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
September 27, 2023 at 3:00 PM

AGENDA

I. Call To Order

II. Roll Call With Determination Of Quorum

III. Approval of Minutes of August 30, 2023

IV. Public participation/hearing for non-agenda items

V. Certificate of Appropriateness

a. 523 N. Donnelly St
   i. Ex Parte Communication
   ii. Swearing in of Staff/ Applicant
   iii. Staff Presentation
   iv. Public Input
   v. Discussion

b. 219 W 9th Avenue
   i. Ex Parte Communication
   ii. Swearing in of Staff/ Applicant
   iii. Staff Presentation
   iv. Public Input
   v. Discussion

c. 936 N. Alexander Street
   i. Ex Parte Communication
   ii. Swearing in of Staff/ Applicant
   iii. Staff Presentation
   iv. Public Input
   v. Discussion

d. 428 N. Donnelly St

i. Ex Parte Communication
ii. Swearing in of Staff/ Applicant
iii. Staff Presentation
iv. Public Input
v. Discussion

VI. Other Business

i. Demo by Neglect Comparison

VII. Announcement of next scheduled meeting date: October 25, 2023

VIII. Adjournment

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

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

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

NOTICE: For purposes of Section 286.011, *Florida Statutes*, two (2) or more members of the City Council may be present at this meeting and this meeting may be considered a City Council meeting although no decision of the City Council will be made

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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
HISTORIC PRESERVATION BOARD
MEETING MINUTES
July 26, 2023

The City of Mount Dora Historic Preservation Board met on Wednesday, July 26, 2023, in the City Chambers on the first floor of City Hall, located at 510 N Baker Street, Mount Dora, Florida to exercise their powers as established in the Land Development Code.

I. Call To Order

Having been duly noticed as required by law, the July 26, 2023 meeting of the Mount Dora Historic Preservation Board was called to order at 3:00 p.m. by Det Joks, Chairman.

II. Roll Call With Determination Of Quorum

Present: Det Joks, Donald Marx, Robert Gordon, Amanda Kelley, and Kathleen Benjamin

Absent: John Miller and Patricia Huizing

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

III. Approval of Minutes of June 28, 2023

MOTION by Marx, seconded by Gordon, to APPROVE the minutes of the June 28, 2023 Historic Preservation Board Meeting, as presented.

FOR: Joks, Marx, Gordon, Kelley, and Benjamin

AGAINST: None

MOTION CARRIED: 5 – 0

IV. Public participation/hearing for non-agenda items

No one wished to provide public comments.

V. Certificate of Appropriateness

a. **813 E 5th Avenue – Door Replacement and Railing**

i. Ex Parte Communication
ii. Swearing in of staff/Applicant
iii. Staff presentation
iv. Public input
v. Discussion

The Board had no ex parte communications to disclose. Ms. Sutphen swore in the Applicant, Ms. Julie Smith, and Ms. Janiszewski. Ms. Janisewski gave a presentation on the project and explained that the Applicant is seeking to replace four, exterior wood doors with steel doors.

DRAFT

Discussion on whether or not steel and fiberglass doors are appropriate subdivisions for wooden doors and the need for sturdy doors due to their exposure to the elements.

The Applicant stated that the doors have been left to the elements for years and cannot be closed due to the swelling of the wooden doors and the busted frames. The Applicant stated that she intends to utilize the same type of door, 15 light, to honor the historic era but is seeking to install steel doors instead of wood doors. Applicant confirmed that the doors would be painted and are steel inside and outside with no wood interior.

The Applicant confirmed that the house is going to be turned into law office and so steel would be an appropriate fit for security purposes.

Discussion on next steps to redevelop the property into a law office.

MOTION by Kelley, SECONDED by Benjamin, to APPROVE the application, as presented.

FOR: Joks, Marx, Gordon, Kelley, and Benjamin

AGAINST: None

MOTION CARRIED, 5 – 0

b. **132 W 9th Avenue – Door Replacement**

i. Ex Parte Communication. ii. Swearing in staff/Applicant
iii. Staff presentation.
iv. Public input
v. Discussion

The Board had no ex parte communications to disclose. Ms. Sutphen swore in the Applicant, Paul Thomas, and reminded Ms. Janiszewski that she was under oath. Ms. Michele Janisewski gave a presentation on the application. The applicant is seeking to remove an exterior, wood and replace it with a fiberglass door with an oak finish.

Discussion on whether or not steel and fiberglass doors are appropriate subdivisions for wooden doors.

MOTION by Benjamin, SECONDED by Kelley, to APPROVE the application, as presented.

FOR: Joks, Marx, Gordon, Kelley, and Benjamin

AGAINST: None

MOTION CARRIED, 5 – 0

VI. Other Business

a. **Simpson Farmhouse Update**

Ms. Cathy Lunday, Library Director, gave a presentation of the work being undertaken at the Simpson Farmhouse which includes restoration of the original windows and door.

Ms. Lunday explained that the demo crew for the project will be the same professionals completing the restoration.

Ms. Lunday stated that the structural framework appears intact and there is no sign of termites but there is some water damage which will be fixed with putty which will not be seen once the project is completed.

Ms. Lunday stated the 117 year old farmhouse is in remarkable shape, given its age. The project budgeted for $96,000 but the cost will be less than half once the job is completed.

Ms. Lunday discussed future restoration plans for the Simpson Farmhouse.

Ms. Lunday stated that the Austin Historical Society will be conducting an event at the Library in January for anyone interested in learning about historical window restorations.

Discussion about the Austin Historical Society and their contact information.

b. **Obelisk Marker Identification**

Ms. Janisewski and Ms. Lunday asked the board if anyone wanted to volunteer to check the status of the obelisk markers around the historic district to update the inventory of them.

Ms. Lunday stated there are 69 of them throughout the CRA/ Historic District.

Ms. Lunday stated that many of the markers have been removed over the years and staff is looking to get the remaining obelisk markers in better shape by cleaning, scraping, and painting them.

Discussion on property cleaning methods for the concrete markers.

Ms. Lunday gave new information about the City being granted a Project Archivist Grant for the next year from the division of Historical Resources. They were granted $35,000.00 to hire a contract archivist. The three projects included in the grant. One being Downtown by the Decades, a digital collection in the library's archives, showing maps where old buildings were located by the decade for the last 120 years.

c. **Further Discussion**

Ms. Kathleen Benjamin began a discussion on the agenda packets and the amount of information included in the packet. Staff and the Board discussed the amount of information included in the agenda packets.

Ms. Sutphen stated that all of the applicants' submittal should stay in the packets to ensure the Board's decision is rendered based on being provided with all the information in case there is a possible appeal.

Board and Staff discussed options to ensure the Board is provided with all the relevant information and the agenda packets are not so large.

Ms. Janisewski stated the Planning Department is looking into other historical activities that the City can get involved in.

Mr. Joks gave information about the state wide conference that he and Mr. Marx attended regarding how to keep the historical area safe during a hurricane.

Discussion with the board and Ms. Sutphen about the recent case on Highland Street and the Railroad.

VII. Announcement of next scheduled meeting: August 30, 2023

Discussion regarding the date of the meeting and date of the August meeting was changed to the 23rd of August**.**

VIII. Adjournment

MOTION by Marx, SECONDED by Kelley, to adjourn the meeting. The Board unanimously voted to adjourn the meeting at 3:45 p.m.

Dek Joks, Chairman,	***Catherine Hutcheson***
Historic Preservation Board	***Administrative Coordinator***

CITY OF MOUNT DORA
HISTORIC PRESERVATION BOARD
MEETING MINUTES
August 23, 2023

The City of Mount Dora Historic Preservation Board met on Wednesday, August 23, 2023, in the City Chambers on the first floor of City Hall, located at 510 N Baker Street, Mount Dora, Florida to exercise their powers as established in the Land Development Code.

I. Call To Order

Having been duly noticed as required by law, the August 23, 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, Amanda Kelley, John Miller, and Kathleen Benjamin

Absent: Patricia Huizing

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

III. Approval of Minutes of June 28, 2023

MOTION by Gordon, seconded by Marx, to POSTPONE the approval of the minutes of the July 26, 2023 Historic Preservation Board Meeting.

FOR: Joks, Marx, Gordon, Kelley, Miller and Benjamin

AGAINST: None

MOTION CARRIED: 6 – 0

IV. Public participation/hearing for non-agenda items

No one wished to provide public comments.

V. Certificate of Appropriateness

a. **229 W 9th Avenue - Reroof**
   i. Ex Parte Communication
   ii. Swearing in of staff/Applicant
   iii. Staff presentation
   iv. Public input
   v. Discussion

Ms. Sutphen swore in the Applicant, Mr. Bryan Padget, and Ms. Janiszewski. Mr. Miller stated that this application was for his home. Ms. Sutphen stated that Mr. Miller was to not partake in the decision of the board for this application. Mr. Miller will also have to fill out a form to be submitted for conflict of interest.

DRAFT

Ms. Janiszewski gave a presentation on the project and explained that the Applicant is seeking to remove the existing asphalt shingles of the house and the three accessory structures to replace them with a metal roof. The reason for the re-roof being the age of the current roof.

The applicant made a correction to the presentation. He stated that the main home is going to be standing seam and the three accessory structures are the classic rib.

Mr. Joks asked what color the roof would be. The Applicant stated that the color of the roof is going to be a dark brown.

Mr. Joks asked the applicant the approximate age of the roof. The applicant stated the roof is 18-20 years old.

MOTION by Gordon, SECONDED by Marx, to APPROVE the application, as presented.

FOR: Joks, Marx, Gordon, Kelley, Miller, and Benjamin

AGAINST: None

MOTION CARRIED, 6 – 0

b. **302 E 6th Avenue – Window Replacement**
   i. Ex Parte Communication.
   ii. Swearing in staff/Applicant
   iii. Staff presentation.
   iv. Public input
   v. Discussion

The Board had no ex parte communications to disclose. Ms. Sutphen reminded Ms. Janiszewski that she was under oath. Ms. Janiszewski gave a presentation on the project and explained that the Applicant is seeking to replace 3 wood windows and with vinyl windows.

Ms. Janiszewski stated that the home has lost much of its integrity and does not contribute to the historic district. Based on that information the staff recommended approval of the application with the condition that grids are provided on the replacement windows to match the existing windows.

Discussion on the grid pattern on the existing windows, the number of windows being replaced, the material of the new windows, and which windows have previously been replaced.

MOTION by Kelley, SECONDED by Marx, to APPROVE the application, as presented.

FOR: Joks, Marx, Gordon, Kelley, Miller, and Benjamin

AGAINST: None

MOTION CARRIED, 6 – 0

DRAFT

c. **138 E 5th Avenue – Exterior Renovations**
   i. Ex Parte Communication.
   ii. Swearing in staff/Applicant
   iii. Staff presentation.
   iv. Public input
   v. Discussion

The Board had no ex parte communications to disclose. Ms. Sutphen swore in the Applicant, Mr. Austin Guenther, and reminded Ms. Janiszewski that she was under oath. Ms. Janiszewski gave a presentation on the project and explained that the Applicant is seeking to construct a two-story, mixed-use, building containing approximately 4,000 square feet on Royellou Lane. Staff recommended approval of the application with conditions outlined in the staff report.

The Board and the Applicant discussed the current application and how to compares to former approvals granted by the Board on the subject property. The Applicant explained that the plans for the building had changed to accommodate a different use for the building. The Applicant stated that the Center for the Arts realized the previously approved building was out of their budget and chose to stay where they currently are instead of constructing and moving into a new building.

Mr. Joks inquired about the major differences between the previous approval and the current application. Mr. Guenther stated that the Center for the Arts building was very artistic, including a large mural on the façade and more modern than the currently proposed building. He stated that the proposed building will flow more aesthetically into the downtown including a more welcoming environment on the ground floor and more entrances.

The applicant clarified that the application is for a new building on the lot between the Mount Dora History Museum and the building currently housing the Center for the Arts and the new building will front on Royellou Lane. Further discussion between the board members about where the building will be located.

Mr. Gordon questioned whether or not there are setbacks for the building. Ms. Janisewski stated there are no setback requirements in the C-2 zoning district. Mr. Guenther stated that the building will be two feet from the historic museum but did not know the distance between the proposed building and the other surrounding structures. He added that the new building will have a handicapped accessible ramp which will connect to the sidewalk along Foxtail Coffee.

Mr. Joks asked if the new building is the same size as the previous proposed building. Ms. Janiszewski clarified that the previously approved building was 2,900 square feet and the current application is for a 4,000 square foot building. Mr. Joks asked where the additional square footage was found. Mr. Guenther stated that the building is going to be like a box with a full second floor and the original building had a more complicated façade.

Discussion on the proposed windows and the requirements in the Land Development Code.

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Mr. Joks asked if the building will be used entirely by the Center for the Arts. The applicant reiterated that the original plan was to construct a new Center for the Arts but the current application is for a mixed-use building with commercial and office uses.

Further discussion on the cornices of the building, the building height and the proposed ADA ramp. Mr. Guenther explained how to access the ADA ramp from the street and the parking lot.

MOTION by Kelley, SECONDED by Benjamin, to APPROVE the application, with staff recommendations and changes as discussed, including an enhanced window frame.

FOR: Joks, Marx, Gordon, Kelley, Miller, and Benjamin

AGAINST: None

MOTION CARRIED, 6 – 0

VI. Other Business

Ms. Janiszewski requested feedback on the agenda packet. The board decided they were agreeable with how the agenda packet was broken up and would like to keep with it.

Mr. Joks asked for further explanation on the archivist grant which was recently approved by the City Commission. Ms. Janiszewski explained that the grant was submitted by the Library Director, Cathy Lunday, and she had spoken of the effort at a previous meeting. Ms. Janiszewski stated that she and Ms. Lunday would provide updates on the project as it progresses.

VII. Announcement of next scheduled meeting: September 27, 2023

VIII. Adjournment

MOTION by Miller, SECONDED by Gordon, to adjourn the meeting. The Board unanimously voted to adjourn the meeting at 3:39 p.m.

Dek Joks, Chairman,	***Catherine Hutcheson***
Historic Preservation Board	***Administrative Coordinator***

DRAFT

CITY OF MOUNT DORA

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

DATE: September 27, 2023

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 1 - Certificate of Appropriateness; 523 N Donnelly Suite 112 (Location); Door Replacement; Mardi Gras of Mount Dora, Inc. (Owners); Main Street Leasing / Recreating LLC dba Walk in the Woods(Applicant).**

Property Information:

Address:	523 N Donnelley, Suite 112	**Current Use:**	Commercial
Zoning District:	C-2	**Land Use:**	Commercial

Structure Information:

Date of Construction:	1922	**Style:**	Masonry Vernacular
Structural System:	Concrete Block	**Foundation Type:**	Concrete Footing
Siding:	Concrete Block Mold	**Stories:**	2
Roof Type:	Flat	**Chimneys:**	Six (Brick)

Background on Architectural Style:

To exploit land value to the fullest, commercial buildings were constructed in close proximity to one another and designed to cover most of the lot. The side walls of one commercial building often formed party walls with adjacent buildings. Because of such design constraints, commercial buildings from the mid-1850s to the 1940s shared many of the same characteristics. Most commercial buildings were rectangular in plan. One narrow elevation, facing the street, became the focus of the design and provided the building's identifying features. Facades were organized into distinct sections or zones, commonly containing one or two parts. The lower zone generally housed public spaces and the upper zone often provided space for private uses, including apartments, offices, hotel rooms, and meeting halls.

