



City of Mount Dora  
Planning and Development  
510 N. Baker St.  
Mount Dora, FL 32757  
352-735-7112  
[plandev@cityofmounddora.com](mailto:plandev@cityofmounddora.com)

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**HISTORIC PRESERVATION BOARD**  
**City Hall, 510 N. Baker Street, Mount Dora, Florida**  
**Wednesday, February 22, 2023 at 3:00 P.M.**

**AGENDA**

- I. Call To Order
- II. Roll Call With Determination Of Quorum
- III. Approval of Minutes for January 25, 2023
- IV. Public Participation/Hearing for Non-Agenda Items
- V. Certificate of Appropriateness
  1. 809 N Donnelly Street – Replace 6 Windows
    - i. Ex Parte Communication Disclosure
    - ii. Swearing in of staff/applicants
    - iii. Staff presentation
    - iv. Public Input
    - v. Discussion
  2. 853 N Clayton Street – Interior and Exterior Renovations
    - i. Ex Parte Communication Disclosure
    - ii. Swearing in of staff/applicants
    - iii. Staff presentation
    - iv. Public Input
    - v. Discussion
- VI. Other Business
- VII. Announcement of next scheduled meeting date: Wednesday, March 29, 2023
- VIII. Adjournment

**NOTICE:** 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 decision made at this meeting with respect to any matter considered at this meeting, 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 the Planning and Development department no later than seven (7) days prior to the proceedings. Telephone (352) 735-7112 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

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

**DATE:** February 22, 2023

**TO:** Historic Preservation Board

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

**RE:** **Tab 1 - Certificate of Appropriateness; 809 N Donnelly Street (Location); Remove 6 Aluminum Windows and Replace with Fibrex Windows (Request); Ralph E. Kemmet and Ralph O. Kemmet (Owners); Renewal by Andersen, c/o Jared Mellick (Applicant).**

## Property Information

|                         |                       |                    |            |
|-------------------------|-----------------------|--------------------|------------|
| <b>Address:</b>         | 809 N Donnelly Street | <b>Current Use</b> | Residence  |
| <b>Zoning District:</b> | C-2                   | <b>Land Use:</b>   | Commercial |

## Original Structure Information

|                              |                      |                         |                              |
|------------------------------|----------------------|-------------------------|------------------------------|
| <b>Date of Construction:</b> | 1923                 | <b>Style:</b>           | Frame Vernacular             |
| <b>Exterior Plan:</b>        | Irregular            | <b>Foundation Type:</b> | Concrete Block               |
| <b>Siding:</b>               | Wood, Novelty Siding | <b>Stories:</b>         | Two                          |
| <b>Roof:</b>                 | Cross-Gable          | <b>Chimney:</b>         | 3; Brick with Corbelled caps |
| <b>Porch:</b>                | 1, Closed            | <b>Windows:</b>         | Metal Sash, 4/1              |

## Background on Architecture Style:

Vernacular buildings tend to be simple, largely unornamented, and constructed out of readily available materials and were first constructed by lay or self-taught carpenters to provide basic shelter without attention to architectural style. These were ordinary homes for ordinary people. The buildings reflect locally available building materials, the skills and regional background of the builder and environmental conditions. 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.

Vernacular buildings were widely constructed in Mount Dora from the 1880s through the 1930s.

## Guidance on Windows:

Pursuant to the Mount Dora Historic Design Guidelines, the placement, design and materials of windows is often a significant part of the architectural character of a building. Common historic



windows in Mount Dora are double-hung sash in a 1 /1, 2/2, 3/1 or multi-light/ 1 pattern, wood or steel casement and commercial show windows. Non-historic windows include awning, jalousie and pivot types. Awning and jalousie windows have been put to an unfortunate use as replacement windows or porch enclosures in many of Mount Dora's historic Craftsman Bungalows.

Distinctive windows are a significant part of the overall design of a building and should not be destroyed under Standard 6. Careful repair is the preferred approach. If repair is not technically or economically feasible, new windows that match the original in size, general muntin/mullion configuration and reflective qualities may be substituted for missing or irreparable windows.

When choosing replacements the following features of the original windows should be used as criteria: trim detail; size, shape of frame, sash; location of meeting rail; reveal or set-back of window from wall plane; separate planes of two sash; color, reflective qualities of glass; and muntin, mullion profiles and configuration.

If these criteria are fulfilled, the new windows need not be exact replicas of the originals. The Standards further permit new windows to be constructed of non-historic materials such as aluminum or vinyl and to have a tint of up to 10%. Of course, matching the original materials and visual qualities is always preferable. In general, changes to window openings should be avoided.

The rhythm of window and door openings is an important part of the character of buildings in Mount Dora. In some instances, new window or door openings should be located on non-significant walls. For commercial buildings these would be common or party walls or secondary elevations. For residential structures, these would be side or rear walls not readily visible from a main thoroughfare.

**Staff Analysis:**

The applicant is seeking to remove six aluminum windows and replace them with Fibrex (composite) windows. The existing windows are single hung with white frames and the replacement windows will be double hung with white frames. Both the existing and proposed windows will have a top sash having colonial 2W X 2H grilles and a bottom sash with no grilles. There are no changes to the existing size and location of the windows.

The application was presented to the Historic Preservation Board on January 25, 2023. The Board voted to table the application until the February meeting in order to obtain additional information on the request from the Applicant.

**Staff Recommendation:**

The request is consistent with Section 3.6.4 of the City's Land Development Code and adopted Historic Design Guidelines and recommends approval of the application, as presented.

**Attachments:**

1987 Site Form  
2008 Site Form  
Application

## Site Inventory Form

Site No. \_\_\_\_\_

Site Name The Flora Jameson House Survey Date 8709  
Address of Site 809 Donnelly St., Mt. Dora Fl. 32757  
Instruction for locating \_\_\_\_\_

Location Mt. Dora Sub 35 00007  
Subdivision Name Block No. Lot No.

County Lake  
District name if applicable \_\_\_\_\_  
Owner of Site: Name Williams, Betty Jean  
Address 625 N. Tremain St., Mt. Dora Fl. 32757

Type of Ownership private Recording Date 8711  
Recorder: Name & Title Barr, Melanie (Historical Preservation Consultant)  
Address P.O. Box 17 Gainesville Fl, 32602

|                                          |                                                  |                                       |
|------------------------------------------|--------------------------------------------------|---------------------------------------|
| Condition of Site:<br>(Check One)        | Integrity of Site:<br>(Check One or More)        | Original Use <u>private residence</u> |
| <input type="checkbox"/> Excellent       | <input checked="" type="checkbox"/> Altered      | Present Use <u>private residence</u>  |
| <input checked="" type="checkbox"/> Good | <input type="checkbox"/> Unaltered               | Dates <u>c. +1922</u>                 |
| <input type="checkbox"/> Fair            | <input checked="" type="checkbox"/> Original Use | Cultural Phase <u>American</u>        |
| <input type="checkbox"/> Deteriorated    | <input type="checkbox"/> Restored/Date           | Period <u>20th Century</u>            |
|                                          | <input type="checkbox"/> Moved/Date              |                                       |

NR Classification Category building Date Listed on NR \_\_\_\_\_  
Threats to Site:  
(Check One or More)

|                                            |                                         |                                                    |
|--------------------------------------------|-----------------------------------------|----------------------------------------------------|
| <input checked="" type="checkbox"/> Zoning | <input type="checkbox"/> Transportation | <input type="checkbox"/> Borrowing                 |
| <input type="checkbox"/> Development       | <input type="checkbox"/> Fill           | <input type="checkbox"/> Other (See Remarks Below) |
| <input type="checkbox"/> Deterioration     | <input type="checkbox"/> Dredge         |                                                    |

Areas of Significance: Early Community Development

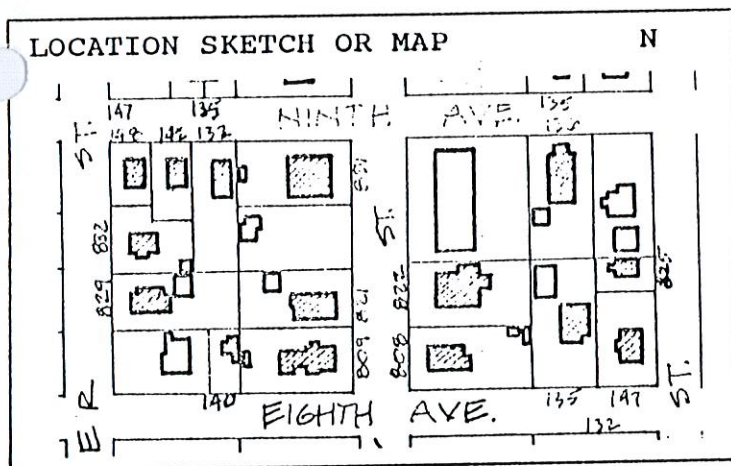
Significance:

Flora Jameson had this house built in the early 1920's. She rented part of it to winter visitors. The story is also told that her husband lived in Tangerine and they would switch residences every six months in order to keep both houses under homestead exemption. Despite its 1920's date of construction the house is a simple two story frame vernacular dwelling embellished by a two story bay on the south side.

PS 9-30

Architect \_\_\_\_\_  
 Builder \_\_\_\_\_  
 Style and/or Period framed vernacular  
 Plan Type irregular:irregular  
 Exterior Fabric(s) wood: novelty siding  
 Structural System(s) wood frame: balloon  
 Porches E/ 1 story porch, enclosed  
 Orientation E  
 Foundation continous: concrete block  
 Roof Type cross gable  
 Secondary Roof Structure(s) porch: hip  
 Roof Surfacing asbestos shingles # asphalt shingles  
 Window Type DHS, 2/2 wood # awning 2 story bay  
 Ornament Exterior \_\_\_\_\_  
 Chimney brick with corbelled caps  
 Chimney Location N:slope # N:wall, exterior # W: wall, exterior  
 No. of Chimneys 3 No. of Stories 2  
 No. of Dormers \_\_\_\_\_ Outbuildings \_\_\_\_\_  
 Surroundings \_\_\_\_\_  
 Map Reference (incl. scale & date) USGS Eustis 7.5 Min. 1966 (PR1980)  
 Latitude and Longitude \_\_\_\_\_

Site Size (approx. acreage of property) LT1



| Township | Range | Section |
|----------|-------|---------|
| 19       | 27    | 30      |

UTM Coordinates:

Zone Easting Northing

Photographic Records Number B 3-5  
 Please attach Photographic Print







# HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA00328  
Recorder # 105  
Field Date 3/15/2008  
Form Date 3/15/2008  
FormNo 200803  
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

## GENERAL INFORMATION

Site Name (address if none) 809 N Donnelly St Multiple Listing (DHR only) \_\_\_\_\_  
Other Names \_\_\_\_\_ >> \_\_\_\_\_  
Survey or Project Name \_\_\_\_\_ Survey# \_\_\_\_\_  
National Register Category Building(s)

## LOCATION & IDENTIFICATION

### Address

| Street No. | Direction    | Street Name     | Street Type   | Direction Suffix |
|------------|--------------|-----------------|---------------|------------------|
| <u>809</u> | <u>North</u> | <u>Donnelly</u> | <u>Street</u> |                  |

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

## MAPPING

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

## DESCRIPTION

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



# HISTORICAL STRUCTURE FORM

8LA00328

## DESCRIPTION (continued)

Window Descriptions metal sash, 4/1

Main Entrance Description (stylistic details) \_\_\_\_\_

Porches: #open \_\_\_\_\_ #closed 1 #incised \_\_\_\_\_ Location(s) \_\_\_\_\_

Porch Roof Types(s) \_\_\_\_\_

Exterior Ornament \_\_\_\_\_

Interior Plan \_\_\_\_\_

Other Interior Plan \_\_\_\_\_

Condition Good

### Structure Surroundings

Commercial: MOSTLY this category

Residential: \_\_\_\_\_

Institutional: \_\_\_\_\_

Undeveloped: \_\_\_\_\_

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

Archaeological Remains (describe): \_\_\_\_\_

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

Narrative Description (optional) \_\_\_\_\_

## HISTORY

Construction year 1923

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

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

### Changes in Locations or Conditions

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

>>

### Structure Use History

Use \_\_\_\_\_ Year Use Started \_\_\_\_\_ Year Use Ended \_\_\_\_\_ >> Office; 1923;

Other Structure Uses \_\_\_\_\_

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

## RESEARCH METHODS

Research Methods \_\_\_\_\_ >> Examine local tax records

Other research methods \_\_\_\_\_

## SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? YES

Name of Local Register if Eligible \_\_\_\_\_

Individually Eligible for National Register? NO

Potential Contributor to NR District? YES

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

>>

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

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



# HISTORICAL STRUCTURE FORM

8LA00328

## DOCUMENTATION (Photos, Plans, etc.)

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

Document type: \_\_\_\_\_

Maintaining Organization: \_\_\_\_\_

File or Accession #: \_\_\_\_\_

Descriptive Information: \_\_\_\_\_

&gt;&gt; \_\_\_\_\_

## RECORDER INFORMATION

Recorder Name (Last, First) Bland, MylesRecorder Address / Phone 4104 St. Augustine Road Jacksonville, FLRecorder Affiliation Bland & Associates, Inc Other Affiliation \_\_\_\_\_Is a Text-Only Supplement File Attached (Surveyor Only)? NO

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

Cultural Resource Type: SSElectronic Form Used: S110Form Type Code: NORMForm Quality Ranking: NEWForm Status Code: SCATSupplement Information Status: NO SUPPLEMENTSupplement File Status: NO SUPPLEMENT FILE

SHPO's Evaluation of Resource

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

FMSF Staffer: \_\_\_\_\_

Computer Entry Date: 5/24/2008Form Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### REQUIRED PAPER ATTACHMENTS

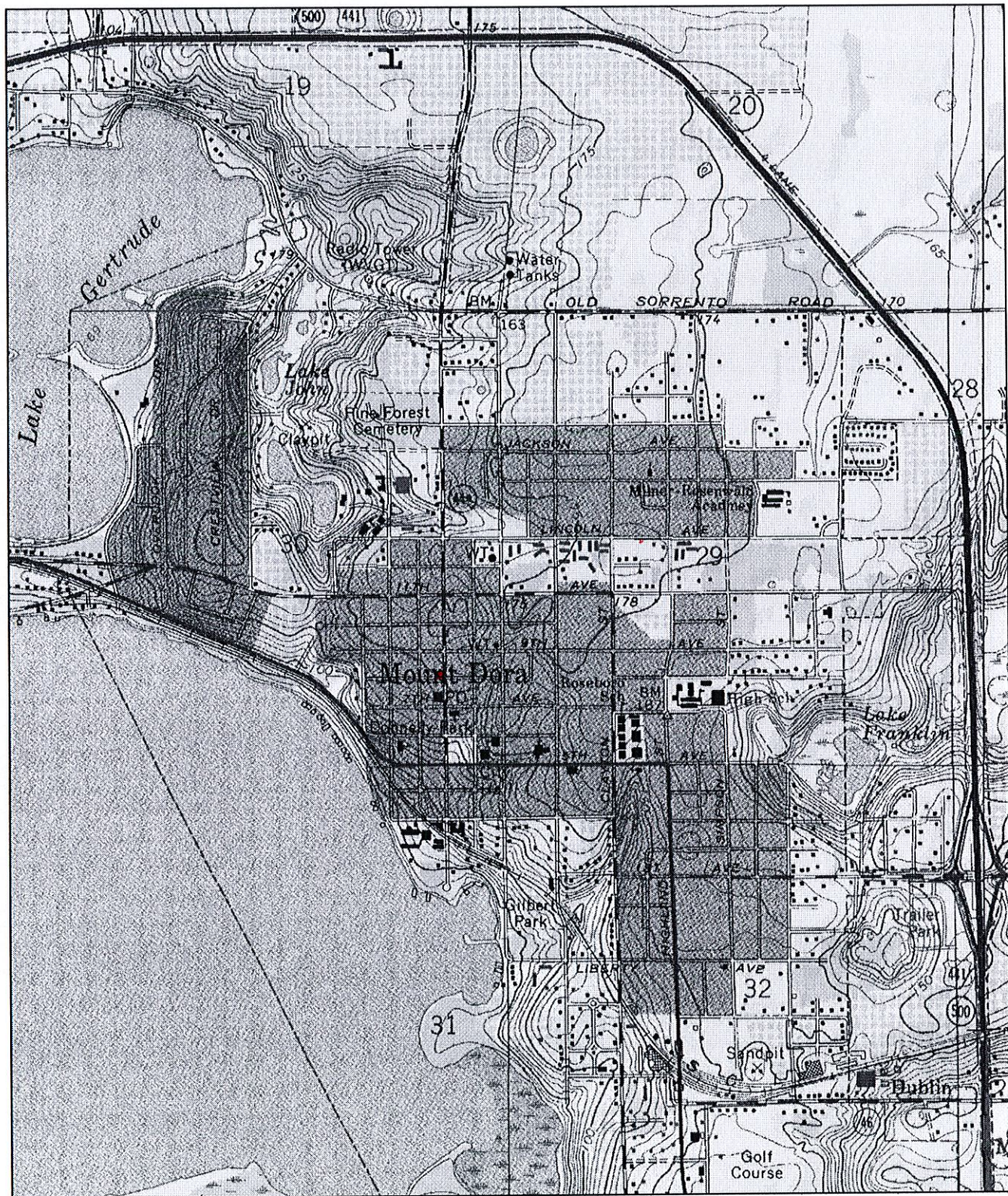
- (1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

# **LA00328-200803**

## **Supplementary Printout**

- > **USGS map name/year of publication or revision:**  
EUSTIS;1980
- > **Township/Range/Section/Qtr:**  
19S ;27E ;30;UNSP
- > **Structural system(s):**  
Wood frame
- > **Foundation types:**  
Continuous
- > **Foundation materials:**  
Poured Concrete Footing
- > **Exterior fabrics:**  
Drop siding  
Wood/Plywood
- > **Roof types:**  
Gable
- > **Roof materials:**
- > **Roof secondary structures (dormers etc):**
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**  
Office;1923;
- > **Research methods:**  
Examine local tax records  
FL Master Site File-Cultural Resources  
Pedestrian
- > **Area(s) of historical significance:**
- > **Repositories: Collection/Housed/Accession#/Describe**
- > **[Other name(s)]:**



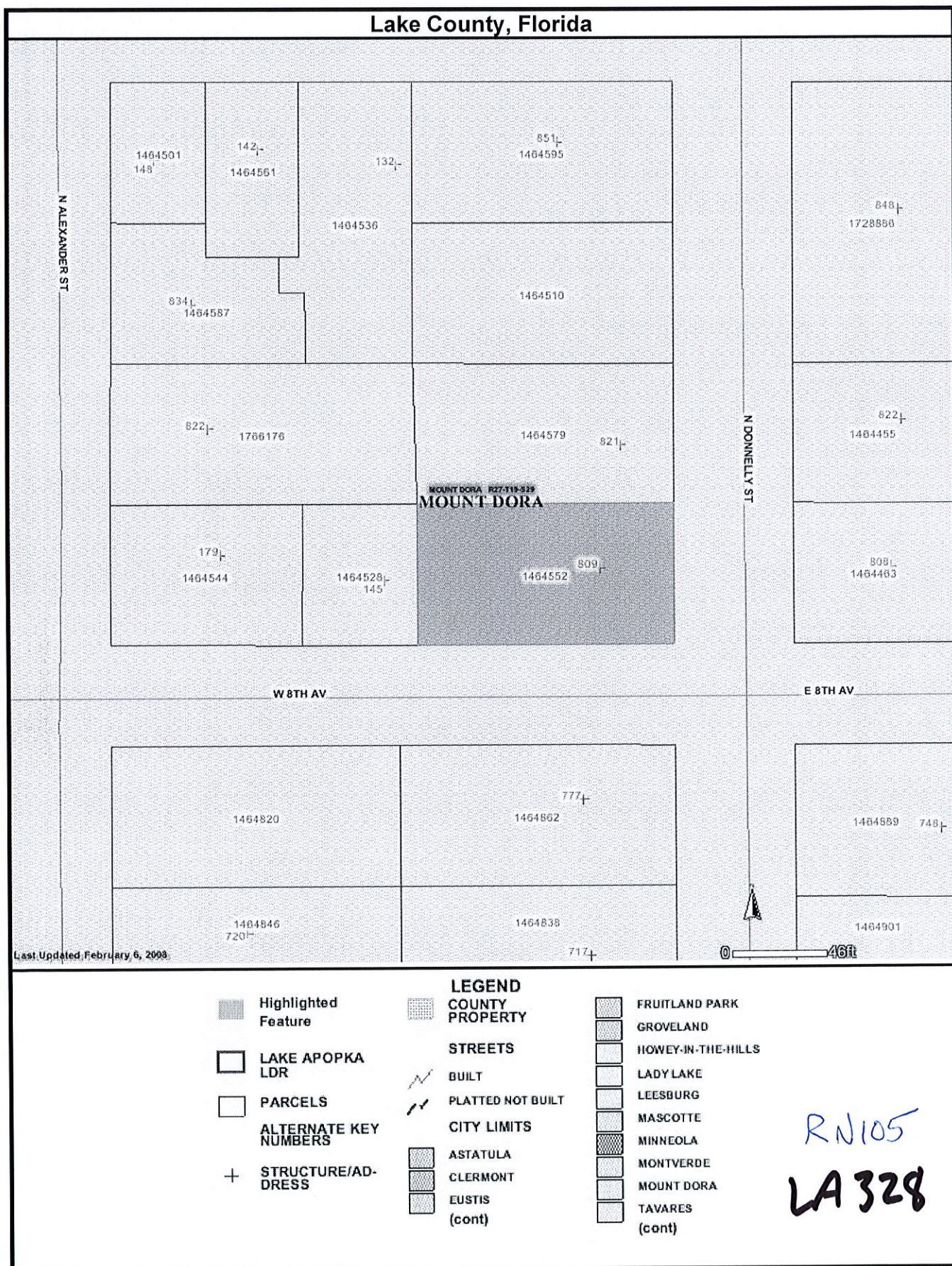


0 0.5 Mi  
0 2000 Ft

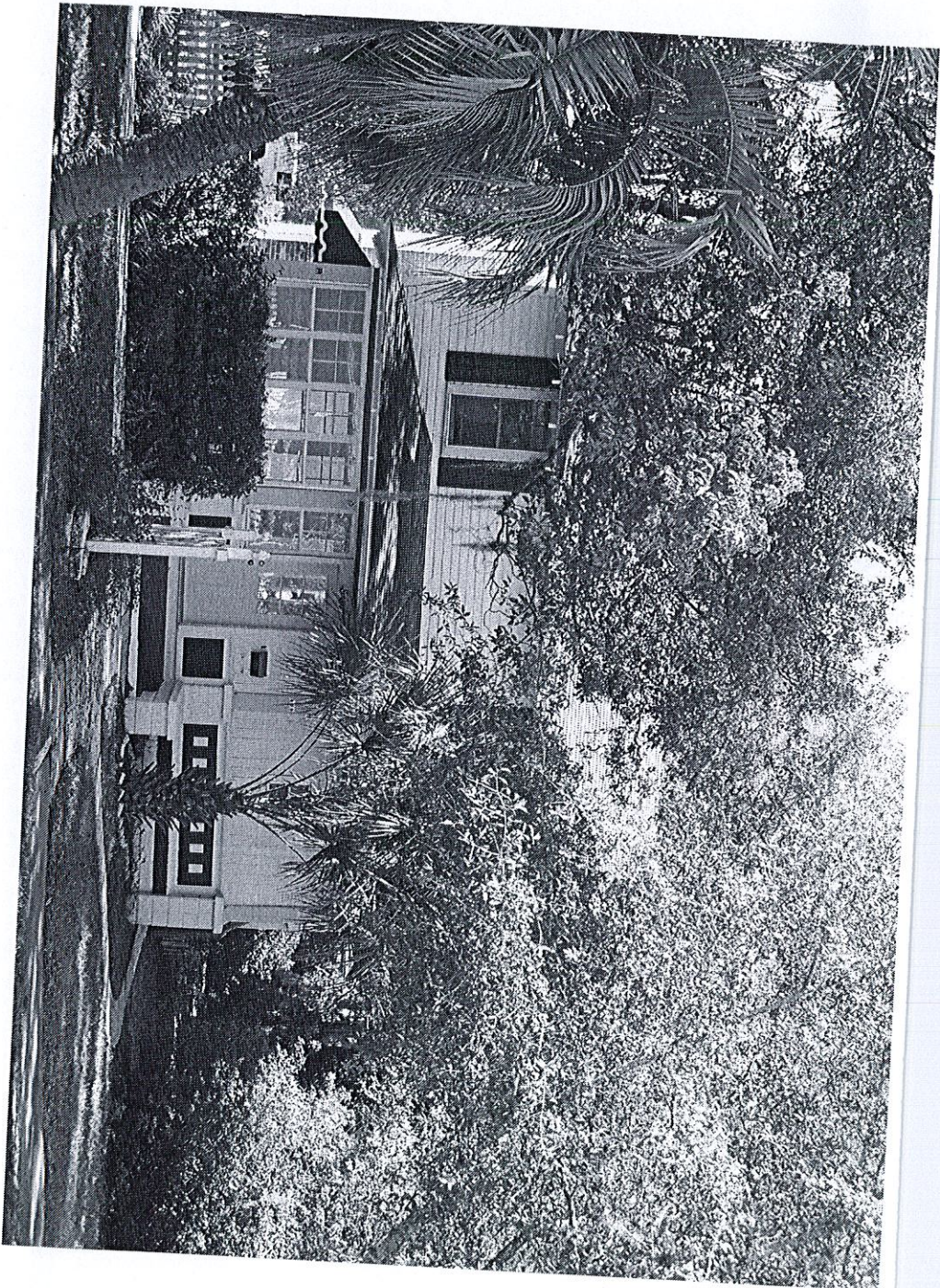
Map provided by MyTopo.com

LA328









105

LA  
328





**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@cityofmoundora.com](mailto:plandev@cityofmoundora.com)**

**CERTIFICATE OF APPROPRIATENESS APPLICATION FORM**

**(Renovations, Additions and New Construction)**

809 N Donnelly St Mount Dora, FL 32757

**Property Address**

Ralph Kemmet

**Property Owner (If Different From Applicant)**

**Applicant Name:** Renewal By Andersen / Jared Mellick

**Address:** 997 W Kennedy Blvd A-1

**City/St/Zip:** Orlando, FL 32810

407-803-4723

**Business Phone**

352-348-7178

**Alternate Phone**

araines@rbafla.com

**Email**

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

Existing windows - aluminum, single hung, white frames, with top sash having colonial 2W x 2H grilles, bottom sash no grilles

Replace 6 windows size for size All new windows are Fibrex (composite), double hung, white frames, with top sash having colonial 2W x 2H grilles, bottom sash no grilles

**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.





Applicant/Owner Signature

Jared Mellick CGC1527613

*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.



