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

# HISTORIC PRESERVATION BOARD

**City Hall – 1st Floor Board Room, 510 N. Baker Street, Mount Dora, FL**
**April 26, 2023 at 3:00 PM**

## AGENDA

I. Call To Order

II. Roll Call With Determination Of Quorum

III. Approval of Minutes

IV. Public participation/hearing for non-agenda items

V. Certificate of Appropriateness

a. 1006 N. Alexander Street
   i. Ex Parte Communication
   ii. Swearing in of staff/applicant
   iii. Staff presentation
   iv. Public input
   v. Discussion

b. 416 N. Highland Street
   i. Ex Parte Communication
   ii. Swearing in of staff/applicant
   iii. Staff presentation
   iv. Public input
   v. Discussion

c. 529 E 7th Avenue
   i. Ex Parte Communication
   ii. Swearing in of staff/applicant
   iii. Staff presentation
   iv. Public input
   v. Discussion

d. 1010 N Tremain St.
    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: May 31, 2023

VIII. Adjournment



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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 352735-7126, ext. 1111, or by email at clerk@cityofmountdora.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, FLORIDA**
**HISTORIC PRESERVATION BOARD**
**MEETING MINUTES**
**FEBRUARY 22, 2023**

## I. Call to Order

Having been duly noticed by law, the February 22, 2023 meeting of the Mount Dora Historic Preservation Board was called to order at 3:04 p.m. by Det Joks, Chairman.

## II. Roll Call with Determination of Quorum

**Present:** Det Joks, Donald Marx, Tracy Gerken, Robert Gordon, Patricia Huizing, Kathleen Benjamin, Amanda Kelley

**Absent:** None

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

## III. Approval of Minutes of January 25, 2023

Mr. Joks suggested that an amendment be made to page four of the minutes.

Mr. Joks recommended that the verbiage be changed from "Succumbed to demolition by neglect" to “Succumbing to demolition”.

***Mr. Marx motioned to approve the January 25, 2023 minutes with the revision suggested by Mr. Joks. Mr. Gordon seconded the motion and the Board unanimously approved the motion.***

## IV. Public participation/hearing for non-agenda items

None

## V. Certificate of Appropriateness

a. 809 N. Donnelly Street
   i. Ex Parte Communication
   ii. Swearing in of staff/applicant
   iii. Staff presentation
   iv. Public input
   v. Discussion

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Ms. Janiszewski stated that she spoke to the applicant and relayed staff/board recommendations. The applicant indicated that a representative would be present at the meeting.

Ms. Janiszewski further stated that she asked the applicant if they wanted to add any revisions/ additional information to include in the packet, and they did not provide any additional information.

Ms. Janiszewski stated that she informed the applicant that their submittal would remain the same with the modified date on the agenda. She indicated that no further discussion was had between herself and the Applicant regarding the application.

Mr. Joks stated that without the applicant being present, staff/board members aren't any further in the process since the last meeting.

Mr. Marx and Ms. Janiszewski had a discussion on whether or not the applicant was aware of the time change. Mr. Marx suggested proceeding to the next agenda item, to give applicant time to arrive.

There was a discussion on the whether or not the Applicant was notified and whether or not the agenda item should be continued or tabled.

Ms. Sutphen clarified that staff/board could continue with next agenda item. Ms. Sutphen stated that it isn't always necessary that the applicant be present but due to the agenda item having conditions, the applicant being there is necessary.

Ms. Sutphen, staff and board members discussed the protocol for notifying applicants/representatives for board meetings.

Ms. Sutphen stated that she recommended Ms. Janiszewski not present agenda item because staff is unable to verify if the applicant received notice.

Ms. Sutphen further clarified that staff/board could wait to see if applicant arrives at 4:00 p.m. or continue until the next meeting, allowing staff to move forward with noticing. The board decided to wait until 4:00 p.m. to see if applicant arrives.

The board, staff and Ms. Sutphen discussed the type of meeting notices that are sent out.

Mr. Joks stated to move on to other discussions while waiting for applicant.

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Mr. Joks and Ms. Janiszewski discussed staff recommendations for applications, regarding section 3.6.4 of the Land Development code.

Ms. Janiszewski stated for clarification, that it's section 3.6.4 subsection 2B and provided a clearer description of what section 3.6.4 subsection 2B entails.

Board members/staff discussed having educational brochures available for residents, living or moving into the historic district.

Ms. Sutphen recommended that staff provide on hand or send materials to title companies, realtors and local attorney's offices.

Ms. Sutphen stated that legally, it's not our responsibility and falls on the title companies and etc. Before any grants can be applied for to help fund the brochures, the City Manager would need to approve first.

Ms. Sutphen emphasized that board members cannot work together outside of the meeting to gather information. If board members would like to work independently and come back with information to present to the board, that is allowed.

Board member, Ms. Kelley arrived at 3:48 pm.

Discussion on determining whether or not properties within the Historic Review Area had obtained Building permits.

Ms. Janiszewski stated this information can be found on the City's website through the Building Department portal or by emailing her. Code complaints can also be done through the portal.

Ms. Sutphen clarified that code concerns can be called into the office for the code officer to observe, but any reported through the portal cannot be anonymous.

Discussion on status for code case, regarding tree removal at Country Club of Mount Dora.

Discussion on City Council meeting regarding mixed use project for SR 46.

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Staff and the Board discussed options to proceed. Mr. Joks stated to adjourn at 4:15 pm if applicant is not present.

Mr. Godron asked to make a motion for a three minute recess. Mr. Joks agreed and Ms. Huizing seconded.

The applicant's representative Mr. Dominic arrived and Ms. Janiszewski provided a summary of the application for 809 N Donnelly Street. Mr. Dominic and the board discussed the details of the proposed windows being replaced. Mr. Dominic clarified that the windows do need to be replaced because they are not operable/energy efficient. The current windows cannot be refinished or repaired, due to the damage.

Mr. Dominic asked to show visual aids to staff/board. Ms. Sutphen stated that Mr. Dominic needs to provide evidence for the record. Recommended verbally explaining visual aids.

Board and staff had a discussion on Mr. Dominic's authority, due to him not being the home owner. Mr. Dominic stated that he has been hired by the applicant to replace the windows.

Ms. Huizing and Mr. Dominique discussed errors on the application submitted. Mr. Dominique clarified that the owner has a mixture between aluminum and wood windows. Ms. Huizing and Ms. Sutphen discussed amending the application, to clarify the replacement of the wooden windows.

Mr. Dominic provided a verbal/visual demonstration of the proposed windows to board/staff. Ms. Janiszewski asked that Mr. Dominic send visual demonstration to her for the record.

Ms. Sutphen stated that as Mr. Dominic shows his visual aid to board/staff, he needs to speak into each microphone so that it is on the record.

Mr. Joks and Ms. Janiszewski had a conversation regarding the replacement of wooden windows, pertaining to the City's code.

Mr. Dominic stated that the proposed replacement windows are forty percent wood, sixty percent polymer adhered together.

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Discussion with Ms. Kelley and Ms. Sutphen in reference to this agenda item setting a precedence. Ms. Sutphen clarified that it doesn't because each application is to be considered case by case, depending on the information that is presented.

Ms. Janiszewski stated that if the board is seeking that the grid is on the exterior, she can begin relaying this information to the applicant.

Board had a discussion on refinishing the proposed windows rather than replacing them.

Mr. Dominic reiterated the necessity for replacing the proposed windows. He will provide the applicant with modifications for exterior, being on the outside of the glass.

Mr. Jotks clarified the number of windows being replaced. Mr. Dominic stated six. Mr. Joks stated that for the motion, the board needs to include conditions of the grid. Ms. Sutphen stated that if a motion is made, it needs to be related to the testimony provided by Mr. Dominic's professional opinion, not the City's code.

***Mr. Miller motioned to approve the application with the condition that the grid is presented on the interior and exterior of the windows. Ms. Benjamin seconded the motion. Mr. Joks, Mr. Marx, Mr. Miller, Ms. Benjamin, Mr. Gordon and Ms. Kelley voted in favor of the motion and Ms. Huizing opposed. The motion carried, 6 – 1.***

b. 853 N Clayton Street
    i. Ex Parte Communication
    ii. Swearing in of staff/applicant
    iii. Staff presentation
    iv. Public input
    v. Discussion

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Ms. Janiszewski recommended tabling the second agenda item, due to no applicant/representative being present because due to technical issues, she is unaware if they received notice.

Ms. Janiszewski, Ms. Sutphen, and Mr. Joks discussed presenting the agenda item without the applicant. Ms. Janiszewski stated that the reason she recommended tabling the item, is because staff has recommendations and she hasn't spoken to the applicant directly.

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Ms. Sutphen clarified the protocol for presenting the agenda item, dependent upon whether applicant received notice.

The board discussed whether or not to delay/table agenda item to next meeting. Board members also made staff aware of necessary website changes, regarding the Historic Preservation Board.

Ms. Sutphen stated that board can take action to push item to next meeting, due to applicant notice possibly not being received.

Ms. Janiszewski and Ms. Sutphen discussed regular advertisements for agenda items.

***On a motion made by Ms. Huizing, seconded by Mr. Marx, the Board unanimously voted to table item.***

**VI. Other Business**

None

**VII. Announcement of next scheduled meeting date: March 29, 2023**

**VIII. Adjournment**

***On a motion by Mr. Marx, seconded by Mr. Miller, the Historic Preservation Board unanimously voted to adjourn the meeting. The meeting was adjourned at 4:45 P.M.***

_____ _____

***Dek Joks, Chairman,***
***Historic Preservation Board***

***Michele Janiszewski, AICP***
***Senior Planner***

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**CITY OF MOUNT DORA**
**HISTORIC PRESEVATION BOARD**
**MEETING MINUTES**
**March 22, 2023**

## I. Call To Order

Having been duly noticed by law, the March 22, 2023 meeting of the Mount Dora Historic Preservation Board was called to order at 3:01 p.m. by Det Joks, Chairman.

## II. Roll Call With Determination Of Quorum

**Present:** Det Joks, Donald Marx, Robert Gordon, Kathleen Benjamin, Amanda Kelley & John Miller

**Absent:** Patricia Huizing

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

## III. Approval of Minutes of February 22, 2023

Ms. Janiszewski stated that the minutes for the February 22, 2023 meeting are being finalized, and will be available at the next meeting on April 2023.

## IV. Public participation/hearing for non-agenda items

None

## 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

Ms. Janiszewski provided a summary of the project and stated that 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

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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."

Ms. Janiszewski and Ms. Kelley discussed the shed/garage on the property.

Scenic View contractor Mr. Oldham, provided a summary of the proposed construction for the property.

Mr. Oldham started that they will be removing the window and putting up regular hardy board lap-siding.
Mr. Oldham clarified that the siding and roofing will match the proposed house.

Ms. Kelley and Ms. Janiszewski discussed the code requirements for garages in the proposed area.

Mr. Joks and applicant discussed parking available at the house.

Mr. Oldham stated that there is room to put to two full size cars
next to each other.

***Ms. Kelley motioned to approve the application. Mr. Marx seconded the motion. Motion carried, 6-0.***

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

Ms. Janiszewski provided a summary of the proposed application and stated that staff recommends approval to remove the existing asphalt shingles and replace it with a standing seam metal roof with copper finish.

Ms. Kelley stated that she has an ex-parte communication, due to her painting the roof and helping to select the materials.

Ms. Sutphen clarified the rules and regulations of ex-parte communication with Ms. Kelley.

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Mr. Padgett from Skymark roofing, discussed the material of the shingles. Mr. Padgett stated that the material has a 35 year warranty.

***Mr. Gordon motioned to approve the application. Ms. Benjamin seconded the motion. Motioned carried 6-0.***

c. 941 Grandview Street- Porch Remodel
    i. Ex Parte Communication
    ii. Swearing in of staff/applicant
    iii. Staff presentation
    iv. Public input
    v. Discussion

Ms. Janiszewski provided a summary of the application and stated that staff recommends approval as presented.

***Mr. Miller motioned to approve the application. Ms. Kelley seconded the motion. Motion carried 6-0.***

d. 221 N. Baker Street
    i. Ex Parte Communication
    ii. Swearing in of staff/applicant
    iii. Staff presentation
    iv. Public input
    v. Discussion

Ms. Janiszewski provided a summary of the proposed application and stated that staff recommends approval, 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.

Board members and applicant, Mr. Austin Guenther discussed the parcels associated with the proposed application.

Mr. Guenther stated that the homeowner on Baker Street, has access to a 10ft pedestrian easement.

Discussion on the direction the proposed property faces. Mr. Guenther clarified that it faces Baker Street and is 30 ft off of the road.

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Conversation regarding the difference between the proposed location and the current location, open in Sanford.

Board members and the applicant discussed the renderings of the proposed application. Concerns regarding access for homeowner on Baker Street and country western features, not aligning with historic.

Mr. Guenther asked for clarification on staff vs board recommendations.

Ms. Sutphen clarified the role of staff vs the board members.

Mr. Guenther and the board discussed removing columns and adding window treatments.

Ms. Janiszweski discussed setback requirements per the code.

Mr. Joks and Mr. Guenther discussed staff comments to be addressed. Mr. Guenther stated that they are willing to rectify all of staff's comments.

Discussion on indoor/outdoor seating. Mr. Guenther confirmed its all outdoor seating.

Conversation regarding the five mature trees on the property.

Mr. Guenther stated the goal is to only remove the ones necessary, will make sure everything is compliant with the code.

Mr. Joks and Ms. Janiszewski discussed the tree removal process/tree bank fund. Mr. Guenther stated their intent is to remove two at the most and replant.

Board members and the applicant discussed the architectural features (cross-bars, windows, structure height) for the proposed building.

Ms. Janiszewski and adjacent property owner Ms. Eschete, discussed the allowed zoning use in the area.
Ms. Eschete inquired about easement, was told that it is an access easement for loading/unloading per Mr. Jerry Guenther.

Mr. Guenther stated that he would need to speak with his land attorney for confirmation.

Discussion on pedestrian vs. access easement on property, as well as its location.

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Ms. Sutphen stated that Ms. Eschete would need to see an attorney and seek legal advice regarding the matter.

Mr. Guenther stated that he will willing to address comments regarding the doors, columns and windows.

Discussion on applicant coming back next month with new renderings showing the changes vs. approving with conditions.

Mr. Huckstein reiterated the intent for the proposed C.O.A. Mr. Huckstein reiterated that staff/board comments will be addressed.

The board stated that they would like for agenda item to be brought back, to see new renderings before approving.

Mr. Huckstein asked if there is a way to accommodate and approve with conditions, rather than tabling until next meeting date on April 26, 2023.

Mr. Gordon made a motion to disapprove the C.O.A as presented, contingent upon the applicant coming back with noted changes.

Board, staff and applicant agreed to bring item back for discussion on April 4, 2023.

***Mr. Joks motioned to table item until April 4th at 2:00 p.m. Ms. Benjamin seconded. Motion carried 6-0.***

## VI. Other Business

Mr. Marx stated he will not be in attendance for the regularly scheduled meeting on April 26, 2023.

Discussion on the quasi-judicial process for staff/board.

## VII. Announcement of next scheduled meeting date: April 26, 2023

## VIII. Adjournment

***Ms. Kelley motioned to adjourn the meeting. Mr. Gordon seconded the motion and the meeting was adjourned at 4:13 P.M.***

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**CITY OF MOUNT DORA**
**HISTORIC PRESEVATION BOARD**
**MEETING MINUTES**
**April 04, 2023**

## I. Call To Order

Having been duly noticed by law, the April 4, 2023 meeting of the Mount Dora Historic Preservation Board was called to order at 2:15 p.m. by Det Joks, Chairman.

## II. Roll Call With Determination Of Quorum

**Present:** Det Joks, Tracy Gerken, Robert Gordon, Kathleen Benjamin, Patricia Huizing, Donald Marx
**Absent:** Amanda Kelley
**City Staff & Attorney :** Michele Janiszewski, Senior Planner; Ryan Winkler, Senior Planner; Whitney Scott; Administrative Coordinator, Sherry Sutphen; City Attorney

## III. Approval of Minutes

Minutes for February 22nd, March 22nd, & April 4, 2023 will be available in the upcoming Historic Preservation Board meeting packet: Scheduled on April 26, 2023.

## IV. Public participation/hearing for non-agenda items

None

## V. Certificate of Appropriateness

a. 221 N. Baker Street
   i. Ex Parte Communication
   ii. Swearing in of staff/applicant
   iii. Staff presentation
   iv. Public input
   v. Discussion

Mr. Gordon stated that he received emails prior to the meeting regarding agenda item but deleted them.

Ms. Sutphen stated that Mr. Gordon needs to send emails to Ms. Janiszewski/staff for the record.

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Mr. Gordon clarified that he didn't read the emails, only subject line.

Ms. Janiszewski provided a summary of the resubmittal packet provided by the applicant.

Conversation regarding changes made to the packet. Ms. Janiszewski clarified that updated elevations were included.

Architect, Mr. Jeffery Powell discussed the revised elevations provided.

Discussion on added lighting and original proposed roof vs. revised. Mr. Powell stated that they increased the slope to meet minimum guidelines.

Discussion on board/batten siding.

Staff and board discussed verbiage provided in staff updates, regarding roofs.

Discussion on types of permitted uses in area. Ms. Sutphen clarified this board does not regulate uses.

Conversation regarding the intentions of the circular driveway at location.

Mr. Powell stated that it will be used for access from the proposed building to Baker Street.

Resident, Mr. Jay Smith stated that the style of the proposed building has nothing to do with the structure of adjacent building. Doesn't resemble craftsman style, needs to be rethought.

Mr. Charlie Sands and Mr. Dennis Becker shared similar concerns with the design of the building, not fitting into the historic district.

Owner of adjacent property Ms. Karen Eschete, expressed her concerns regarding the location of the proposed project. Recommended changing architecture to match other existing.

Mr. Powell provided a concept of the proposed application.

Conversation regarding the layout of the proposed application, changing roof pitch and architectural guidelines.

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Further discussion ensued, regarding this type of architectural structure being placed in historic district; specifically due to the proposed roof line.

Mr. Powell stated that the right side can be changed to a gable roof in lieu of a shed roof, if necessary.

Discussion on quasi-judicial process regarding public comment.

***Mr. Miller motioned to approve the application as presented, with conditions that the right shed roof be revised to a gable roof; as well as addressing other staff comments. Mr. Jotks seconded.***

**FOR: Joks, Marx, Miller, Benjamin**
**AGAINST: Gordon, Huizing**
**MOTION CARRIED: 4-2**

## VI. Other Business

Further discussion on board decorum relating to public comment and quasi-judicial process.

## VII. Announcement of next scheduled meeting date: April 26, 2023

Mr. Marx stated that he would not be present at the meeting, due to prior obligations.

## VIII. Adjournment

***Mr. Joks made a motion and the meeting adjourned at 3:10 p.m.***

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CITY OF MOUNT DORA

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

**DATE:** April 26, 2023

**TO:** Historic Preservation Board

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

**RE:** **Tab 1 - Certificate of Appropriateness; 1006 N Alexander (Location); Remove and Replace 11 Metal Windows with Vinyl Windows (Request); Jill Wilson (Owner); Coastal Green Energy Solutions (Applicant).**

**Property Information:**

| | | | |
|---|---|---|---|
| **Address:** | 1006 N Alexander | **Current Use:** | Single-Family Residence |
| **Zoning District:** | R-1A | **Land Use:** | Medium Density |

**Structure Information:**

| | | | |
|---|---|---|---|
| **Date of Construction:** | 1950 | **Style:** | Ranch |
| **Structural System:** | Concrete Block | **Foundation Type:** | Concrete Footing |
| **Siding:** | Concrete Block | **Stories:** | One |
| **Roof Type:** | Gable | **Chimneys:** | None |
| **Windows:** | Metal casement windows that are consistent with 1950s construction. | | |
| **Notes:** | This house is significant because of its ranch style architecture. Recent, non-historic, alterations contribute to the overall aesthetic of the historic district but may be misleading to future historic studies. | | |

**Summary of Proposed Alteration(s):**
Remove and replace eleven (11) aluminum and steel windows with vinyl windows.

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

**Guidance on Windows:**
Pursuant to the Mount Dora Historic Design Guidelines, the placement, design and materials of windows is often a significant part of the architectural character of a building. Common historic windows in Mount Dora are double-hung sash in a 1 /1, 2/2, 3/1 or multi-light/ 1 pattern, wood or

steel casement and commercial show windows. Non-historic windows include awning, jalousie and pivot types. Awning and jalousie windows have been put to an unfortunate use as replacement windows or porch enclosures in many of Mount Dora's historic Craftsman Bungalows.

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

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

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

**Staff Analysis:**
The applicant is seeking to remove eleven metal windows and replace them with vinyl windows. The existing windows have grid patterns and the application is unclear as to whether or not grids are proposed on the new windows. There are no changes to the existing size and location of the windows.

**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 condition that the grids are provided on the windows installed on the western and southern elevation which both front right-of-way.

**Attachments:**
Photos
2008 Site Form
2019 Site Form
Application

CITY OF MOUNT DORA

1006 N Alexander Street
Site Visit

Florida Master Site File

# HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA03616
Recorder # 58
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) 1006 N Alexander 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 |
|---|---|---|---|---|
| 1006 | North | Alexander | 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 ;30;UNSP
Irregular Section Name:
Landgrant
UTM: Zone  Easting  Northing
Plat or Other Map (map's name, location)

## DESCRIPTION

Style Masonry Vernacular  Other Style
Exterior Plan Rectangular  Other Exterior Plan
Number of Stories 1
Structural System(s)  >> Concrete block
Other Structural System(s)
Foundation Type(s)  >> Slab
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
Chimney Material
Other Chimney Material(s)
Chimney Location(s)

# HISTORICAL STRUCTURE FORM

8LA03616

## DESCRIPTION (continued)

Window Descriptions 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 1950

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;1950;

Other Structure Uses ____

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

## RESEARCH METHODS

Research Methods ____ >> Examine local tax records

Other research methods

## SURVEYOR'S EVALUATION OF SITE

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

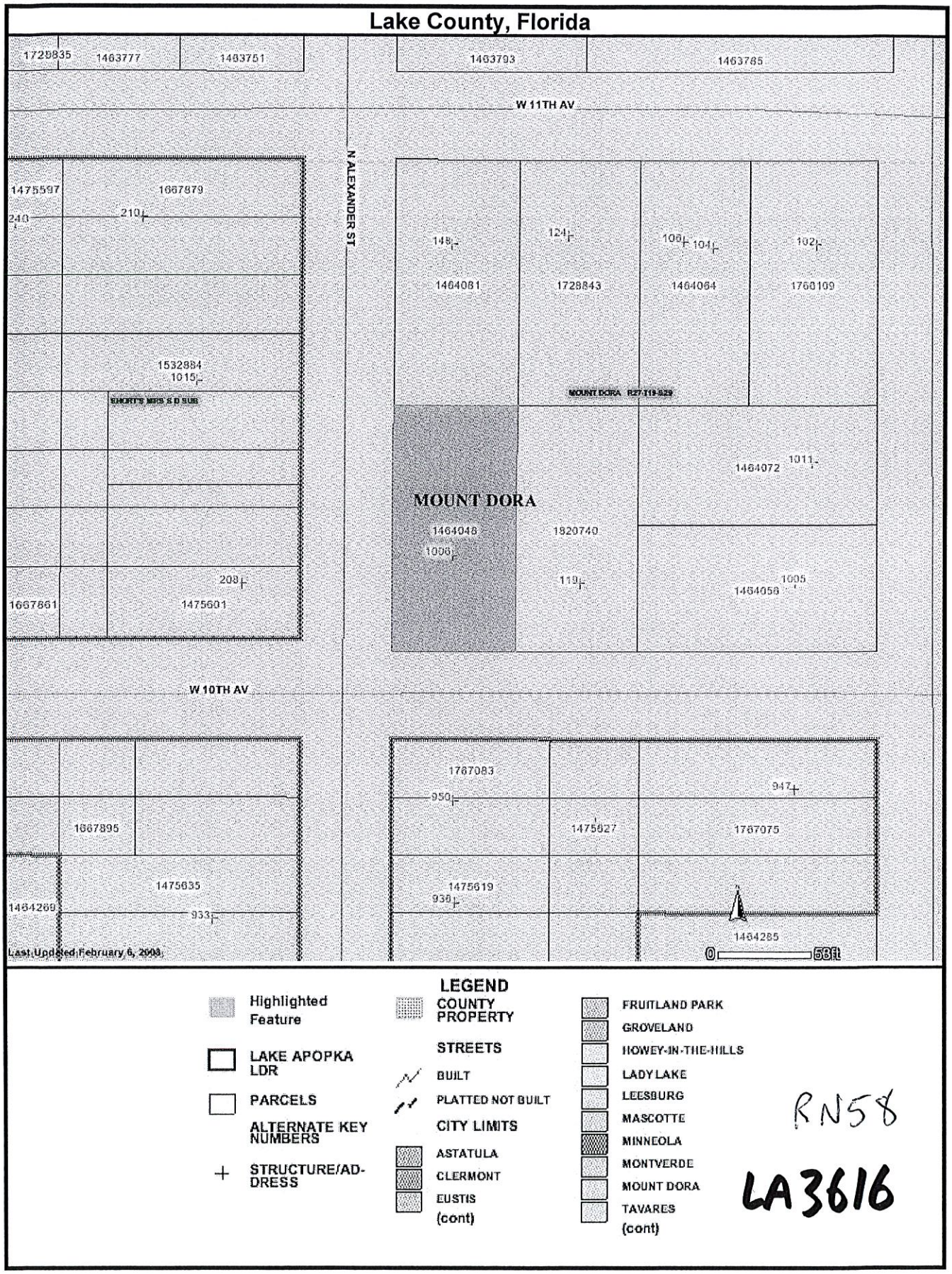
Idividually Eligible for National Register? NO

Potential Contributor to NR District? YES

Area(s) of historical significance ____ >>

Other Historical Associations

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




**LEGEND**

- Highlighted Feature
- LAKE APOPKA LDR
- PARCELS
- ALTERNATE KEY NUMBERS
- \+ STRUCTURE/ADDRESS
- COUNTY PROPERTY
- STREETS
  - BUILT
  - PLATTED NOT BUILT
- CITY LIMITS
  - ASTATULA
  - CLERMONT
  - EUSTIS (cont)
  - FRUITLAND PARK
  - GROVELAND
  - HOWEY-IN-THE-HILLS
  - LADY LAKE
  - LEESBURG
  - MASCOTTE
  - MINNEOLA
  - MONTVERDE
  - MOUNT DORA
  - TAVARES (cont)

RN58

LA3616

# HISTORICAL STRUCTURE FORM

8LA03616

## DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____ Maintaining Organization: _____

File or Accession #: _____ Descriptive Information: _____

>> _____

## RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

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

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

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

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

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

**SHPO's Evaluation of Resource**

_____ Date _____

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 5/21/2008

Form Comments: _____

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

# LA03616-200803
## Supplementary Printout

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

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

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

> **Foundation types:**
Slab

> **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;1950;

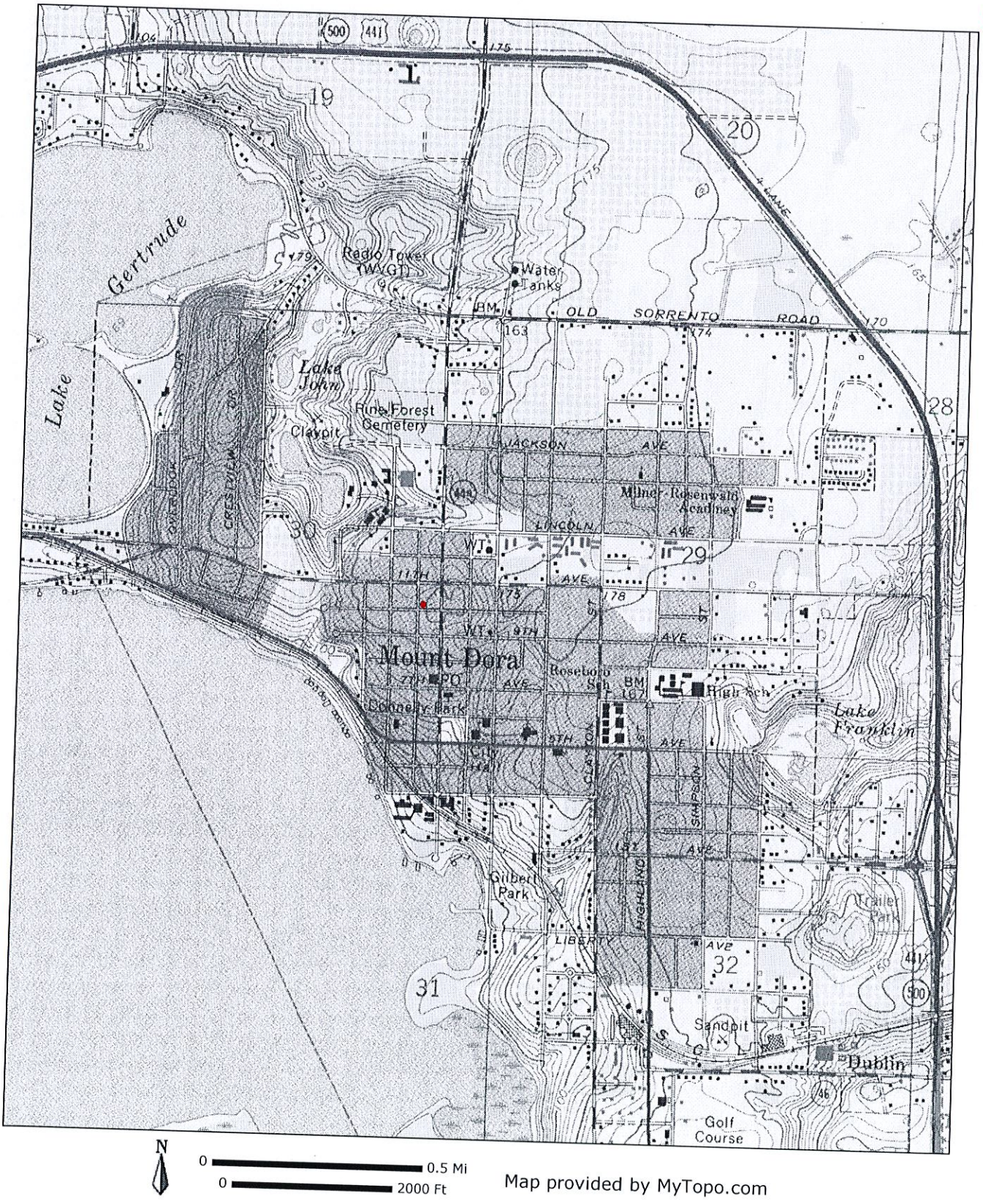
> **Research methods:**
Examine local tax records
FL Master Site File-Cultural Resources
Pedestrian

