



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@cityofmounddora.com

HISTORIC PRESERVATION BOARD
City Hall – 1st Floor Board Room, 510 N. Baker Street, Mount Dora, FL
March 22, 2023 at 3:00 PM

AGENDA

- I. Call To Order
- II. Roll Call With Determination Of Quorum
- III. Approval of Minutes of February 22, 2023
- IV. Public participation/hearing for non-agenda items
- V. Certificate of Appropriateness
 - a. 853 N Clayton Street
 - i. Ex Parte Communication
 - ii. Swearing in of staff/applicant
 - iii. Staff presentation
 - iv. Public input
 - v. Discussion
 - b. 321 W. 9th Ave (Shingle to Metal)
 - i. Ex Parte Communication
 - ii. Swearing in of staff/applicant
 - iii. Staff presentation
 - iv. Public input
 - v. Discussion
 - c. 941 Grandview Street- Porch Remodel
 - i. Ex Parte Communication
 - ii. Swearing in of staff/applicant
 - iii. Staff presentation
 - iv. Public input
 - v. Discussion
 - d. 221 N. Baker Street
 - i. Ex Parte Communication
 - ii. Swearing in of staff/applicant
 - iii. Staff presentation
 - iv. Public input
 - v. Discussion

- VI. Other Business
- VII. Announcement of next scheduled meeting date: April 26, 2023
- VIII. Adjournment

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

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

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

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

NOTICE: In accordance with the Americans with Disabilities Act (“ADA”) and Florida Statutes, Section 286.26, persons with disabilities needing a reasonable accommodation to participate in a public hearing or meeting should contact the City of Mount Dora’s ADA Coordinator at least 48 hours prior to the proceeding. The ADA Coordinator may be contacted by phone at 352-735-7126, ext. 1111, or by email at clerk@cityofmounddora.com.

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: March 22, 2023

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 1 - 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

Address:	853 N Clayton	Current Use	Single-Family Residence
Zoning District:	R-2	Land Use:	Medium Density Residential

Structure Information

Date of Construction:	1947	Style:	Masonry Vernacular
Structural System:	Concrete Block	Foundation Type:	Concrete Footing
Siding:	Concrete Block	Stories:	One
Roof:	Asphalt Shingles	Windows:	Metal Sash
Roof Type:	Hip	Chimneys:	None
Porch: 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 19th century; metal during the last 19th century; and composition and asbestos shingles beginning in the 1920s.

The subject structure was constructed with concrete blocks and features a hip roof with asbestos shingles. 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: _____

>> _____

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

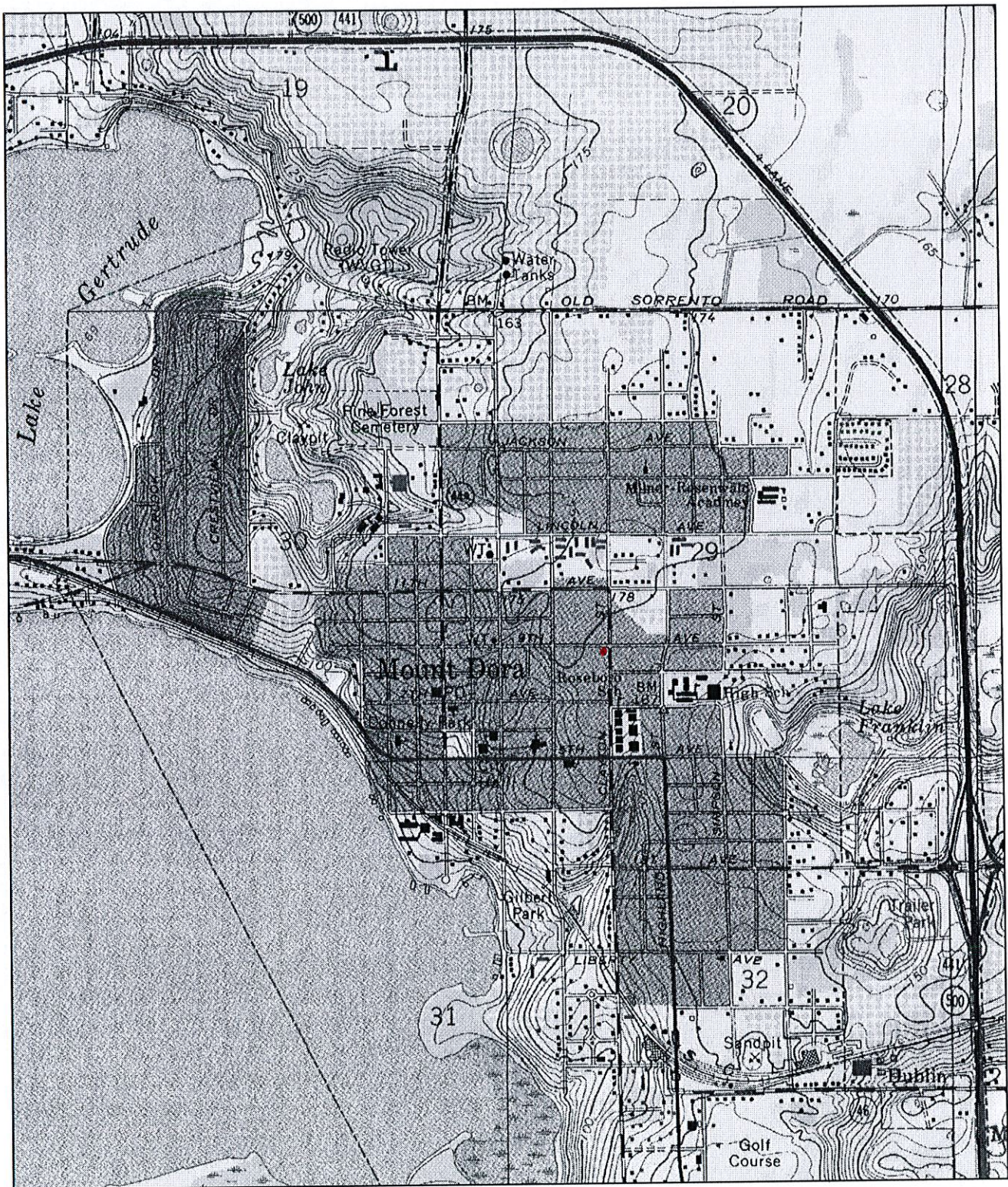
- (1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

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

LA
3773



CITY OF MOUNT DORA

853 N Clayton
Site Visit
February 15, 2023

Eastern Elevation, Fronting Clayton Street





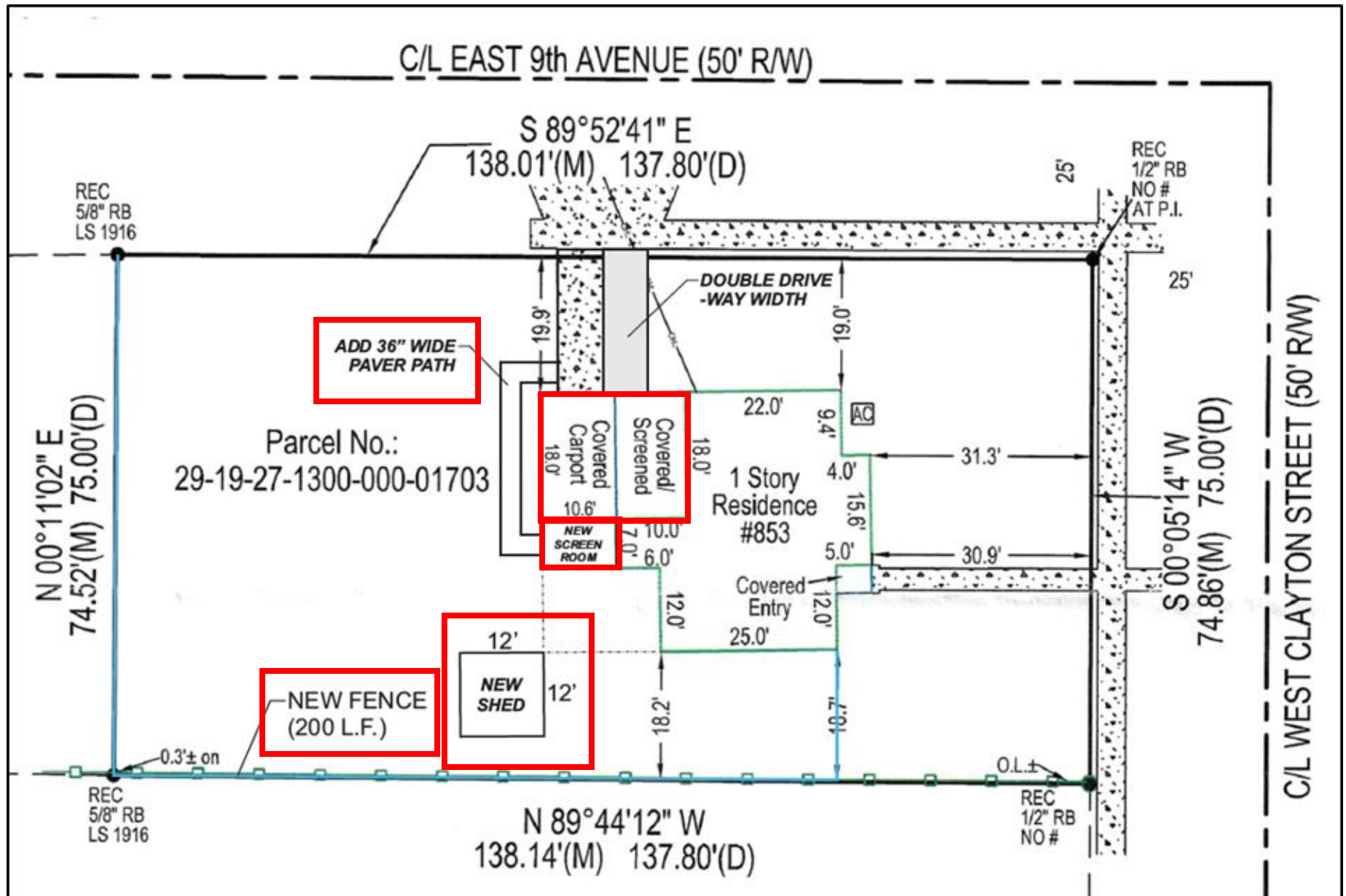
CITY OF MOUNT DORA

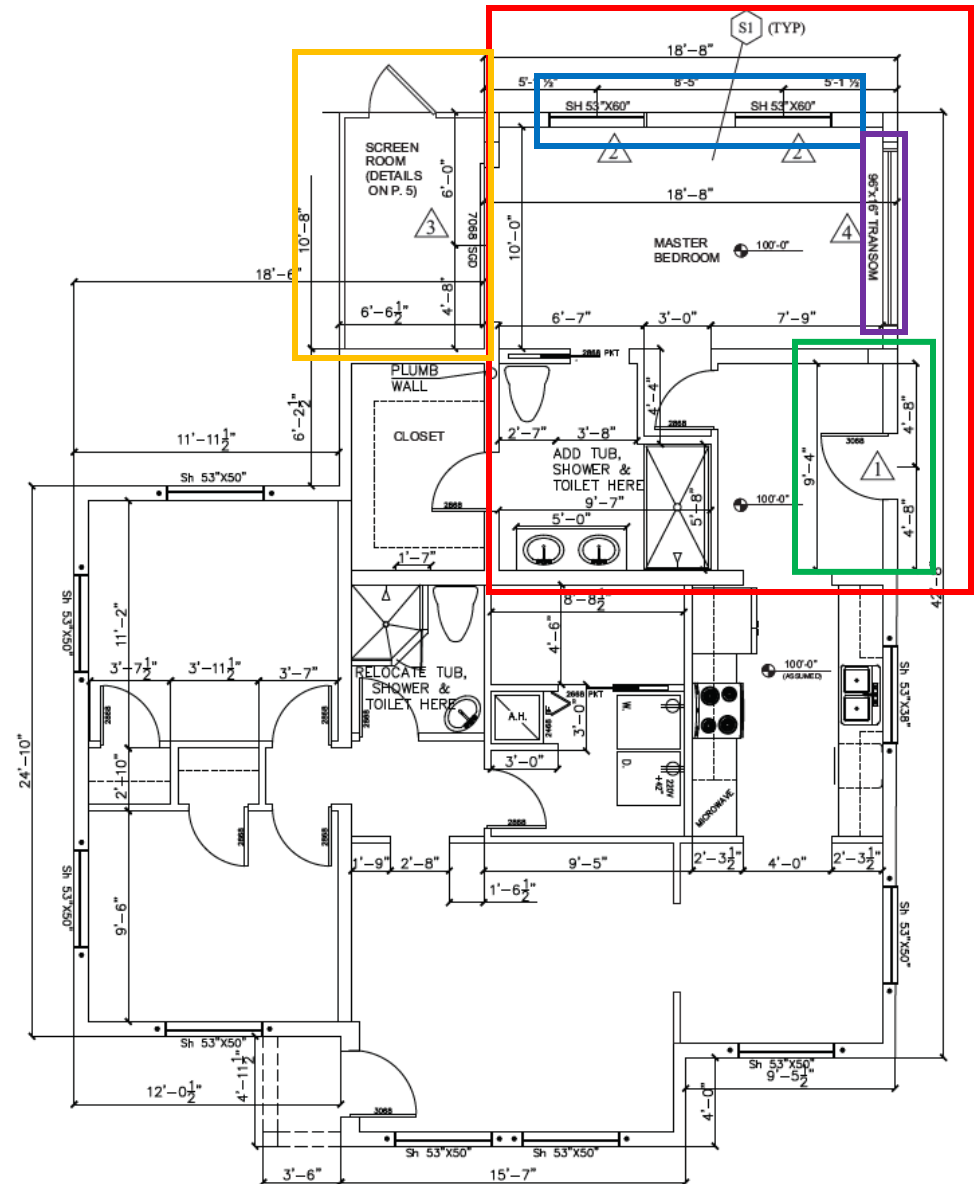
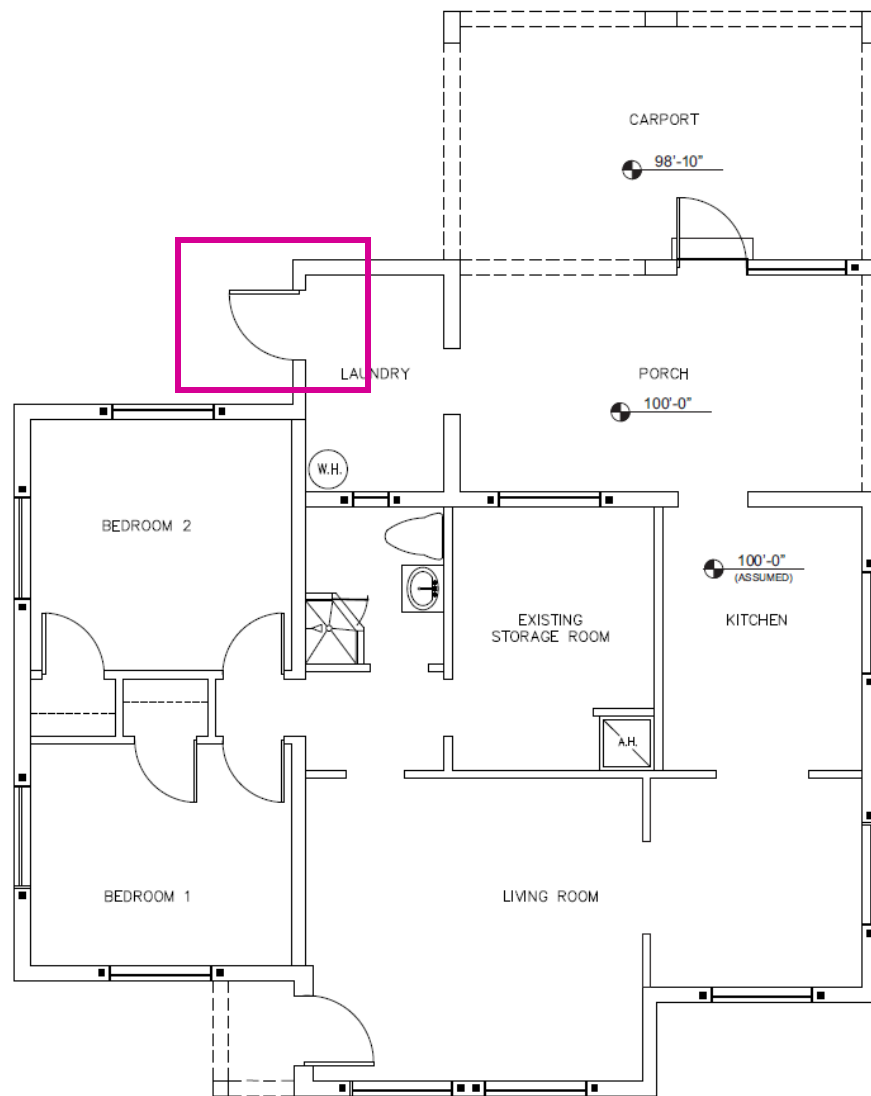
853 N Clayton
Site Visit
February 15, 2023

Northern Elevation, Fronting 9th Avenue



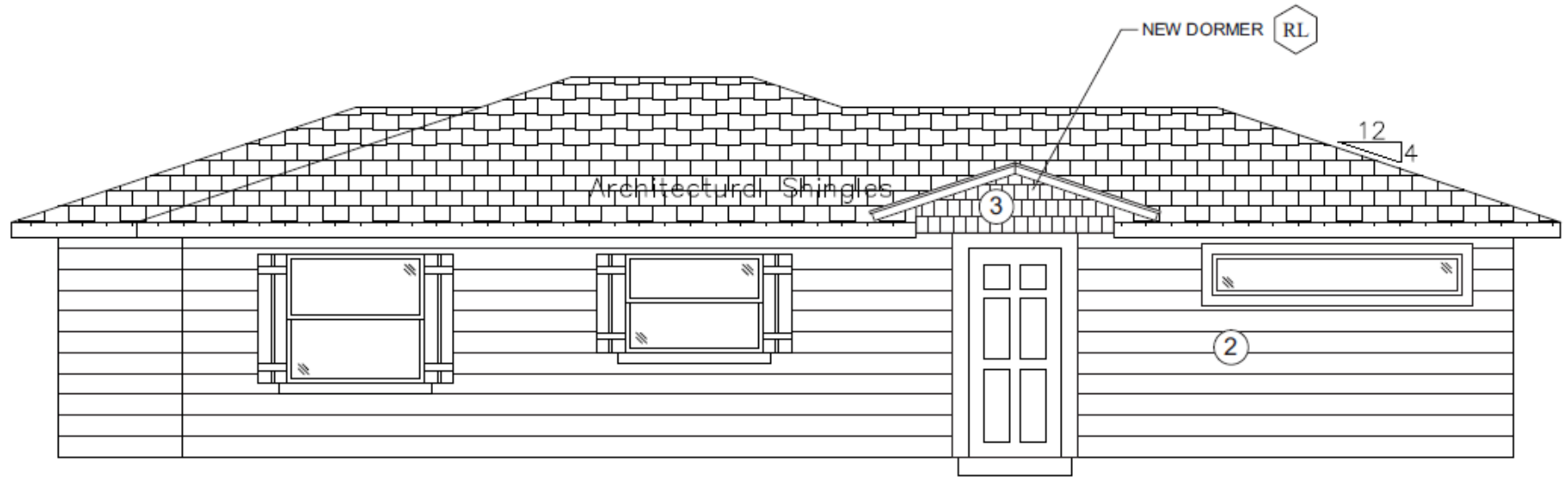
Summary of Changes

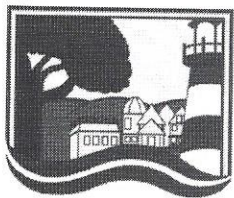




1. Enclose Porch and Carport and convert to living area
2. Add Screen Room
3. Add Door with Dormer
4. Add Windows to rear of Façade
5. Add Window to northern façade
6. Remove door and enclose opening

Northern Façade Facing 9th Avenue, Proposed and Existing





CITY OF
MOUNT
DORA

Planning and Development

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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 MOUNT DORA, FL 32757 Update Mailing Address	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:	My Public Services Map ⓘ
Property Location:	853 N CLAYTON ST MOUNT DORA FL, 32757 Update Property Location ⓘ	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	MOUNT DORA, 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
Click here for Zoning Info ⓘ					FEMA Flood Map				

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
Incorrect Bedroom, Bath, or other information? ⓘ			
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
View Larger / Print / Save			

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
				Total: 18.7017	Total: \$620.75

Exemptions Information

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

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

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

853 N Claton

Materials list or Cut sheet.

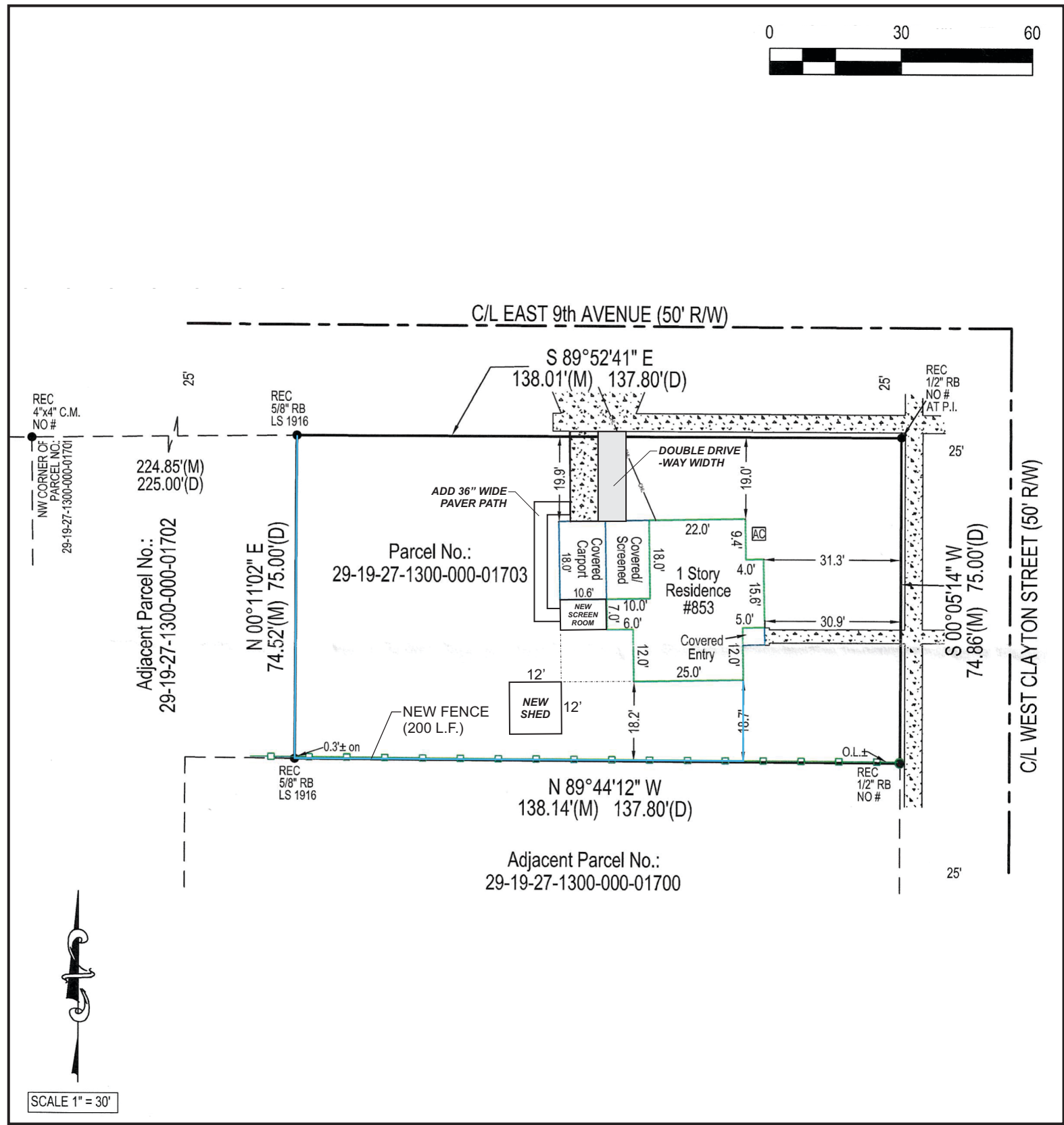
- Exterior trim and siding to be Hardie type cement boards.
- Asphalt shingles
- Cedar trim for post and support for small gable roof over door
- Vinyl window frames in white
- Fiber glass doors with glass inserts
- Paver driveway and walks

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_{ult} = 140 mph BASIC WIND SPEED, V_{asd} = 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:

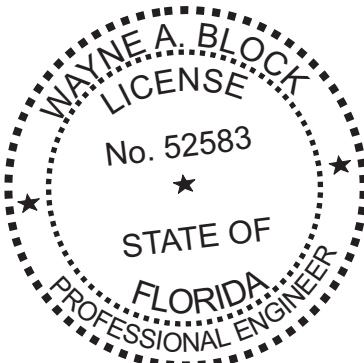
SCENIC VIEW DESIGN AND CONSTRUCTION, LLC
932 SCENIC VIEW CR.
MINNEOLA, FL, 34715
OFFICE 352-536-3132

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
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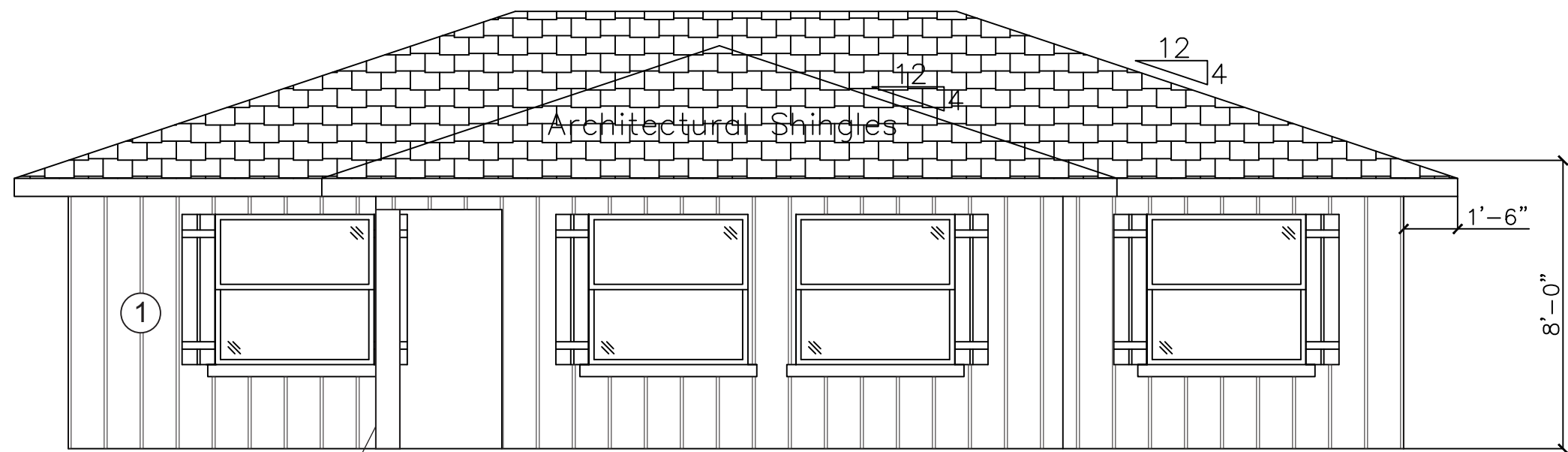


January 31, 2023
Wayne A. Block PE # 52583

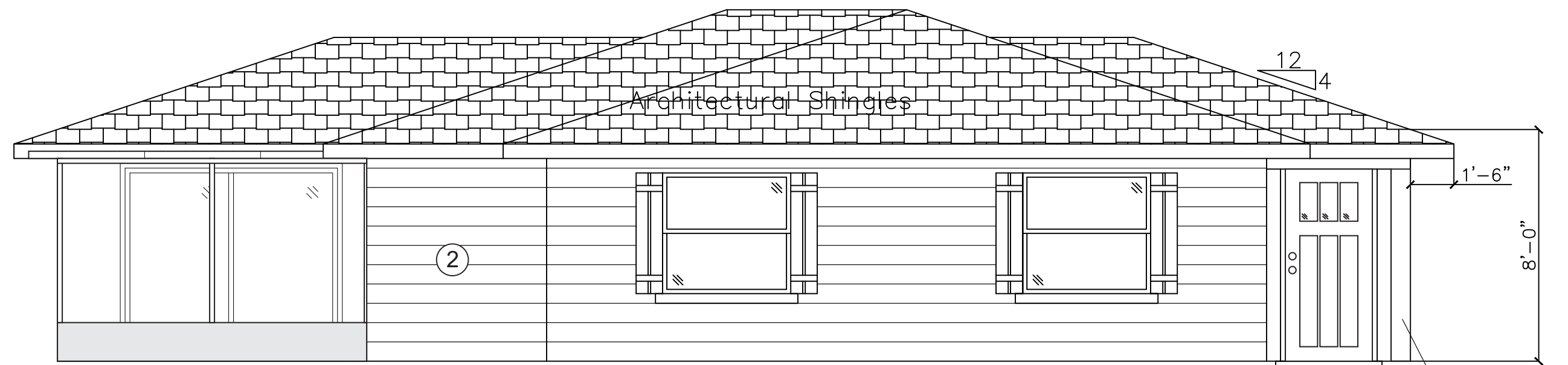
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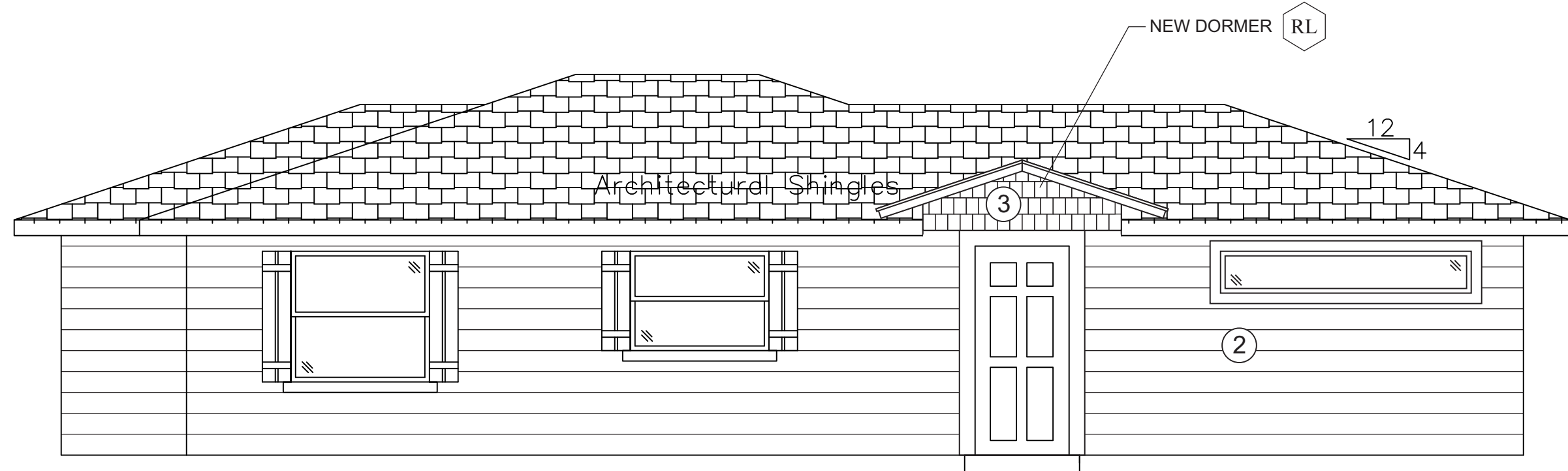
Rear Elevation