# PROPERTY RECORD CARD

## General Information

|                              |                                                                                                     |                                           |                                                                                               |
|------------------------------|-----------------------------------------------------------------------------------------------------|-------------------------------------------|-----------------------------------------------------------------------------------------------|
| <b>Name:</b>                 | KEMMET RALPH O &                                                                                    | <b>Alternate Key:</b>                     | 1464552                                                                                       |
| <b>Mailing Address:</b>      | 809 N DONNELLY ST<br>MOUNT DORA, FL 32757<br><a href="#">Update Mailing Address</a>                 | <b>Parcel Number:</b> ⓘ                   | 29-19-27-0010-035-00007                                                                       |
|                              |                                                                                                     | <b>Millage Group and City:</b>            | 0MD1 Mount Dora                                                                               |
|                              |                                                                                                     | <b>2021 Total Certified Millage Rate:</b> | 18.8051                                                                                       |
|                              |                                                                                                     | <b>Trash/Recycling/Water/Info:</b>        | <a href="#">My Public Services Map</a> ⓘ                                                      |
| <b>Property Location:</b>    | 809 N DONNELLY ST<br>MOUNT DORA FL, 32757<br><a href="#">Update Property Location</a> ⓘ             | <b>Property Name:</b>                     | --<br><a href="#">Submit Property Name</a> ⓘ                                                  |
|                              |                                                                                                     | <b>School Information:</b>                | <a href="#">School Locator &amp; Bus Stop Map</a> ⓘ<br><a href="#">School Boundary Maps</a> ⓘ |
| <b>Property Description:</b> | MOUNT DORA, 30-19-27 S 70 FT OF E 133 FT OF BLK 35 PB 3 PGS 37-43 ORB 1312 PG 449, ORB 1902 PG 1358 |                                           |                                                                                               |

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

## Land Data

| Line | Land Use             | Frontage | Depth | Notes | No. Units | Type | Class | Value  | Land Value  |
|------|----------------------|----------|-------|-------|-----------|------|-------|--------|-------------|
| 1    | SINGLE FAMILY (0100) | 70       | 133   |       | 9310.000  | FD   |       | \$0.00 | \$57,347.00 |

[Click here for Zoning Info](#) ⓘ

[FEMA Flood Map](#)

## Residential Building(s)

### Building 1

Residential Building Value: \$203,816.00

#### Summary

|                  |                           |                   |                     |
|------------------|---------------------------|-------------------|---------------------|
| Year Built: 1921 | Total Living Area: 2802 ⓘ | Central A/C: Yes  | Attached Garage: No |
| Bedrooms: 4      | Full Bathrooms: 3         | Half Bathrooms: 0 | Fireplaces: 0       |

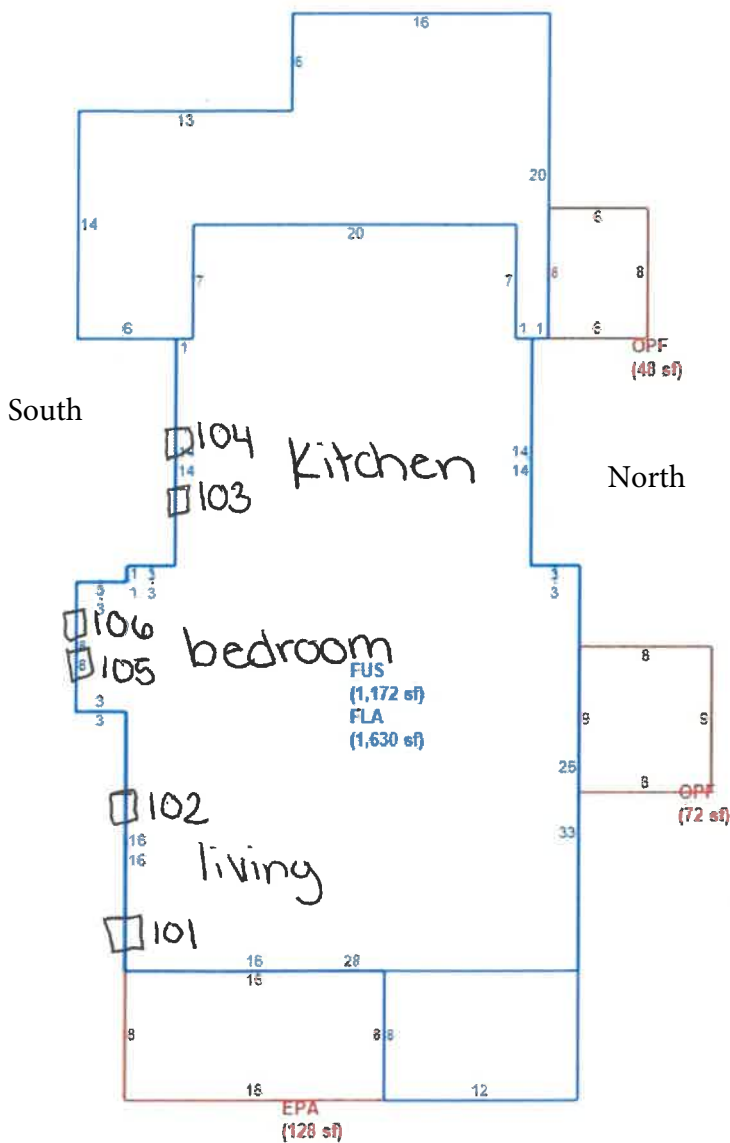
[Incorrect Bedroom, Bath, or other information?](#) ⓘ

#### Section(s)

| Section Type                    | Ext. Wall Type | No. Stories | Floor Area |
|---------------------------------|----------------|-------------|------------|
| ENCLOSED PORCH WOOD (EPA)       |                | 1.00        | 128        |
| FINISHED LIVING AREA (FLA)      | Wood (01)      | 1.00        | 1630       |
| FINISHED AREA UPPER STORY (FUS) |                | 1.00        | 1172       |
| OPEN PORCH FINISHED (OPF)       |                | 1.00        | 120        |

[View Larger / Print / Save](#)

West



New

- 101-DH-24 $\frac{1}{4}$  x 57 $\frac{3}{4}$  - white
- 102-DH-24 $\frac{1}{4}$  x 57 $\frac{3}{4}$  - white
- 103-DH-29 $\frac{1}{2}$  x 57 $\frac{3}{4}$  - white
- 104-DH-27 $\frac{1}{2}$  x 53 $\frac{3}{4}$  - white
- 105-DH-29 $\frac{1}{2}$  x 57 $\frac{3}{4}$  - white
- 106-DH-29 $\frac{1}{2}$  x 57 $\frac{3}{4}$  - white

Existing

101 - 106 "Single Hungs"

Replacing size for size,  
Same color, same grille  
pattern [top sash-colonial  
2x2  
bottom-none]





# Order Summary

dba: RENEWAL BY ANDERSEN OF FLORIDA

Legal Name: JLM Windows, LLC | License # CGC1527613  
997 West Kennedy Blvd. Suite A18 | Orlando, FL 32810  
Phone: 407-803-4723 | Fax: 407-386-8262 | concierge@rbafla.com  
Measure Tech: Jay Holly, (321)439-4151

Ralph Kemmet  
809 N Donnelly St  
Mount Dora, FL 32757  
H: (352)551-5650

| ID# | ROOM              | SIZE           |                | DETAILS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-----|-------------------|----------------|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| JOB |                   |                |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 101 | living room front | 24"<br>24-1/2" | 58"<br>57-3/4" | <b>Window:</b> Double-Hung (DG), 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White <b>Performance Calculator:</b> Winde, Wind Speed 132, Zone 4, PG Rating: 40   DP Rating: + 40 / - 40 <b>Glass:</b> All Sash: High Performance, No Pattern <b>Hardware:</b> White <b>Screen:</b> TruScene, Full Screen <b>Grille Style:</b> Grilles Between Glass (GBG), Wide Bar <b>Grille Pattern:</b> Sash 1: Colonial 2w x 2h, Sash 2: No Grille <b>Misc:</b> None <b>Construction:</b> None <b>Material:</b> 2.25" x 5/8" L-Trim, (12 ft), White (2), Caulk - White Exterior (1), Interior Caulk- White (1), #10 X 3.5" Deck Screws (Wood Frame) (0.25), 1/16 Flat Shims (1), Flashing Tape (0.5), 2 x 4 x 12' PT (2), 1 x 4 x 12' PT (2) |
| 102 | living room front | 24"<br>24-1/2" | 58"<br>57-3/4" | <b>Window:</b> Double-Hung (DG), 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White <b>Performance Calculator:</b> Winde, Wind Speed 132, Zone 4, PG Rating: 40   DP Rating: + 40 / - 40 <b>Glass:</b> All Sash: High Performance, No Pattern <b>Hardware:</b> White <b>Screen:</b> TruScene, Full Screen <b>Grille Style:</b> Grilles Between Glass (GBG), Wide Bar <b>Grille Pattern:</b> Sash 1: Colonial 2w x 2h, Sash 2: No Grille <b>Misc:</b> None <b>Construction:</b> None <b>Material:</b> 2.25" x 5/8" L-Trim, (12 ft), White (2), Caulk - White Exterior (1), Interior Caulk- White (1), #10 X 3.5" Deck Screws (Wood Frame) (0.25), 1/16 Flat Shims (1), Flashing Tape (0.5), 2 x 4 x 12' PT (2), 1 x 4 x 12' PT (2) |
| 103 | kitchen           | 28"<br>29-1/2" | 54"<br>57-3/4" | <b>Window:</b> Double-Hung (DG), 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White <b>Performance Calculator:</b> Winde, Wind Speed 132, Zone 4, PG Rating: 40   DP Rating: + 40 / - 40 <b>Glass:</b> All Sash: High Performance, No Pattern <b>Hardware:</b> White <b>Screen:</b> TruScene, Full Screen <b>Grille Style:</b> Grilles Between Glass (GBG), Wide Bar <b>Grille Pattern:</b> Sash 1: Colonial 2w x 2h, Sash 2: No Grille <b>Misc:</b> None <b>Construction:</b> None <b>Material:</b> 2.25" x 5/8" L-Trim, (12 ft), White (2), Caulk - White Exterior (1), Interior Caulk- White (1), #10 X 3.5" Deck Screws (Wood Frame) (0.25), 1/16 Flat Shims (1), Flashing Tape (0.5), 2 x 4 x 12' PT (2), 1 x 4 x 12' PT (2) |



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| ID# | ROOM       | SIZE    |         | DETAILS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-----|------------|---------|---------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 104 | kitchen    | 28"     | 54"     | <b>Window:</b> Double-Hung (DG), 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White <b>Performance Calculator:</b> Winde, Wind Speed 132, Zone 4, PG Rating: 40   DP Rating: + 40 / - 40 <b>Glass:</b> All Sash: High Performance, No Pattern <b>Hardware:</b> White <b>Screen:</b> TruScene, Full Screen <b>Grille Style:</b> Grilles Between Glass (GBG), Wide Bar <b>Grille Pattern:</b> Sash 1: Colonial 2w x 2h, Sash 2: No Grille <b>Misc:</b> None <b>Construction:</b> None <b>Material:</b> 2.25" x 5/8" L-Trim, (12 ft), White (2), Caulk - White Exterior (1), Interior Caulk- White (1), #10 X 3.5" Deck Screws (Wood Frame) (0.25), 1/16 Flat Shims (1), Flashing Tape (0.5), 2 x 4 x 12' PT (2), 1 x 4 x 12' PT (2) |
|     |            | 27-1/2" | 53-3/4" |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 105 | middle bed | 36"     | 58"     | <b>Window:</b> Double-Hung (DG), 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White <b>Performance Calculator:</b> Winde, Wind Speed 132, Zone 4, PG Rating: 40   DP Rating: + 40 / - 40 <b>Glass:</b> All Sash: High Performance, No Pattern <b>Hardware:</b> White <b>Screen:</b> TruScene, Full Screen <b>Grille Style:</b> Grilles Between Glass (GBG), Wide Bar <b>Grille Pattern:</b> Sash 1: Colonial 2w x 2h, Sash 2: No Grille <b>Misc:</b> None <b>Construction:</b> None <b>Material:</b> 2.25" x 5/8" L-Trim, (12 ft), White (2), Caulk - White Exterior (1), Interior Caulk- White (1), #10 X 3.5" Deck Screws (Wood Frame) (0.25), 1/16 Flat Shims (1), Flashing Tape (0.5), 2 x 4 x 12' PT (2), 1 x 4 x 12' PT (2) |
|     |            | 29-1/2" | 57-3/4" |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
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|     |            | 29-1/2" | 57-3/4" |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

PRODUCTS: 6 WINDOWS: 6 PATIO DOORS: 0 ENTRY DOORS: 0 SPECIALTY: 0 MISC: 0

Updated 11/9/22





104

103

106

105

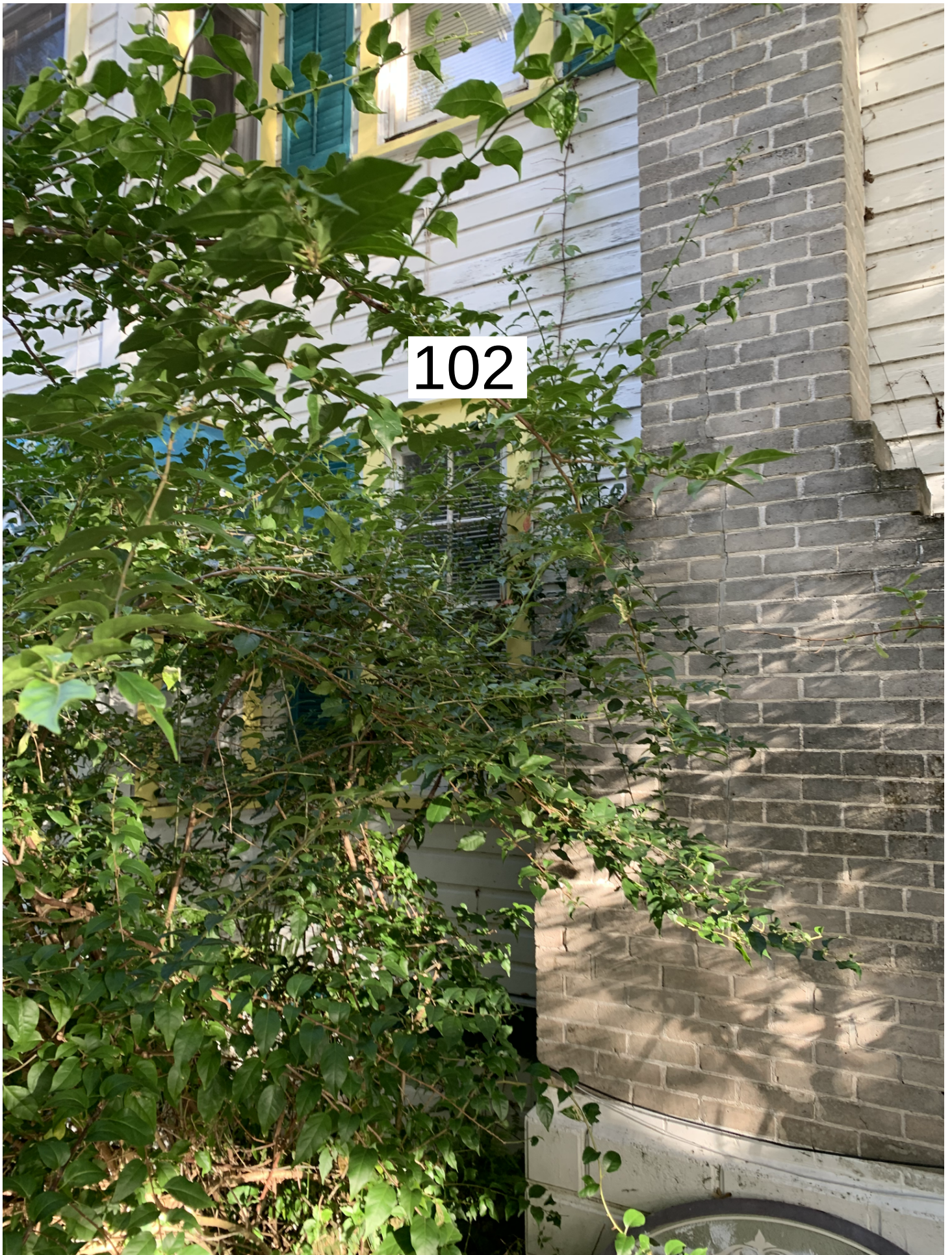
102

101













104

103









# CITY OF MOUNT DORA

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

**DATE:** February 22, 2022

**TO:** Historic Preservation Board

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

**RE:** **Tab 2 - Certificate of Appropriateness; 853 N Clayton Street (Location); Enclose Carport, Add Door with Dormer, Install New Screen Room and Shed (Request); LNC Mechanical, LLC (Owners); Shawn Adham (Applicant).**

## Property Information

|                         |               |                    |                            |
|-------------------------|---------------|--------------------|----------------------------|
| <b>Address:</b>         | 853 N Clayton | <b>Current Use</b> | Single-Family Residence    |
| <b>Zoning District:</b> | R-2           | <b>Land Use:</b>   | Medium Density Residential |

## Structure Information

|                              |                  |                         |                    |
|------------------------------|------------------|-------------------------|--------------------|
| <b>Date of Construction:</b> | 1947             | <b>Style:</b>           | Masonry Vernacular |
| <b>Structural System:</b>    | Concrete Block   | <b>Foundation Type:</b> | Concrete Footing   |
| <b>Siding:</b>               | Concrete Block   | <b>Stories:</b>         | One                |
| <b>Roof:</b>                 | Asphalt Shingles | <b>Windows:</b>         | Metal Sash         |
| <b>Roof Type:</b>            | Hip              | <b>Chimneys:</b>        | None               |
| <b>Porch:</b> One Open Porch |                  |                         |                    |

**Description of Proposed Work:** Enclose and convert existing porch and carport to living area with three new windows and a new door; construct a screen room; enclose existing entrance on southern façade; construct dormer with shaker siding on gable end above newly proposed door on northern elevation; construct 12' X 12' Shed; install board and batton finish on eastern elevation (fronting Clayton street); install cement board siding on northern, southern, and western elevations; and remodel existing metal post to cedar wrap post.

## Architecture Style:

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. Vernacular buildings were widely constructed in Mount Dora from the 1880s through the 1930s.



This style of houses' primary exterior material is typically concrete block, stucco, and brick. Roof surfaces were typically wood shingles during the 19<sup>th</sup> century; metal during the last 19<sup>th</sup> 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. In September, the property owner obtained a Certificate of Appropriateness to replace the asbestos shingles with asphalt shingles.

**Guidance from Mount Dora Historic Guidelines:**

**Recommendations:**

1. Design and install additional windows on rear or other non-character-defining elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.
2. Identify, retain, and reserve porches, and their functional and decorative features, that are important in defining the overall historic character of the building-such as columns, balustrades, and stairs.
3. If enclosures are undertaken, maintain the openness of porches through the use of transparent materials such as glass or screens. Place enclosures behind significant detailing so that the detailing is not obscured.
4. Design and construct a new porch when the historic porch is completely missing. It may be a restoration based on historical, pictorial, and physical documentation; or be a new design that is compatible with the historic character of the building.
5. Design and install additional porches when required for the new use in a manner that preserves the historic character of the buildings, i.e., limiting such alteration to non-character defining elevations.
6. A new addition should not be designed to look historic. It is inappropriate to imitate a historic style, or use the same roof line, wall plane, or historic details in an attempt to make the addition look like it was originally part of the building. The addition may be contemporary, or may incorporate design motifs that tie it into the historic building. No matter what its design, it should be of quality workmanship and materials.
7. Identify, retain, and preserve masonry features that are important to defining the overall historical character of the building such as walls, brackets, railings, cornices, window architraves, door pediments, steps, and columns; and joint and unit size, tooling, and bonding patterns, coatings and color.
8. Place new entrances on secondary elevations away from the main elevation. Preserve nonfunctional entrances that are architecturally significant.
9. Identify, retain, and preserve porches and their functional and decorative features that are important in defining the overall historic character of the building-such as columns, balustrades, and stairs.
10. Retain garages and porte cochere. If enclosures of garages and porte cochere are undertaken, preserve significant features. Use materials similar in size, proportion and detail to the original.



11. If additional interior space is needed or desired, place the addition at the rear of the building.

Avoid:

1. Introducing or changing the location or size of windows, and other openings that alter the architectural and historic character of a building.
2. Replacing windows that contribute to the character of a building with those that are incompatible in size, configuration, and reflective qualities or which alter the setback relationship between window and wall.
3. If an addition is being constructed, generally it should not be added to the main historic facade of the building. If possible, locate it away from the principal public view, possible to the rear of the building. Respect the proportions of the building to which it is being added, so the addition does not dominate its historic environment. Do not obstruct the character-defining features of the historic building with the addition.
4. Removing or substantially altering masonry features which are important in defining the overall historical character of the building so that the character is diminished.
5. Introducing or changing the location of doors and entrances that alter the architectural character of the building.