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

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

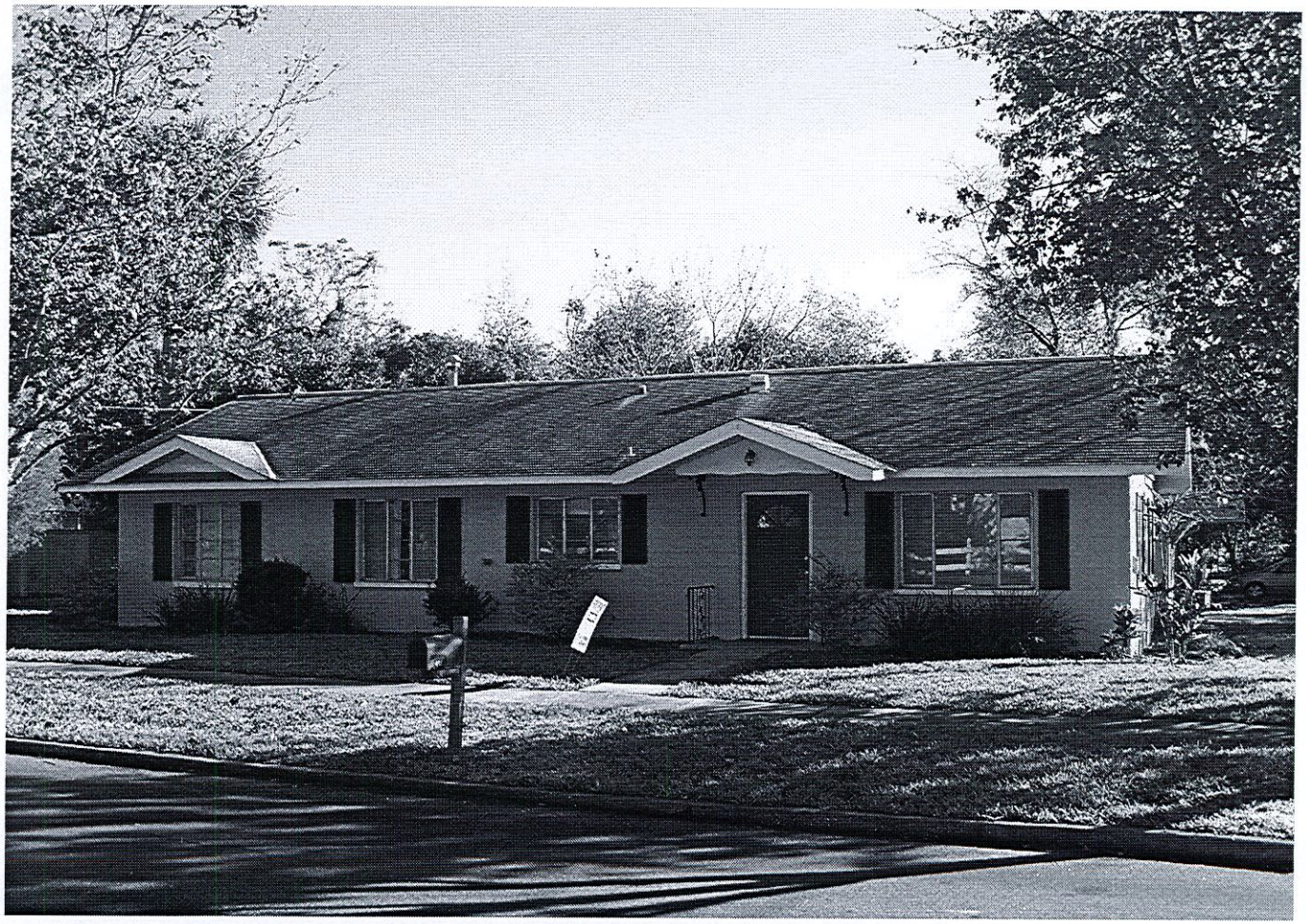
> **[Other name(s)]:**

58




Map provided by MyTopo.com

LA3616



58

LA
3616

Clear Form Values

Page 1

☐ Original
☐ Update

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

Site#8 LA03616
Field Date 11-16-2019
Form Date 11-16-2019
Recorder # 4

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) 1006 Alexander 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 | Direction | Street Name | Street Type | Suffix Direction |
|---|---|---|---|---|
| 1006 | N | Alexander | Street | |

Address:
Cross Streets (nearest / between) NE corner of N Alexander St & W 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 # 29-19-27-0010-019-00000  Landgrant _____
Subdivision Name _____  Block 19  Lot _____
UTM Coordinates: Zone ☐16 ☐17  Easting 436984  Northing 3185806
Other Coordinates: X: -81.6458  Y: 28.8053  Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

## HISTORY

Clear History Values

Construction Year: 1950 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use House  From (year): 1950  To (year): _____
Current Use House  From (year): _____  To (year): 2020
Other Use _____  From (year): _____  To (year): _____
Moves: ☐yes ☐no ☐unknown  Date: _____  Original address _____
Alterations: ☐yes ☐no ☐unknown  Date: 11-18-2015  Nature Metal re-roof
Additions: ☐yes ☐no ☐unknown  Date: _____  Nature Patio
Architect (last name first): _____  Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

Early residents found were Alfred and Petra Becher (1958-1964)

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

## DESCRIPTION

Clear Description Values

Style Ranch  Exterior Plan Rectangular  Number of Stories 1
Exterior Fabric(s) 1. Block-concrete  2. _____  3. _____
Roof Type(s) 1. Gable  2. _____  3. _____
Roof Material(s) 1. Metal shingles  2. _____  3. _____
Roof secondary strucs. (dormers etc.) 1. _____  2. _____
Windows (types, materials, etc.)

There are metal casement windows that are consistent with 1950s construction.

Distinguishing Architectural Features (exterior or interior ornaments)

The front facade has decorative wooden shutters that have flamingo cut outs. These shutters were introduced after 2011 based on contemporary images.

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

There is a side patio addition and a separate carport with a shed that was updated in 2012.

## DHR USE ONLY | OFFICIAL EVALUATION | DHR USE ONLY

NR List Date _____
☐Owner Objection

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



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

# HISTORICAL STRUCTURE FORM

Site # LA03616

## DESCRIPTION (continued)

Clear Description Values

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

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

Foundation Type(s): 1. Continuous 2.

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

There is one structural support at the entrance that was added after 2011. Two metal brackets decorate the main entrance

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

The front of the property has a covered porch that has one structural post. The front door is under the porch. There is a decorative scalloped wood board under the gable that frames the porch.

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

Narrative Description of Resource

The residential structure exhibits ranch style architecture from the 1950s. The property has been maintained and new details have been added to match the unique character of Mount Dora.

Archaeological Remains N/A ☐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)

This house is significant because of its ranch style architecture. Recent, non-historic, alterations contribute to the overall aesthetic of the historic district but may be misleading to future historic studies.

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

1. Architecture 3. 5.

2. Community planning & developm 4. 6.

## DOCUMENTATION

Clear Documentation Values

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

1) Document type Maintaining organization

Document description File or accession #'s

2) Document type Maintaining organization

Document description File or accession #'s

## RECORDER INFORMATION

Recorder Name Samantha Kanach /HLS QAQC Affiliation Other

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

(address / phone / fax / e-mail)

**Required Attachments**

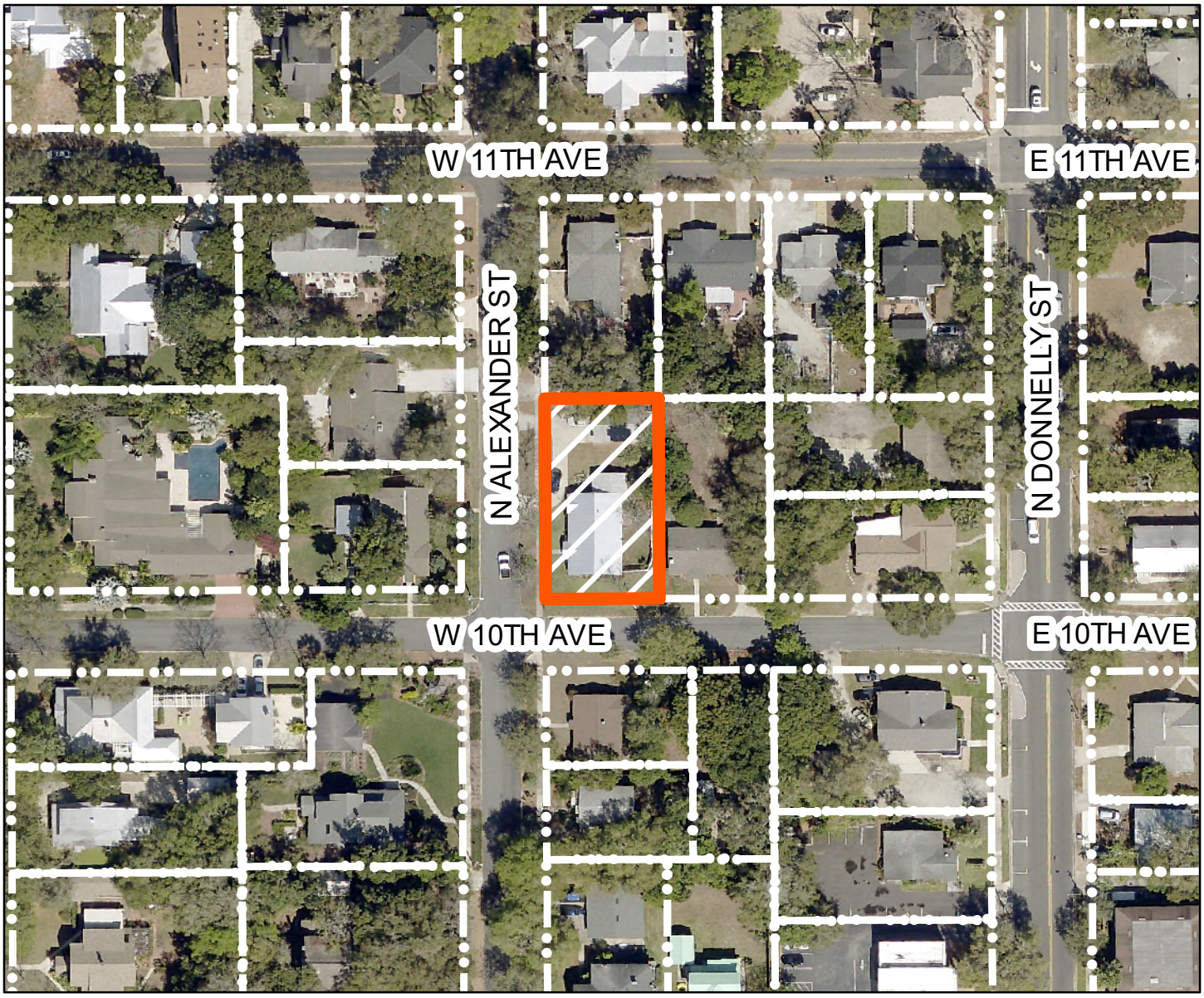
❶ **USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED**

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

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

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

# Street Map




N

1006 ALEXANDER ST MOUNT DORA FL 32757

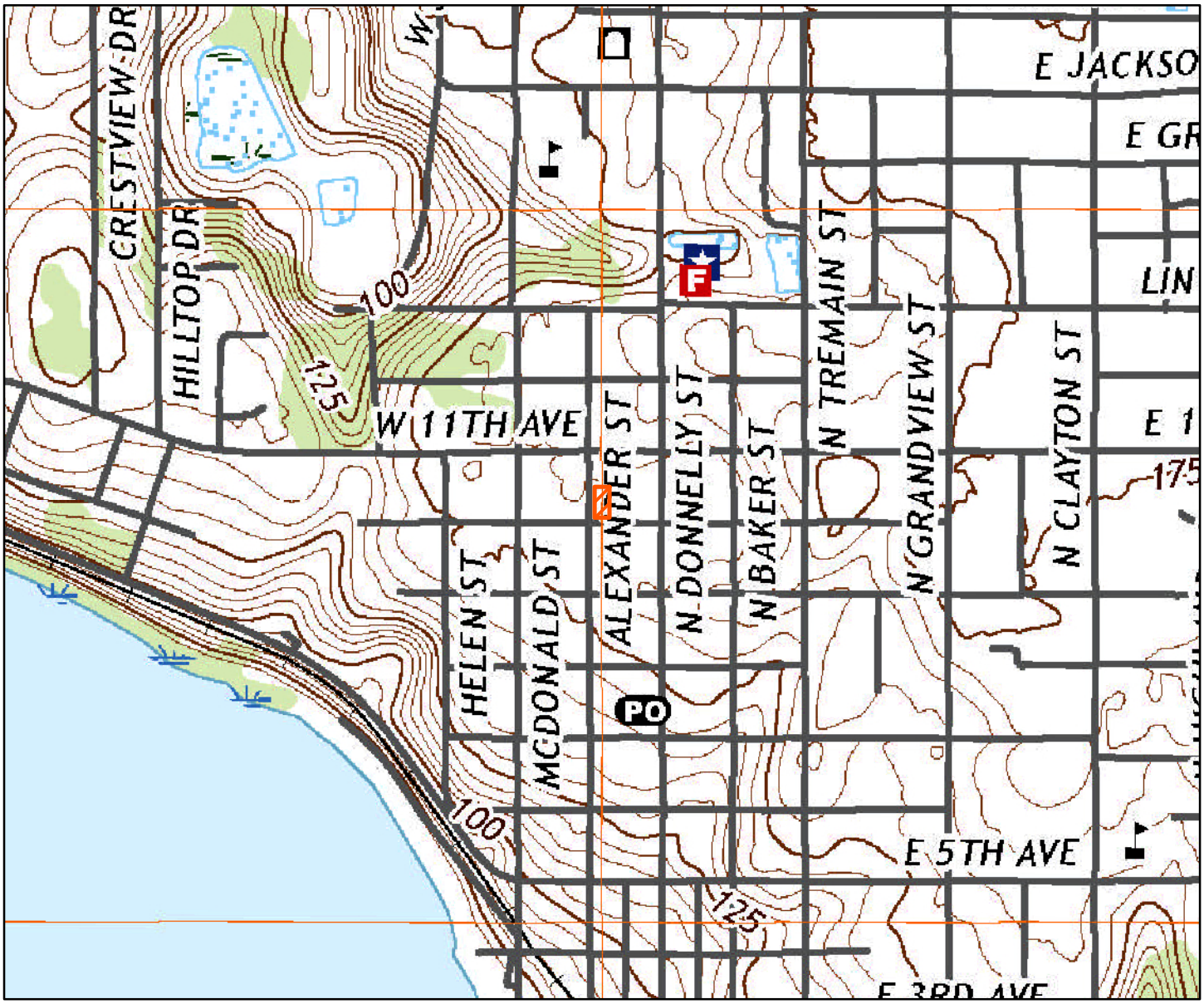
0 40 80 160
Feet

**LA03616**

KCI TECHNOLOGIES

Data Sources: Lake County, City of Mount Dora

# USGS Map




N

## LA03616

1006 ALEXANDER ST MOUNT DORA FL 32757

Source: United States Geological Survey Eustis, FL 2018

KCI TECHNOLOGIES

1006

RECEIVED
By scottw at 12:52 pm, Mar 30, 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: 1006 N. Alexander St. Alternate Key No.: 1464048

Property Owner: Jill Wilson

Applicant: Coastal Green Energy Solutions (Erik North)

Applicant's Mailing Address: 9355 45 301 Tampa FL 33619

Applicant's Phone Number: 813-512-6014

Applicant's Email Address: permitting@coastalgreenenergy.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
- ☑ Windows
- ☐ Doors
- ☐ Walls or Fences
- ☐ Foundation
- ☐ Porches or Porte Cochere
- ☐ Chimney
- ☐ Exterior Lighting
- ☐ Siding/Stucco/Façade Work
- ☐ Walls/Structural
- ☐ Roof
- ☐ Landscape Features

Existing Materials: Aluminum / Steel Windows

Proposed Materials: Vinyl windows

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: Like for like window replacement

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:** | WILSON JILL | **Alternate Key:** | 1464048 |
| **Mailing Address:** | 1006 N ALEXANDER ST MOUNT DORA, FL 32757 *Update Mailing Address* | **Parcel Number:** | 29-19-27-0010-019-00000 |
| | | **Millage Group and City:** | 0MD1 Mount Dora |
| | | **2022 Total Certified Millage Rate:** | 18.8051 |
| | | **Trash/Recycling/Water/Info:** | *My Public Services Map* |
| **Property Location:** | 1006 ALEXANDER ST MOUNT DORA FL, 32757 | **Property Name:** | -- *Submit Property Name* |
| | | **School Information:** | *School Locator & Bus Stop Map* *School Boundary Maps* |
| **Property Description:** | MOUNT DORA, 30-19-27 S 140 FT OF W 70 FT OF BLK 19 PB 3 PGS 37-43 ORB 4036 PG 2013 | | |

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) | 140 | 70 | | 9800.000 | FD | $0.00 | $153,468.00 |

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

## Residential Building(s)

### Building 1

| | |
|---|---|
| Residential | Building Value: $168,898.00 |

**Summary**

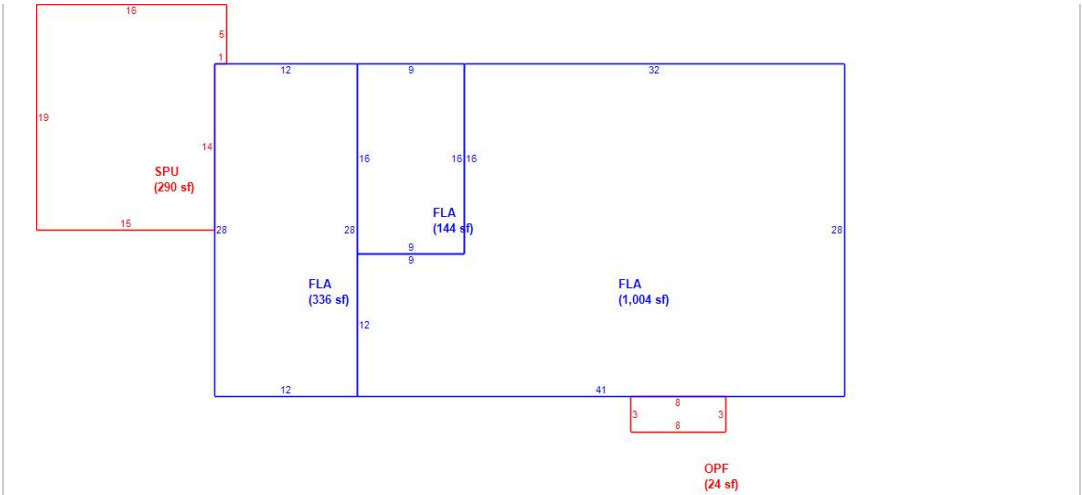
| | | | |
|---|---|---|---|
| Year Built: 1950 | Total Living Area: 1484 | Central A/C: Yes | Attached Garage: No |
| Bedrooms: 2 | Full Bathrooms: 1 | Half Bathrooms: 1 | Fireplaces: 0 |

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

**Section(s)**

| Section Type | Ext. Wall Type | No. Stories | Floor Area |
|---|---|---|---|
| FINISHED LIVING AREA (FLA) | Block (02) | 1.00 | 1484 |
| OPEN PORCH FINISHED (OPF) | | 1.00 | 24 |
| SCREEN PORCH UNFINISHED (SPU) | | 1.00 | 290 |

View Larger / Print / Save




## Miscellaneous Improvements

| No. | Type | No. Units | Unit Type | Year | Depreciated Value |
|---|---|---|---|---|---|
| 1 | UTILITY BLDG UNFINISHED (UBU1) | 100 | SF | 1969 | $160.00 |
| 2 | UTILITY BLDG FINISHED (UBF4) | 200 | SF | 2012 | $2,030.00 |
| 3 | CARPORT - FINISHED (FCP3) | 400 | SF | 2012 | $2,937.00 |

## 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 |
|---|---|---|---|---|---|
| 4036 / 2013 | 05/2011 | Warranty Deed | Qualified | Improved | $175,000.00 |
| 2704 / 1060 | 11/2004 | Warranty Deed | Qualified | Improved | $175,000.00 |
| 2072 / 1998 | 02/2002 | Warranty Deed | Qualified | Improved | $104,000.00 |
| 919 / 2108 | 05/1987 | Fee Simple | Unqualified | Improved | $1.00 |
| 740 / 538 | 12/1981 | Warranty Deed | Qualified | Improved | $56,500.00 |

*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 | $327,493 | $166,820 | $111,820 | 5.0364 | $563.17 |

| | | | | | |
|---|---|---|---|---|---|
| SCHOOL BOARD STATE | $327,493 | $166,820 | $136,820 | 3.2500 | $444.67 |
| SCHOOL BOARD LOCAL | $327,493 | $166,820 | $136,820 | 2.9980 | $410.19 |
| LAKE COUNTY WATER AUTHORITY | $327,493 | $166,820 | $111,820 | 0.3083 | $34.47 |
| NORTH LAKE HOSPITAL DIST | $327,493 | $166,820 | $111,820 | 0.5000 | $55.91 |
| ST JOHNS RIVER FL WATER MGMT DIST | $327,493 | $166,820 | $111,820 | 0.1974 | $22.07 |
| CITY OF MOUNT DORA | $327,493 | $166,820 | $111,820 | 5.9603 | $666.48 |
| LAKE COUNTY MSTU AMBULANCE | $327,493 | $166,820 | $111,820 | 0.4629 | $51.76 |
| LAKE COUNTY VOTED DEBT SERVICE | $327,493 | $166,820 | $111,820 | 0.0918 | $10.27 |
| | | | | **Total:** 18.8051 | **Total:** $2,258.99 |

## 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

# Dealer Quotation - Quote 495304

SoftLite Windows & Doors

10250 Philipp Pkwy
Streetsboro, OH 44241
www.soft-lite.com

Phone: (330) 528 3400
Fax: (330) 528 3501

| QUOTE EXPIRES |
|---|
| 30 DAYS FROM REQUESTED |

## Bid For

**COASTAL GREEN ENERGY - TAMPA**
935 US 301 S
TAMPA, FL 33619
Business: 904 547 9625
Fax:

## Shipping Address

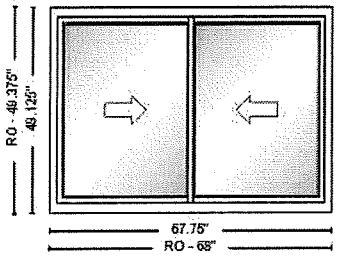
935 US 301 S
TAMPA, FL 33619

Quote Name: WILSON, JILL

| Customer Number | PO | Required Date | Quoted By |
|---|---|---|---|
| 703933 | WILSON, JILL | 3/14/2023 | DMiller |

| Line | Qty | Description |
|---|---|---|
| **10-1** | 1 | BCN Double Slider XX 67.75 x 49.125 |

**Comment/Room:**
#1 LIVING




Viewed from Inside
Base Color = Soft-Lite White
Half Flex Screen Bettervue
Sill Expander = Y
Approval Number = 15781.15
Design Pressure Rating = +40/-40
Lock Type = Standard
Lock Color = Soft-Lite White
Foam Fill = Spray Foam
Install Note = Yes
#1 LIVING
Reinforced Sash = Y
Double Locks = Y
Primary Sash = R
Glass Package = Solar Lowe & Argon
Argon Gas
Stainless Spacer
Double Strength
Wrap = G

***NFRC Values***

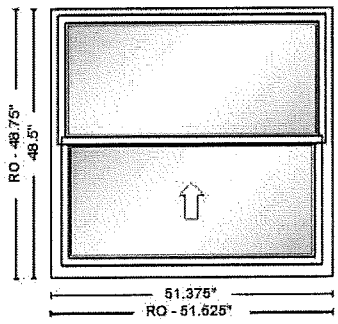
| U-FACTOR | SHGC |
|---|---|
| 0.32 | 0.2 |
| **VT** | **CR** |
| 0.43 | 57 |



Bid Dated: 3/14/2023 2:09 PM

| Customer Number | PO | Required Date | Quoted By |
|---|---|---|---|
| 703933 | WILSON, JILL | 3/14/2023 | DMiller |

| Line | Qty | Description |
|---|---|---|
| 20-1 | 5 | BCN Single Hung Single Hung 51.375 x 48.5 |




*NFRC Values*

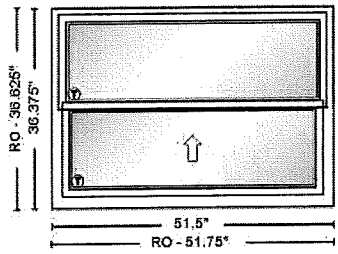
| U-FACTOR | SHGC |
|---|---|
| 0.29 | 0.2 |
| **VT** | **CR** |
| 0.45 | 60 |

Viewed from Inside
Base Color = Soft-Lite White
Half Flex Screen Bettervue
Sill Expander = Y
Approval Number = 23505.4
Design Pressure Rating = +45/-45
Lock Type = Standard
Lock Color = Soft-Lite White
Foam Fill = Spray Foam
Install Note = Yes
#2#4#9#10#11
Reinforced Sash = Y
Double Locks = Y
Glass Package = Solar Lowe & Argon
Argon Gas
Stainless Spacer
Double Strength
Wrap = G

**Comment/Room:**

#2 LIVING / #4 DINING / #9 BED1 / #10,#11 BED2

| Line | Qty | Description |
|---|---|---|
| 30-1 | 1 | BCN Single Hung Single Hung 51.5 x 36.375 |




*NFRC Values*

| U-FACTOR | SHGC |
|---|---|
| 0.29 | 0.2 |
| **VT** | **CR** |
| 0.45 | 60 |

Viewed from Inside
Base Color = Soft-Lite White
Half Flex Screen Bettervue
Sill Expander = Y
Approval Number = 23505.4
Design Pressure Rating = +45/-45
Lock Type = Standard
Lock Color = Soft-Lite White
Foam Fill = Spray Foam
Install Note = Yes
#3 KIT {T}
Reinforced Sash = Y
Double Locks = Y
Glass Package = Solar Lowe & Argon
Tempered = Yes
Argon Gas
Stainless Spacer
Double Strength
Wrap = G

**Comment/Room:**

#3 KITCHEN

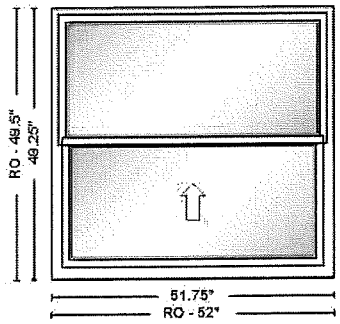


Bid Dated: 3/14/2023 2:09 PM

| Customer Number | PO | Required Date | Quoted By |
|---|---|---|---|
| 703933 | WILSON, JILL | 3/14/2023 | DMiller |

| Line | Qty | Description |
|---|---|---|
| 40-1 | 1 | BCN Single Hung Single Hung 51.75 x 49.25 |

**Comment/Room:**
#5 MASTER



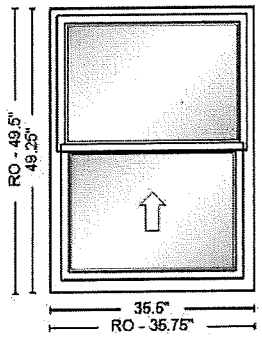

Viewed from Inside
Base Color = Soft-Lite White
Half Flex Screen Bettervue
Sill Expander = Y
Approval Number = 23505.4
Design Pressure Rating = +45/-45
Lock Type = Standard
Lock Color = Soft-Lite White
Foam Fill = Spray Foam
Install Note = Yes
#5 MBED
Reinforced Sash = Y
Double Locks = Y
Glass Package = Solar Lowe & Argon
Argon Gas
Stainless Spacer
Double Strength
Wrap = G

***NFRC Values***

| U-FACTOR | SHGC |
|---|---|
| 0.29 | 0.2 |
| **VT** | **CR** |
| 0.45 | 60 |

| Line | Qty | Description |
|---|---|---|
| 50-1 | 2 | BCN Single Hung Single Hung 35.5 x 49.25 |

**Comment/Room:**
#6,#7 MASTER




Viewed from Inside
Base Color = Soft-Lite White
Half Flex Screen Bettervue
Sill Expander = Y
Approval Number = 23505.4
Design Pressure Rating = +55/-55
Lock Type = Standard
Lock Color = Soft-Lite White
Foam Fill = Spray Foam
Install Note = Yes
#6,#7 MBED
Reinforced Sash = Y
Double Locks = Y
Glass Package = Solar Lowe & Argon
Argon Gas
Stainless Spacer
Double Strength
Wrap = G

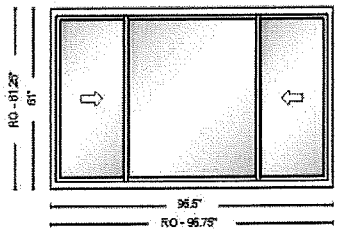
***NFRC Values***

| U-FACTOR | SHGC |
|---|---|
| 0.29 | 0.2 |
| **VT** | **CR** |
| 0.45 | 60 |

| Customer Number | PO | Required Date | Quoted By |
|---|---|---|---|
| 703933 | WILSON, JILL | 3/14/2023 | DMiller |

| Line | Qty | Description |
|---|---|---|
| **60-1** | 1 | BCN Triple Slider XOX 96.5 x 61 |

**Comment/Room:**
#8 OFFICE




Viewed from Inside
Base Color = Soft-Lite White
Screen Type = VENTF
Sill Expander = Y
Approval Number = 15781.16
Design Pressure Rating = +40/-40
Lock Type = Standard
Lock Color = Soft-Lite White
Foam Fill = Spray Foam
Install Note = Yes
#8 OFFICE
Reinforced Sash = Y
Double Locks = Y
Glass Package = Solar Lowe & Argon
Argon Gas
Stainless Spacer
Double Strength
Wrap = G

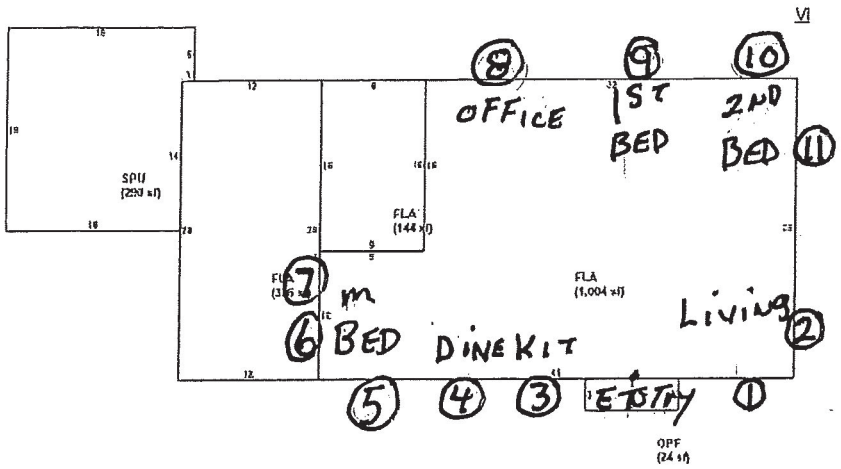
***NFRC Values***

| U-FACTOR | SHGC |
|---|---|
| 0.32 | 0.2 |
| **VT** | **CR** |
| 0.43 | 57 |



Bid Dated: 3/14/2023 2:09 PM

| | | | |
|---|---|---|---|
| Lender: CASH | NOC | 146 @ 1-3 | |
| Terms: | | | |
| HOA: NA | | | |
| Class/Design Pressure in PSF | | Wind Velocity in MPH | 133 |