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

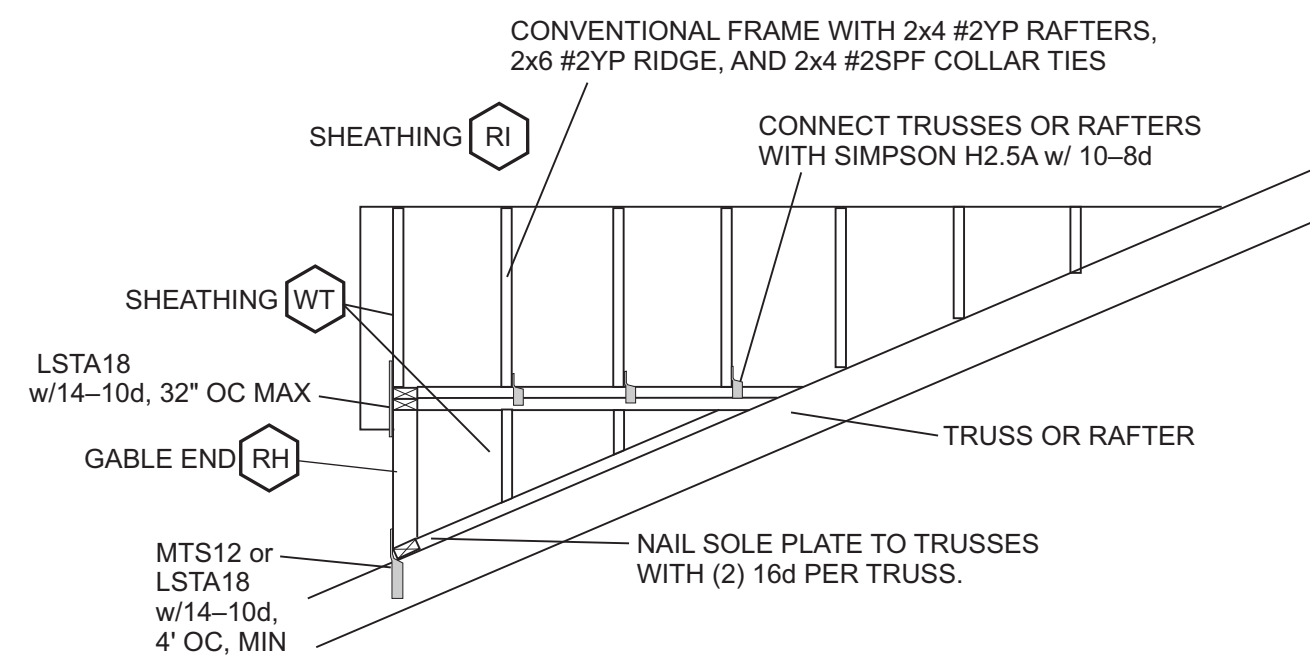
NAILING SCHEDULE:
8d RS, 4" OC AT ALL FRAMING (ZONES 1, 2, & 3)

ROOF SHEATHING

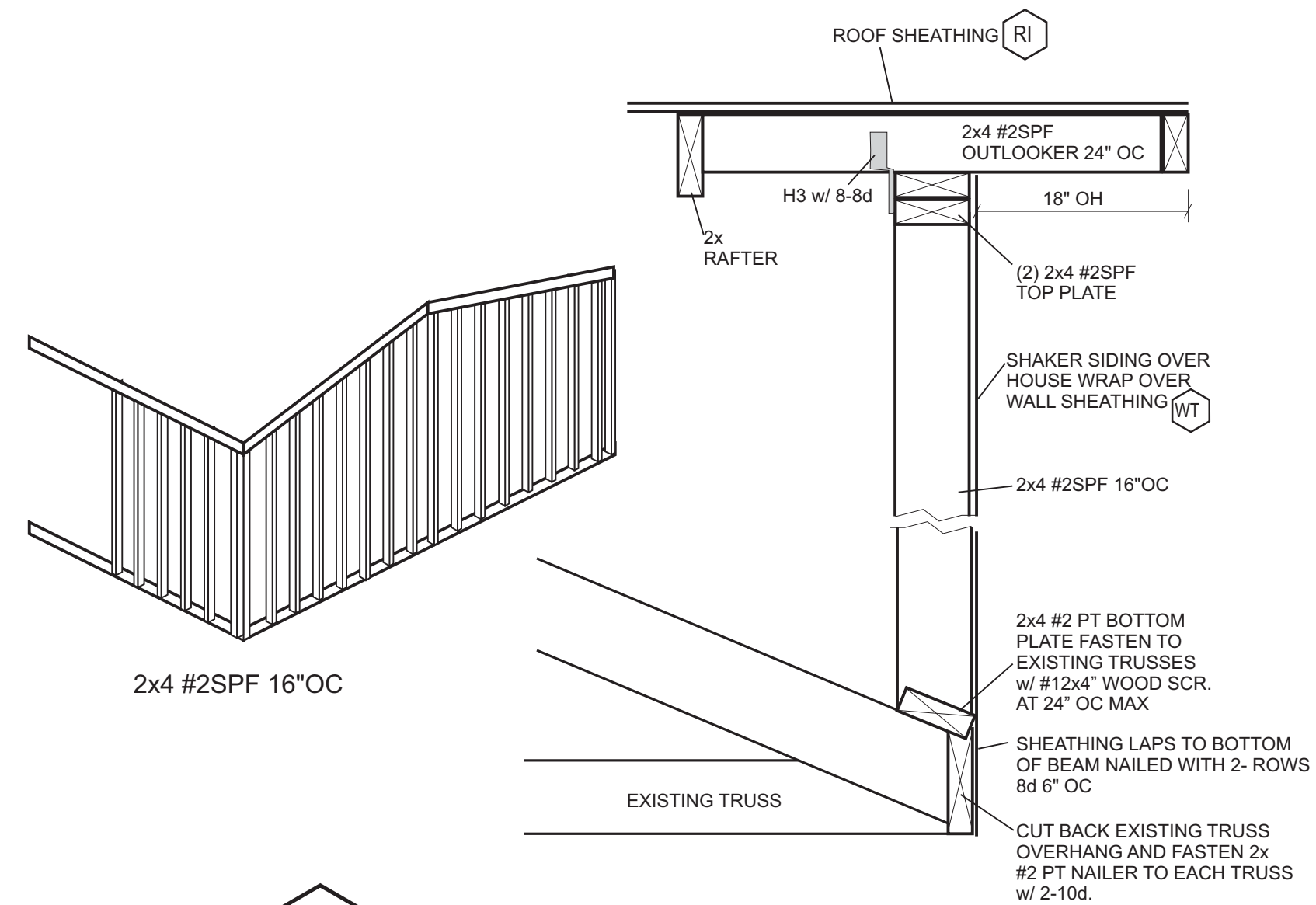
NOTE: 7/16" OSB OR 15/32" PLYWOOD SHEATHING IS ACCEPTABLE IN THE GIVEN WIND ZONE AND WITH THE AVERAGE ROOF HEIGHT AS NOTED.

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.

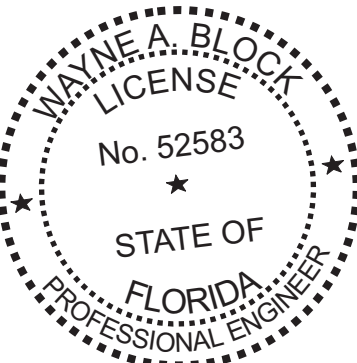
Plans By Bobby LLC.
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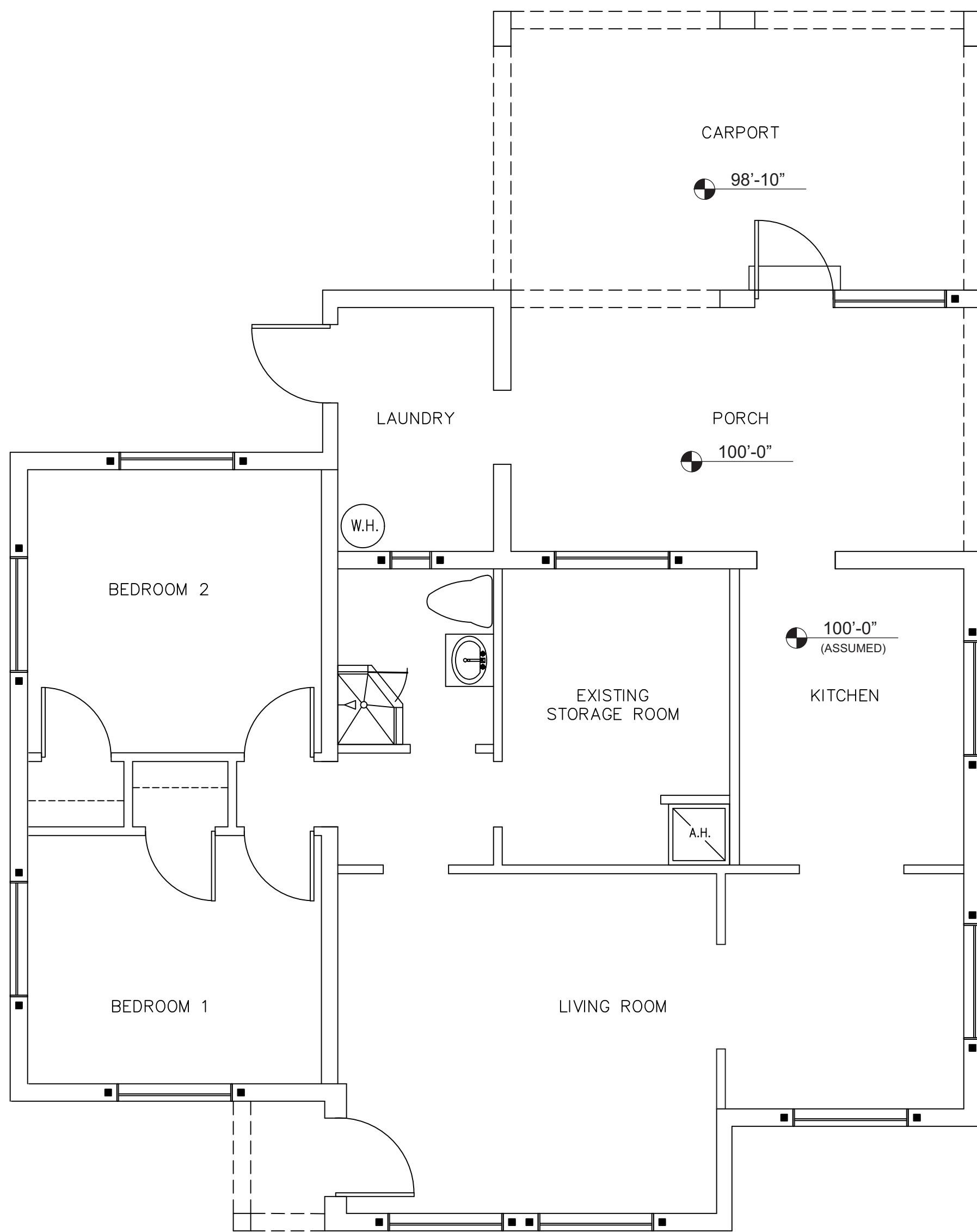
2 OF 6

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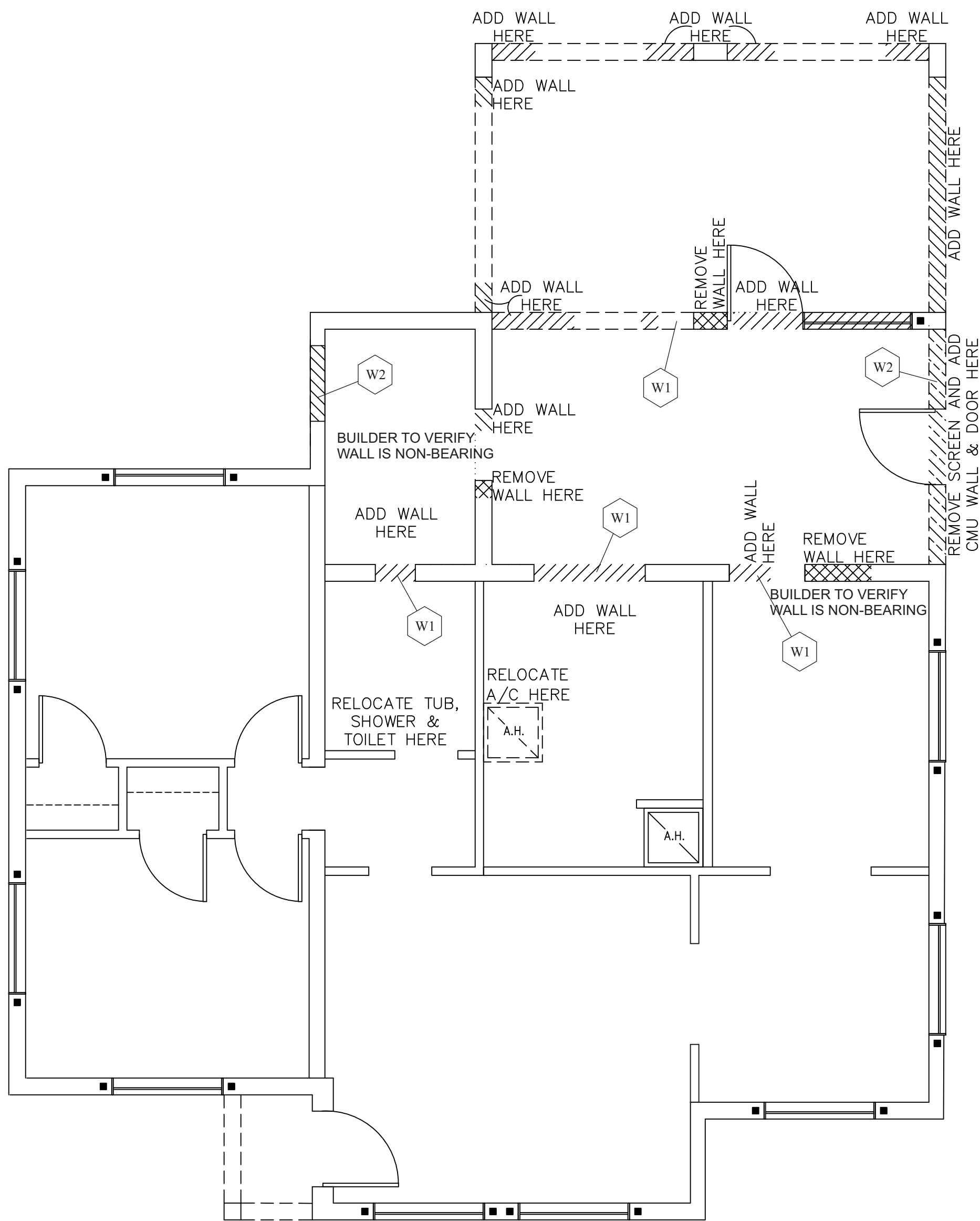
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Wayne A. Block PE # 52583

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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.

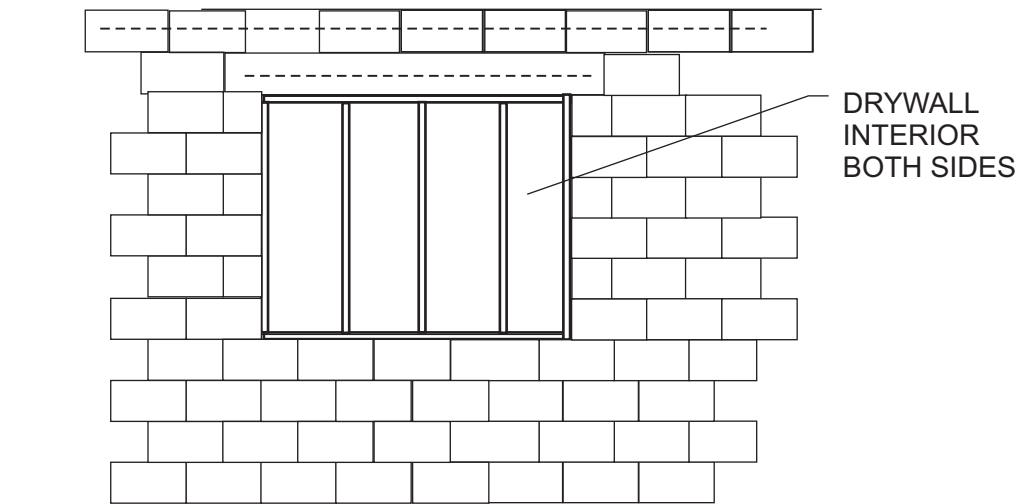
REWORK KITCHEN AS SHOWN PER PLAN.

ELECTRICAL:

ELECTRICAL SHOWN PER PLAN IS NEW. (INSTALL PER NEC 2017.)

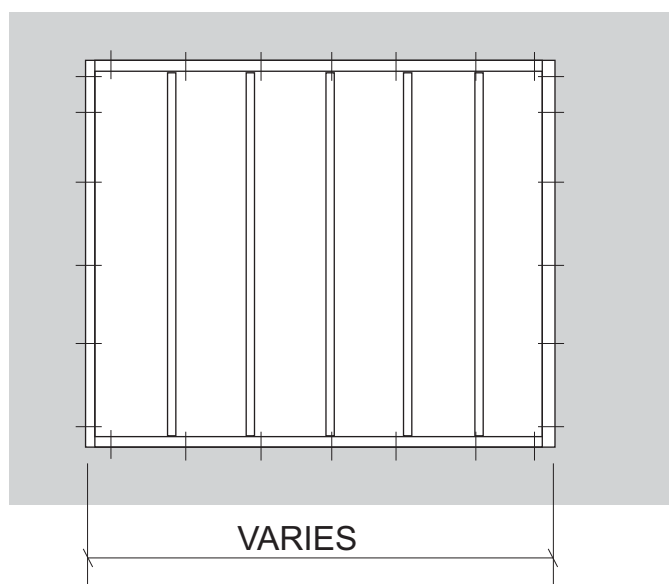
HVAC:

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 W1

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.
TOTAL (NO CHANGE)	1347 S.F.

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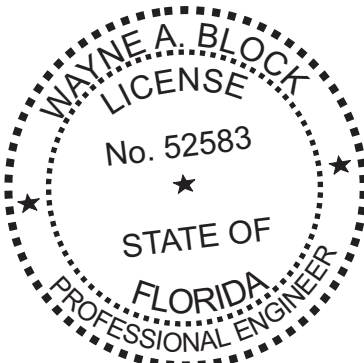
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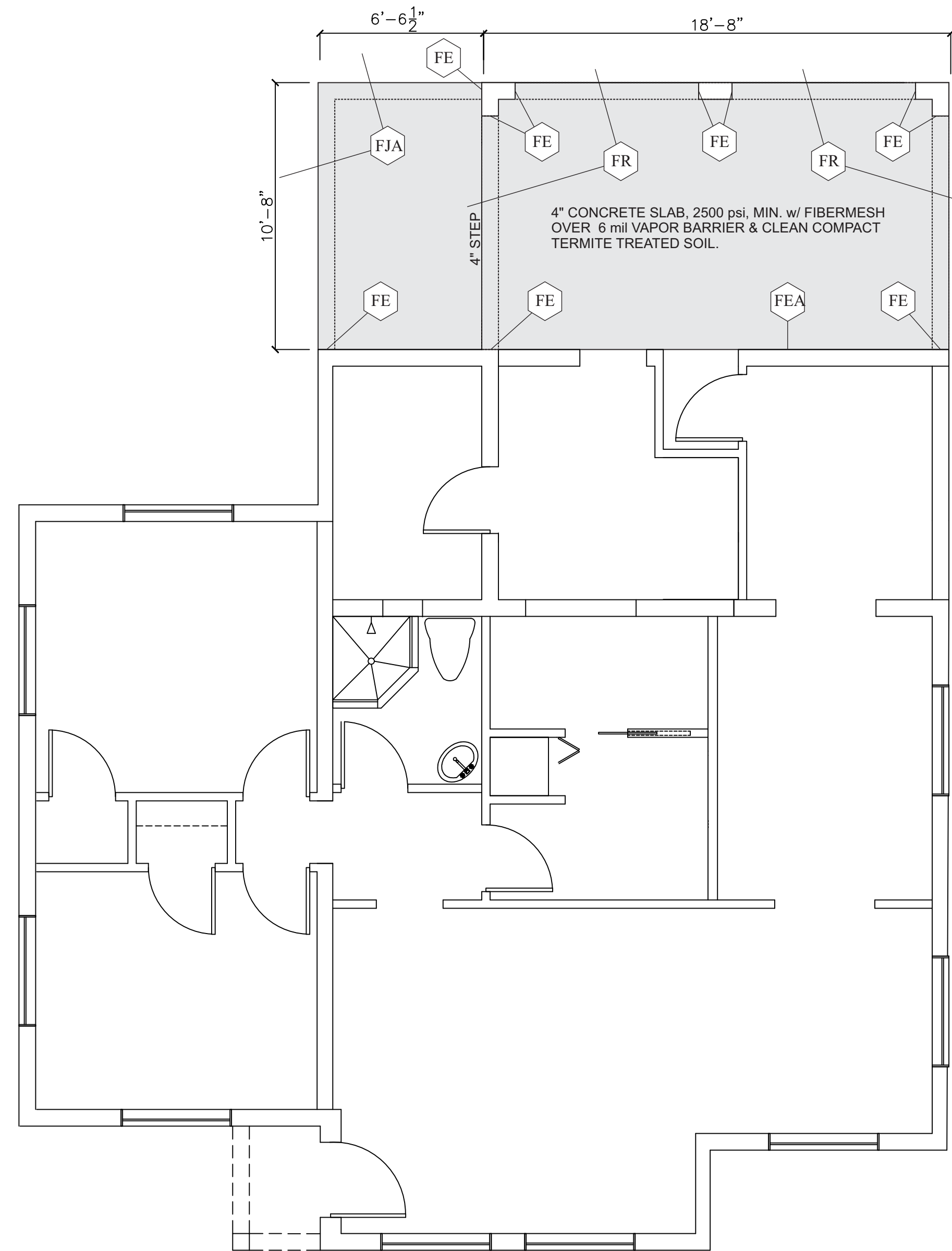
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3 OF 6

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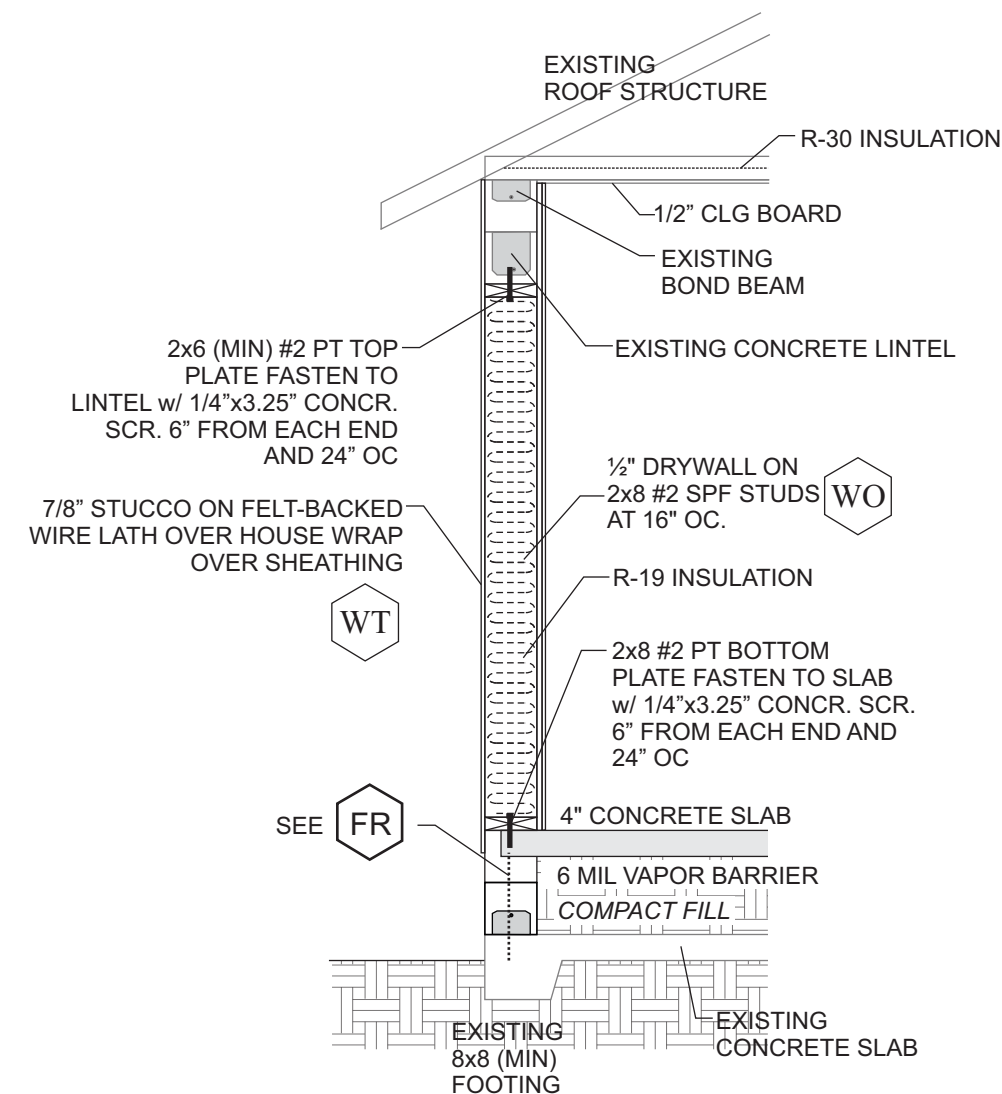


January 31, 2023
Wayne A. Block PE # 52583

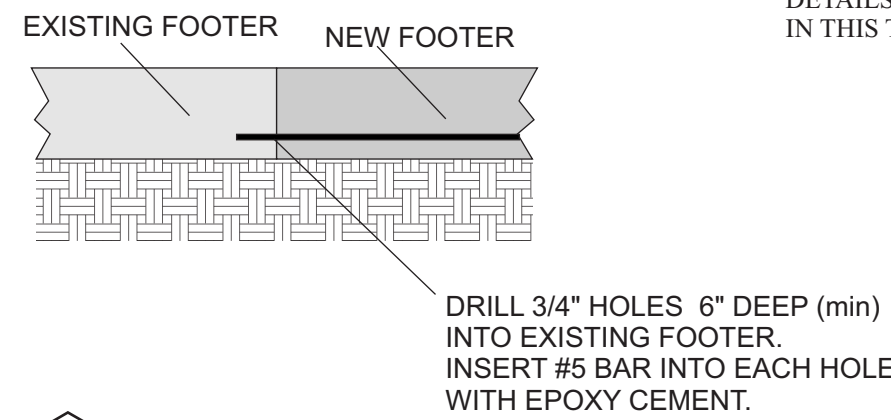


FOUNDATION PLAN

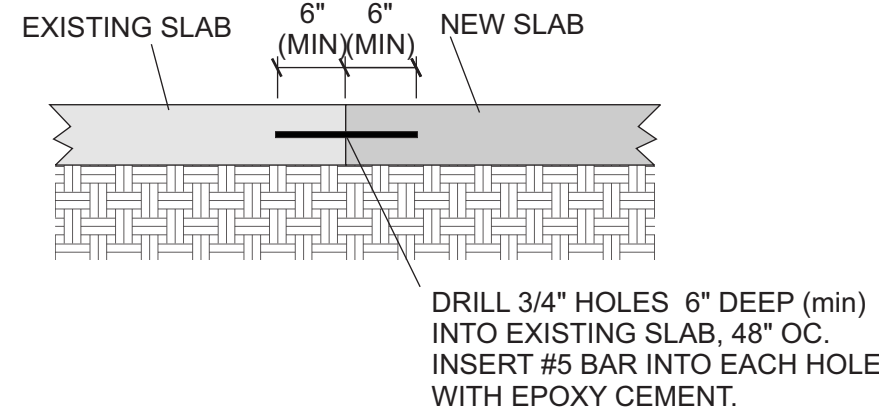
1/4" = 1'-0"