Roofs were usually flat built-up types with parapets. Brick was frequently used in combination with cast iron. Beginning in the 1920s, two new masonry materials, hollow terracotta tile and concrete block, gained wide use in construction of commercial buildings. Stucco finishes and terracotta detailing became widespread.

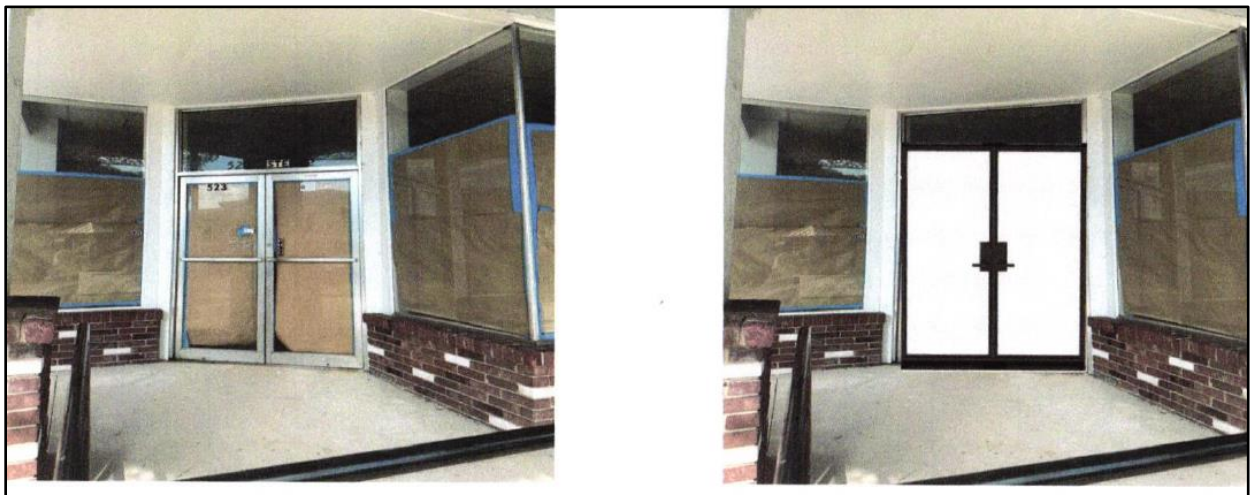
The commercial vernacular style is characterized by a regular, rectangular plan; one to three stories in height; flat roof with a parapet; and brick, concrete block, stucco, rough texture as the primary exterior materials.

Staff Analysis:

This commercial structure is located in the downtown historic district at the northwest corner of Donnelly Street and 5th Avenue. It is a contributing structure to the district. Throughout its history, there have been several uses due to the size of the building. This building is part of Mount Dora's period of early community development. The structure is at the center of the historic district and is well known for its style and history.

The structure obtained COAs for changes to windows and doors on the left elevation with a two story addition at the rear of the in 2018; replacing the second story windows and doors in 2006; and adding a canopy over the 5th Avenue entrance.

The applicant is seeking to remove the existing silver, aluminum and glass doors and replace them with a black matte, aluminum and glass doors in the different style. The Applicant stated that the current doors need to be replaced because they have large gaps what are not sealed and the new doors will match the doors of the abutting entrance on the abutting entrance. Pictured below are the existing and proposed doors.



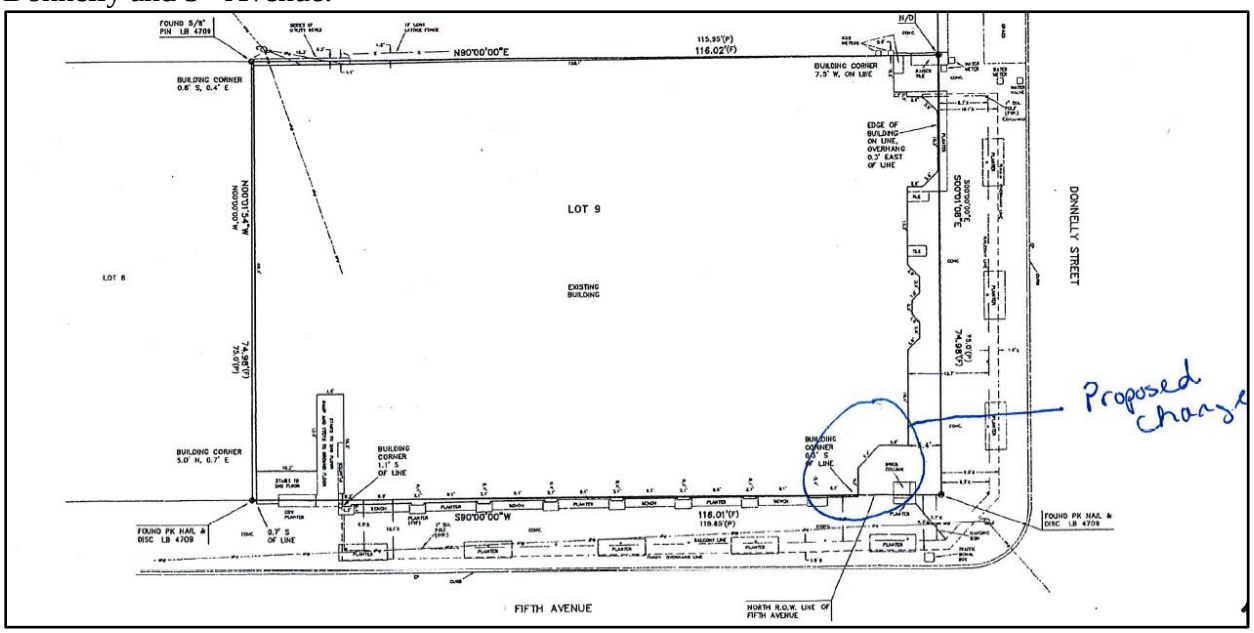
Existing Doors | Proposed Doors

Principal doors and entrances are an integral part of historic building in Mount Dora. Under Standard 2, doors and entrances and associated detailing should be preserved. Changes to door size and configuration should be avoided. If a historic entrance cannot be incorporated into a contemporary use for the building, the opening and any significant detailing should, nevertheless, be retained.

Replacement doors should either match the original under Stand 6 or substitute new materials and designs sympathetic to the original under Standard 9. Under Standard 3 historic doors that do not match the composition and stylistic details of the building or missing door should not be substituted.

Contemporary stock doors and screen doors are inappropriate replacements. Replacement screen doors should be simple. Any ornamentation should be based on historic precedent and in keeping with the character of the door and entrance design. Aluminum, metal, and jalousie doors should be avoided. Removing historic material such as wood, cast iron, terra cotta tile, and brick, should be avoided.

The subject entrance is located at the southeast corner of the property at the intersection of Donnelly and 5th Avenue.



The existing doors are not made of a historic material and the proposed doors will match the existing windows and doors on the rest of the building.

<u>Staff Recommendation</u>:
Staff recommends approval of the application as presented.

<u>Attachments</u>:
Photos
1987 Site Form
2008 Site Form
Application

CITY OF MOUNT DORA

Site Photos

Site Inventory Form

Site No. _____

Site Name The Donnelly Office Building Survey Date 8709
Address of Site 509-523 Donnelly St., Mt. Dora Fl. 32757
Instruction for locating _____

Location Donnelly's Sub (Subdivision Name) 59 (Block No.) 00900 (Lot No.)

County Lake
District name if applicable _____
Owner of Site: Name Cubbyhole Corp.
Address 523 Donnelly St., Mt. Dora Fl. 32575

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

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

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

Original Use commercial
Present Use commercial
Dates +1922
Cultural Phase American
Period 20th Century

NR Classification Category building Date Listed on NR _____
Threats to Site: (Check One or More)
___ Zoning ___ Transportation ___ Borrowing
___ Development ___ Fill ___ Other (See Remarks Below)
___ Deterioration ___ Dredge

Areas of Significance: Early Community Development

Significance:

John Donnelly built this commercial building on what was originally his house's front lawn. His home had two main facades; the south facade, and the east facade. The south facade faced the Lake and the east facade faced Donnelly St. This building was still under construction when the fire on Saturday night, February 2, 1922, burned out most of the east side of Donnelly St. between 4th and 5th Ave. E.W. Baldwin, grocer, salvaged some of his goods, restocked and opened up in this building on Monday morning. The floor consisted of planks laid on piers with chicken wire over them. R.V. Parker's market was in the back of Baldwins and the other two tenants were the M.O. Williams pharmacy on the south and H. Feigin's dry goods store on the north. The building originally had residential apartments with fireplaces on the second floor but they were soon converted to offices. The Citrus Culture Corp., a fertilizer manufacturing company, was the tenant on the north side, and the A.C. Quixley Realty Co. and Walter "Red" Kennedy, a lawyer, were the other two original office tenants. The Masonic Lodge also met here before they took over the Donnelly House as their headquarters. Simpson's grocery store and Mattie Simpson's dry goods store were also early tenants on the first floor and Sol Spilky also had a dry goods store in the building. Bobby Wells started his dental practice here. A billiard hall was a tenant on the north side of the first

(see continuation page)

(CONTINUATION SHEET - SIGNIFICANCE)

floor in the 1930's and they built a bowling alley to the north of the office building. The second floor was later converted back to apartments. Sally's Dress Shop has been a tenant since 1955.

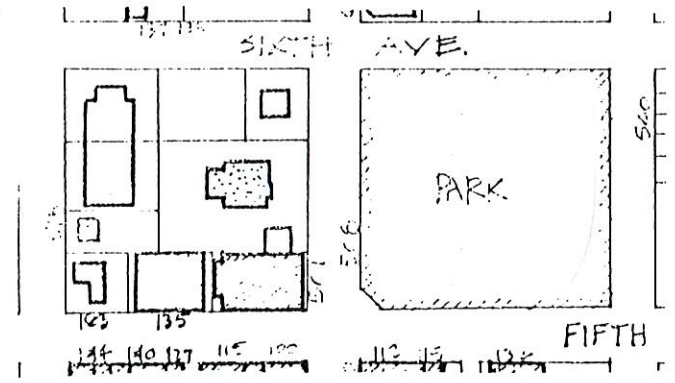
RP 10-19; CD 26,39; BW 10-19; E 82; PS 9-30

Architect
Builder
Style and/or Period masonry vernacular
Plan Type rectanglar: irregular
Exterior Fabric(s) brick: running # stucco: textured
Structural System(s) masonry: brick
Porches W/ 2nd story gallery
Orientation E
Foundation continous: stuccoed
Roof Type
Secondary Roof Structure(s)
Roof Surfacing
Window Type late glass
Ornament Exterior
Chimney brick with corbelled caps
Chimney Location N: wall, exterior # S: wall, exterior
No. of Chimneys 6 No. of Stories 2
No. of Dormers Outbuildings
Surroundings
Map Reference (incl. scale & date) USGS Eustis 7.5 Min. 1966 (PR1980)

Latitude and Longitude

Site Size (approx. acreage of property) 1T1

LOCATION SKETCH OR MAP N

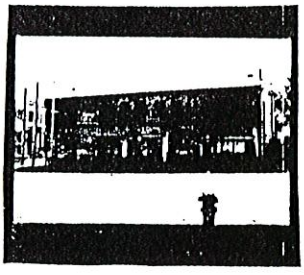


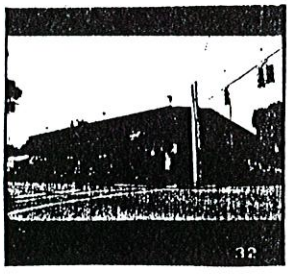
Township	Range	Section
19	27	30

UTM Coordinates:

Zone Easting Northing

Photographic Records Number C 12, D 32
Please attach Photographic Print





Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA00321
Recorder # 1
Field Date 3/15/2008
Form Date 3/15/2008
FormNo 200803
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

GENERAL INFORMATION

Site Name (address if none) 505-509 N Donnelly Street
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
505-509	North	Donnelly	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 Irregular
Other Exterior Plan
Number of Stories 2
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-mold
Other Exterior Fabric(s)
Roof Type(s) >> Flat
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

8LA00321

DESCRIPTION (continued)

Window Descriptions

Main Entrance Description (stylistic details)

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

Porch Roof Types(s)

Exterior Ornament

Interior Plan

Condition Good

Other Interior Plan

Structure Surroundings

Commercial: MOSTly this category

Residential:

Institutional:

Undeveloped:

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

Archaeological Remains (describe):

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

Narrative Description (optional)

HISTORY

Construction year 1922

Architect (last name first):

Builder (last name first):

Changes in Locations or Conditions

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

Structure Use History

Use

Year Use Started

Year Use Ended

>> Commercial unspecified;1922;

Other Structure Uses

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

RESEARCH METHODS

Research Methods

>> FL Master Site File-Cultural Resources

Other research methods

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? YES

Idividually Eligible for National Register? NO

Potential Contributor to NR District? YES

Name of Local Register if Eligible

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

8LA00321

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____ Maintaining Organization: _____

File or Accession #: _____ Descriptive Information: _____

>>

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

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

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

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

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

SHPO's Evaluation of Resource

_____ Date _____

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 5/20/2008

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"

LA00321-200803

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-mold
Shingles-asbestos

> **Roof types:**
Flat

> **Roof materials:**

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

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

> **Original, intermediate, present uses/year started/year ended:**
Commercial unspecified;1922;