COASTAL GREEN ENERGY SOLUTIONS CGC 1523579

| | |
|---|---|
| Cust. Name | Jill Wilson |
| | |
| Phone Number | 325-552-2421 |
| Phone Number | |
| Cont. Date | 11/30/2022 |
| Address | 1006 N Alexander St |
| | Mount Dora, FL 32757 |
| County | LAKE |
| Sales Rep | CHRIS |
| Phone Number | |
| Frame Type | |
| Exterior Siding | |
| YR | 1950 |
| Lead Test Y/N | Y |
| Lead Results Y/N | |
| Bucking Req | |
| Color | |
| Grids | |
| Frosted | |
| Impact | |
| Non-Impact | QTY: 11 |
| Window Shields | |
| Entry Door | |
| Cust. Init. | |

| Nr | Room | W | H | Style | Series | OBS | Temp | Screen | Grids | Add'l Options |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | Living | 67 3/4 | 49 1/8 | ILS | | | | YES | | X O ← |
| 2 | Living | 51 1/2 | 48 1/2 | SH | | | | | | |
| 3 | KIT | 51 1/2 | 36 3/8 | SH | | | X | | | |
| 4 | DINING | 51 1/2 | 48 1/2 | SH | | | | | | |
| 5 | mBED | 51 3/4 | 49 1/4 | SH | | | | | | |
| 6 | mBED | 35 1/2 | 49 1/4 | SH | | | | | | |
| 7 | mBED | 35 3/4 | 49 1/4 | SH | | | | | | |
| 8 | OFFICE | 96 1/2 | 61 | 3LS | | | | | | 1/4 - 1/2 - 1/4 |
| 9 | 1ST BED | 51 3/8 | 48 1/2 | SH | | | | | | |
| 10 | 2ND BED | 51 3/8 | 48 1/2 | SH | | | | | | |
| 11 | 2ND BED | 51 3/8 | 48 1/2 | SH | | | | YES | | |
| 12 | | | | | | | | | | |
| 13 | | | | | | | | | | |
| 14 | | | | | | | | | | |
| 15 | | | | | | | | | | |
| 16 | | | | | | | | | | |
| 17 | | | | | | | | | | |
| 18 | | | | | | | | | | |
| 19 | | | | | | | | | | |
| 20 | | | | | | | | | | |

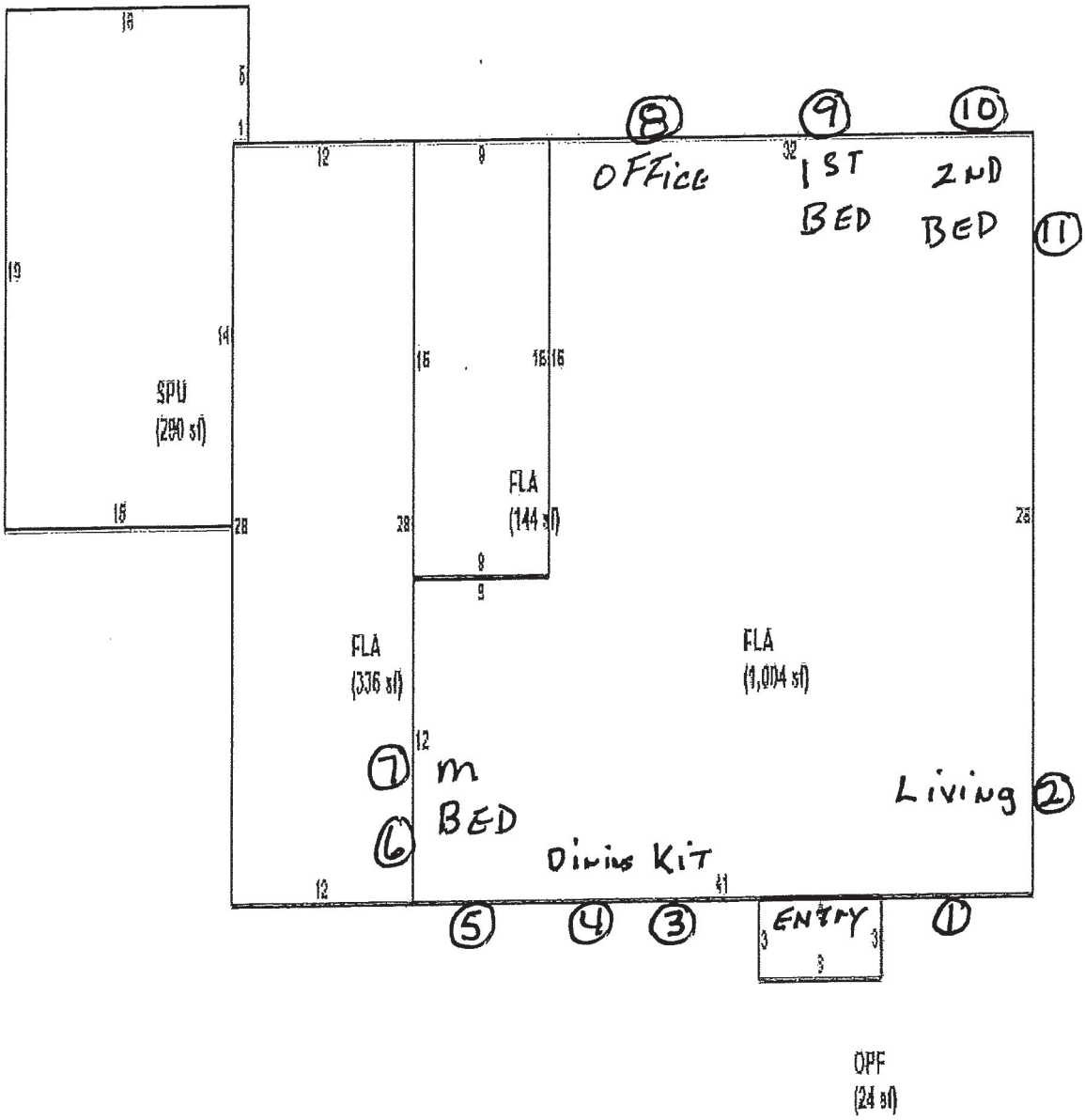
Customer Signature: Date: 12/6/22

Do you live in a flood zone: Yes or No (Please circle one)

Measured By:

Date: 12-6-22

VI




Jill Wilson
1006 N Alexander St
Mount Dora, Fl 32757

CITY OF MOUNT DORA
BUILDING & FIRE PREVENTION
CONSTRUCTION SERVICES

**Building & Fire Prevention Construction Services**
510 North Baker Street
Mount Dora, FL 32757
(352) 735-7115
Fax: (352) 735-7191
Email: building@cityofmountdora.com

# PRODUCT APPROVAL SPECIFICATION SHEET

**BFP-011**

As required by Florida Statute 553.842 and Florida Administrative Code 9B-72, please provide the information and approval numbers on the building components below, if they will be utilized on the construction project for which you are applying for a building permit. We recommend you contact your local product supplier should you not know the product approval number for any of the applicable listed products. *A COPY OF THE MANUFACTURERS APPROVED INSTALLATION DOCUMENTS MUST BE AVAILABLE ONSITE FOR INSPECTION.*

| Category/Subcategory | Manufacturer | Product Description | Approval Number(s) |
|---|---|---|---|
| **1. EXTERIOR DOORS** | | | |
| A. SWINGING | | | |
| B. SLIDING | | | |
| C. SECTIONAL | | | |
| D. ROLL UP | | | |
| E. AUTOMATIC | | | |
| F. OTHER | | | |
| | | | |
| **2. WINDOWS** | | | |
| A. SINGLE HUNG | SoftLite | SH30P | 23505.4 |
| B. HORIZONTAL SLIDER | SoftLite | DSL30 | 15781.15 |
| C. CASEMENT | | | |
| D. DOUBLE HUNG | | | |
| E. FIXED | | | |
| F. AWNING | | | |
| G. PASS THROUGH | | | |
| H. PROJECTED | | | |
| I. MULLION | | | |
| J. WIND BREAKER | | | |
| K. DUAL ACTION | | | |
| L. OTHER - Triple Slider | SoftLite | TSL30 | 15781.16 |
| | | | |
| **3. PANEL WALL** | | | |
| A. SIDING | | | |
| B. SOFFITS | | | |
| C. EIFS | | | |
| D. STOREFRONT | | | |
| E. CURTAIN WALLS | | | |
| F. WALL LOUVER | | | |
| G. GLASS BLOCK | | | |
| H. MEMBRANE | | | |
| I. GREENHOUSE | | | |
| J. OTHER | | | |
| | | | |
| **4. ROOFING PRODUCTS** | | | |
| A. ASPHALT SHINGLES | | | |
| B. UNDERLAYMENTS | | | |
| C. ROOFING FASTENERS | | | |

| | | | |
|---|---|---|---|
| D. NON-STRUCTURAL METAL ROOFING | | | |
| **Category/Subcategory** | **Manufacturer** | **Product Description** | **Approval Number(s)** |
| E. WOOD SHINGLES AND SHAKES | | | |
| F. ROOFING TILES | | | |
| G. ROOFING INSULATION | | | |
| H. WATERPROOFING | | | |
| I. BUILT UP ROOFING SYSTEMS | | | |
| J. MODIFIED BITUMEN | | | |
| K. SINGLE PLY ROOFING SYSTEMS | | | |
| L. ROOFING SLATE | | | |
| M. CEMENTS-ADHESIVE COATINGS | | | |
| N. LIQUID APPLIED ROOF SYSTEMS | | | |
| O. ROOF TILE ADHESIVE | | | |
| P. SPRAY APPLIED POLYURETHANE ROOF | | | |
| | | | |
| **5. SHUTTERS** | | | |
| A. ACCORDION | | | |
| B. BAHAMA | | | |
| C. STORM PANELS | | | |
| D. COLONIAL | | | |
| E. ROLL UP | | | |
| F. EQUIPMENT | | | |
| G. OTHERS | | | |
| | | | |
| **6. SKYLIGHTS** | | | |
| A. SKYLIGHTS | | | |
| B. OTHER | | | |
| | | | |
| **7. STRUCTURAL COMPONENTS** | | | |
| A. WOOD ANCHORS/CONNECTORS | | | |
| B. TRUSS PLATES | | | |
| C. ENGINEERED LUMBER | | | |
| D. RAILING | | | |
| E. COOLERS-FREEZERS | | | |
| F. CONCRETE ADMIXTURES | | | |
| G. MATERIAL | | | |
| H. INSULATION FORMS | | | |
| I. PLASTICS | | | |
| J. DECK-ROOF | | | |
| K. WALL | | | |
| L. SHEDS | | | |
| M. PRE-CAST HEADERS | | | |
| N. OTHER | | | |
| **8. NEW EXTERIOR ENVELOPE PRODUCTS** | | | |
| A. | | | |
| B. | | | |

Florida product approval numbers may be obtained from suppliers or by visiting the Florida Building Code Online website at www.floridabuilding.org. Use the Product Approval link to search for current approved products.

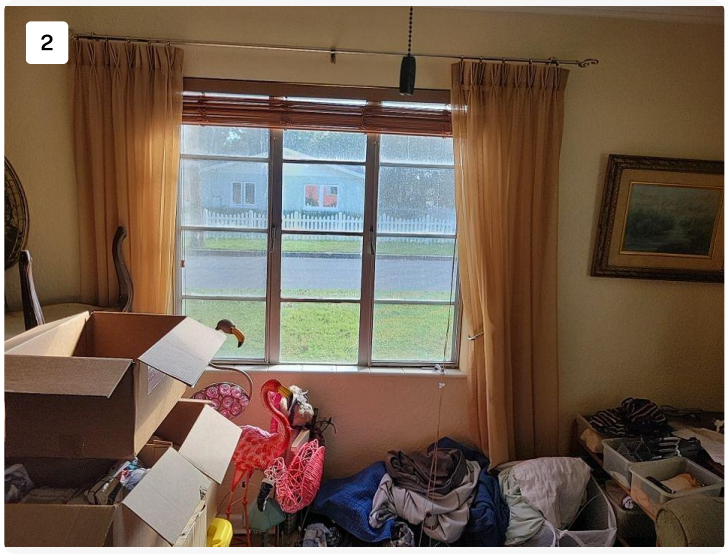
# RICK'S PICS

Wilson, Jill
1006 N Alexander St
Mount Dora, FL 32757

1

Project: Jill Wilson
Date: 12/6/2022, 2:42pm
Creator: Big Rick

2



Project: Jill Wilson
Date: 12/6/2022, 2:42pm
Creator: Big Rick

3

Project: Jill Wilson
Date: 12/6/2022, 2:42pm
Creator: Big Rick

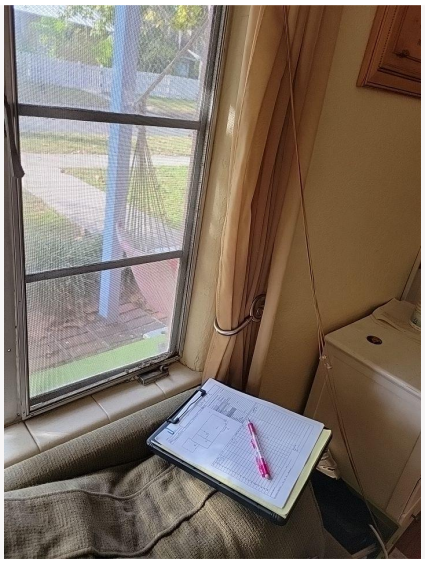
4

Project: Jill Wilson
Date: 12/6/2022, 2:42pm
Creator: Big Rick

5

Project: Jill Wilson
Date: 12/6/2022, 2:43pm
Creator: Big Rick

6



Project: Jill Wilson
Date: 12/6/2022, 2:43pm
Creator: Big Rick

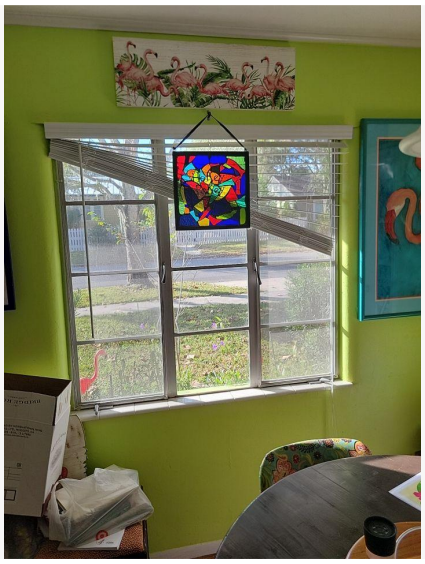
7

Project: Jill Wilson
Date: 12/6/2022, 2:50pm
Creator: Big Rick

8

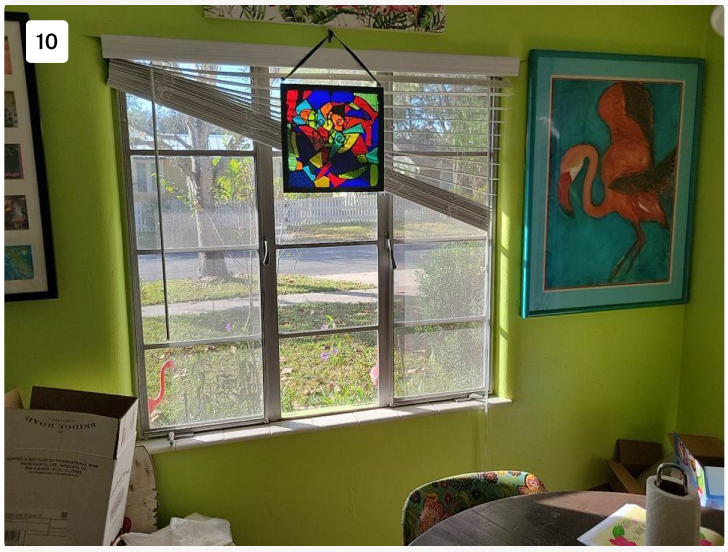
Project: Jill Wilson
Date: 12/6/2022, 2:50pm
Creator: Big Rick

9



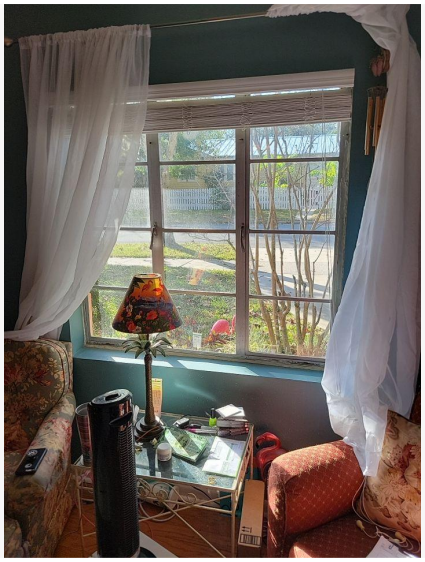
Project: Jill Wilson
Date: 12/6/2022, 2:50pm
Creator: Big Rick

10



Project: Jill Wilson
Date: 12/6/2022, 2:50pm
Creator: Big Rick

11



Project: Jill Wilson
Date: 12/6/2022, 2:58pm
Creator: Big Rick

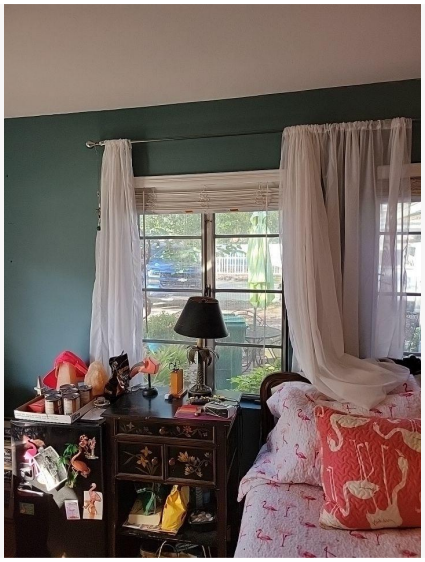
12

Project: Jill Wilson
Date: 12/6/2022, 2:58pm
Creator: Big Rick

13

Project: Jill Wilson
Date: 12/6/2022, 2:58pm
Creator: Big Rick

14



Project: Jill Wilson
Date: 12/6/2022, 2:59pm
Creator: Big Rick

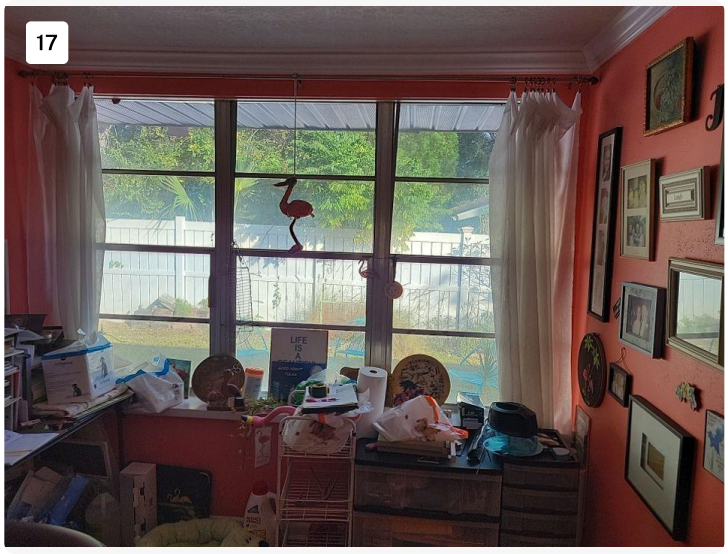
15

Project: Jill Wilson
Date: 12/6/2022, 2:59pm
Creator: Big Rick

16

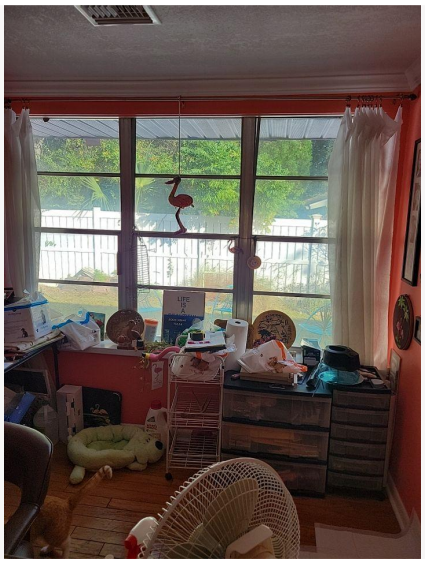
Project: Jill Wilson
Date: 12/6/2022, 2:59pm
Creator: Big Rick

17



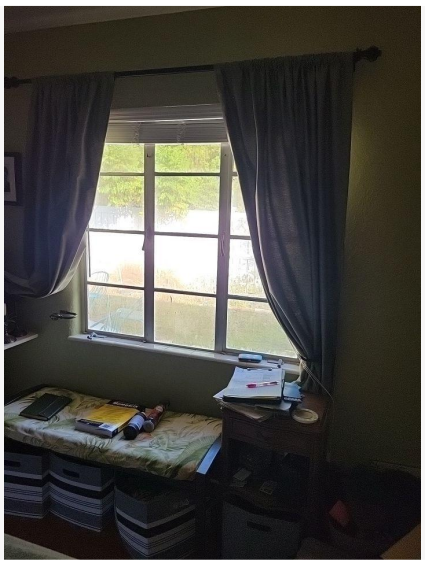
Project: Jill Wilson
Date: 12/6/2022, 3:07pm
Creator: Big Rick

18



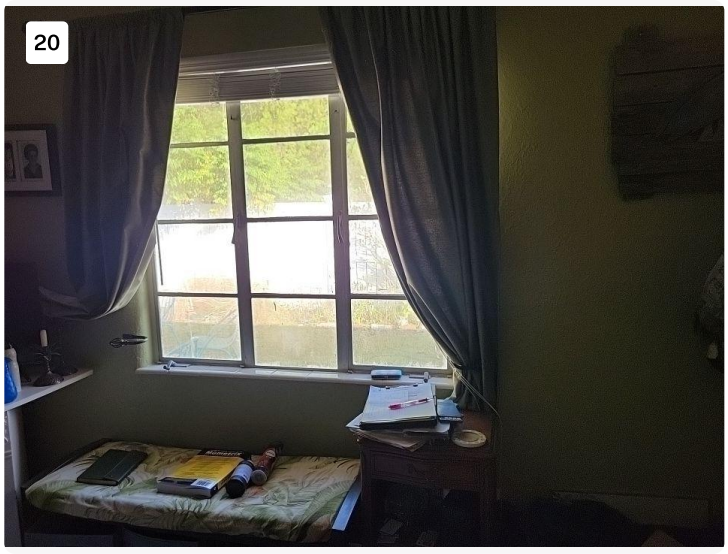
Project: Jill Wilson
Date: 12/6/2022, 3:07pm
Creator: Big Rick

19



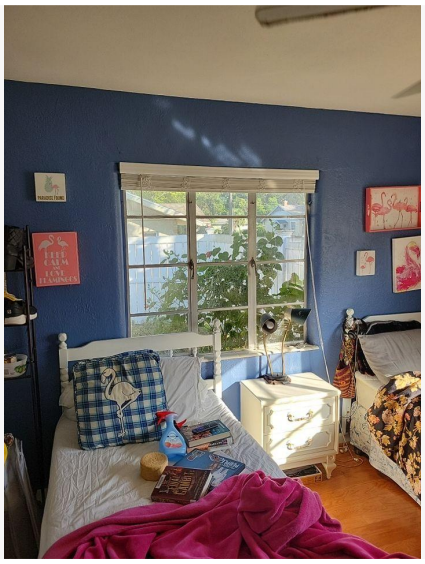
Project: Jill Wilson
Date: 12/6/2022, 3:16pm
Creator: Big Rick

20



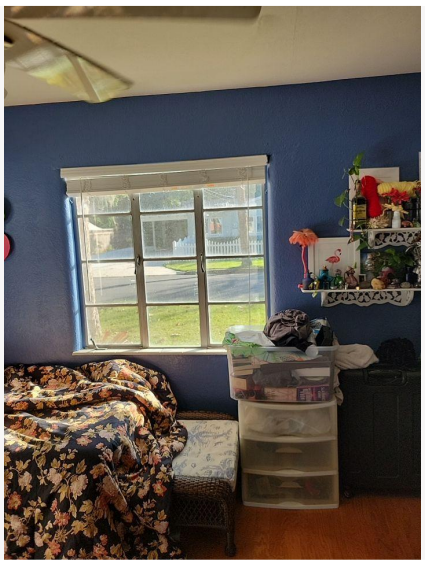
Project: Jill Wilson
Date: 12/6/2022, 3:16pm
Creator: Big Rick

21



Project: Jill Wilson
Date: 12/6/2022, 3:17pm
Creator: Big Rick

22



Project: Jill Wilson
Date: 12/6/2022, 3:17pm
Creator: Big Rick

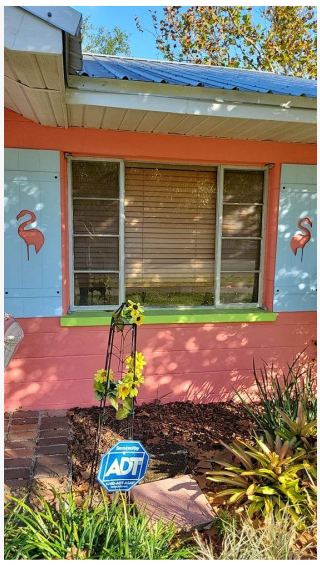
23

Project: Jill Wilson
Date: 12/6/2022, 3:18pm
Creator: Big Rick

24

Project: Jill Wilson
Date: 12/6/2022, 3:22pm
Creator: Big Rick

25



Project: Jill Wilson
Date: 12/6/2022, 3:31pm
Creator: Big Rick

26

Project: Jill Wilson
Date: 12/6/2022, 3:31pm
Creator: Big Rick

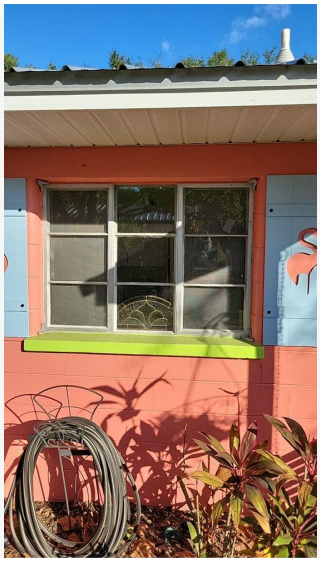
27

Project: Jill Wilson
Date: 12/6/2022, 3:31pm
Creator: Big Rick

28

Project: Jill Wilson
Date: 12/6/2022, 3:31pm
Creator: Big Rick

29

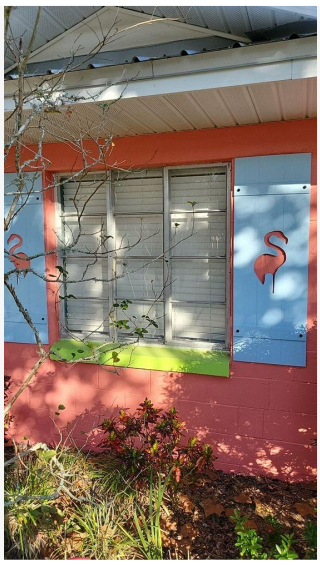


Project: Jill Wilson
Date: 12/6/2022, 3:32pm
Creator: Big Rick

30

Project: Jill Wilson
Date: 12/6/2022, 3:32pm
Creator: Big Rick

31

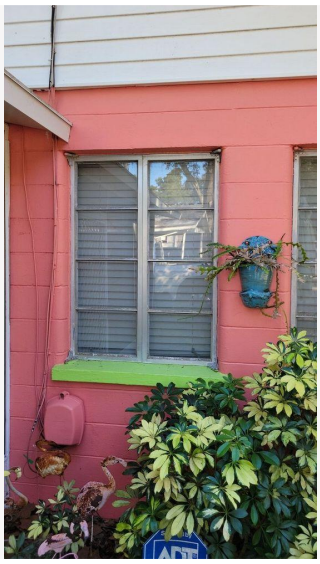


Project: Jill Wilson
Date: 12/6/2022, 3:32pm
Creator: Big Rick

32

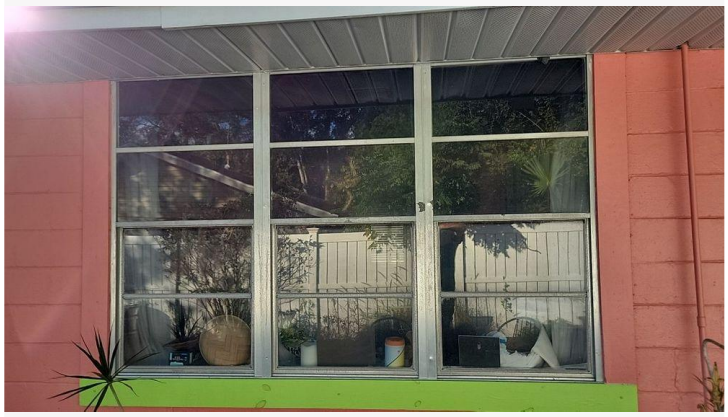
Project: Jill Wilson
Date: 12/6/2022, 3:32pm
Creator: Big Rick

33



Project: Jill Wilson
Date: 12/6/2022, 3:32pm
Creator: Big Rick

34



Project: Jill Wilson
Date: 12/6/2022, 3:33pm
Creator: Big Rick

35

Project: Jill Wilson
Date: 12/6/2022, 3:33pm
Creator: Big Rick

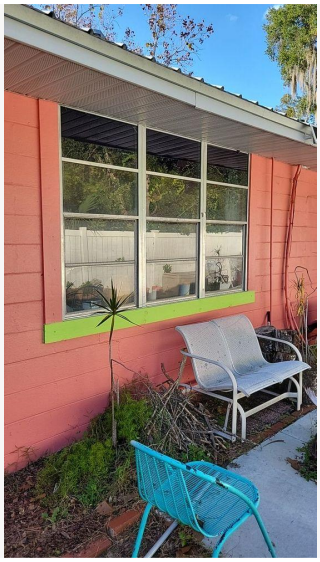
36

Project: Jill Wilson
Date: 12/6/2022, 3:33pm
Creator: Big Rick

37

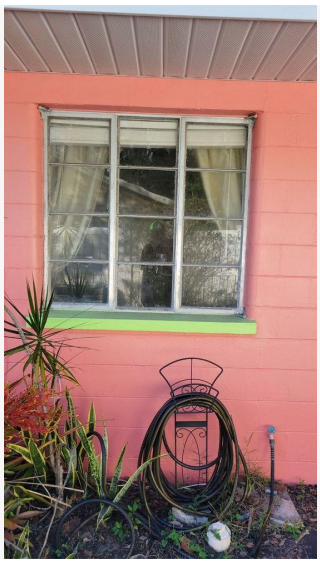
Project: Jill Wilson
Date: 12/6/2022, 3:33pm
Creator: Big Rick

38



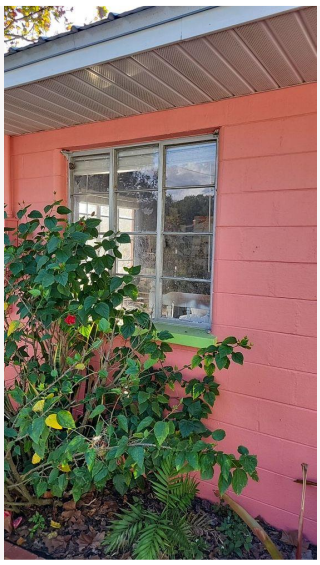
Project: Jill Wilson
Date: 12/6/2022, 3:33pm
Creator: Big Rick

39



Project: Jill Wilson
Date: 12/6/2022, 3:33pm
Creator: Big Rick

40



Project: Jill Wilson
Date: 12/6/2022, 3:33pm
Creator: Big Rick

CITY OF MOUNT DORA

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

**DATE:** April 26, 2023

**TO:** Historic Preservation Board

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

**RE:** **Tab 2 - Certificate of Appropriateness; 416 N. Highland St.(Location); Demolish Existing Single-Family Residence (Request); Bass Florida Holdings, LLC (Owner); Seble Gabre Madhin (Applicant).**

## Property Information

| | | | |
|---|---|---|---|
| **Address:** | 416 N Highlands | **Current Use:** | Single-Family Residence |
| **Zoning District:** | C-2A | **Land Use:** | Commercial |

## Structure Information

| | | | |
|---|---|---|---|
| **Date of Construction:** | 1920 | **Style:** | Dutch Colonial Revival |
| **Structural System:** | Wood Frame | **Foundation Type:** | Concrete Footing |
| **Siding:** | Wood Shingles | **Stories:** | Two |
| **Roof Type:** | Gambrel | **Chimneys:** | One |

## Background on Property:

The subject property is developed with a residence in the Dutch Colonial style. Dutch Colonial is a style of domestic architecture, primarily characterized by gambrel roofs having curved eaves along the length of the house. Modern versions built in the early 20th century are more accurately referred to as "Dutch Colonial Revival", a subtype of the Colonial Revival style.