**Guidance from Land Development Code (LDC)**

LDC Section 3.4.6 (2)(b) states that it is also the intent to promote visually compatible, contemporary designs that are harmonious with the exterior architectural and landscape features of adjacent, neighboring or visually related buildings, structures, sites and streetscapes. Visual compatibility will be defined in terms of the following criteria:

1. *Height.* The height of proposed buildings or modifications will be visually compatible in comparison or relation to the height of existing structures and buildings.
2. *Front facade proportion.* The front facade of each building or structure will be visually compatible with and in direct relationship to the width of the building and to the height of the front elevation of other adjacent or adjoining buildings within a historic preservation review area.
3. *Proportion of openings (windows and doors).* The openings of any building within a historic preservation review area will be visually compatible with the openings exemplified by the prevailing historic architectural styles within the historic preservation review area. The relationship of the width of windows and doors to the height of windows and doors among buildings within the historic preservation review area will be visually compatible.
4. *Rhythm of solids to voids—Front facades.* The relationship of solids to voids in the front facade of a building or structure will be visually compatible with the front facades of historic buildings or structures within the historic preservation review area.
5. *Rhythm of buildings on streets.* The relationship of building(s) to open space between it or them and adjoining building(s) will be visually compatible with the relationship between historic sites, buildings, structures within a historic preservation review area.
6. *Rhythm of entrance and/or porch projections.* The relationship of entrances and porch projections to the sidewalks of a building will be visually compatible with the prevalent architectural styles of entrances and porch projections on historic sites, buildings and structures within a historic preservation review area.



7. *Relationship to materials and texture.* The relationship of materials and texture of the facade of a building will be visually compatible with the predominant materials used in the historic sites, buildings and structures within a historic preservation review area.
8. *Roof shapes.* The roof shape of a building or structure will be visually compatible with the roof shape(s) of a historic site, building or structure within a historic preservation review area.
9. *Walls of continuity.* Appearances of a building or structure such as walls, wrought-iron fences, evergreen landscape masses, or building facades, will form cohesive walls of enclosure along a street to insure visual compatibility of the building to historic buildings, structures or sites to which it is visually related.
10. *Scale of building.* The size of a building, the building mass in relation to open spaces, windows, door openings, balconies and porches will be visually compatible with the building size and building mass of historic sites, buildings and structures within a historic preservation review area.
11. *Directional expression of front elevation.* A building will be visually compatible with the buildings, structures and sites in its directional character: vertical, horizontal or nondirectional.

**Staff Recommendation:**

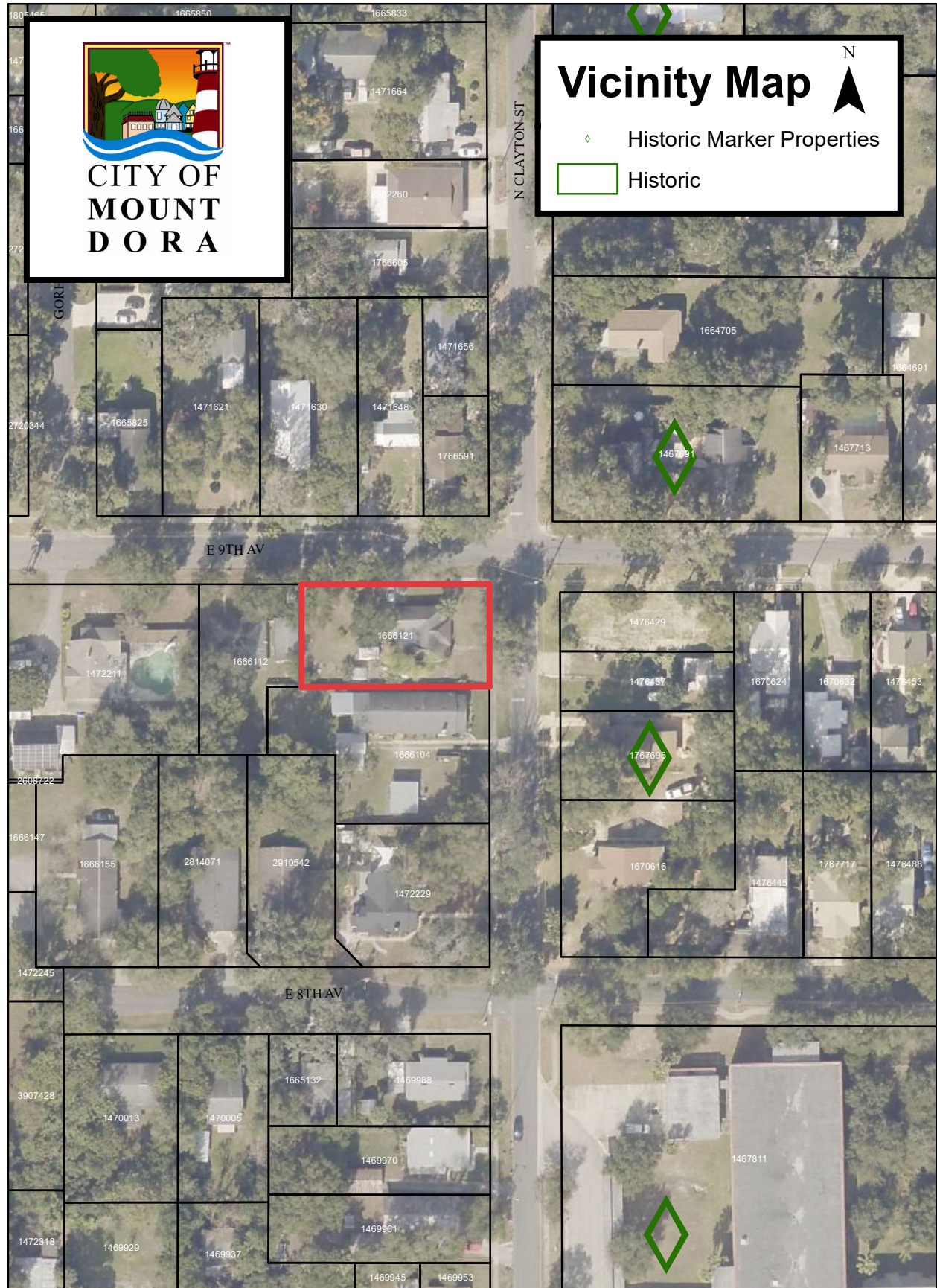
The request is consistent with Section 3.6.4 of the City's Land Development Code and adopted Historic Design Guidelines and recommends approval of the application with the following conditions:

1. A garage or optional storage structure is constructed meeting the criteria established in LDC Section 3.5.8.
2. Revise the proposed transom window on the northern façade to be more consistent with the existing and proposed windows dimensions to ensure compliance with LDC Section 3.4.6 (2) (b) (3) which states, "The openings of any building within a historic preservation review area will be visually compatible with the openings exemplified by the prevailing historic architectural styles within the historic preservation review area. The relationship of the width of windows and doors to the height of windows and doors among buildings within the historic preservation review area will be visually compatible."

**Attachments:**

Vicinity Map  
2008 Site Form  
Photos  
Summary of Changes  
Application









# HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA03773  
 Recorder # 260  
 Field Date 3/15/2008  
 Form Date 3/15/2008  
 FormNo 200803  
 FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? YES

## GENERAL INFORMATION

Site Name (address if none) 853 N Clayton St Multiple Listing (DHR only) \_\_\_\_\_  
 Other Names \_\_\_\_\_ >> \_\_\_\_\_  
 Survey or Project Name \_\_\_\_\_ Survey# \_\_\_\_\_  
 National Register Category Building(s)

## LOCATION & IDENTIFICATION

### Address

| Street No. | Direction    | Street Name    | Street Type   | Direction Suffix |
|------------|--------------|----------------|---------------|------------------|
| <u>853</u> | <u>North</u> | <u>Clayton</u> | <u>Street</u> |                  |

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

## MAPPING

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

## DESCRIPTION

Style Masonry Vernacular Other Style \_\_\_\_\_  
 Exterior Plan Irregular Other Exterior Plan \_\_\_\_\_  
 Number of Stories 1  
 Structural System(s) \_\_\_\_\_ >> Concrete block  
 Other Structural System(s) \_\_\_\_\_  
 Foundation Type(s) \_\_\_\_\_ >> Continuous  
 Other Foundation Types \_\_\_\_\_  
 Foundation Material(s) \_\_\_\_\_ >> Poured Concrete Footing  
 Other Foundation Material(s) \_\_\_\_\_  
 Exterior Fabric(s) \_\_\_\_\_ >> Concrete block  
 Other Exterior Fabric(s) \_\_\_\_\_  
 Roof Type(s) \_\_\_\_\_ >> Hip  
 Other Roof Type(s) \_\_\_\_\_  
 Roof Material(s) \_\_\_\_\_ >> \_\_\_\_\_  
 Other Roof Material(s) \_\_\_\_\_  
 Roof Secondary Structure(s) (dormers etc) \_\_\_\_\_ >> \_\_\_\_\_  
 Other Roof Secondary Structure(s) \_\_\_\_\_  
 Number of Chimneys \_\_\_\_\_  
 Chimney Material \_\_\_\_\_  
 Other Chimney Material(s) \_\_\_\_\_  
 Chimney Location(s) \_\_\_\_\_



# HISTORICAL STRUCTURE FORM

8LA03773

## DESCRIPTION (continued)

Window Descriptions metal sash, casement 4

Main Entrance Description (stylistic details) \_\_\_\_\_

Porches: #open 1 #closed \_\_\_\_\_ #incised \_\_\_\_\_ Location(s) \_\_\_\_\_

Porch Roof Types(s) \_\_\_\_\_

Exterior Ornament \_\_\_\_\_

Interior Plan \_\_\_\_\_

Other Interior Plan \_\_\_\_\_

Condition Good

### Structure Surroundings

Commercial: \_\_\_\_\_ Residential: MOSTly this category

Institutional: \_\_\_\_\_ Undeveloped: \_\_\_\_\_

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

Archaeological Remains (describe): \_\_\_\_\_

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

Narrative Description (optional) \_\_\_\_\_

## HISTORY

Construction year 1947

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

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

### Changes in Locations or Conditions

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

### Structure Use History

Use \_\_\_\_\_ Year Use Started \_\_\_\_\_ Year Use Ended \_\_\_\_\_ >> Private residence; 1947;

Other Structure Uses \_\_\_\_\_

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

## RESEARCH METHODS

Research Methods \_\_\_\_\_ >> Examine local tax records

Other research methods \_\_\_\_\_

## SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? YES

Name of Local Register if Eligible \_\_\_\_\_

Individually Eligible for National Register? NO

Potential Contributor to NR District? YES

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

>> \_\_\_\_\_

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

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



# HISTORICAL STRUCTURE FORM

8LA03773

## DOCUMENTATION (Photos, Plans, etc.)

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

Document type: \_\_\_\_\_

Maintaining Organization: \_\_\_\_\_

File or Accession #: \_\_\_\_\_

Descriptive Information: \_\_\_\_\_

&gt;&gt; \_\_\_\_\_

## RECORDER INFORMATION

Recorder Name (Last, First) Bland, MylesRecorder Address / Phone 4104 St. Augustine Road Jacksonville, FLRecorder Affiliation Bland & Associates, Inc Other Affiliation \_\_\_\_\_Is a Text-Only Supplement File Attached (Surveyor Only)? NO

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

Cultural Resource Type: SSElectronic Form Used: S110Form Type Code: NORMForm Quality Ranking: NEWForm Status Code: SCATSupplement Information Status: NO SUPPLEMENTSupplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: \_\_\_\_\_

Computer Entry Date: 5/26/2008

SHPO's Evaluation of Resource

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

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

### REQUIRED PAPER ATTACHMENTS

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



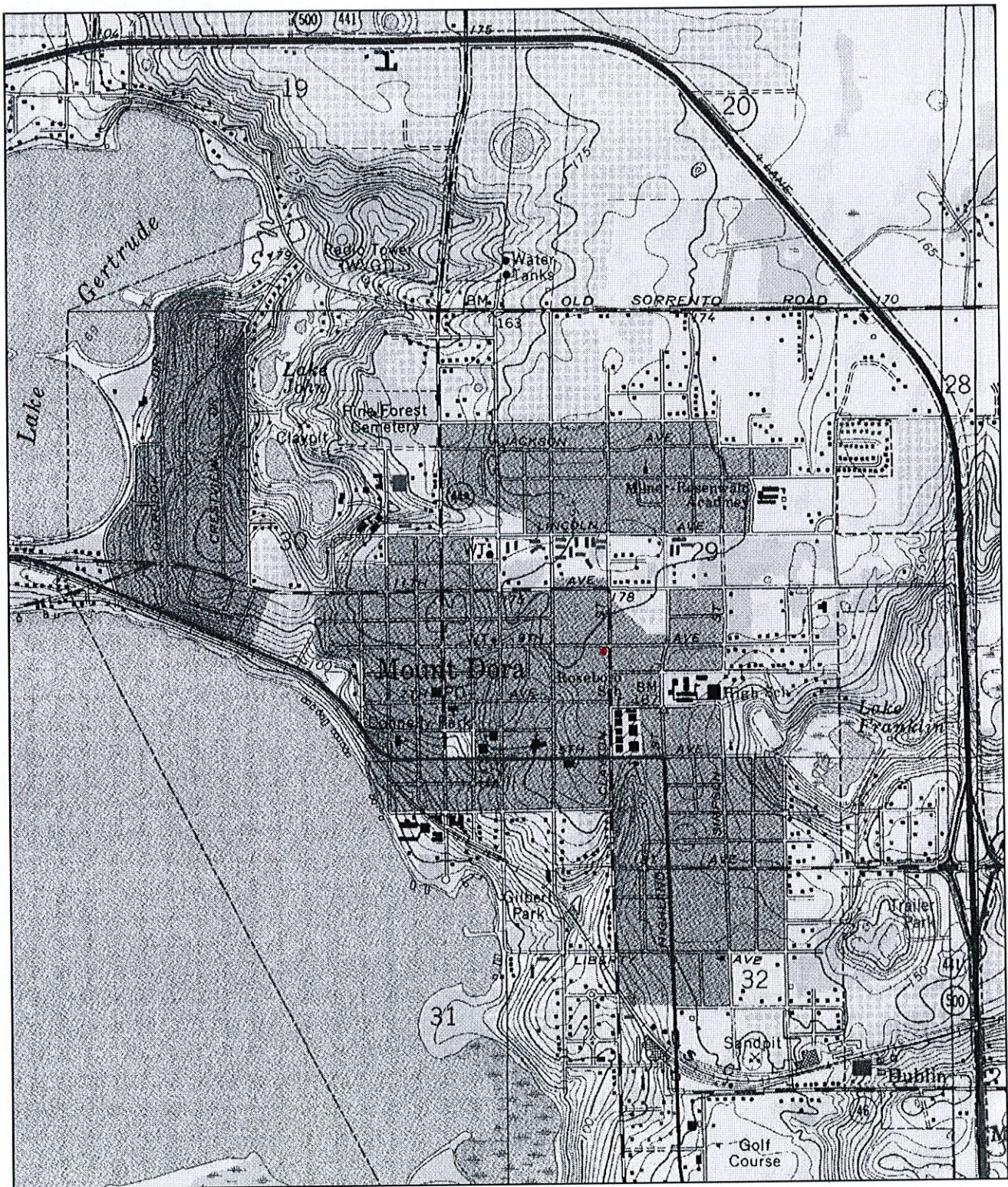
# **LA03773-200803**

## **Supplementary Printout**

- > **USGS map name/year of publication or revision:**  
EUSTIS;1980
- > **Township/Range/Section/Qtr:**  
19S ;27E ;29;UNSP
- > **Structural system(s):**  
Concrete block
- > **Foundation types:**  
Continuous
- > **Foundation materials:**  
Poured Concrete Footing
- > **Exterior fabrics:**  
Concrete block
- > **Roof types:**  
Hip
- > **Roof materials:**
- > **Roof secondary structures (dormers etc):**
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**  
Private residence;1947;
- > **Research methods:**  
Examine local tax records  
FL Master Site File-Cultural Resources  
Pedestrian
- > **Area(s) of historical significance:**
- > **Repositories: Collection/Housed/Accession#/Describe**
- > **[Other name(s)]:**



260



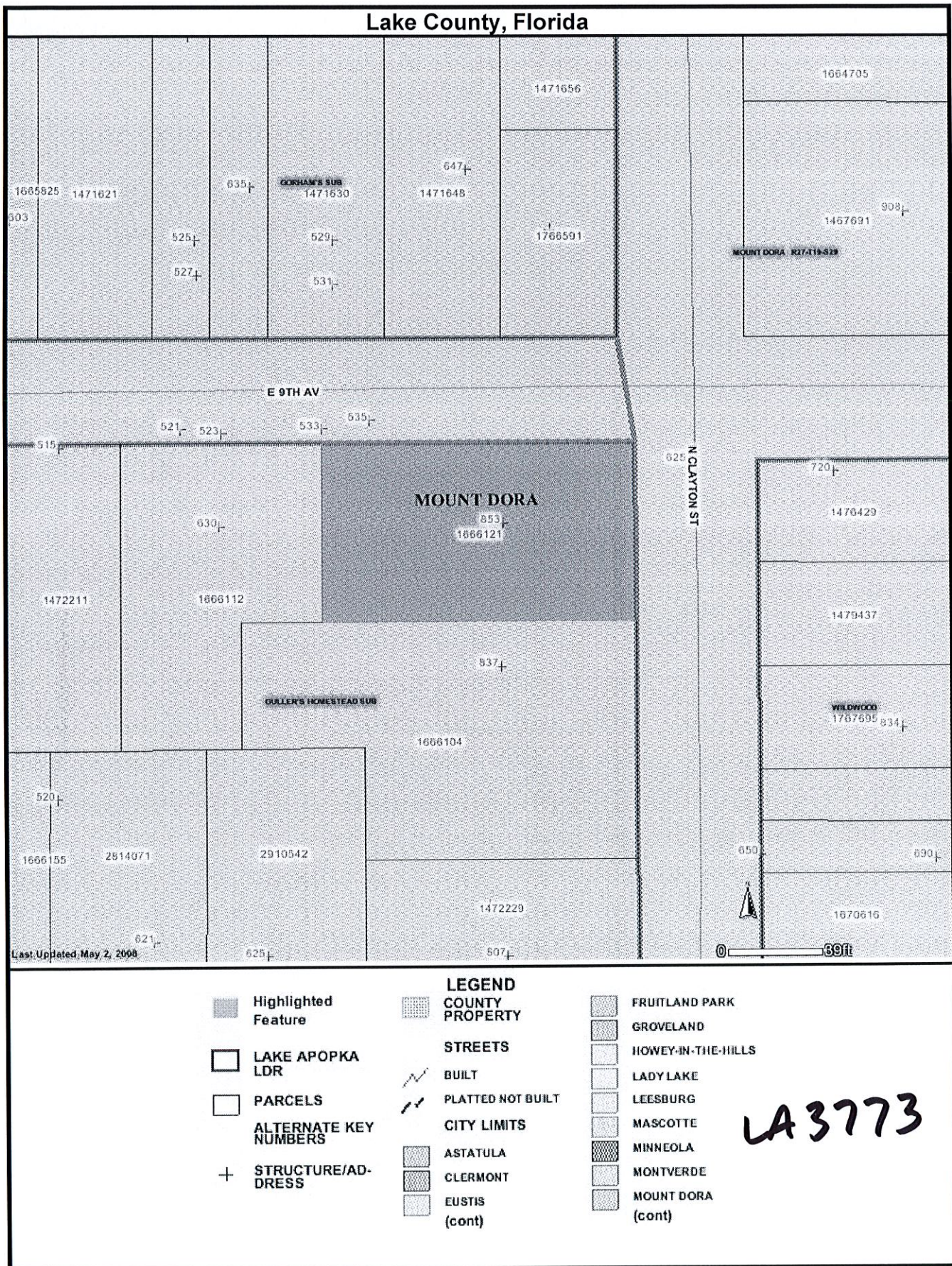
0 0.5 Mi  
0 2000 Ft

Map provided by MyTopo.com

LA 3773



260







260

LA  
3773





# CITY OF MOUNT DORA

853 N Clayton  
Site Visit  
February 15, 2023

Eastern Elevation, Fronting Clayton Street







# CITY OF MOUNT DORA

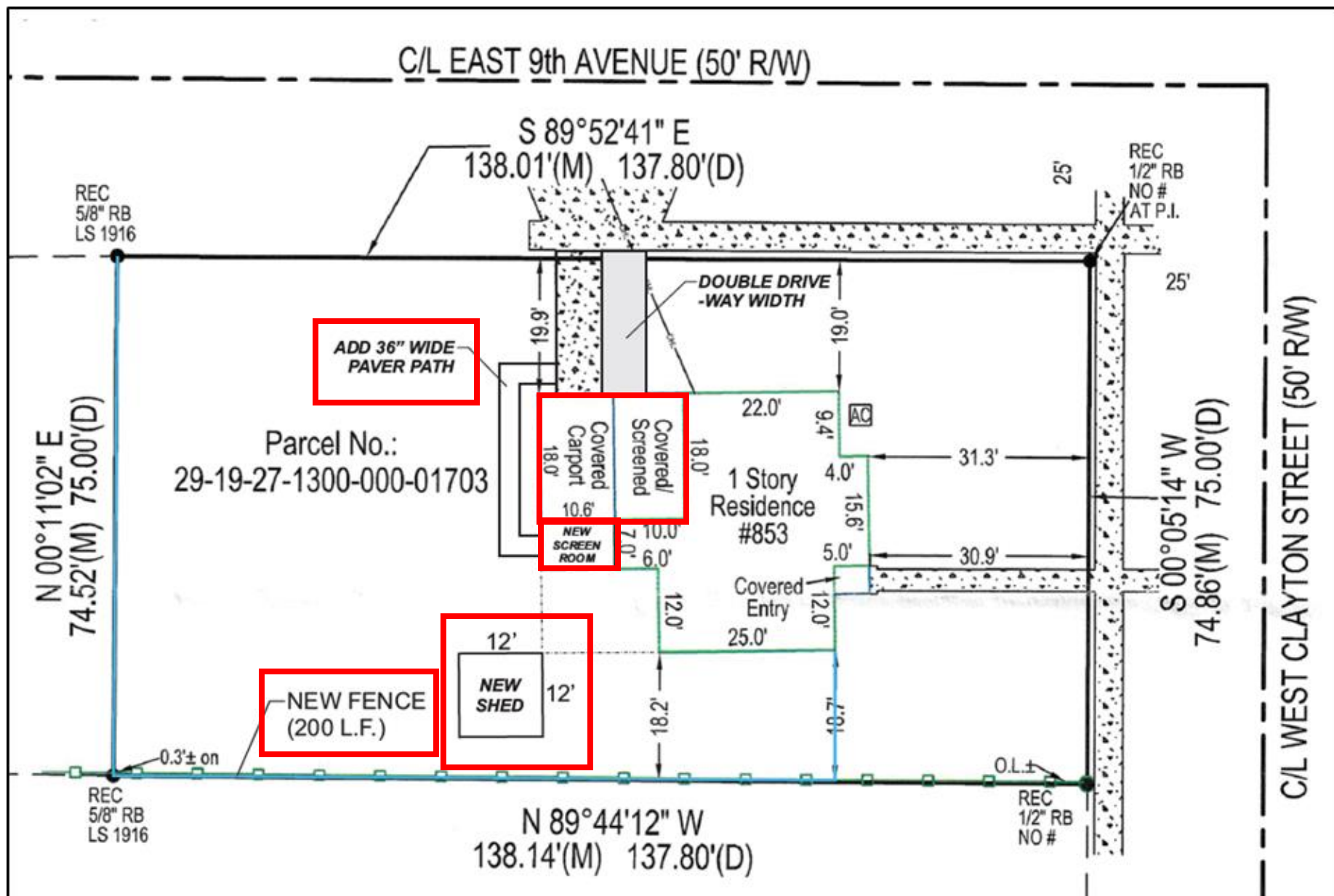
853 N Clayton  
Site Visit  
February 15, 2023