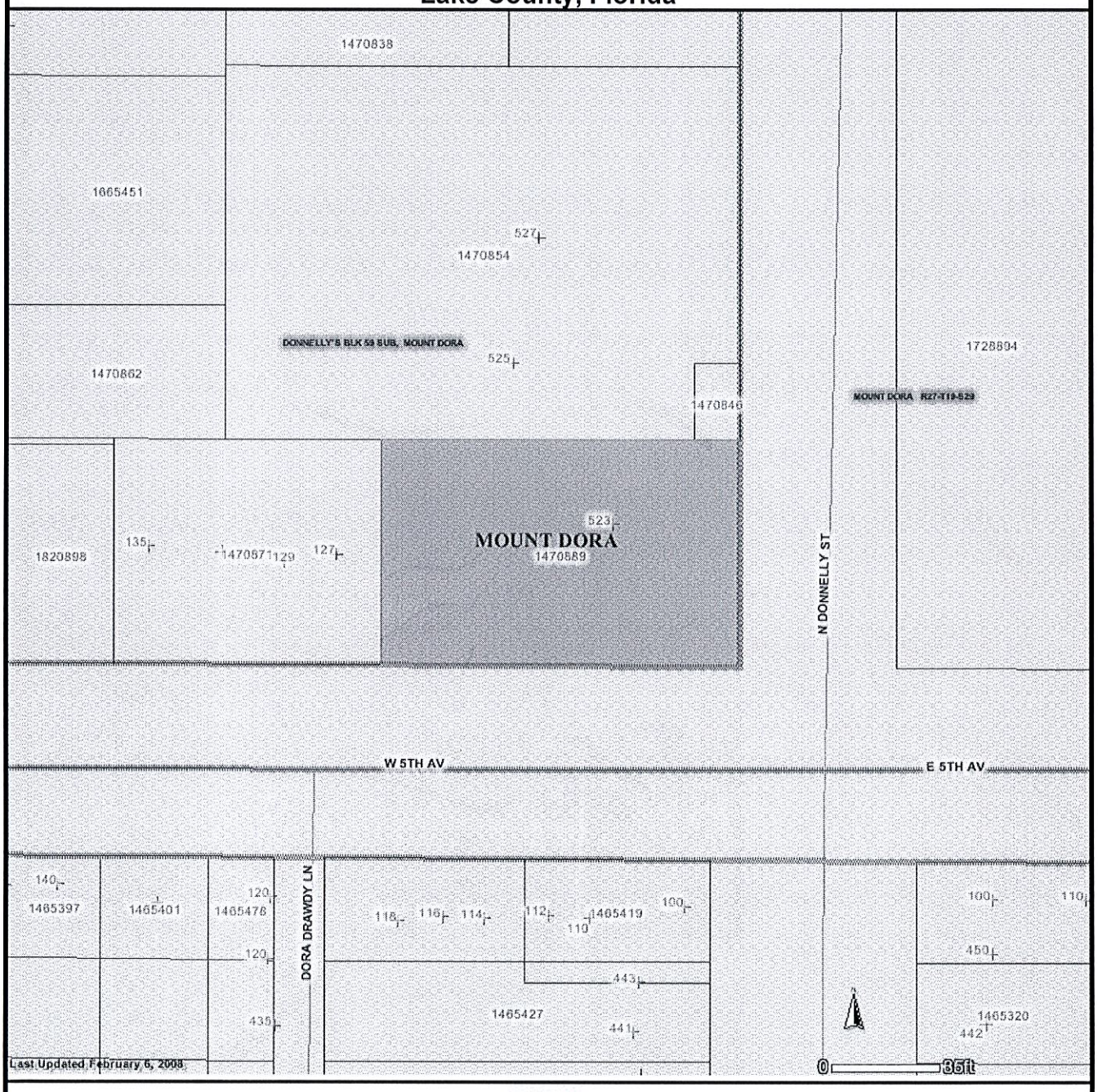
> **Research methods:**
FL Master Site File-Cultural Resources
Examine local tax records
Pedestrian

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

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

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

Lake County, Florida



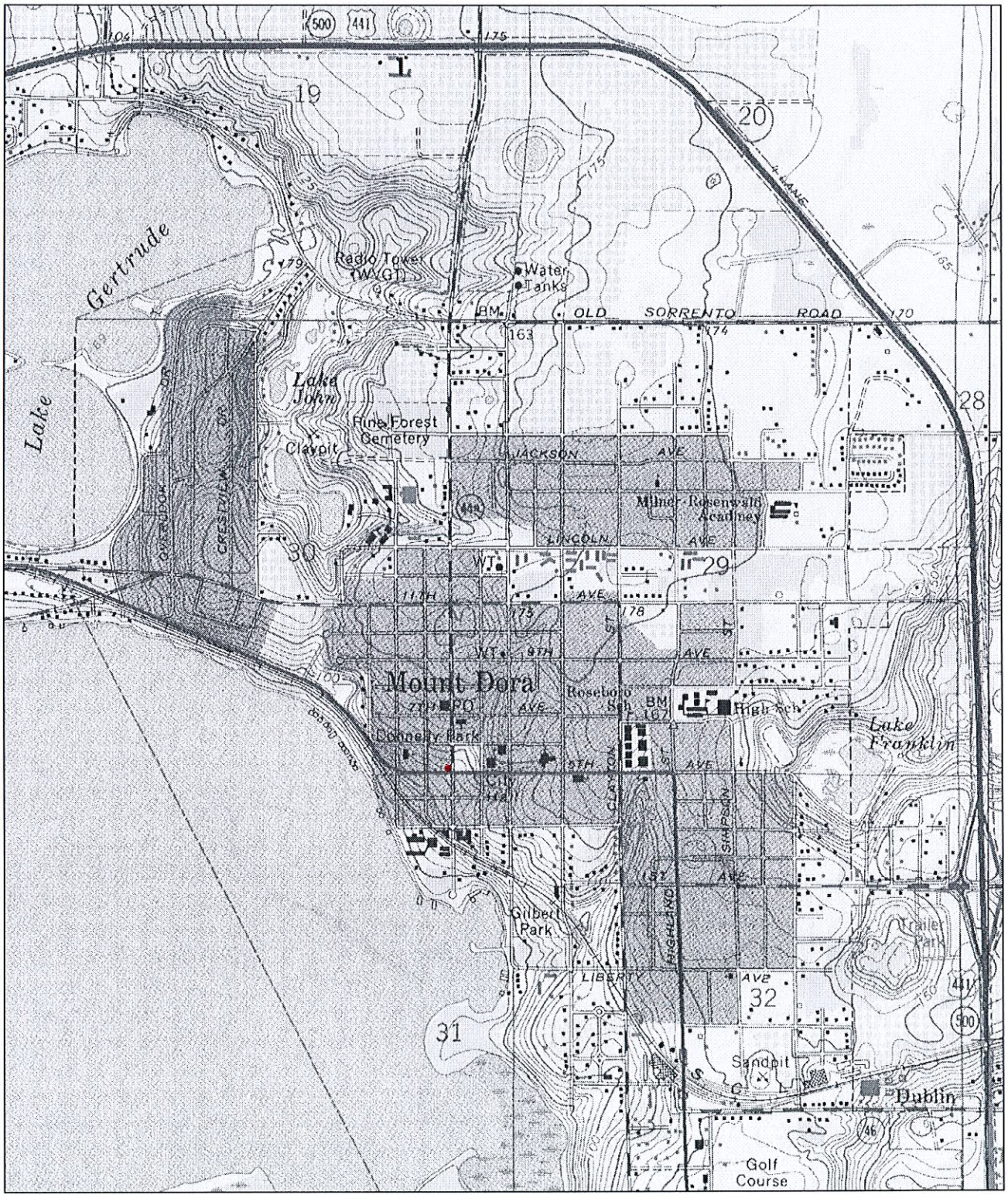
LEGEND

- 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
- TAVARES (cont)

LA321

RNI

1



N

0 0.5 Mi

0 2000 Ft

Map provided by MyTopo.com

LA321

RNI

LA
321

CITY OF MOUNT DORA

RECEIVED
SEP - 6 202

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: 523 N. Donnelly Street Suite 112 Alternate Key No.: 1470889

Property Owner: Mardi Gras of Mount Dora Inc.

Applicant: Main Street Leasing/Recreating LLC dba Walk in the Woods

Applicant's Mailing Address: 116 W. 5th Ave Mount Dora FL 32757

Applicant's Phone Number: 352 735 3788 or 407 421 4807 cell

Applicant's Email Address: shopwalkinthewoods@gmail.com

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

Application Type:

- ☐ New Construction
- ☐ Addition
- ☑ Rennovation

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: Silver aluminum/glass

Proposed Materials: Black Matte Aluminum/glass

Is there a chimney on the building and will it be affected? No

Full Description of Proposed Alteration(s) or Construction including materials; please attach additional documentation if needed: Remove and replace current double doors. Proposed new doors will match the finish of doors currently at 523 N Donnelly on Donnelly side-see attached

Reason for Addition / Modification: Current doors need replacement - large gaps that aren't sealed. New doors will be 8 feet tall and enhance building aesthetic.

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:	MARDI GRAS OF MOUNT DORA INC	**Alternate Key:**	1470889
Mailing Address:	699 E FIFTH AVE MOUNT DORA, FL 32757 *Update Mailing Address*	**Parcel Number:**	30-19-27-0100-059-00900
		Millage Group and City:	0MD1 Mount Dora
		2022 Total Certified Millage Rate:	18.8051
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	523 N DONNELLY ST MOUNT DORA FL, 32757	**Property Name:**	-- *Submit Property Name*
		School Information:	*School Locator & Bus Stop Map* *School Boundary Maps*
Property Description:	MT DORA, DONNELLY'S SUB BLK 59 LOT 9, BLK 59 PB 10 PG 56 ORB 1555 PG 1689		

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	RESTAURANT (2100)	0	0	75X115	8625.000	Square Feet	$0.00	$631,393.00

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

Commercial Building(s)

Building 1

Commercial	Building Value: $309,573.00 Building Use: UNFINISHED COMMERCIAL AREA (10C) Structure Type:

Summary

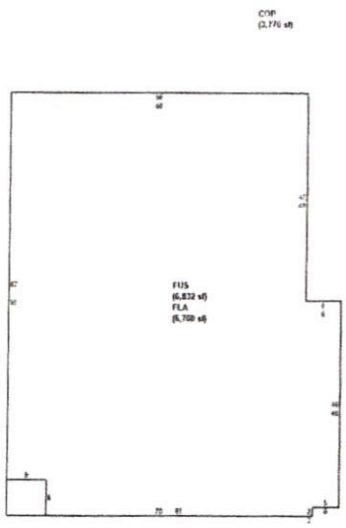
Year Built:	1912
Total Effective Area:	17368
Full Bathrooms:	4
Half Bathrooms:	2
Elevators:	0
Elevator Landings:	0
Residential Units:	0

Section(s)

Section Type	No. Stories	Ground Floor Area
COMMERCIAL CANOPY (COP)	1.00	3776
FINISHED LIVING AREA (FLA)	1.00	6760
FINISHED AREA UPPER STORY (FUS)	1.00	6832

View Larger

Kitchens:	0
Fireplaces:	0



Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	PAVING (CPAV2)	1211	SF	1911	$1,696.00

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
1555 / 1689	10/1997	Warranty Deed	Qualified	Improved	$1,000,000.00
1482 / 1628	12/1996	Warranty Deed	Qualified	Improved	$1,000,000.00
1110 / 707	05/1991	Warranty Deed	Qualified	Improved	$380,400.00

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

Values and Estimated Ad Valorem Taxes

Values shown below are 2023 CERTIFIED VALUES (July 1 Preliminary Tax Roll Certification)

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	$942,662	$926,810	$926,810	5.0364	$4,667.79
SCHOOL BOARD STATE	$942,662	$942,662	$942,662	3.2500	$3,063.65
SCHOOL BOARD LOCAL	$942,662	$942,662	$942,662	2.9980	$2,826.10
LAKE COUNTY WATER AUTHORITY	$942,662	$926,810	$926,810	0.3083	$285.74
NORTH LAKE HOSPITAL DIST	$942,662	$926,810	$926,810	0.5000	$463.41
ST JOHNS RIVER FL WATER MGMT DIST	$942,662	$926,810	$926,810	0.1974	$182.95
CITY OF MOUNT DORA	$942,662	$926,810	$926,810	5.9603	$5,524.07
LAKE COUNTY MSTU AMBULANCE	$942,662	$926,810	$926,810	0.4629	$429.02
LAKE COUNTY VOTED DEBT SERVICE	$942,662	$926,810	$926,810	0.0918	$85.08