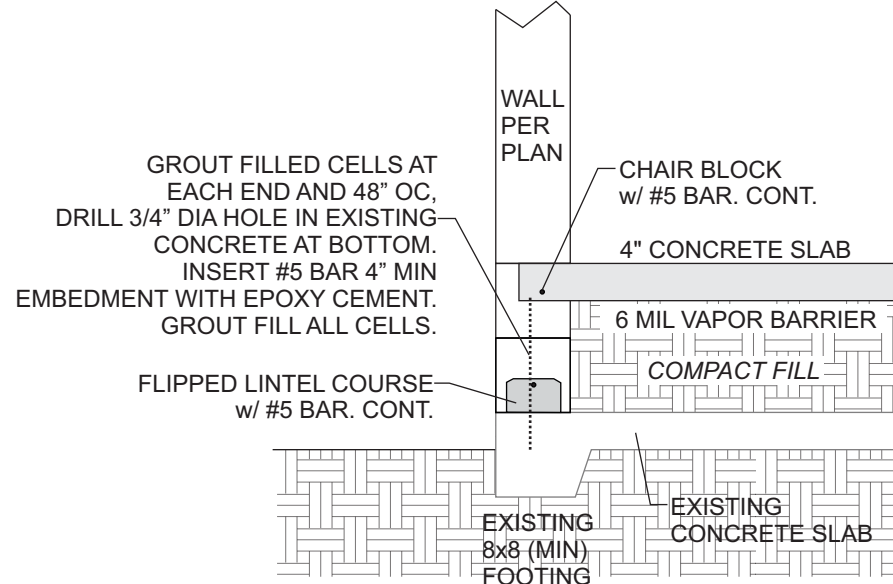
S1 WALL SECTION



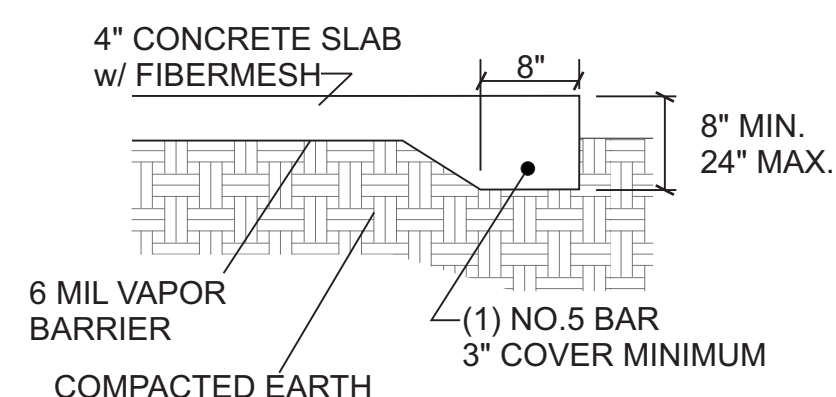
FE FOOTER TO FOOTER



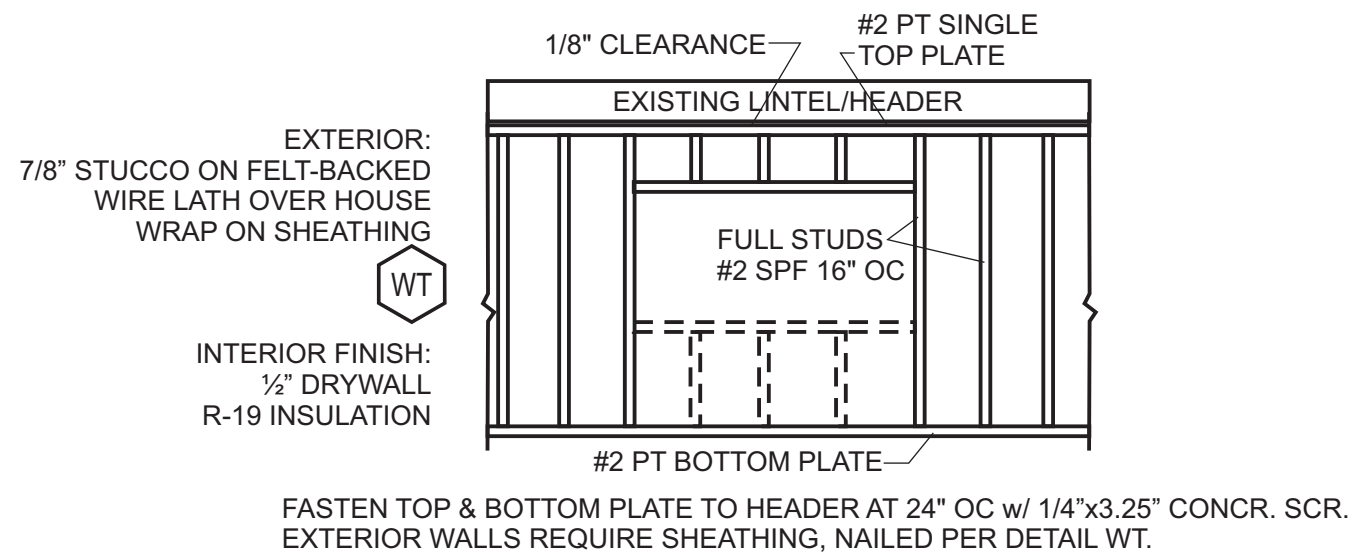
FEA NEW SLAB TO EXISTING SLAB



FR RAISED FOOTER DETAIL



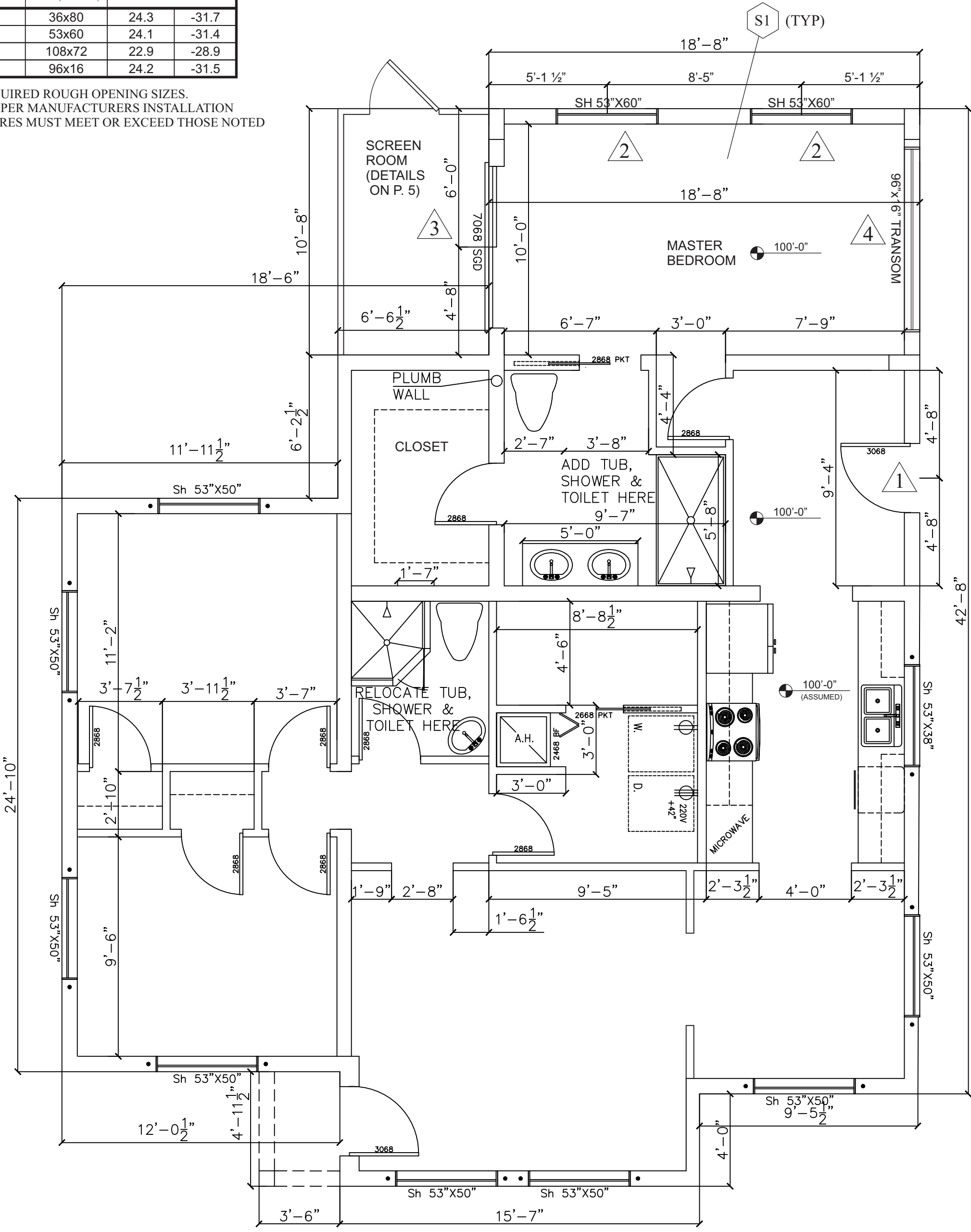
FJA THICKENED EDGE



WO NON-BEARING WALL EXTERIOR DETAIL

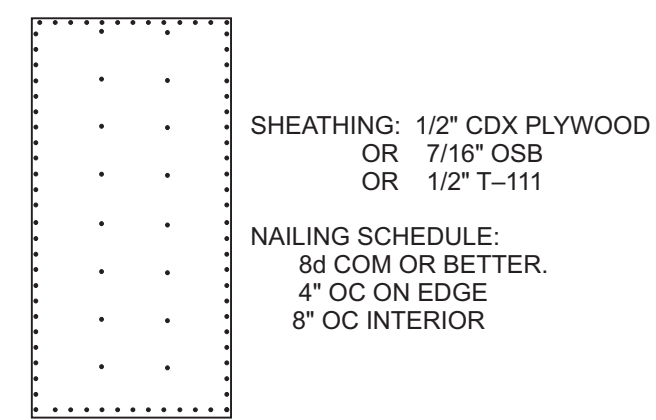
OPENING MARK	DESCRIPTION	NOM. OPENING SIZE (in. x in.)*	REQUIRED DESIGN PRESSURES, psf	
1	DOOR	36x80	24.3	-31.7
2	WINDOW	53x60	24.1	-31.4
3	SGD	108x72	22.9	-28.9
4	TRANSOM	96x16	24.2	-31.5

* 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.

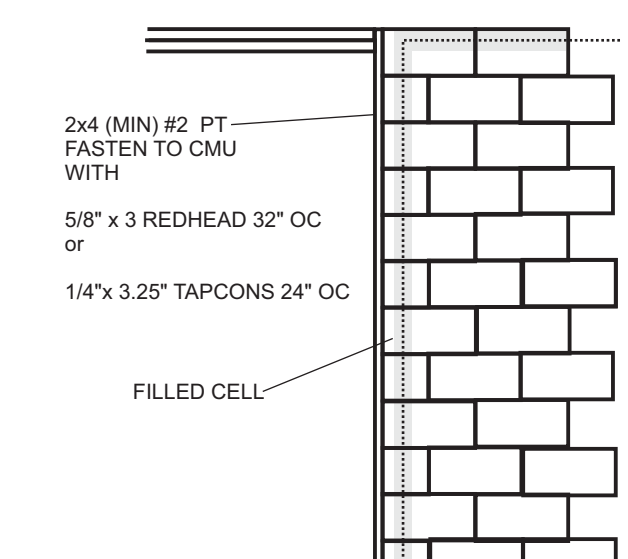


FLOOR PLAN

1/4" = 1'-0"



WT WALL SHEATHING



WS FRAME TO BLOCK WALL DETAIL

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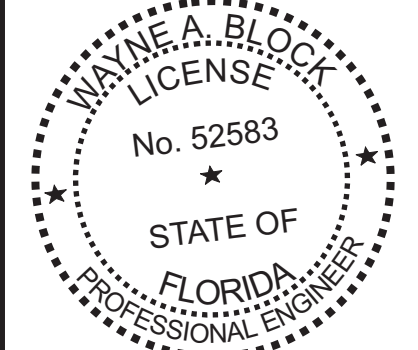
Plans By Bobby LLC.
PH. (352)398-8370

CONTRACTOR:
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932 SCENIC VIEW CR.
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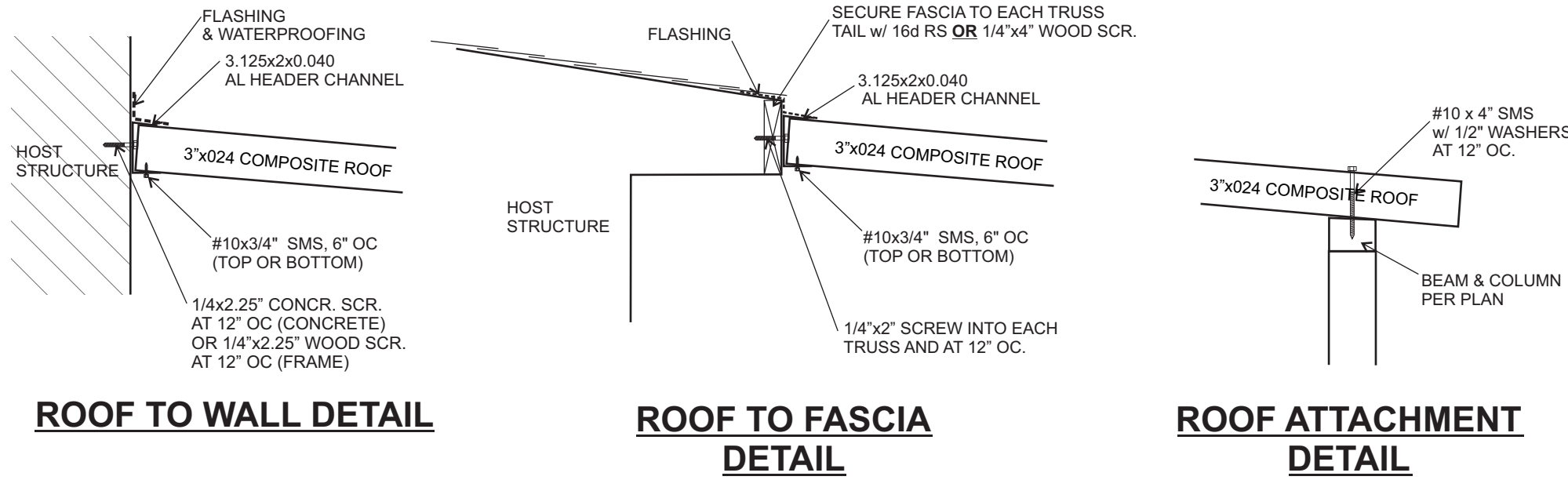
4 OF 6

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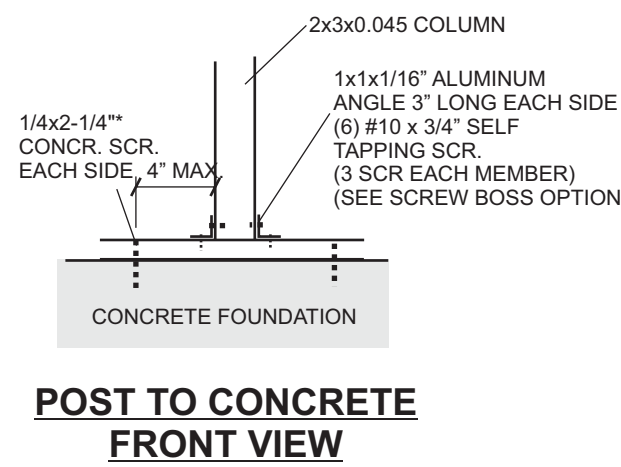
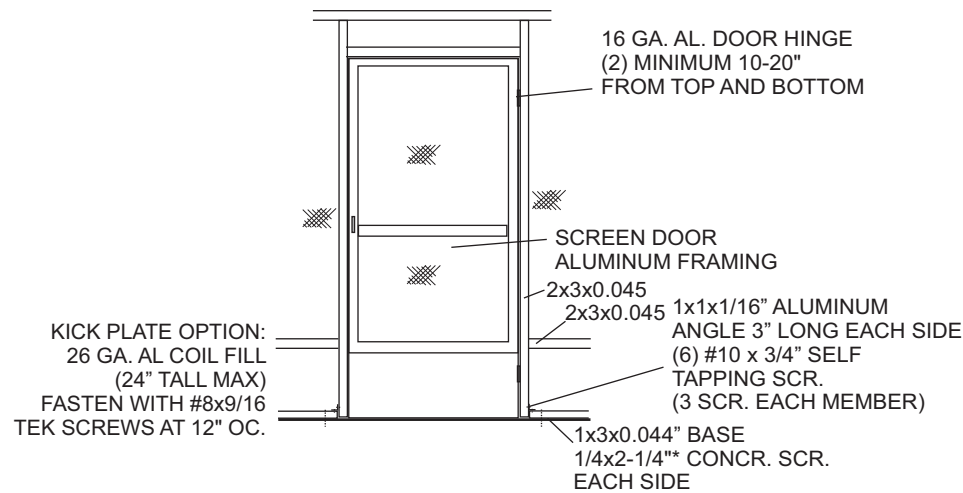
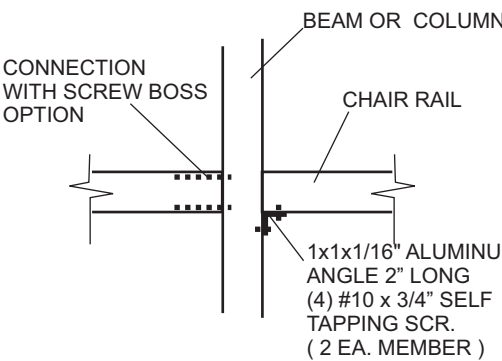
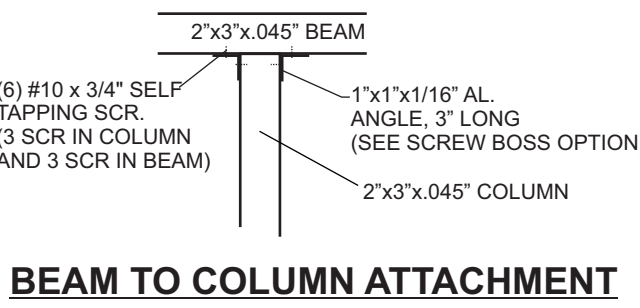
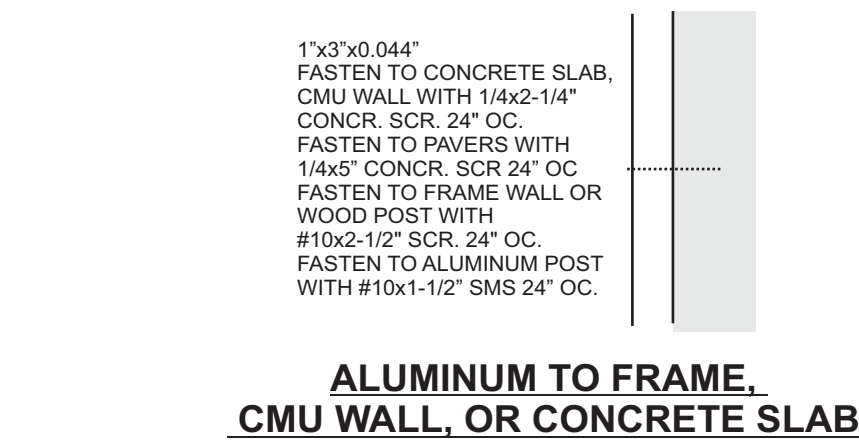
SCREEN ROOM DETAILS



ROOF TO WALL DETAIL

ROOF TO FASCIA DETAIL

ROOF ATTACHMENT DETAIL

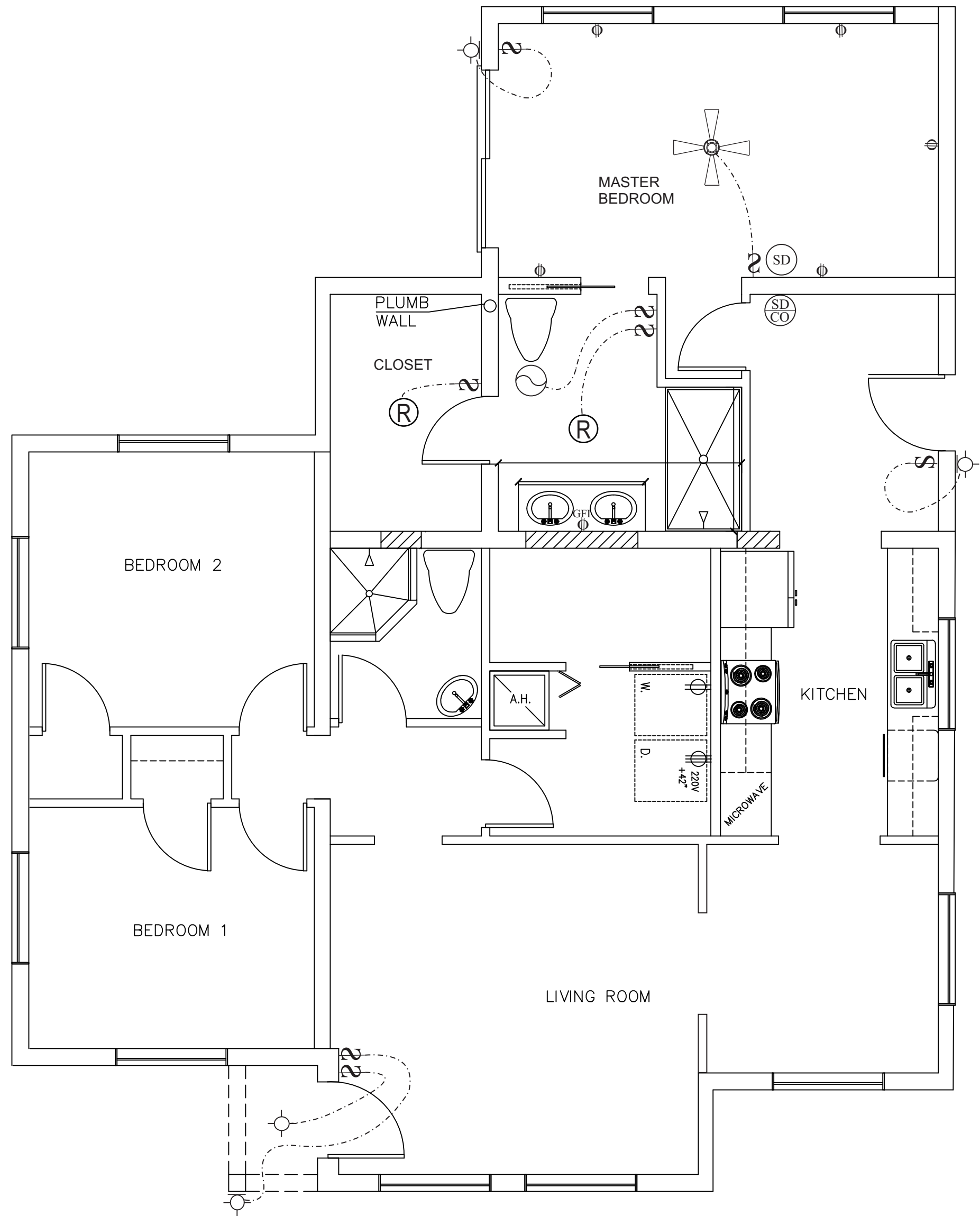


SMOKE DETECTORS:
SMOKE DETECTORS SHALL BE IN ALL SLEEPING AREAS AND THE ADJACENT HALLWAY, SHALL BE INTERCONNECTED, RECEIVING PRIMARY POWER FROM BUILDING WIRING, SHALL BE WITHIN 1' TO 3' OF PEAK, AND SHALL BE 3' MINIMUM FROM THE SUPPLY OR AIR STREAM, AND EQUIPPED WITH BATTERY BACK-UP
INSTALL CO/ SMOKE 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"

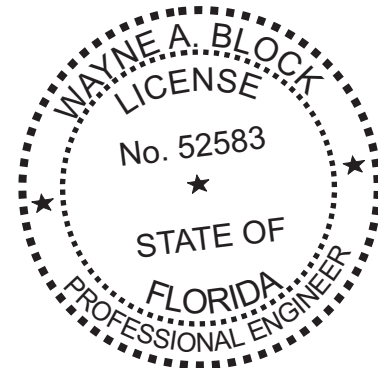
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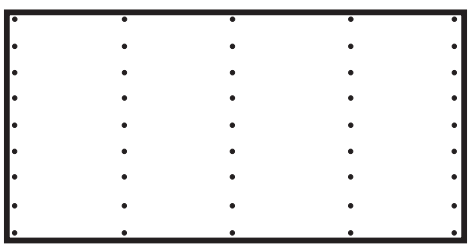
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RI ROOF SHEATHING DETAIL

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

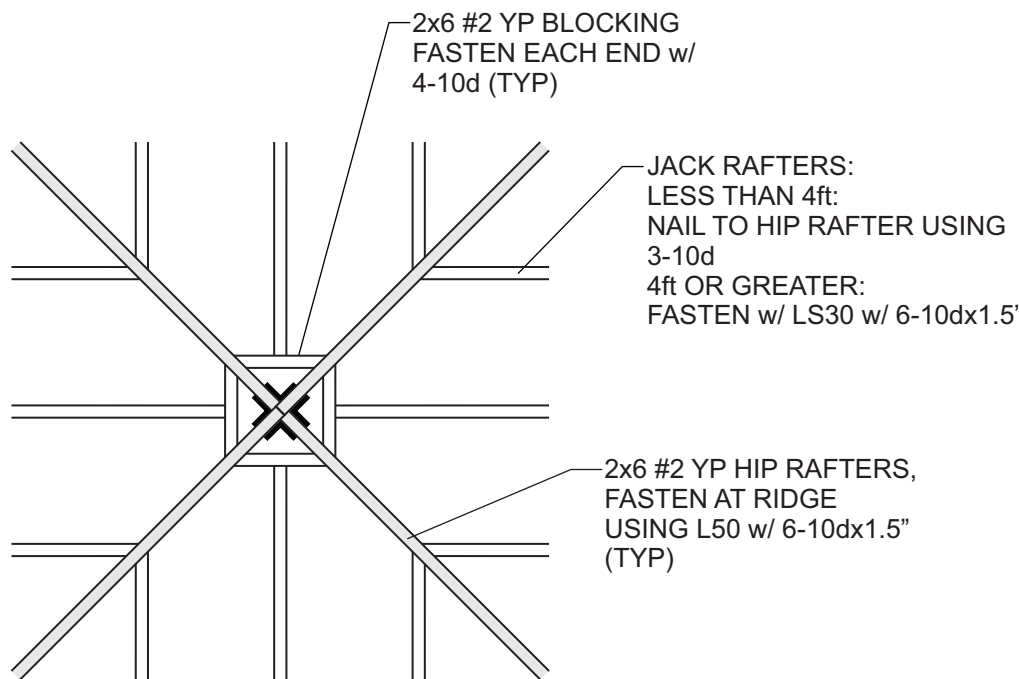
OPENING MARK	DESCRIPTION	NOM. OPENING SIZE (in.x in.)	REQUIRED DESIGN PRESSURES, psf	
5	O/H DOOR	72x84	23.1	-29.3
6	WINDOW	36x36	25.4	-34.0

* 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.

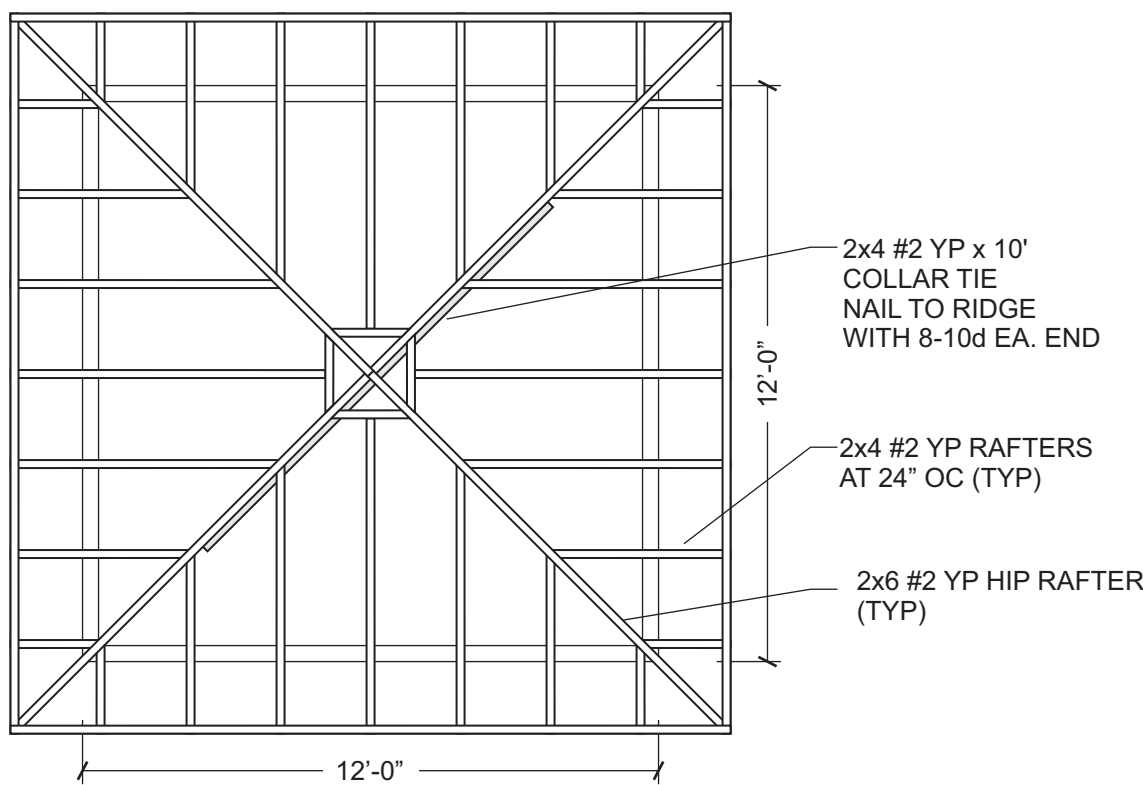
ELECTRICAL LEGEND

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

ALL ELECTRICAL TO COMPLY WITH NEC 2017.