Above is a picture of the structure from google street view from August 2022.

On September 29, 2022, staff identified the structure as potentially being unsafe due to damage sustained to the property by a tree falling on the property during Hurricane Ian.

On Friday, September 30th, 2022, a field inspection was completed by Deputy Building Official, John Abner. The structure was found to be unsafe and found not in compliance with the 2020 Florida Building Code Chapter 1 Section 116, the 2021 Mount Dora Property Maintenance Code (MDPMC), and City of Mount Dora Ordinances.

The inspection revealed that the structure was unsafe due to electric, plumbing, mechanical damage, and structural damage. The structure was classified as an unsafe structure and prohibited occupation of the structure.

Due to inaction, the property owner went to Special Magistrate on April 13, 2023, and was ordered to proceed with demolishing the structure and installing a fence for protection.

**Evaluation Guidelines for Applications for Demolition:**

Section 3.6.4.4.h. of the Historic Preservation Chapter of the City of Mount Dora Land Development Code lists the guidelines by which the Historic Preservation Board will evaluate demolition requests. Staff responses are in **BOLD.**

1. Is the structure of such interest or quality that it would reasonably fulfill criteria for designation for listing on the National Register?
   **NO. In order to qualify for the Nation Register, the property must be a minimum of fifty (50) years old and retain its architectural integrity; and be associated with events, activities, or developments that were important in the past. The structure is 103 years old but it not associated with any significant events or people from the past.**

2. Is the structure of such design, craftsmanship or material that it could be reproduced only with great difficulty and/or economically unviable expense?
   **NO.**

3. Is the structure one of the last remaining examples of its kind in the neighborhood, city or designated historic district?
   **YES. The site survey completed on the property in 2008 noted that the structure is isolated from other historic resources and does not contribute to a historic district.**

4. Would retaining the structure promote the general welfare of the City of Mount Dora by providing an opportunity to study local history, architecture and design, or by developing an understanding of the importance and value of a particular culture and heritage?
   **NO. This structure is not associated with any historical event or historical person(s) of importance.**

5. Are there definite plans for immediate reuse of the property if the proposed demolition is carried out, and what effect will those plans have on the character of the surrounding area?
   **NO. The Applicant submitted a conceptual plan with the application, as required by the code, but it is not consistent with the Code. There are no immediate plans to redevelop the property but future redevelopment of the site will need to obtain a COA.**

6. Does the building or structure contribute significantly to the historic character of the historic area or district and to the overall ensemble of buildings in the neighborhood?
   **NO. The site survey completed on the property in 2008 noted that the structure is isolated from other historic resources and does not contribute to a historic district.**

7. Has the building or structure been determined to be structurally unsound and unsuitable for rehabilitation by a qualified engineer or architect?
   **YES, Building Services identified the structure as being unsafe and a structural engineering report prepared by a private engineer is attached.**

**Staff Analysis:**

The Applicant is seeking to remove the existing single-family residence which was damaged by a fallen tree due to Hurricane Ian in September.

In accordance with LDC Section 3.6.4 (4), the Applicant has provided a structural engineer's report advising demolition of the structure as every aspect of the structure would need to be replaced.

The Applicant has provided a concept house of a residence for the property but the proposed use is not consistent with the Code. The property is zoned C-2A which only allows residences in conjunction with a non-residential use. Due to the unsafe condition of the property, staff supports moving forward with the demolition request without a redevelopment plan for the property. Any future redevelopment of the property will need to obtain a COA prior to applying for building permits.

The property was posted with signs regarding the public hearing to demolish the structure before the Historic Preservation Board and staff has not been contacted by anyone with concerns regarding the proposed demolition.

**Staff Recommendation:**

Staff finds the request consistent with LDC Section 3.6.4 (4) and recommends approval of the application to demolish the existing residence.

**Attachments:**

2008 Site Form
Application

CITY OF MOUNT DORA

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

# CERTIFICATE OF APPROPRIATENESS APPLICATION FORM
## (Demolitions Requests Only)

416 N'HIGHLAND ST MT DORA FL 32757
**Property Address**

BASS FLORIDA HOLDINGS — **Property Owner (If Different From Applicant)**

JUNE 26, 2018 — **Date Home was Purchased**

**Applicant Name:** Sable GABLE MADDIN / BASS FLORIDA HOLDINGS

**Address:** 18981 US HWY 441, STE 356

**City/St/Zip:** MOUNT DORA, FL 32757

352 631 7557 — **Business Phone**

**Alternate Phone**

BASSFLORIDAHOLDINGS@GMAIL.COM — **Email**

**Full Description of the Need for Demolition. (Attach additional documentation if needed)**

EXTENSIVE DAMAGE DUE TO LARGE TREE FALLING ON HOUSE FROM HURRICANE

**Building Information:**

**Current Building Use (i.e. residential or commercial):** RESIDENTIAL / VACANT

**Year Built:** 1920

**Required Documentation for Demolition Request:**

1. Property Record Card
2. Licensed Engineer Report stating that the building is structurally unsound and unsuitable for rehabilitation.
3. Statement stating that the building has been condemned by the Building Official
4. When an applicant seeks a Certificate of Appropriateness for the purpose of demolition of a **non-condemned** structure, the applicant must satisfactorily demonstrate to the board that no reasonable alternative (such as relocation) to demolition can be found.
5. A conceptual building design and/or redevelopment plan for the property if a demolition request is approved. A demolition approval may only be granted in conjunction with the approval of such submittal.
6. $100 Application Fee

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

Applicant/Owner Signature

Note: By signing this form and submitting this application for demolition, you are granting permission to the City of Mount Dora to inspect the property and obtain any necessary documentation needed to research and process this request. Additionally, you are granting permission to post the property for demolition as required in the Land Development Code (3.6.4.4).

Request for Demolition approval for 416 N Highland St, Mount Dora 32757

This is to accompany our application for a certificate of appropriateness for the demolition of this property, which was severely damaged by a tree falling on the property due to a hurricane. We are attaching a letter from our engineer, James Smith, stating the building is unsound and unsuitable for rehabilitation. The building has been condemned by the Building officials of the city of Mount Dora. We are proposing building a two story single family home on the property, and have obtained these from our proposed builder, Steve Villard with GJ Gardner homes.

Thank you for your consideration.

Seble Gabre Madhin

For BASS Florida Holdings

bassfloridaholdings@gmail.com

352-631-7557/410 231-4334

# PROPERTY RECORD CARD

## General Information

| | | | |
|---|---|---|---|
| **Name:** | BASS FLORIDA HOLDINGS LLC | **Alternate Key:** | 1475970 |
| **Mailing Address:** | 416 N HIGHLAND ST MOUNT DORA, FL 32757 *Update Mailing Address* | **Parcel Number:** | 32-19-27-2300-000-00500 |
| | | **Millage Group and City:** | 0MD1 Mount Dora |
| | | **2022 Total Certified Millage Rate:** | 18.8051 |
| | | **Trash/Recycling/Water/Info:** | *My Public Services Map* |
| **Property Location:** | 416 N HIGHLAND ST MOUNT DORA FL, 32757 | **Property Name:** | – *Submit Property Name* |
| | | **School Information:** | *School Locator & Bus Stop Map* *School Boundary Maps* |
| **Property Description:** | MOUNT DORA, SWARTZ SUB S 50 FT OF LOT 5 PB 2 PG 28 ORB 5027 PG 237 ORB 5056 PG 1717 ORB 5130 PG 1488 | | |

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) | 50 | 142 | | 7100.000 | FD | $0.00 | $195,895.00 |

Click here for Zoning Info FEMA Flood Map

## Residential Building(s)

### Building 1

| | |
|---|---|
| Residential | Building Value: $68,419.00 |

**Summary**

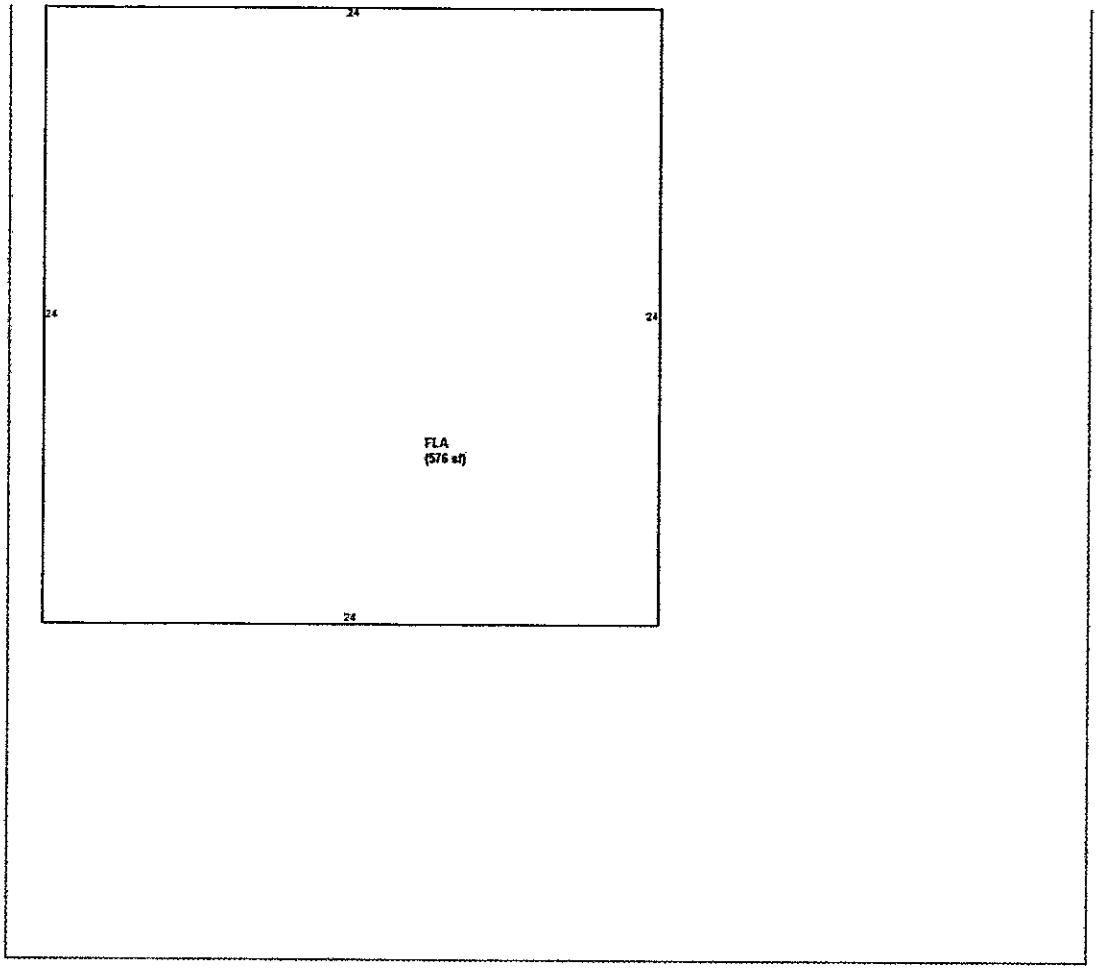
| | | | |
|---|---|---|---|
| Year Built: 1920 | Total Living Area: 1530 | Central A/C: Yes | Attached Garage: No |
| Bedrooms: 1 | Full Bathrooms: 1 | Half Bathrooms: 0 | Fireplaces: 0 |

*Incorrect Bedroom, Bath, or other information?*

**Section(s)**

| Section Type | Ext. Wall Type | No. Stories | Floor Area |
|---|---|---|---|
| ENCLOSED PORCH WOOD (EPA) | | 2.00 | 205 |
| FINISHED LIVING AREA (FLA) | Wood (01) | 2.00 | 1530 |

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 |
|---|---|---|---|---|---|
| 5130 / 1488 | 06/2018 | Warranty Deed | Unqualified | Improved | $83,000.00 |
| 5056 / 1717 | 01/2018 | Probate Order | Unqualified | Improved | $0.00 |
| 5027 / 237 | 11/2017 | Probate Order | Unqualified | Improved | $0.00 |
| 1172 / 720 | 06/1992 | Warranty Deed | Unqualified | Improved | $0.00 |
| 698 / 293 | 01/1980 | Misc Deed/Document | Qualified | Improved | $35,500.00 |

*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 | $291,537 | $214,870 | $214,870 | 5.0364 | $1,082.17 |
| SCHOOL BOARD STATE | $291,537 | $291,537 | $291,537 | 3.2500 | $947.50 |
| SCHOOL BOARD LOCAL | $291,537 | $291,537 | $291,537 | 2.9980 | $874.03 |
| LAKE COUNTY WATER | $291,537 | $214,870 | $214,870 | 0.3083 | $66.24 |

| AUTHORITY | | | | | |
|---|---|---|---|---|---|
| NORTH LAKE HOSPITAL DIST | $291,537 | $214,870 | $214,870 | 0.5000 | $107.44 |
| ST JOHNS RIVER FL WATER MGMT DIST | $291,537 | $214,870 | $214,870 | 0.1974 | $42.42 |
| CITY OF MOUNT DORA | $291,537 | $214,870 | $214,870 | 5.9603 | $1,280.69 |
| LAKE COUNTY MSTU AMBULANCE | $291,537 | $214,870 | $214,870 | 0.4629 | $99.46 |
| LAKE COUNTY VOTED DEBT SERVICE | $291,537 | $214,870 | $214,870 | 0.0918 | $19.73 |
| | | | | **Total:** 18.8051 | **Total:** $4,519.68 |

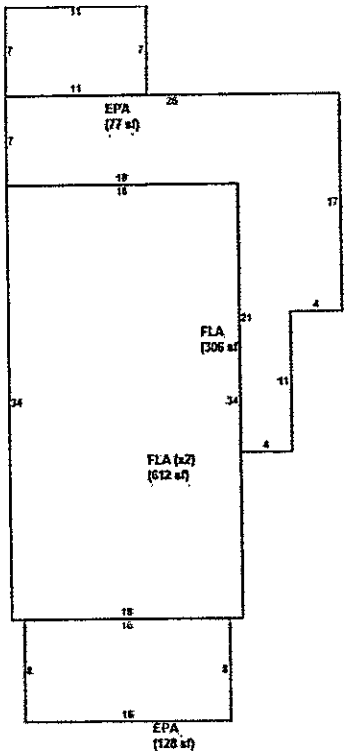
## Exemptions Information

**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.

Copyright © 2014 Lake County Property Appraiser. All rights reserved.
Property data updated nightly.
**Site Notice**




## Building 2

| Residential | Building Value: $27,223.00 |
|---|---|

**Summary**

| | | | |
|---|---|---|---|
| Year Built: 1955 | Total Living Area: 576 | Central A/C: Yes | Attached Garage: No |
| Bedrooms: 1 | Full Bathrooms: 1 | Half Bathrooms: 0 | Fireplaces: 0 |

*Incorrect Bedroom, Bath, or other information?*

**Section(s)**

| Section Type | Ext. Wall Type | No. Stories | Floor Area |
|---|---|---|---|
| FINISHED LIVING AREA (FLA) | Block (02) | 1.00 | 576 |

View Larger / Print / Save

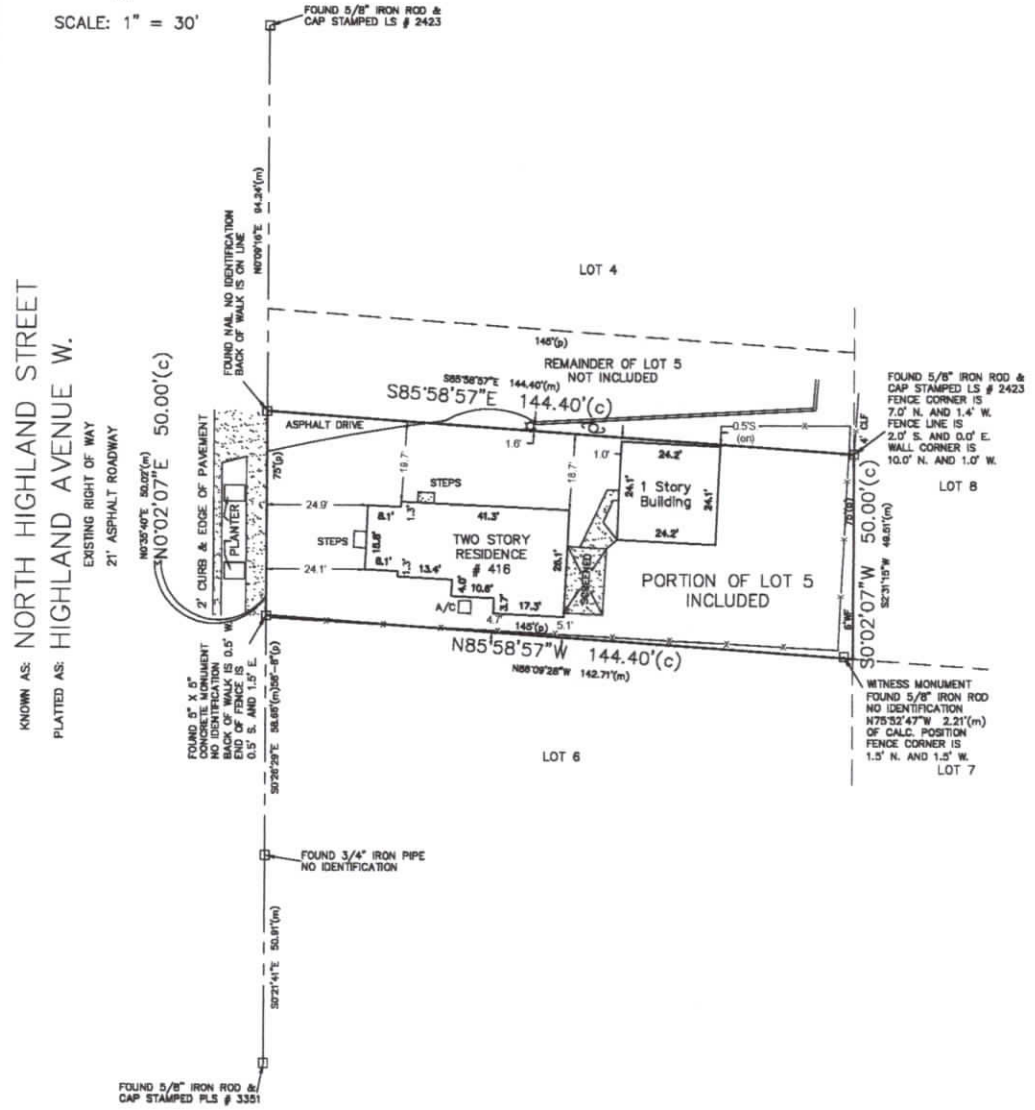
# BOUNDARY SURVEY

DESCRIPTION (As Furnished)

SOUTH 50' OF LOT 5, SWARTZ, according to the plat thereof as recorded in Plat Book 2, Page 28, of the Public Records of Lake County, Florida.

30 0

SCALE: 1" = 30'




Based on the FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, Lake County, Florida, Community Panel Number 120137 0367 E, last dated 12/18/2012, it appears from a scaling of said map that the land described hereon is shown to be in Zone "X", (AREA OF MINIMAL FLOODING)
Said FEMA map is not a Survey and no responsibility is taken for the information contained in or the accuracy of the above referenced map.

1. This Plat represents a Boundary Survey of the description as furnished DSW Surveying and Mapping, PLC. per client's instruction and makes no claims regarding ownership or rights of possession.
2. Bearings shown hereon are based on the SOUTH line of Lot 5, Being N 85°58'57" W, ASSUMED DATUM.
3. This surveyor has not searched the public records or abstracted the land shown hereon for easements, right of ways, covenants and restrictions or other pertinent documents which may be found in the public records of this county. This research was not included in the scope of services of this firm.
4. The relative distance accuracy for boundary dimensions shown hereon is in excess of 1 Foot in 10,000 Feet.
5. Underground improvements and utilities have not been located.
6. This survey performed by DSW Surveying and Mapping, PLC. is for the singular use by the clients named hereon for the express stated purpose listed hereon. This drawing is not legally binding without my signature and original raised embossed seal. No third party is authorized to use this drawing in any way, and this surveyor shall not be held liable for damages resulting from the unauthorized or illegal executions or attempts at circumventing prescribed laws or professional fee payments. All plats, reports, notes, plans, specifications, computer files, field notes or data, other documents and instruments prepared by this firm as instruments of service shall remain the property of this firm. This firm shall retain all common law, statutory and other reserved rights, including the copyright thereto. The original of this drawing remains the property of DSW Surveying and Mapping, PLC.
7. Building ties, Fence ties, Etc. are not to be used as a way to reconstruct boundary line location.

**** PLEASE VISIT OUR WEBSITE: WWW.DSWSURVEYS.COM ****


DSW Surveying & Mapping, PLC

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


JOB NO. 19.0572 Sheet 1 of 1

REVISIONS AND ADDITIONS

LEGEND:

| | | | |
|---|---|---|---|
| ☼ | = Light Pole | ⊕ | = Fire Hydrant |
| Δ | = Delta (Intersection Angle) | | DENOTES CONCRETE |
| R | = Radius | WF | = Wood Fence |
| L | = Arc Length | (M) | = Measured |
| U.E. | = Utility Easement | CBW | = Concrete Block Wall |
| PC | = Point of Curvature | POI | = Point of Intersection |
| PT | = Point of Tangency | CNF | = Corner Not Found |
| PB | = Plat Book | OHUL | = Overhead Utility Lines |
| PG (S) | = Page(s) | POB | = Point of Beginning |
| PRC | = Point of Reverse Curvature | POC | = Point of Commencement |
| CLF | = Chain Link Fence | (D) | = Per Description |
| A/C | = Air Conditioner | BSL | = Building Setback Line |
| R/W | = Right-Of-Way | | = Denotes Utility Pole |
| PCC | = Point of Compound Curvature | W | = Well |
| (P) | = Per Plat | | |
| ℄ | = Centerline | | = Water Meter |
| COL | = Column | | = Covered |
| TYP | = Typical | CNA | = Corner Not Accessible |
| (R) | = Radial | (C) | = Calculated |
| (NR) | = Non Radial | D.U.E. | = Drainage & Utility Easement |
| BFE | = Base Flood Elevation | | |

DRAWING: 19.0572 | SURVEY DATE: 03/29/19

INTENDED DISPLAY SCALE: 1" = 30' | DRAWN: HSY

EXPECTED USE OF THIS LAND: RESIDENTIAL PURPOSES

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

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

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

AREAS OF INTEREST:
#1 Fencing Extends on and off Property

CERTIFIED TO:
BASS FLORIDA HOLDINGS

INSTRUMENT#: 2018074174 OR BK 5130 PG 1488 PAGES: 2 6/27/2018 8:41:53 AM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $18.50 DEED DOC:$581.00

Return to:
Florida Title & Guarantee Agency
6700 Daniels Parkway,, Suite 4
Fort Myers, FL 33912

This Instrument Prepared
under the supervision of:

Jeff Hall
Florida Title & Guarantee Agency
6700 Daniels Parkway,, Suite 4
Fort Myers, FL 33912

Property Appraisers Parcel Identification (Folio) No.:
3219272300-000-00500

Our File No.: 7183-18-01255

# WARRANTY DEED

This Warranty Deed made this 26th day of June, 2018 by Thomas R. Smolinski, a single man, whose mailing address is 25430 Rolling Oak Road, Sorrento, FL 32776, hereinafter called the grantor(s), to Bass Florida Holdings LLC, a Florida limited liability company, whose post office address is 416 N Highland Street, Mount Dora, FL 32757, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor(s), for and in consideration of the sum of $10.00 (ten) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in LAKE County, State of Florida, viz:

South 50 feet of Lot 5, according to the Plat of SWARTZ SUB-DIVISION, recorded in Plat Book 2, Page 28, Public Records of Lake County, Florida.

SUBJECT TO: covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2018 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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

TO HAVE AND TO HOLD, the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

First Witness Signature

Printed Signature

Second Witness Signature

Printed Signature

Thomas R. Smolinski

State of Florida

County of Lake

The foregoing instrument was acknowledged before me this 12 day of June, 2018 by Thomas R. Smolinski, who has produced _____ as Identification or is personally known to me to be the persons therein.

Notary Public, State of Florida

My commission expires:

Seal

MICHELE PIETROWSKI
MY COMMISSION # GG 146582
EXPIRES: January 27, 2022
Bonded Thru Notary Public Underwriters

**ENGINEERING SERVICES GROUP, LLC**
391 W. Alfred Street, Tavares, FL 32778
Phone 352.388.1735 CA# 8886

To: Mount Dora Building Department

Project Location: 416 N Highland Street, Mt. Dora, FL 32757 (Alternate Key: 1475970)

Tuesday December 13, 2022 at 10:00 AM, Engineering Services Group performed a visual inspection of the aforementioned residential home structure. In examining the structure we find the following:

The structure inspected was a 2-story house with 1,530 sqft of living space and 205 sqft of covered porch per the county property appraisers dimensions. Upon arrival, a city posting of an unsafe structure, do not occupy notice, noting that a tree had fallen on the home during hurricane Ian, was found posted on the left side door. The notice was clearly understood per the visible damage from the exterior of the home. Per the exterior visible inspection, the home was found to have extensive damage to the structure, including breach of exterior walls and roof framing, racking/leaning of the structure, foundation settlement and exterior structural wall deterioration. The 1st floor interior of the home was visibly inspected and substantiated the exterior deficiencies were found throughout the entire structure including 1st floor framing deterioration & foundation settlement, interior wall racking/leaning and ceiling sagging. The 2nd floor was not accessed due to the unsafe condition of the structure.

Based upon the amount of repairs and retrofits needed to the structure, the level of alteration would be classified as a Level 3 per the Florida Building Code, Existing Building Code, 7th Edition as the work exceeds 50 percent of the building area. Per level 3 alteration all affected areas need to brought up to the current Florida Building Code structural requirements. Per level 3 alteration all structural components are required to be replaced, retrofit or reinforced to meet the current building code design standards. In order to meet these requirements, the entire structure will require disassembly and reassembly. The structure will need to be lifted off of the existing foundation to provide access for constructability to replace insufficient and deteriorated foundation. All siding will need to be removed, deteriorated wall framing will be replaced and new wall studs, window & door headers will be added throughout to meet the size spacing requirements per current design criteria. Hurricane straps will need to be installed connecting the wall framing to foundation, and new wall sheathing installed prior to replacement of what siding is salvageable and the installation of new replacement siding boards. The roof framing will also require sheathing replacement and replacement of deteriorated roof rafters, plus the addition of new rafters to meet current size & spacing requirements. The roof structure will also require the addition of hurricane strapping to the wall framing.

Conclusion: Per discussions with the property owners contractor, we cannot find a justifiable reason or financially feasible way to rehabilitate the structure to meet the safety requirements of the Florida Building. It is recommended that the structure be demolished and rebuilt to current codes.

If there are questions or concerns, please contact our office. Thank you.

J. Lee Smith, P.E. #36177

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

Digitally signed by James L Smith
Date: 2022.12.13 18:16:59 -05'00'

# Detail by Entity Name

Florida Limited Liability Company
BASS FLORIDA HOLDINGS LLC

**Filing Information**

| | |
|---|---|
| **Document Number** | L16000013316 |
| **FEI/EIN Number** | 81-1145340 |
| **Date Filed** | 01/19/2016 |
| **State** | FL |
| **Status** | ACTIVE |

**Principal Address**

18981 US HIGHWAY 441
SUITE 356
MOUNT DORA, FL 32757

Changed: 04/30/2021

**Mailing Address**

18981 US HIGHWAY 441
SUITE 356
MOUNT DORA, FL 32757

Changed: 04/30/2021

**Registered Agent Name & Address**

GABRE MADHIN, SEBLE Z
18981 US HIGHWAY 441
SUITE 356
MOUNT DORA, FL 32757

Name Changed: 04/24/2018

Address Changed: 04/30/2021

**Authorized Person(s) Detail**

**Name & Address**

Title AMBR

BIRKU, SAMSON
18981 US HIGHWAY 441
SUITE 356

MOUNT DORA, FL 32757

Title Manager

GABRE MADHIN, SEBLE
18981 US HIGHWAY 441
SUITE 356
MOUNT DORA, FL 32757

**Annual Reports**

| Report Year | Filed Date |
|---|---|
| 2020 | 03/11/2020 |
| 2021 | 04/30/2021 |
| 2022 | 04/15/2022 |

**Document Images**

| | |
|---|---|
| 04/15/2022 -- ANNUAL REPORT | View image in PDF format |
| 04/30/2021 -- ANNUAL REPORT | View image in PDF format |
| 03/11/2020 -- ANNUAL REPORT | View image in PDF format |
| 04/25/2019 -- ANNUAL REPORT | View image in PDF format |
| 04/24/2018 -- ANNUAL REPORT | View image in PDF format |
| 05/01/2017 -- ANNUAL REPORT | View image in PDF format |
| 01/19/2016 -- Florida Limited Liability | View image in PDF format |

Florida Department of State, Division of Corporations

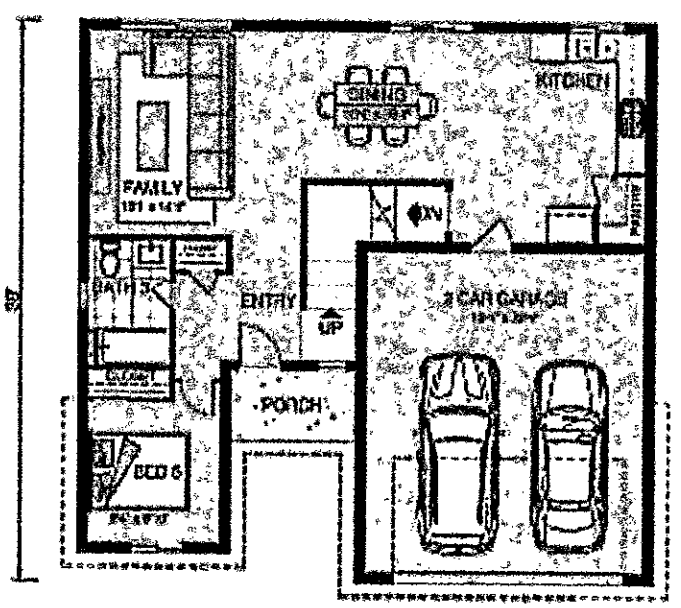
# **Carlisle** 2089

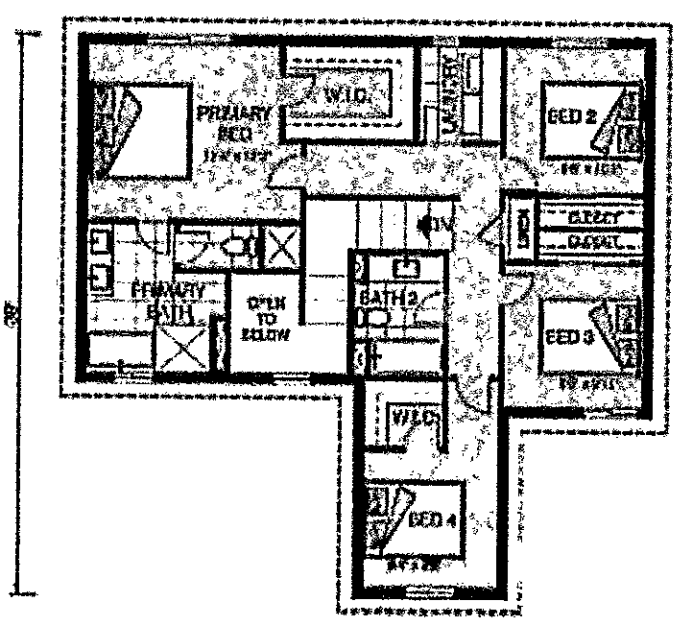
5 | 3 | 2

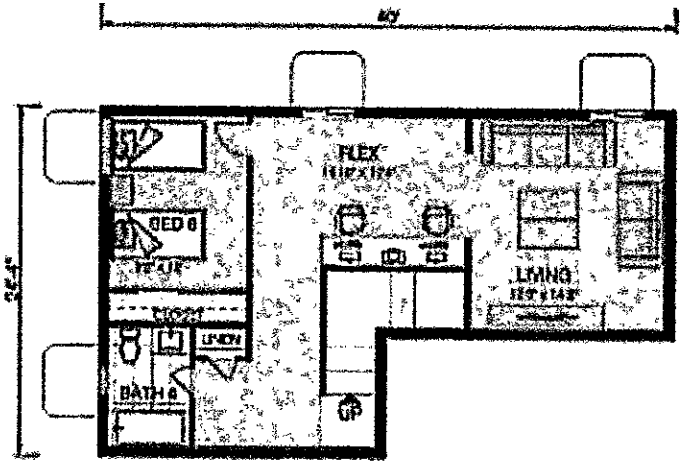
The Carlisle is a two-story home, designed to suit standard sized lots while providing spacious open plan living in a stylish family home.