Total:	Total:
18.8051	$17,527.81

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

523 N. Donnelly Suite 112

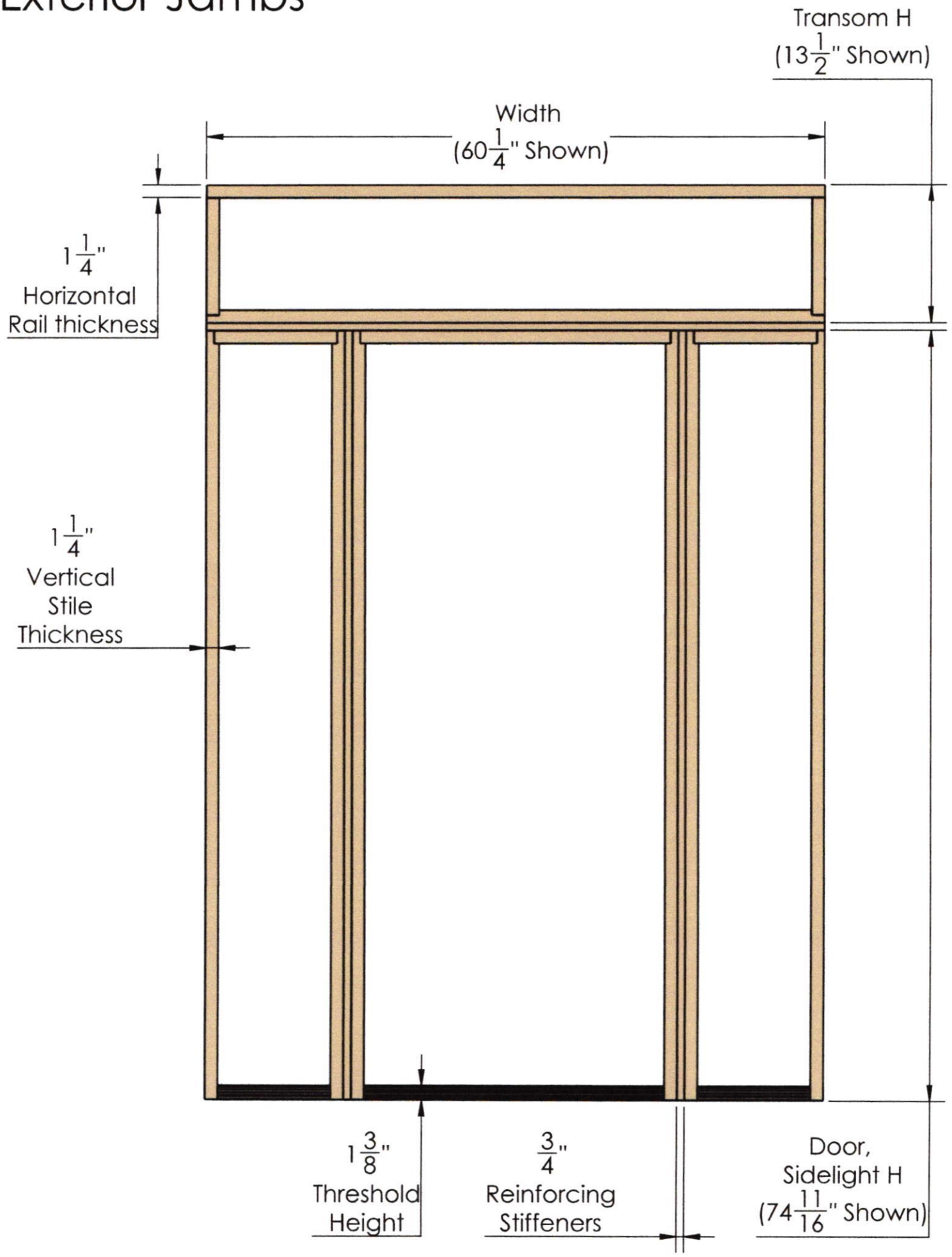
Existing Doors

Proposed Doors

523 N. Donnelly

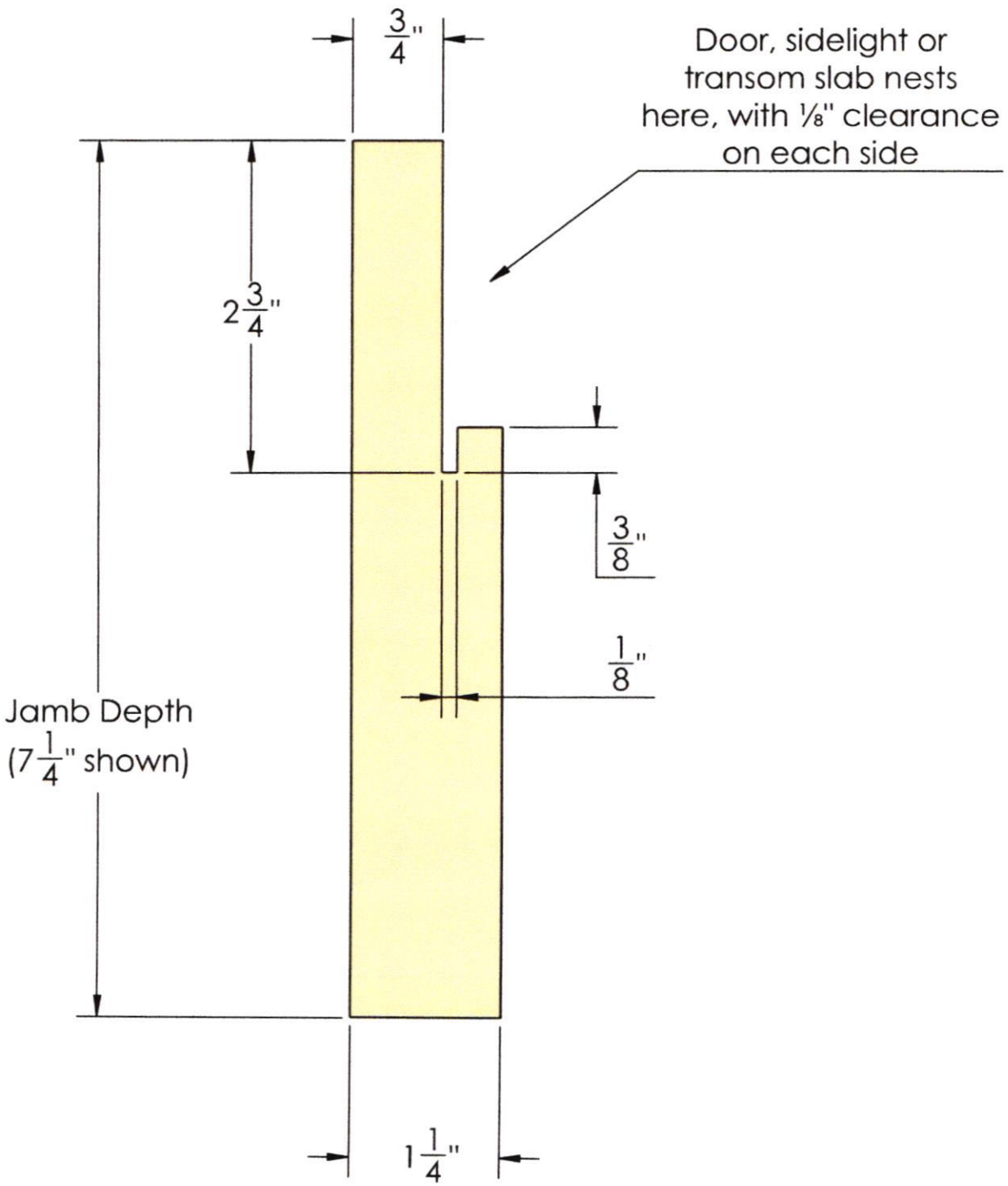
Current Doors Adjacent Suite on Donnelly

Exterior Jambs



Exterior Jambs

Section view of stile, rail



RUSTICA

Quote

Date	9/5/2023
Estimate #	34083

(800) 891-8312 Support@rustica.com
1060 SPRING CREEK PL
SPRINGVILLE UT 84663-3037

Expires	9/6/2023
Exp. Close	9/5/2023
Project/Job	
Sales Notes	https://rustica.com/cart?save_id=1693929848
Sub-Customer (From	

Bill To

Item	Qty	Description	Rate	Amount
ITEM 01	1	Select Door Style: Presidential Metal Framed Hinged Door?: Yes Is Wine Room Door?: No Select Metal Type: Aluminum Select Hanging Option: Pre Hung Select Interior Or Exterior Door: Exterior Door Function: Single Door Select Handle Box Options: Standard Select Width of a Single Door (not the door way opening): 4ft 10 in 3/4 in Select Door Height: 8 ft 1 in 5/16 in Select Thickness: 2 in Select Metal Door Frame and/or Grid Finish: Flat Black Select Glass Style: Clear Select Jamb Type: Normal Select Jamb Depth: 4-9/16 in Select Jamb Species: Poplar Select Jamb Finish: Matte Black Select Door Knob Boring: Yes Select Door Knob Boring Placement: 36 in Select Bore Hole Backset: 2-3/4 in Select Double Bore (For A Deadbolt): Yes Add Hinges?: Yes Select Hinge Prep: Rustica Standard	[redacted]	[redacted]

RUSTICA

Quote

Date	9/5/2023
Estimate #	34083

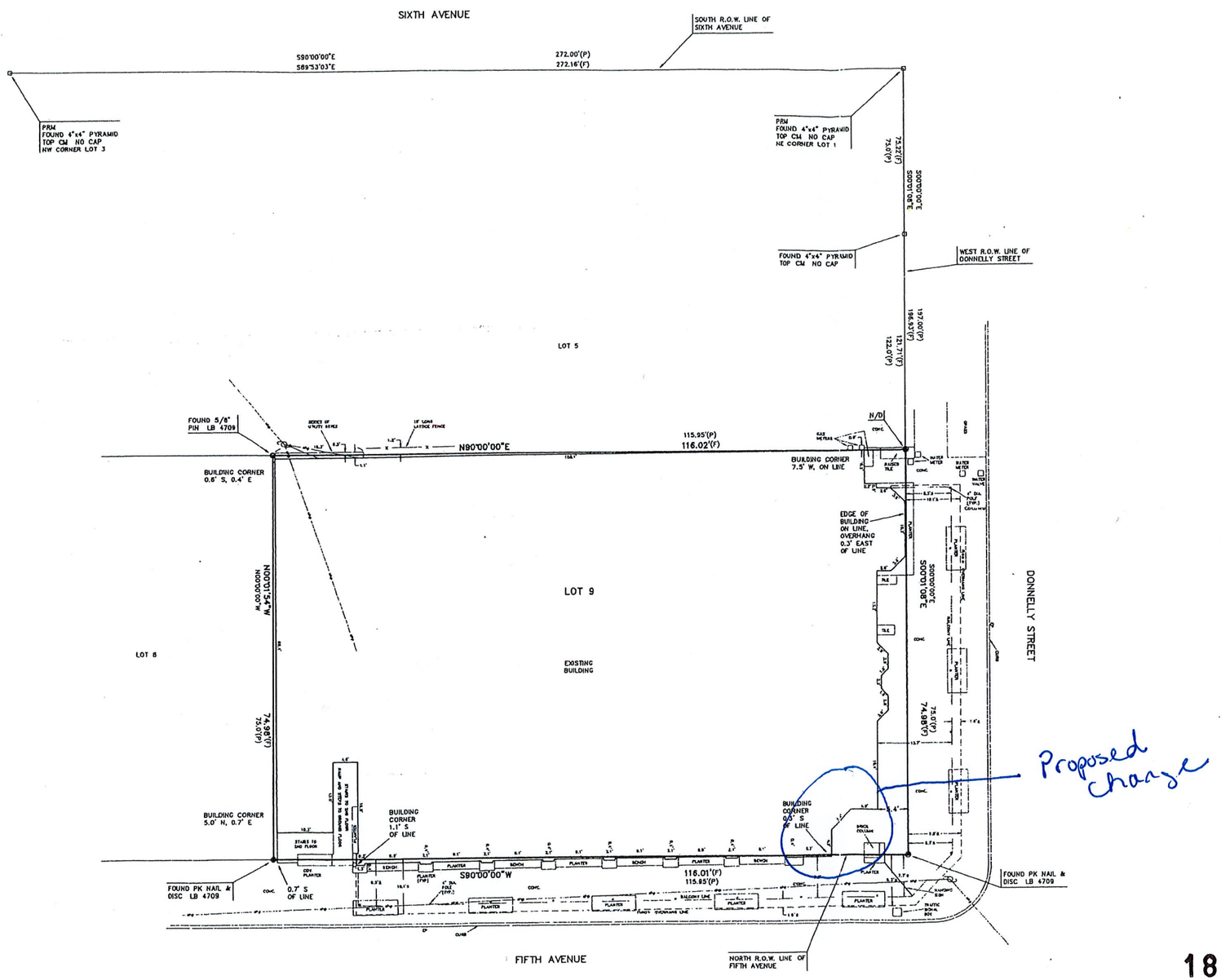
(800) 891-8312 Support@rustica.com
1060 SPRING CREEK PL
SPRINGVILLE UT 84663-3037

Item	Qty	Description	Rate	Amount
		Select Hinge Finish: Flat Black		
		Select Hinge Style: Square Corner Ball Bearing Hinge		
		Select Handing: Left Hand Outswing		
		Door Handing: Left Handed		
		Door Swing: Outswing		
		Select Sidelight Style: None		
		Include Transom Window: Yes		
		Select Transom Window Height: 14 in		
		Select Transom Glass Style: Clear		
		Calculated Overall Jamb Width: 5ft 0in 1/2in		
		Calculated Minimum Rough Opening Width: 5ft 1in		
		Calculated Overall Jamb Height: 9ft 8in 1/4in		
		Calculated Minimum Rough Opening Height: 9ft 8in 3/4in		
		Select Jamb Assembly and Shipping Preparation: Fully Assembled and Connected		
Subtotal				[redacted]
Promotional Discount			[redacted]	[redacted]
CRATE	1		[redacted]	[redacted]
Shipping Fees	1	Shipping charges	[redacted]	[redacted]

	Total	[redacted]

34083

A Boundary Survey



Description

Lot 9, Donnelly Subdivision, according to the plat thereof recorded in Plat Book 10, Page 56, Public Records of Lake County, Florida.

Certified to:

Mardi Gras of Mount Dora, Inc.
Bowen & Campione, P.A.
Attorneys' Title Insurance Fund, Inc.

Legend & Standard Abbreviations

℄	= Centerline	R/C	= Set 5/8" Rebar, PLS #3351
ROW	= Right of Way	PRM	= Permanent Reference Monument
CM	= Concrete Monument	N/D	= Set Nail and Disk, PLS #3351
PCP	= Permanent Control Point	ohp	= Overhead Utility Lines
POB	= Point of Beginning	PC	= Point of Curvature
POC	= Point of Commencement	PB__pg__	= Plat Book, Page
F.I.R.M.	= Flood Insurance Rate Map	EP	= Edge of Pavement
O.R.	= Official Record Book	☐	= Utility Box
	= Wood Utility or Power Pole	(F)	= Dimension per Field Measurement
PT	= Point of Tangency	(P)	= Dimension per Plat
	= Fence Line	(D)	= Dimension per Legal Description

Land Surveyor's Notes

1... Bearing Basis is an assumed bearing of S 90°00'00" W along the North R.O.W. line of Fifth Avenue.
2... Subject to easements and restrictions of Record.
3... All of the above captioned property lies within F.I.R.M. Zone "X" according to F.I.R.M. panel No. 120137 0001 B dated 4-5-88.
4... This Survey is based on the Description provided, Plat Information, Found Monumentation and other data acquired by this firm.
5... Foundations, Underground Structures, and Underground Improvements, if any, not located by this firm.
6... This is not a certificate of title, zoning or freedom of encumbrances.
7... Certification is limited only to the party or parties named hereon.
8... Not valid without the signature and original raised seal of a Florida licensed surveyor and mapper.
9... The scope of this survey does not address environmental matters, jurisdictional boundaries and hazardous waste concerns should any of the foregoing exist.
10... Fences were located ONLY where dimensioned and may not run straight; ownership of fences, if any, unknown.
11... Date of the field survey was 10-10-97, drawn by S.B.
12... Type of Survey: Boundary Survey (for sales purposes)
13... The address of this parcel is
14... This is Drawing File: C:\DS-9A.DWG
15... As shown, portions of the building extend beyond the boundary lines; it is recommended that an attorney be consulted regarding possible effects.

SCALE 10'

18/10/0115

NOV 09 2018

Stevenot Land Surveying, Inc.
32 West Dicie Drive
Eustis, Florida 32726
Telephone (352) 357-9922
LB #6676

Ronald R. Stevenot
Certificate #3351

CITY OF MOUNT DORA

Site Photos

Site Inventory Form

Site No. _____

Site Name The Donnelly Office Building Survey Date 8709
Address of Site 509-523 Donnelly St., Mt. Dora Fl. 32757
Instruction for locating _____

Location Donnelly's Sub (Subdivision Name) 59 (Block No.) 00900 (Lot No.)

County Lake
District name if applicable _____
Owner of Site: Name Cubbyhole Corp.
Address 523 Donnelly St., Mt. Dora Fl. 32575

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

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

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

Original Use commercial
Present Use commercial
Dates +1922
Cultural Phase American
Period 20th Century

NR Classification Category building Date Listed on NR _____
Threats to Site: (Check One or More)
___ Zoning ___ Transportation ___ Borrowing
___ Development ___ Fill ___ Other (See Remarks Below)
___ Deterioration ___ Dredge

Areas of Significance: Early Community Development

Significance:

John Donnelly built this commercial building on what was originally his house's front lawn. His home had two main facades; the south facade, and the east facade. The south facade faced the Lake and the east facade faced Donnelly St. This building was still under construction when the fire on Saturday night, February 2, 1922, burned out most of the east side of Donnelly St. between 4th and 5th Ave. E.W. Baldwin, grocer, salvaged some of his goods, restocked and opened up in this building on Monday morning. The floor consisted of planks laid on piers with chicken wire over them. R.V. Parker's market was in the back of Baldwins and the other two tenants were the M.O. Williams pharmacy on the south and H. Feigin's dry goods store on the north. The building originally had residential apartments with fireplaces on the second floor but they were soon converted to offices. The Citrus Culture Corp., a fertilizer manufacturing company, was the tenant on the north side, and the A.C. Quixley Realty Co. and Walter "Red" Kennedy, a lawyer, were the other two original office tenants. The Masonic Lodge also met here before they took over the Donnelly House as their headquarters. Simpson's grocery store and Mattie Simpson's dry goods store were also early tenants on the first floor and Sol Spilky also had a dry goods store in the building. Bobby Wells started his dental practice here. A billiard hall was a tenant on the north side of the first

(see continuation page)

(CONTINUATION SHEET - SIGNIFICANCE)

floor in the 1930's and they built a bowling alley to the north of the office building. The second floor was later converted back to apartments. Sally's Dress Shop has been a tenant since 1955.