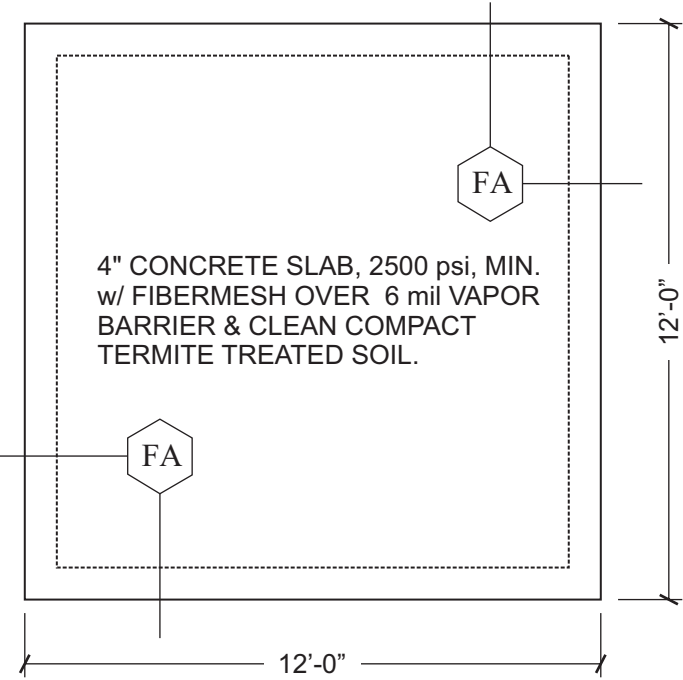


HIP RIDGE DETAIL



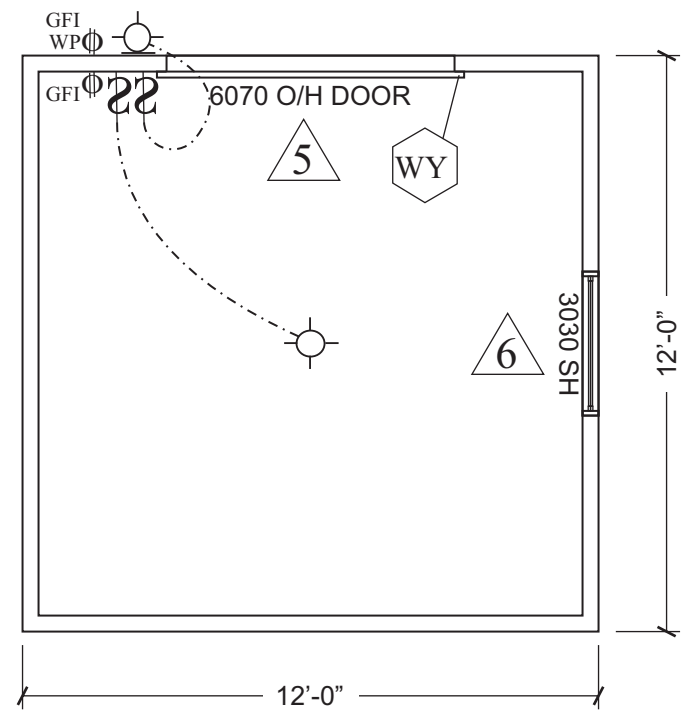
SHED ROOF FRAMING PLAN

1/4" = 1'-0"



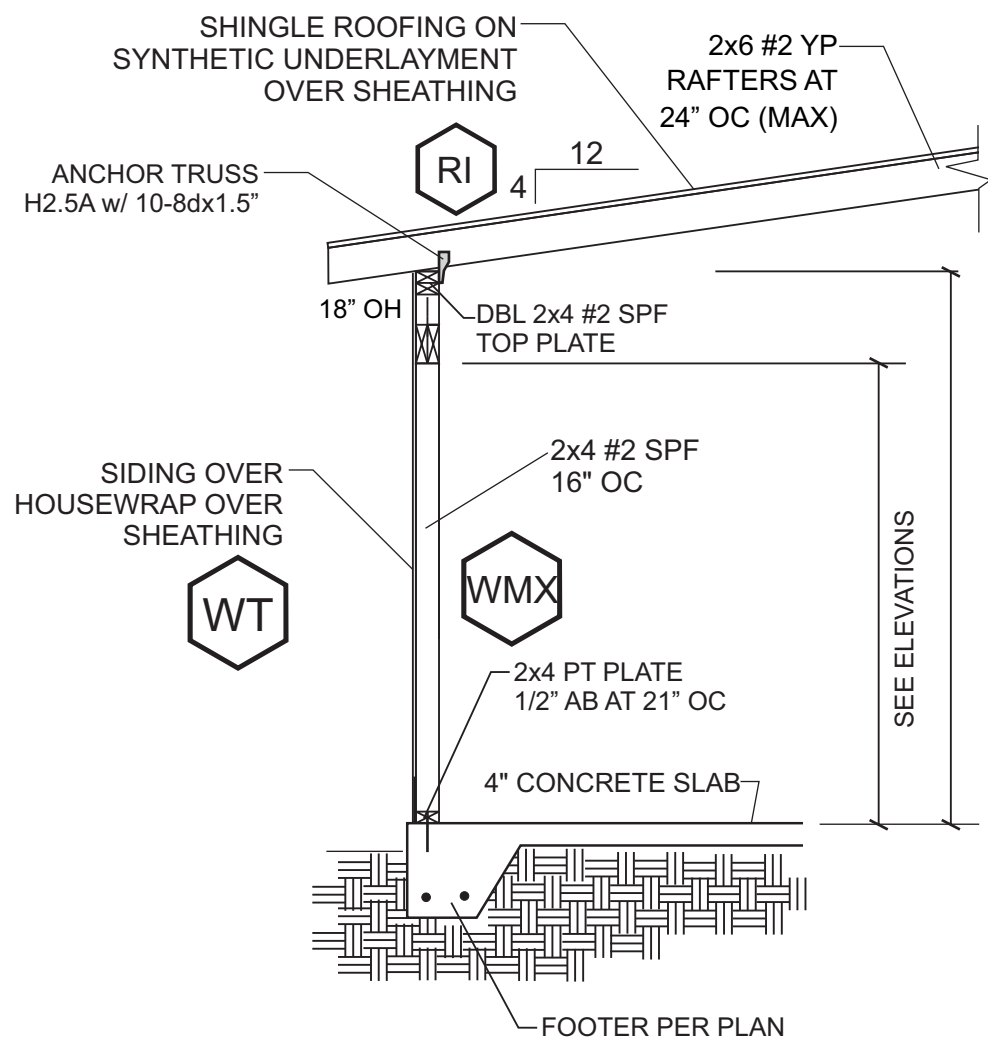
SHED FOUNDATION PLAN

1/4" = 1'-0"

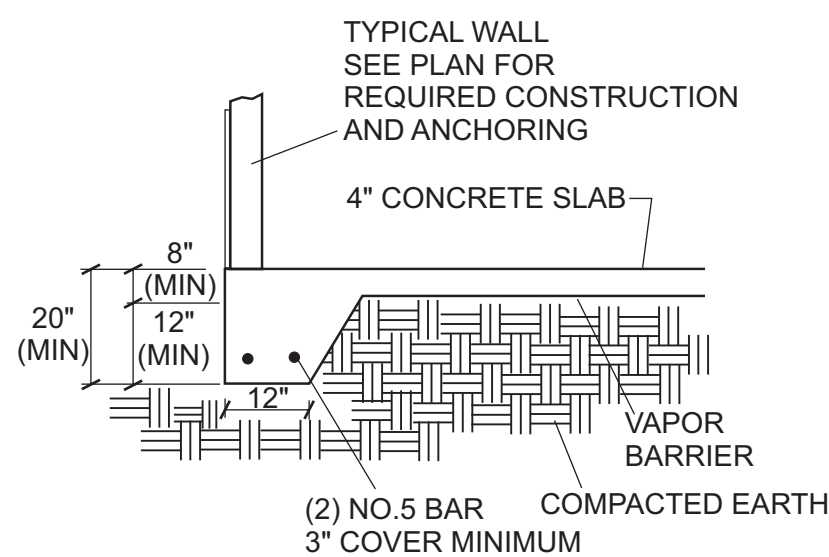


SHED FLOOR PLAN

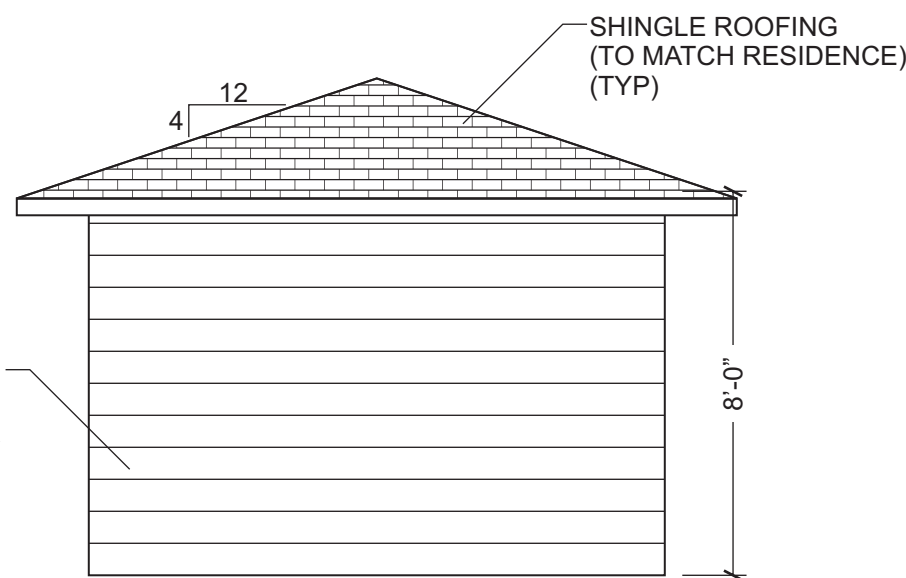
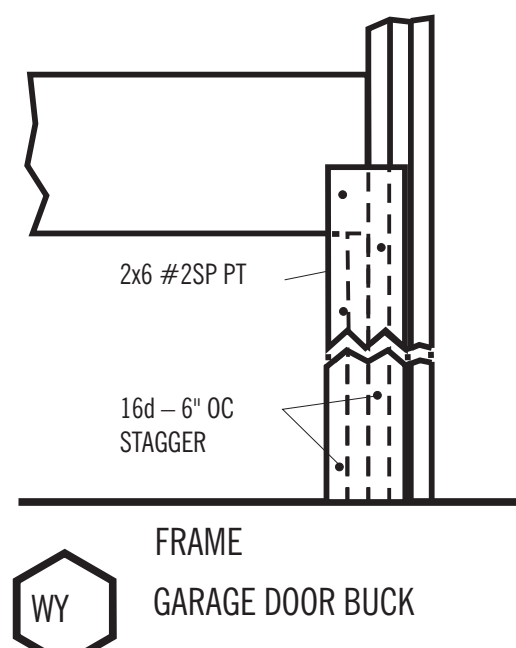
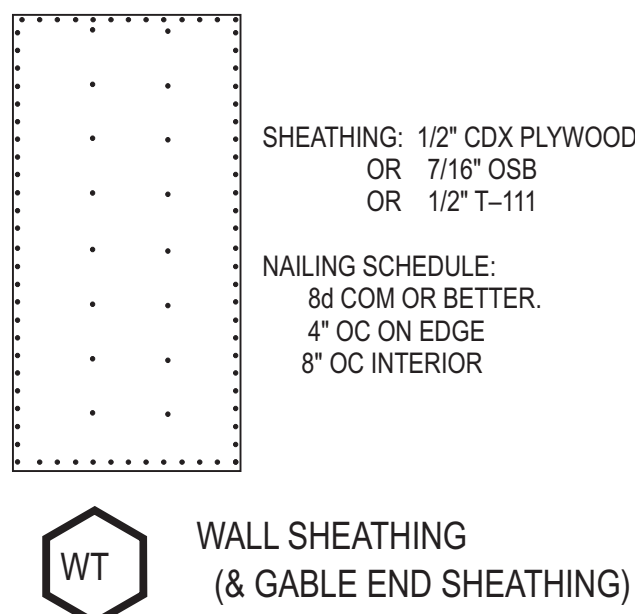
1/4" = 1'-0"



S1 FRAME WALL SECTION

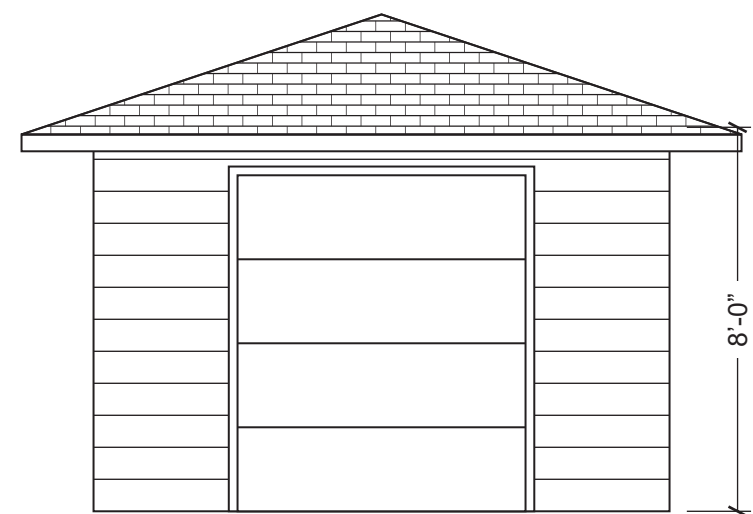


FA TYPICAL MONOLITHIC FOOTER



FRONT ELEVATION

1/4" = 1'-0"

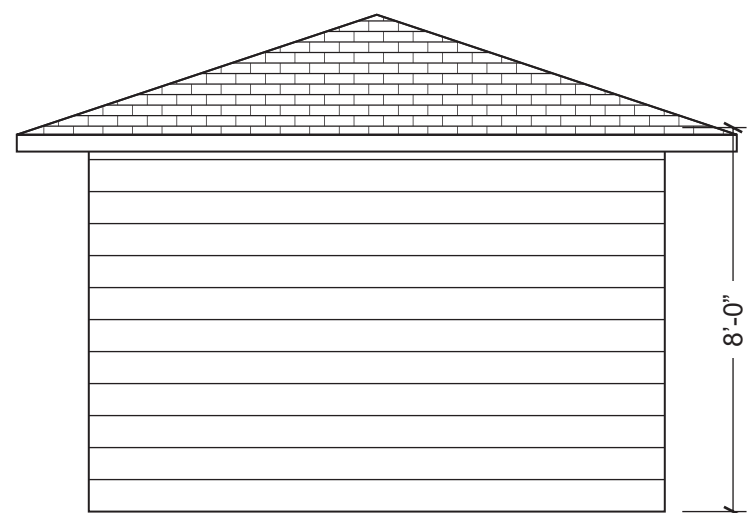


REAR ELEVATION

1/4" = 1'-0"

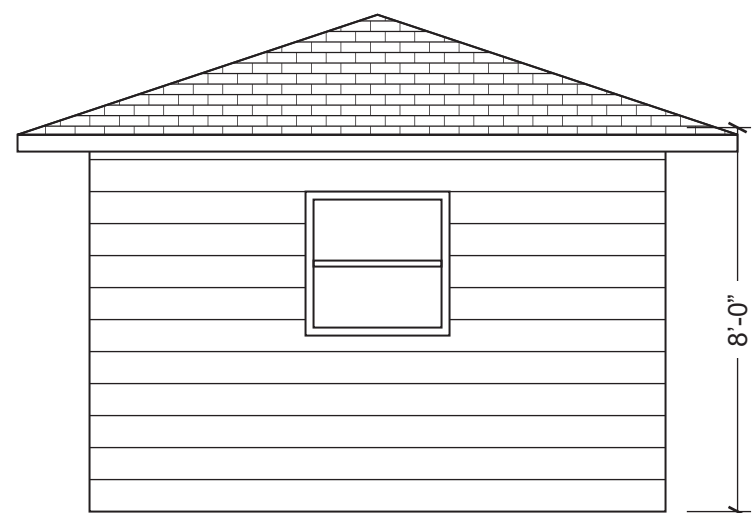
AREA CALCULATIONS

SHED 144 S.F.



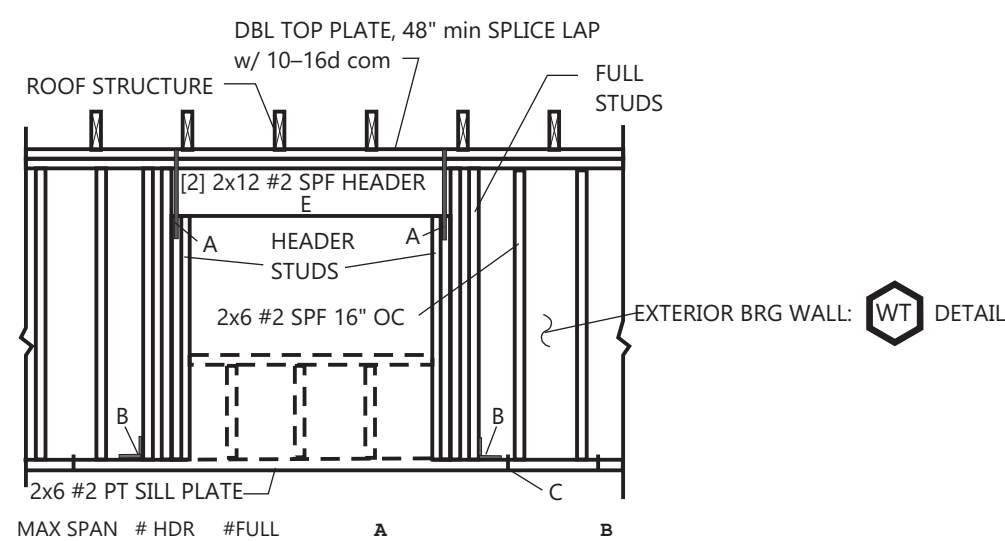
LEFT ELEVATION

1/4" = 1'-0"



RIGHT ELEVATION

1/4" = 1'-0"



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

Plans By Bobby LLC.

PH. (352)398-8370

CONTRACTOR:

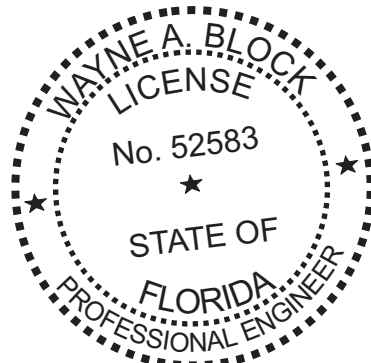
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548 S Hwy 27 Suite B
Minneola, Florida 34715
(352) 394-2590 Ph.
E-mail: wablock@aol.com
Cert. Auth. # 2898



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. Signature must be verified on electronic copies.





CITY OF MOUNT DORA

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

DATE: March 22, 2023

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: Tab 2 - Certificate of Appropriateness; 321 W 9th Street (Location); Remove Existing Shingle Roof and Replace with Metal Roof (Request); Solomon Family Revocable Trust (Owner); Brian Padgett, Skymark Roofing, LLC (Applicant).

Property Information

Address:	321 W 9 th Ave	Current Use	Single-Family Residence
Zoning District:	R-1A	Land Use:	Low Density Residential

Structure Information

Date of Construction:	1917	Style:	Bungalow
Structural System:	Wood Frame	Foundation Type:	Brick Piers
Siding:	Wood	Stories:	2
Roof:	Asphalt Shingles	Windows:	Wood Casement 6/1, 4/1, 8/1
Roof Type:	Cross Gable	Chimneys:	Two, Brick with corbelled cap
Porch: One-story, Open Porch with 3 large Tuscan Columns			

Architecture Style:

The subject structure was constructed as a residence in the Bungalow style in 1917. During the first three decades of the 20th century, the Bungalow became the most common style of residential architecture in the United States. Bungalows came in various shapes and forms, but small size, simplicity, and economy generally characterized the style.

Bungalows are typically one or two stories in height and typically have a rectangular floor plan; exterior material comprised of horizontal wood siding and shingles (less frequently, stucco, brick); gable roof; tapered chimneys; simple; exposed structural elements (ridge beams, truss work, rafters, purlins); gable porch roof; and open porches. Roofing materials were typically sheet metal or composition shingles.

Guidance on Roofs:

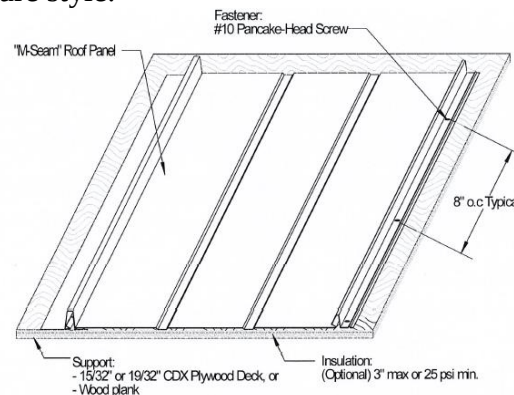
Pursuant to the Mount Dora Historic Design Guidelines, roofs are highly visible components of historic buildings and are an integral part of a building's overall design and often help define its architectural style. Roof shapes in Mount Dora include gable, hip, flat and gambrel. Historic roofing materials include standing seam metal, pressed metal shingle, composition shingle and barrel tile.

Roofs perform an essential function in keeping a building weather tight. As a result, they are particularly subject to change. In Mount Dora, the most common original roofing materials were embossed or crimped sheet metal and sawn wood shingles. Virtually all original wood shingle roofs have been removed or covered over, often with ornamental sheet metal. Such historic changes to roofs have gained a significance in their own right and should be respected under Standard 4.

Where existing roofing material is non-original and non-significant, there is greater flexibility. The existing roof may be retained, replaced in a historically accurate manner, or treated in a contemporary style in compliance with Standards 6 and 9. Even if existing surfacing is inappropriate, the replacement material must be compatible with the overall design of the building.

Staff Analysis:

The applicant is seeking to remove the existing asphalt shingles and replace it with a standing seam metal roof with copper finish (see visual below). A sheet metal roof is consistent and compatible with the bungalow architecture style.



Staff Recommendation:

Staff finds the request consistent with the U.S. Secretary of Interior's Standards for Historic Rehabilitation and Guidelines for Rehabilitation and the Mount Dora Historic Preservation Design Guidelines, as required in Land Development Code (LDC) Section 3.6.4 (2) (a), and the standards for visual compatibility defined in LDC Section 3.6.4 (2) (b) and recommends approval of the application.

Attachments:

Photos
1987 Site Form
2008 Site Form
Application



CITY OF MOUNT DORA

321 W 9th Ave
Site Visit
March 14, 2023



Site Inventory Form

Site No. _____

Site Name The Wardell-Wilmot House Survey Date 8709

Address of Site 321 W. 9th Ave. Mt. Dora Fl. 32757

Instruction for locating _____

Location Mt. Dora Sub 28 00003

Subdivision Name Block No. Lot No.

County Lake

District name if applicable _____

Owner of Site: Name Ray, Jefferson III

Address 321 W. 9th Ave., Mt. Dora Fl. 32757

Type of Ownership private Recording Date 8711

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

Address P.O. Box 17, Gainesville Fl. 32602

Condition of Site: Integrity of Site: Original Use private residence

(Check One) (Check One or More)

☒ Excellent ☐ Altered Present Use private residence

☐ Good ☐ Unaltered Dates c. + 1917

☐ Fair ☒ Original Use Cultural Phase American

☐ Deteriorated ☐ Restored/Date Period 20th Century

☐ Moved/Date

NR Classification Category building Date Listed on NR _____

Effects to Site:

(Check One or More)

☐ Zoning ☐ Transportation ☐ Borrowing

☐ Development ☐ Fill ☐ Other (See Remarks Below)

☐ Deterioration ☐ Dredge

Areas of Significance: Early Community Development

Significance:

The Wardell House is a beautiful house that typifies pattern-book architecture, and exhibits virtually no alterations. Its early landscaping plan is still evident, and some original outbuildings remain. It is a picturesque Craftsman bungalow and occupies half of a city block. The yard is demarcated by a low cast block wall with an iron railing. The pond where alligators once basked is still in place, as are the servants' quarters.

Thomas Wardell was a winter visitor from Fulton, Mo., near Macon. He lived here with his wife, Hallie. They first came to Mount Dora on their honeymoon in 1900 at age 17. They had eloped. Mr. Wardell later became active in the Yacht Club and was the Commodore in 1921-22. He also owned groves and land. He was noted as winning premiums and championships with his exhibition herd of cattle in 1926. The next owner was thought to be Fred Gutelius of Montreal. He came to Mount Dora in a private railroad car each winter. He was a vice-president for the Delaware and Hudson Railway. His chauffeur lived in the servants' quarters. The house was then purchased by Jesse Wilmott, a winter visitor from Lexington, Ky. He was the president of the Lions Club in 1958.

150,161; CD 26,29; E 90; MDT 11-18-26, 2-16-26; RP 10-19



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA00428
Recorder # 21
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) 321 W 9th Ave Multiple Listing (DHR only) _____
Other Names _____ >> _____
Survey or Project Name _____ Survey# _____
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
<u>321</u>	<u>West</u>	<u>9th</u>	<u>Avenue</u>	

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

MAPPING

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

DESCRIPTION

Style Bungalow Other Style _____
Exterior Plan Irregular Other Exterior Plan _____
Number of Stories 2.5
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) >> Concrete block
Other Exterior Fabric(s) _____
Roof Type(s) >> Gable
Other Roof Type(s) _____
Roof Material(s) >> _____
Other Roof Material(s) _____
Roof Secondary Structure(s) (dormers etc) >> _____
Other Roof Secondary Structure(s) _____
Number of Chimneys 2
Chimney Material _____
Other Chimney Material(s) _____
Chimney Location(s) _____

HISTORICAL STRUCTURE FORM

81A00428

DESCRIPTION (continued)

Window Descriptions 6/1, 4/1, 8/1, casement 2

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 1917

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; 1917;

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? NOPotential 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

8LA00428

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, 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: 5/21/2008

SHPO's Evaluation of Resource

Date _____

Form Comments: _____

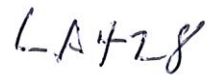
REQUIRED PAPER ATTACHMENTS

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

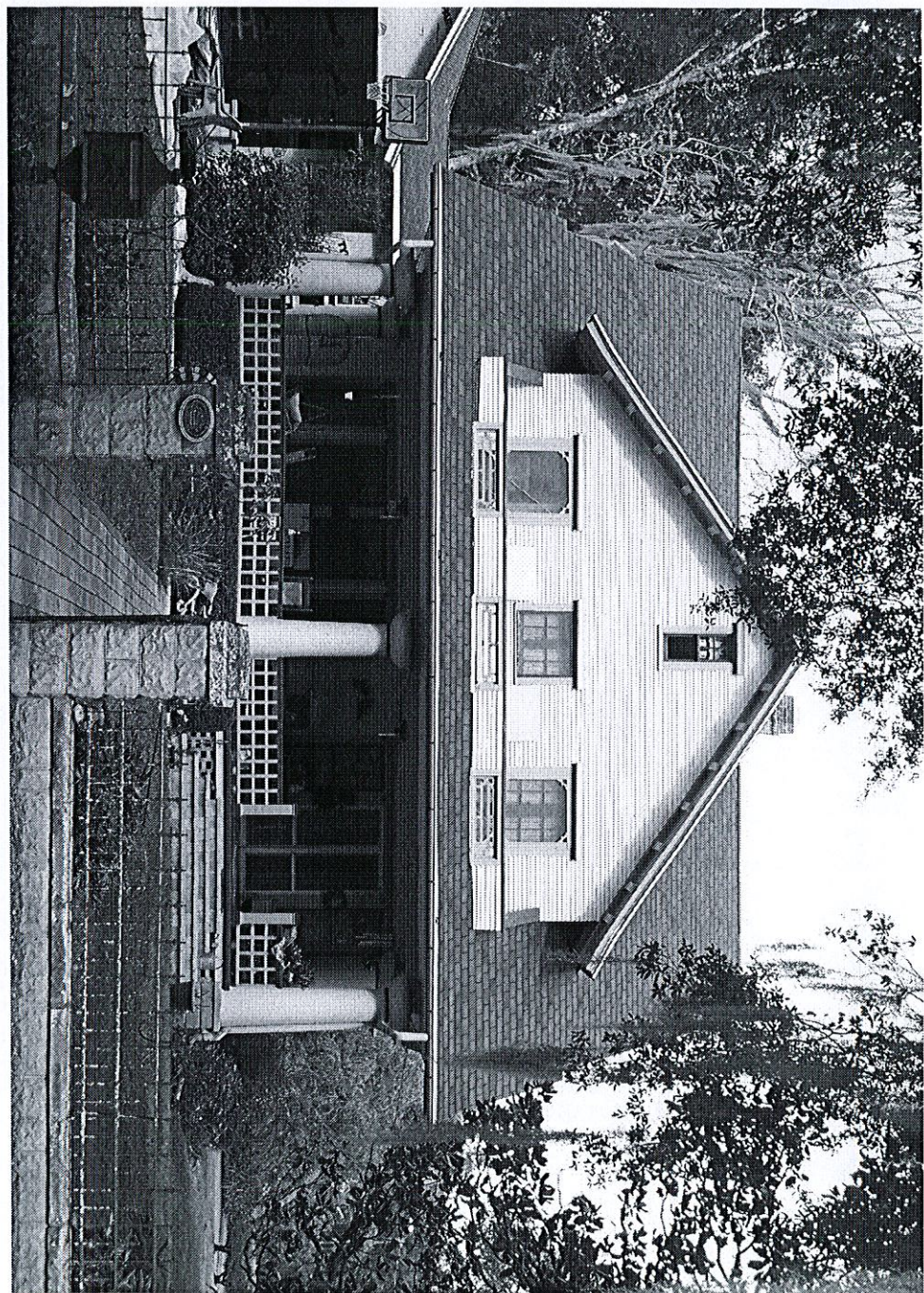
LA00428-200803

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:**
Concrete block
- > **Roof types:**
Gable
- > **Roof materials:**
- > **Roof secondary structures (dormers etc):**
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**
Private residence;1917;
- > **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)]:**





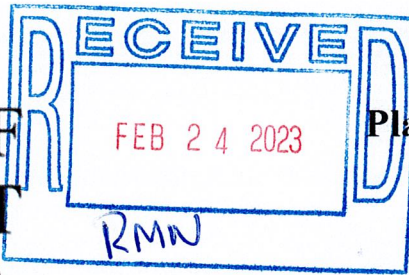


21

LA
428



CITY OF
MOUNT
DORA



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

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Renovations, Additions and New Construction

Property Address: 321 W 9th Ave Mt Dora FL 32757 Alternate Key No.: 3915716

Property Owner: Geoff Solomon

Applicant: Skymark Roofing LLC Brian Padgett

Applicant's Mailing Address: 3505 N Hwy 19A Mt Dora FL 32757

Applicant's Phone Number: 352-805-8935 cell 352-636-1880

Applicant's Email Address: Skymarkpermitting@gmail.com

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

Application Type:

☐ New Construction

☐ Addition

☒ Renovation

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

☐ Steps or Stairways

☐ Foundation

☐ Siding/Stucco/Façade Work

☐ Windows

☐ Porches or Porte Cochere

☐ Walls/Structural

☐ Doors

☐ Chimney

☒ Roof

☐ Walls or Fences

☐ Exterior Lighting

☐ Landscape Features

Existing Materials: 3 Tab Shingles

Proposed Materials: Standing seam 26 G metal with copper Kynar finish

Is there currently a chimney on the building? Yes

If so, will the chimney be affected? No

Full Description of Proposed Alteration(s) or Construction including materials; please attach additional documentation if needed: Remove Shingle roof and install Standing

Seam Metal over high temperature underlayment.

SEE attached product information sheets. Amanda Kelly has a sample of the metal color.

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.



NEMO|etc.

Certificate of Authorization #32455
353 Christian Street, Unit #13
Oxford, CT 06478
(203) 262-9245

ENGINEER

EVALUATE

TEST

CONSULT

EVALUATION REPORT

FT Synthetics, Inc.
12179 86th Avenue
Surrey, BC V3W 3H8 Canada
(604) 594-3439

Evaluation Report 16670.10.17-R5

FL23090-R5

Date of Issuance: 10/20/2017

Revision 5: 06/09/2021

SCOPE:

This Evaluation Report is issued under **Rule 61G20-3** and the applicable rules and regulations governing the use of construction materials in the State of Florida. The documentation submitted has been reviewed by Robert Nieminen, P.E. for use of the product under the Florida Building Code. The products described herein have been evaluated for compliance with the **7th Edition (2020) Florida Building Code** sections noted herein.

