All Aluminum
Door System Width = RO: 32-7/16-in || Frame: 31-7/16-in || Door: 30
Door System Height = RO: 97-1/16-in || Frame: 96-5/16-in || Door: 96

Door Skin = Smooth-Pro
Door Type = Doors with Inserts
Door Thickness = 1 3/4-in
Door Style = Flush Full Lite
Door Finish Type = Painted
Door Finish - Exterior Side = Modern White
Door Finish - Interior Side = Modern White
Door Glass Insert Size & Shape = 20 x 80 Rectangle
Door Glass Insert Option = Miniblinds Between Glass
Door Glass Type = Standard Glass
Door Glass Design Options = White 1-Lite Raise/Lower Tilt
Door Glazing / Clear or Privacy Type = Insulated Low-E
Door Glass Privacy Rating = 1 / 5 / 10
Door Glass Grille Type / Color & Profile = None
Door Screen Type = No Screen
Door Bore = Double Bore
Bore Backset = 2 3/8-in
Bore Diameter = 2 1/8-in
Lockset Bore Position = 60
Dead Bolt Bore Position = 5 1/2-in
Hinge Prep = 4-Hinge Prep
Hinges Included = Yes
Hinge Size = 4-in x 4-1/4-in
Hinge Type = Non-Removable Pin
Hinge Radius = 5/8-in Radius / Square
Hinge Finish = Satin Nickel
First Hinge Position = 6 3/4-in
Second Hinge Position = 30 3/4-in
Third Hinge Position = 55 3/4-in
Fourth Hinge Position = 79 3/4-in
Include Lockset = No
Jamb Cladding = No
Jamb Width = 4 9/16-in
Jamb Finish Type = None
Jamb Specie = Composite
Weather-Strip Type = Compression Bronze
Sill Pan = No
Sill Width = 4 9/16-in
Sill Finish = Aluminum
Brickmould Specie = None

Room Location = Not Specified
Is This a Remake = No
Structural DP Rating = DP +50/-50
Water PSF Rating = 7.5 psf
Impact Certification = Non-Impact
Florida Approval Number = 13541.2
Regional Compliance = FBC - NAMI
Tested Height = 96
Production Time (Does not include transit time) = 35
SOS = 970376
SOS Description = WTS JW FIBERGLASS PREINISHED
Vendor ID = 42736
Delivery Method = In-Store Pick-Up
Manufacturer = JELD-WEN
Kissimmee (FL)
Catalog Version = 22.3.3.1

End Line 200 Description

Accepted by: _____ **Date:** 11/1/2022

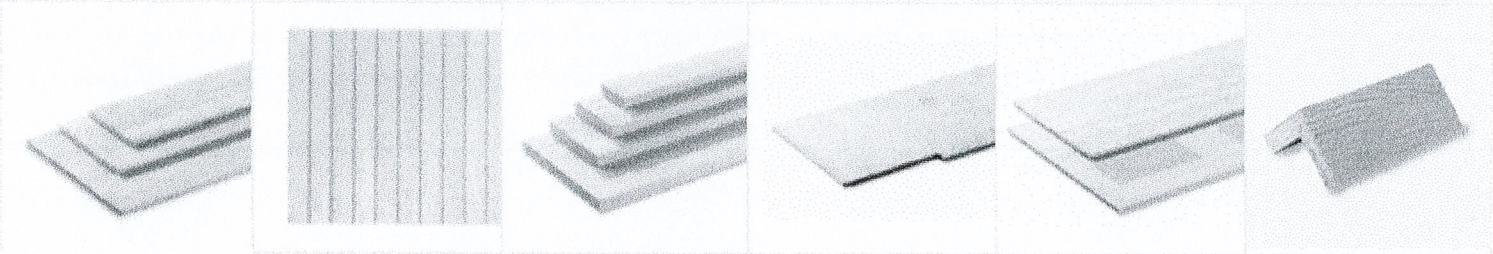
Pre-Tax Total	**$5,955.70**

This quote is an estimate only and valid for 30 days on all regularly priced items. For promotional items please refer to the dates listed above. This estimate does not include tax or delivery charges. Estimated arrival will be determined at the time of purchase. All of the above quantities, dimensions, specifications and accessories have been verified and accepted by the customer.

****** Special order configured products returned or canceled after 72 hours from purchase are subject to a 20% restocking fee. ******

siding

PRODUCT SPECIFICATIONS



Lap Siding

CEDAR TEXTURE LAP SIDING

PRODUCT	38 Series Cedar Texture Lap Siding
LENGTHS AVAILABLE	12, 16 ft (3.7, 4.9 m)
GROOVE?	No Groove
GROOVE WIDTH	N/A
WIDTHS AVAILABLE	5.84, 6.84, 7.84, 11.84 in (148, 174, 199, 301 mm)
MINIMUM THICKNESS	.354 in (8.9 mm)
SUBSTRATE	Strand

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CITY OF MOUNT DORA

625 N Tremain Street
Site Visit
November 16, 2022

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