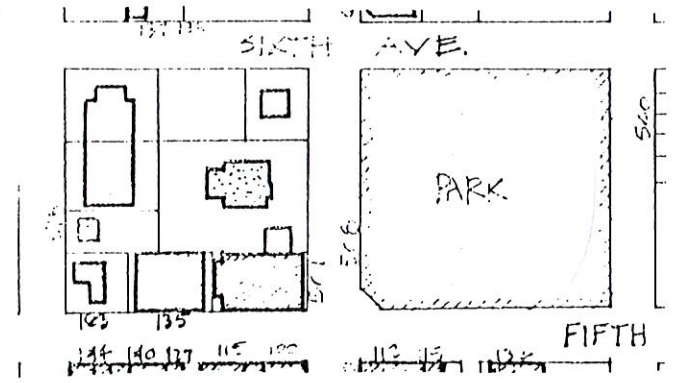
RP 10-19; CD 26,39; BW 10-19; E 82; PS 9-30

Architect
Builder
Style and/or Period masonry vernacular
Plan Type rectanglar: irregular
Exterior Fabric(s) brick: running # stucco: textured
Structural System(s) masonry: brick
Porches W/ 2nd story gallery
Orientation E
Foundation continous: stuccoed
Roof Type
Secondary Roof Structure(s)
Roof Surfacing
Window Type late glass
Ornament Exterior
Chimney brick with corbelled caps
Chimney Location N: wall, exterior # S: wall, exterior
No. of Chimneys 6 No. of Stories 2
No. of Dormers Outbuildings
Surroundings
Map Reference (incl. scale & date) USGS Eustis 7.5 Min. 1966 (PR1980)

Latitude and Longitude

Site Size (approx. acreage of property) 1T1

LOCATION SKETCH OR MAP N

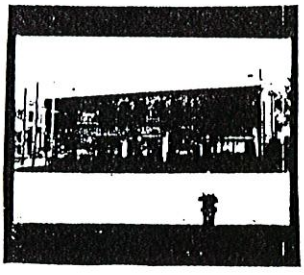


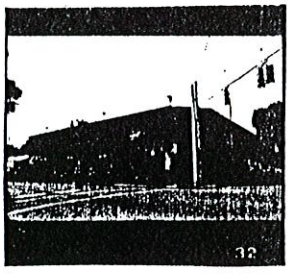
Township	Range	Section
19	27	30

UTM Coordinates:

Zone Easting Northing

Photographic Records Number C 12, D 32
Please attach Photographic Print





Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA00321
Recorder # 1
Field Date 3/15/2008
Form Date 3/15/2008
FormNo 200803
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

GENERAL INFORMATION

Site Name (address if none) 505-509 N Donnelly Street
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
505-509	North	Donnelly	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 Irregular
Other Exterior Plan
Number of Stories 2
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-mold
Other Exterior Fabric(s)
Roof Type(s) >> Flat
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

8LA00321

DESCRIPTION (continued)

Window Descriptions

Main Entrance Description (stylistic details)

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

Porch Roof Types(s)

Exterior Ornament

Interior Plan

Condition Good

Other Interior Plan

Structure Surroundings

Commercial: MOSTly this category

Residential:

Institutional:

Undeveloped:

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

Archaeological Remains (describe):

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

Narrative Description (optional)

HISTORY

Construction year 1922

Architect (last name first):

Builder (last name first):

Changes in Locations or Conditions

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

Structure Use History

Use

Year Use Started

Year Use Ended

>> Commercial unspecified;1922;

Other Structure Uses

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

RESEARCH METHODS

Research Methods

>> FL Master Site File-Cultural Resources

Other research methods

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? YES

Idividually Eligible for National Register? NO

Potential Contributor to NR District? YES

Name of Local Register if Eligible

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

8LA00321

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____ Maintaining Organization: _____

File or Accession #: _____ Descriptive Information: _____

>>

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

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

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

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

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

SHPO's Evaluation of Resource

_____ Date _____

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 5/20/2008

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"

LA00321-200803

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-mold
Shingles-asbestos

> **Roof types:**
Flat

> **Roof materials:**

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

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

> **Original, intermediate, present uses/year started/year ended:**
Commercial unspecified;1922;

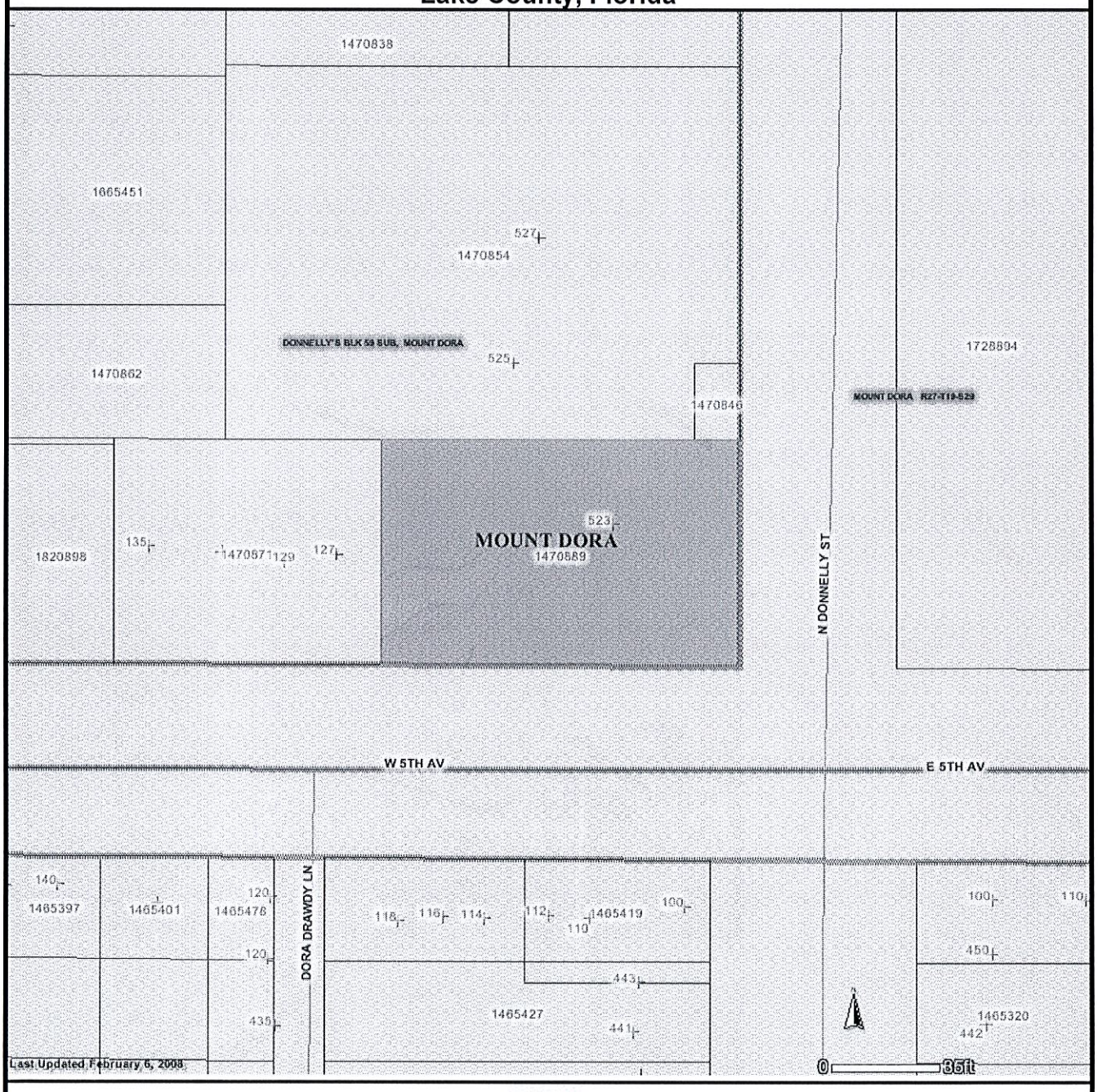
> **Research methods:**
FL Master Site File-Cultural Resources
Examine local tax records
Pedestrian

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

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

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

Lake County, Florida



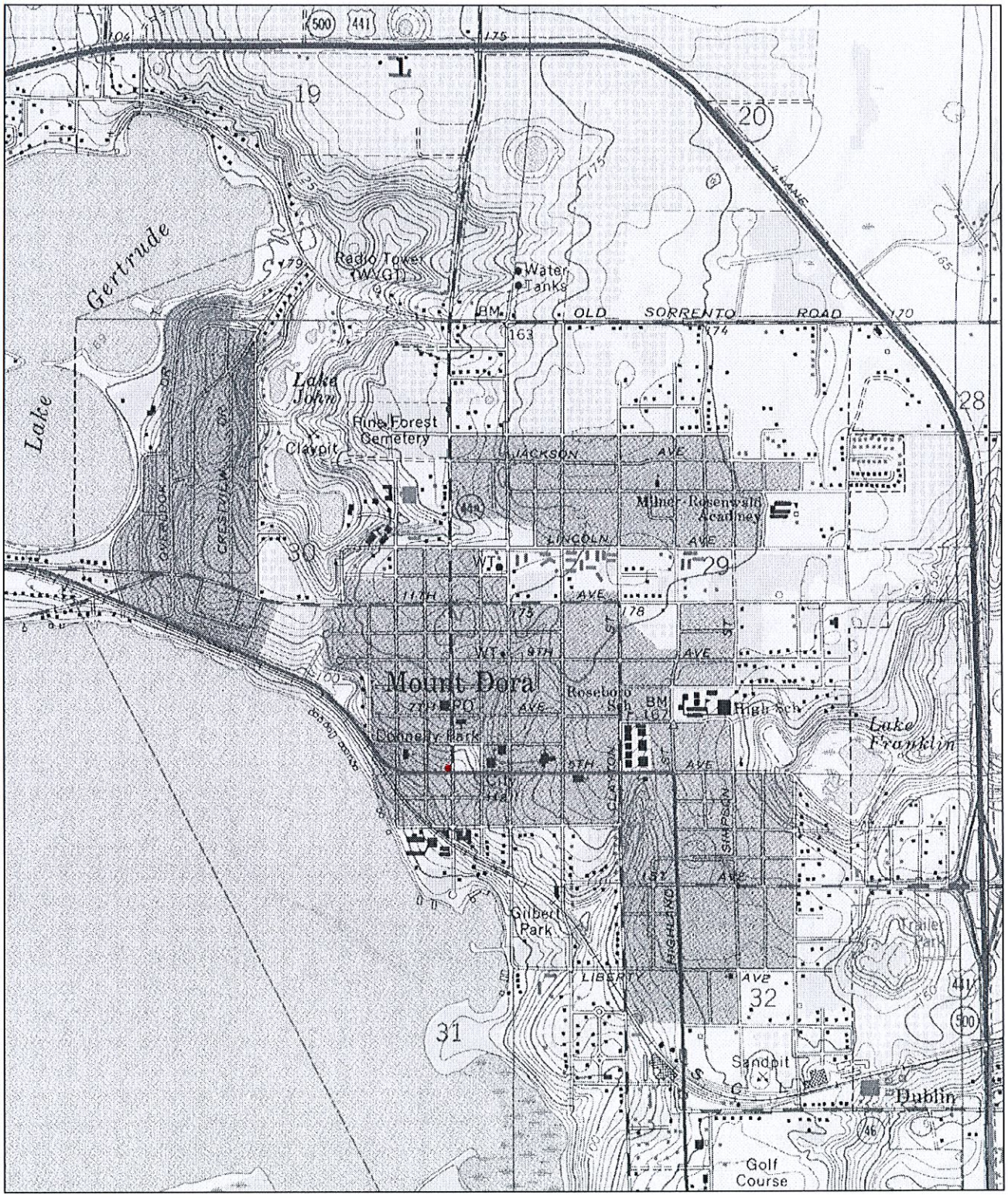
LEGEND

- 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
- TAVARES (cont)

LA321

RNI

1



N

0 0.5 Mi

0 2000 Ft

Map provided by MyTopo.com

LA321

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LA
321

CITY OF MOUNT DORA

RECEIVED
SEP - 6 202

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: 523 N. Donnelly Street Suite 112 Alternate Key No.: 1470889

Property Owner: Mardi Gras of Mount Dora Inc.

Applicant: Main Street Leasing/Recreating LLC dba Walk in the Woods

Applicant's Mailing Address: 116 W. 5th Ave Mount Dora FL 32757

Applicant's Phone Number: 352 735 3788 or 407 421 4807 cell

Applicant's Email Address: shopwalkinthewoods@gmail.com

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

Application Type:

- ☐ New Construction
- ☐ Addition
- ☑ Rennovation

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: Silver aluminum/glass

Proposed Materials: Black Matte Aluminum/glass

Is there a chimney on the building and will it be affected? No

Full Description of Proposed Alteration(s) or Construction including materials; please attach additional documentation if needed: Remove and replace current double doors. Proposed new doors will match the finish of doors currently at 523 N Donnelly on Donnelly side-see attached

Reason for Addition / Modification: Current doors need replacement - large gaps that aren't sealed. New doors will be 8 feet tall and enhance building aesthetic.