The main floor includes a kitchen with pantry that flows seamlessly into the dining area and into the family room. A full bathroom and one guest bedroom are also on the main floor. Upstairs, you'll find the remaining three guest bedrooms and full bathroom. Down the hall, the primary suite provides the perfect retreat. The space features views of the backyard, a spacious walk-in closet and 5-piece bathroom. This home also has an optional basement that can be customized to suit your needs including additional bedrooms, bathrooms, additional living, home office, home gym and more.

---




Optional Basement

CITY OF MOUNT DORA

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

**DATE:** April 26, 2023

**TO:** Historic Preservation Board

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

**RE:** **Tab 3 - Certificate of Appropriateness; 529 E 7th Ave (Location); Remove and Replace 17 Aluminum Windows with Vinyl Windows (Request); Henry and Virgina Glaspey (Owners); Windows Plus, C/O David Keaton (Applicant).**

**Property Information:**

| | | | |
|---|---|---|---|
| **Address:** | 529 E 7th Ave | **Current Use:** | Single-Family Residence |
| **Zoning District:** | R-2 | **Land Use:** | Medium Density |

**Structure Information:**

| | | | |
|---|---|---|---|
| **Date of Construction:** | 1920 | **Style:** | Bungalow |
| **Structural System:** | Balloon Wood Frame | **Foundation Type:** | Molded Concrete Block |
| **Siding:** | Novelty Siding | **Stories:** | One |
| **Roof Type:** | Gable | **Chimneys:** | Two, Brick |
| **Notes:** | Because the house remains much of its historic integrity and is located in a well-preserved collection of historic buildings, it appears to contribute to a historic district. | | |

**Summary of Proposed Alteration(s):**
Remove and replace seventeen (17) wood framed, aluminum windows with white vinyl framed windows.

**Background on Architectural Style:**
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.

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

**Guidance on Windows:**

Pursuant to the Mount Dora Historic Design Guidelines, the placement, design and materials of windows is often a significant part of the architectural character of a building. Common historic windows in Mount Dora are double-hung sash in a 1 /1, 2/2, 3/1 or multi-light/ 1 pattern, wood or steel casement and commercial show windows. Non-historic windows include awning, jalousie and pivot types. Awning and jalousie windows have been put to an unfortunate use as replacement windows or porch enclosures in many of Mount Dora's historic Craftsman Bungalows.

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

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

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

**Staff Analysis:**

The applicant is seeking to remove seventeen metal windows and replace them with vinyl windows. The Applicant has indicated that the grid pattern in the top sashes will be replicated on the new windows. There are no changes to the existing size and location of the windows.

**Staff Recommendation:**

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

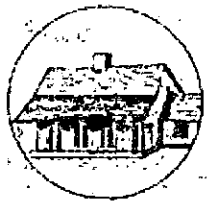
**Attachments:**

Photos
1998 Site Form
2008 Site Form
Application

CITY OF MOUNT DORA

529 E 7th Avenue
Site Visit

☒ Original
☐ Update
(give site#)



# HISTORICAL STRUCTURE FORM
## FLORIDA MASTER SITE FILE
**Version 3.0 11/96**
Consult *Guide to Historical Structure Forms* for detailed instructions.

Site #8 LA ~~2433~~ 3749
Recorder # HH2-1
Field Date 4 / 20 /1998
Form Date 10 / 21 /1999

Site Name(s) (address if none) Anna Condit House — *Multiple Listing (DHR only)*
Survey Mount Dora Historical Survey Phase II — *Survey #*
National Register Category (Please check one: consult with Site File before using last four): ☒ building ☐ structure ☐ district ☐ site ☐ object

## LOCATION & IDENTIFICATION

Address (Include N,S,E,W; #; St., Ave., etc.) 529 E 7th Ave
Cross Streets (nearest / between) Grandview /Clayton
City / Town (within 3 miles) Mount Dora — In Current City Limits: ☒ y ☐ n ☐ unknown
County Lake — Tax Parcel #(s) 1472300
Subdivision name Guller's Homestead — Block 23 — Lot E58.75FT of W193.7FT of S-
Ownership (Please check one): ☐ private-profit ☒ private-individual ☐ city ☐ county ☐ Native American ☐ private-nonprofit ☐ private-unspecified ☐ state ☐ federal ☐ foreign ☐ unknown
Name of Public Tract (e.g., park)
Route to (especially if no street address)

## MAPPING

USGS 7.5' Map Name & Date Eustis 1966 PR 1980
Township 19S Range 27E Section 29 ¼ section: ☐NW ☐SW ☐SE ☐NE ☐Irregular-name: NA
Landgrant NA — UTM: Zone ☐16 ☐17 Easting 0 Northing 0
Plat or other map (map's name, location) Plat Book 3 Page 43

## DESCRIPTION

Style* Bungalow — Exterior Plan* Irregular — Number of Stories 1
Structural System(s)* Balloon wood frame
Foundation: Type(s)* Continous — Material(s)* Molded concrete block
Exterior Fabric(s)* Novelty siding
Roof: Type(s)* Gable — Material(s)* Metal shingles, pressed
Roof secondary strucs. (dormers etc.)*
Chimney: No. 2 — Material(s)* Brick — Location(s)* W/Exterior, wall, W/Exterior, wall
Windows (types, materials, etc.)* DHS; wood; 4/1; /Awning

Main Entrance (stylistic details) Screened porch features square butt shingle siding on half wall, steps flanked by low molded block walls
Porches: #open 0 #closed 1 #incised 0 Location(s) S/Entrance
Porch roof type(s) Gable
Exterior Ornament Square butt shingles; exposed rafter tails

Interior Plan* Unknown interior plan
Condition (Please check one): ☐excellent ☐good ☒fair ☐deteriorated ☐ruinous
Surroundings (N=None, S=Some, M=Most, A=All/nearly all): __commercial _A_ residential ___institutional __undeveloped
Ancillary Features (No., type of outbuildings; major landscape features. Use continuation sheet for descriptions of interior, landscaping, etc)
Former detached one story garage at rear of lot has been connected to the house

Archaeological Remains ☐ Check if Archaeological Form completed
* Consult *Guide to Historical Structure Forms* for preferred descriptions (coded fields at the Site File).

## DHR USE ONLY OFFICIAL EVALUATIONS DHR USE ONLY

| | |
|---|---|
| *NR DATE* __/__/__ | *KEEPER-NR ELIGIBILITY* ☐yes ☐no — *Date* __/__/__ |
| | *SHPO-NR ELIGIBILITY:* ☐yes ☐no ☐potentially elig. ☐insufficient Info — *Date* __/__/__ |
| *DELIST DATE* __/__/__ | *LOCAL DESIGNATION:* — *Date* __/__/__ |
| | *Local office* |
| *National Register Criteria for Evaluation* ☐a ☐b ☐c ☐d (See *National Register Bulletin 15*, p. 2) | |

# HISTORICAL STRUCTURE FORM

Site #8 LA

Consult *Guide to Historical Structure Forms* for detailed instructions.

## HISTORY

Construction date: Exactly _____ (year) Approximately _____ (year) Earlier than _____ (year) Later than _____ (year)
Architect (last name first): _____ Builder (last name first): _____
Moves: ☐yes ☐no ☐unknown Dates _____ Original address _____
Alterations: ☐yes ☐no ☐unknown Dates _____ Nature* _____
Additions: ☐yes ☐no ☐unknown Dates _____ Nature* _____
Original Use* (give date ranges) Residence
Intermediate Uses* (give date ranges) _____
Present Use* (give date ranges) Residence
Ownership History (especially original owner, dates, profession, etc.) _____

*Consult *Guide to Historical Structure Forms* for preferred descriptions (coded fields at the Site File).

## RESEARCH METHODS (Check all choices that apply; if needed write others at bottom)

| | | | |
|---|---|---|---|
| ☐ formal archaeological survey | ☐ past surveys search at FMSF | ☒ local library research | ☒ Sanborn maps |
| ☐ informal archaeological inspection | ☐ past sites search at FMSF | ☒ non-local library research | ☒ subdivision maps |
| ☐ Public Lands Survey (DEP) | ☐ FL Archives (Gray Building) | ☐ building permits | ☒ plat maps |
| ☐ tax records/property deeds | ☒ FL Photo Archives (Gray Building) | ☐ demolition permits | ☒ local newspaper files |
| ☒ tax records only | ☐ occupant/owner interview | ☐ commercial permits | |
| ☐ interior inspection | ☐ neighbor interview | ☐ occupation permits | |

☒ other methods (specify) local historical society research, interview with old families, local history books

## SURVEYOR'S EVALUATION OF SITE (Check one choice on each line)

Potentially eligible for local register? ☒yes: name register at right ☐no ☐insufficient info Name of local register if eligible: Mount Dora
Individually eligible for National Register? ☐yes ☐no ☒insufficient info
Potential contributor to Nat. Reg. district? ☒yes ☐no ☐insufficient info
Area(s) of Historical Significance (See *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

Explanation of Evaluation (required, whether positive or not; limit to three lines; attach longer statement, if needed, on separate sheet)

## DOCUMENTATION (Photos, Plans, etc.)

Bibliographic References (Use Continuation Sheet, give FMSF Manuscript # if relevant) Clerk of Court, Archives Research

Photographs (**required**) B&W print(s) at least 3 x 5, at least one main facade.
Location of negatives & negative numbers Melanie V. Barr 216 NE 5th St. Gainesville FL 32601 352-377-4217

## RECORDER

Name (last name first) / Address / Phone / Fax / Email / Affiliation Barr, Melanie, 216 NE 5th St. Gainesville FL 32601
Phone/Fax 352-377-4217, e-mail - mvbdta@gru.net

Remember: Use a *Supplement for Site Forms* or other continuation sheet for descriptions that do not fit in the spaces above.

**REQUIRED:**

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

Florida Master Site File

# HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA03749
Recorder # 236
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) 529 E 7th 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 |
|---|---|---|---|---|
| 529 | East | 7th | Avenue | |

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

## MAPPING

USGS 7.5' Map Name  Publication Date  >> EUSTIS;1980
Township:  Range:  Section:  1/4 section:  >> 19S ;27E ;29;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 1.5
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)  >> 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

8LA03749

## DESCRIPTION (continued)

Window Descriptions metal awning, casement 4, 4/1

Main Entrance Description (stylistic details)

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

Porch Roof Types(s)

Exterior Ornament

Interior Plan Other Interior Plan

Condition Good

**Structure Surroundings**

Commercial: 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 1924

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;1924;

Other Structure Uses

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

## RESEARCH METHODS

Research Methods >> Examine local tax records

Other research methods

## SURVEYOR'S EVALUATION OF SITE

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

Idividually Eligible for National Register? NO

Potential Contributor to NR District? YES

Area(s) of historical significance >>

Other Historical Associations

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

# HISTORICAL STRUCTURE FORM

8LA03749

## DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____ Maintaining Organization: _____

File or Accession #: _____ Descriptive Information: _____

>> _____

## RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

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

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

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

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

SHPO's Evaluation of Resource

_____ Date _____

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT FMSF Staffer: _____

Supplement File Status: NO SUPPLEMENT FILE Computer Entry Date: 5/26/2008

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"

# LA03749-200803

## 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
Wood shingles

> **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;1924;

> **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)]:**

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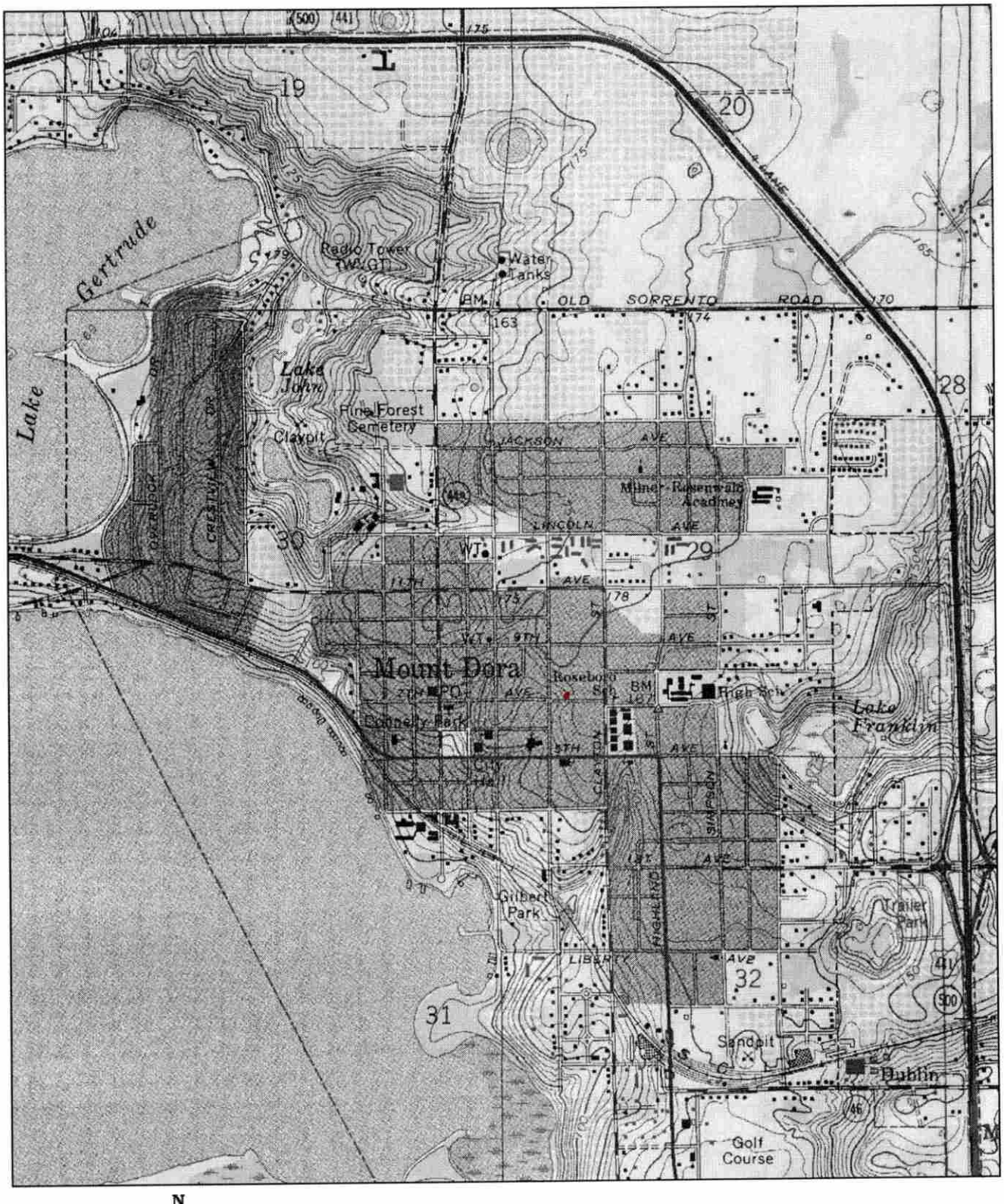
# Lake County, Florida

## LEGEND

- Highlighted Feature
- LAKE APOPKA LDR
- PARCELS
- ALTERNATE KEY NUMBERS
- STRUCTURE/ADDRESS
- COUNTY PROPERTY
- STREETS
  - BUILT
  - PLATTED NOT BUILT
- CITY LIMITS
  - ASTATULA
  - CLERMONT
  - EUSTIS (cont)
  - FRUITLAND PARK
  - GROVELAND
  - HOWEY-IN-THE-HILLS
  - LADY LAKE
  - LEESBURG
  - MASCOTTE
  - MINNEOLA
  - MONTVERDE
  - MOUNT DORA (cont)

LA3749

236




Map provided by MyTopo.com

LA3749

1

1A

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: 529 E 7th Avenue Alternate Key No.: 1472300

Property Owner: Henry + Virgina Glaspey

Applicant: Windows Plus - David Keaton

Applicant's Mailing Address: 1225 Bennett Dr. Suite 132, Longwood FL 32750

Applicant's Phone Number: 407-599-5525

Applicant's Email Address: windowsplusFL@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
- ☑ Windows
- ☐ Doors
- ☐ Walls or Fences
- ☐ Foundation
- ☐ Porches or Porte Cochere
- ☐ Chimney
- ☐ Exterior Lighting
- ☐ Siding/Stucco/Façade Work
- ☐ Walls/Structural
- ☐ Roof
- ☐ Landscape Features

Existing Materials: Wood Framed, Aluminum Framed + ~~Steel~~ Framed Windows

Proposed Materials: White Vinyl Framed Windows, Insulated Glass, Energy Star Rated

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: Replace existing Windows "Size For Size" These new Energy Efficient Vinyl Framed windows will effectively be a visual "Match" to the look of the existing windows, PLUS - they will provide a consistent uniformity as the existing wood, Aluminum + ~~steel~~ windows are replaced.

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:** | GLASPEY HENRY M & VIRGINIA J | **Alternate Key:** | 1472300 |
| **Mailing Address:** | 529 E 7TH AVE MOUNT DORA, FL 32757 *Update Mailing Address* | **Parcel Number:** | 29-19-27-1300-000-02304 |
| | | **Millage Group and City:** | 00MD Mount Dora |
| | | **2022 Total Certified Millage Rate:** | 18.8051 |
| | | **Trash/Recycling/Water/Info:** | *My Public Services Map* |
| **Property Location:** | 529 E 7TH AVE MOUNT DORA FL, 32757 | **Property Name:** | -- *Submit Property Name* |
| | | **School Information:** | *School Locator & Bus Stop Map* *School Boundary Maps* |
| **Property Description:** | MOUNT DORA, GULLER'S HOMESTEAD E 58.75 FT OF W 193.7 FT OF S 100 FT OF LOT 23 PB 3 PG 43 ORB 5755 PG 1089 | | |

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) | 59 | 100 | | 5900.000 | FD | $0.00 | $81,774.00 |

Click here for Zoning Info Map FEMA Flood

## Residential Building(s)

### Building 1

| | |
|---|---|
| Residential | Building Value: $117,490.00 |

**Summary**

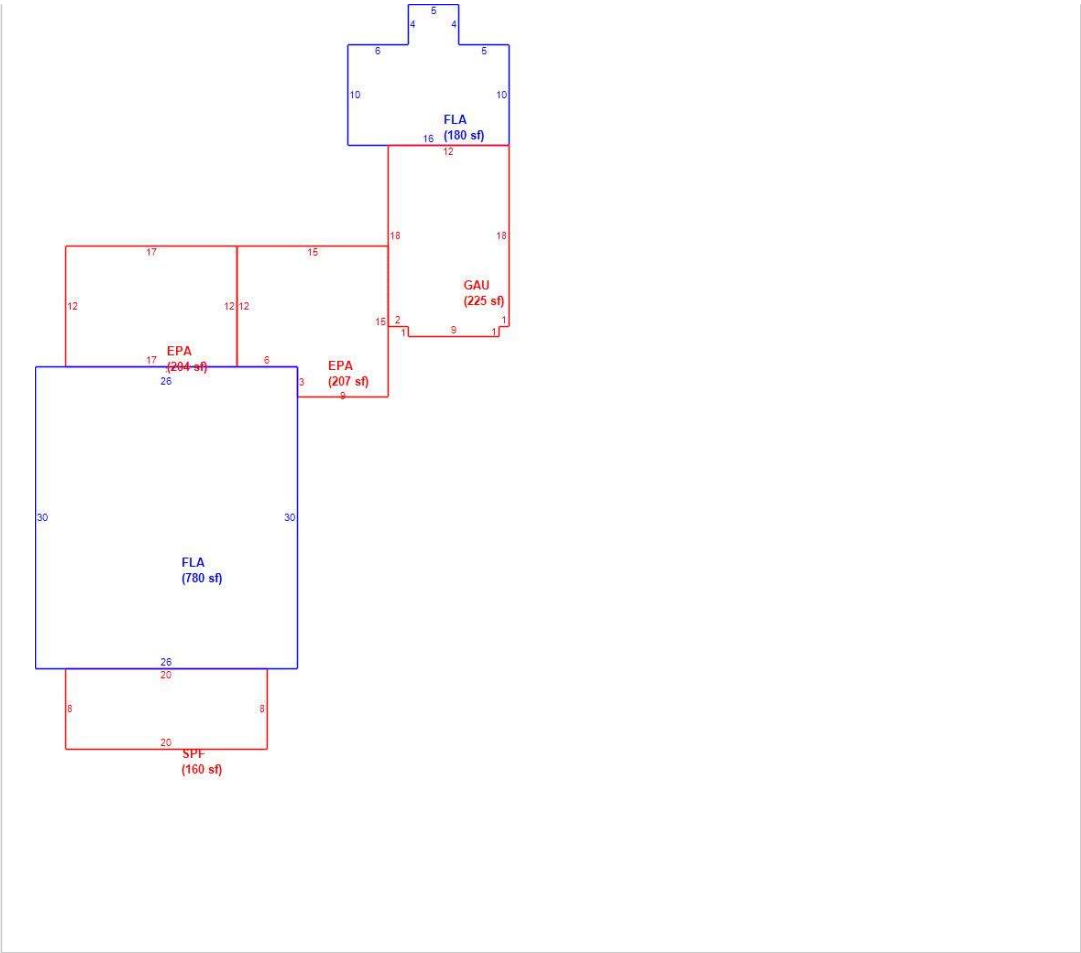
| | | | |
|---|---|---|---|
| Year Built: 1920 | Total Living Area: 960 | Central A/C: Yes | Attached Garage: No |
| Bedrooms: 2 | Full Bathrooms: 2 | Half Bathrooms: 0 | Fireplaces: 1 |

*Incorrect Bedroom, Bath, or other information?*

**Section(s)**

| Section Type | Ext. Wall Type | No. Stories | Floor Area |
|---|---|---|---|
| ENCLOSED PORCH WOOD (EPA) | | 1.00 | 411 |
| FINISHED LIVING AREA (FLA) | Wood (01) | 1.00 | 960 |
| GARAGE UNFINISHED WOOD (GAU) | | 1.00 | 225 |
| SCREEN PORCH FINISHED (SPF) | | 1.00 | 160 |

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 |
|---|---|---|---|---|---|
| 5755 / 1089 | 07/2021 | Warranty Deed | Qualified | Improved | $210,000.00 |
| 5537 / 2034 | 09/2020 | Warranty Deed | Unqualified | Improved | $0.00 |
| 2788 / 2274 | 03/2005 | Quit Claim Deed | Unqualified | Improved | $0.00 |
| 1486 / 2293 | 12/1996 | Warranty Deed | Qualified | Improved | $45,500.00 |
| 933 / 815 | 09/1987 | Warranty Deed | Unqualified | Improved | $1.00 |
| 744 / 1924 | 02/1982 | Trustees Deed | Qualified | Improved | $26,800.00 |

*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 | $199,264 | $199,264 | $149,264 | 5.0364 | $751.75 |
| SCHOOL BOARD STATE | $199,264 | $199,264 | $174,264 | 3.2500 | $566.36 |
| SCHOOL BOARD LOCAL | $199,264 | $199,264 | $174,264 | 2.9980 | $522.44 |

| | | | | | |
|---|---|---|---|---|---|
| LAKE COUNTY WATER AUTHORITY | $199,264 | $199,264 | $149,264 | 0.3083 | $46.02 |
| NORTH LAKE HOSPITAL DIST | $199,264 | $199,264 | $149,264 | 0.5000 | $74.63 |
| ST JOHNS RIVER FL WATER MGMT DIST | $199,264 | $199,264 | $149,264 | 0.1974 | $29.46 |
| CITY OF MOUNT DORA | $199,264 | $199,264 | $149,264 | 5.9603 | $889.66 |
| LAKE COUNTY MSTU AMBULANCE | $199,264 | $199,264 | $149,264 | 0.4629 | $69.09 |
| LAKE COUNTY VOTED DEBT SERVICE | $199,264 | $199,264 | $149,264 | 0.0918 | $13.70 |
| | | | | **Total:** 18.8051 | **Total:** $2,963.11 |

## Exemptions Information

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

| | | |
|---|---|---|
| ✓ | Homestead Exemption (first exemption up to $25,000) | *Learn More* *View the Law* |
| ✓ | Additional Homestead Exemption (up to an additional $25,000) | *Learn More* *View the Law* |
| | Limited Income Senior Exemption (applied to county millage - up to $50,000) | *Learn More* *View the Law* |
| | Limited Income Senior Exemption (applied to city millage - up to $25,000) | *Learn More* *View the Law* |
| | Limited Income Senior 25 Year Residency (county millage only-exemption amount varies) | *Learn More* *View the Law* |
| | Widow / Widower Exemption (up to $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**

INSTRUMENT#: 2021099845 OR BK 5755 PG 1089 PAGES: 2 7/20/2021 4:48:10 PM
GARY J. COONEY, CLERK OF THE CIRCUIT COURT & COMPTROLLER, LAKE COUNTY, FLORIDA
REC FEES: $18.50 DEED DOC:$1470.00

Prepared by and return to:
**Leslie Campione**
**Attorney at Law**
**Leslie Campione, P.A.**
**342 East Fifth Avenue**
**Mount Dora, FL 32757**
**352-383-9020**
File Number: **21-237**
Will Call No.:
Consideration: $210,000.00

[Space Above This Line For Recording Data]

# Warranty Deed

**This Warranty Deed** made this **16th** day of **July, 2021** between **GRIMM DePANICIS, a single man, Individually and as Trustee(s) of the GRIMM DePANICIS REVOCABLE TRUST AGREEMENT dated September 3, 2020** whose post office address is **529 E. 7th Avenue, Mount Dora, FL 32757**, grantor, and **HENRY MONROE GLASPEY and VIRGINIA JO GLASPEY, husband and wife, as an estate by the entireties with the right of survivorship,** whose post office address is **12791 155th Avenue SE, Happy Valley, OR 97086**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor 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 County, Florida** to-wit:

**The East 58.75 feet of the West 193.70 feet of the South 100 feet of Block 23, GULLER'S PLAT, according to the map or plat thereof as recorded in Plat Book 3, Page(s) 37 through 43, Public Records of Lake County, Florida.**

**Parcel Identification Number: 29-19-27-1300-000-02304**

Subject to covenants, conditions, restrictions, easements, reservations and limitations of record, if any; however this reference shall not operate to reimpose the same.