DESCRIPTION: FT Synthetics Roof Underlayments for use in FBC non-HVHZ jurisdictions

LABELING: Labeling shall be in accordance with the requirements of the Accredited Quality Assurance Agency noted herein and FBC 1507.1.1.

CONTINUED COMPLIANCE: This Evaluation Report is valid until such time as the named product(s) changes, the referenced Quality Assurance or production facility location(s) changes, or Code provisions that relate to the product(s) change. Acceptance of our Evaluation Reports by the named client constitutes agreement to notify NEMO ETC, LLC of any changes to the product(s), the Quality Assurance or the production facility location(s). NEMO ETC, LLC requires a complete review of its Evaluation Report relative to updated Code requirements with each Code Cycle.

ADVERTISEMENT: The Florida Product Approval Number (FL#) preceded by the words "NEMO|etc. Evaluated" may be displayed in advertising literature. If any portion of the Evaluation Report is displayed, then it shall be done in its entirety.

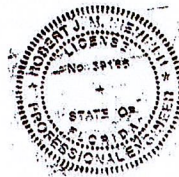
INSPECTION: Upon request, a copy of this entire Evaluation Report shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at the request of the Building Official.

This Evaluation Report consists of pages 1 through 5.

Prepared by:

Robert J.M. Nieminen, P.E.

Florida Registration No. 59166, Florida DCA ANE1983



The facsimile seal appearing was authorized by Robert Nieminen, P.E. on 06/09/2021. This does not serve as an electronically signed document.

CERTIFICATION OF INDEPENDENCE:

1. NEMO ETC, LLC does not have, nor does it intend to acquire or will it acquire, a financial interest in any company manufacturing or distributing products it evaluates.
2. NEMO ETC, LLC is not owned, operated or controlled by any company manufacturing or distributing products it evaluates.
3. Robert Nieminen, P.E. does not have nor will acquire, a financial interest in any company manufacturing or distributing products for which the evaluation reports are being issued.
4. Robert Nieminen, P.E. does not have, nor will acquire, a financial interest in any other entity involved in the approval process of the product.
5. This is a building code evaluation. Neither NEMO ETC, LLC nor Robert Nieminen, P.E. are, in any way, the Designer of Record for any project on which this Evaluation Report, or previous versions thereof, is/was used for permitting or design guidance unless retained specifically for that purpose.

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ROOFING COMPONENT EVALUATION:
1. SCOPE:

Product Category: Roofing

Sub-Category: Underlayment

Compliance Statement: FT Synthetics Roof Underlayments, as produced by FT Synthetics, Inc., have demonstrated compliance with the following sections of the 7th Edition (2020) Florida Building Code through testing in accordance with the following Standards. Compliance is subject to the Installation Requirements and Limitations / Conditions of Use set forth herein.

2. STANDARDS:

<u>Section</u>	<u>Property</u>	<u>Standard</u>	<u>Year</u>
1507.1.1, 1507.2.4, 1507.2.9.2 / R905.1.1, R905.2.8.2	Material standard	ASTM D1970	2015
1507.3.3 / R905.3.3	Material standard	FRSA/TRI, Sixth Edition	2018
TAS 110	Accelerated Weathering	ASTM D4798	2011

3. REFERENCES:

<u>Entity</u>	<u>Examination</u>	<u>Reference</u>	<u>Date</u>
NEMO (TST6049)	ASTM D1970 / D4798 / FRSA-TRI	FTS-SC16360.05.18	05/18/2018
NEMO (TST6049)	ASTM D1970	4j-FTS-20-SSUDL-01.A	12/01/2020
NEMO (TST6049)	ASTM D1970	4j-FTS-20-SSUDL-02.A	02/10/2021
NEMO (TST6049)	ASTM D4798	4j-FTS-21-SSUDL-02.A	06/09/2021
FT SYNTHETICS	Equivalency	Declaration	09/28/2020
UL, LLC. (QUA9625)	Quality Control	Service Confirmation	09/16/2020

4. PRODUCT DESCRIPTION:

	<u>Product</u>	<u>Material Standard</u>	<u>Plant(s)</u>	<u>Description</u>
4.1	PLATINUM HT-SA	ASTM D1970 (Table 1) ¹ and FRSA/TRI 09-18	Drummondville, QC Canada	Self-adhering, rubberized-asphalt, polyolefin-film-surfaced roof underlayment available in 36-inch wide x 67-ft long rolls
4.2	KOMODO BSA	ASTM D1970	Langley, BC Canada	Self-adhering, butyl-rubber, embossed fibrous surfaced roof underlayment available in 36-inch wide x 67-ft long rolls
4.3	FT Butyl MP	ASTM D1970	Langley, BC Canada	Self-adhering, butyl-rubber, embossed polyester reinforced fabric surfaced roof underlayment available in 36-inch wide x 67-ft long rolls
4.4	PLATINUM HT-B	ASTM D1970	Langley, BC Canada	Self-adhering, butyl-rubber, embossed fibrous surfaced roof underlayment available in 36-inch wide x 67-ft long rolls

5. LIMITATIONS:

- 5.1 This is a building code evaluation. Neither NEMO ETC, LLC nor Robert Nieminen, P.E. are, in any way, the Designer of Record for any project on which this Evaluation Report, or previous versions thereof, is/was used for permitting or design guidance unless retained specifically for that purpose.
- 5.2 This Evaluation Report is not for use in FBC High Velocity Hurricane Zone jurisdictions (i.e., Broward and Miami-Dade Counties).

¹ PLATINUM HT-SA has been found through comparative testing to have a lesser coefficient of friction than ASTM D226 roofing felt, tested at standard laboratory conditions. Agreement between purchaser and seller, as set forth in Section 4.3, Note 1 of ASTM D1970-15, should be established as to slip resistance.

- 5.3 This Evaluation Report pertains to above-deck roof components. Roof decks and structural members shall be in accordance with FBC requirements to the satisfaction of the Authority Having Jurisdiction.
- 5.4 This Evaluation Report does not include evaluation of fire classification. Refer to **FBC 1505** for requirements and limitations regarding roof assembly fire classification. Refer to **FBC 2603** for requirements and limitations concerning the use of foam plastic insulation.
- 5.5 **FT Synthetics Roof Underlyments** may be used with any prepared roof cover where the product is specifically referenced within FBC approval documents. If not listed, a request may be made to the Authority Having Jurisdiction for approval based on this evaluation combined with supporting data for the prepared roof covering.
- 5.6 Allowable Roof Covers:

TABLE 1: ROOF COVER OPTIONS						
FBC Section	1507.2	1507.3		1507.4 and 1507.5	1507.7	1507.8 and 1507.9
Underlayment	Asphalt Shingles	Clay and Concrete Tile		Metal Panels and Shingles	Slate or Slate-Type Shingles	Wood Shingles and Shakes
		Mechanical Attach	Adhesive-Set			
PLATINUM HT-SA	Yes	Yes	No	Yes	Yes	Yes (joint strips, 1507.1.1.3 / R905.1.1.3)
KOMODO BSA	Yes	No	No	Yes	Yes	Yes (joint strips, 1507.1.1.3 / R905.1.1.3)
FT Butyl MP	Yes	No	No	Yes	Yes	Yes (joint strips, 1507.1.1.3 / R905.1.1.3)
PLATINUM HT-B	Yes	No	No	Yes	Yes	Yes (joint strips, 1507.1.1.3 / R905.1.1.3)

- 5.7 Allowable Substrates:

TABLE 2: SUBSTRATE OPTIONS FOR ADHERED UNDERLAYMENTS				
Underlayment	Application	Substrates (designed to meet wind loads for project)		
		Type	Primer	Material(s)
PLATINUM HT-SA	self-adhering	Deck / sheathing	(Optional) ASTM D41 Soprema "Elastocol Stick"	Plywood OSB
		Base Sheet	None	ASTM D226, Type II felt
KOMODO BSA	self-adhering	Deck / sheathing	None	Plywood
FT Butyl MP	self-adhering	Deck / sheathing	None	Plywood
PLATINUM HT-B	self-adhering	Deck / sheathing	None	Plywood

- 5.8 Attachment Limitations:

- 5.8.1 For use under mechanically attached NON-TILE prepared roof coverings, attachment shall be in accordance with the manufacturer's installation instructions, but – for mechanically attached underlayments or base sheets - not less than **FBC 1507.1.1** or **R905.1.1**.
- 5.8.2 For use under tile roof systems, attachment shall be in accordance with the manufacturer's installation instructions, but not less than Section 5.8.3 herein.
- 5.8.3 Wind Resistance for Underlayment Systems in Tile Roof Applications:
The following wind uplift limitations apply to underlayment systems that are not prescriptive in the **FRSA/TRI Florida High Wind Concrete and Clay Roof Tile Installation Manual**, Sixth Edition. The Maximum Design Pressure is the result of testing for wind load resistance based on allowable wind loads, and reflects the ultimate passing pressure divided by 2 (the 2 to 1 margin of safety per **FBC 1504.9** has already been applied).

5.8.3.1 Direct-to-Deck:

The maximum design pressure for the selected assembly shall meet or exceed that required under FRSA/TRI *Florida High Wind Concrete and Clay Roof Tile Installation Manual*, Sixth Edition, Appendix A, Table 1A or the critical (highest) design pressure determined in accordance with **FBC 1609** or **FBC Residential Chapter 3**.

#1 Maximum Design Pressure = -45.0 psf:

Deck: Min. 15/32-inch plywood to meet project requirements to satisfaction of Authority Having Jurisdiction.

Primer: (Optional) ASTM D41 or Soprema "Elastocol Stick"

Underlayment: PLATINUM HT-SA, self-adhered.

5.9 Exposure Limitations:

TABLE 3: EXPOSURE LIMITATIONS		
Underlayment	Prepared Roof Cover Installation Type	Maximum Exposure (days)
PLATINUM HT-SA	Mechanically attached	180
KOMODO BSA	Mechanically attached	180
FT Butyl MP	Mechanically attached	30
PLATINUM HT-B	Mechanically attached	180

5.10 Tile Slippage Limitations: When loading roof tiles on the underlayment in direct-deck tile roof assemblies, the maximum roof slope shall be as follows. These slope limitations can only be exceeded by using battens during loading of the roof tiles.

TABLE 4: TILE SLIPPAGE LIMITATIONS FOR DIRECT-DECK TILE INSTALLATIONS			
Underlayment	Tile Profile	Staging Method	Maximum Slope
PLATINUM HT-SA	Flat or Lugged	10-tile stack	4:12
	Flat or Lugged	6-tile stack (4 over 2)	7:12

6. **INSTALLATION:**

6.1 **FT Synthetics Roof Underlayments** shall be installed in accordance with **FT Synthetics, Inc.** published installation instructions subject to the Limitations set forth in Section 5 herein and the specifics noted below.

6.2 Re-fasten any loose decking panels, and check for protruding nail heads. Sweep the substrate thoroughly to remove any dust and debris prior to application, and prime the substrate (if applicable).

6.3 **PLATINUM HT-SA:**

6.3.1 Non-Tile Applications:

Shall be installed in compliance with requirements for an approved self-adhering underlayment (ASTM D1970) in **FBC 1507.1.1.1** or **1507.1.1.3** or **FBC Residential R905.1.1.1** or **R905.1.1.3** for the type of prepared roof covering to be installed, and the manufacturer's installation instructions.

When installed over a mechanically attached base sheet of FBC Approved ASTM D226, Type II felt, the base sheet shall be fastened in accordance with **FBC 1507.1.1** or **R905.1.1**.

6.3.2 Tile Applications:

Shall be installed in compliance with the requirements for Self-Adhered Membrane set forth in **FRSA/TRI Florida High Wind Concrete and Clay Roof Tile Installation Manual**, Sixth Edition and the manufacturer's installation instructions.

Refer to Section 5.8.3 herein for attachment limitations.

Refer to Table 4 herein for tile staging limitations.

6.4 **KOMODO BSA, FT Butyl MP and PLATINUM HT-B:**

6.4.1 Non-Tile Applications:

Shall be installed in compliance with requirements for an approved self-adhering underlayment (ASTM D1970) in **FBC 1507.1.1.1** or **1507.1.1.3** or **FBC Residential R905.1.1.1** or **R905.1.1.3** for the type of prepared roof covering to be installed, and the manufacturer's installation instructions.

7. BUILDING PERMIT REQUIREMENTS:

As required by the Building Official or Authority Having Jurisdiction to properly evaluate the installation of this product.

8. MANUFACTURING PLANTS:

Contact the named QA entity for manufacturing facilities covered by **F.A.C. Rule 61G20-3** QA requirements. Refer to Section 4 herein for products and production locations having met codified material standards.

9. QUALITY ASSURANCE ENTITY:

UL LLC – QUA9625; (414) 248-6409, karen.buchmann@ul.com

- END OF EVALUATION REPORT -

Evaluation Report "M-Seam" Metal Roof Assembly

Manufacturer:
Millennium Metals, Inc.
10200 Eastport Road
Jacksonville, FL 32218
(877) 358-7663

for

Florida Product Approval

FL 5211.3 R8

Florida Building Code 7th Edition (2020)

Per Rule 61G20-3

Method: 1 - D

Category: Roofing

Sub - Category: Metal Roofing

Product: "M-Seam"

Material: Steel

Panel Thickness: 26 gauge, (Minimum)

Panel Width: 16"

Support: Wood Deck

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

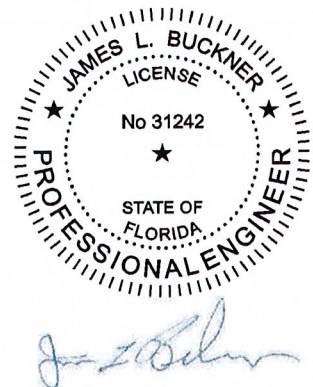
Prepared by:

James L. Buckner, P.E., SECB
Florida Professional Engineer # 31242
Florida Evaluation ANE ID: 1916
Report No. 20-224-M-S6W-ER
Date: 10 / 11 / 2020

Contents:

Evaluation Report

Pages 1 – 7



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CBUG, Inc. – Palm Beach County, Florida

Phone: (561) 491-9927 · Email: cbuck@cbuckinc.net · Website: www.cbuckinc.net

Main Office: 1374 Community Drive, Jupiter, Florida 33458

Manufacturer: Millennium Metals, Inc.**Product Name:** "M-Seam"**Product Category:** Roofing**Product Sub-Category** Metal Roofing**Compliance Method:** State Product Approval Rule 61G20-3.005 (1) (d)**Product/System Description:** "M-Seam"
26 gauge Minimum, Steel roof panel mechanically attached to Plywood Deck with screws.**Product Assembly as Evaluated:** Refer to Page 4 of this report for product assembly components/materials & standards:

1. Roof Panel
2. Fasteners
3. Underlayment
4. Insulation (Optional)

Support: **Type:**
Wood Deck
(Design of support and its attachment to support framing is outside the scope of this evaluation.)**Description:**

- 15/32 (min.) or 19/32" or greater plywood,
- or Wood plank (min. specific gravity of 0.42)

Slope: Minimum slope shall be in compliance with FBC Chapter 15 Section 1507.4.2, applicable code sections and in accordance with manufacturer's recommendations.**Performance:** Wind Uplift Resistance:

- Design Uplift Pressure:
(Refer to "Table A" attachment details herein)

Refer to Table "A"

- Performance Standards:** The product described herein has demonstrated compliance with:
- UL580-06 – *Test for Uplift Resistance of Roof Assemblies*
 - UL 1897-12 – *Uplift test for roof covering systems*
- Standards Equivalency:**
- The UL 580-94 standard version used to test the evaluated product assembly is equivalent to UL580-06 standard version adopted by the Florida Building Code 7th Edition (2020).
 - The UL 1897-98 standard version used to test the evaluated product assembly is equivalent to UL1897-12 standard version adopted by the Florida Building Code 7th Edition (2020).
- Code Compliance:** The product described herein has demonstrated compliance with the performance standards listed above as referenced in the Florida Building Code 7th Edition (2020).
- Evaluation Report Scope:** This product evaluation is limited to compliance with the structural requirements of the Florida Building Code, as related to the scope section to Florida Product Approval Rule 61G20-3.001.
- Limitations and Conditions of Use:**
- Scope of “Limitations and Conditions of Use” for this evaluation:
This evaluation report for “Optional Statewide Approval” contains technical documentation, specifications and installation method(s) which include “Limitations and Conditions of Use” throughout the report in accordance with Rule 61G20-3.005. Per Rule 61G20-3.004, the Florida Building Commission is the authority to approve products under “Optional Statewide Approval”.
 - Option for application outside “Limitations and Conditions of Use”
Rule 61G20-3.005(1)(e) allows engineering analysis for “project specific approval by the local authorities having jurisdiction in accordance with the alternate methods and materials authorized in the Code”. Any modification of the product as evaluated in this report and approved by the Florida Building Commission is outside the scope of this evaluation and will be the responsibility of others.
 - This report is a building code product evaluation per FLPE rule (FAC) 61G15-36 to comply with Florida product approval rule (FAC) 61G20-3. This evaluation report is part of the Florida Building Commission approval for the listed code related criteria. This report by James Buckner, P.E. and CBUCK Engineering is not a design certification of code compliance construction submittal documentation, per FBC section 107, for any individual structure, site specific or permit design.
 - All metal components and fasteners shall be corrosion resistant in accordance with applicable sections of FBC, including but limited to Sections 1504.3.2, 1506.6 and 1507.4.4.
 - Design of support system is outside the scope of this report.
 - Fire Classification is outside the scope of Rule 61G20-3, and is therefore not included in this evaluation.
 - This evaluation report does not evaluate the use of this product for use in the High Velocity Hurricane Zone code section. (Dade & Broward Counties)
- Quality Assurance:** The manufacturer has demonstrated compliance of roof panel products in accordance with the Florida Building Code and Rule 61G20-3.005 (3) for manufacturing under a quality assurance program audited by an approved quality assurance entity through **Keystone Certifications, Inc.** (FBC Organization #: QUA 1824).

**Components/Materials
(by Manufacturer):**

Roof Panel:

Product Identification: M-Seam
Material: Steel
Thickness: 26 gauge Minimum
Panel Width: 16" (max.) Coverage
Rib Height: 1"
Yield Strength: 40 ksi min.
Corrosion Resistance: In compliance with FBC Section 1507.4.3:

- ASTM A792 coated, or
- ASTM A653 G90 galvanized steel

Fastener:

Type: Pancake-Head Wood Screw
Size: #10 (× length to meet min. penetration through deck)
Penetration Through: 3/16" min. through wood deck
Corrosion Resistance: Per FBC Section 1506.6 and 1507.4.4
Standard: Per ANSI/ASME B18.6.4

**Components/Materials
(by Others):**

Underlayment:

Material and application shall be in compliance with FBC Section 1507.1.1 and in accordance with applicable code sections and manufacturer's recommendations.

Insulation (Optional):

Type: Rigid Insulation Board
Thickness: 3" (max.)
Properties:
Density: 2.25 pcf (lbs/ft³) min.
Or Compressive Strength: 20 psi min.

Insulation Notes:

- Rigid Insulation shall meet minimum density OR compressive strength.
- Insulation shall comply with FBC Section 1508. When insulation is incorporated, fastener length shall conform to penetrate thru bottom of support a minimum of 3/16".

Installation:**Installation Method:**

(Refer to drawings on Pages 6-7 of this report.)

- Fastener spacing: **Refer to Table "A" Below**
(along the length of the panel)
- Rib Interlock: Snap Lock
(Panel ribs shall be fully engaged to form an integral interlock.)
- Minimum fastener penetration thru bottom of support, 3/16".
- For panel construction at the end of panels, refer to manufacturer's instructions and any site specific design.

TABLE "A"		
ALLOWABLE LOADS		
	METHOD 1:	METHOD 2:
* Design Pressure:	- 84.25 PSF	- 91.75 PSF
Deck Thickness:	15/32" or 19/32"	15/32" or 19/32"
Fastener Spacing:	8"	4"
<i>* Allowable design pressure for allowable stress design (ASD) with a margin of safety of 2 to 1.</i>		

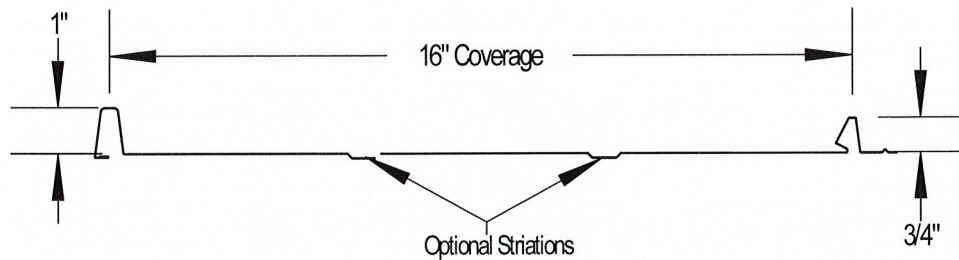
Install the "M-Seam" roof panel assembly in compliance with the installation method listed in this report and applicable code sections of FBC 7th Edition (2020). The installation method described herein is in accordance with the scope of this evaluation report. Refer to manufacturer's installation instructions as a supplemental guide for attachment.

Referenced Data:

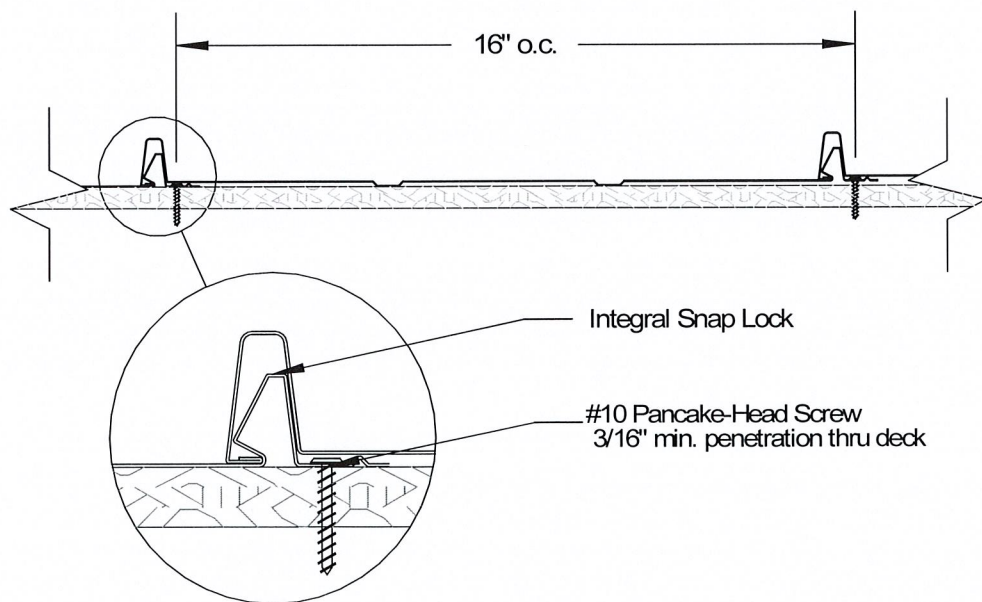
1. UL580-94 & UL 1897-98 Uplift Test
By Hurricane Test Laboratory, LLC (FBC Organization #TST ID: 1527)
Report #: 0232-0508-05, Report Date: 6/29/05, Specimens #1-3
2. Quality Assurance
By Keystone Certifications, Inc. (QUA ID: 1824)
Millennium Metals Licensee # 423
3. Equivalency of Test Standard Certification
By James L. Buckner, P.E. @ CBUCK Engineering
(FBC Organization # ANE 1916)
4. Certification of Independence
By James L. Buckner, P.E. @ CBUCK Engineering
(FBC Organization # ANE 1916)

Installation Method Millennium Metals "M-Seam" Roof Panel Attached to Wood Deck

Profile Drawings

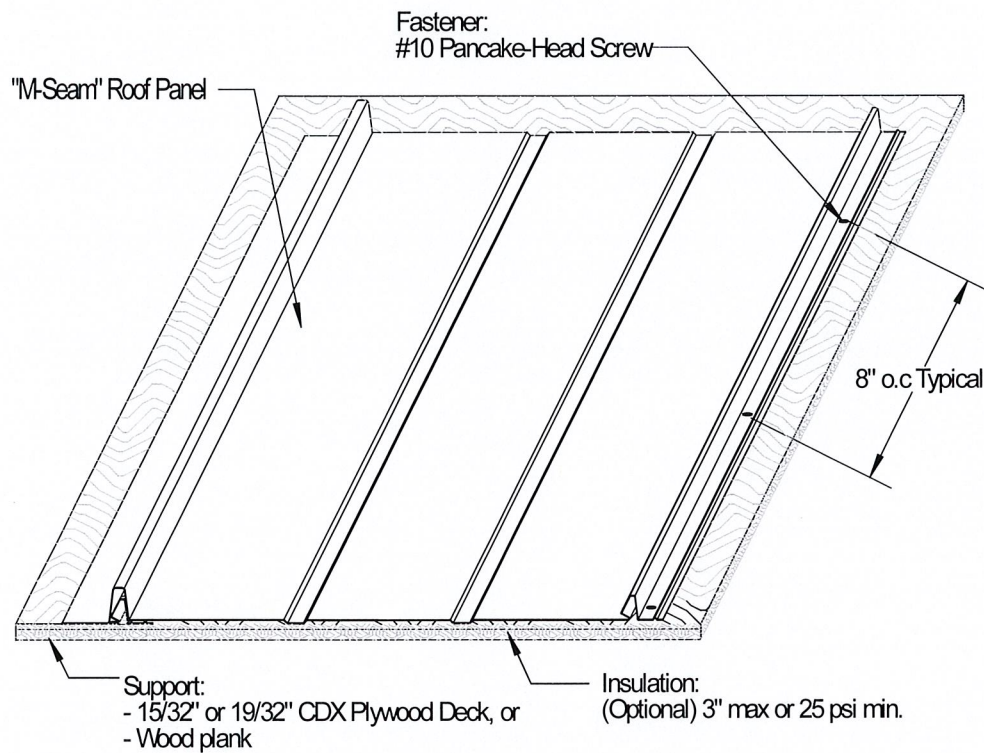


Typical Panel Profile View (Not To Scale)



Typical Assembly Profile View (Not To Scale)

Installation Method Millennium Metals "M-Seam" Roof Panel Attached to Wood Deck



Typical Assembly Profile View (Not To Scale)

TABLE "A" ALLOWABLE LOADS		
	METHOD 1:	METHOD 2:
* Design Pressure:	- 84.25 PSF	- 91.75 PSF
Deck Thickness:	15/32" or 19/32"	15/32" or 19/32"
Fastener Spacing:	8"	4"
* Allowable design pressure for allowable stress design (ASD) with a margin of safety of 2 to 1.		

PROPERTY RECORD CARD

General Information

Name:	SOLOMON FAMILY REVOCABLE TRUST	Alternate Key:	3915716
Mailing Address:	321 W 9TH AVE MOUNT DORA, FL 32757 Update Mailing Address	Parcel Number: 📍	30-19-27-0030-028-00200
		Millage Group and City:	00MD Mount Dora
		2022 Total Certified Millage Rate:	18.8051
		Trash/Recycling/Water/Info:	My Public Services Map 📍
Property Location:	321 W 9TH AVE MOUNT DORA FL, 32757	Property Name:	-- Submit Property Name 📍
		School Information:	School Locator & Bus Stop Map 📍 School Boundary Maps 📍
Property Description:	GOBIE BLOCK 28 PARTIAL REPLAT PB 71 PG 37 LOT 2 BLOCK 28 ORB 5467 PG 283		
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)	141	182		25662.000	FD		\$0.00	\$240,687.00

[Click here for Zoning Info](#) [📍](#)
[FEMA Flood Map](#)

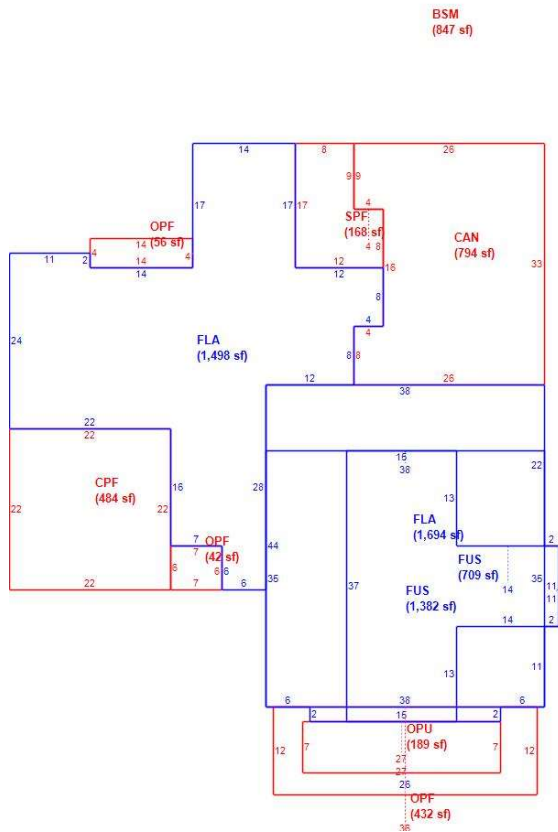
Residential Building(s)

Building 1

Residential	Building Value: \$701,418.00		
Summary			
Year Built: 1912	Total Living Area: 5283 📍	Central A/C: Yes	Attached Garage: No
Bedrooms: 4	Full Bathrooms: 3	Half Bathrooms: 1	Fireplaces: 1
Incorrect Bedroom, Bath, or other information? 📍			
Section(s)			
Section Type	Ext. Wall Type	No. Stories	Floor Area
BASEMENT (BSM)		1.00	847
CANOPY (CAN)		1.00	794
CARPORT FINISHED (CPF)		1.00	484
FINISHED LIVING AREA (FLA)	Wood (01)	1.00	3192
FINISHED AREA UPPER STORY (FUS)		1.00	2091

OPEN PORCH FINISHED (OPF)	1.00	530
OPEN PORCH UNFINISHED (OPU)	1.00	189
SCREEN PORCH FINISHED (SPF)	1.00	168

[View Larger](#) / [Print](#) / [Save](#)



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
5467 / 283	04/2020	Warranty Deed	Qualified	Improved	\$750,000.00

[Click here to search for mortgages, liens, and other legal documents.](#) [i](#)

Values and Estimated Ad Valorem Taxes [i](#)

Values shown below are 2023 WORKING VALUES that are subject to change until certified.