Northern Elevation, Fronting 9<sup>th</sup> Avenue

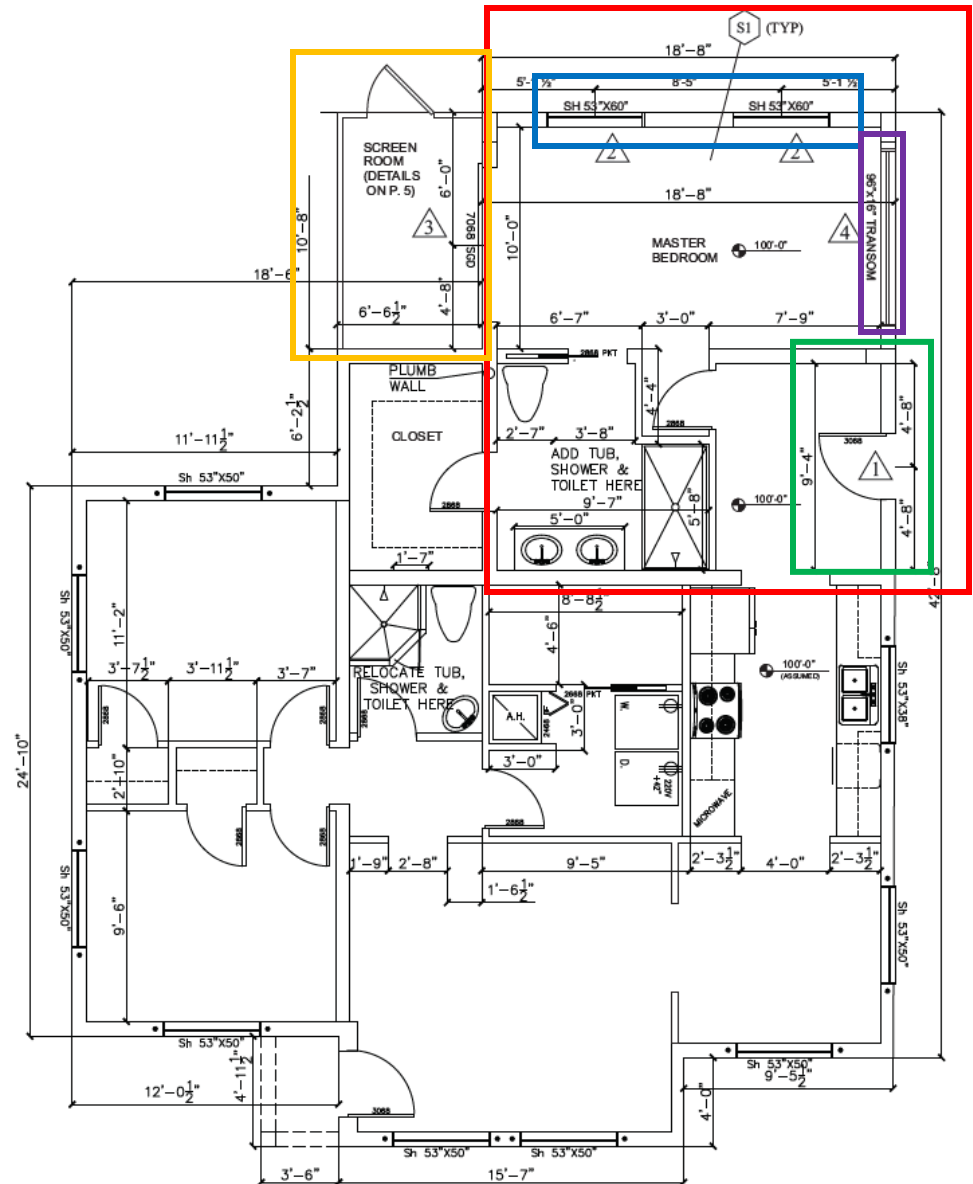
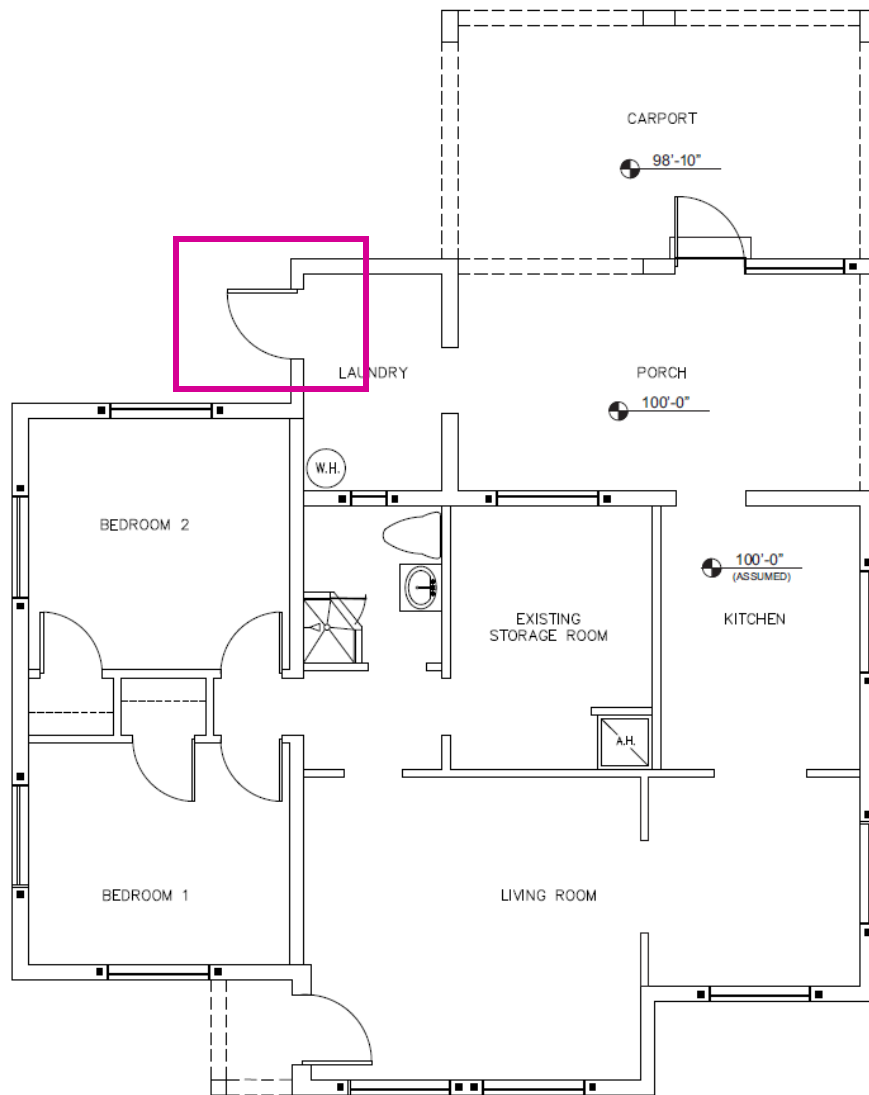




## Summary of Changes



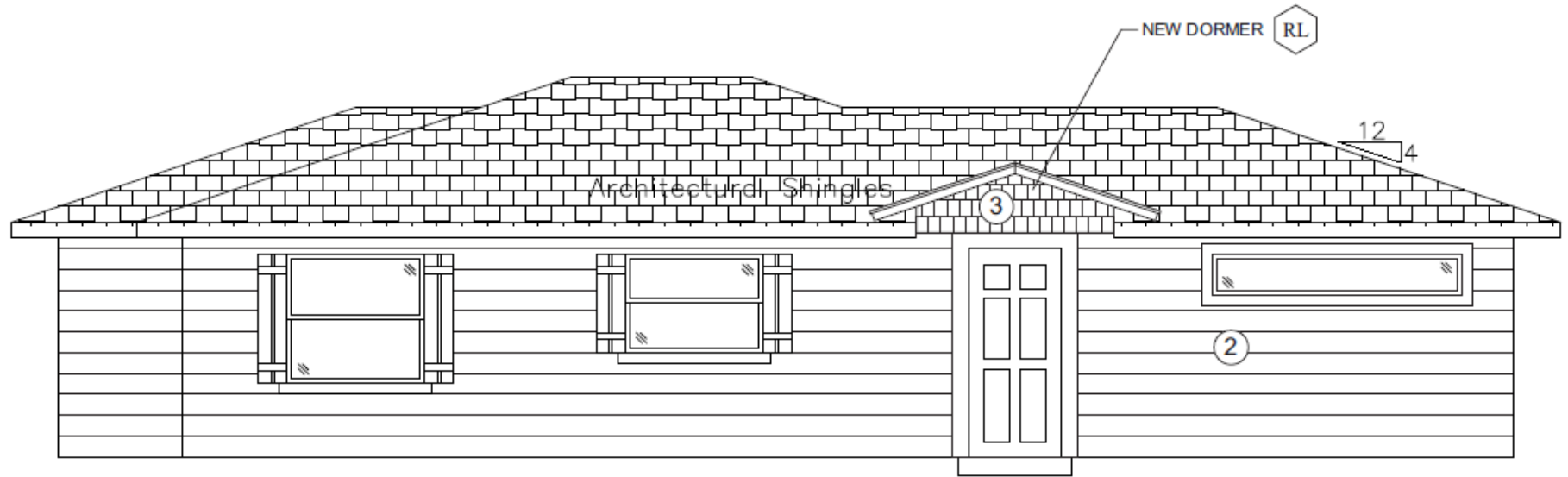




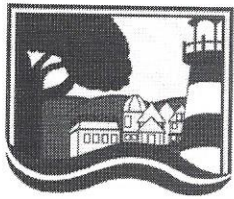
1. Enclose Porch and Carport and convert to living area
2. Add Screen Room
3. Add Door with Dormer
4. Add Windows to rear of Façade
5. Add Window to northern façade
6. Remove door and enclose opening



## Northern Façade Facing 9<sup>th</sup> Avenue, Proposed and Existing







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@cityofmoundora.com](mailto:plandev@cityofmoundora.com)

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

Subject Property Address: 853 N Clayton St Mt Dora FL 32757

Property Owner: LNC Mechanical LLC

Applicant: Shawn Addition CGC 1509980

Applicant's Mailing Address: 932 Scenic View Cir Minneola FL 34715

Applicant's Phone Number: 352-263-0664

Applicant's Email Address: Shawn@ScenicViewConstruction.com

Full Description of Proposed Alteration(s) or Construction including materials; please attach additional documentation if needed: Renovation of complete Interior & exterior

Add shed -

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

Is there currently a chimney on the building? NO

If so, will the chimney be affected? N/A

**Required Documentation:**

Renovations or Additions:

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

New Construction on Undeveloped Land:

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

Demolition Requests:

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

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

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



# PROPERTY RECORD CARD

## General Information

|                       |                                                                                          |                                    |                                                                                               |
|-----------------------|------------------------------------------------------------------------------------------|------------------------------------|-----------------------------------------------------------------------------------------------|
| Name:                 | LNC MECHANICAL LLC                                                                       | Alternate Key:                     | 1666121                                                                                       |
| Mailing Address:      | 853 N CLAYTON ST<br>MOUNT DORA, FL 32757<br><a href="#">Update Mailing Address</a>       | Parcel Number: ⓘ                   | 29-19-27-1300-000-01703                                                                       |
|                       |                                                                                          | Millage Group and City:            | 00MD Mount Dora                                                                               |
|                       |                                                                                          | 2021 Total Certified Millage Rate: | 18.7017                                                                                       |
|                       |                                                                                          | Trash/Recycling/Water/Info:        | <a href="#">My Public Services Map</a> ⓘ                                                      |
| Property Location:    | 853 N CLAYTON ST<br>MOUNT DORA FL, 32757<br><a href="#">Update Property Location</a> ⓘ   | Property Name:                     | --<br><a href="#">Submit Property Name</a> ⓘ                                                  |
|                       |                                                                                          | School Information:                | <a href="#">School Locator &amp; Bus Stop Map</a> ⓘ<br><a href="#">School Boundary Maps</a> ⓘ |
| Property Description: | MOUNT DORA, GULLER'S HOMESTEAD N 75 FT OF E 130 FT OF LOT 17 PB 3 PG 43 ORB 5960 PG 1385 |                                    |                                                                                               |

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

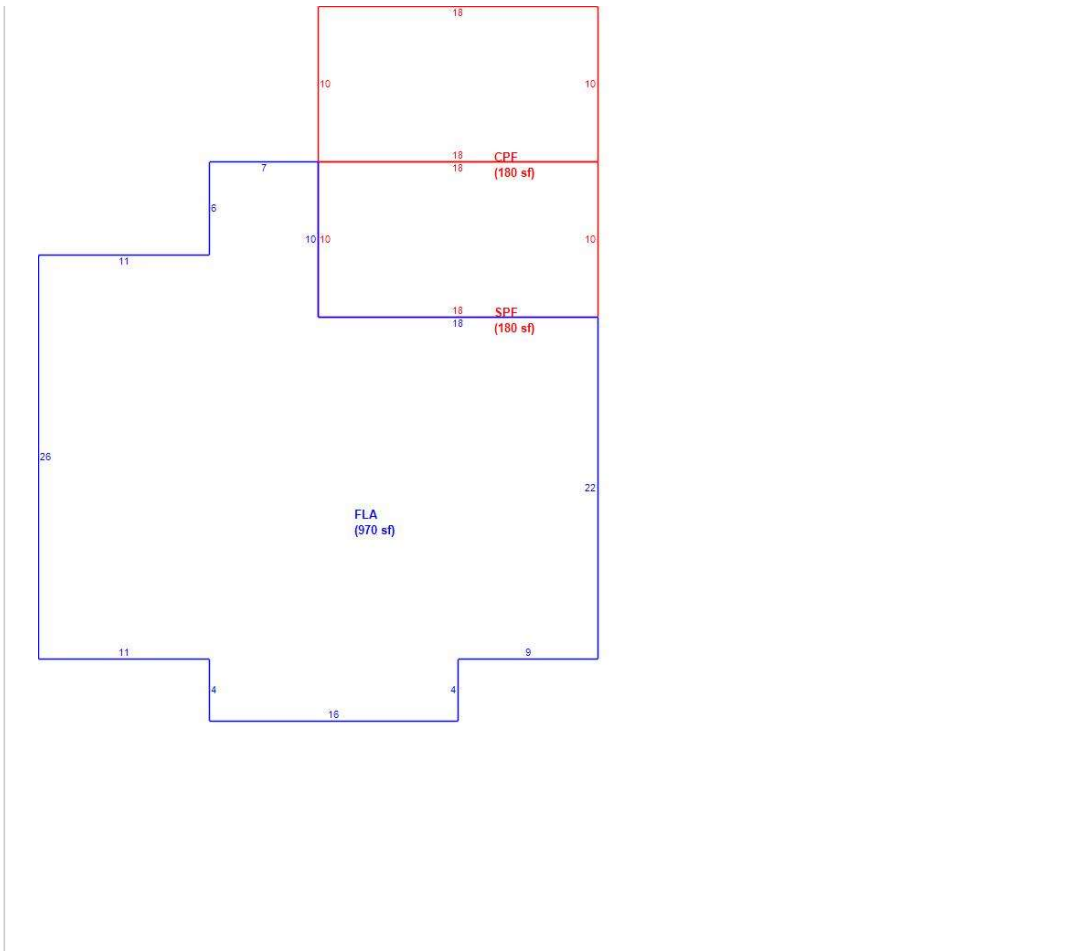
| Line                                         | Land Use             | Frontage | Depth | Notes | No. Units                      | Type | Class  | Value | Land Value  |
|----------------------------------------------|----------------------|----------|-------|-------|--------------------------------|------|--------|-------|-------------|
| 1                                            | SINGLE FAMILY (0100) | 75       | 130   |       | 9750.000                       | FD   | \$0.00 |       | \$49,508.00 |
| <a href="#">Click here for Zoning Info</a> ⓘ |                      |          |       |       | <a href="#">FEMA Flood Map</a> |      |        |       |             |

## Residential Building(s)

### Building 1

|                                                                                       |                          |                              |                     |
|---------------------------------------------------------------------------------------|--------------------------|------------------------------|---------------------|
| Residential                                                                           |                          | Building Value: \$100,492.00 |                     |
| Summary                                                                               |                          |                              |                     |
| Year Built: 1947                                                                      | Total Living Area: 970 ⓘ | Central A/C: No              | Attached Garage: No |
| Bedrooms: 2                                                                           | Full Bathrooms: 1        | Half Bathrooms: 0            | Fireplaces: 0       |
| <a href="#">Incorrect Bedroom, Bath, or other information?</a> ⓘ                      |                          |                              |                     |
| Section(s)                                                                            |                          |                              |                     |
| Section Type                                                                          | Ext. Wall Type           | No. Stories                  | Floor Area          |
| CARPORT FINISHED (CPF)                                                                | Block (02)               | 1.00                         | 180                 |
| FINISHED LIVING AREA (FLA)                                                            |                          | 1.00                         | 970                 |
| SCREEN PORCH FINISHED (SPF)                                                           |                          | 1.00                         | 180                 |
| <div><a href="#">View Larger</a> / <a href="#">Print</a> / <a href="#">Save</a></div> |                          |                              |                     |





### Miscellaneous Improvements

|                                                 |
|-------------------------------------------------|
| There is no improvement information to display. |
|-------------------------------------------------|

### Sales History

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

| Book/Page                                                                               | Sale Date | Instrument         | Qualified/Unqualified Vacant/Improved |          | Sale Price   |
|-----------------------------------------------------------------------------------------|-----------|--------------------|---------------------------------------|----------|--------------|
| <a href="#">5960 / 1385</a>                                                             | 05/2022   | Warranty Deed      | Unqualified                           | Improved | \$222,000.00 |
| <a href="#">5937 / 1854</a>                                                             | 04/2022   | Probate Order      | Unqualified                           | Improved | \$0.00       |
| <a href="#">1777 / 1393</a>                                                             | 12/1999   | Quit Claim Deed    | Unqualified                           | Improved | \$0.00       |
| <a href="#">ND00 / 133</a>                                                              | 08/1995   | Misc Deed/Document | Unqualified                           | Improved | \$0.00       |
| <a href="#">240 / 224</a>                                                               | 10/1945   | Warranty Deed      | Unqualified                           | Improved | \$0.00       |
| <a href="#">Click here to search for mortgages, liens, and other legal documents.</a> ⓘ |           |                    |                                       |          |              |

### 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 | \$150,000    | \$79,380       | \$24,380      | 5.0529  | \$123.19        |
| SCHOOL BOARD STATE           | \$150,000    | \$79,380       | \$49,380      | 3.5940  | \$177.47        |



|                                   |           |          |          |                          |                           |
|-----------------------------------|-----------|----------|----------|--------------------------|---------------------------|
| SCHOOL BOARD LOCAL                | \$150,000 | \$79,380 | \$49,380 | 2.9980                   | \$148.04                  |
| LAKE COUNTY WATER AUTHORITY       | \$150,000 | \$79,380 | \$24,380 | 0.3229                   | \$7.87                    |
| NORTH LAKE HOSPITAL DIST          | \$150,000 | \$79,380 | \$24,380 | 0.0000                   | \$0.00                    |
| ST JOHNS RIVER FL WATER MGMT DIST | \$150,000 | \$79,380 | \$24,380 | 0.2189                   | \$5.34                    |
| CITY OF MOUNT DORA                | \$150,000 | \$79,380 | \$24,380 | 5.9603                   | \$145.31                  |
| LAKE COUNTY MSTU AMBULANCE        | \$150,000 | \$79,380 | \$24,380 | 0.4629                   | \$11.29                   |
| LAKE COUNTY VOTED DEBT SERVICE    | \$150,000 | \$79,380 | \$24,380 | 0.0918                   | \$2.24                    |
|                                   |           |          |          | <b>Total:</b><br>18.7017 | <b>Total:</b><br>\$620.75 |

## Exemptions Information

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

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

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



853 N Claton

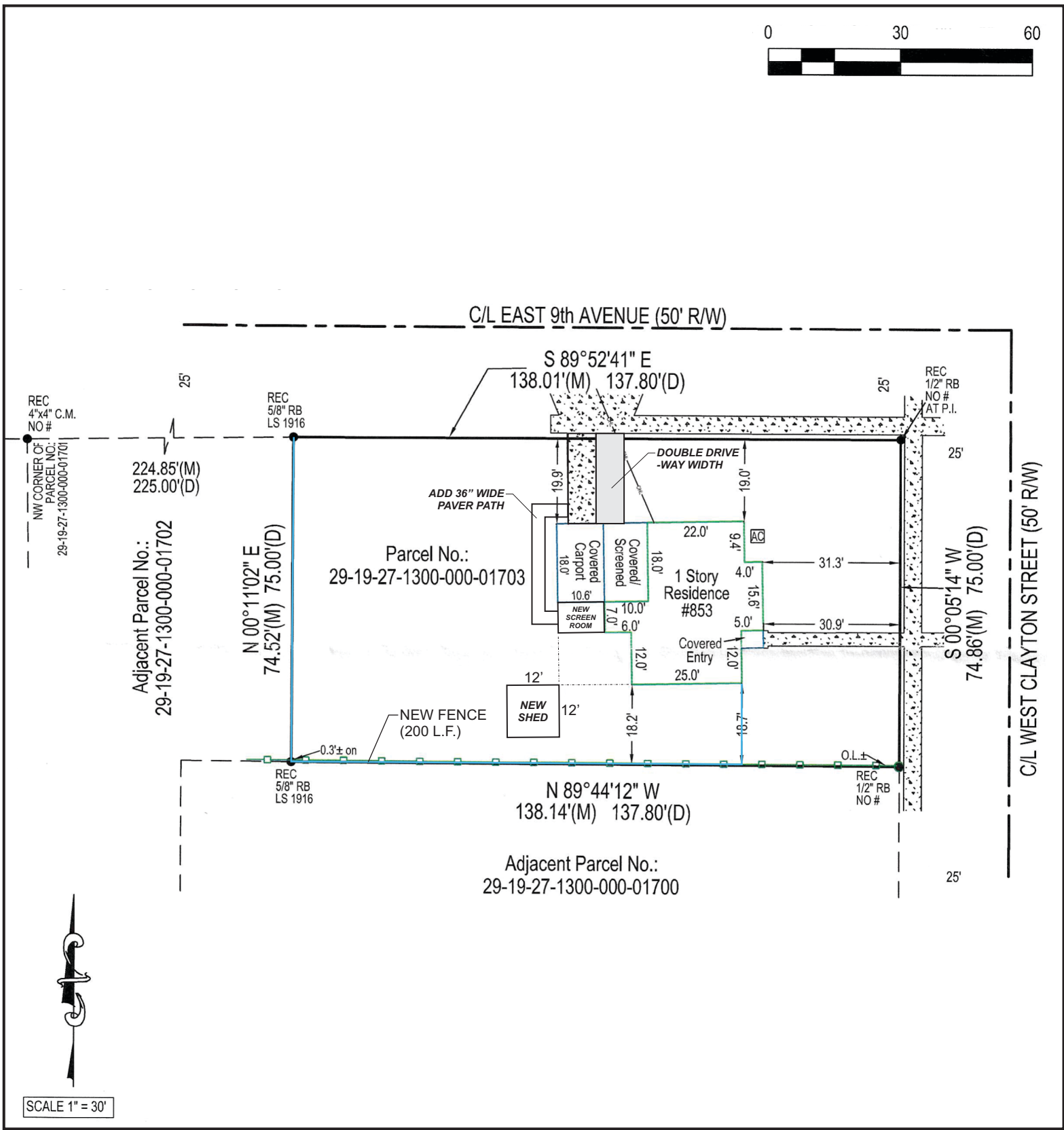
Materials list or Cut sheet.

- Exterior trim and siding to be Hardie type cement boards.
- Asphalt shingles
- Cedar trim for post and support for small gable roof over door
- Vinyl window frames in white
- Fiber glass doors with glass inserts
- Paver driveway and walks



REMODEL FOR:

COMTOIS RESIDENCE  
853 N. CLAYTON ST.  
MT. DORA, FL 32757



ENGINEERING NOTES:

ENGINEERING MEETS OR EXCEEDS 2020 FLORIDA BUILDING CODE, 7th EDITION, RESIDENTIAL, PER SECTION R301, USING ASCE 7- 16.  
RISK CATEGORY II  
V<sub>ult</sub> = 140 mph BASIC WIND SPEED, V<sub>asd</sub> = 108 mph.  
EXPOSURE C  
LEVEL 2 ALTERATIONS  
INTERNAL PRESSURE COEFFICIENT = ± 0.18

EXTERIOR CLADDING ARE TO BE DESIGNED FOR +/- 35 PSF; WINDOWS AND DOORS ARE TO BE DESIGNED TO MEET OR EXCEED PRESSURE NOTED ON PLAN.