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:	MARDI GRAS OF MOUNT DORA INC	**Alternate Key:**	1470889
Mailing Address:	699 E FIFTH AVE MOUNT DORA, FL 32757 *Update Mailing Address*	**Parcel Number:**	30-19-27-0100-059-00900
		Millage Group and City:	0MD1 Mount Dora
		2022 Total Certified Millage Rate:	18.8051
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	523 N DONNELLY ST MOUNT DORA FL, 32757	**Property Name:**	-- *Submit Property Name*
		School Information:	*School Locator & Bus Stop Map* *School Boundary Maps*
Property Description:	MT DORA, DONNELLY'S SUB BLK 59 LOT 9, BLK 59 PB 10 PG 56 ORB 1555 PG 1689		

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	RESTAURANT (2100)	0	0	75X115	8625.000	Square Feet	$0.00	$631,393.00

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

Commercial Building(s)

Building 1

Commercial	Building Value: $309,573.00 Building Use: UNFINISHED COMMERCIAL AREA (10C) Structure Type:

Summary

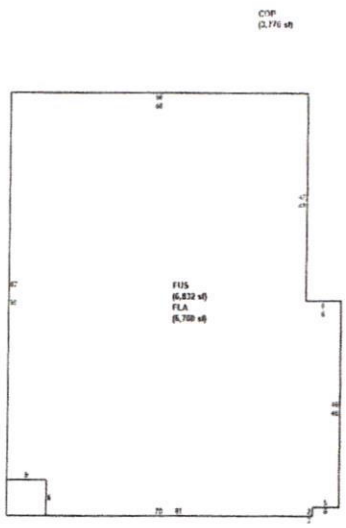
Year Built:	1912
Total Effective Area:	17368
Full Bathrooms:	4
Half Bathrooms:	2
Elevators:	0
Elevator Landings:	0
Residential Units:	0

Section(s)

Section Type	No. Stories	Ground Floor Area
COMMERCIAL CANOPY (COP)	1.00	3776
FINISHED LIVING AREA (FLA)	1.00	6760
FINISHED AREA UPPER STORY (FUS)	1.00	6832

View Larger

Kitchens:	0
Fireplaces:	0



Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	PAVING (CPAV2)	1211	SF	1911	$1,696.00

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
1555 / 1689	10/1997	Warranty Deed	Qualified	Improved	$1,000,000.00
1482 / 1628	12/1996	Warranty Deed	Qualified	Improved	$1,000,000.00
1110 / 707	05/1991	Warranty Deed	Qualified	Improved	$380,400.00

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

Values and Estimated Ad Valorem Taxes

Values shown below are 2023 CERTIFIED VALUES (July 1 Preliminary Tax Roll Certification)

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	$942,662	$926,810	$926,810	5.0364	$4,667.79
SCHOOL BOARD STATE	$942,662	$942,662	$942,662	3.2500	$3,063.65
SCHOOL BOARD LOCAL	$942,662	$942,662	$942,662	2.9980	$2,826.10
LAKE COUNTY WATER AUTHORITY	$942,662	$926,810	$926,810	0.3083	$285.74
NORTH LAKE HOSPITAL DIST	$942,662	$926,810	$926,810	0.5000	$463.41
ST JOHNS RIVER FL WATER MGMT DIST	$942,662	$926,810	$926,810	0.1974	$182.95
CITY OF MOUNT DORA	$942,662	$926,810	$926,810	5.9603	$5,524.07
LAKE COUNTY MSTU AMBULANCE	$942,662	$926,810	$926,810	0.4629	$429.02
LAKE COUNTY VOTED DEBT SERVICE	$942,662	$926,810	$926,810	0.0918	$85.08

Total:	Total:
18.8051	$17,527.81

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

523 N. Donnelly Suite 112

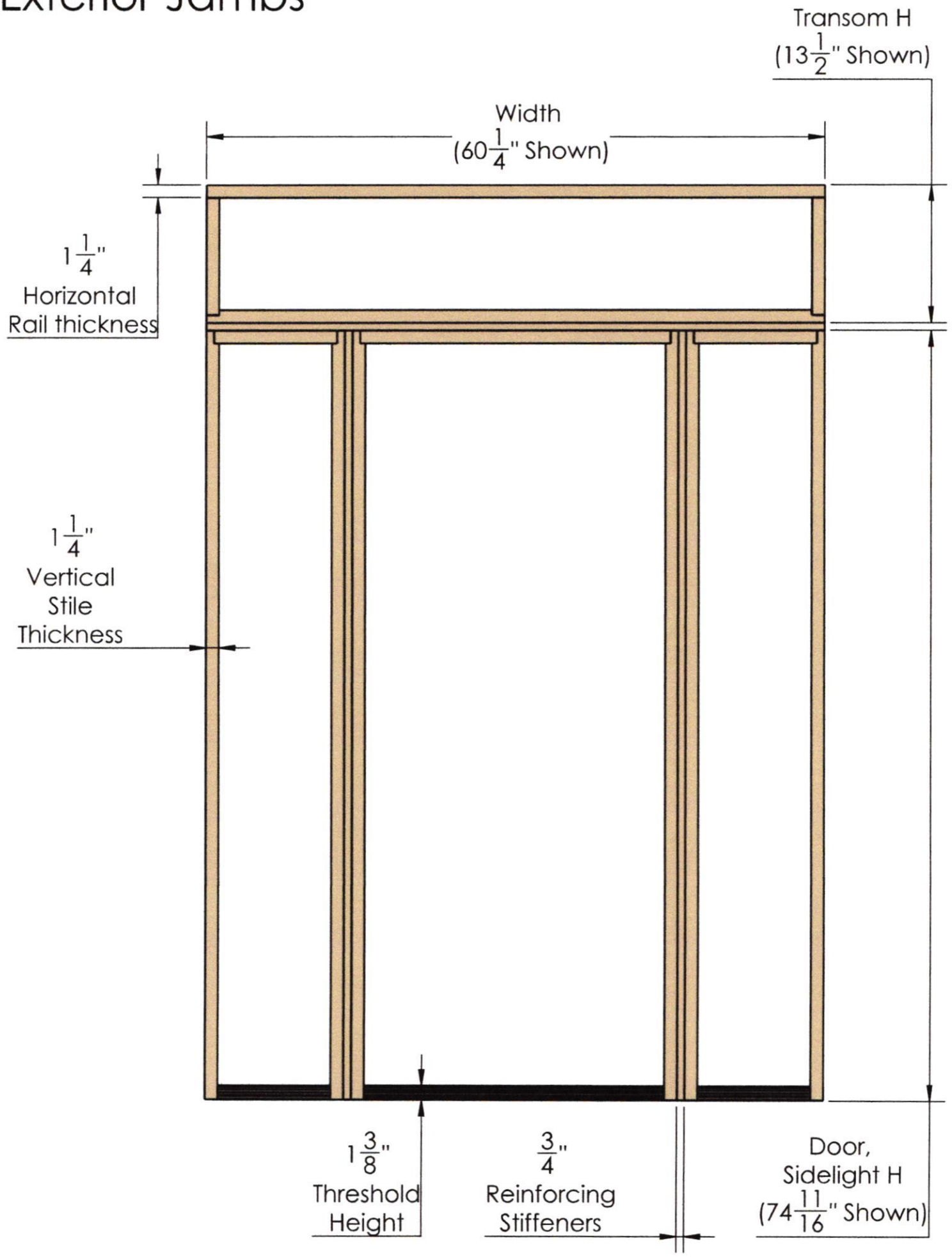
Existing Doors

Proposed Doors

523 N. Donnelly

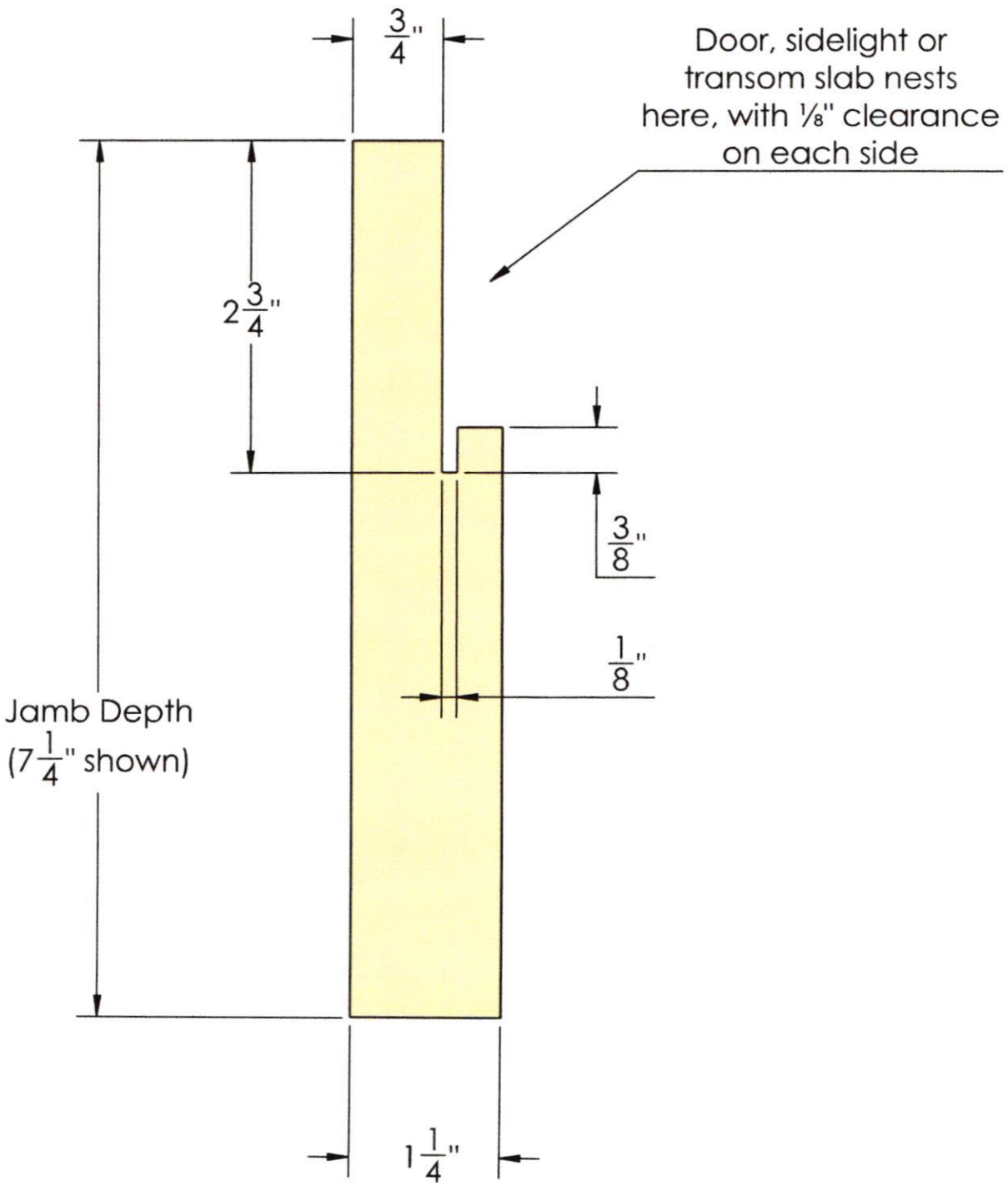
Current Doors Adjacent Suite on Donnelly

Exterior Jambs



Exterior Jambs

Section view of stile, rail



RUSTICA

Quote

Date	9/5/2023
Estimate #	34083

(800) 891-8312 Support@rustica.com
1060 SPRING CREEK PL
SPRINGVILLE UT 84663-3037

Expires	9/6/2023
Exp. Close	9/5/2023
Project/Job	
Sales Notes	https://rustica.com/cart?save_id=1693929848
Sub-Customer (From	

Bill To

Item	Qty	Description	Rate	Amount
ITEM 01	1	Select Door Style: Presidential Metal Framed Hinged Door?: Yes Is Wine Room Door?: No Select Metal Type: Aluminum Select Hanging Option: Pre Hung Select Interior Or Exterior Door: Exterior Door Function: Single Door Select Handle Box Options: Standard Select Width of a Single Door (not the door way opening): 4ft 10 in 3/4 in Select Door Height: 8 ft 1 in 5/16 in Select Thickness: 2 in Select Metal Door Frame and/or Grid Finish: Flat Black Select Glass Style: Clear Select Jamb Type: Normal Select Jamb Depth: 4-9/16 in Select Jamb Species: Poplar Select Jamb Finish: Matte Black Select Door Knob Boring: Yes Select Door Knob Boring Placement: 36 in Select Bore Hole Backset: 2-3/4 in Select Double Bore (For A Deadbolt): Yes Add Hinges?: Yes Select Hinge Prep: Rustica Standard	[redacted]	[redacted]

RUSTICA

Quote

Date	9/5/2023
Estimate #	34083

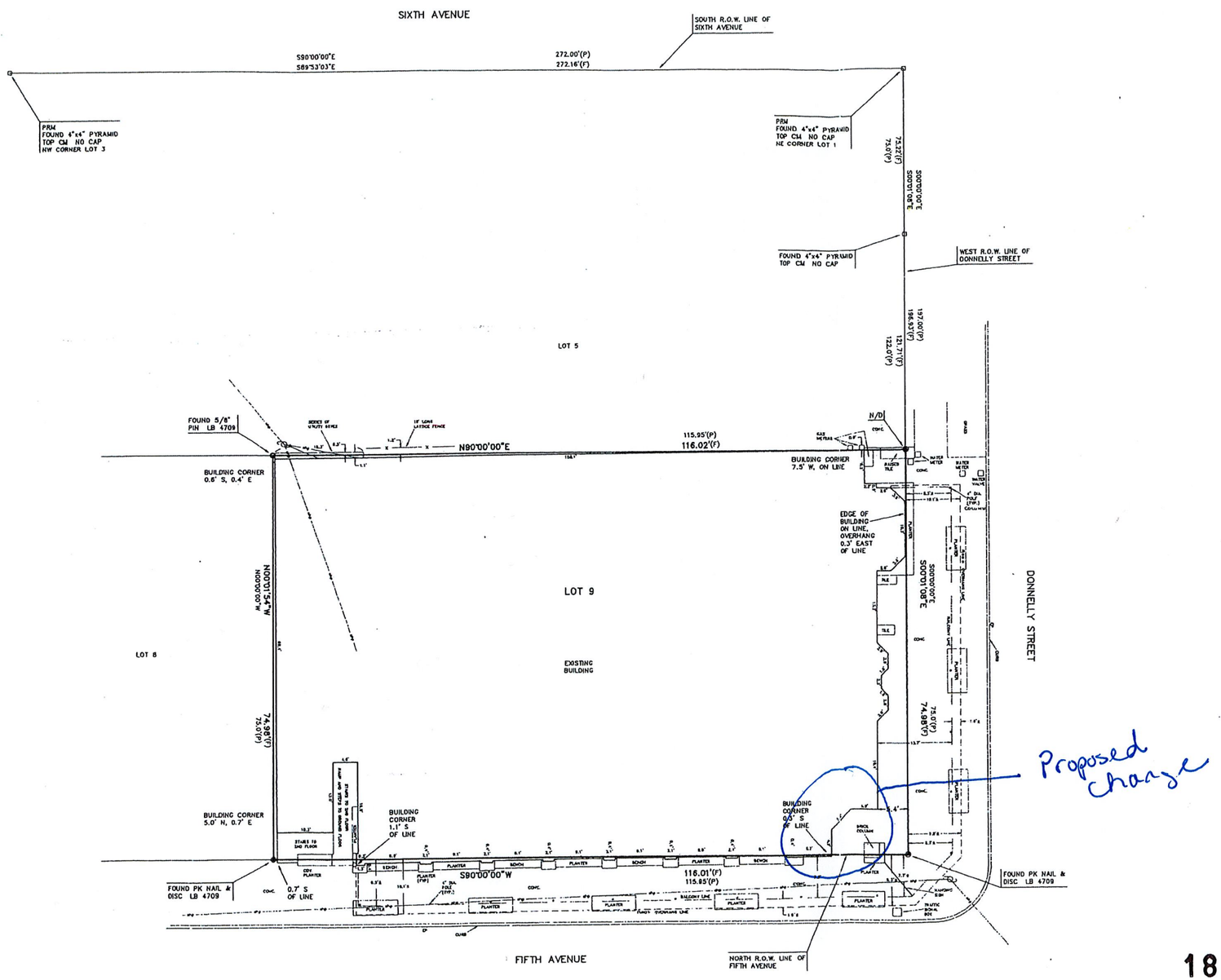
(800) 891-8312 Support@rustica.com
1060 SPRING CREEK PL
SPRINGVILLE UT 84663-3037

Item	Qty	Description	Rate	Amount
		Select Hinge Finish: Flat Black		
		Select Hinge Style: Square Corner Ball Bearing Hinge		
		Select Handing: Left Hand Outswing		
		Door Handing: Left Handed		
		Door Swing: Outswing		
		Select Sidelight Style: None		
		Include Transom Window: Yes		
		Select Transom Window Height: 14 in		
		Select Transom Glass Style: Clear		
		Calculated Overall Jamb Width: 5ft 0in 1/2in		
		Calculated Minimum Rough Opening Width: 5ft 1in		
		Calculated Overall Jamb Height: 9ft 8in 1/4in		
		Calculated Minimum Rough Opening Height: 9ft 8in 3/4in		
		Select Jamb Assembly and Shipping Preparation: Fully Assembled and Connected		
Subtotal				[redacted]
Promotional Discount			[redacted]	[redacted]
CRATE	1		[redacted]	[redacted]
Shipping Fees	1	Shipping charges	[redacted]	[redacted]

	Total	[redacted]

34083

A Boundary Survey



Description

Lot 9, Donnelly Subdivision, according to the plat thereof recorded in Plat Book 10, Page 56, Public Records of Lake County, Florida.