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	\$942,105	\$638,390	\$588,390	5.0364	\$2,963.37
SCHOOL BOARD STATE	\$942,105	\$638,390	\$613,390	3.2500	\$1,993.52

SCHOOL BOARD LOCAL	\$942,105	\$638,390	\$613,390	2.9980	\$1,838.94
LAKE COUNTY WATER AUTHORITY	\$942,105	\$638,390	\$588,390	0.3083	\$181.40
NORTH LAKE HOSPITAL DIST	\$942,105	\$638,390	\$588,390	0.5000	\$294.20
ST JOHNS RIVER FL WATER MGMT DIST	\$942,105	\$638,390	\$588,390	0.1974	\$116.15
CITY OF MOUNT DORA	\$942,105	\$638,390	\$588,390	5.9603	\$3,506.98
LAKE COUNTY MSTU AMBULANCE	\$942,105	\$638,390	\$588,390	0.4629	\$272.37
LAKE COUNTY VOTED DEBT SERVICE	\$942,105	\$638,390	\$588,390	0.0918	\$54.01
				Total: 18.8051	Total: \$11,220.94

Exemptions Information

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

✓ Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
✓ Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) ⓘ	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$5,000)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$5,000)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5,000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

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

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Property data updated nightly.

Site Notice

Prepared by and return to:

Philip S. Kaprow Esq.

Killgore, Pearlman, Semanie, Denius & Squires, P.A.

800 North Magnolia Avenue

Suite 1500

Orlando, FL 32803

(407) 425-1020

File No PIONEER 980518

Parcel Identification No 30-19-27-0030-028-00200

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 30th day of April, 2020 between Philip H. Gobie and Laura P. Gobie, husband and wife, whose post office address is **321 West 9th Avenue, Mount Dora, FL 32757**, of the County of Lake, State of Florida, Grantors, to **G.Z. Solomon a/k/a Geoffrey Zebrack Solomon, Trustee of the Solomon Family Revocable Trust Agreement dated May 14, 2018**, whose post office address is **321 West 9th Avenue, Mount Dora, FL 32757**, of the County of Lake, State of Florida, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Lake, Florida, to-wit:

LOT 2, BLOCK 28, GOBIE BLOCK 28 PARTIAL REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 71, PAGES 37, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

Situate in the County of Lake, State of Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2020 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Katrina H. Dempsey
WITNESS Katrina H. Dempsey

Kimberly T. Longest
WITNESS Kimberly T. Longest

Katrina H. Dempsey
WITNESS Katrina H. Dempsey

Kimberly T. Longest
WITNESS Kimberly T. Longest

Philip H. Gobie
Philip H. Gobie

Laura P. Gobie
Laura P. Gobie

STATE OF FLORIDA
COUNTY OF Lake

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 29th day of April, 2020, by Philip H. Gobie and Laura P. Gobie, husband and wife. personally known to me.

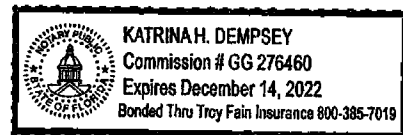
Katrina H. Dempsey
Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally Known: AKD OR Produced Identification: [initials]

Type of Identification

Produced: [illegible]





CITY OF MOUNT DORA

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

DATE: March 22, 2022

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: Tab 3 - Certificate of Appropriateness; 941 Grandview Street (Location); Remodel Porch (Request); Kelez Property Investments, LLC (Owner); Stephen and Amy Perez (Applicants).

Property Information

Address:	941 Grandview Street	Current Use	Single-Family Residence
Zoning District:	R-2	Land Use:	Medium Density Residential

Structure Information

Date of Construction:	1922	Style:	Frame Vernacular
Structural System:	Wood Frame	Foundation Type:	Concrete / Brick
Siding:	Clapboard	Stories:	One
Roof:	Wood Shingles	Windows:	Metal Sash, 3/1
Roof Type:	Gable	Chimneys:	One, Stucco
Porch: One Enclosed Porch with 3 Step Stoop Stucco			

Architecture Style:

The subject residence was constructed in the Frame Vernacular style in 1922. This style of buildings were first constructed by lay or self-taught carpenters to provide basic shelter without attention to architectural style. The buildings reflect locally available building materials, the skills and regional background of the builder and environmental conditions. Vernacular buildings were widely constructed in Mount Dora from the 1880s through the 1930s.

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

Guidance from Mount Dora Historic Preservation Design Guidelines:

Porches have been a traditional and significant feature of Florida architecture since the early nineteenth century. Porches served as a covered entrance to buildings and a transitional space between the interior and exterior. They were often the principal location for ornamentation and detailing, such as brackets and other jig-sawn woodwork, posts, columns, and balustrades. Size,

style, ornateness or simplicity, sense of openness, and detailing were all-important attributes of porches.

Owners are often tempted to enclose porches for additional weatherproof living space, especially in smaller homes such as Bungalows, Cottages, and some Vernacular structures. Although porch enclosures are generally not recommended, they can meet Standards 5, 9, and 10 under limited circumstances. Transparent materials, such as clear glass enclosures or screens, which are set behind balustrade and structural systems and maintain the visual openness of the porch are permitted. Removal or encasement of significant porch features or enclosure with non-transparent materials are not acceptable treatments. Permitted enclosures should be attached in such a way that, if removed, the form and integrity of the porch would remain.

Extant porches which have previously been enclosed or otherwise altered are permitted to remain under the guidelines. There is no requirement to restore an altered or missing feature. However, if enclosures or other inappropriate alterations are removed during the course of rehabilitation, they cannot be replaced. Moreover, new construction must comply with Standard 9.

Staff Analysis:

The Applicants are requesting to approval to remove the windows of the existing, enclosed porch. Enclosing porches is not generally recommended due to concerns of adversely impacting the visual openness of the porch and potential to screen significant porch features.

The Applicants are seeking a COA to remove the windows and screen door on the porch which previously enclosed the porch. The work has already been performed. Removing the windows and door opened up the porch and provides an unobstructed view of the craftsman style front door and original windows.

Staff Recommendation:

Staff finds the request consistent with the U.S. Secretary of Interior's Standards for Historic Rehabilitation and Guidelines for Rehabilitation and the Mount Dora Historic Preservation Design Guidelines, as required in Land Development Code (LDC) Section 3.6.4 (2) (a), and the standards for visual compatibility defined in LDC Section 3.6.4 (2) (b) and recommends approval of the application.

Attachments:

Photos
2008 Site Form
2019 Site Form
Application

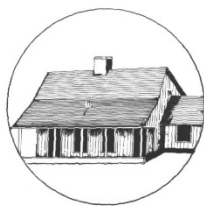


CITY OF
MOUNT
D O R A

941 N Grandview
Site Visit
March 14, 2023



☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 5.0 3/19

Clear Form Values

Site#8 **LA03955**
 Field Date 11-16-2019
 Form Date 11-16-2019
 Recorder # 39

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

Site Name(s) (address if none) 941 North Grandview Street Multiple Listing (DHR only) _____
 Survey Project Name Mount Dora Historic Site Survey Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☐ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Clear Location Values

Street Number 941 Direction N Street Name Grandview Street Type Street Suffix Direction ▼
 Address: 941 N Grandview Street
 Cross Streets (nearest / between) Between E 9th Ave & E 10th Ave
 USGS 7.5 Map Name EUSTIS USGS Date 2018 Plat or Other Map _____
 City / Town (within 3 miles) Mount Dora In City Limits? ☒ yes ☐ no ☐ unknown County Lake
 Township 19S Range 27E Section 29 ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 29-19-27-0600-000-00200 Landgrant _____
 Subdivision Name Dickerman Subdivision Block _____ Lot 2
 UTM Coordinates: Zone ☐ 16 ☒ 17 Easting 437463 Northing 3186530
 Other Coordinates: X: -81.64086 E Y: 28.80482 N Coordinate System & Datum WGS84
 Name of Public Tract (e.g., park) _____

HISTORY

Clear History Values

Construction Year: 1922 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use House From (year): 1922 To (year): 2020
 Current Use House From (year): 1922 To (year): 2020
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address N/A
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature Enclosed porch
 Additions: ☒ yes ☐ no ☐ unknown Date: 1-1-1922 Nature Detached Garage
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.)

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

DESCRIPTION

Clear Description Values

Style Frame Vernacular Exterior Plan Square Number of Stories 1
 Exterior Fabric(s) 1. Clapboard 2. _____ 3. _____
 Roof Type(s) 1. Gable 2. _____ 3. _____
 Roof Material(s) 1. Wood shingles 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____

Windows (types, materials, etc.)

3/1 sash

Distinguishing Architectural Features (exterior or interior ornaments)

Thin clapboard gable, gable vent, rafter tails

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

N/A

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

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

DESCRIPTION (continued)

Clear Description Values

Chimney: No. 1 Chimney Material(s): 1. Stucco 2. 3.
 Structural System(s): 1. Wood frame 2. 3.
 Foundation Type(s): 1. 2. 3.
 Foundation Material(s): 1. Brick 2.

Note: you may use the last box in each field to type in an answer that does not appear in the list provided

Main Entrance (stylistic details)

3 Step stoop stucco

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

Enclosed

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

Narrative Description of Resource

Archaeological Remains ☐ Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

Clear Significance Values

Appears to meet the criteria for National Register listing individually? ☐ yes ☒ no ☐ insufficient information
 Appears to meet the criteria for National Register listing as part of a district? ☒ yes ☐ no ☐ insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

The structure appears to contribute to the Historic District, with similar architectural style to other structures within the boundary.

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

1. Architecture 3. 5.
 2. Community planning & developm 4. 6.

DOCUMENTATION

Clear Documentation Values

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

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

RECORDER INFORMATION

Recorder Name Bradley Benmoshé, CNU-A Affiliation Other
 Recorder Contact Information 6500 North Andrews Avenue, Fort Lauderdale, Florida 33309 / 954-776-1616
 (address / phone / fax / e-mail)

Required Attachments

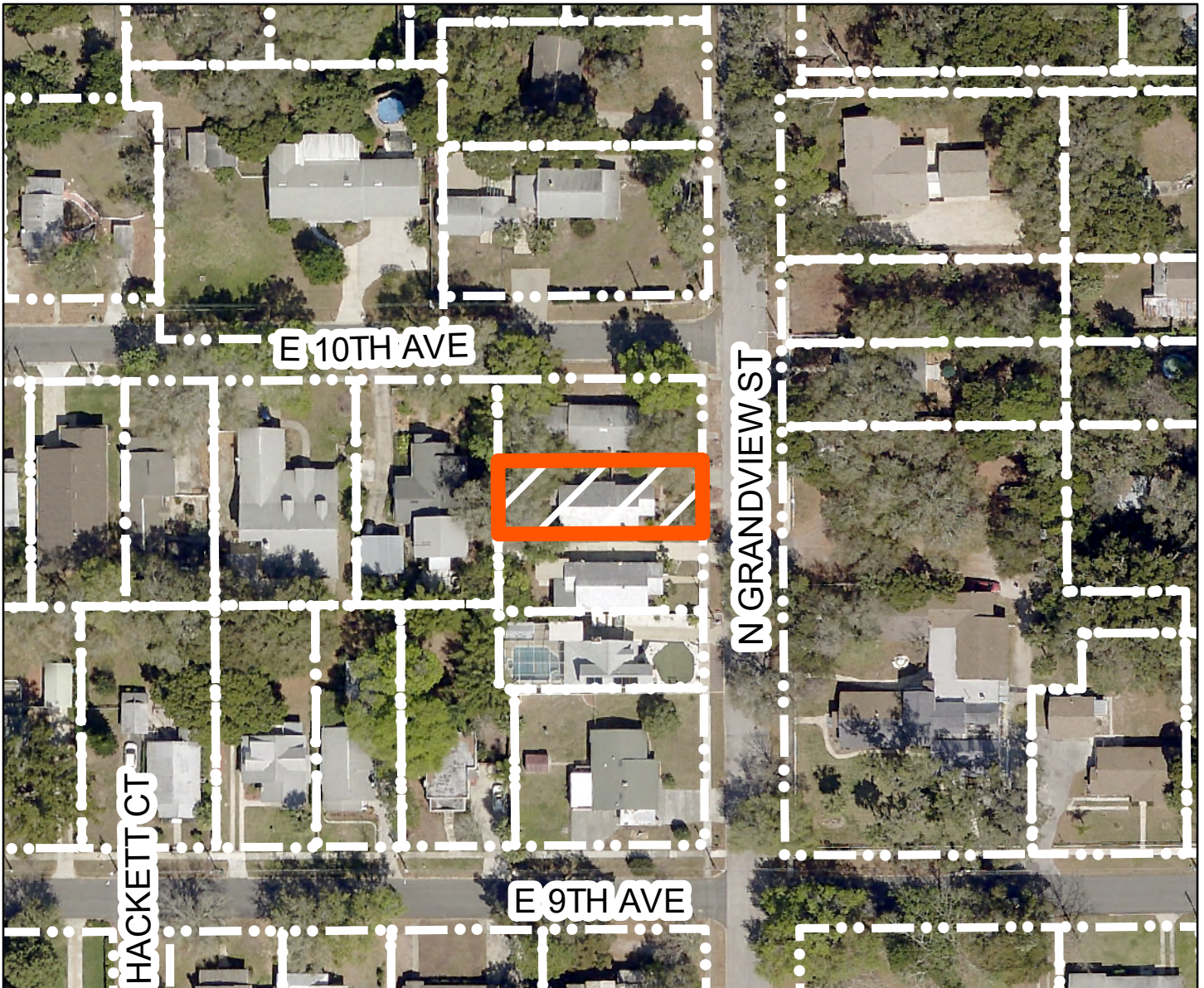
① USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED

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

③ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

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

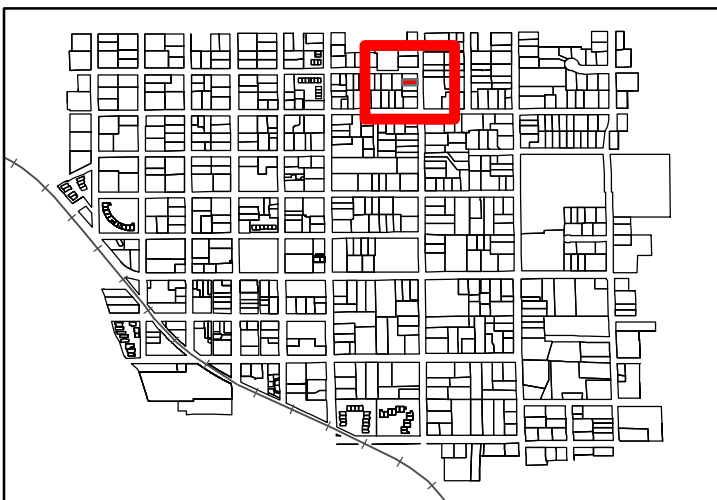
Street Map



N

941 NORTH GRANDVIEW ST MOUNT DORA FL 32757

0 37.5 75 150
Feet



LA03955



Data Sources: Lake County, City of Mount Dora

USGS Map



LA03955



941 NORTH GRANDVIEW ST MOUNT DORA FL 32757



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA03955

Recorder # 499

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) 941 N GRANDVIEW 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
941	North	GRANDVIEW	Street	

Cross Streets (nearest/ between)

City / Town (within 3 miles) Mount Dora

In Current City Limits? YES

County Lake

Tax Parcel #(s)

Subdivision Name

Block

Lot

Ownership

Name of Public Tract (e.g., park)

Route to (especially if no street address)

MAPPING

USGS 7.5' Map Name

Publication Date

>> EUSTIS; 1980

Township:

Range:

Section:

1/4 section:

>> 19S ; 27E ; 29; UNSP

Irregular Section Name:

Landgrant

UTM: Zone

Easting

Northing

Plat or Other Map (map's name, location)

DESCRIPTION

Style Frame Vernacular

Other Style

Exterior Plan Irregular

Other Exterior Plan

Number of Stories 1

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

BIA03955

DESCRIPTION (continued)

Window Descriptions METAL SASH, JALOUSIE, 3/1

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: _____ Residential: MOSTly this category

Institutional: _____ Undeveloped: _____

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

Archaeological Remains (describe): _____

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

Narrative Description (optional) _____

HISTORY

Construction year 1922

Architect (last name first): _____

Builder (last name first): _____

Changes in Locations or Conditions

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

Structure Use History

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

Other Structure Uses _____

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

RESEARCH METHODS

Research Methods _____ >> Examine local tax records

Other research methods _____

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? YES

Name of Local Register if Eligible _____

Individually Eligible for National Register? NOPotential 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

8LA03955

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, 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:

Electronic Form Used:

Form Type Code:

Form Quality Ranking:

Form Status Code:

Supplement Information Status:

Supplement File Status:

Form Comments: _____

SHPO's Evaluation of Resource

Date _____

FMSF Staffer:

Computer Entry Date:

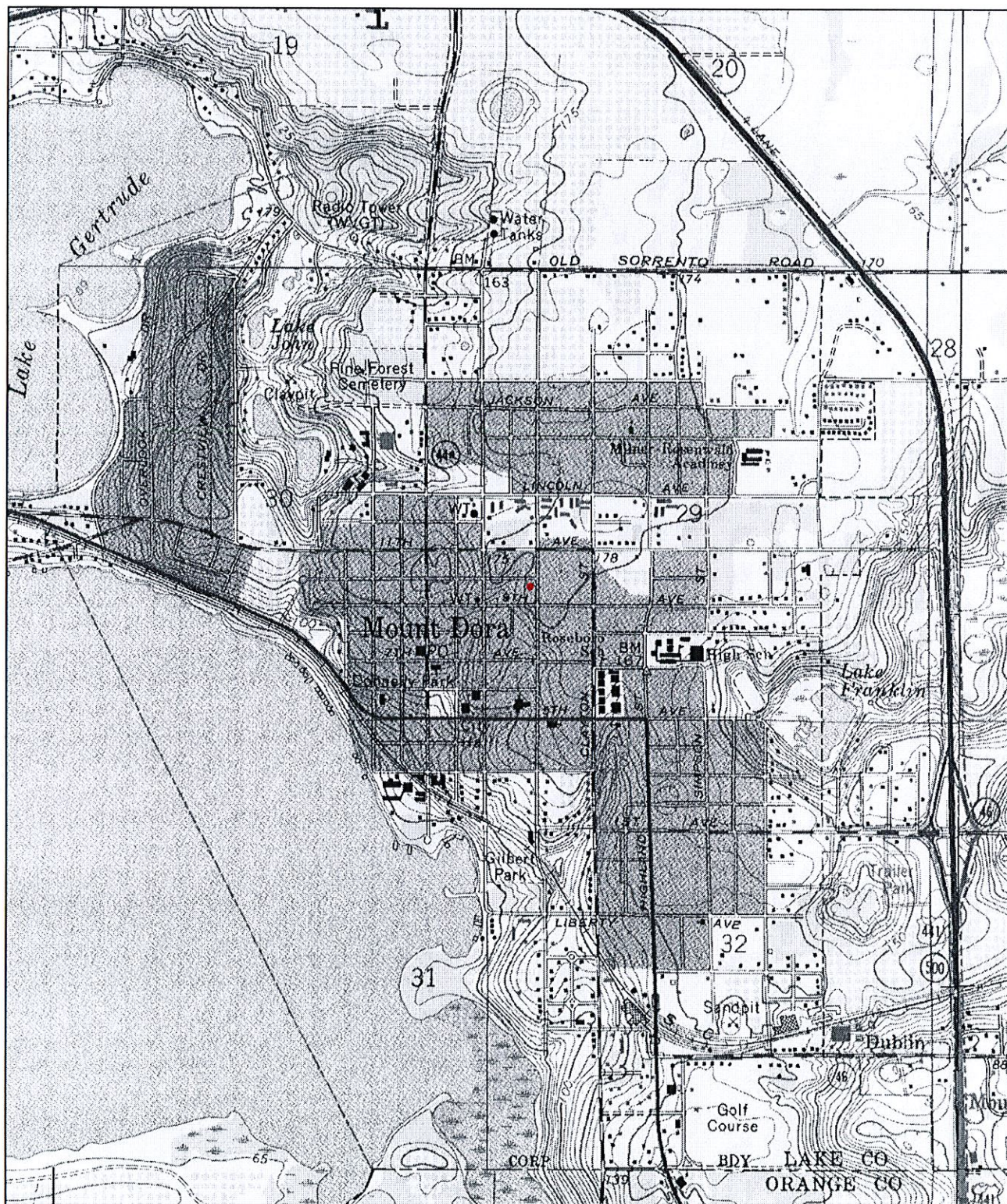
REQUIRED PAPER ATTACHMENTS

- (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"

LA03955-200803

Supplementary Printout

- > **USGS map name/year of publication or revision:**
EUSTIS;1980
- > **Township/Range/Section/Qtr:**
19S ;27E ;29;UNSP
- > **Structural system(s):**
Wood frame
- > **Foundation types:**
Continuous
- > **Foundation materials:**
Poured Concrete Footing
- > **Exterior fabrics:**
Drop siding
- > **Roof types:**
Gable
- > **Roof materials:**
- > **Roof secondary structures (dormers etc):**
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**
Private residence;1922;
- > **Research methods:**
Examine local tax records
FL Master Site File-Cultural Resources
Pedestrian
- > **Area(s) of historical significance:**
- > **Repositories: Collection/Housed/Accession#/Describe**
- > **[Other name(s)]:**



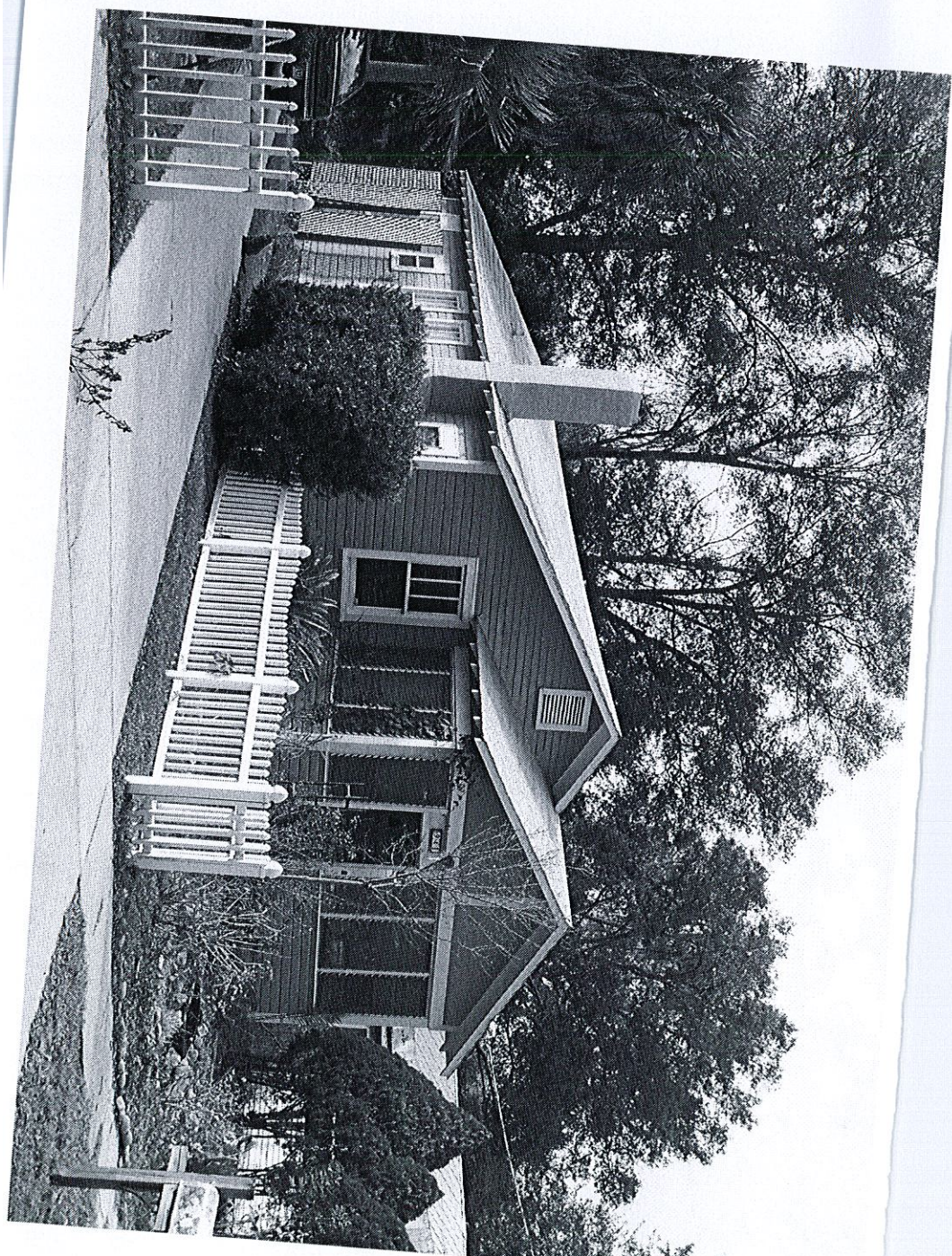
0 0.5 MI
0 3000 Ft

Map provided by MyTopo.com

499
LA 3955



499
LA
3955





**CITY OF
MOUNT
DORA**

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

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Renovations, Additions and New Construction

Subject Property Address: 941 Grandview St. Mt. Dora, FL 32757
Property Owner: Keler Property Investments LLC
Applicant: Stephen & Amy Perez
Applicant's Mailing Address: 8641 Amber Oak Ct. Orlando, FL 32817
Applicant's Phone Number: 407-949-4814
Applicant's Email Address: Konarealty services @ gmail. com
Full Description of Proposed Alteration(s) or Construction including materials; please attach additional documentation if needed: Nothing added just removed back to original porch. (Remove mid century looking door, jalousie windows)
Current Building Use (e.g. residential or commercial): Residential
Is there currently a chimney on the building? yes
If so, will the chimney be affected? No

Required Documentation:

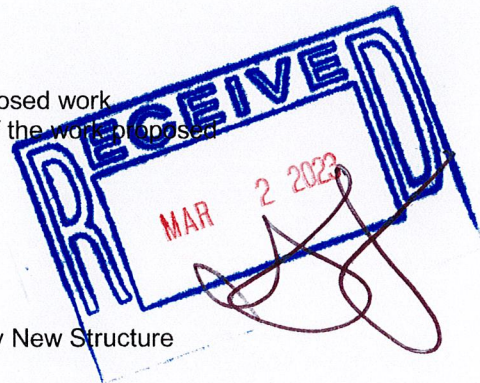
Renovations or Additions:

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. \$100 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. \$150 Application Fee

Demolition Requests: Please see separate application for demolition requests.



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.

Application for Certificate of Appropriateness

Not realizing that this home sits in the historic district we removed the Jalousie windows that enclosed and surrounded the front porch of the home. We also removed a door which was only attached by hinges and did not fit appropriately in the frame, as well as 2 metal plumbing pipe railings near the stairway. Our intention was to bring the home back to its original craftsman style look and open up the porch so that the original door and windows of the home could be visible from the front of the home. The front porch is an unfinished area, not meant to have the air flow cut off. The jalousie windows hid the front porch which features a beautiful craftsman style front door with a half-light and the original windows which are casement with three vertical lights sitting above one horizontal light. Both an example of the front door and windows which are now viewable from the street, exist in Mt Dora's Historical Design Guidelines packet as Craftman Styled Windows and Door.

Page 77 states that "Aluminum, Metal, and Jalousy Doors should be avoided"

We believe that the removal of the windows and a Door that was added as an entrance to the porch (probably to provide security and privacy at some point) has provided an open porch and is similar to what was done to the Secombe-Zepplin Bungalow on 5th Ave. The rehabilitation was listed on page 45 of Mt. Dora's Historical Design Guidelines as a Sensitive Rehabilitation as they took the windows enclosing the porch down and opened it back to the way it probably was originally.

On page 119 and 120 of the Historical Design Guidelines it speaks to the importance of "maintaining the visual openness of a porch". Page 121 Gives an example of a porch with *inappropriate* windows added (which looked like 941 Grandview before we removed the Jalousies) and it gives an example of an *appropriate* porch enclosure which is done with screen in this case. Leaving the porch more visually open, similar to what we have achieved by opening up our porch.

No additional posts, supports, or moldings were removed, just the windows, one door, and the 2 pipe railings near the stairs.

We hope that you will agree that these alterations have improved the look and brought the home back to its intended state.

It mentions on the stop work order that we have the back garage, but that only included the addition of a bathroom inside the structure and I was told that did not need to be addressed here.

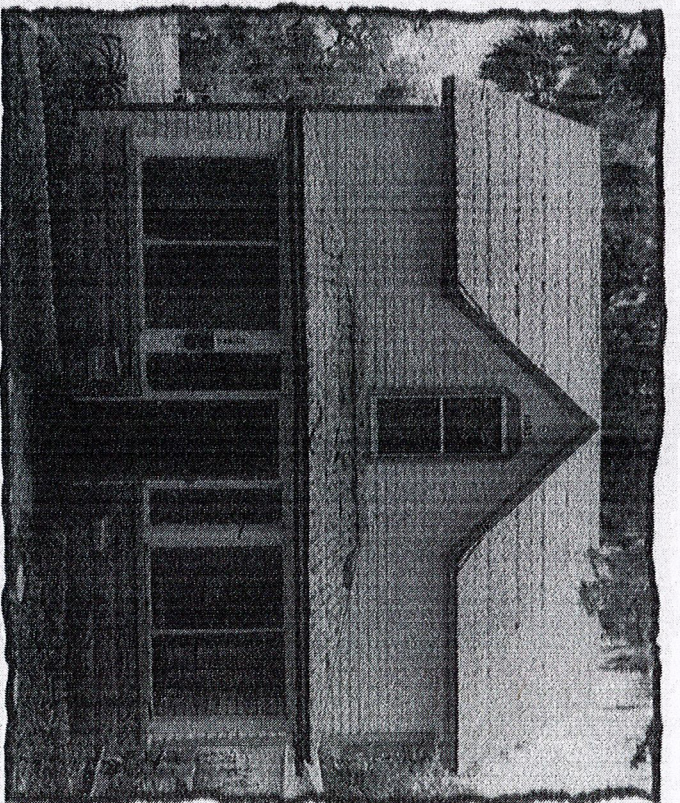
Please see attachments and photos of before and after.

other jig-sawn woodwork, posts, columns, and balustrades. Size, style, ornateness or simplicity, sense of openness, and detailing were all important attributes of porches. Such features should be preserved during the course of rehabilitating a building under Standard 2.

Changes to a porch which are over 50 years old may have achieved significance in their own right. They may reflect changes in ownership, use, style, or improvements in the owner's economic well-being. Under Standard 4, these changes should be recognized and respected.

There are a number of common problems associated with porch treatments. Owners are often tempted to enclose porches for additional weatherproof living space, especially in smaller homes such as Bungalows, Cottages and some Vernacular structures. Although porch enclosures are generally not recommended, they *can* meet Standards 5, 9 and 10 under limited circumstances. Transparent materials, such as clear glass enclosures or screens, which are set behind balustrade and structural systems and maintain the visual openness of a porch are permitted. *Removal or encasement of significant porch features or enclosure with non-transparent materials are not acceptable treatments*. Permitted enclosures should be attached in such a way that, if removed, the form and integrity of the porch would remain.