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

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2020**.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Cynthia Hill

Witness Name: Stephanie Thompson

GRIMM DePANICIS, Individually and as Trustee

State of Georgia
County of Cherokee

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 16 day of July, 2021 by GRIMM DEPANICIS, Individually and as Trustee(s) of the GRIMM DEPANICIS REVOCABLE TRUST DATED SEPTEMBER 3, 2020, who [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

TRINITY ASHWORTH
NOTARY PUBLIC
CHEROKEE COUNTY, GA
MY COMMISSION EXPIRES
MARCH
05
2025

Notary Public

Printed Name: Trinity Ashworth

My Commission Expires: 03/05/2025



DoubleTime®

CITY OF MOUNT DORA
BUILDING DEPARTMENT

# Online Permit Submittal Worksheet

BFP-040

Contractor Company Name Windows Plus

Licensee Name David Keaton St Lic # SCC131150065

Email Address windowsplusFL@gmail.com Phone Number (407) 599-5525

Job Site Address 529 E. 7th Avenue

Conditioned sqft 1471 Unconditioned sqft 385 Total sqft 1856

Total Job Value $11,680.00

## UTILITIES

**Potable Water Meter**: Size of Meter: ____ # of Meters: ___ **Irrigation Meter**: Size of Meter: ____ # of Meters: ___

**Irrigation Check one:** Potable [ ] Reclaimed [ ] *(All potable meters will require a backflow preventer)*

## SUBCONTRACTORS

**Electrical:** Company Name N/A Lic #: _____ Value: $_____

**Check one:** S.E.C.O. [ ] Duke Energy [ ] Mount Dora Utilities [ ]

*****MOUNT DORA RULES AND PROCEDURES FOR ELECTRIC SERVICE ARE AVAILABLE IN OFFICE OR ONLINE*****

T Pole [ ] Yes [ ] No Size of new Service or increase for service upgrade: ____v ____a ____phase

**Plumbing:** Company Name _____ Lic #: _____ Value: $_____

# of Fixtures: _____

**Mechanical:** Company Name _____ Lic #: _____ Value: $_____

Tonage of Unit/s: ____# of Units: ____ Type of Fuel: Electric [ ] Gas [ ]

**Roofing:** Company Name _____ Lic #: _____ Value: $_____

Type of Roofing: _____ # of Squares: _____

**Gas:** Company Name _____ Lic #: _____ Value: $_____

# of Fixtures: _____

**Irrigation:** Company Name _____ Lic #: _____ Value: $_____

CITY OF MOUNT DORA
BUILDING & FIRE PREVENTION CONSTRUCTION SERVICES

**Building & Fire Prevention Construction Services**
510 North Baker Street
Mount Dora, FL 32757
(352) 735-7115
Fax: (352) 735-7191
Email: building@cityofmountdora.com

# PRODUCT APPROVAL SPECIFICATION SHEET

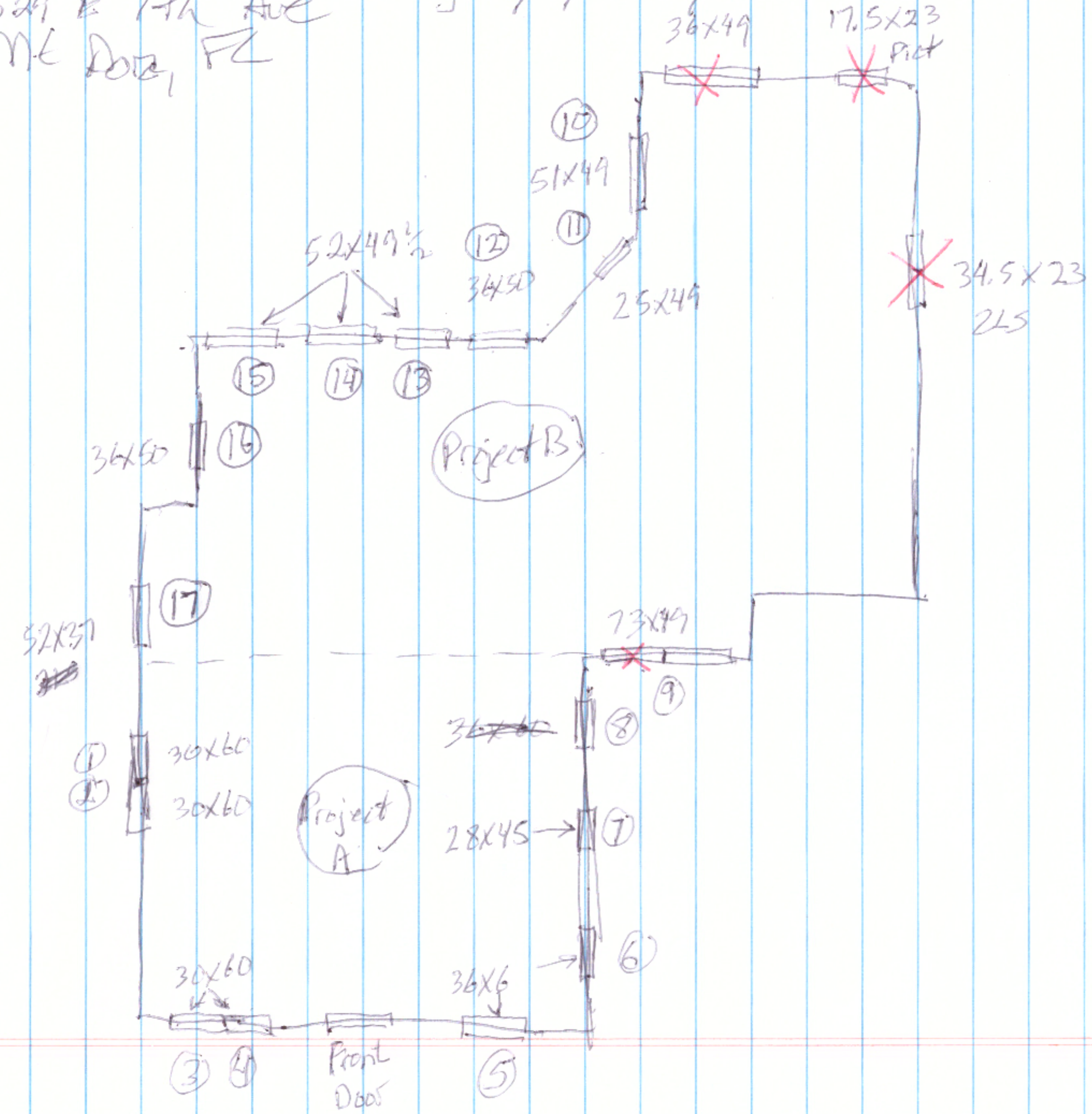
**BFP-011**

As required by Florida Statute 553.842 and Florida Administrative Code 9B-72, please provide the information and approval numbers on the building components below, if they will be utilized on the construction project for which you are applying for a building permit. We recommend you contact your local product supplier should you not know the product approval number for any of the applicable listed products. *A COPY OF THE MANUFACTURERS APPROVED INSTALLATION DOCUMENTS MUST BE AVAILABLE ONSITE FOR INSPECTION.*

| Category/Subcategory | Manufacturer | Product Description | Approval Number(s) |
|---|---|---|---|
| **1. EXTERIOR DOORS** | | | |
| A. SWINGING | | | |
| B. SLIDING | | | |
| C. SECTIONAL | | | |
| D. ROLL UP | | | |
| E. AUTOMATIC | | | |
| F. OTHER | | | |
| | | | |
| **2. WINDOWS** | | | |
| A. SINGLE HUNG | | | |
| B. HORIZONTAL SLIDER | | | |
| C. CASEMENT | | | |
| D. DOUBLE HUNG | Associated Materials | Model 3001 | 11720.9 |
| E. FIXED | | | |
| F. AWNING | | | |
| G. PASS THROUGH | | | |
| H. PROJECTED | | | |
| I. MULLION | | | |
| J. WIND BREAKER | | | |
| K. DUAL ACTION | | | |
| L. OTHER | | | |
| | | | |
| **3. PANEL WALL** | | | |
| A. SIDING | | | |
| B. SOFFITS | | | |
| C. EIFS | | | |
| D. STOREFRONT | | | |
| E. CURTAIN WALLS | | | |
| F. WALL LOUVER | | | |
| G. GLASS BLOCK | | | |
| H. MEMBRANE | | | |
| I. GREENHOUSE | | | |
| J. OTHER | | | |
| | | | |
| **4. ROOFING PRODUCTS** | | | |
| A. ASPHALT SHINGLES | | | |
| B. UNDERLAYMENTS | | | |
| C. ROOFING FASTENERS | | | |

Hank + Ginny Glaspey
529 E 7th Ave
Mt Dora, FL
941-221-0022
glaspey-family@msn.com

1. 30 ~~29 7/8~~ x 61 5/8 Gds
2. 30 ~~29 7/8~~ x 61 5/8 Gds
3. 30 ~~29 7/8~~ x 61 5/8 Gds
4. 30 ~~29 7/8~~ x 61 5/8 Gds
5. 30 x 61 5/8 Gds
6. 30 x 61 5/8 Gds
7. 28 x 45 5/8 Both Gds
8. 30 x 61 5/8 Gds
9. 76 x 48 1/2 Gds
10. 51 1/2 x 49 1/4
11. 24 3/4 x 48 3/4
12. 35 3/4 x 49 1/4
13. 51 7/8 x 49 3/8
14. 51 7/8 x 49 3/8
15. 51 7/8 x 49 3/8
16. 36 x 37 1/8
17. 42 1/4 x 37 Gds



## Janiszewski, Michele

**From:** David Keaton <windowsplusfl@gmail.com>
**Sent:** Thursday, April 20, 2023 3:12 PM
**To:** Janiszewski, Michele
**Subject:** RE: Windows at 529 E 7th Ave

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

HI Michelle,

Yes, Currently as a classic Craftsman style, all of the windows have grids in top sash only. The top sash currently have 1 horizontal, 1 vertical grid, creating "4 squares on the top. Around the sides towards the back of the home, a few of the windows are larger and currently have 6 "squares" in the top sash. Grid pattern there will be duplicated as well.

Dave Keaton
Windows Plus
407-599-5525

Sent from Mail for Windows

**From:** Janiszewski, Michele
**Sent:** Thursday, April 20, 2023 2:49 PM
**To:** Windows Plus
**Subject:** Windows at 529 E 7th Ave

Good Afternoon,

For the window replacement job at 529 E 7th Ave, will there is grids on the new windows? If so, will they match the configuration of the existing windows?

Thank you,

CITY OF MOUNT DORA

**Michele Janiszewski, AICP**
**Senior Planner**

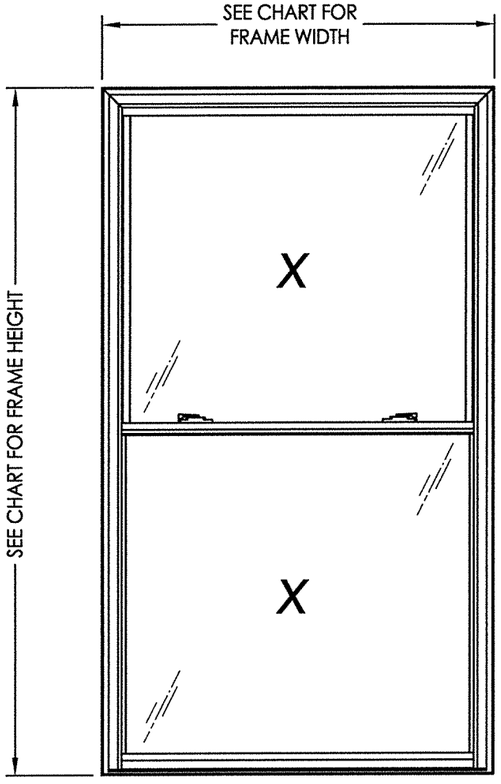
**T:** (352) 735-7112 Ext. 1712
**Email:** janiszewskim@cityofmountdora.com

**City of Mount Dora**
510 N Baker St
Mount Dora, FL 32757

ASSOCIATED MATERIALS
INCORPORATED

3773 STATE ROAD
CUYAHOGA FALLS, OH 44223

# MODEL 3001/3B01/3A01/3AB1 "ST"
# EXTRUDED VINYL
# DOUBLE HUNG "Replacement" WINDOW
## "NON-IMPACT"




GENERAL NOTES

1. This product has been evaluated and is in compliance with the 7th Edition (2020) Florida Building Code (FBC) structural requirements excluding the "High Velocity Hurricane Zone" (HVHZ).

2. Product anchors shall be as listed and spaced as shown on details. Anchor embedment to base material shall be beyond wall dressing or stucco.

3. When used in areas requiring wind borne debris protection this product is required to be protected with an impact resistant covering that complies with FBC Sections 1609.1.2 & R301.2.1.2.

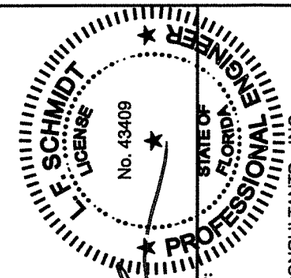
4. For 2x stud framing construction, anchoring of these units shall be the same as that shown for 2x buck masonry construction.

5. Site conditions that deviate from the details of this drawing require further engineering analysis by a licensed engineer or registered architect.

**TABLE OF CONTENTS**


| SHEET# | DESCRIPTION |
|---|---|
| 1 | Typical elevations, design pressures & general notes |
| 2 | Horizontal cross sections |
| 3 | Vertical cross sections |
| 4 | Buck and frame anchoring |
| 5 | Bill of materials, components and glazing detail |


| OVERALL FRAME DIMENSION | MAX. D.L.O. (TOP) | MAX. D.L.O. (BOTTOM) | No. LOCKS | GLASS TYPE | DESIGN PRESSURE (PSF) | |
|---|---|---|---|---|---|---|
| | | | | | POSITIVE | NEGATIVE |
| 36.0" X 60.0" | 29.12" X 25.63" | 30.12" X 26.75" | 2 | G1 | +55.0 | -60.0 |
| 36.0" X 72.0" | 29.12" X 31.63" | 30.12" X 32.75" | 2 | G1 | +50.0 | -55.0 |
| 36.0" X 78.0" | 29.12" X 34.63" | 30.12" X 35.75" | 2 | G1 | +40.0 | -40.0 |
| 44.0" x 72.0" | 37.12" X 31.63" | 38.12" X 32.75" | 2 | G1 | +40.0 | -40.0 |
| 48.0" x 72.0" | 41.12" X 31.63" | 42.12" X 32.75" | 2 | G1 | +35.0 | -35.0 |
| 44.0" x 75.0" | 37.12" X 33.13" | 38.12" X 34.25" | 1 | G1 | +25.0 | -25.0 |
| 44.0" x 75.0" | 37.12" X 33.13" | 38.12" X 34.25" | 2 | G1 | +30.0 | -30.0 |
| 52.0" x 62.0" | 45.12" X 26.63" | 46.12" X 27.75" | 2 | G1 | +35.0 | -35.0 |
| 48.0" x 84.0" | 41.12" X 37.63" | 42.12" X 38.75" | 2 | G1 | +25.0 | -25.0 |
| 44.0" x 96.0" | 37.12" X 43.63" | 38.12" X 44.75" | 2 | G1 | +25.0 | -25.0 |
| 52.0" x 96.0" | 45.12" X 43.63" | 46.12" X 44.75" | 2 | G1 | +15.0 | -15.0 |




July 21, 2022


Documents Prepared By:
Lyndon F. Schmidt
P.E. No. 43409

BUILDING CONSULTANTS, INC.
P.O. Box 230, Valrico, FL 33595
Phone No.: 813.659.9197
FBPE Registry No. 9813


PRODUCT: DOUBLE HUNG WINDOW

PART OR ASSEMBLY: TYPICAL ELEVATION, DESIGN PRESSURES & GENERAL NOTES

| NO. | DATE | REVISIONS | |
|---|---|---|---|
| 10 | 7/21/22 | REVISED FOR NEW TESTING | LFS |
| 9 | 6/15/21 | REVISED FOR NEW TESTING | LFS |
| 8 | 11/13/19 | REVISED DRAWING (NEW TESTING) | LFS |
| 7 | 8/18/20 | UPDATE TO 7TH ED. (2020) FBC | DAC |
| 6 | 8/09/17 | UPDATE TO 6TH ED. (2017) FBC | LFS |
| 5 | 7/18/16 | UPDATE B.O.M. & ADD COMP.'S | JK |
| | | | BY |

DATE: 11/12/13
SCALE: N.T.S.
DWG. BY: JK
CHK. BY: LFS
DRAWING NO.: FL-11720.9
SHEET 1 OF 5

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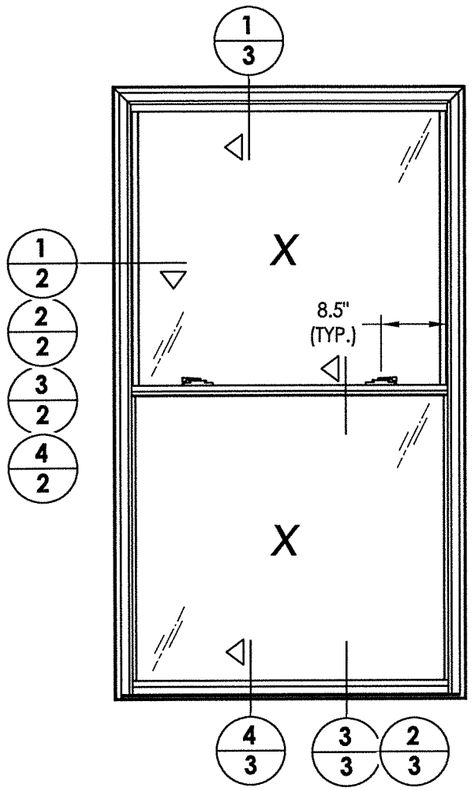
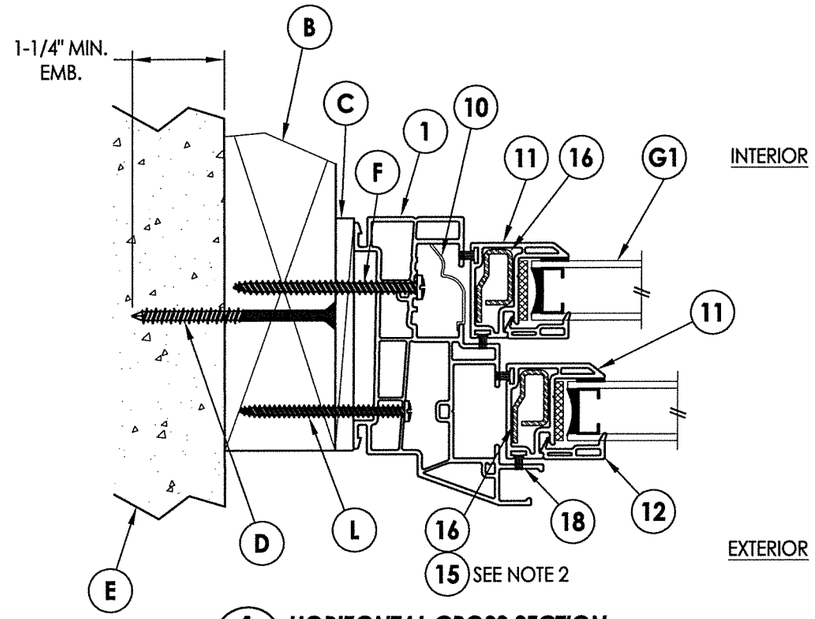
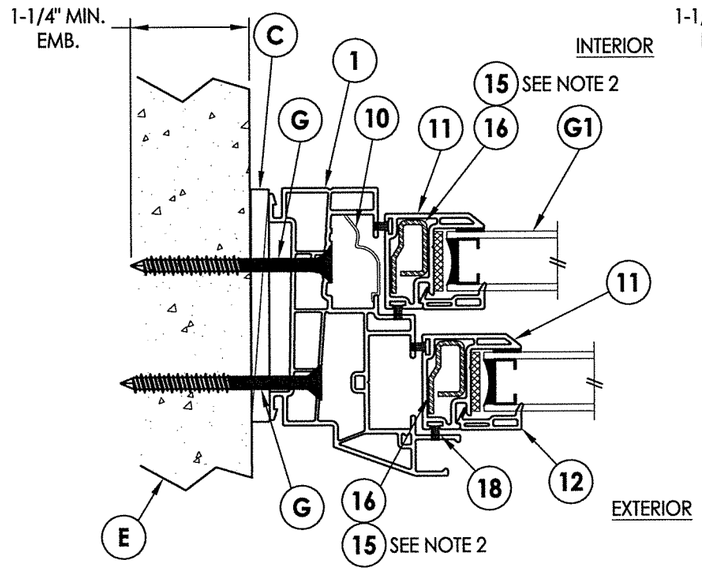



NOTES:

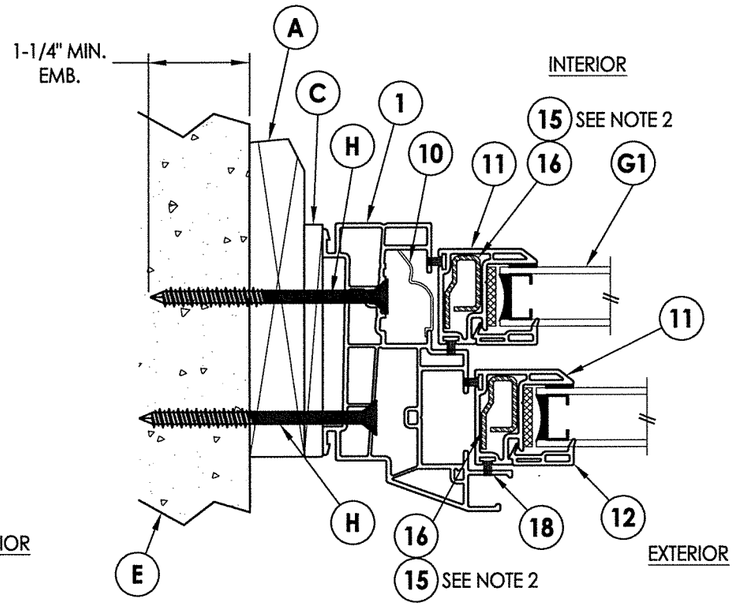
1. Anchors located above the meeting rail are in the interior track and anchors located below the meeting rail are in the exterior track.
2. Reinforcement (Item #15) is required for design pressures > 40 psf.



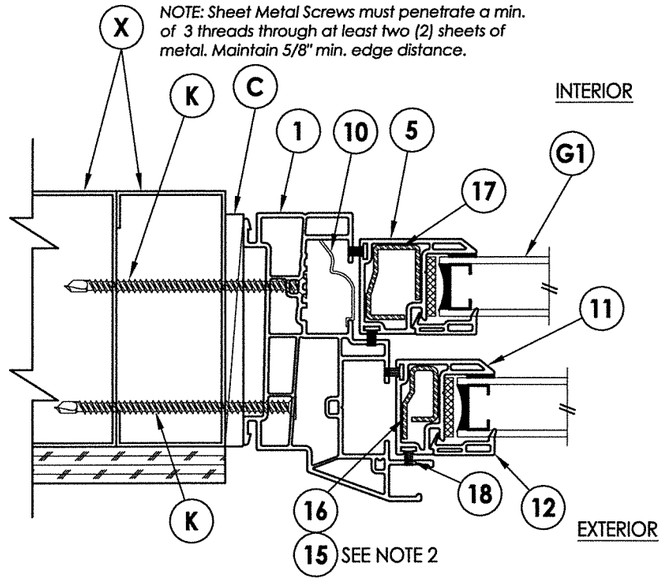

1/2 **HORIZONTAL CROSS SECTION**
2x Buck Construction




2/2 **HORIZONTAL CROSS SECTION**
Shown w/ Direct to Masonry Option




3/2 **HORIZONTAL CROSS SECTION**
Shown w/1x sub-buck




4/2 **HORIZONTAL CROSS SECTION**
Shown w/ Steel Stud Framing Option
Shown w/ MED Bottom Sash Stiles

L.F. SCHMIDT LICENSE No. 43409 STATE OF FLORIDA PROFESSIONAL ENGINEER

July 21, 2022

Documents Prepared By:
Lyndon F. Schmidt
P.E. No. 43409

R.W. BUILDING CONSULTANTS, INC.
P.O. Box 230, Valrico, FL 33595
Phone No.: 813.659.9197
FBPE Registry No. 9813

PRODUCT: *DOUBLE HUNG WINDOW*

PART OR ASSEMBLY: *HORIZONTAL CROSS SECTIONS*

| NO. | DATE | REVISIONS | |
|---|---|---|---|
| 10 | 7/21/22 | REVISED FOR NEW TESTING | LFS |
| 9 | 6/15/21 | REVISED FOR NEW TESTING | LFS |
| 8 | 8/18/20 | UPDATE TO 7TH ED. (2020) FBC | DAC |
| 7 | 11/13/19 | REVISED DRAWING (NEW TESTING) | LFS |
| 6 | 8/09/17 | UPDATE TO 6TH ED. (2017) FBC | LFS |
| 5 | 7/18/16 | UPDATE B.O.M. & ADD COMP.'S | JK |

DATE: *11/12/13*
SCALE: *N.T.S.*
DWG. BY: *JK*
CHK. BY: *LFS*
DRAWING NO.: *FL-11720.9*
SHEET *2* OF *5*

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1/3 **VERTICAL CROSS SECTION**
2x Buck Construction










4/3 **VERTICAL CROSS SECTION**
Optional masonry sill
Shown w/ MED Bottom Sash Rails




2/3 **VERTICAL CROSS SECTION**
2x Buck Construction




3/3 **VERTICAL CROSS SECTION**
Optional masonry sill
Shown w/ MED Bottom Sash Rails




July 21, 2022

Documents Prepared By:
Lyndon F. Schmidt
P.E. No. 43409


BUILDING CONSULTANTS, INC.
P.O. Box 230, Valrico, FL 33595
Phone No.: 813.659.9197
FBPE Registry No. 9813


PRODUCT: DOUBLE HUNG WINDOW

PART OR ASSEMBLY: VERTICAL CROSS SECTIONS

| NO. | DATE | REVISIONS | BY |
|---|---|---|---|
| 10 | 7/21/22 | REVISED FOR NEW TESTING | LFS |
| 9 | 6/15/21 | REVISED FOR NEW TESTING | LFS |
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| 5 | 7/18/16 | UPDATE B.O.M. & ADD COMP.'S | JK |

DATE: 11/12/13
SCALE: N.T.S.
DWG. BY: JK
CHK. BY: LFS
DRAWING NO.: FL-11720.9
SHEET 3 OF 5


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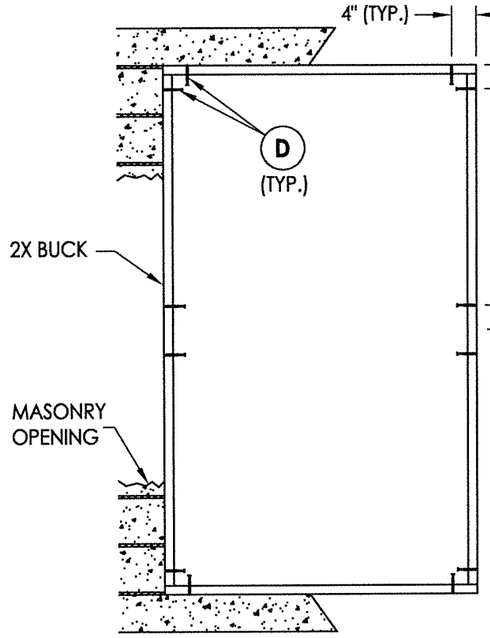
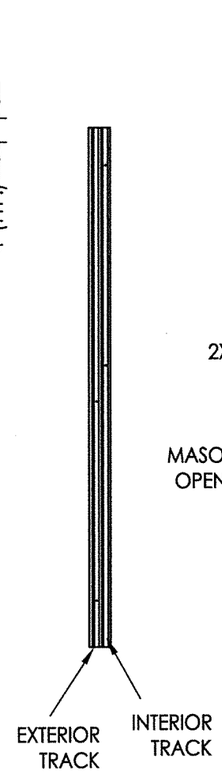
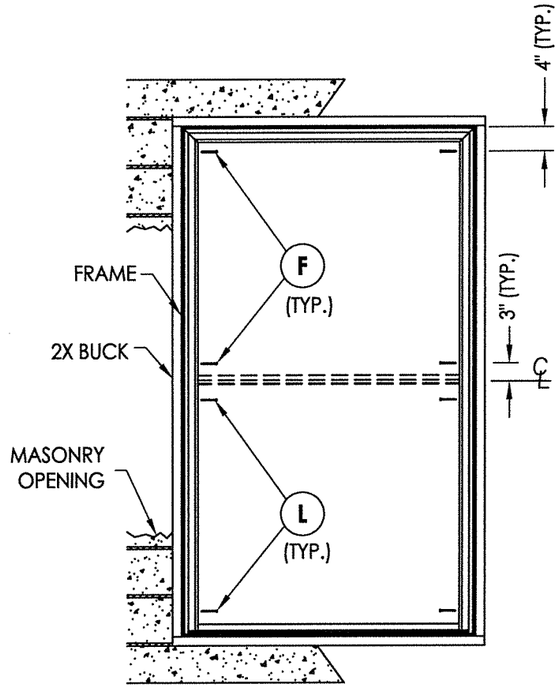
Z:\Clients\Associated PERMANENT\A - Florida Product Approvals\FL-11720 Windows - Double Hung\C - Drawings\FL 11720 (2020)\FL-11720.9.dwg

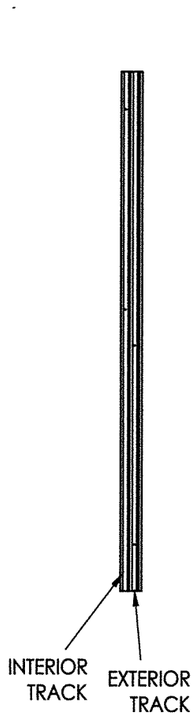


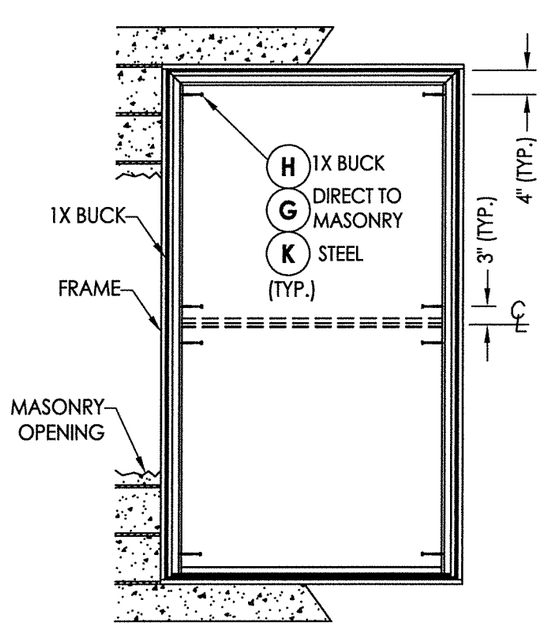




**BUCK ANCHORING**




**FRAME ANCHORING**
(2X Buck)




**FRAME ANCHORING**
(1X Buck, Direct to Masonry, Steel Stud)

*CONCRETE ANCHOR NOTES:*

1. *Concrete anchor locations at the corners may be adjusted to maintain the min. edge distance to mortar joints.*
2. *Concrete anchor locations noted as "MAX. ON CENTER" must be adjusted to maintain the min. edge distance to mortar joints, additional concrete anchors may be required to ensure the "MAX. ON CENTER" dimension are not exceeded.*
3. *Concrete anchor table:*

| ANCHOR TYPE | ANCHOR SIZE | MIN. EMBEDMENT | MIN. CLEARANCE TO MASONRY EDGE | MIN. CLEARANCE TO ADJACENT ANCHOR |
|---|---|---|---|---|
| ITW TAPCON® | 1/4" | 1-1/4" | 2" | 4" |
| DeWALT ULTRACON®+ | 1/4" | 1-1/4" | 1" | 4" |

*WOOD SCREW INSTALLATION NOTES:*

1. *Maintain a minimum 5/8" edge distance, 1" end distance, & 1" o.c. spacing of wood screws to prevent the splitting of wood.*

L.F. SCHMIDT LICENSE No. 43409 STATE OF FLORIDA PROFESSIONAL ENGINEER

July 21, 2022


Documents Prepared By:
Lyndon F. Schmidt
P.E. No. 43409

BUILDING CONSULTANTS, INC.
P.O. Box 230, Valrico, FL 33595
Phone No.: 813.659.9197
FBPE Registry No. 9813


PRODUCT: *DOUBLE HUNG WINDOW*

PART OR ASSEMBLY: *BUCK & FRAME ANCHORING*

| NO. | DATE | REVISIONS | BY |
|---|---|---|---|
| 10 | 7/21/22 | REVISED FOR NEW TESTING | LFS |
| 9 | 6/15/21 | REVISED FOR NEW TESTING | LFS |
| 8 | 8/18/20 | UPDATE TO 7TH ED. (2020) FBC | DAC |
| 7 | 11/13/19 | REVISED DRAWING (NEW TESTING) | LFS |
| 6 | 8/09/17 | UPDATE TO 6TH ED. (2017) FBC | LFS |
| 5 | 7/18/16 | UPDATE B.O.M. & ADD COMP.'S | JK |

DATE: 11/12/13
SCALE: N.T.S.
DWG. BY: JK
CHK. BY: LFS
DRAWING NO.: FL-11720.9
SHEET 4 OF 5

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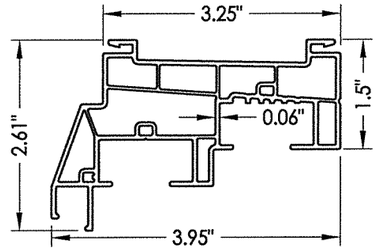
Z:\Clients\Associated PERMANENT\A - Florida Product Approvals\FL-11720 Windows - Double Hung\C - Drawings\FL 11720 (2020)\FL-11720.9.dwg

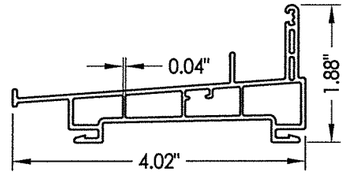
## BILL OF MATERIALS

| ITEM # | DESCRIPTION | MATERIAL |
|---|---|---|
| A | 1X BUCK (SG >= 0.42) | WOOD |
| B | 2X BUCK (SG >= 0.42) | WOOD |
| C | 1/4" MAX. SHIM SPACE | - |
| D | 1/4" X 2-3/4" PFH DeWALT OR ITW CONCRETE SCREW | STEEL |
| E | MASONRY - 3,000 PSI MIN. CONCRETE CONFORMING TO ACI 301 OR HOLLOW BLOCK CONFORMING TO ASTM C90 | CONCRETE |
| F | #10 X 2-1/2" PPH WOOD SCREW (1-3/8" MIN. EMBEDMENT) | STEEL |
| G | 1/4" x 2-3/4" PFH DeWALT OR ITW CONCRETE SCREW | STEEL |
| H | 1/4" X 3-1/4" PFH DeWALT OR ITW CONCRETE SCREW | STEEL |
| K | #10 PFH SELF-DRILLING SMS | STEEL |
| L | #10 X 2-1/4" PPH WOOD SCREW (1-5/16" MIN. EMBEDMENT) | STEEL |
| X | STEEL STUD Min. Thk .033" (ASTM A653 GRADE 33 Fy=33 Ksi Min, Fu=45 Ksi Min) | STEEL |
| 1 | EXTRUDED VINYL HEAD AND JAMB * | RIGID PVC |
| 2 | EXTRUDED VINYL SILL* | RIGID PVC |
| 3 | EXTRUDED VINYL LOCK RAIL * | RIGID PVC |
| 4 | EXTRUDED VINYL MEETING RAIL* | RIGID PVC |
| 5 | EXTRUDED VINYL SASH STILE (MED) * | RIGID PVC |
| 6 | EXTRUDED VINYL LOCK RAIL (MED) * | RIGID PVC |
| 7 | EXTRUDED VINYL HEAD INSERT * | RIGID PVC |
| 8 | EXTRUDED VINYL BOTTOM LIFT RAIL * | RIGID PVC |
| 9 | EXTRUDED VINYL TOP PULL RAIL * | RIGID PVC |
| 10 | BALANCE COVER | - |
| 11 | EXTRUDED VINYL SASH STILE* | RIGID PVC |
| 12 | GLAZING BEAD* | RIGID PVC |
| 13 | EXTRUDED VINYL BOTTOM LIFT RAIL (MED) * | RIGID PVC |
| 14 | REINFORCEMENT - MEETING RAIL | STEEL |
| 15 | REINFORCEMENT - LOCK RAIL | STEEL |
| 16 | REINFORCEMENT - SM. STILE | STEEL |
| 17 | REINFORCEMENT - MED. STILE | STEEL |
| 18 | WEATHERSTRIP (FIN PILE) | - |
| 19 | WEATHERSTRIP (VINYL BULB) | VINYL |
| 20 | CAM LOCK | STEEL |

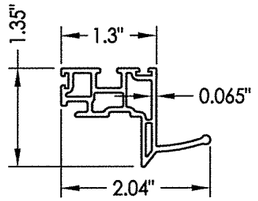
* THE APPROVED WHITE RIGID PVC EXTERIOR EXTRUSIONS FOR WINDOWS ARE TO BE PRODUCED BY EXTRUDERS LICENSEES IN "AAMA CERTIFICATION PROGRAMS FOR RIGID PVC EXTRUSIONS".