ALL STRUCTURAL WOOD FRAME MEMBERS ARE TO BE #2SPF OR BETTER UNLESS NOTED OTHERWISE.

WOOD FRAME MEMBERS IN CONTACT WITH CONCRETE ARE TO BE NO. 2 PT.

ALL CONNECTORS AND FASTENERS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE STAINLESS STEEL OR GALVANIZED.

ALL CONCRETE MUST BE 2500 PSI (MIN) UNLESS NOTED OTHERWISE.

ALL ELECTRICAL AND ENERGY CALCULATIONS BY OTHERS.

SCOPE OF WORK:

- FRAME IN & RENOVATE EXISTING REAR PORCH AND CARPORT TO CONVERT INTO MASTER BEDROOM SUITE.
- RENOVATE INTERIOR AND EXTERIOR OF RESIDENCE.
- INSTALL NEW SHED.
- INSTALL NEW SCREEN ROOM.
- WIDEN DRIVEWAY AND INSTALL PATH TO SCREEN ROOM.

TABLE OF CONTENTS:

- 1) COVER SHEET
- 2) ELEVATIONS
- 3) EXISTING FLOOR PLAN
- 4) NEW FLOOR/FOUNDATION PLAN
- 5) ELECTRICAL PLAN
- 6) SHED PLAN

AREA CALCULATIONS

| EXISTING          |           |
|-------------------|-----------|
| LIVING            | 970 S.F.  |
| ENTRY             | 17 S.F.   |
| CARPORT           | 180 S.F.  |
| SCREEN PORCH      | 180 S.F.  |
| NEW               |           |
| LIVING            | 1330 S.F. |
| ENTRY             | 17 S.F.   |
| TOTAL (NO CHANGE) | 1347 S.F. |

Plans By Bobby LLC.

PH. (352)398-8370

CONTRACTOR:

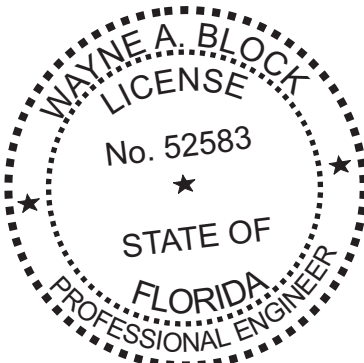
SCENIC VIEW DESIGN AND CONSTRUCTION, LLC  
932 SCENIC VIEW CR.  
MINNEOLA, FL, 34715  
OFFICE 352-536-3132

OWNER:

COMTOIS RESIDENCE  
853 N. CLAYTON ST.  
MT. DORA, FL 32757

1 OF 6

Lildon Engineering Company, Inc.  
548 S Hwy 27 Suite B  
Minneola, Florida 34715  
(352) 394-2590 Ph.  
E-mail: wablock@aol.com  
Cert. Auth. # 2898



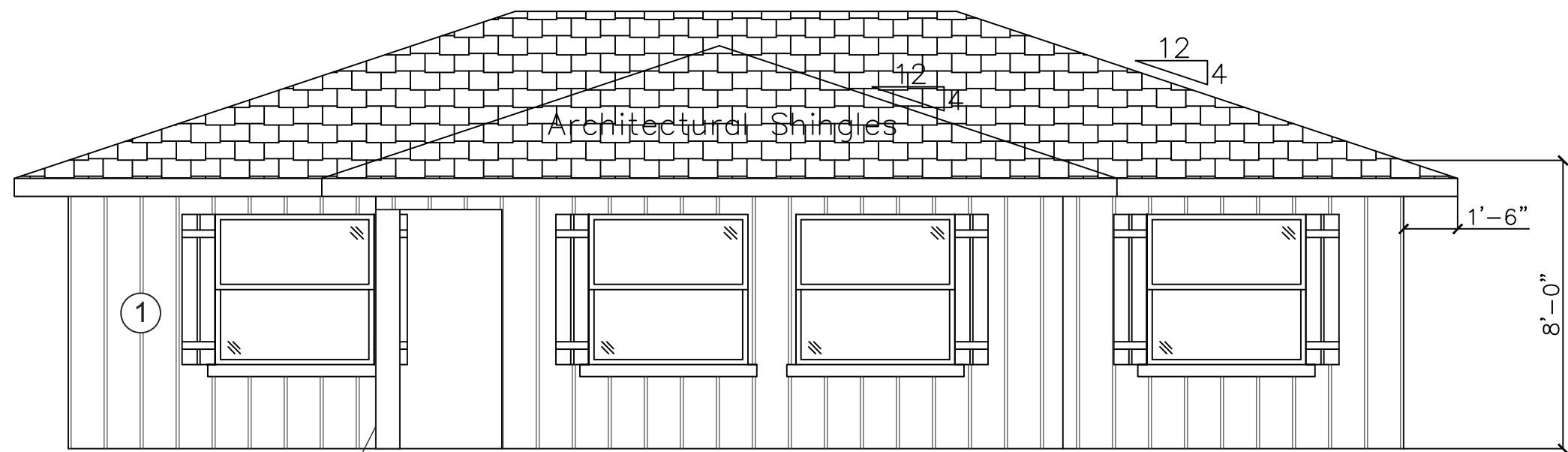
January 31, 2023  
Wayne A. Block PE # 52583

This item has been electronically signed and sealed by Wayne A. Block, PE #52583. Printed copies of this item are not official copies. Signatures must be verified on electronic copies.

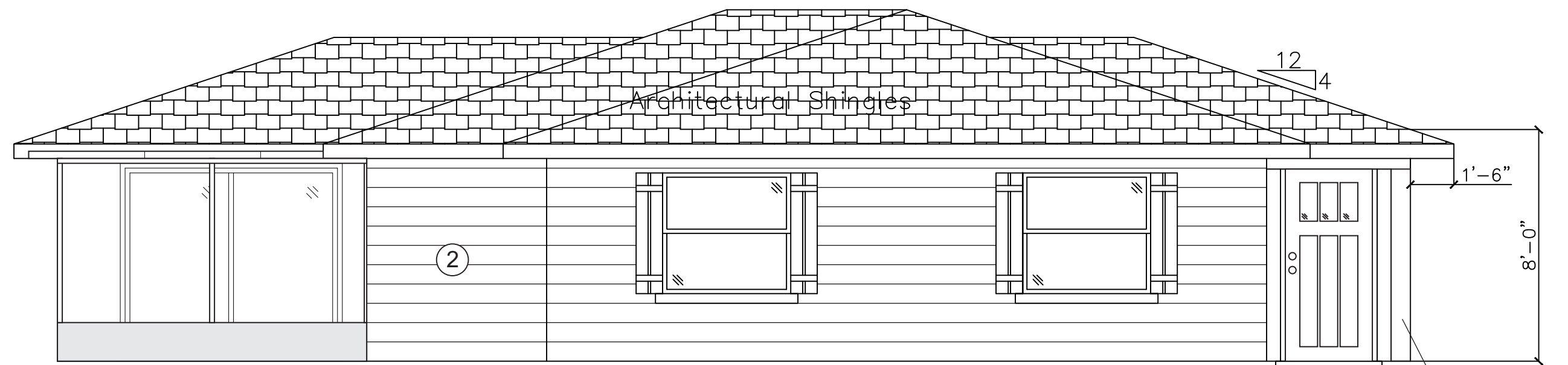




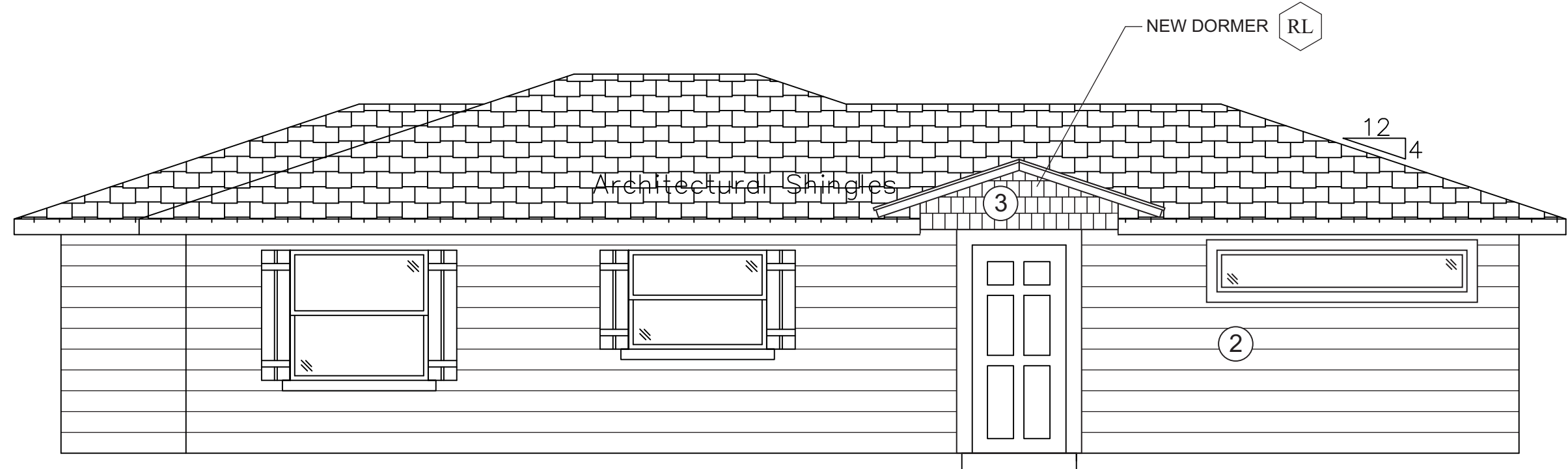
Rear Elevation



Front Elevation



Left Elevation



Right Elevation

**RI ROOF SHEATHING DETAIL**

**DESIGN PARAMETERS:**  
BASIC WIND SPEED: Vult = 140 mph  
EXPOSURE: C  
AVERAGE ROOF HEIGHT: 15'-0" ft  
SHEATHING: 7/16" OSB OR 15/32" PLYWOOD

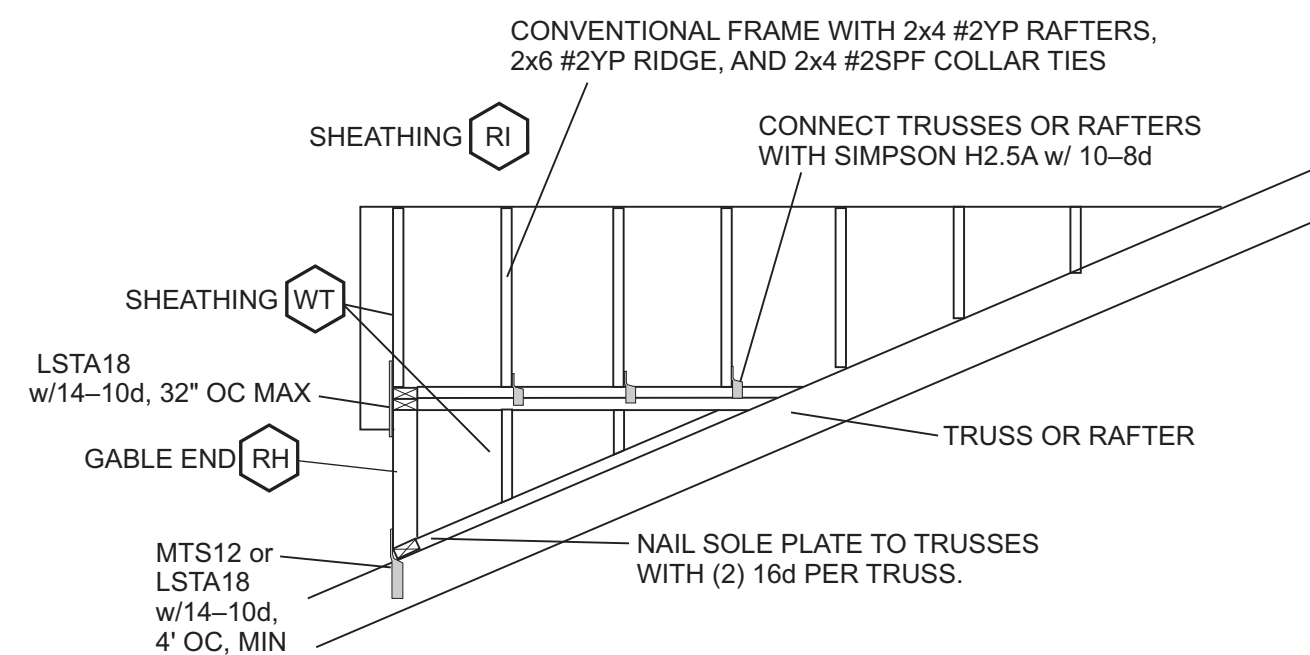
**NAILING SCHEDULE:**  
8d RS. 4" OC AT ALL FRAMING (ZONES 1, 2, & 3)

**ROOF SHEATHING**

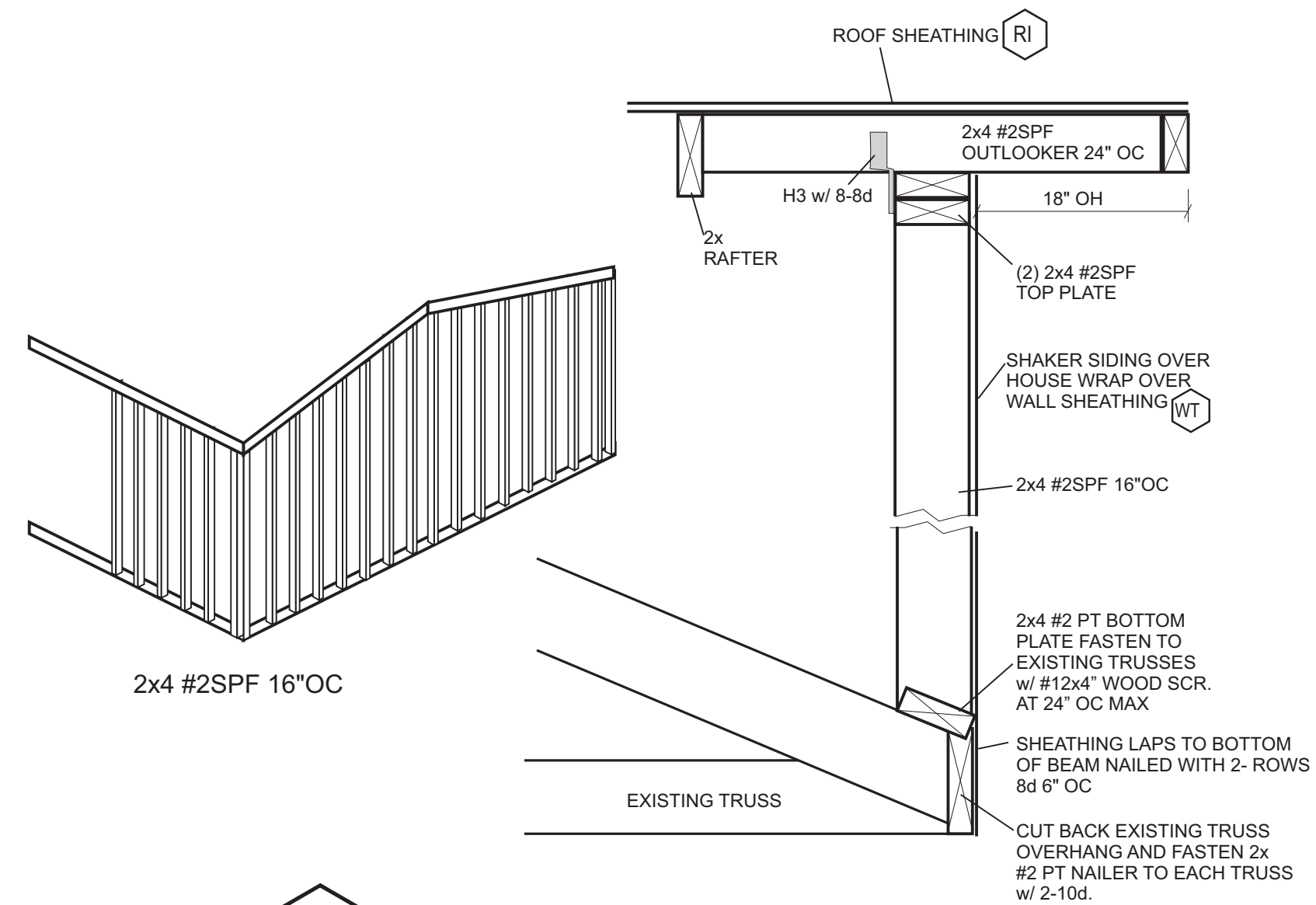
NOTE: 7/16" OSB OR 15/32" PLYWOOD SHEATHING IS ACCEPTABLE IN THE GIVEN WIND ZONE AND WITH THE AVERAGE ROOF HEIGHT AS NOTED.

THE REQUIRED DESIGN PRESSURE WAS DETERMINED USING CHAPTERS 26 TO 30 OF ASCE 7-16 AND THE SIZE AND LOCATION OF THIS STRUCTURE. THE ALLOWABLE DESIGN PRESSURE OF THE ROOF SHEATHING WAS DETERMINED USING THE PROVISIONS OUTLINED IN THE APA PANEL DESIGN SPECIFICATIONS (APA PDS-2020).

ALLOWABLE DESIGN PRESSURES WERE DETERMINED TO EXCEED THE REQUIRED DESIGN PRESSURES WITH THE GIVEN CRITERIA.



RL DORMER



RH GABLE ENDWALL BALLOON FRAMING

## EXTERIOR FINISH

### CMU WALLS:

- 1 BOARD & BATTON FINISH ON 1x PT FURRING.
- 2 CEMENT BOARD SIDING ON 1x PT FURRING.

### FRAME COLUMN, WALL & GABLE END:

- 3 SHAKER SIDING OVER HOUSE WRAP ON SHEATHING.

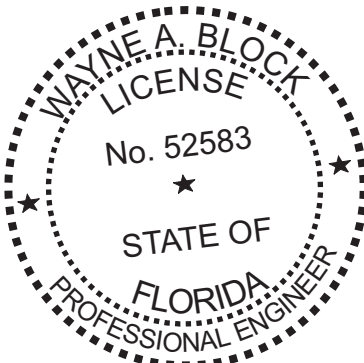
Plans By Bobby LLC.  
PH. (352)398-8370

**CONTRACTOR:**  
SCENIC VIEW DESIGN AND CONSTRUCTION, LLC  
932 SCENIC VIEW CR.  
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**OWNER:**  
COMTOIS RESIDENCE  
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2 OF 6

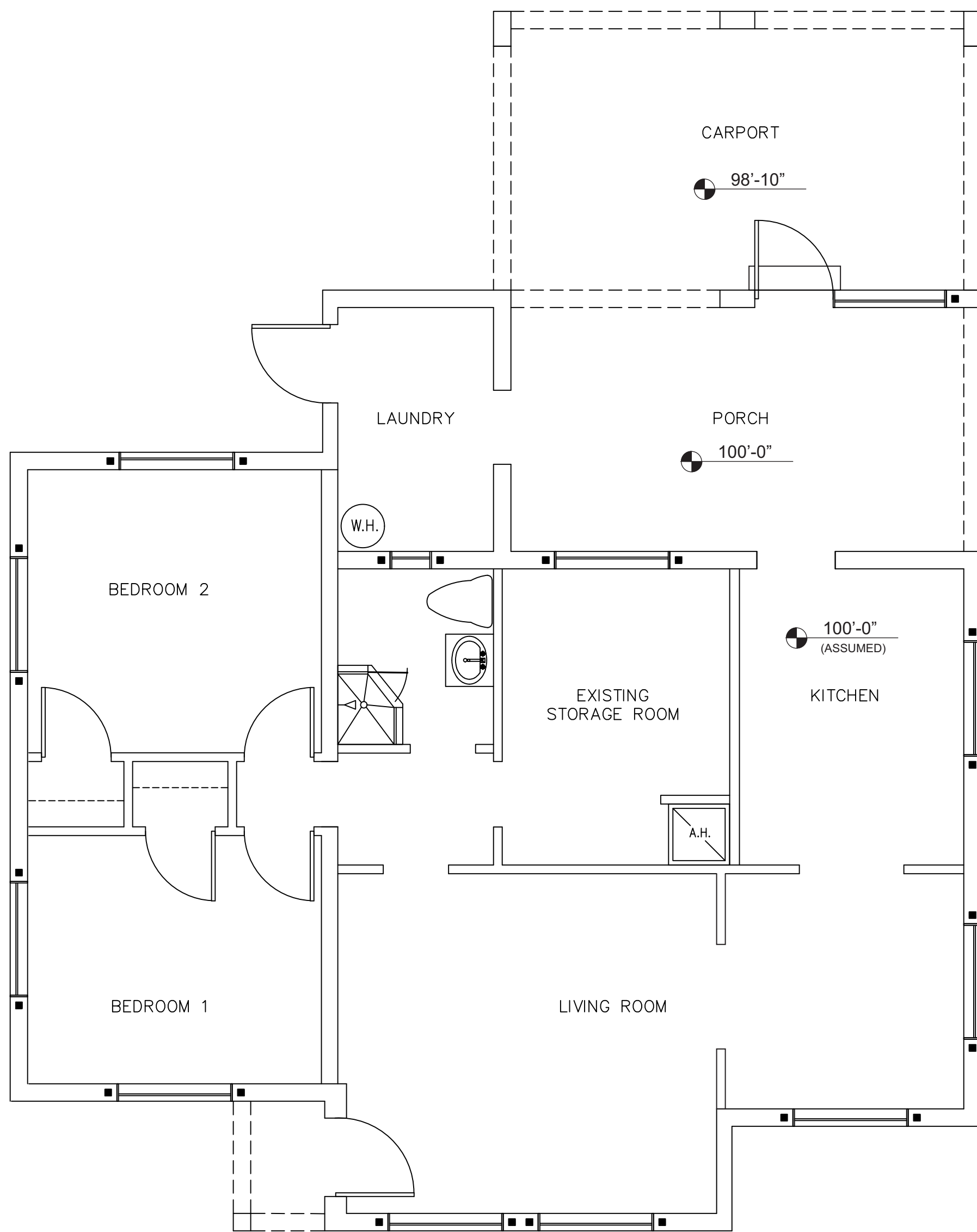
Lidon Engineering Company, Inc.  
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January 31, 2023  
Wayne A. Block PE # 52583

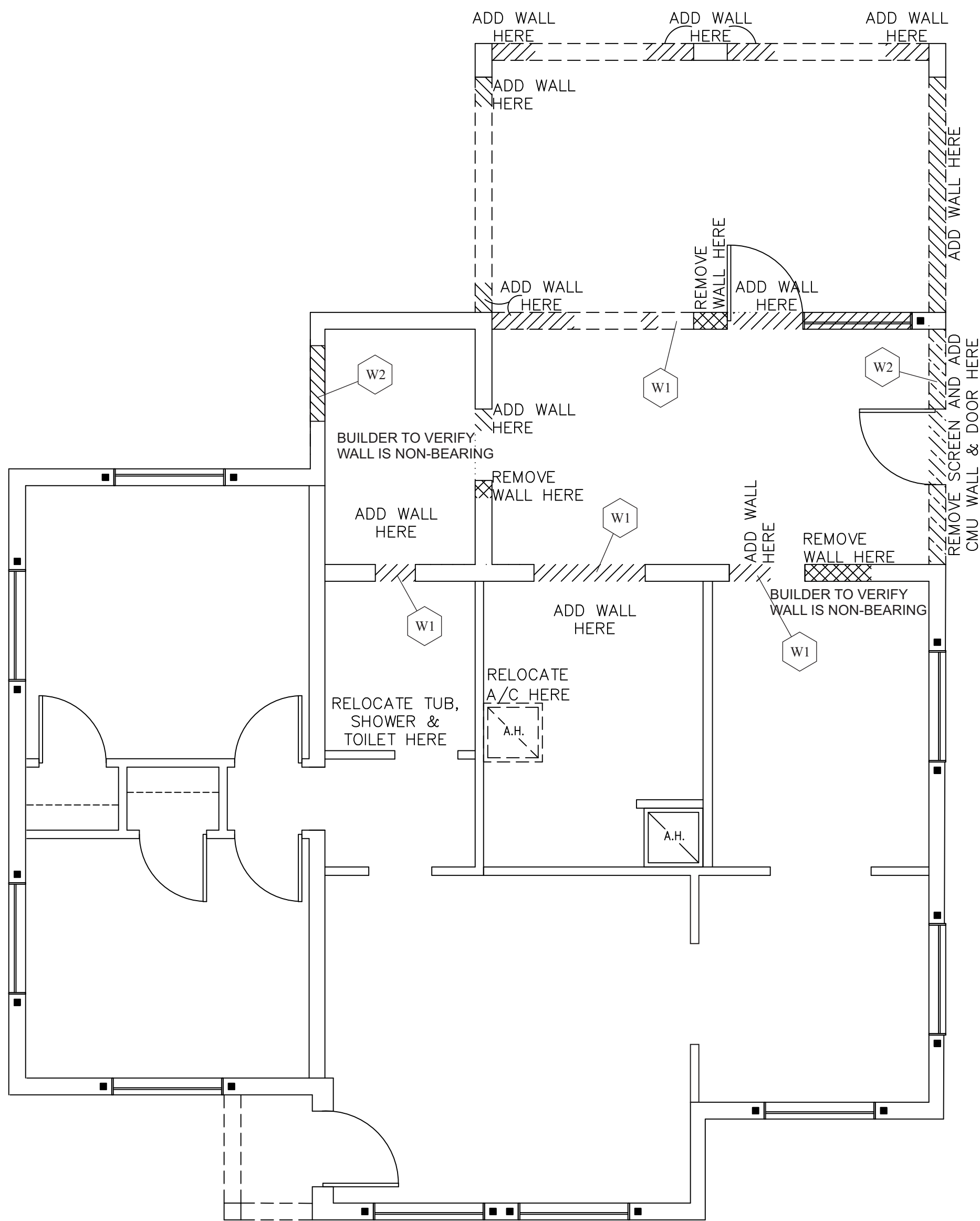
This item has been electronically signed and sealed by Wayne A. Block, PE #52583. Printed copies of this item are not official copies. Signature must be verified on electronic copies.