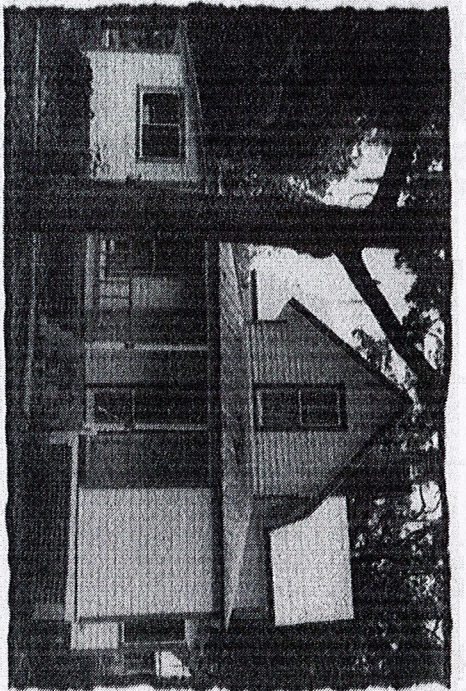
Because they are open to the elements, porches require frequent maintenance and repair. Under



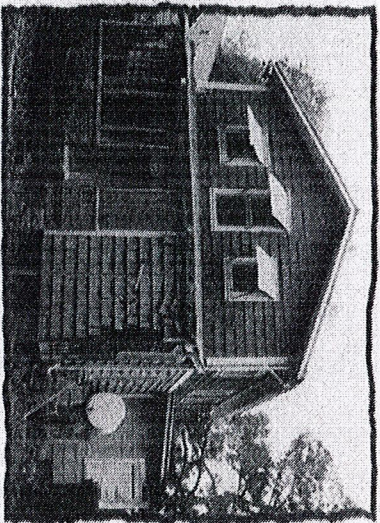
The 1920s porch addition to the 1883 Gilbert Burton House on Clavson St. has become historic in its own right. It has been appropriately enclosed with screening.

Standard 6, deteriorated porch features should be repaired rather than replaced. When replacement proves necessary, replacement features and materials should approximate the originals as closely as possible. If wholesale replacement is required, the new porch should be rebuilt based on historical research and physical evidence. If a porch or individual features of it are missing and no documentation or physical evidence is available, a new porch design which is compatible with the scale, design and materials of the remainder of the building is appropriate under Standard 9.

Extant porches which have previously been enclosed or otherwise altered are permitted to remain under the guidelines. There is no requirement to restore an altered or missing feature. However, if enclosures or other inappropriate alterations are removed during the course of rehabilitation, they cannot be replaced. More over, new construction must comply with Standard 9.



The porches on these homes exhibit both inappropriate enclosures and additions and have been poorly maintained.

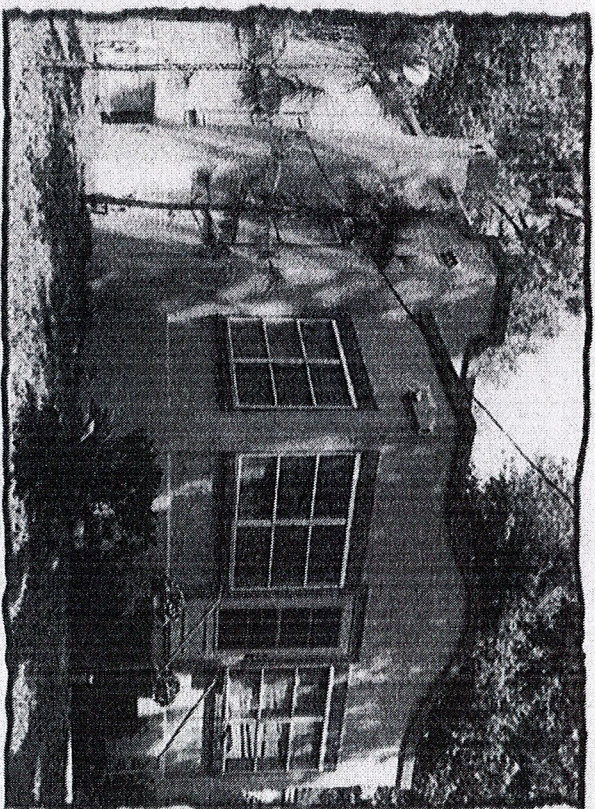


Recommendations:

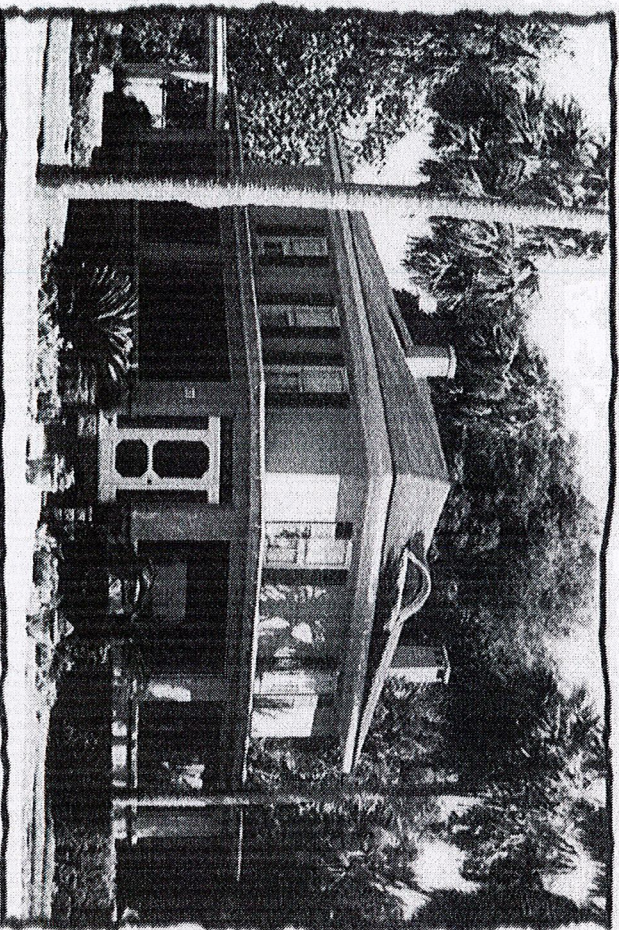
- Identify, retain, and preserve porches and their functional and decorative features that are important in defining the overall historic character of the building—such as columns, balustrades, and stairs.
- Protect and maintain the masonry, wood and architectural metal that comprise porches through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems.
- Evaluate the overall condition of materials to determine whether repairs to porch features will be necessary.
- Retain porches and steps that are appropriate to a building and its subsequent development. Porches and additions reflecting later architectural styles are often important to the building's historical development and should be retained.
- Repair and replace, where necessary, deteriorated architectural features of wood, terra cotta, tile, brick and other historic materials.
- Repair will also generally include the limited replacement in kind—or with compatible substitute material—of those extensively deteriorated or missing parts of repeated features where there are surviving prototypes such as balustrades, columns, and stairs.
- Replace in kind an entire porch that is too deteriorated to repair—if the form and detailing are still evident—using the physical evidence as a model to reproduce the feature. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.
- If enclosures are undertaken, 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.
- 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.

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.



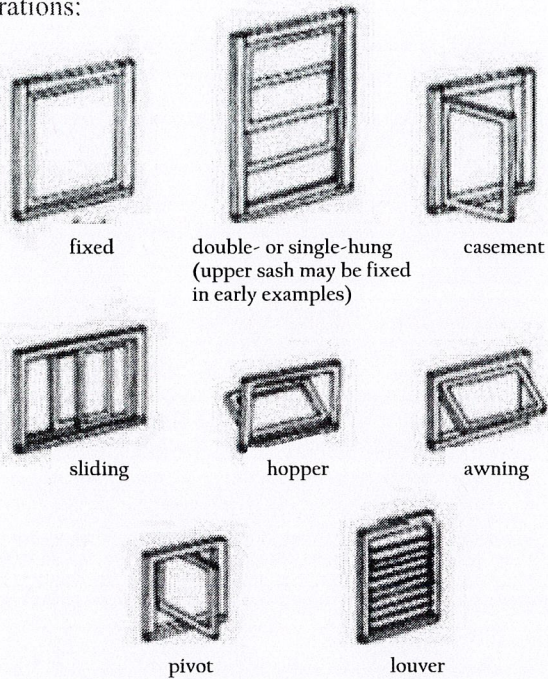
The original casement windows enclosing the porch on this Mediterranean Revival home have been replaced with inappropriate awning windows.



The porch of the MacGowan-Fowler House, built in 1882, has been appropriately enclosed with screening.

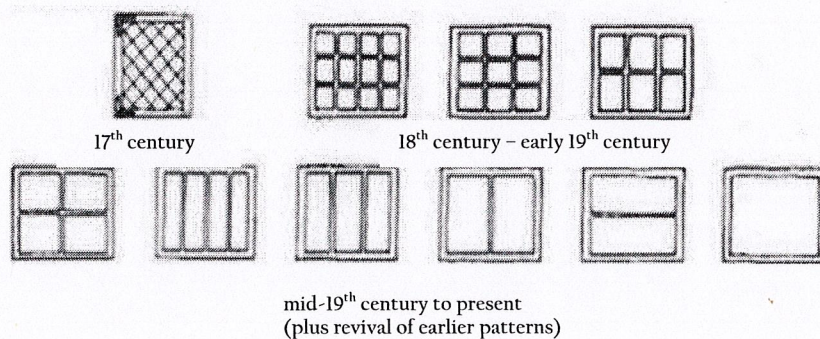
CRAFTSMAN WINDOW STYLES

Examples of Sash Operations:

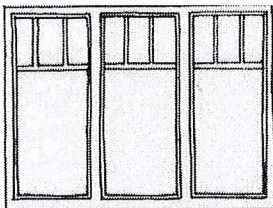


Examples of Sash Glazing Patterns:

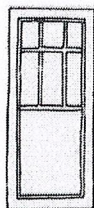
"Glazing - Fitting glass into windows and doors."



Standard Examples:

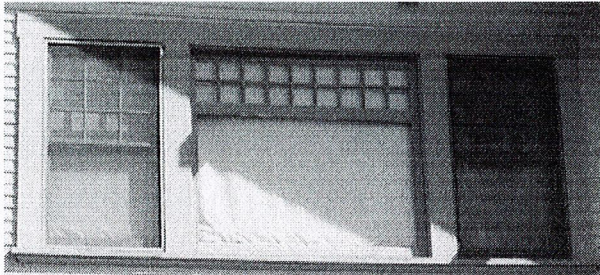


Wood sash three-over-one pane fixed window; consisting of one large pane widow and a three pane transom window above.

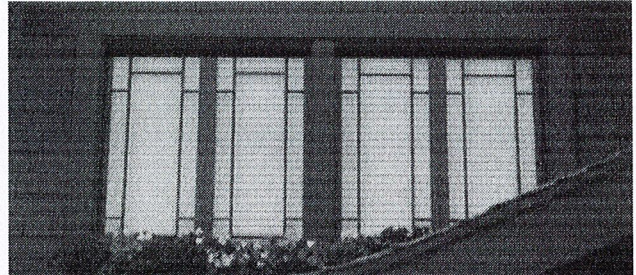


Wood sash six-over-one pane double-hung window; consisting of one single pane window with a fixed six

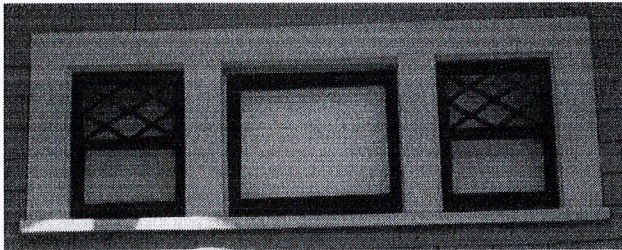
CRAFTSMAN WINDOW STYLES CONTINUED...



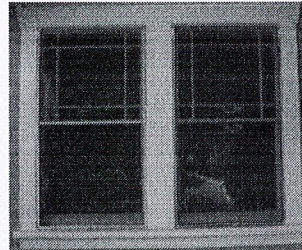
Two wood sash double hung windows with nine lights over one light flanking one large fixed window with 18 multi-lights surrounded by a wide wood surround.



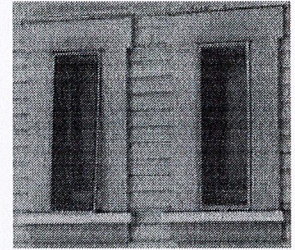
Set of ribbon windows (likely two sets of paired casements) with Craftsman-style geometric mullion design and extended lintel.



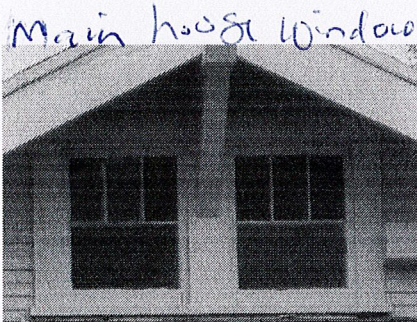
Two wood cased casement windows with diamond-patterned multi-light designs flanking one single pane wood cased fixed window with wide wood surrounds.



Paired wood cased double hung windows with Craftsman mullion design over a single pane.



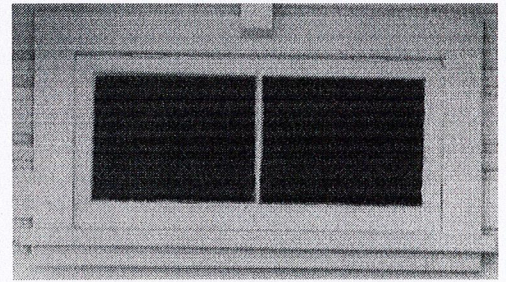
Two small narrow wood cased casement windows with wide wood surrounds.



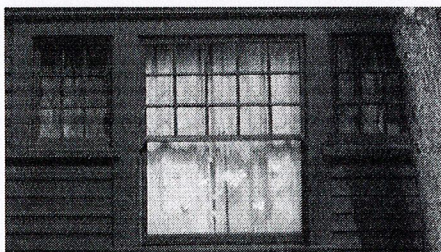
Paired wood cased casement windows with three narrow rectangular lights over one horizontal light, each cased in wide wood surrounds.



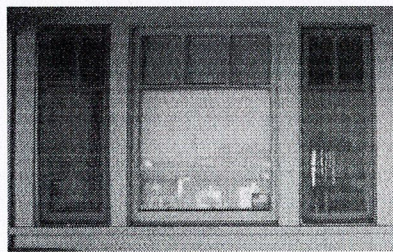
Paired wood cased single hung windows with 8 small lights over one single pane and wide wood surrounds.



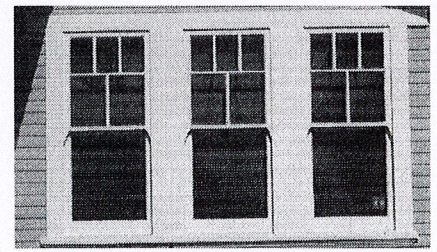
One wood cased awning style window with two lights and wide window surrounds.



Two wood cased fixed nine light windows flanking one large double hung window with 15 lights over one single wood sash.



Two wood cased casement windows with two small lights over one vertical light flanking one fixed window with three lights over one light with a wide wood surrounds.

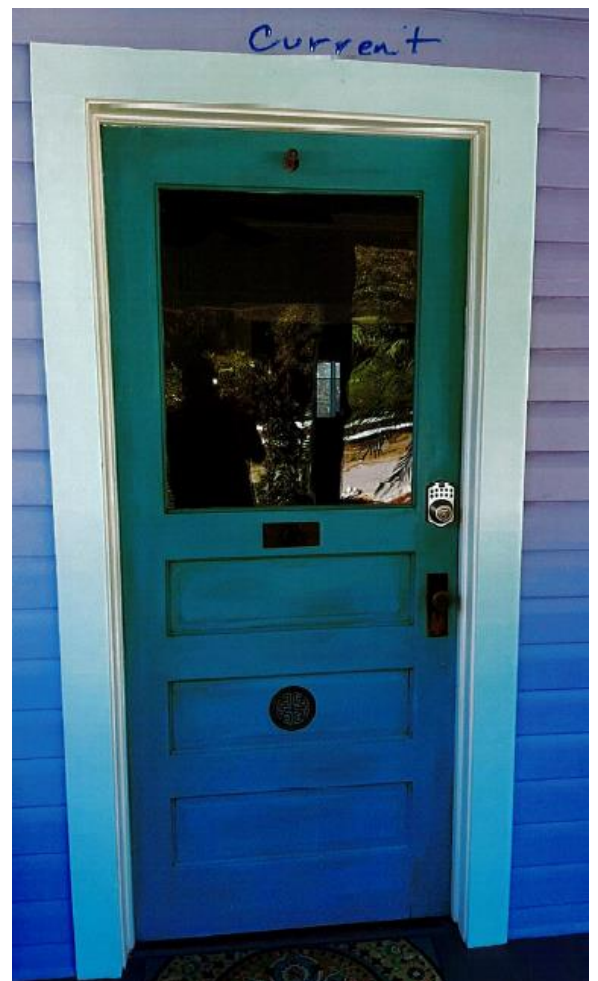


Ribbon (triple) wood cased double hung windows with five geometric lights over one light and an extended lintel.

Before Removal



After Removal



PROPERTY RECORD CARD

General Information

Name:	KELEZ PROPERTY INVESTMENTS LLC	Alternate Key:	1470528
Mailing Address:	8641 AMBER OAK CT ORLANDO, FL 32817 Update Mailing Address	Parcel Number: ⓘ	29-19-27-0600-000-00200
		Millage Group and City:	00MD Mount Dora
		2022 Total Certified Millage Rate:	18.8051
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	941 N GRANDVIEW ST MOUNT DORA FL, 32757	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	MOUNT DORA, DICKERMAN SUB LOT 2 PB 4 PG 23 ORB 5562 PG 1905		

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.

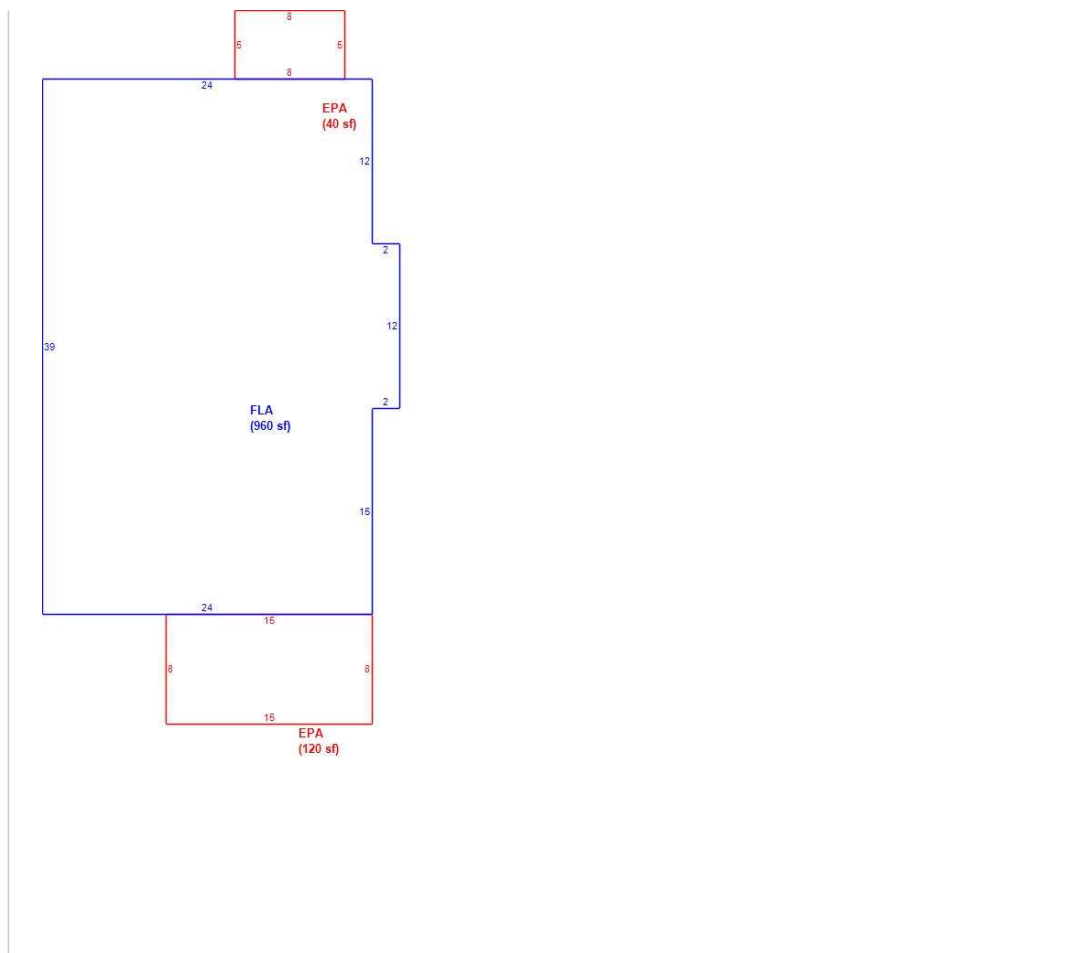
Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	SINGLE FAMILY (0100)	44	108		4752.000	FD		\$0.00	\$62,455.00
Click here for Zoning Info ⓘ FEMA Flood Map									

Residential Building(s)

Building 1

Residential		Building Value: \$138,000.00	
Summary			
Year Built: 1932	Total Living Area: 960 ⓘ	Central A/C: Yes	Attached Garage: No
Bedrooms: 2	Full Bathrooms: 1	Half Bathrooms: 0	Fireplaces: 1
Incorrect Bedroom, Bath, or other information? ⓘ			
Section(s)			
Section Type	Ext. Wall Type	No. Stories	Floor Area
ENCLOSED PORCH WOOD (EPA)		1.00	160
FINISHED LIVING AREA (FLA)	Wood (01)	1.00	960
View Larger / Print / Save			



Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	DETACHED GARAGE (DGF6)	240	SF	1931	\$5,306.00

Sales History

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

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
5562 / 1905	10/2020	Trustees Deed	Unqualified	Improved	\$210,000.00
5311 / 1073	06/2019	Warranty Deed	Unqualified	Improved	\$100.00
4264 / 2445	01/2013	Quit Claim Deed	Unqualified	Improved	\$100.00
4235 / 891	11/2012	Deed not Titled	Unqualified	Improved	\$100.00
3772 / 461	05/2009	Deed not Titled	Unqualified	Improved	\$100.00
3406 / 1155	04/2007	Warranty Deed	Qualified	Improved	\$198,900.00
2382 / 1170	07/2003	Warranty Deed	Qualified	Improved	\$120,000.00
1961 / 678	06/2001	Warranty Deed	Qualified	Improved	\$90,000.00
1525 / 122	06/1997	Warranty Deed	Qualified	Improved	\$60,000.00
1323 / 810	10/1994	Warranty Deed	Qualified	Improved	\$48,000.00
659 / 1622	01/1978	Misc Deed/Document	Qualified	Improved	\$20,500.00

[Click here to search for mortgages, liens, and other legal documents.](#)

Values and Estimated Ad Valorem Taxes

Values shown below are 2023 WORKING VALUES that are subject to change until certified.

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	\$205,761	\$205,761	\$205,761	5.0364	\$1,036.29
SCHOOL BOARD STATE	\$205,761	\$205,761	\$205,761	3.2500	\$668.72
SCHOOL BOARD LOCAL	\$205,761	\$205,761	\$205,761	2.9980	\$616.87
LAKE COUNTY WATER AUTHORITY	\$205,761	\$205,761	\$205,761	0.3083	\$63.44
NORTH LAKE HOSPITAL DIST	\$205,761	\$205,761	\$205,761	0.5000	\$102.88
ST JOHNS RIVER FL WATER MGMT DIST	\$205,761	\$205,761	\$205,761	0.1974	\$40.62
CITY OF MOUNT DORA	\$205,761	\$205,761	\$205,761	5.9603	\$1,226.40
LAKE COUNTY MSTU AMBULANCE	\$205,761	\$205,761	\$205,761	0.4629	\$95.25
LAKE COUNTY VOTED DEBT SERVICE	\$205,761	\$205,761	\$205,761	0.0918	\$18.89
				Total: 18.8051	Total: \$3,869.36

Exemptions Information

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

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) 	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$5,000)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$5,000)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5,000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

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CITY OF MOUNT DORA

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

DATE: March 22, 2022

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 4 - Certificate of Appropriateness; 221 N Baker Street (Location); New Commercial Building (Request); GC Development of Lake County, Inc. (Owner); GC Development of Lake County, Inc. (Applicant).**

Site and Structure Information

Address: 221 N Baker Street

Zoning District: C-2

Land Use: Mixed-Use Downtown

Overlays: Community Redevelopment Area
Downtown Exempt District
Historic Preservation Area

Site Area: 10,995.92 +/-sq. ft. (or 0.252 acres)

Site Conditions: Vacant

Proposed Work: Construct a 5,480 SF, two-story building to be used for casual dining

Roof: Shed Roof with Standing Seam Metal Roof

Exterior Material: Fiber Cement Board and Batten

Decorative Features: Decorative lumber outrigger; wood columns and trim bracing; cable railing; exterior staircase

Guidance from Mount Dora Historic Preservation Design Guidelines:

The guidelines for new construction require compatibility with the surrounding buildings. Compatibility is measured by comparing the design elements and architectural features of the proposed building to the surrounding buildings. This does not mean that the new building must match its surroundings, only that it be compatible and not detract from the significant historic elements of the area. The elements used to measure compatibility are listed below with a description of the standard.

1. **Setback:** Setback is the distance a building is located from property lines. Buildings in historic districts often share a common front and side setback. Commercial buildings are generally set directly on property lines, creating a wall effect. In locating new buildings, the side and rear setbacks should be maintained and aligned with the facades of surrounding historic buildings.

2. **Proportion of openings:** Window openings in historic districts often share similar size, spacing, and shape. On many buildings, particularly the Colonial Revival and other classically inspired styles, they are stacked, with a narrow space between them. Other styles, particularly the Queen Anne, exhibit randomly placed openings. Storefronts have wide horizontal windows and little or no spacing between openings, providing a greater transparent area. In designing new construction, the proportion and spacing of openings on adjacent buildings should be maintained.
3. **Horizontal Rhythms:** Repeated elements on neighboring buildings are characteristic of buildings in Florida. Divisions between upper and lower floors, uniform porch heights, and alignment of window and window sills are examples of such rhythms. New construction in historic districts should maintain or extend these strong shared streetscape elements in blocks where they appear.
4. **Roof forms:** Similar roof form and pitch are characteristics in many historic buildings, early all residential buildings in districts have pitched roofs, with gable or hip the predominate type. Gambrel, pyramidal, and clipped gable (jerkinhead) are also found. In contrast, commercial buildings generally have flat roofs with parapet. Roof designs should be compatible with surrounding buildings. Sloped roofs with pitches similar to those of nearby buildings should be required for new residential construction, and flat roofs with the roof plane hidden from view on the front facade should be required for commercial construction.
5. **Mass:** Mass relates to the height, width and depth of a building and its elements. A building is often composed of several different massings – think of it as a compilation of various building blocks. If there are similar massings in the area this should be taken into account.
6. **Materials:** Certain materials are characteristic of historic districts. Materials that are compatible in quality, color, texture, finish and dimension to those common to the district should be used.
7. **Details:** Facia, soffit, eave and cornice trim, porch railings and brackets and other decorative details can provide a pattern and scale to historic buildings and areas.
8. **Proportion:** Proportion is the ratio of one dimension to another. Individual elements of the building, such as windows, doors and additions, should be proportional to each other and the building.
9. **Scale:** refers to the apparent relationship between two entities, such as the relationship between the size of an addition and the building to which it is attached.
10. **Rhythm:** On the facade of a building a rhythm can be created by the alternating of wall (solid) and window (void). On the streetscape, a rhythm is created by the alternating of building and open space. It is important to be sensitive to these patterns.
11. **Climate Control Elements:** Raised foundations, overhanging eaves, porches, awnings, orientation of the building and other features were historically incorporated into our historic structures and provide a common character to the streetscape.
12. **Landscaping Elements:** Specific types of native vegetation such as live oaks, shrubs, or expanses of grassy lawns may predominate in an area. Architectural elements such as fences, walls, garden architecture, outbuildings, or vine-covered trellises and pergolas often contribute to the visual continuity in our historic neighborhoods.

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 Analysis:

New construction should not dramatically alter the historic setting of the neighborhood. The proposed building will be unique compared to the surrounding buildings given that the surrounding developments include a parking garage (west), railroad track (south), and a commercial building with a cottage architectural style that was built in 2002 (north). There are three other buildings on the block: 221 N Baker Street which is an office building with residence constructed in 2002; 220 N Baker Street which is a residence constructed in 1992, and 152 W 3rd Avenue which is a residence constructed in 1920 but has been converted to an office building.

LDC Section 3.4.7 (5)(a), states that buildings shall be set back from property lines consistent with existing adjacent or nearby buildings so as to provide a uniform frontage and spacing without blocking reasonable visibility of existing buildings. Based on approximate measurements from aerials, the eastern elevation of 152 W 3rd Ave is 12 feet from Baker Street; 211 N Baker is 46 feet from Baker Street; and 220 N Baker is 19 feet from Baker Street. The existing buildings average about 26 feet from Baker Street and the site plan shows proposed building will be setback approximately 30 feet from Baker Street.

The commercial vernacular style is characterized by a regular, rectangular plan; one to three stories in height; flat roof with a parapet; and brick, concrete block, stucco, rough texture as the primary exterior materials. The proposed building does not embody the commercial vernacular style but the subject property is not situated in an area developed with commercial vernacular buildings.

The building has two, slightly-slopped, flat roofs with visible roof planes. The roof features a standing seam metal roof. The other buildings on the block have gable and cross gable roofs but also have a residential aspect to their development. The guidelines state that Roof designs should be compatible with surrounding buildings and flat roofs with the roof plane hidden from view on the front facade should be required for commercial construction.

The exterior building has fiber cement horizontal siding and fiber cement board and batten. Although less common than horizontal wood siding, board and batten is a characteristic of frame vernacular residences. The other buildings on the block also have horizontal siding and this material is characteristic of the historic review area.

The building does not currently reflect any windows which is inconsistent with the surrounding properties but the commercial design guidelines will require the building to provide 20-33% of windows on its western façade. The addition of windows will provide a consistent proportion of openings; appropriate proportions and rhythms; and general compatibility with the other buildings on the block.

The building will have a single tenant but still has a distinct first and second floor. The second floor features a cable railing. Both stories feature wood columns and trim bracing to provide massing.