Certified to:

Mardi Gras of Mount Dora, Inc.
Bowen & Campione, P.A.
Attorneys' Title Insurance Fund, Inc.

Legend & Standard Abbreviations

℄	= Centerline	R/C	= Set 5/8" Rebar, PLS #3351
ROW	= Right of Way	PRM	= Permanent Reference Monument
CM	= Concrete Monument	N/D	= Set Nail and Disk, PLS #3351
PCP	= Permanent Control Point	ohp	= Overhead Utility Lines
POB	= Point of Beginning	PC	= Point of Curvature
POC	= Point of Commencement	PB__pg__	= Plat Book, Page
F.I.R.M.	= Flood Insurance Rate Map	EP	= Edge of Pavement
O.R.	= Official Record Book	☐	= Utility Box
	= Wood Utility or Power Pole	(F)	= Dimension per Field Measurement
PT	= Point of Tangency	(P)	= Dimension per Plat
	= Fence Line	(D)	= Dimension per Legal Description

Land Surveyor's Notes

1... Bearing Basis is an assumed bearing of S 90°00'00" W along the North R.O.W. line of Fifth Avenue.
2... Subject to easements and restrictions of Record.
3... All of the above captioned property lies within F.I.R.M. Zone "X" according to F.I.R.M. panel No. 120137 0001 B dated 4-5-88.
4... This Survey is based on the Description provided, Plat Information, Found Monumentation and other data acquired by this firm.
5... Foundations, Underground Structures, and Underground Improvements, if any, not located by this firm.
6... This is not a certificate of title, zoning or freedom of encumbrances.
7... Certification is limited only to the party or parties named hereon.
8... Not valid without the signature and original raised seal of a Florida licensed surveyor and mapper.
9... The scope of this survey does not address environmental matters, jurisdictional boundaries and hazardous waste concerns should any of the foregoing exist.
10... Fences were located ONLY where dimensioned and may not run straight; ownership of fences, if any, unknown.
11... Date of the field survey was 10-10-97, drawn by S.B.
12... Type of Survey: Boundary Survey (for sales purposes)
13... The address of this parcel is
14... This is Drawing File: C:\DS-9A.DWG
15... As shown, portions of the building extend beyond the boundary lines; it is recommended that an attorney be consulted regarding possible effects.

SCALE 10'

18/10/0115

NOV 09 2018

Stevenot Land Surveying, Inc.
32 West Dicie Drive
Eustis, Florida 32726
Telephone (352) 357-9922
LB #6676

Ronald R. Stevenot
Certificate #3351

CITY OF MOUNT DORA

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

DATE: September 27, 2023

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 1 - Certificate of Appropriateness; 523 N Donnelly Suite 112 (Location); Door Replacement; Mardi Gras of Mount Dora, Inc. (Owners); Main Street Leasing / Recreating LLC dba Walk in the Woods(Applicant).**

Property Information:

Address:	523 N Donnelley, Suite 112	**Current Use:**	Commercial
Zoning District:	C-2	**Land Use:**	Commercial

Structure Information:

Date of Construction:	1922	**Style:**	Masonry Vernacular
Structural System:	Concrete Block	**Foundation Type:**	Concrete Footing
Siding:	Concrete Block Mold	**Stories:**	2
Roof Type:	Flat	**Chimneys:**	Six (Brick)

Background on Architectural Style:

To exploit land value to the fullest, commercial buildings were constructed in close proximity to one another and designed to cover most of the lot. The side walls of one commercial building often formed party walls with adjacent buildings. Because of such design constraints, commercial buildings from the mid-1850s to the 1940s shared many of the same characteristics. Most commercial buildings were rectangular in plan. One narrow elevation, facing the street, became the focus of the design and provided the building's identifying features. Facades were organized into distinct sections or zones, commonly containing one or two parts. The lower zone generally housed public spaces and the upper zone often provided space for private uses, including apartments, offices, hotel rooms, and meeting halls.

Roofs were usually flat built-up types with parapets. Brick was frequently used in combination with cast iron. Beginning in the 1920s, two new masonry materials, hollow terracotta tile and concrete block, gained wide use in construction of commercial buildings. Stucco finishes and terracotta detailing became widespread.

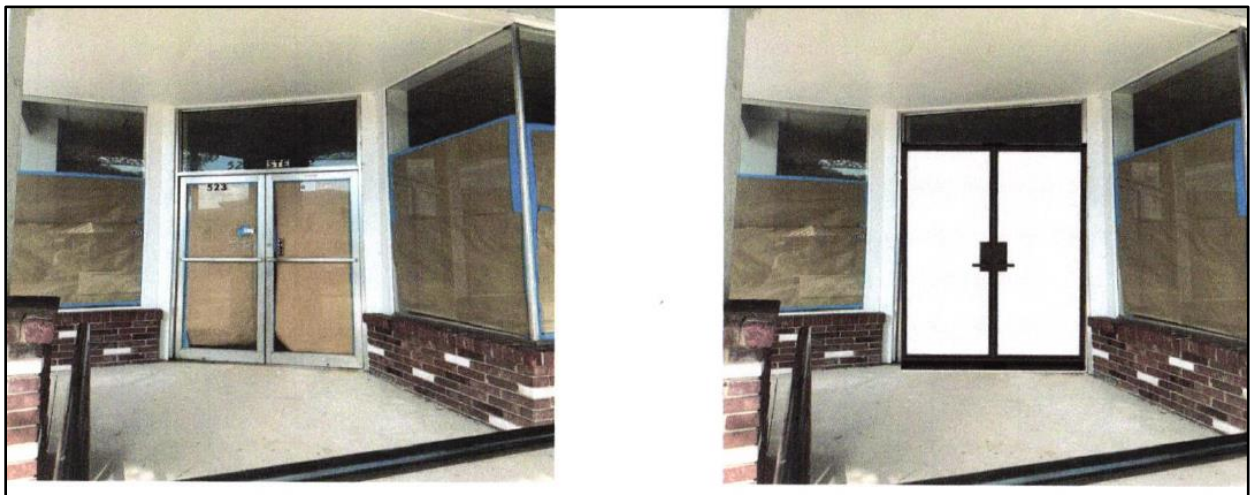
The commercial vernacular style is characterized by a regular, rectangular plan; one to three stories in height; flat roof with a parapet; and brick, concrete block, stucco, rough texture as the primary exterior materials.

Staff Analysis:

This commercial structure is located in the downtown historic district at the northwest corner of Donnelly Street and 5th Avenue. It is a contributing structure to the district. Throughout its history, there have been several uses due to the size of the building. This building is part of Mount Dora's period of early community development. The structure is at the center of the historic district and is well known for its style and history.

The structure obtained COAs for changes to windows and doors on the left elevation with a two story addition at the rear of the in 2018; replacing the second story windows and doors in 2006; and adding a canopy over the 5th Avenue entrance.

The applicant is seeking to remove the existing silver, aluminum and glass doors and replace them with a black matte, aluminum and glass doors in the different style. The Applicant stated that the current doors need to be replaced because they have large gaps what are not sealed and the new doors will match the doors of the abutting entrance on the abutting entrance. Pictured below are the existing and proposed doors.



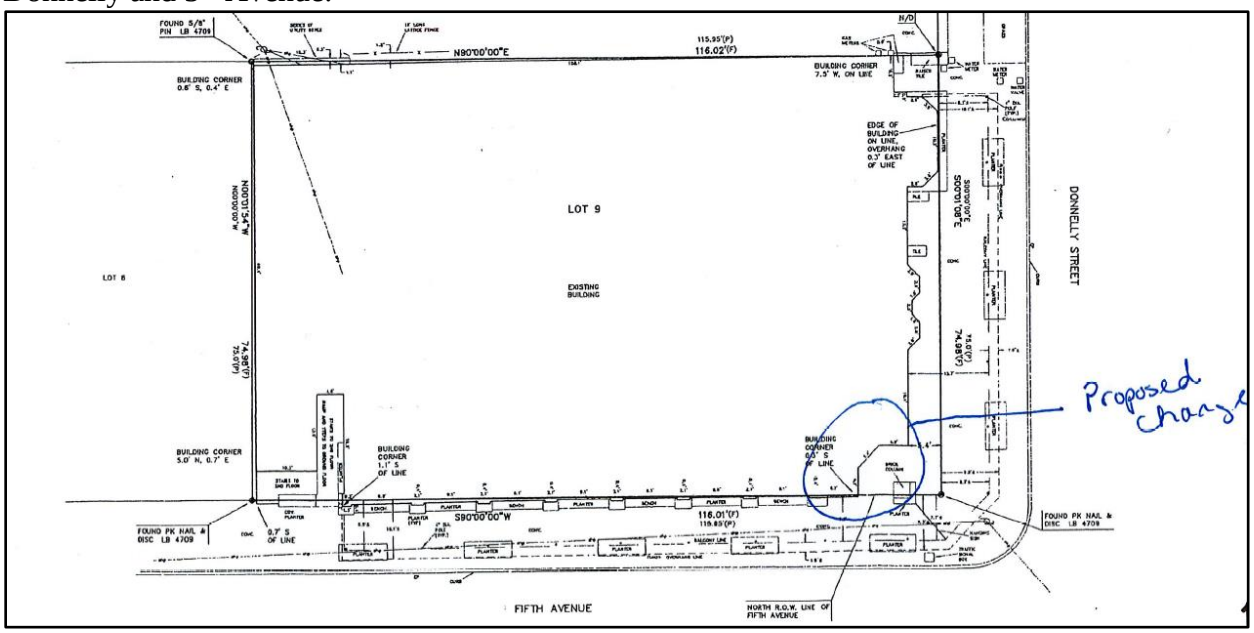
Existing Doors | Proposed Doors

Principal doors and entrances are an integral part of historic building in Mount Dora. Under Standard 2, doors and entrances and associated detailing should be preserved. Changes to door size and configuration should be avoided. If a historic entrance cannot be incorporated into a contemporary use for the building, the opening and any significant detailing should, nevertheless, be retained.

Replacement doors should either match the original under Stand 6 or substitute new materials and designs sympathetic to the original under Standard 9. Under Standard 3 historic doors that do not match the composition and stylistic details of the building or missing door should not be substituted.

Contemporary stock doors and screen doors are inappropriate replacements. Replacement screen doors should be simple. Any ornamentation should be based on historic precedent and in keeping with the character of the door and entrance design. Aluminum, metal, and jalousie doors should be avoided. Removing historic material such as wood, cast iron, terra cotta tile, and brick, should be avoided.

The subject entrance is located at the southeast corner of the property at the intersection of Donnelly and 5th Avenue.



The existing doors are not made of a historic material and the proposed doors will match the existing windows and doors on the rest of the building.

<u>Staff Recommendation</u>:
Staff recommends approval of the application as presented.

<u>Attachments</u>:
Photos
1987 Site Form
2008 Site Form
Application

CITY OF MOUNT DORA

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

DATE: September 27, 2023

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 2 - Certificate of Appropriateness; 219 W 9th Avenue (Location); Accessory Structure and Conversion of Window to Door (Proposed Work); Mr. and Mrs. Juan C. and Lourdes F. Diaz (Owners); Alberto Ramudo (Applicant).**

Property Information:

Address:	219 W 9th Avenue	**Current Use:**	Residential
Zoning District:	R-1A	**Land Use:**	Medium Density

Structure Information:

Date of Construction:	1917	**Style:**	Vernacular Bungalow
Structural System:	Wood Frame	**Foundation Type:**	Concrete Footing
Siding:	Weatherboard	**Stories:**	1.5
Roof Type:	Gable	**Chimneys:**	Two

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.

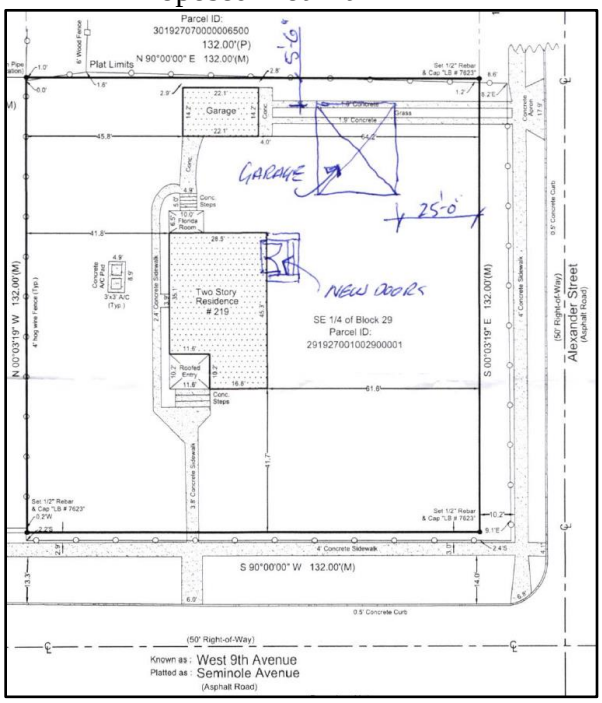
Bungalows are typically one or two stories in height and typically have a rectangular floor plan; exterior material comprised of horizontal wood siding and shingles (less frequently, stucco, brick); gable roof; tapered chimneys; simple; exposed structural elements (ridge beams, truss work, rafters, purlins);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

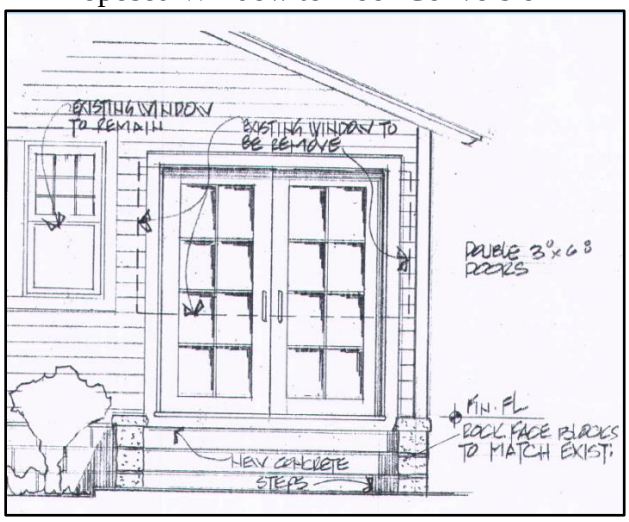
Staff Analysis:

The Applicant is seeking to convert an existing window opening on the eastern façade into a door opening with concrete steps. The eastern façade fronts Alexander Street.