**EXISTING FLOOR PLAN**

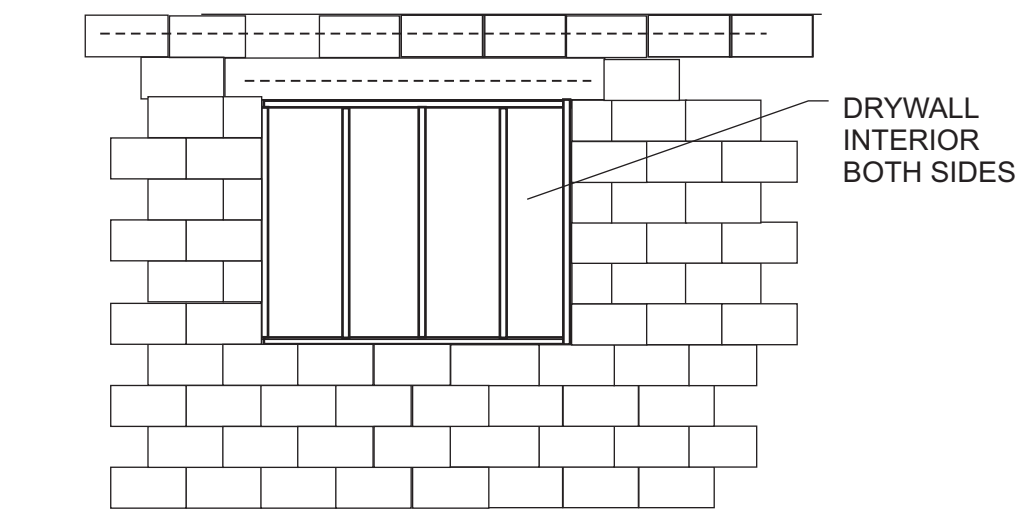
1/4" = 1'-0"



**DEMOLITION PLAN**

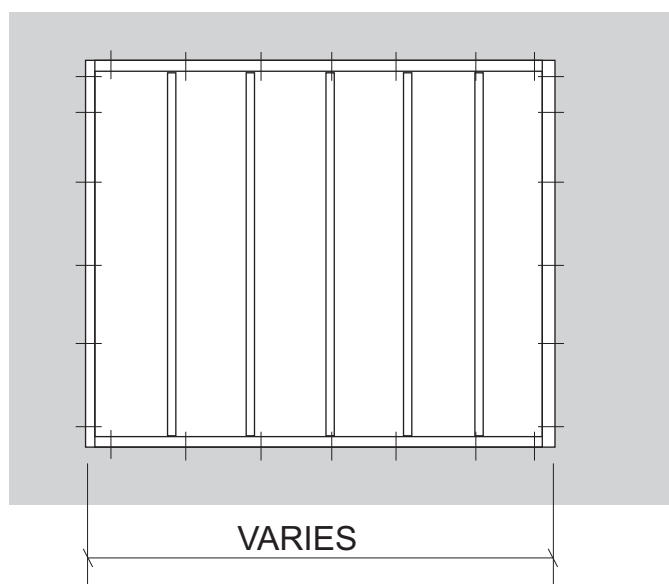
1/4" = 1'-0"

- GENERAL NOTES :**  
FILL IN CARPORT OPENINGS WITH CMU BLOCK AND WINDOWS AS SHOWN PER PLAN FOR NEW MASTER BEDROOM.
- CLOSE-IN SCREEN PORCH AND ADD MASTER BATHROOM AS SHOWN PER PLAN.
- EXTERIOR WALLS:**  
NO CHANGE TO EXTERIOR LOCATION OF WALLS OR ROOF.
- PLUMBING:**  
ADD (2) SINKS, (1) TOILET AND (1) SHOWER IN MASTER BATHROOM AS SHOWN PER PLAN.
- RELOCATE TOILET, SHOWER AND SINK IN GUEST BATH AS SHOWN PER PLAN.
- REWORK KITCHEN AS SHOWN PER PLAN.
- ELECTRICAL:**  
ELECTRICAL SHOWN PER PLAN IS NEW. (INSTALL PER NEC 2017.)
- HVAC:**  
RELOCATE HVAC AS SHOWN PER PLAN.



REMOVE EXISTING WINDOW: FRAME OPENING WITH 2x8 #2PT AT SIDES AND TOP AND BOTTOM WITH INTERIOR FRAMING AT 24" OC. NAIL FRAME TO CONCRETE WITH CASE HARDENED 10d, 16" OC

W1 CLOSE IN OPENING IN EXISTING CB WALL (INTERIOR)



W2 CLOSE IN EXISTING OPENING (EXTERIOR)

EXTERIOR :  
7/8" STUCCO FINISH ON FELT BACK  
WIRE LATH OVER HOUSE WRAP ON  
SHEATHING PER

INTERIOR FINISH:  
1/2" DRYWALL, INSULATION  
WHERE REQUIRED

OPENING FRAMED WITH 2x8 #2PT AT SIDES AND TOP,  
AND BOTTOM. INTERIOR FRAMING AT 24" OC.  
FASTEN FRAME TO CONCRETE WITH 1/4" x 3-1/2" TAPCONS,  
6" FROM CORNERS AND 16" OC (MAX).

**AREA CALCULATIONS**

| EXISTING                 |                  |
|--------------------------|------------------|
| LIVING                   | 970 S.F.         |
| ENTRY                    | 17 S.F.          |
| CARPORT                  | 180 S.F.         |
| SCREEN PORCH             | 180 S.F.         |
| NEW                      |                  |
| LIVING                   | 1330 S.F.        |
| ENTRY                    | 17 S.F.          |
| <b>TOTAL (NO CHANGE)</b> | <b>1347 S.F.</b> |

This item has been electronically signed and  
sealed by Wayne A. Block, PE #52583. Printed  
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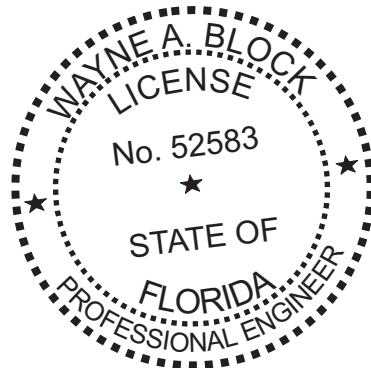
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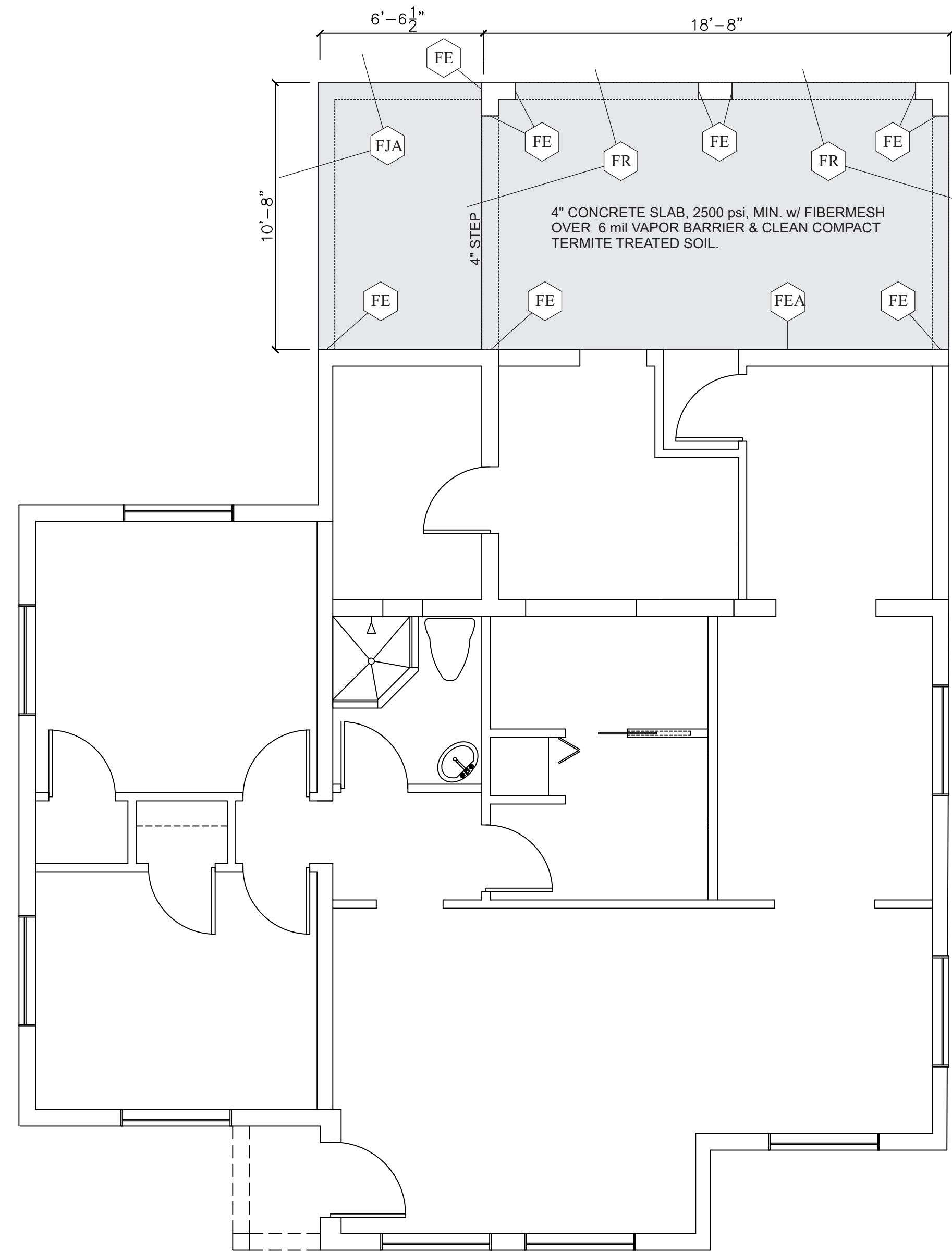
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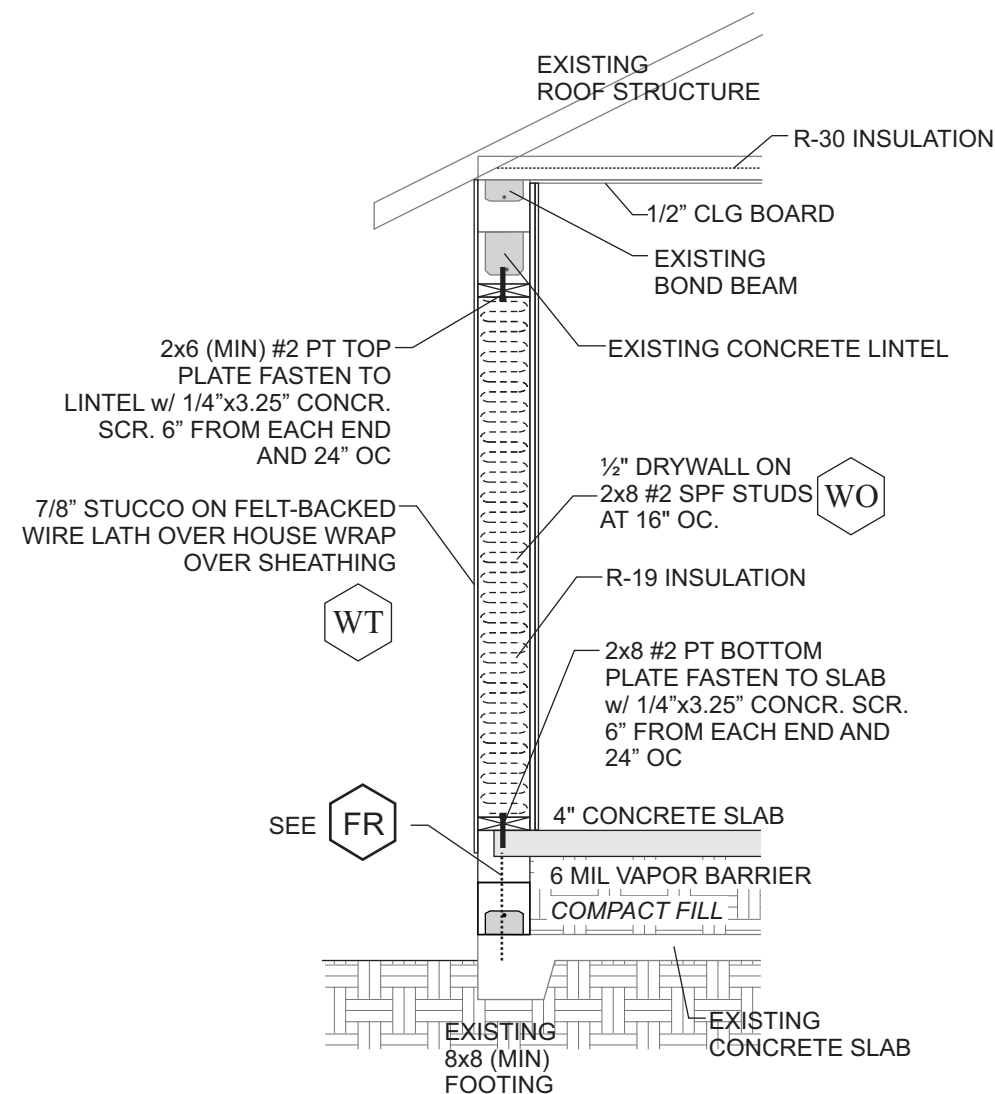
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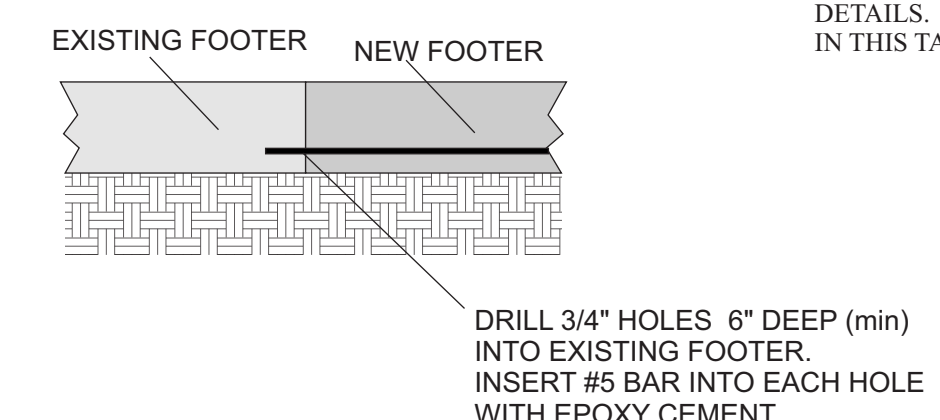


**FOUNDATION PLAN**

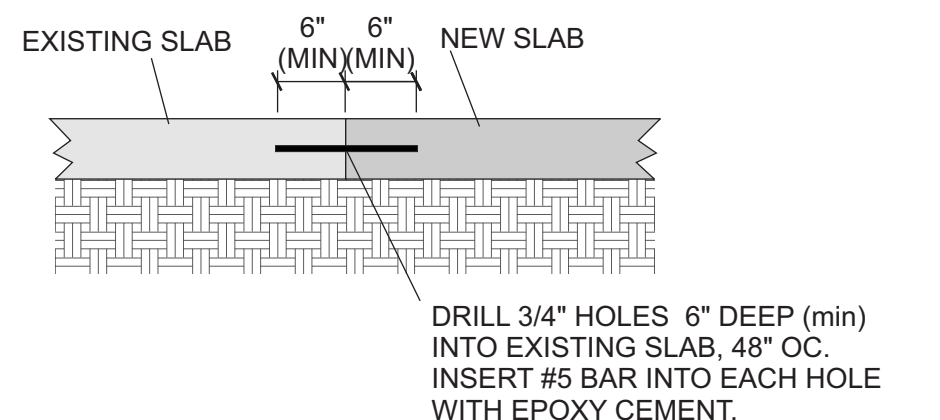
1/4" = 1'-0"