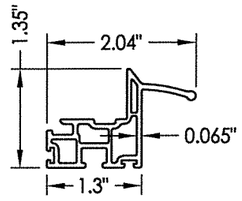

1 HEAD & JAMB



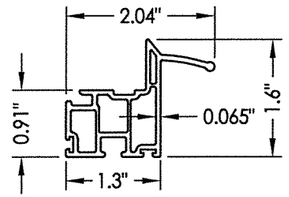

2 SILL



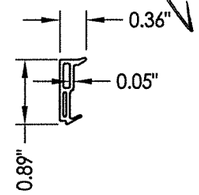

9 TOP PULL RAIL



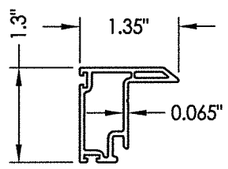

8 BOTTOM LIFT RAIL



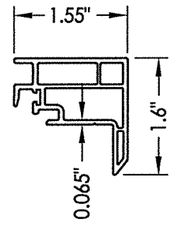

13 BOTTOM LIFT RAIL MED



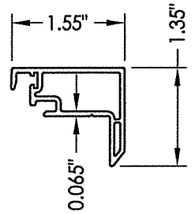

12 GLAZING BEAD



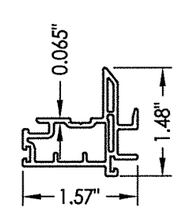

11 SASH STILE



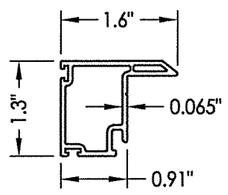

6 LOCK RAIL MED



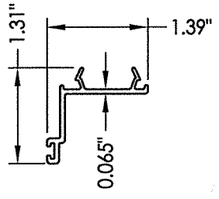

3 LOCK RAIL



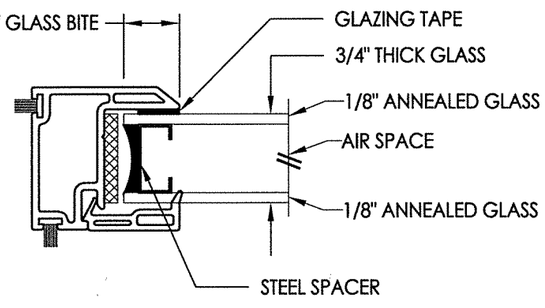

4 MEETING RAIL



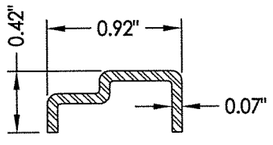

5 SASH STILE Bottom Sash MED



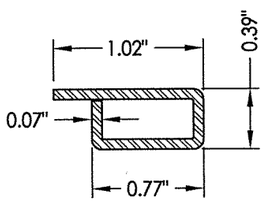

7 HEAD INSERT



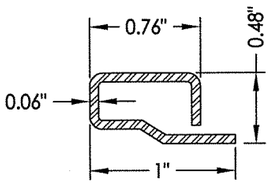

G1 GLAZING DETAIL



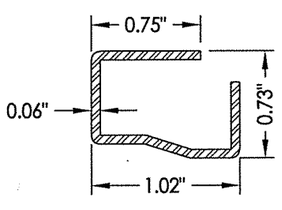

14 REINFORCEMENT Meeting Rail




15 REINFORCEMENT Lock Rail




16 REINFORCEMENT SM Stiles




17 REINFORCEMENT MED Stiles


T. F. SCHMIDT LICENSE No. 43409 STATE OF FLORIDA PROFESSIONAL ENGINEER

July 21, 2022

Documents Prepared By:
Lyndon F. Schmidt
P.E. No. 43409

BUILDING CONSULTANTS, INC.
P.O. Box 230, Valrico, FL 33595
Phone No.: 813.659.9197
FBPE Registry No. 9813


PRODUCT: DOUBLE HUNG WINDOW

PART OR ASSEMBLY: BILL OF MATERIALS, COMPONENTS AND GLAZING DETAIL

| NO. | DATE | REVISIONS | BY |
|---|---|---|---|
| 10 | 7/21/22 | REVISED FOR NEW TESTING | LFS |
| 9 | 6/15/21 | REVISED FOR NEW TESTING | LFS |
| 8 | 8/18/20 | UPDATE TO 7TH ED. (2020) FBC | DAC |
| 7 | 11/13/19 | REVISED DRAWING (NEW TESTING) | LFS |
| 6 | 8/09/17 | UPDATE TO 6TH ED. (2017) FBC | LFS |
| 5 | 7/18/16 | UPDATE B.O.M. & ADD COMP.'S | JK |

DATE: 11/12/13
SCALE: N.T.S.
DWG. BY: JK
CHK. BY: LFS
DRAWING NO.: FL-11720.9
SHEET 5 OF 5

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Z:\Clients\Associated PERMANENT\A - Florida Product Approvals\FL-11720 Windows - Double Hung\C - Drawings\FL 11720 (2020)\FL-11720.9.dwg

CITY OF MOUNT DORA

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

**DATE:** April 26, 2023

**TO:** Historic Preservation Board

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

**RE:** **Tab 4 - Certificate of Appropriateness; 1010 N Tremain (Location); Remove and Replace Four Aluminum Windows with Vinyl Windows and Expand Three of the Window Openings (Request); Carolyn L. Phillips (Owner); Windows Plus, C/O David Keaton (Applicant).**

**Property Information:**

| | | | |
|---|---|---|---|
| **Address:** | 1010 N Tremain | **Current Use:** | Single-Family Residence |
| **Zoning District:** | R-2 | **Land Use:** | Medium Density |

**Structure Information:**

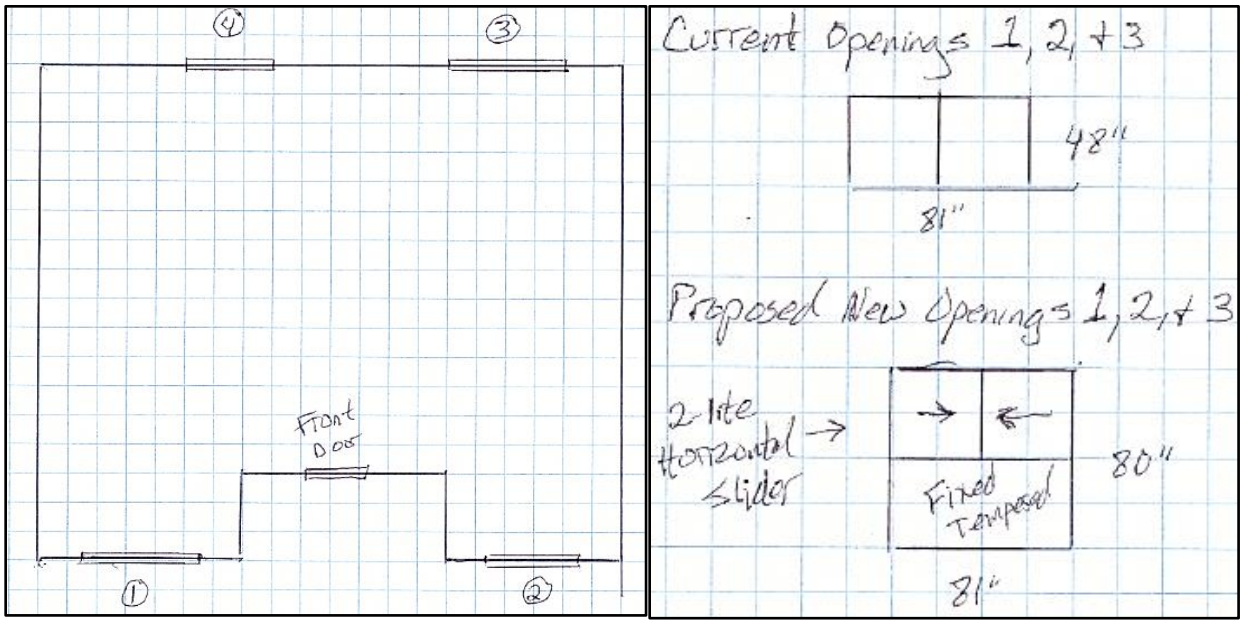
| | | | |
|---|---|---|---|
| **Date of Construction:** | 1963 | **Style:** | Ranch |
| **Structural System:** | Brick | **Foundation Type:** | Concrete Slab |
| **Siding:** | Brick | **Stories:** | One |
| **Roof Type:** | Gable | **Chimneys:** | None |
| **Windows:** | The structure has two windows that are decorated with ornamental shutters on the front exterior. | | |
| **Narative:** | This ranch style structure with a red brick exterior, contributes to the simple charm of the Mount Dora residential neighborhood. | | |

**Background on Architectural Style:**

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

**Staff Analysis:**

The applicant is seeking to remove four metal windows and replace them with vinyl windows. The Applicant is seeking to expand three of the four windows from 48” X 81” to 81” X 80” which will have a fixed bottom and horizontal sliders.




The new window openings will be comprised on the following two window types:

The current windows have grids creating six sections; the application did not indicate whether or not grids would be provided on the new windows. The guidelines discourage changing the size of windows and other openings that alter the architectural and historic character of a building; however, the Mount Dora Historic Guidelines characterize Ranch style homes as having large, picture windows. The larger window openings will be featured on the front façade (western elevation) and the rear façade (eastern elevation). The house has two front windows, both of which are proposed to be enlarged, which will keep the existing symmetry on the front façade.

**Staff Recommendation:**
Staff recommends approval of the application with the condition that shutters are provided on the windows installed on the front façade.

**Attachments:**
Photos
Window Guidelines
2019 Site Form
Application

CITY OF MOUNT DORA

1010 N Tremain Street
Site Visit

# Windows Guidelines
## *Mount Dora Historic Design Guidelines*

***Applicable Standards: 2,3,6,9***

***2. Retention of Distinguishing Architectural Character***
***3. Recognition of Historic Period***
***6. Repair / Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence***
***9. Compatible Contemporary Design for New Alteration/Additions***

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

Under Standard 2 of the Interior Secretary's Standards, the visual role of historic window design and its detailing or craftsmanship would be carefully considered in planning window repair or replacement. Factors to consider include the size and number of windows in relation to a wall surface and their pattern or repetition; their overall design and detailing; their proximity to ground level and key entrances; their visibility on key elevations.

Whether to repair or replace windows is an issue that can pose considerable problems in rehabilitation. Distinctive windows are a significant part of the overall design of a building and should not be destroyed under Standard 6. Careful repair is the preferred method. If repair is not technically or economically feasible, new windows that match the original in size, general munin/mullion configuration, and reflective qualities may be substituted for missing or irreparable windows.

If 50% or more of a window is deteriorated or missing, then wholesale replacement of windows is allowable. But replacement windows must be selected with care. Small differences between replacement and historic windows can make a big difference in appearance. When choosing replacements the following features of the original windows should be used as criteria:

- trim detail
- size, shape of frame, sash
- location of meeting rail
- reveal or set-back of window from wall plane
- separate planes of two sash
- color, reflective qualities of glass
- muntin, mullion profiles, and configuration

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

Owners often wish to replace windows to create a new look, for energy efficiency, to decrease maintenance costs or because of problems operating existing units. Highly tinted windows, windows with reflective qualities or stock windows of both incompatible design and materials often result from such an approach and conflict with Standards 3, 6, and 9.

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

## *Recommendations*:

1. Retain and repair window openings, frames, sash, glass, lintels, sills, pediments, architraves, hardware, awnings, and shutters where they contribute to the architectural and historic character of the building.

2. Conduct an in-depth survey of the conditions of existing windows early in rehabilitation planning so that repair and upgrading methods and possible replacement options can be fully explored.

3. Protect and maintain the wood and architectural metal which comprise the window frame, sash, muntin, and surrounds through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coating systems.

4. Repair window frames and sash by patching, splicing, consolidating or otherwise reinforcing. Such repair may include replacement-in-kind of those parts that are either extensively deteriorated or are missing when there are surviving prototypes such as architraves, hood molds, sash, sills, and interior or exterior shutters and blinds.

5. Improve the thermal performance of existing windows and doors through adding or replacing weather-stripping and adding storm windows that are compatible with the character of the building and which do not damage window frames

6. Replace missing or irreparable windows on significant elevations with new windows that match the original in material, size, general muntin, mullion proportion and configuration, and reflective qualities of the glass.

7. Design and install new windows when the historic windows (frames, sash, and glazing) are completely missing. The replacement windows may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the window openings and historic character of the building.

8. 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.

## *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 window features on significant facades with historically and architecturally incompatible materials such as anodized aluminum, mirrored or tinted glass.

3. Removing window features that can be repaired where such features contribute to the historic and architectural character of a building.

4. Changing the size or arrangement of window panes, muntins, and rails where they contribute to the architectural and historic character of the building.

5. Installing on significant facades shutters, screens, blinds, security grills, and awnings which are historically inappropriate and detract from the building's character.

6. 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.

7. Installing heating/air-conditioning units in window frames when the sash and frames may be damaged. Window installations should be considered only when all other visible heating/cooling systems would result in significant damage to historic materials. If installation proves necessary, window units should be placed on secondary elevations not readily visible from public thoroughfares.

8. Installing metal or fiber-glass awnings

9. Installing awnings that obscure architecturally significant detailing or features.

10. Replacing architecturally significant detailing, such as commercial canopies, with awnings.

11. 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.

Clear Form Values

Page 1

☐ Original
☐ Update

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

Site#8 LA03616
Field Date 11-16-2019
Form Date 11-16-2019
Recorder # 4

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) 1006 Alexander 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 | Direction | Street Name | Street Type | Suffix Direction |
|---|---|---|---|---|
| 1006 | N | Alexander | ST | |

**Address:**
**Cross Streets** (nearest / between) NE corner of N Alexander St & W 10th Ave
**USGS 7.5 Map Name** EUST — **USGS Date** 2018 — **Plat or Other Map** _____
**City / Town** (within 3 miles) Mount Dora — **In City Limits?** ☐yes ☐no ☐unknown — **County** LA
**Township** 19S — **Range** 27E — **Section** 29 — ¼ section: ☐NW ☒SW ☐SE ☐NE — **Irregular-name:** _____
**Tax Parcel #** 29-19-27-0010-019-00000 — **Landgrant** _____
**Subdivision Name** _____ — **Block** 19 — **Lot** _____
**UTM Coordinates:** **Zone** ☐16 ☐17 — **Easting** 436984 — **Northing** 3185806
**Other Coordinates:** X: -81.6458 — Y: 28.8053 — **Coordinate System & Datum** _____
**Name of Public Tract** (e.g., park) _____

## HISTORY

Clear History Values

**Construction Year:** 1950 ☐approximately ☐year listed or earlier ☐year listed or later
**Original Use** RESI — From (year): 1950 — To (year): _____
**Current Use** RESI — From (year): _____ — To (year): 2020
**Other Use** _____ — From (year): _____ — To (year): _____
**Moves:** ☐yes ☐no ☐unknown — Date: _____ — Original address _____
**Alterations:** ☐yes ☐no ☐unknown — Date: 11-18-2015 — Nature Metal re-roof
**Additions:** ☐yes ☐no ☐unknown — Date: _____ — Nature Patio
**Architect** (last name first): _____ — **Builder** (last name first): _____
**Ownership History** (especially original owner, dates, profession, etc.)

Early residents found were Alfred and Petra Becher (1958-1964)

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

## DESCRIPTION

Clear Description Values

**Style** RANC — **Exterior Plan** RECT — **Number of Stories** 1
**Exterior Fabric(s)** 1. COBL 2. _____ 3. _____
**Roof Type(s)** 1. GA 2. _____ 3. _____
**Roof Material(s)** 1. SHME 2. _____ 3. _____
**Roof secondary strucs.** (dormers etc.) 1. _____ 2. _____
**Windows** (types, materials, etc.)

There are metal casement windows that are consistent with 1950s construction.

**Distinguishing Architectural Features** (exterior or interior ornaments)

The front facade has decorative wooden shutters that have flamingo cut outs. These shutters were introduced after 2011 based on contemporary images.

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

There is a side patio addition and a separate carport with a shed that was updated in 2012.

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


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

# HISTORICAL STRUCTURE FORM

Site # LA03616

## DESCRIPTION (continued)

Clear Description Values

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

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

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

Foundation Material(s): 1. CONC 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)

There is one structural support at the entrance that was added after 2011. Two metal brackets decorate the main entrance

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

The front of the property has a covered porch that has one structural post. The front door is under the porch. There is a decorative scalloped wood board under the gable that frames the porch.

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

Narrative Description of Resource

The residential structure exhibits ranch style architecture from the 1950s. The property has been maintained and new details have been added to match the unique character of Mount Dora.

Archaeological Remains N/A ☐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)

This house is significant because of its ranch style architecture. Recent, non-historic, alterations contribute to the overall aesthetic of the historic district but may be misleading to future historic studies.

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

1. ARCT 3. _____ 5. _____

2. CPDV 4. _____ 6. _____

## DOCUMENTATION

Clear Documentation Values

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

1) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

2) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

## RECORDER INFORMATION

Recorder Name Samantha Kanach /HLS QAQC Affiliation OTHR

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

(address / phone / fax / e-mail)

## Required Attachments

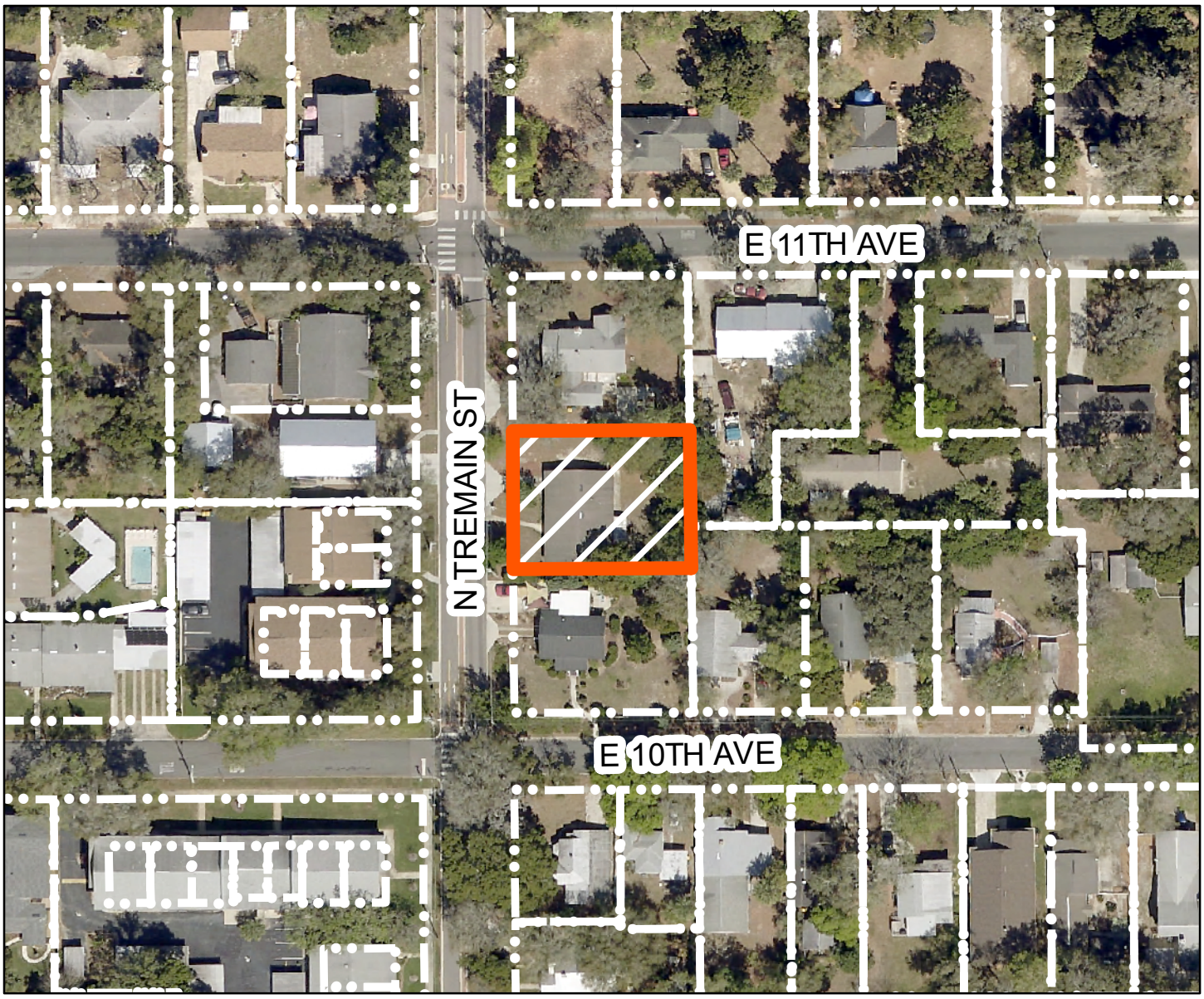
❶ **USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED**

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

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

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

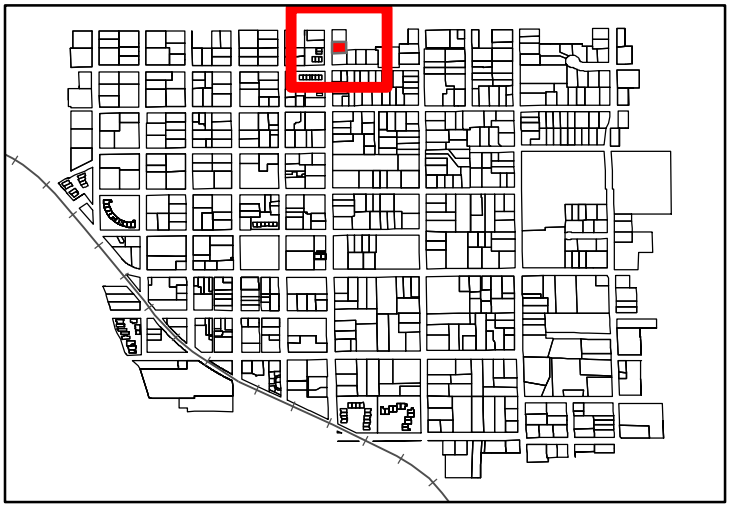
# Street Map




N

1010 NORTH TREMAIN ST MOUNT DORA FL 32757

0 40 80 160
Feet



## LA04858

KCI TECHNOLOGIES

Data Sources: Lake County, City of Mount Dora

# USGS Map

# LA04858

1010 NORTH TREMAIN ST MOUNT DORA FL 32757

Source: United States Geological Survey Eustis, FL 2018

KCI TECHNOLOGIES

1010

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: 1010 N. Tremain St Alternate Key No.: 1472148

Property Owner: Carolyn L. Phillips

Applicant: Windows Plus - David Keaton

Applicant's Mailing Address: 1225 Bennett Dr. Suite 132 Longwood, FL 32750

Applicant's Phone Number: 407-599-5525

Applicant's Email Address: windowsplusFl@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: Aluminum Framed, Single Glaze Windows (Black Framed)

Proposed Materials: Black Vinyl Framed Windows, Insulated Glass

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: Change 3 existing opening @s 81" x 48" by removing lower wall and Filling in With Horizontal Sliding window mulled over Tempered Fixed glass. New Net size: 81" x 80"

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.

4th opening Change Window "Size For Size"

# PROPERTY RECORD CARD

## General Information

| | | | |
|---|---|---|---|
| **Name:** | PHILLIPS CAROLYN L | **Alternate Key:** | 1472148 |
| **Mailing Address:** | 1010 N TREMAIN ST<br>MOUNT DORA, FL 32757-4928<br>*Update Mailing Address* | **Parcel Number:** | 29-19-27-1300-000-01201 |
| | | **Millage Group and City:** | 0MD2 Mount Dora |
| | | **2022 Total Certified Millage Rate:** | 18.8051 |
| | | **Trash/Recycling/Water/Info:** | *My Public Services Map* |
| **Property Location:** | 1010 N TREMAIN ST<br>MOUNT DORA<br>FL, 32757 | **Property Name:** | --<br>*Submit Property Name* |
| | | **School Information:** | *School Locator & Bus Stop Map*<br>*School Boundary Maps* |
| **Property Description:** | MOUNT DORA, GULLER'S HOMESTEAD N 89 FT OF S 182 FT OF W 100 FT OF LOT 12 PB 3 PG 43 ORB 4916 PG 2419 | | |

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) | 89 | 100 | | 8900.000 | FD | $0.00 | $85,663.00 |

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

## Residential Building(s)

### Building 1

| | |
|---|---|
| Residential | Building Value: $168,305.00 |

**Summary**

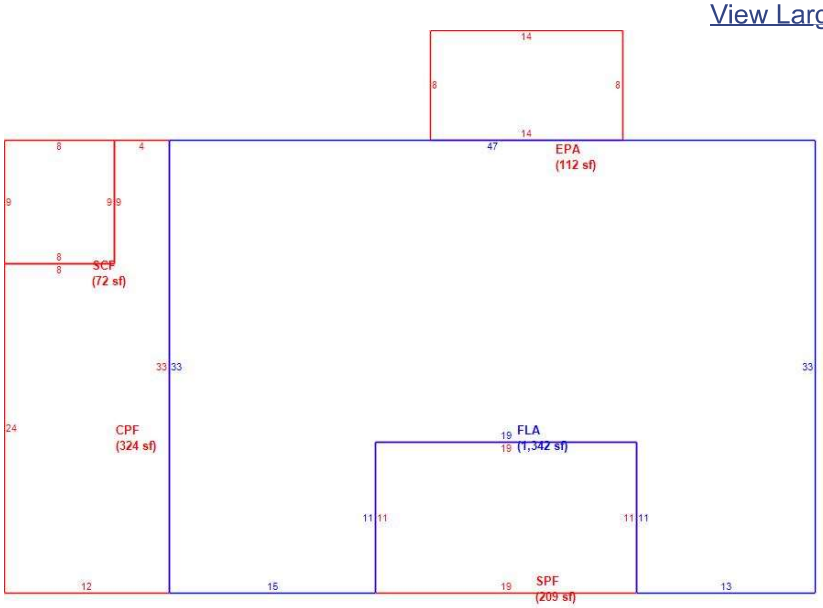
| | | | |
|---|---|---|---|
| Year Built: 1963 | Total Living Area: 1342 | Central A/C: Yes | Attached Garage: No |
| Bedrooms: 3 | Full Bathrooms: 2 | Half Bathrooms: 0 | Fireplaces: 0 |

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

**Section(s)**

| Section Type | Ext. Wall Type | No. Stories | Floor Area |
|---|---|---|---|
| CARPORT FINISHED (CPF) | | 1.00 | 324 |
| ENCLOSED PORCH WOOD (EPA) | | 1.00 | 112 |
| FINISHED LIVING AREA (FLA) | Stucco/Brick (03) | 1.00 | 1342 |
| UTILITY STORAGE FINISHED STONE (SCF) | | 1.00 | 72 |
| SCREEN PORCH FINISHED (SPF) | | 1.00 | 209 |

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 |
|---|---|---|---|---|---|
| 4916 / 2419 | 03/2017 | Warranty Deed | Qualified | Improved | $200,000.00 |
| 2549 / 2328 | 04/2004 | Warranty Deed | Qualified | Improved | $130,000.00 |
| 2289 / 910 | 02/2003 | Warranty Deed | Unqualified | Improved | $100,000.00 |
| 1057 / 1316 | 05/1990 | Warranty Deed | Qualified | Improved | $67,500.00 |
| 856 / 1547 | 10/1985 | Warranty Deed | Qualified | Improved | $51,500.00 |
| 675 / 1629 | 01/1979 | Misc Deed/Document | Qualified | Improved | $36,000.00 |

*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 | $253,968 | $189,660 | $139,660 | 5.0364 | $703.38 |
| SCHOOL BOARD STATE | $253,968 | $189,660 | $164,660 | 3.2500 | $535.15 |
| SCHOOL BOARD LOCAL | $253,968 | $189,660 | $164,660 | 2.9980 | $493.65 |
| LAKE COUNTY WATER AUTHORITY | $253,968 | $189,660 | $139,660 | 0.3083 | $43.06 |
| NORTH LAKE HOSPITAL DIST | $253,968 | $189,660 | $139,660 | 0.5000 | $69.83 |
| ST JOHNS RIVER FL WATER MGMT DIST | $253,968 | $189,660 | $139,660 | 0.1974 | $27.57 |
| CITY OF MOUNT DORA | $253,968 | $189,660 | $139,660 | 5.9603 | $832.42 |
| LAKE COUNTY MSTU AMBULANCE | $253,968 | $189,660 | $139,660 | 0.4629 | $64.65 |
| LAKE COUNTY VOTED DEBT SERVICE | $253,968 | $189,660 | $139,660 | 0.0918 | $12.82 |
| | | | | **Total:** 18.8051 | **Total:** $2,782.53 |

## 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**

INSTRUMENT#: 2017029345 OR BK 4916 PG 2419 PAGES: 2 3/20/2017 9:51:41 AM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $18.50 DEED DOC:$1400.00

**Prepared By/Return to:**
David M. Campione, Esq.
Campione & Hackney, P.A.
2750 Dora Avenue
Tavares, Florida 32778
File No.: 17-00017 DN

Parcel Identification No.2919271300-000-01201

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# Warranty Deed

**This Warranty Deed** made this 15th day of March, 2017, between **Bruno Piromalli** (*"Grantor"), whose address is 216 Spring Run Circle, Longwood, FL 32779, and **Carolyn Love Phillips** (*"Grantee"), whose address is 2502 N.W. Rogue Valley Terrace, Beaverton, Oregon, 97006.