The building will emulate historic features while still having the appearance of being a new building. This meets the criteria for new construction for the Department of the Secretary of Interior, which does not want new buildings to be mistaken as historic. New buildings are to match the character of the area while creating their own new stamp on the district.

The Mount Dora Historic Design Guidelines requires new construction to complement historic architecture. The new building should not imitate historic buildings but should have significant themes to match the district. The proposed building will have features to meet the intent of the historic district's design guidelines.

Staff Recommendation:

Staff finds the request consistent with the U.S. Secretary of Interior's Standards for Historic Rehabilitation and Guidelines for Rehabilitation and the Mount Dora Historic Preservation Design Guidelines, as required in Land Development Code (LDC) Section 3.6.4 (2) (a), and the standards for visual compatibility defined in LDC Section 3.6.4 (2) (b) and recommends approval of the application with the condition that the development obtain site plan approval during which the building demonstrates compliance with all applicable Land Development Code regulations pertaining to building design. Specifically, the Applicant will need to demonstrate compliance with the following requirements:

1. Pursuant to LDC Section 6.13.3 (1) (b) (2), Windows comprising a minimum of 33 percent of the affected façade. **Staff Comment: The 33% windows are missing and unclear. There are no windows shown in the design.**
2. Pursuant to LDC Section 6.13.3(1) (j) (2), Blank wall areas. Blank wall areas shall not exceed ten feet in the vertical direction nor 20 feet in the horizontal direction of any primary facade. For facades connected to a primary facade this shall apply to a minimum of 33 percent of the attached facade measured from the connection point. Control and expansion joints within this area shall constitute blank wall area unless used as a decorative pattern and spaced at intervals of six feet or less. Relief and reveal work depth must be a minimum of one-half inch. Landscaping may be used to assist in reducing the blank wall area. Such landscaping shall not be in lieu of architectural treatment. (See Illustration 9 and 10). **Staff Comment: This design element is unclear.**
3. Pursuant to LDC Section 6.13.3(9) (a), Decorative lighting fixtures in keeping with the architecture style shall be used for commercial wall mount lighting and parking lot light poles. Exterior lighting shall be in accordance with the lighting design standards of this code. **Staff Comment: Exterior lighting fixtures are missing.**
4. Pursuant to LDC Section 6.13.3 (2) (d), roofs utilizing less than or equal to a two to 12-pitch unless utilizing full parapet coverage are prohibited. **Staff Comment: The roof pitch is missing and unclear.**
5. Pursuant to LDC Section 6.13.3 (8) (b), Pedestrian ways, linkages and paths shall be provided from the building entry(s) to surrounding streets, external sidewalks, and outparcels. Pedestrian ways shall be designed to provide access between parking areas and the building entrance(s) in a coordinated and safe manner. Pedestrian walkways shall be a minimum of five feet wide. **Staff Comment: Public pedestrian walkway will need to be taken in account for access to the rear parking deck existing stairs (refer to attached Gaslight District Replat "5 feet wide pedestrian trail easement.")**

Attachments:

Vicinity Map

Photos

Gaslight District Replat

Application

Vicinity Map



City Parking at SW Corner
of Baker St and 3rd Ave



152 N Baker Street



220 N Baker Street



211 N Baker Street



RECEIVED

By scottw at 11:42 am, Mar 07, 2023



CITY OF
MOUNT
DORA

Planning and Development

510 N. Baker St.

Mount Dora, FL 32757

352-735-7113

plandev@cityofmountdora.com

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Renovations, Additions and New Construction

Property Address: North Baker Street, Mount Dora, FL 32757 Alternate Key No.: 3928463

Property Owner: GC Development of Lake County, Inc.

Applicant: GC Development of Lake County, Inc.

Applicant's Mailing Address: P.O. Box 1273, Mount Dora, FL 32756

Applicant's Phone Number: (352) 397 - 4869

Applicant's Email Address: Austin.Guenther@G3Development.com

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

Application Type:

☒ New Construction

☐ Addition

☐ Renovation

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

☐ Steps or Stairways

☐ Foundation

☐ Siding/Stucco/Façade Work

☐ Windows

☐ Porches or Porte Cochere

☐ Walls/Structural

☐ Doors

☐ Chimney

☐ Roof

☐ Walls or Fences

☐ Exterior Lighting

☐ Landscape Features

Existing Materials: None

Proposed Materials: See attachments

Is there currently a chimney on the building? No

If so, will the chimney be affected? No

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

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:	GC DEVELOPMENT OF LAKE COUNTY INC	Alternate Key:	3928463
Mailing Address:	PO BOX 1273 MOUNT DORA, FL 32756-1273 Update Mailing Address	Parcel Number: ⓘ	31-19-27- 1600-000- 00100
		Millage Group and City:	OMD1 Mount Dora
		2022 Total Certified Millage Rate:	18.8051
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	N BAKER ST MOUNT DORA FL, 32757	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	GASLIGHT DISTRICT PB 75 PG 91 LOT 1		

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	VACANT COMMERCIAL (1000)	19	0		10998.000	Square Feet	\$0.00	\$278,128.00
Click here for Zoning Info FEMA Flood Map								

Miscellaneous Improvements

There is no improvement information to display.

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SCHOOL BOARD LOCAL	\$278,128	\$278,128	\$278,128	2.9980	\$833.83
LAKE COUNTY WATER AUTHORITY	\$278,128	\$278,120	\$278,120	0.3083	\$85.74
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ST JOHNS RIVER FL WATER MGMT DIST	\$278,128	\$278,120	\$278,120	0.1974	\$54.90
CITY OF MOUNT DORA	\$278,128	\$278,120	\$278,120	5.9603	\$1,657.68
LAKE COUNTY MSTU AMBULANCE	\$278,128	\$278,120	\$278,120	0.4629	\$128.74
LAKE COUNTY VOTED DEBT SERVICE	\$278,128	\$278,120	\$278,120	0.0918	\$25.53
				Total: 18.8051	Total: \$5,230.12

Exemptions Information

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

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Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) ⓘ	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$5,000)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
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Property data updated nightly.

Site Notice

THE YARDERY

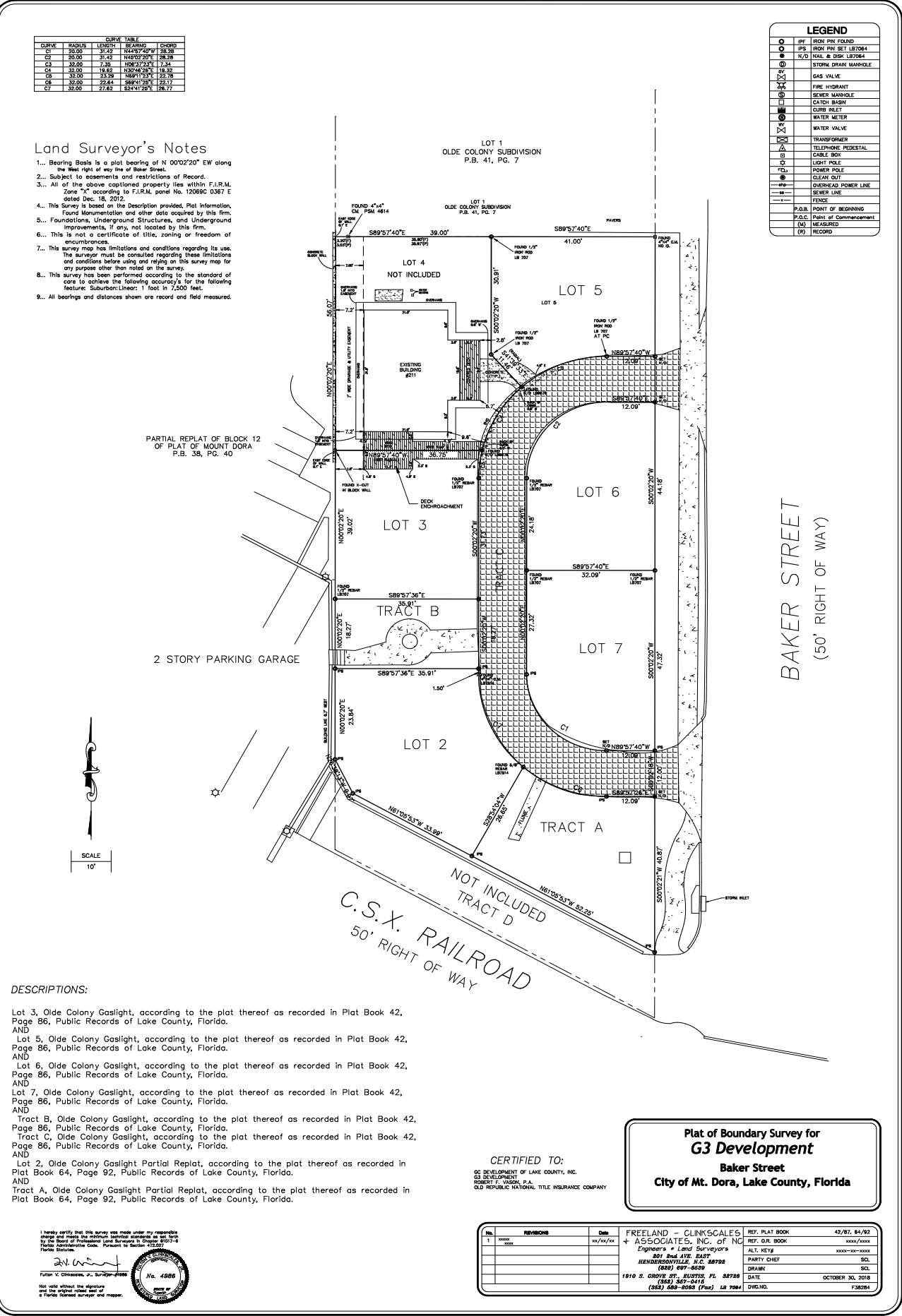


Artistic representation, not to scale

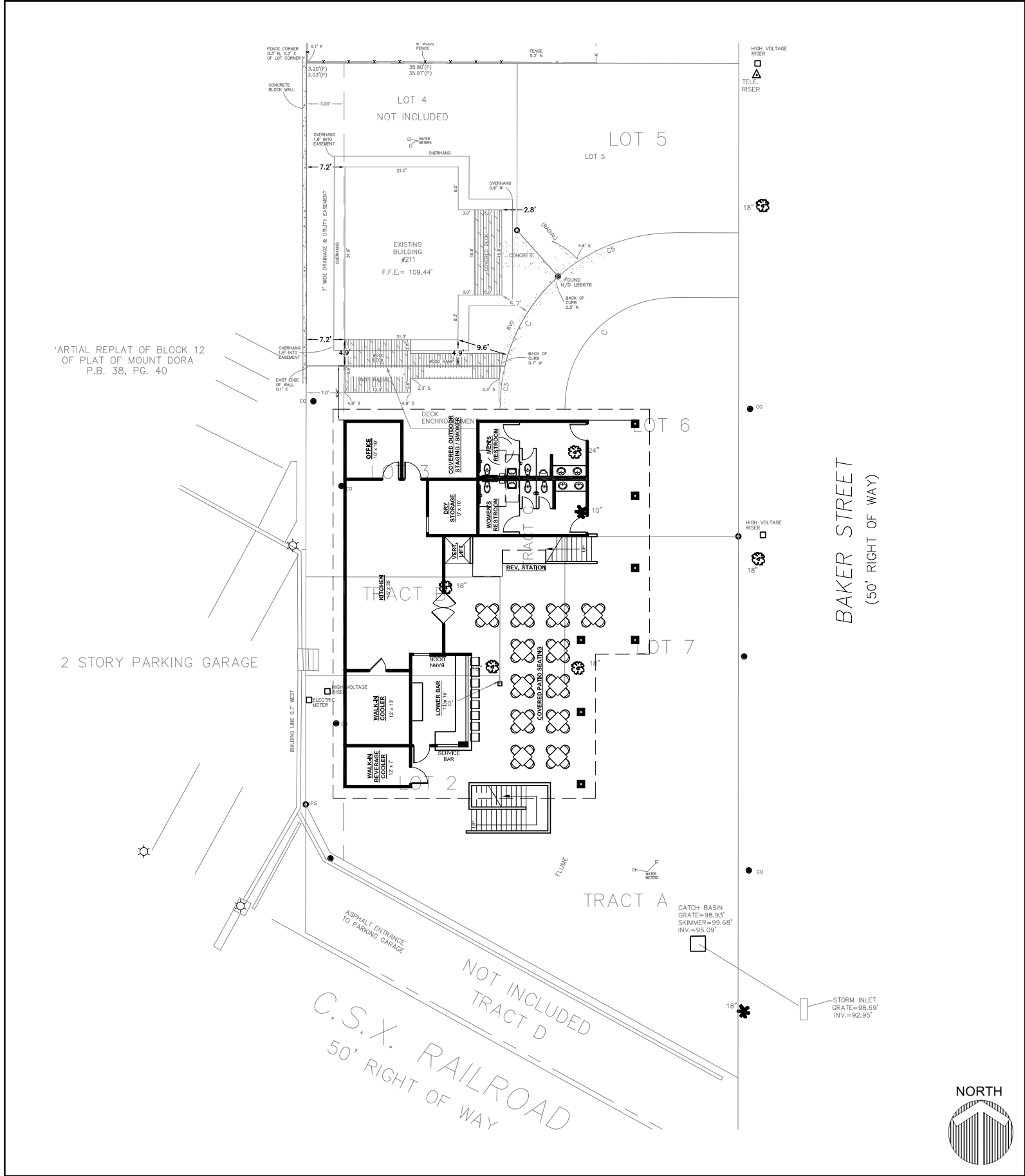
The Yardery is a new fast casual dining building of approximately 5,480 SF over two-stories, located on Baker Street just east of the parking garage, near the heart of downtown Mount Dora, Florida.

THE YARDERY

Site Context Elevations:



THE YARDERY



BUILDING AREA CALCULATION:	
1ST FLR ENCLOSED BUILDING AREA:	1,734 SQ.FT.
1ST FLR COVERED ROOF AREA:	1,688 SQ.FT.
SUBTOTAL: 1ST FLOOR FOOTPRINT	3,422 SQ.FT.
2ND FLR AREA	2,058 SQ.FT.
TOTAL BUILDING AREA:	5,480 SQ.FT.

SITE PLAN

THE YARDERY



PROPOSED MATERIALS:



**FIBER CEMENT SIDING
BOARD & BATTEN**

*JAMES HARDIE - CEDARMILL
MOUNTAIN SAGE*



**FIBER CEMENT
HORIZONTAL SIDING**

*JAMES HARDIE - CEDARMILL
BIRCH TREE*



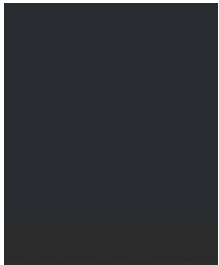
**FIBER CEMENT TRIM
& FINISH BOARD**

*JAMES HARDIE - CEDARMILL
KHAKI BROWN*



LUMBER & TRIM

*SELECT STRUCTURAL
SOUTHERN PINE (STAINED)*



**METAL ROOF,
COPING, & RAILING**

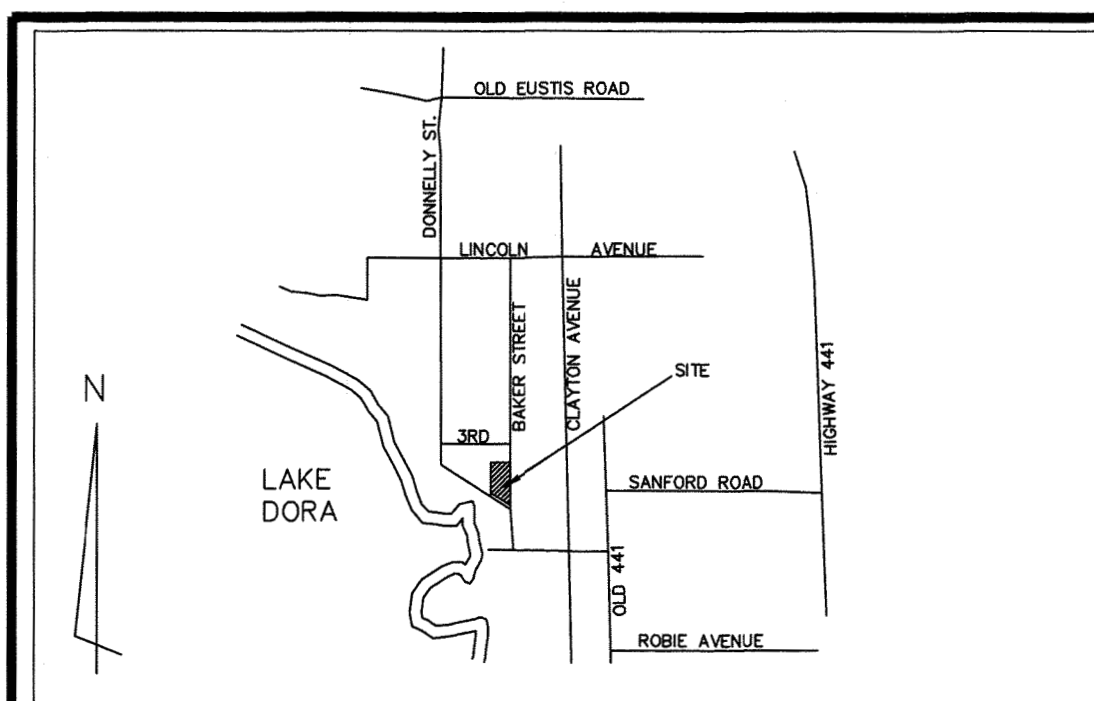
MATTE BLACK

THE YARDERY



LAND DEVELOPMENT CODE:

1. Primary facade has features along minimum 33% of horizontal length; arcades, entry areas.
2. DESIGN ELEMENTS:
 - a. Arcades
 - b. Building Banding
 - c. Ornamental / Structural Architectural details
 - d. Metal as dominant roof material
3. Decorative landscape planting areas & specialty pavers.
4. Repeating facade treatments; color change, pattern change, architectural banding.



LOCATION MAP - NOT TO SCALE

7.00' DRAINAGE & UTILITY EASEMENT
PER P.B. 64, PG. 92 AND P.B. 42, PG. 87

PARTIAL REPLAT OF BLOCK 12
OF PLAT OF MOUNT DORA
P.B. 38, PG. 40

NOTES:

1. BEARINGS BASED ON THE WEST LINE OF BAKER STREET AS BEING SOUTH 00°02'20" WEST AS NOTED.

2. DISTANCES ARE SHOWN IN U.S. SURVEY FEET AND DECIMALS THEREOF.

3. LOT CORNERS HAVE BEEN SET IN ACCORDANCE WITH CHAPTER 177.091 (9), FLORIDA STATUTES.

4. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

5. RIGHT OF WAYS AS SHOWN HEREON ARE BASED ON THE PLAT OF OLDE COLONY GASLIGHT PARTIAL REPLAT, ACCORDING TO PLAT BOOK 64, PAGE 92, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

6. STATE PLANE COORDINATES SHOWN HEREON ARE STATE PLANE COORDINATE EAST ZONE (NORTH AMERICAN DATUM OF 1983) AND BASED ON GLOBAL NAVIGATION SATELLITE SYSTEM STATION "FLEU", AS PER CITY OF MOUNT DORA LAND DEVELOPMENT CODE 4.3.4 "REQUIRED SUBMITTALS FOR FINAL PLAT" 2p(4).

7. STATE PLANE COORDINATES SHOWN HEREON AND THEIR COMPUTED VALUES SHALL BE SUBORDINATED TO THE MONUMENTS, BEARINGS AND DISTANCES SHOWN ON THIS PLAT.

8. PROPERTY IS CURRENTLY SUBJECT TO A MORTGAGE RECORDED IN O.R. BOOK 5359, PG. 127 AND O.R. BOOK 5388, PG. 1487 IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. PER MOUNT DORA CODE SECTION 4.3.4(2)(0), A JOINER AND CONSENT OF MORTGAGE, IF NOT SHOWN ON THE PLAT, SHALL BE RECORDED ALONG WITH THIS REPLAT AS A SEPARATE INSTRUMENT.

9. 10 FOOT ACCESS EASEMENT TO BE DEDICATED BY THIS PLAT TO THE BENEFIT OF THE OWNER OF LOT 4, AND TO BE MAINTAINED BY THE DEVELOPER OR ASSIGNS. DEVELOPER MAY USE AND LOCATE IMPROVEMENTS WITHIN THE EASEMENT SO LONG AS THEY DO NOT OBSTRUCT INGRESS AND EGRESS EASEMENT TO LOT 4.

10. TRACTS A, B AND C TO BE DISSOLVED UPON RECORDING OF THIS REPLAT.

11) DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS OF OLDE COLONY GASLIGHT REPLAT, ARE RECORDED IN OFFICIAL RECORDS BOOK 1823, PAGES 1100 THROUGH 1114, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SUBJECT TO AMENDMENT AS STATED THEREIN.

12) 5 FOOT PEDESTRIAN TRAIL EASEMENT TO BE DEDICATED BY THIS PLAT AND MAINTAINED BY DEVELOPER OR ASSIGNS. DEVELOPER MAY USE AND LOCATE IMPROVEMENTS WITHIN THE EASEMENT (SUCH AS A DECK OR BOARDWALK) SO LONG AS THEY DO NOT OBSTRUCT PEDESTRIAN TRAIL EASEMENT.

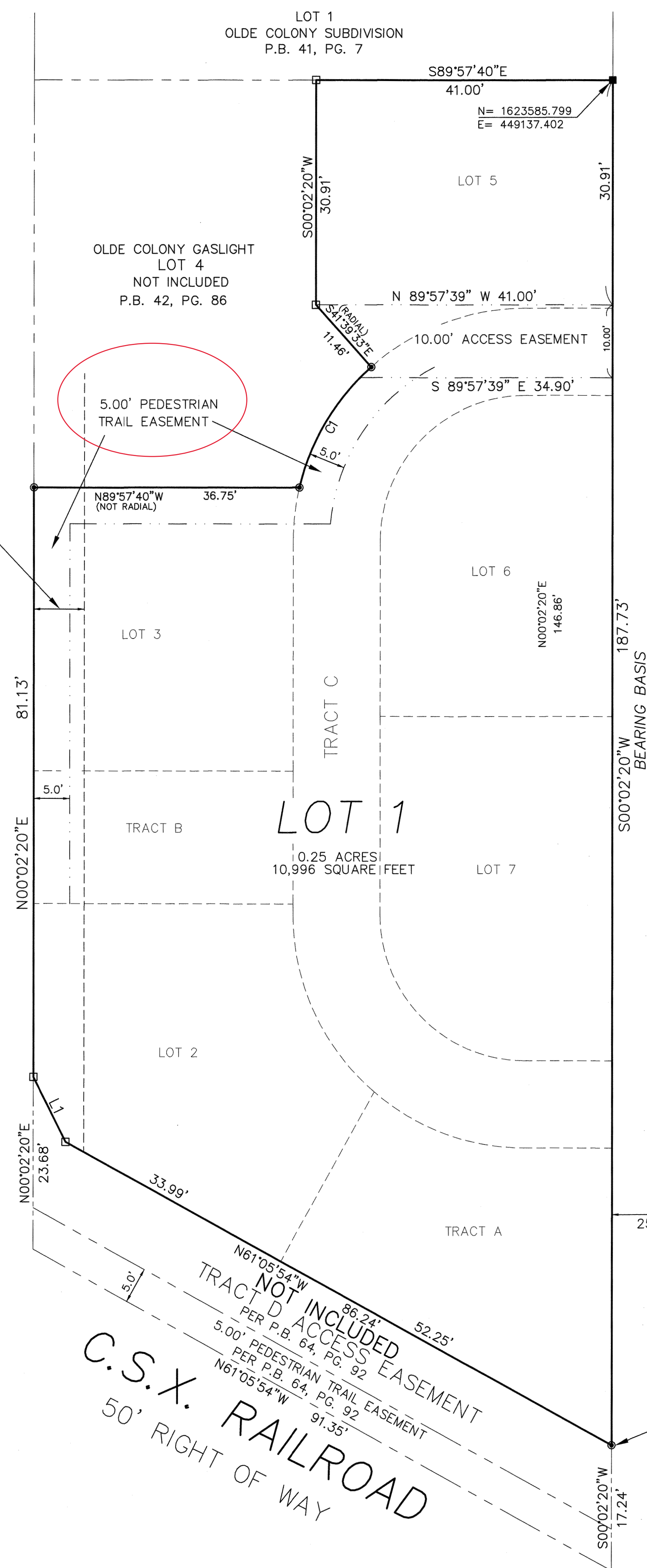
13) THERE ARE NO EXISTING SECTION LINES OR QUARTER SECTION LINES WITHIN THIS PLAT.

BUILDING SETBACKS:

FRONT = 0' FEET
SIDES = 0' FEET
REAR = 0' FEET

NOTE:
SETBACKS ARE MEASURED FROM THE PROPERTY LINE.

"NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county."



Gaslight District

being a replat of Lot 2 and Tract A, Olde Colony Gaslight Partial Replat, Plat Book 64, Page 92, and Lots 3, 5, 6, 7 and Tracts B and C, Olde Colony Gaslight, Plat Book 42, Page(s) 86 and 87 Section 31, Township 19 South, Range 27 East, City of Mount Dora, Lake County, Florida.

LEGEND AND ABBREVIATIONS

- = FOUND 4"x4" CONCRETE MONUMENT PRM NO IDENTIFICATION
- = SET NAIL & DISK (LB 7064)
- = SET 4"x4" CONCRETE MONUMENT (LB 7064)
- LB = LICENSED BUSINESS
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- RLS = REGISTERED LAND SURVEYOR
- PLS = PROFESSIONAL LAND SURVEYOR
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- CM = CONCRETE MONUMENT
- O.R., PG. = OFFICIAL RECORDS BOOK AND PAGE
- P.B., PG. = PLAT BOOK AND PAGE
- R.O.W. = RIGHT OF WAY
- PRM = PERMANENT REFERENCE MONUMENT
- (D) = DIMENSION PER DESCRIPTION
- (F) = DIMENSION PER FIELD MEASUREMENT
- (P) = DIMENSION PER PLAT
- (SP) = DIMENSION PER STATE PLANE COORDINATES
- GNSS = GLOBAL NAVIGATION SATELLITE SYSTEM
- = NOT TO SCALE
- (C) = CALCULATED
- PC = POINT OF CURVATURE
- N = NORTHING
- E = EASTING
- CH. = CHORD

DESCRIPTION:

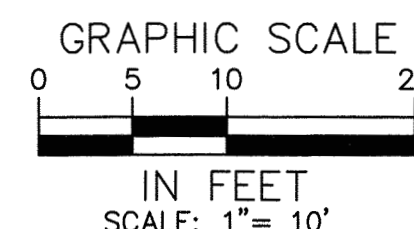
Lots 3, 5, 6, 7, Tracts B and C, Olde Colony Gaslight, according to the map or plat thereof as recorded in Plat Book 42, Page 86, Public Records of Lake County, Florida.

AND

Lot 2 and Tract A, Olde Colony Gaslight Partial Replat, according to the plat thereof as recorded in Plat Book 64, Page 92, Public Records of Lake County, Florida.

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CH. DISTANCE	CH. BEARING
C1	32.00'	35°08'01"	19.62'	19.32'	N30°46'26"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	9.97'	N26°37'42"W



N= 1623541.649
E= 449217.374

FREELAND-CLINKSCALES & ASSOC. OF N.C.
814 EAST ALFRED STREET
TAVARES, FLORIDA 32778
Telephone (352) 609-2830

PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, that on November 18, 2020

BY: [Signature]
PLANNING AND ZONING CHAIRMAN

DATE: 8/19/21

CERTIFICATE OF APPROVAL OF MUNICIPALITY

THIS IS TO CERTIFY, that this plat was presented to the City of Mount Dora, Lake County, Florida, and approved by said City of Mount Dora for record, and the dedication of purposes of said city on December 1, 2020, provided that this plat is recorded in the Office of the Clerk of the Circuit Court of Lake County, Florida within 30 days from the date of approval by said City of Mount Dora.

CITY OF MOUNT DORA, FLORIDA

[Signature]
CITY CLERK OWEN JOHNS
JESSICA BURHAM
PRINTED NAME

[Signature]
MAYOR CATHY HOECHST
CATHY HOECHST
PRINTED NAME

CERTIFICATE OF CLERK

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes and was filed for record on 8/19/21 at 11:21

Clerk of the Circuit Court
in and for Lake County, Florida

NOT REQUIRED

PLAT BOOK 75
AND PAGE 91

DEDICATION

Gaslight District

KNOW ALL MEN BY THESE PRESENTS, That the undersigned individual(s), being the owner(s) in fee simple of the lands described herein do hereby dedicate and convey the said lands and plat for the purposes thereon expressed, subject to the general notes contained herein.

IN WITNESS WHEREOF, The undersigned owner(s) have executed this Dedication in the manner provided by law on August 10, 2021. Signed, sealed and delivered in our presence as witnesses:

WITNESSES:
[Signature]
PRINTED NAME
[Signature]
SIGNATURE

OWNER(S):
[Signature]
GC Development of Lake County, Inc.
Gerald G. Guenther, Jr. (President)

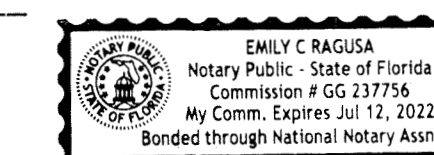
1) Faith Gibbs
PRINTED NAME
[Signature]
SIGNATURE
2) [Signature]
SIGNATURE
3) [Signature]
SIGNATURE

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of no physical presence or online notarization, this August 10, 2021, by Gerald G. Guenther, Jr., a corporation, on behalf of the corporation. He/she is personally known to me or has produced GC Development as identification.

[Signature]
Signature of person taking acknowledgment

Emily C. Ragusa
Name typed, printed or stamped
Admin. coordinator
Title or rank



Serial number, if any

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a registered Surveyor and Mapper, fully licensed to practice in the State of Florida, does hereby certify that this plat was prepared under his direction and supervision, and that this plat complies with all the provisions of Chapter 177, Florida Statutes, Part 1, Platting.

[Signature] Date 8/19/21
Fulton V. Clinkscales, Jr. Registration B.S.M. #49862
Freeland-Clinkscales & Assoc.
814 East Alfred Street
Tavares, Florida 32778
#7064

REVIEWER STATEMENT

Pursuant to Section 177.081, Florida Statutes, I have reviewed this plat for conformity to Chapter 177, Part 1, Florida Statutes, and find that said plat complies with the technical requirements of that Chapter; provided, however, that my review does not include field verification of any of the coordinates, points or measurements shown on this plat.

[Signature] Date 8/12/21
Name: Randall L. Roberts; Registration R.L.S. #3144
CPH, INC. LB# 7143, 500 WEST FULTON STREET, SANFORD, FL.