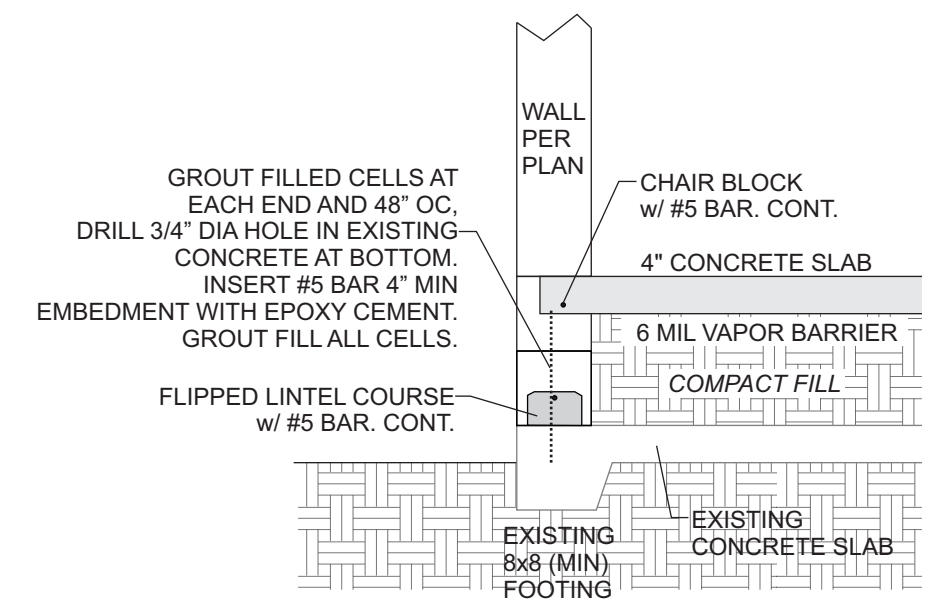
**S1 WALL SECTION**



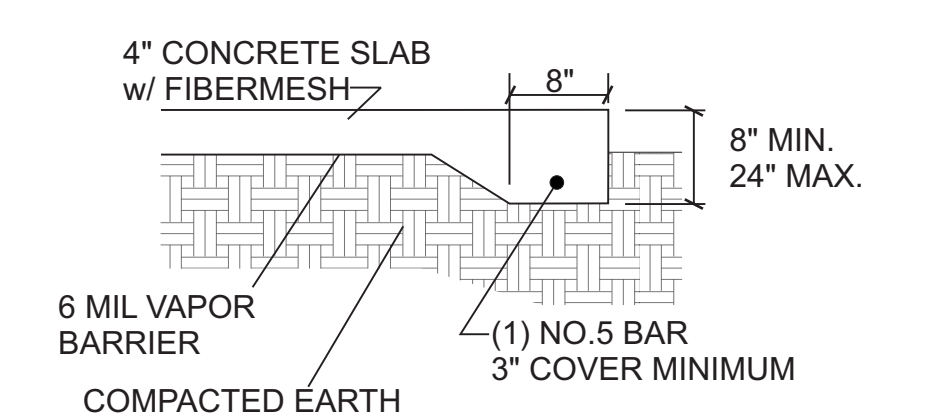
**FE FOOTER TO FOOTER**



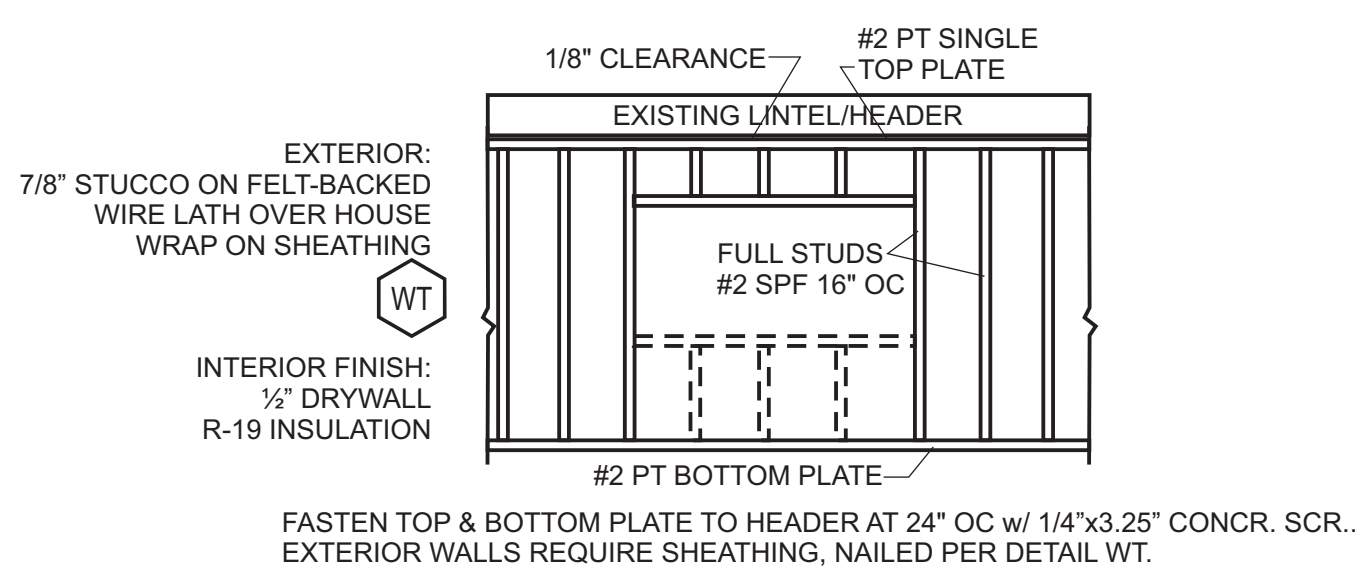
**FEA NEW SLAB TO EXISTING SLAB**



**FR RAISED FOOTER DETAIL**



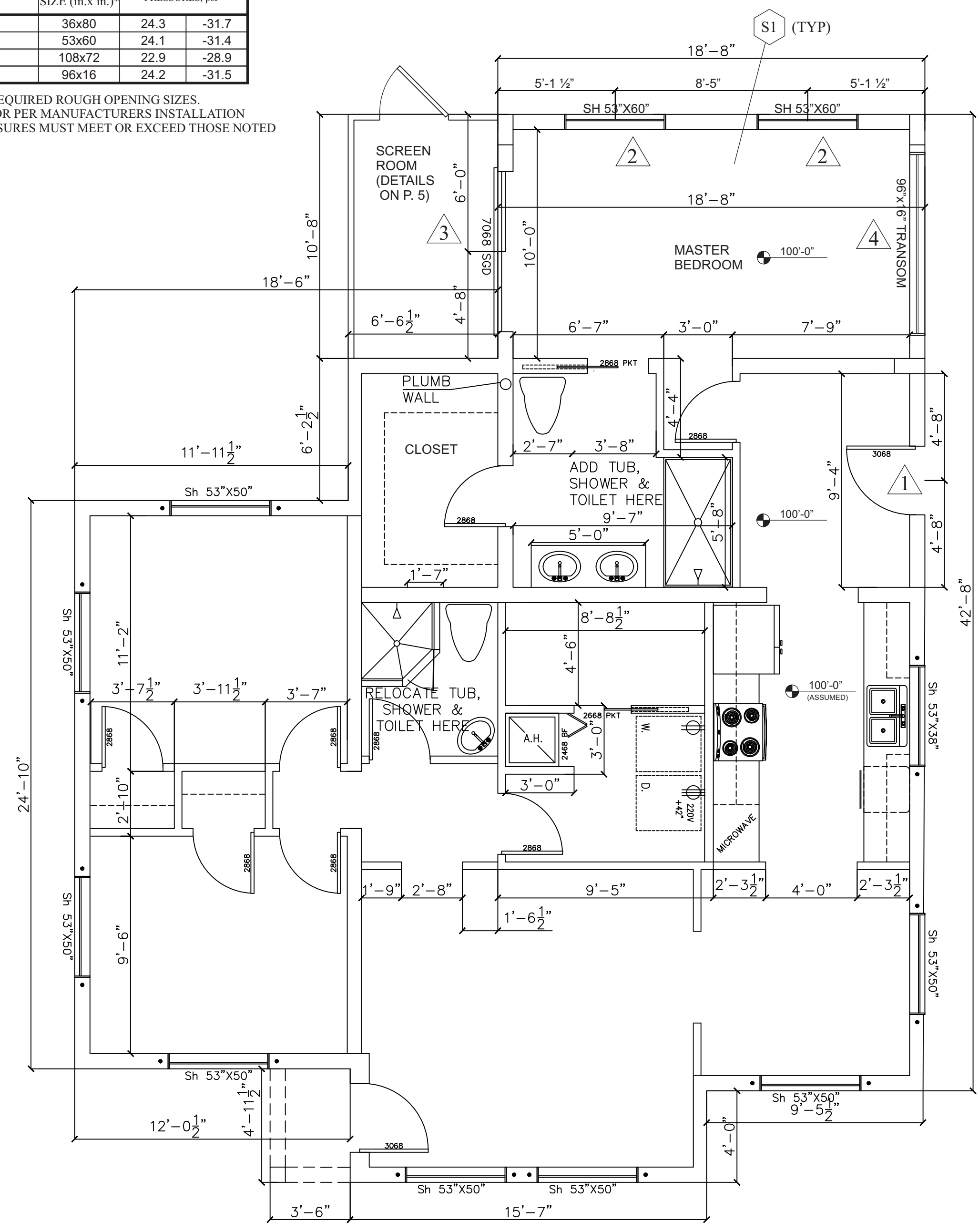
**FJA THICKENED EDGE**



**WO NON-BEARING WALL EXTERIOR DETAIL**

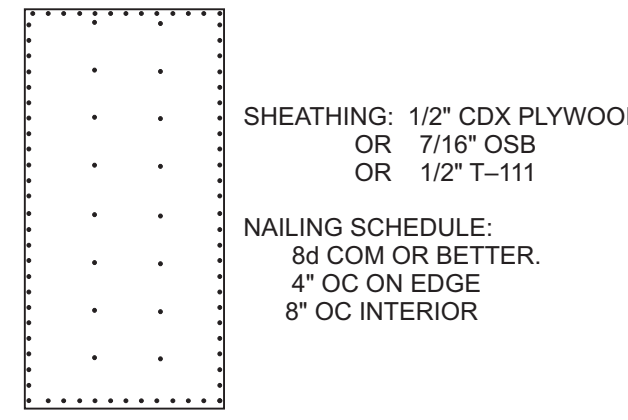
| WINDOW & DOOR SCHEDULE |             |                                |                                |       |
|------------------------|-------------|--------------------------------|--------------------------------|-------|
| OPENING MARK           | DESCRIPTION | NOM. OPENING SIZE (in. x in.)* | REQUIRED DESIGN PRESSURES, psf |       |
| 1                      | DOOR        | 36x80                          | 24.3                           | -31.7 |
| 2                      | WINDOW      | 53x60                          | 24.1                           | -31.4 |
| 3                      | SGD         | 108x72                         | 22.9                           | -28.9 |
| 4                      | TRANSOM     | 96x16                          | 24.2                           | -31.5 |

\* BUILDER TO DETERMINE REQUIRED ROUGH OPENING SIZES. INSTALL WINDOWS AND DOOR PER MANUFACTURERS INSTALLATION DETAILS. ALLOWABLE PRESSURES MUST MEET OR EXCEED THOSE NOTED IN THIS TABLE.

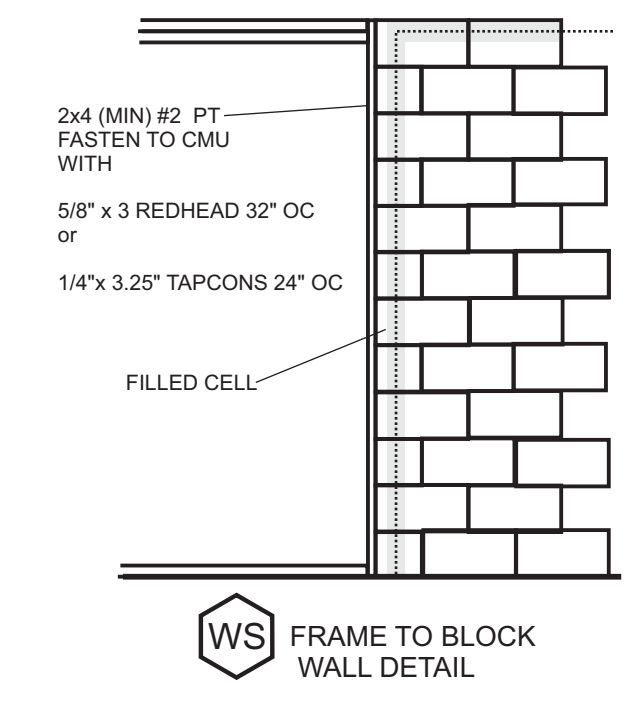


**FLOOR PLAN**

1/4" = 1'-0"



**WT WALL SHEATHING**



**WS FRAME TO BLOCK WALL DETAIL**

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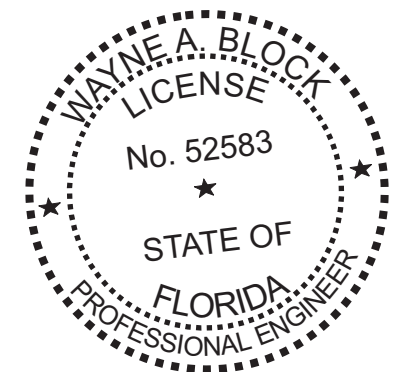
Plans By Bobby LLC.  
PH. (352)398-8370

**CONTRACTOR:**  
SCENIC VIEW DESIGN AND CONSTRUCTION, LLC  
932 SCENIC VIEW CR.  
MINNEOLA, FL, 34715  
OFFICE 352-536-3132

**OWNER:**  
COMTOIS RESIDENCE  
853 N. CLAYTON ST.  
MT. DORA, FL 32757

4 OF 6

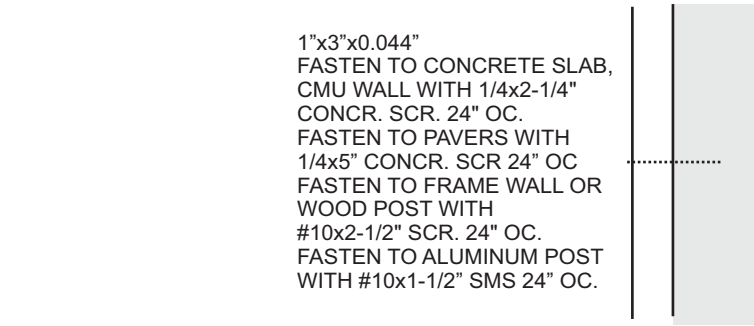
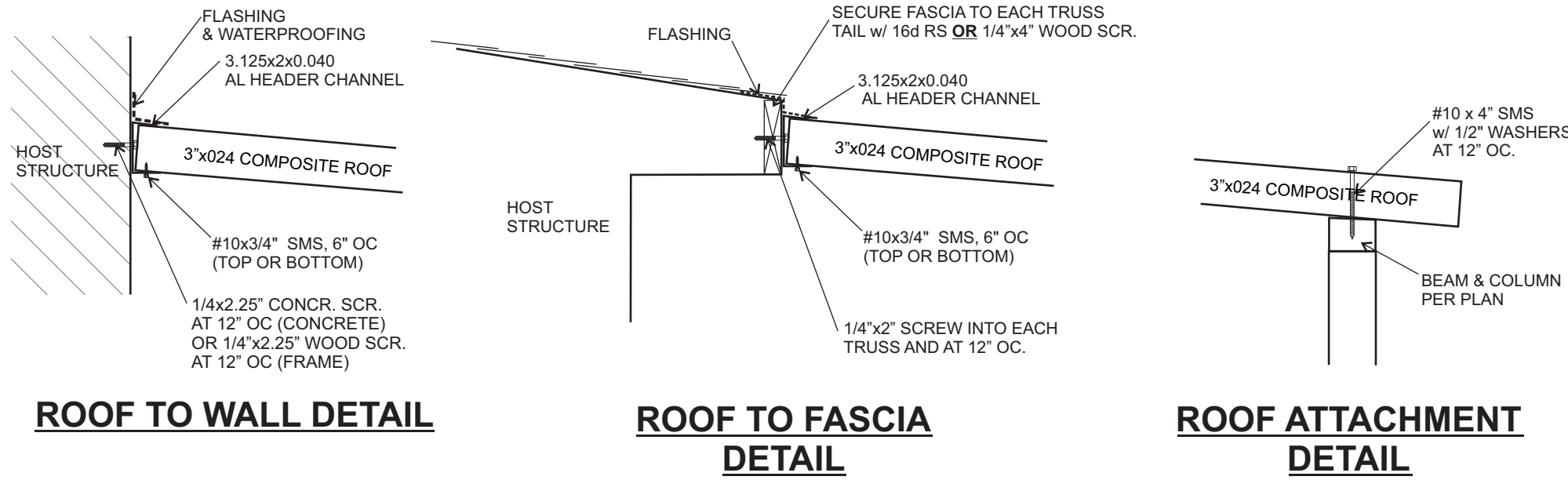
Lidon Engineering Company, Inc.  
548 S Hwy 27 Suite B  
Minneola, Florida 34715  
(352) 394-2590 Ph.  
E-mail: wablock@aol.com  
Cert. Auth. # 2898



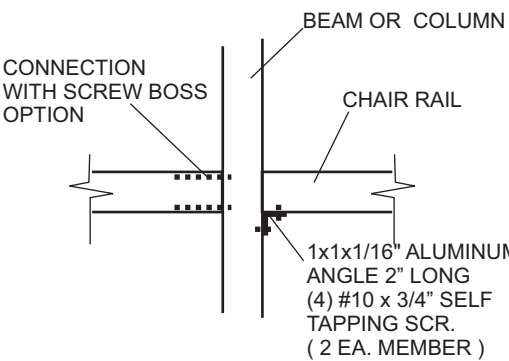
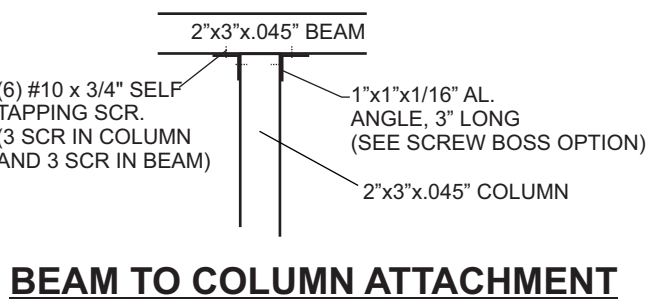
January 31, 2023  
Wayne A. Block PE # 52583



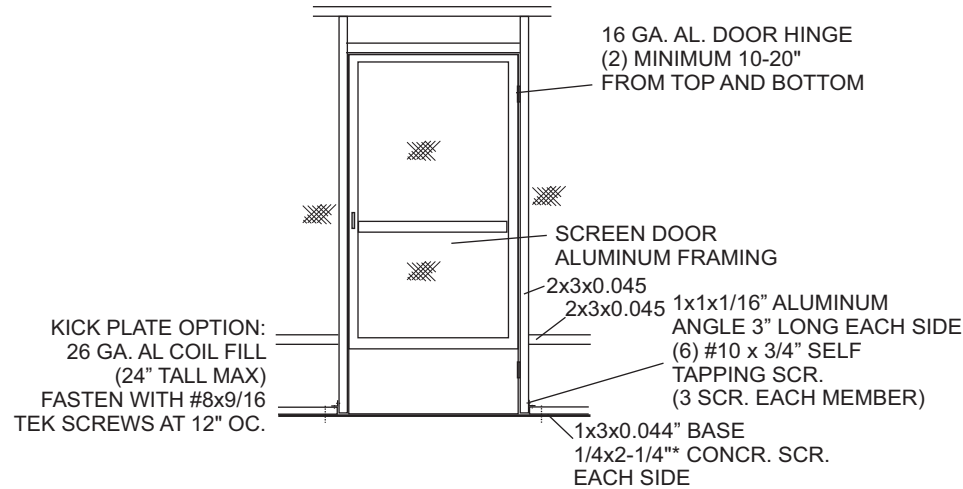
# SCREEN ROOM DETAILS



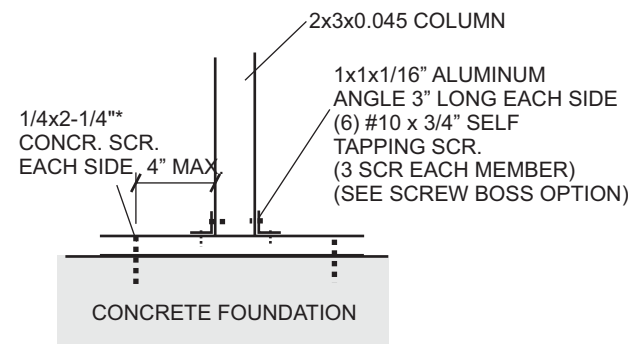
**ALUMINUM TO FRAME, CMU WALL, OR CONCRETE SLAB**



**CROSS CONNECTION DETAIL**



**TYPICAL SCREEN DOOR CONNECTION DETAIL**



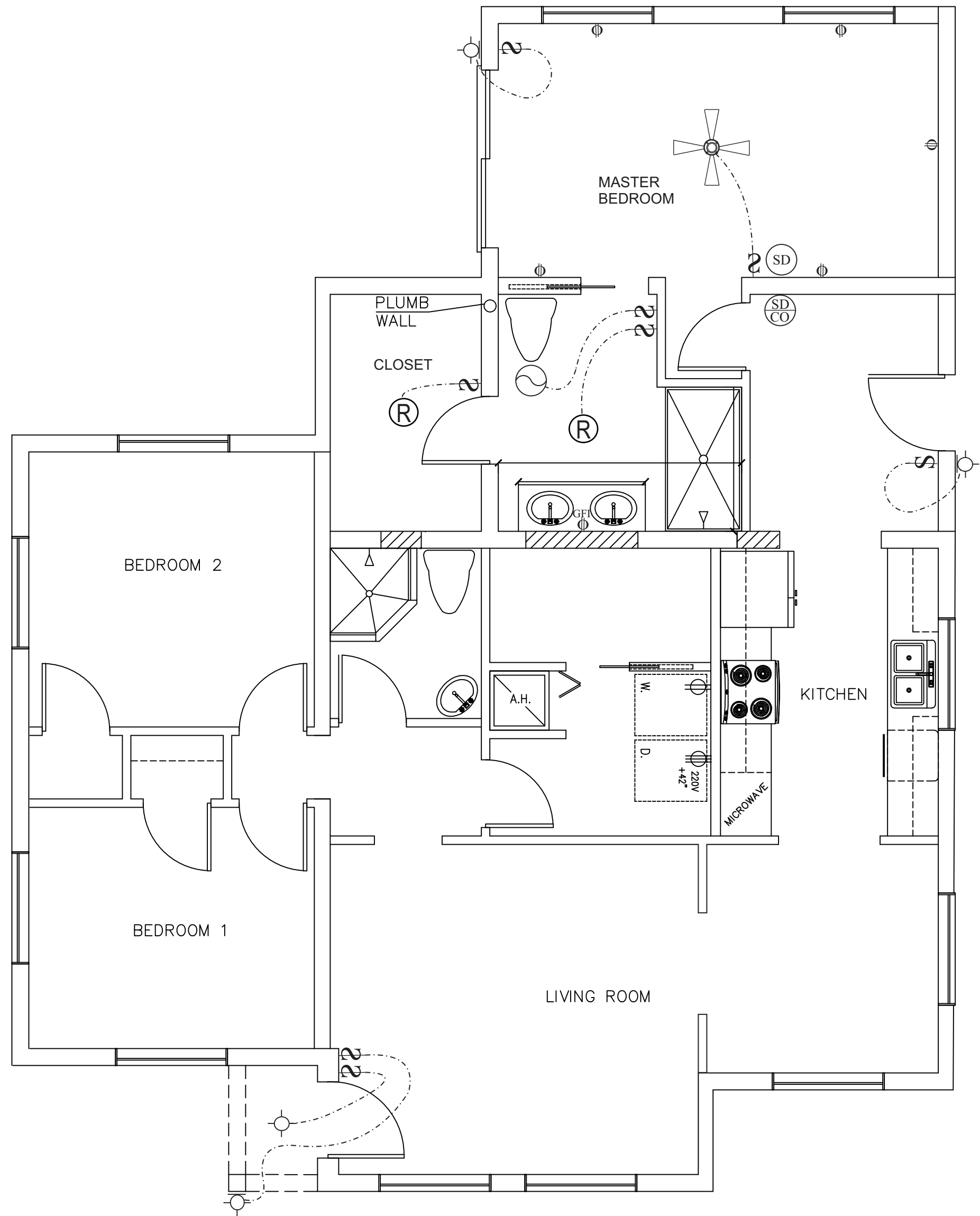
**POST TO CONCRETE FRONT VIEW**

**SMOKE DETECTORS:**  
SMOKE DETECTORS SHALL BE IN ALL SLEEPING AREAS AND THE ADJACENT HALLWAY, SHALL BE INTERCONNECTED, RECEIVING PRIMARY POWER FROM BUILDING WIRING, SHALL BE WITHIN 1' TO 3' OF PEAK, AND SHALL BE 3' MINIMUM FROM THE SUPPLY OR AIR STREAM, AND EQUIPPED WITH BATTERY BACK-UP  
INSTALL CO/ SMOKE DETECTOR ALARM IN HALL WITHIN 10' OF SLEEPING AREAS  
ALARM SHALL RECEIVE PRIMARY POWER FROM BUILDING WIRING WITH BATTERY BACKUP  
ELECTRICAL OUTLETS IN ALL HABITABLE AREAS SHALL BE ARC-FAULT PROTECTED.  
ALL RECEPTACLES SHALL BE TAMPER PROOF.

ALL ELECTRICAL TO COMPLY WITH NEC 2017.

## ELECTRICAL LEGEND

- 110 V Electrical Outlet
- GFI Ground Fault Interrupt
- WP Water Proof
- Switch
- 2 2 Way Switch
- Sconce (Wall Mounted) Fixture
- Ceiling Light
- Recessed Light
- Flood Light (Motion Activated)
- Fan
- Vent with Light
- SD
- SD CO



## ELECTRICAL PLAN

1/4" = 1'-0"

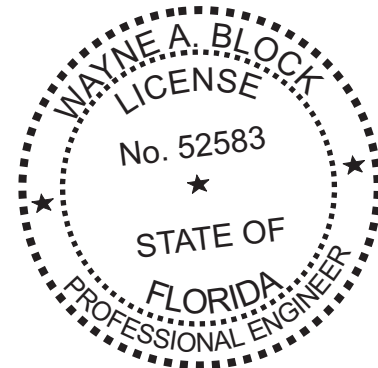
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January 31, 2023  
Wayne A. Block PE # 52583

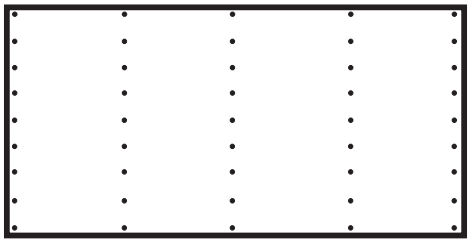
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RI ROOF SHEATHING DETAIL

**DESIGN PARAMETERS:**  
BASIC WIND SPEED: Vult = 140 mph  
EXPOSURE: C  
AVERAGE ROOF HEIGHT: 15'-0" ft  
SHEATHING: 7/16" OSB OR 15/32" PLYWOOD

NAILING SCHEDULE:  
8d RS. 4" OC AT ALL FRAMING (ZONES 1, 2, & 3)



ROOF SHEATHING

NOTE: 7/16" OSB OR 15/32" PLYWOOD SHEATHING IS ACCEPTABLE IN THE GIVEN WIND ZONE AND WITH THE AVERAGE ROOF HEIGHT AS NOTED.

THE REQUIRED DESIGN PRESSURE WAS DETERMINED USING CHAPTERS 26 TO 30 OF ASCE 7-16 AND THE SIZE AND LOCATION OF THIS STRUCTURE. THE ALLOWABLE DESIGN PRESSURE OF THE ROOF SHEATHING WAS DETERMINED USING THE PROVISIONS OUTLINED IN THE APA PANEL DESIGN SPECIFICATIONS (APA PDS-2020).

ALLOWABLE DESIGN PRESSURES WERE DETERMINED TO EXCEED THE REQUIRED DESIGN PRESSURES WITH THE GIVEN CRITERIA.