For and in consideration of the sum of Ten & 00/100's Dollars ($10.00) and other good and valuable considerations to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, Grantor has granted, bargained and sold to Grantee and Grantee's heirs and assigns forever that certain land located in Lake County, Florida, further described as:

> The North 89.00 feet of the South 182.00 feet of the West 100.00 feet of Lot 12, Guller Plat, according to the Official Map of Mount Dora recorded in Plat Book 3, Pages 37 through 43, Public Records of Lake County, Florida.

Together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereto appertaining.

Grantor hereby covenants with said grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. *Singular and plural are interchangeable as context requires.

**Subject to taxes for the year 2017 and subsequent years and easements and restrictions of record, if any; however, this reference shall not serve to reimpose same.**

**Warranty Deed**
**Page Two**

Neither Bruno Piromalli nor anyone dependent on him resides on the property described above or property adjoining to the property described above, and the property does not constitute the homestead of Bruno Piromalli within the meaning of Article X of the Florida Constitution.

**In Witness Whereof**, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered
in the presence of:

**Grantor:**

(First Witness)

Bruno Piromalli

Janet E. Shatzer
(Printed/typed name)

(Second Witness)

DANA C. NIPPER
(Printed/typed name)

State of Florida
County of Lake

The foregoing instrument was sworn to and subscribed before me this 15 day of March, 2017, by Bruno Piromalli, ___ who is personally known to me, or ✓ who has produced FL Drivers License as identification and who did take an oath.

(Seal)

DANA C. NIPPER
MY COMMISSION # FF 101204
EXPIRES: March 12, 2018
Bonded Thru Notary Public Underwriters

Notary Public
My Commission Expires:

CITY OF MOUNT DORA

BUILDING & FIRE PREVENTION CONSTRUCTION SERVICES

**Building & Fire Prevention Construction Services**
510 North Baker Street
Mount Dora, FL 32757
(352) 735-7115
Fax: (352) 735-7191
Email: building@cityofmountdora.com

# RESIDENTIAL BUILDING PERMIT APPLICATION

BFP-001

Please print and provide all information, *incomplete applications may not be processed.*

(Print or Type Application)

Project shall be designed to the locally adopted Florida Building Code

**JOB ADDRESS:** 1010 Tremain St, Mt Dora, FL 32757

**ALTERNATE KEY:** _____

(ATTACH COPY OF PROPERTY TAX APPRAISERS'S PROPERTY SEARCH RECORD CARD)

## PROPERTY OWNER

Name: Carolyn L Phillips

Address: 1010 N. Tremain St Mt Dora, FL. 32757

City: Mt Dora State: FL Zip: 32757 Phone Number: 503-502-2411

Contact Person: Ms. Phillips Phone: 503-502-2411 E-Mail: lovephillips@gmail.com

## CONTRACTOR / DEVELOPER

Company Name: Windows Plus

License Holder Name: David Keaton

State License #: SCC131150065 Lake Co Comp Card #: _____

Address (street/city/state/zip) 1225 Bennett Dr. Suite 132 Longwood FL 32750

Telephone: 407-599-5525 FAX : _____

Contact Person: David Phone: 407-718-0019 E-Mail: windowsplusfl@gmail.co.

## WORK DESCRIPTION

New Construction…[ ] Mechanical…… [ ] Electrical……..[ ] Plumbing……[ ]

Alteration…… [✓] Roofing……..…..[ ] Gas……..…….... [ ] Other…….…… [ ]

Addition…….. [ ] Fence……....[ ] Demolition…….. [ ] Change of Use… [ ]

- *Identify type of structure or location and type of work to be performed (i.e. kitchen, bathroom, shed, remodel, replace):

Description of Project*: Replace windows in 4 existing openings, Expand 3 of the openings

Conditioned Square Feet: 1342 Unconditioned SF. 617 Total Square Feet: 1959

Total Cost of Construction: 147,000.00 Type of Construction (FBC Chap.6): _____

# of Story's: 1 Height of Building: 15' # of Bedrooms 3

Architect/Engineer's Name: Lildon Engineering Inc

Phone #: 352-394-2590 Fax #: _____ E-Mail: lildonengineering@gmail.com

***Structures over 50 years old in Historical Review Area, and/ or on the City, County, State or National Historic Register shall require an additional review and approvals***

CITY OF MOUNT DORA
BUILDING & FIRE PREVENTION CONSTRUCTION SERVICES

**Building & Fire Prevention Construction Services**
510 North Baker Street
Mount Dora, FL 32757
(352) 735-7115
Fax: (352) 735-7191
Email: building@cityofmountdora.com

# PRODUCT APPROVAL SPECIFICATION SHEET

**BFP-011**

As required by Florida Statute 553.842 and Florida Administrative Code 9B-72, please provide the information and approval numbers on the building components below, if they will be utilized on the construction project for which you are applying for a building permit. We recommend you contact your local product supplier should you not know the product approval number for any of the applicable listed products. *A COPY OF THE MANUFACTURERS APPROVED INSTALLATION DOCUMENTS MUST BE AVAILABLE ONSITE FOR INSPECTION.*

| Category/Subcategory | Manufacturer | Product Description | Approval Number(s) |
|---|---|---|---|
| **1. EXTERIOR DOORS** | | | |
| A. SWINGING | | | |
| B. SLIDING | | | |
| C. SECTIONAL | | | |
| D. ROLL UP | | | |
| E. AUTOMATIC | | | |
| F. OTHER | | | |
| | | | |
| **2. WINDOWS** | | | |
| A. SINGLE HUNG | | | |
| B. HORIZONTAL SLIDER | Assoc. Materials | Model 3002 | 11141.~~22~~27 |
| C. CASEMENT | | | |
| D. DOUBLE HUNG | | | |
| E. FIXED | Assoc. Materials | Model 3004 | 9909.19 |
| F. AWNING | | | |
| G. PASS THROUGH | | | |
| H. PROJECTED | | | |
| I. MULLION | Assoc. Materials | 3100 Strut. Transom Mullion | 12078.3 |
| J. WIND BREAKER | | | |
| K. DUAL ACTION | | | |
| L. OTHER | | | |
| | | | |
| **3. PANEL WALL** | | | |
| A. SIDING | | | |
| B. SOFFITS | | | |
| C. EIFS | | | |
| D. STOREFRONT | | | |
| E. CURTAIN WALLS | | | |
| F. WALL LOUVER | | | |
| G. GLASS BLOCK | | | |
| H. MEMBRANE | | | |
| I. GREENHOUSE | | | |
| J. OTHER | | | |
| | | | |
| **4. ROOFING PRODUCTS** | | | |
| A. ASPHALT SHINGLES | | | |
| B. UNDERLAYMENTS | | | |
| C. ROOFING FASTENERS | | | |

# Window Installation Diagram

Carylon Phillips
1010 N. Tremain St
Mt Dora FL 32757

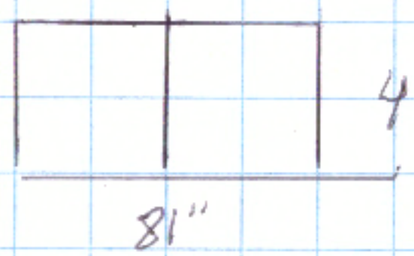
① 81" X 80"

② 81" X 80"

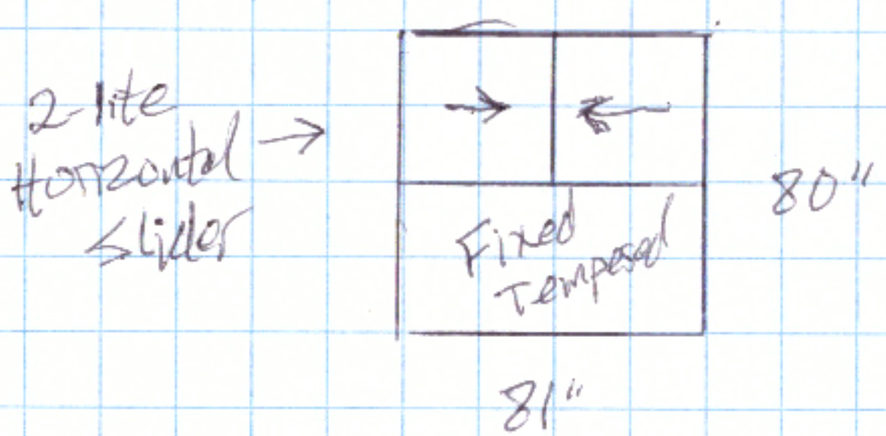
③ 81" X 80"

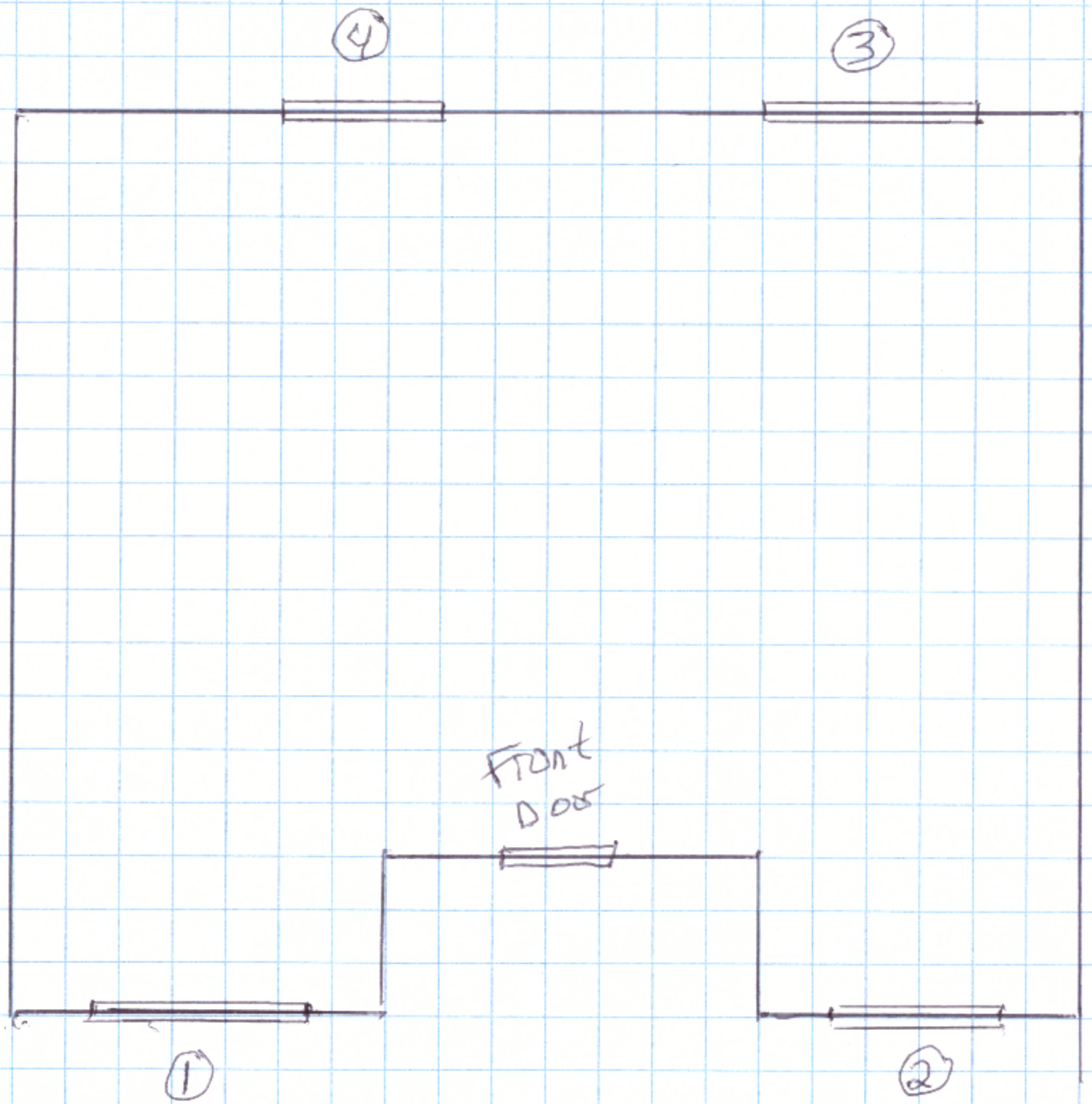
④ 81" X 48" (Size For Size)

Current Openings 1, 2, + 3



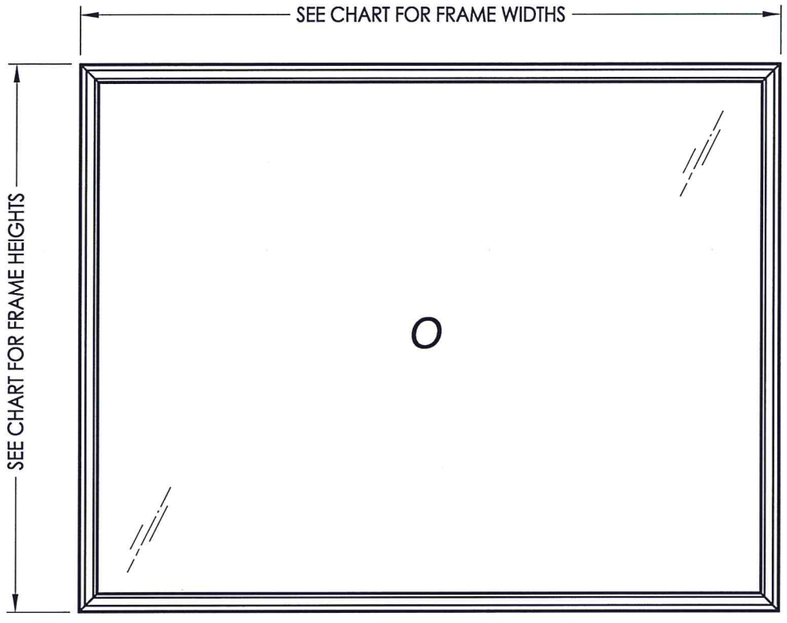

Proposed New Openings 1, 2, + 3



ASSOCIATED MATERIALS
INCORPORATED
3773 STATE ROAD
CUYAHOGA FALLS, OH 44223

# MODEL 3004/3B04/3A04/03A4/03S4
# VINYL FIXED "Replacement" WINDOW
## "NON-IMPACT"




GENERAL NOTES

1. This product has been evaluated and is in compliance with the 7th Edition (2020) Florida Building Code (FBC) structural requirements excluding the "High Velocity Hurricane Zone" (HVHZ).

2. Product anchors shall be as listed and spaced as shown on details. Anchor embedment to base material shall be beyond wall dressing or stucco.

3. When used in areas requiring wind borne debris protection this product is required to be protected with an impact resistant covering that complies with FBC Sections 1609.1.2 & R301.2.1.2.

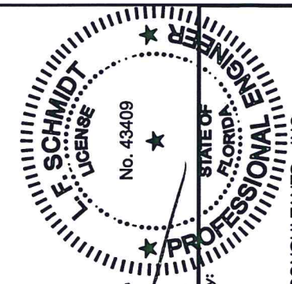
4. For 2x stud framing construction, anchoring of these units shall be the same as that shown for 2x buck masonry construction.

5. Site conditions that deviate from the details of this drawing require further engineering analysis by a licensed engineer or registered architect.

TABLE OF CONTENTS


| SHEET # | DESCRIPTION |
|---|---|
| 1 | Typical elevations, design pressures & general notes |
| 2 | Vertical & horizontal cross sections |
| 3 | Vertical & horizontal cross sections |
| 4 | Buck & frame anchoring |
| 5 | Buck & frame anchoring |
| 6 | Bill of materials, glazing details and components |


| OVERALL FRAME DIMENSION | OVERALL DAY LIGHT DIMENSION | GLASS TYPE | DESIGN PRESSURE (PSF) | | ANCHORING DETAIL |
|---|---|---|---|---|---|
| | | | POS. | NEG. | |
| 96.0" X 60.0" | 90.75" X 54.75" | G1 | +50.0 | -50.0 | SEE SHEET 5 |
| 72.0" X 72.0" | 66.75" X 66.75" | G2 | +50.0 | -50.0 | |
| 72.0" X 84.0" | 66.75" X 78.75" | | +40.0 | -40.0 | |
| 72.0" X 50.0" | 66.75" X 44.75" | G3 | +50.0 | -75.0 | |
| 60.0" X 60.0" | 54.75" X 54.75" | | +50.0 | -55.0 | SEE SHEET 4 |




September 23, 2020
Documents Prepared By:
Lyndon F. Schmidt
P.E. No. 43409

BUILDING CONSULTANTS, INC.
P.O. Box 230, Valrico, FL 33595
Phone No.: 813.659.9197
FBPE Registry No. 9813

PRODUCT: FIXED WINDOW

PART OR ASSEMBLY: TYPICAL ELEVATION, DESIGN PRESSURES & GENERAL NOTES

| NO. | DATE | REVISIONS | BY |
|---|---|---|---|
| 6 | 8/19/20 | UPDATE TO 7TH ED. (2020) FBC | DAC |
| 5 | 2/14/19 | REVISE DESIGN PRESSURE TABLE | LFS |
| 4 | 8/24/17 | UPDATE TO 6TH ED. (2017) FBC | LFS |
| 3 | 7/12/16 | UPDATE B.O.M. & ADD COMPONENTS | JK |
| 2 | 7/7/15 | REVISE DESIGN PRESSURES | LFS |
| 1 | 1/27/15 | UPDATE TO 5TH ED. (2014) FBC | JK |

DATE: 10/23/13
SCALE: N.T.S.
DWG. BY: JK
CHK. BY: LFS
DRAWING NO.: FL-9909.19
SHEET 1 OF 6

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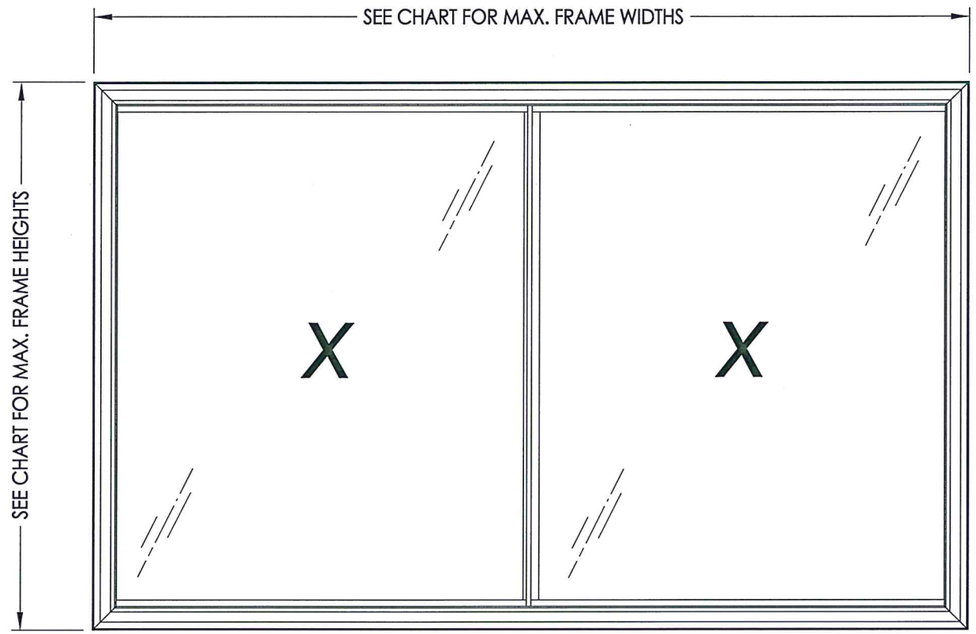
R:\Clients\Associated PERMANENT\A - Florida Product Approvals\FL-9909 Windows - Fixed\C - Drawings\FL-9909 (2020)\FL-9909.19.dwg, FL-9909.19

ASSOCIATED MATERIALS
INCORPORATED
3773 STATE ROAD
CUYAHOGA FALLS, OH 44223

# MODEL 3002 / 3A02 "ST" Extruded Vinyl Horizontal Sliding "Replacement" Window

## "NON-IMPACT"

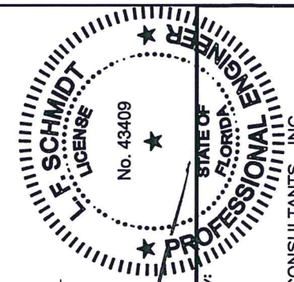



GENERAL NOTES

1. This product has been evaluated and is in compliance with the 7th Edition (2020) Florida Building Code (FBC) structural requirements excluding the "High Velocity Hurricane Zone" (HVHZ).
2. Product anchors shall be as listed and spaced as shown on details. Anchor embedment to base material shall be beyond wall dressing or stucco.
3. When used in areas requiring wind borne debris protection this product is required to be protected with an impact resistant covering that complies with FBC Sections 1609.1.2 & R301.2.1.2.
4. For 2x stud framing construction, anchoring of these units shall be the same as that shown for 2x buck masonry construction.
5. Site conditions that deviate from the details of this drawing require further engineering analysis by a licensed engineer or registered architect.

| TABLE OF CONTENTS | |
|---|---|
| SHEET # | DESCRIPTION |
| 1 | Typical elevations, design pressures & general notes |
| 2 | Horizontal cross sections |
| 3 | Vertical cross sections |
| 4 | Buck & frame anchoring |
| 5 | Bill of materials, glazing details and components |

| OVERALL FRAME DIMENSION | OVERALL DAY LIGHT DIMENSION | GLASS TYPE | DESIGN PRESSURE (PSF) | |
|---|---|---|---|---|
| | | | POS. | NEG. |
| 96.0" x 60.0" | 44.37" x 53.37" | G1 | +15.0 | -15.0 |
| 84.0" x 72.0" | 38.37" x 65.37" | | +15.0 | -15.0 |
| 72.0" x 56.0" | 32.37" x 49.37" | | +30.0 | -30.0 |
| 72.0" x 48.0" | 32.37" x 41.37" | | +45.0 | -45.0 |
| 63.0" x 44.0" | 27.87" x 37.37" | | +50.0 | -50.0 |




September 28, 2020

Documents Prepared By:
Lyndon F. Schmidt
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Phone No.: 813.659.9197
FBPE Registry No. 9813

PRODUCT: HORIZONTAL SLIDER

PART OR ASSEMBLY: TYPICAL ELEVATION, DESIGN PRESSURES & GENERAL NOTES

| NO. | DATE | REVISIONS | BY | LFS | DAC |
|---|---|---|---|---|---|
| 6 | 8/19/20 | UPDATE TO 7TH ED. (2020) FBC | | | |
| 5 | 9/20/17 | UPDATE TO 6TH ED. (2017) FBC | | | |

DATE: 12/17/13
SCALE: N.T.S.
DWG. BY: JK
CHK. BY: LFS
DRAWING NO.: FL-11141.27
SHEET 1 OF 5

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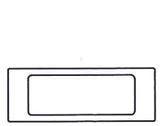
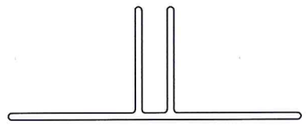
ASSOCIATED MATERIALS
INCORPORATED
3773 STATE ROAD
CUYAHOGA FALLS, OH 44223

# 3100 STRUCTURAL TRANSOM MULLION



MULLION



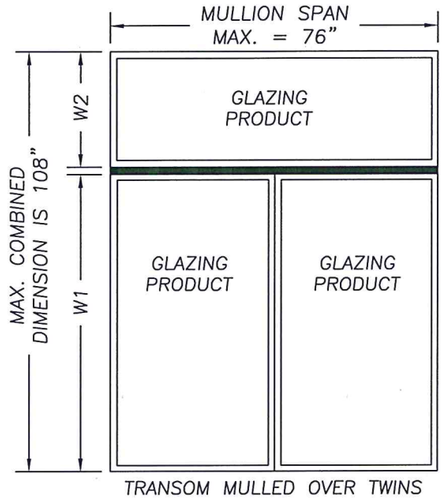
GOAL POST STYLE BRACKET

**GENERAL NOTES:**

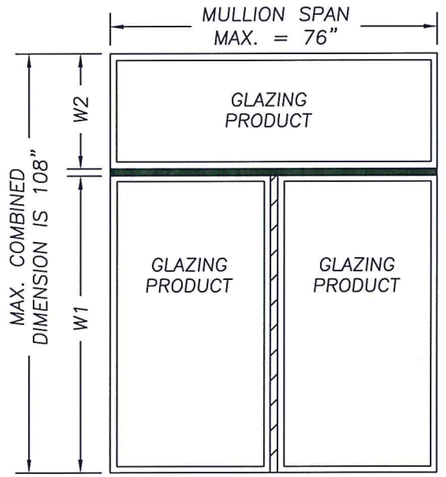
1. This product has been evaluated and is in compliance with the 7th Edition (2020) Florida Building Code (FBC) excluding the "High Velocity Hurricane Zone" and conforms to the requirements of FBC Chapter 17.
2. Wood bucks by others, must be anchored properly to transfer loads to the structure and be reviewed by the Building Official.
3. Mullion anchor embedment to base material shall be beyond wall dressing or stucco.
4. When used in areas requiring wind borne debris protection, this product does not require protection from an impact resistant covering when used in Wind Zones 1, 2 and 3 as defined by ASTM E 1996; in Wind Zone 4, as defined by ASTM E 1996, this product must be protected with an impact resistant covering complying with FBC Sections 1609.1.2 & R301.2.1.2.
5. Separate product approvals for each glazing product used with these mullions must be submitted along with this mullion product approval.
6. Anchoring of each glazing product to the mullion shall be as shown in each individual glazing product approval.
7. Any conditions not covered in this evaluation are subject to separate engineering evaluation.
8. Mullion Design Pressure Rating, see Load Rating Table Sheets 2 and 3 of this drawing.
9. The design pressure rating of the assembly shall be the lesser of the load capacity of the mullion as determined using this approval or the design pressure rating of the individual glazing products used.
10. Bounding box dimensions for geometric shapes must be equal to or less than the rectangular dimensions shown herein.

TABLE OF CONTENTS

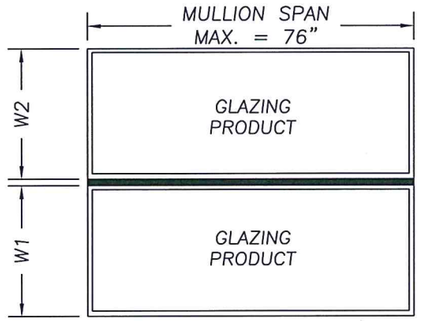

| SHEET # | DESCRIPTION |
|---|---|
| 1 | TYPICAL ELEVATIONS AND GENERAL NOTES |
| 2 | MULLION LOAD TABLE FOR WOOD SCREW ANCHORS |
| 3 | MULLION LOAD TABLE FOR CONCRETE SCREW ANCHORS |
| 4 | MULLION SECTION AND ANCHORING DETAILS |


TRANSOM MULLED OVER TWINS



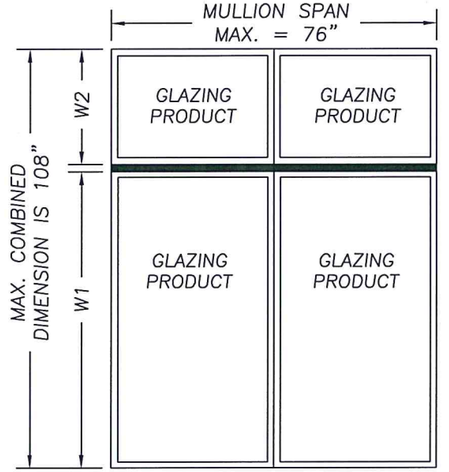

TRANSOM MULLED OVER MULLED SINGLES



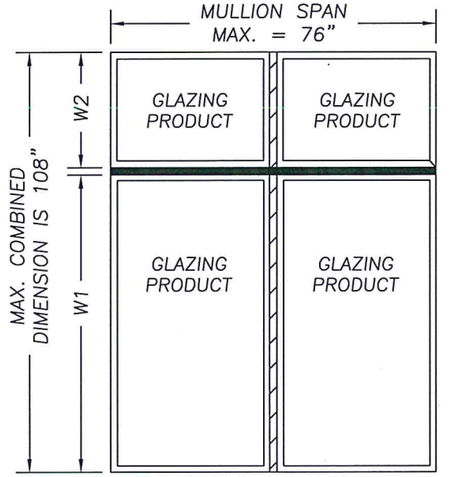

SINGLE MULLED OVER SINGLE

## TYPICAL MULLION CONFIGURATIONS

NOTICE:
VERTICAL MULLIONS DEPICTED HERE ARE COVERED UNDER SEPARATE APPROVAL




TWIN TRANSOMS MULLED OVER TWINS




MULLED TRANSOM SINGLES MULLED OVER MULLED SINGLES

Documents Prepared By:
Lyndon F. Schmidt
P.E. No. 43409
Sept. 30, 2020
L.F. SCHMIDT LICENSE No. 43409 STATE OF FLORIDA PROFESSIONAL ENGINEER
RW BUILDING CONSULTANTS, INC.
P.O. Box 230, Valrico, FL 33595
Phone No.: 813.659.9197
FBPE Registry No. 9813

PRODUCT: 3100 STRUCTURAL TRANSOM MULLION
PART OR ASSEMBLY: TYPICAL ELEVATION AND GENERAL NOTES

| NO. | DATE | BY | REVISIONS |
|---|---|---|---|
| 5 | 9/30/20 | LFS | UPDATE TO 7TH ED. (2020) FBC |
| 4 | 7/27/17 | LFS | UPDATE TO 6TH ED. (2017) FBC |
| 3 | 5/09/16 | LFS | ADD OFFSET ANCHOR BRACKET |
| 2 | 3/03/15 | JK | UPDATE TO 5TH ED. (2014) FBC |
| 1 | 11/08/11 | KV | UPDATE TO 2010 FBC |

DATE: 12/11/08
SCALE: NTS
DWG. BY: DWS
CHK. BY: LFS
DRAWING NO.: FL-12078.3
SHEET 1 OF 4

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R:\Clients\Associated PERMANENT\A - Florida Product Approvals\FL-12078 Windows - Mullions\C - Drawings\FL-12078 (2020)\FL-12078.1-7.dwg, FL-12078.3