ANCHOR NOTES

NO TRUSS BRACING REQUIRED OTHER THAN SHOWN ON THIS SHEET  
TRUSS NAILS (1-1/2" LONG) MAY BE USED ON SINGLE PLY RAFTERS

SIMPSON #  
ANCHORS: RAFTERS TO WOOD FRAME MEMBERS max uplift, lbs  
H2.5A w/ 10-8d 625

ROOF DESIGN LOADS

ROOF RAFTERS  
LIVE LOAD: 20  
DEAD LOAD: 10  
TOTAL LOAD (PSF) 30

WINDOW & DOOR SCHEDULE

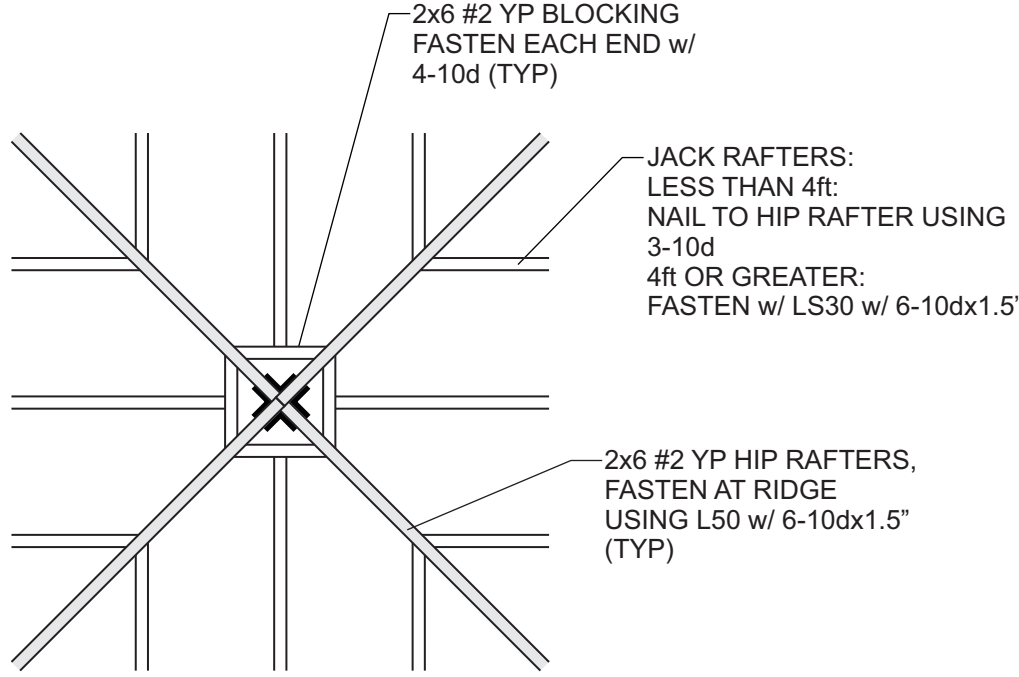
| OPENING MARK | DESCRIPTION | NOM. OPENING SIZE (in.x in.) | REQUIRED DESIGN PRESSURES, psf |       |
|--------------|-------------|------------------------------|--------------------------------|-------|
| 5            | O/H DOOR    | 72x84                        | 23.1                           | -29.3 |
| 6            | WINDOW      | 36x36                        | 25.4                           | -34.0 |

\* BUILDER TO DETERMINE REQUIRED ROUGH OPENING SIZES. INSTALL WINDOWS AND DOOR PER MANUFACTURERS INSTALLATION DETAILS. ALLOWABLE PRESSURES MUST MEET OR EXCEED THOSE NOTED IN THIS TABLE.

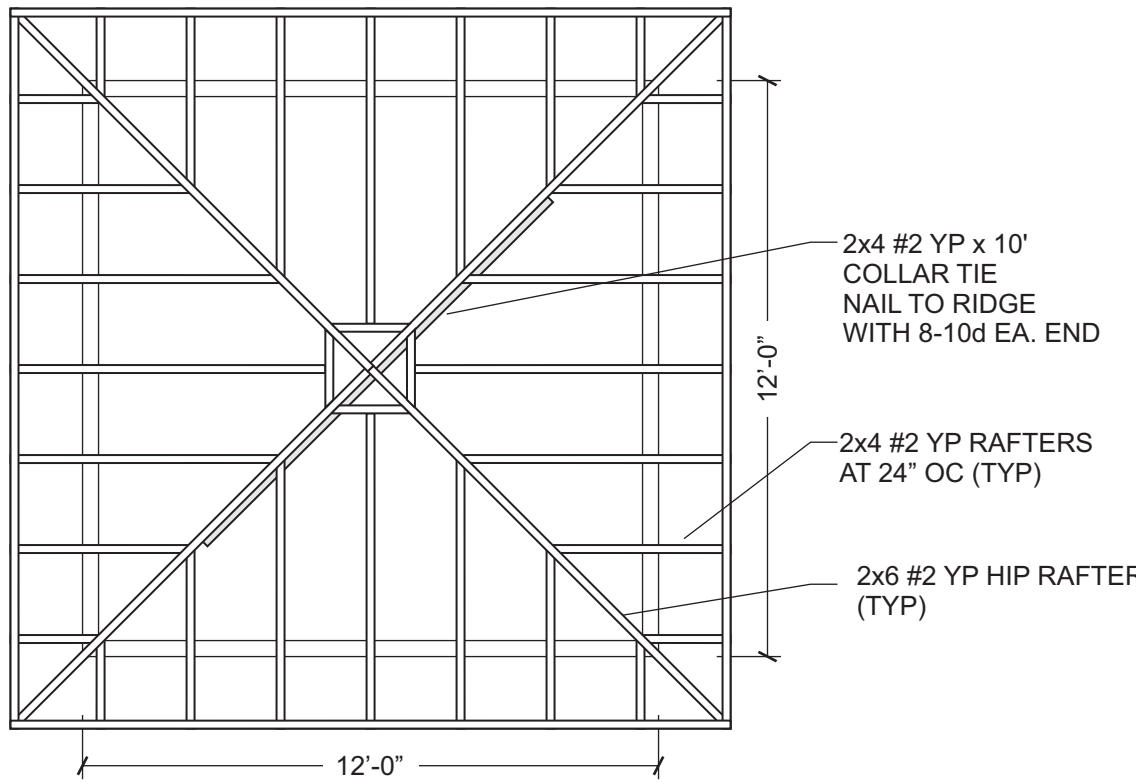
ELECTRICAL LEGEND

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- GFI Ground Fault Interrupt
- WP Water Proof
- Switch
- Sconce (Wall Mounted) Fixture
- Ceiling Light

ALL ELECTRICAL TO COMPLY WITH NEC 2017.

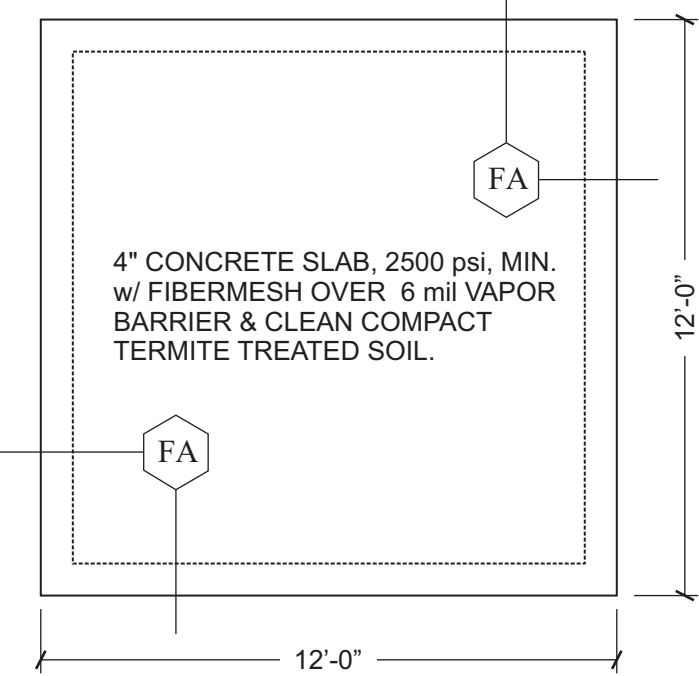


HIP RIDGE DETAIL



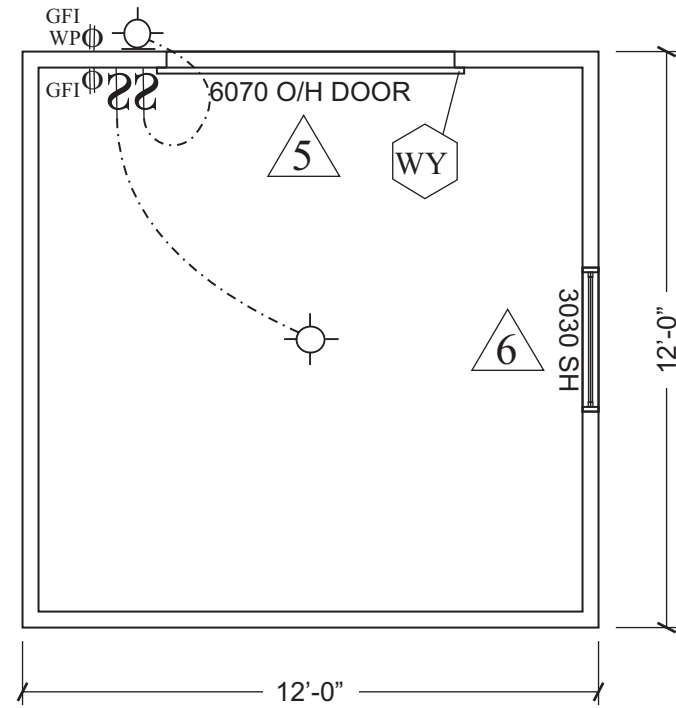
SHED ROOF FRAMING PLAN

1/4" = 1'-0"



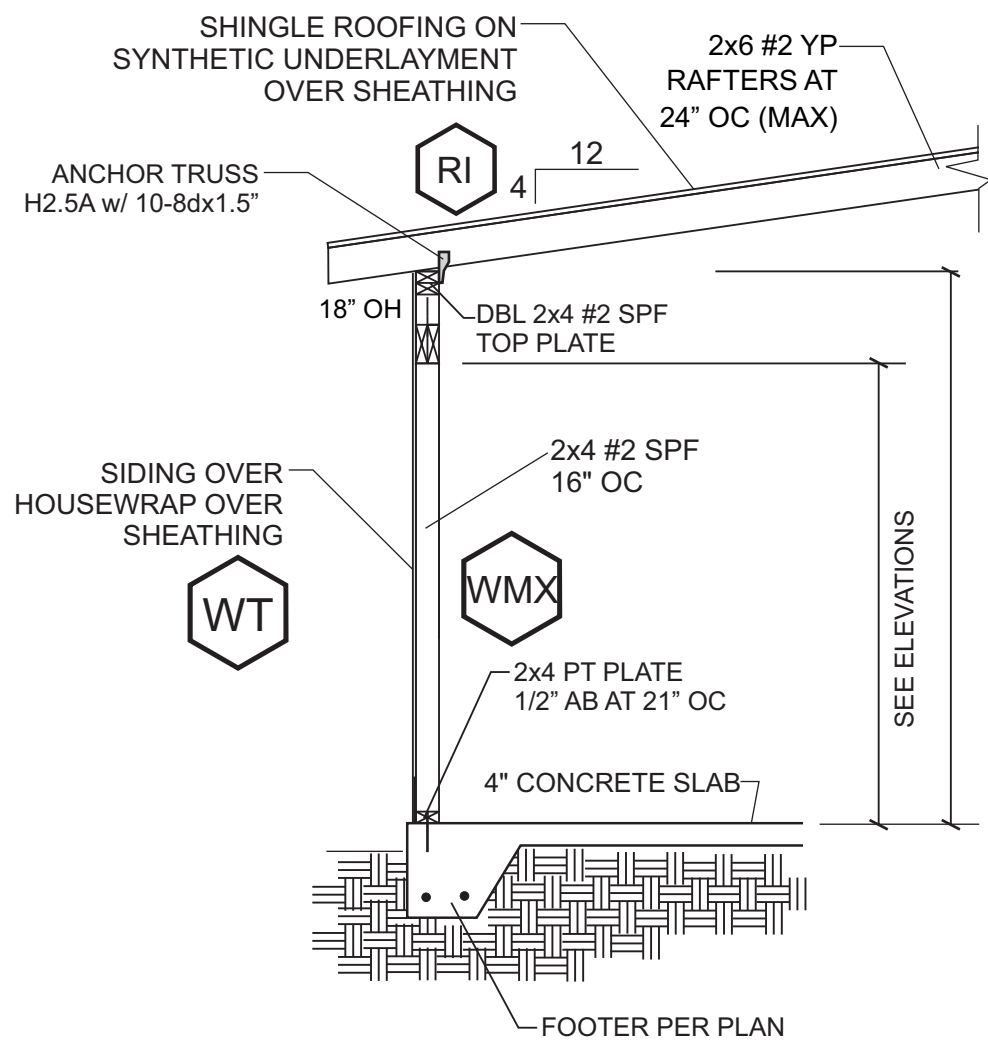
SHED FOUNDATION PLAN

1/4" = 1'-0"

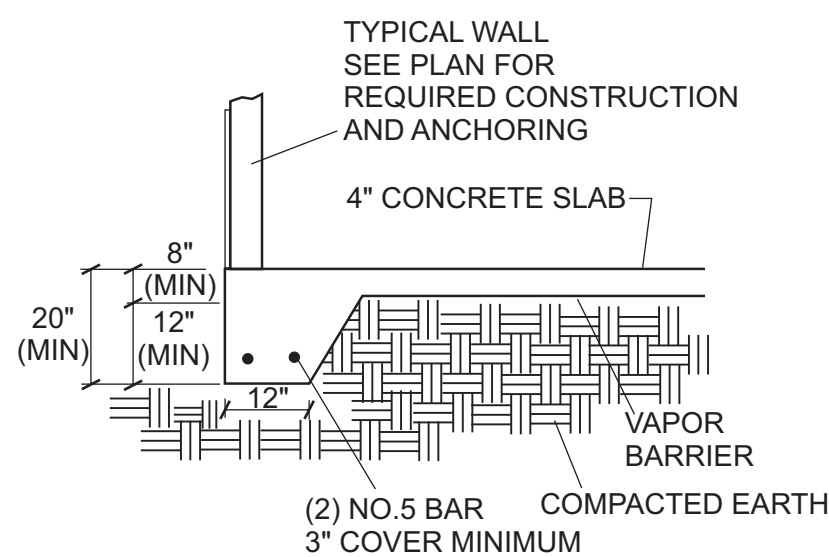


SHED FLOOR PLAN

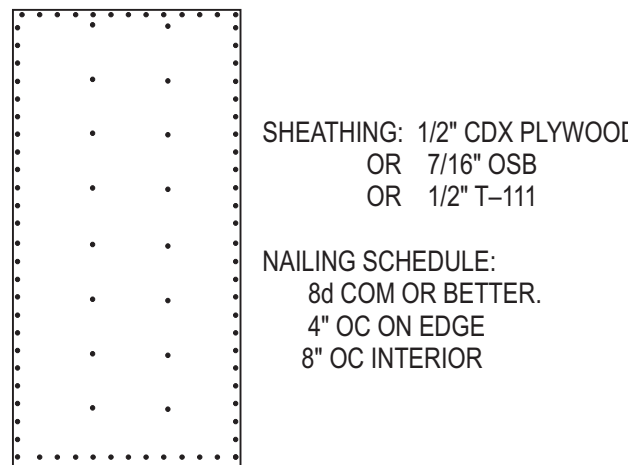
1/4" = 1'-0"



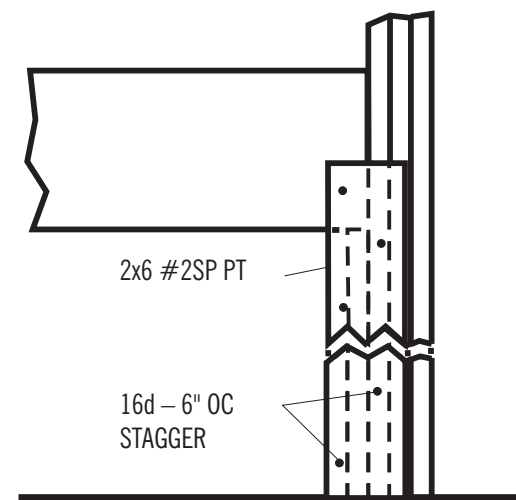
S1 FRAME WALL SECTION



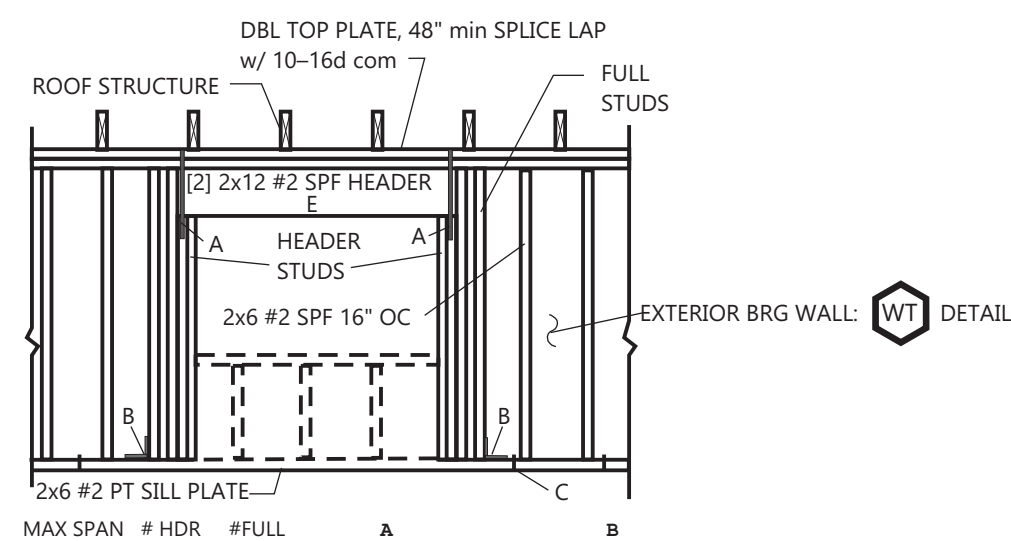
FA TYPICAL MONOLITHIC FOOTER



WT WALL SHEATHING (& GABLE END SHEATHING)



WY FRAME GARAGE DOOR BUCK

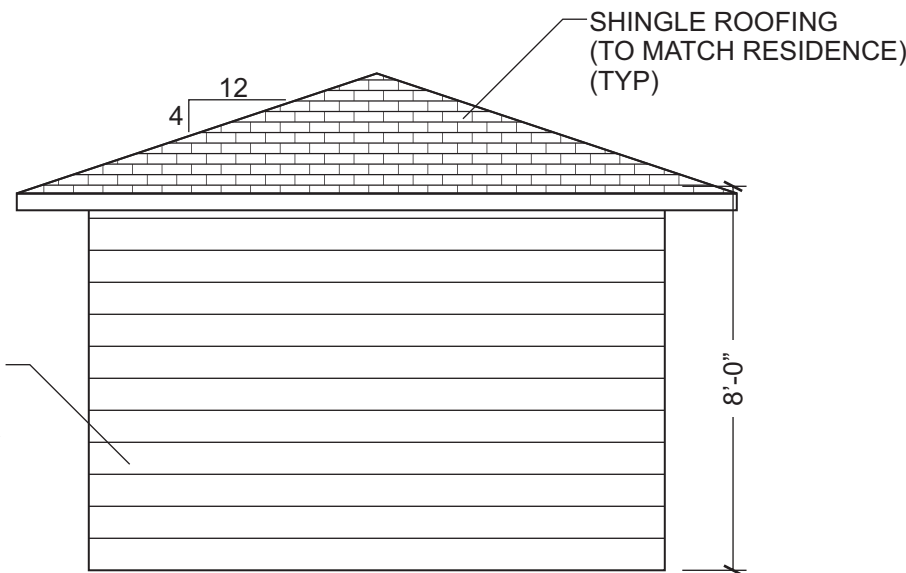


| MAX SPAN | # HDR | # FULL | A                      | B                     |
|----------|-------|--------|------------------------|-----------------------|
| 6'0"     | 1     | 2      | 1 LSTA18 w/ 14-10d com | 1 SSP w/ 5-10d        |
| 9'0"     | 2     | 3      | 2 LSTA18 w/ 14-10d com | 2 SSP w/ 5-10d ea     |
| 16'0"    | 3     | 3      | 3 LSTA18 w/ 14-10d com | HTT4 w/18-10d, 5/8 AB |

C FASTEN SILL PLATE: CONC: 21" OC w/ 1/2" AB or 5/8" RED HDS  
FRAME: 16d 5" OC

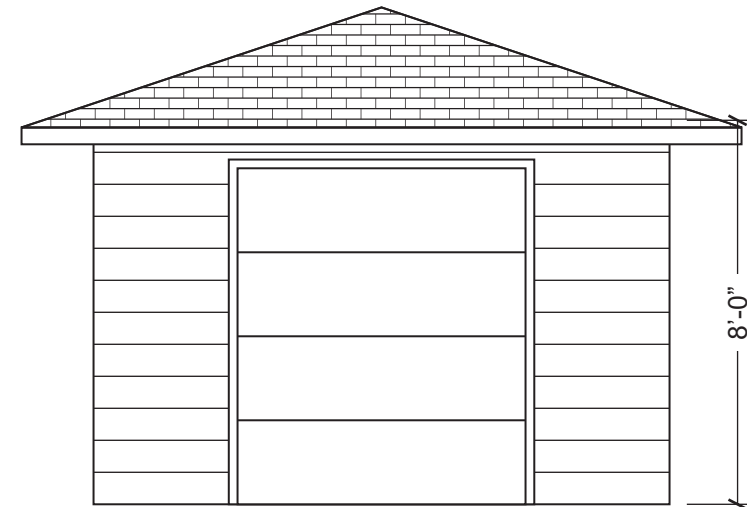
E HEADERS IN BEARING WALL ALTERNATE TO 2-2x12  
OPENING UP TO 6' 2-2x8  
UP TO 9' 2-2x10  
OVER 9' 2-2x12

WMX EXTERIOR BEARING WALL DETAIL



FRONT ELEVATION

1/4" = 1'-0"

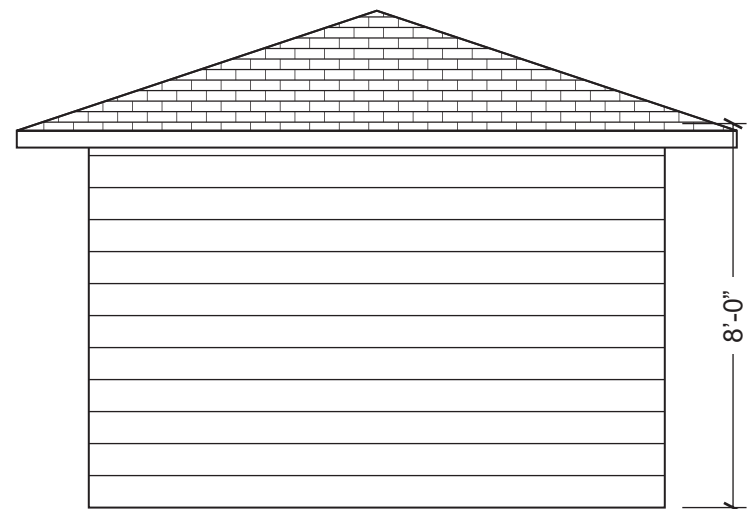


REAR ELEVATION

1/4" = 1'-0"

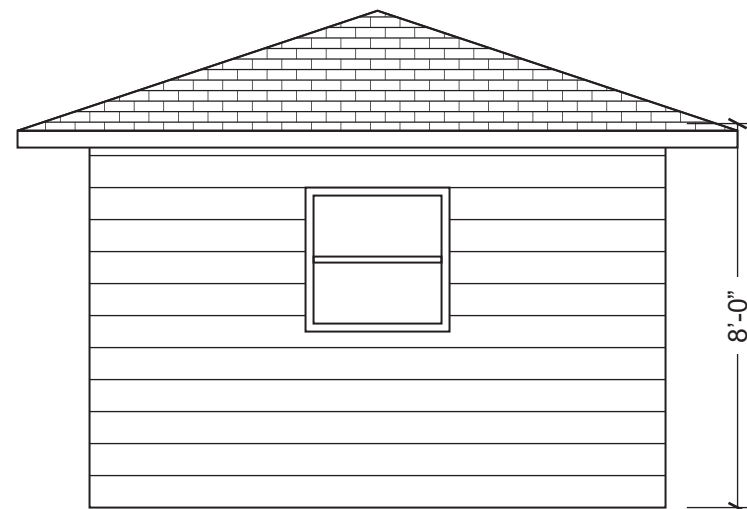
AREA CALCULATIONS

SHED 144 S.F.



LEFT ELEVATION

1/4" = 1'-0"



RIGHT ELEVATION

1/4" = 1'-0"

Plans By Bobby LLC.

PH. (352)398-8370

CONTRACTOR:

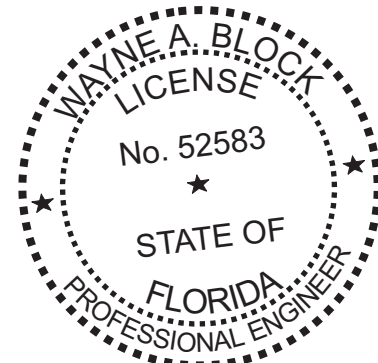
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