Proposed Plot Plan



Proposed Window to Door Conversion



Sometimes new entrances are required for practical reasons or to satisfy code requirements. Placement of new entrances on principal facades should be avoided under Standard 2. New entrances can result in loss of historic fabric and detailing and change the rhythm of bays. Under Standard 9, new entrances should be compatible with the building and be located on party walls or side or rear walls that are not readily visible from the public right-of-way.

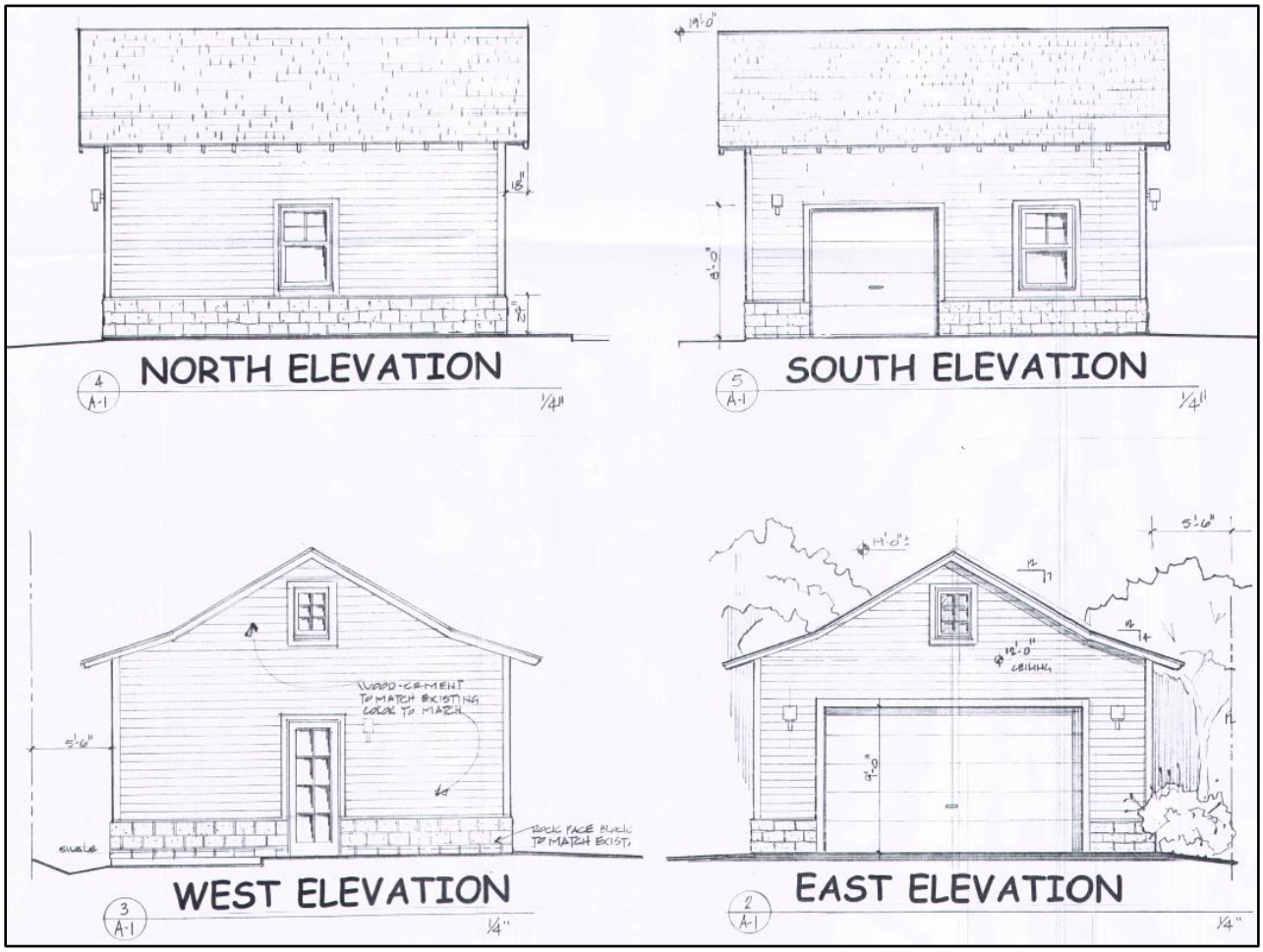
The rhythm of window and door openings is an important part of the character of buildings in Mount Dora. In some instances, new window or door openings should be located on non-significant walls. For commercial buildings these would be common or party walls or secondary elevations. For residential structures,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

In addition, the Applicant is seeking to construct a 600 square foot, detached garage on the western side of the property. The garage will be accessible from Alexander Street.

The guidelines recommend designing new buildings to be compatible in materials, size, color, and texture with the surrounding buildings. If possible, it is preferable to build the new structure to the rear of a historic building, where it will have little or no impact on the streetscape. If the new building will abut the street, respect the established setbacks and orientations of the historic buildings in the area.

While the new construction should repect the historic character that makes the neighborhood distinctive, it should not be a mere imitation of historic design. The new construction may be either contemporary in design, or reference the historic design motifs of the area.

The proposed garage will have a gable roof, wood cement siding and rock face block match the existing residence, and a window on the eastern façade which fronts Alexander Street.



<u>Staff Recommendation</u>:
Staff recommends approval of the application as presented.

<u>Attachments</u>:
Photos
1987 Site Form
2008 Site Form
2020 Site Form
Application

CITY OF MOUNT DORA

Site Photos

Site Inventory Form

Site No.

Site Name The Alvord House Survey Date 8709
Address of Site 219 W. 9th Ave., Mt. Dora Fl. 32757
Instruction for locating

Location Mt. Dora Sub 29 00001
Subdivision Name Block No. Lot No.

County Lake
District name if applicable
Owner of Site: Name Wald, Charles B.
Address 219 W. 9th Ave., Mt. Dora Fl. 32757

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

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

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

Original Use private residence
Present Use private residence
Dates c. +1917
Cultural Phase American
Period 20th Century

NR Classification Category building Date Listed on NR

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

Areas of Significance: Early Community Development

Significance:

This bungalow was built for Mr. and Mrs. John J. Alvord of Green Farms, Conn. The Alvords were winter visitors. Green Farms was near Fairfield, Conn. They lived here for several decades.

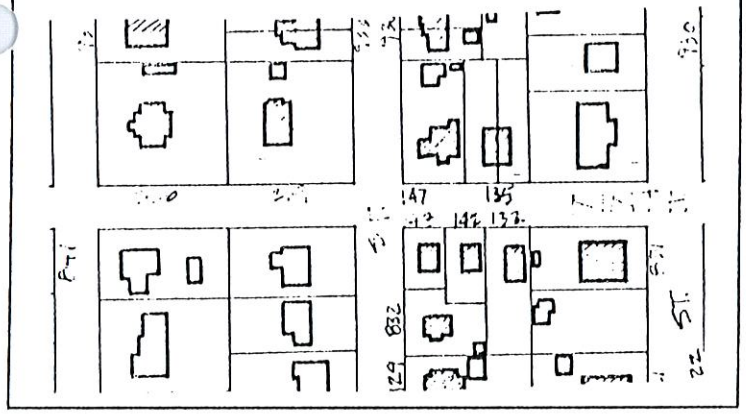
MDT 12-9-26, 2-16-28, 5-9-30; CT 10-11

Architect
Builder
Style and/or Period vernacular bungalow
Plan Type rectangular: irregular
Exterior Fabric(s) wood: weather board
Structural System(s) wood frame: balloon
Porches S/ 1 story porch, screened
Orientation S
Foundation continous: concrete block,cast
Roof Type gable
Secondary Roof Structure(s) porch: shed
Roof Surfacing asphalt shingles
Window Type DHS, 6/1, wood, # jalousie
Ornament Exterior
Chimney brick with corbelled caps
Chimney Location W: wall, exterior, # E: wall, exterior
No. of Chimneys 2 No. of Stories 2
No. of Dormers Outbuildings
Surroundings
Map Reference (incl. scale & date) USGS Eustis 7.5 Min. 1966 (PR1980)

Latitude and Longitude

Site Size (approx. acreage of property) LT1

LOCATION SKETCH OR MAP N

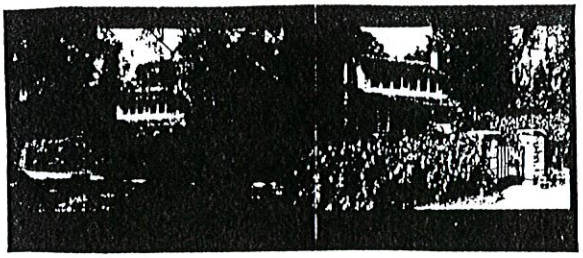


Township	Range	Section
19	27	30

UTM Coordinates:

Zone Easting Northing

Photographic Records Number K 30,31
Please attach Photographic Print



Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA00426
Recorder # 53
Field Date 3/15/2008
Form Date 3/15/2008
FormNo 200803
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

GENERAL INFORMATION

Site Name (address if none) 219 W 9th Ave
Multiple Listing (DHR only)
Other Names >>
Survey or Project Name
Survey#
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
219	West	9th	Avenue	

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

MAPPING

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

DESCRIPTION

Style 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) >> Weatherboard
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

8LA00426

DESCRIPTION (continued)

Window Descriptions 6/1

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 1917

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

Changes in Locations or Conditions

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

Structure Use History

Use Year Use Started Year Use Ended >> Private residence;1917;

Other Structure Uses

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

RESEARCH METHODS

Research Methods >> Examine local tax records

Other research methods

SURVEYOR'S EVALUATION OF SITE

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

Idividually Eligible for National Register? NO

Potential Contributor to NR District? NO

Area(s) of historical significance >>

Other Historical Associations

Explanation of Evaluation (required) The property appears to be potentially eligible at the local level under Criterion C for Architecture.

HISTORICAL STRUCTURE FORM

8LA00426

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____ Maintaining Organization: _____

File or Accession #: _____ Descriptive Information: _____

>>

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

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

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

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

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

SHPO's Evaluation of Resource

_____ Date _____

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 5/21/2008

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"

LA00426-200803

Supplementary Printout

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

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

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

> **Foundation types:**
Continuous

> **Foundation materials:**
Poured Concrete Footing

> **Exterior fabrics:**
Weatherboard

> **Roof types:**
Gable

> **Roof materials:**

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

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

> **Original, intermediate, present uses/year started/year ended:**
Private residence;1917;

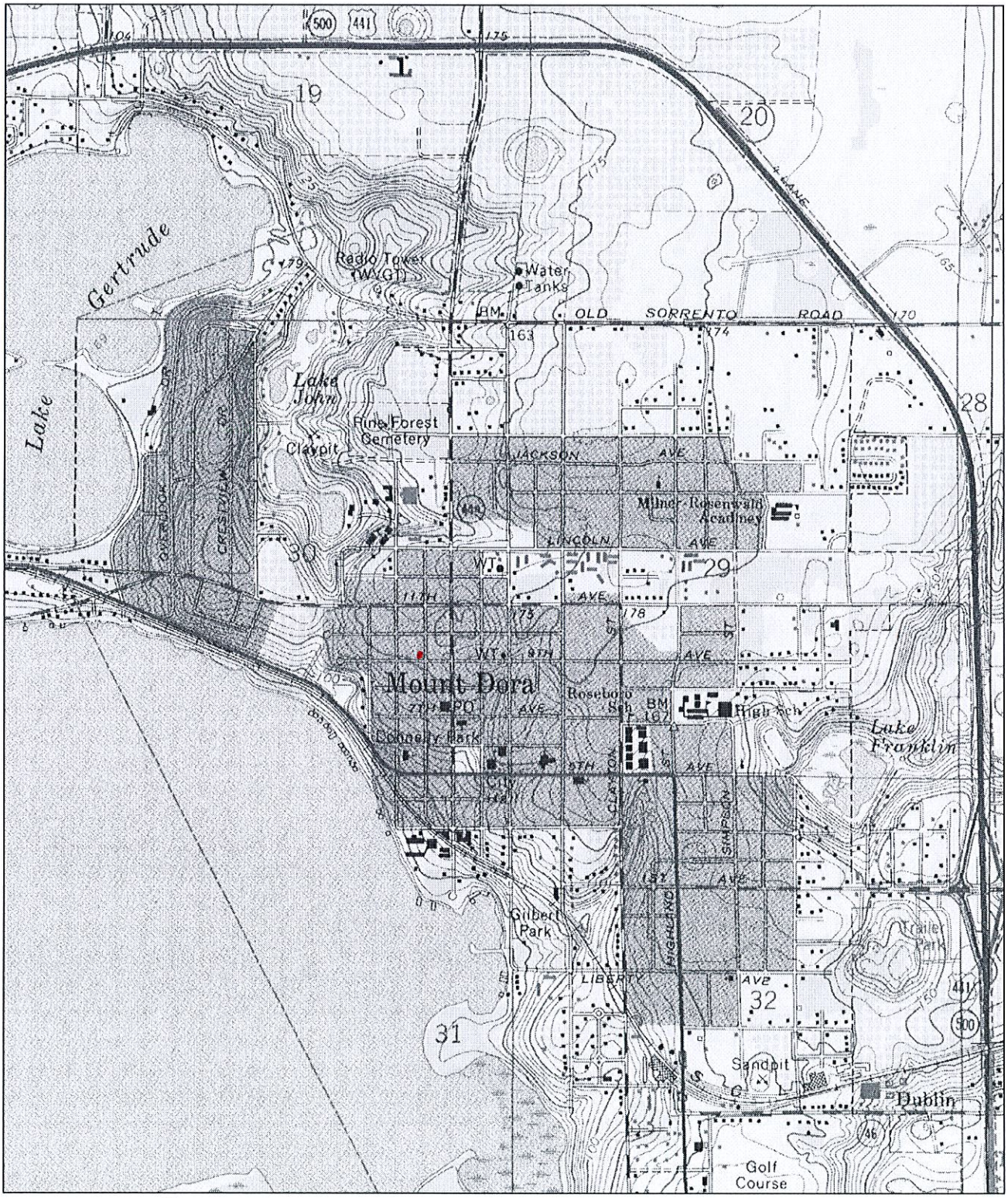
> **Research methods:**
Examine local tax records
FL Master Site File-Cultural Resources
Pedestrian

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

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

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

53



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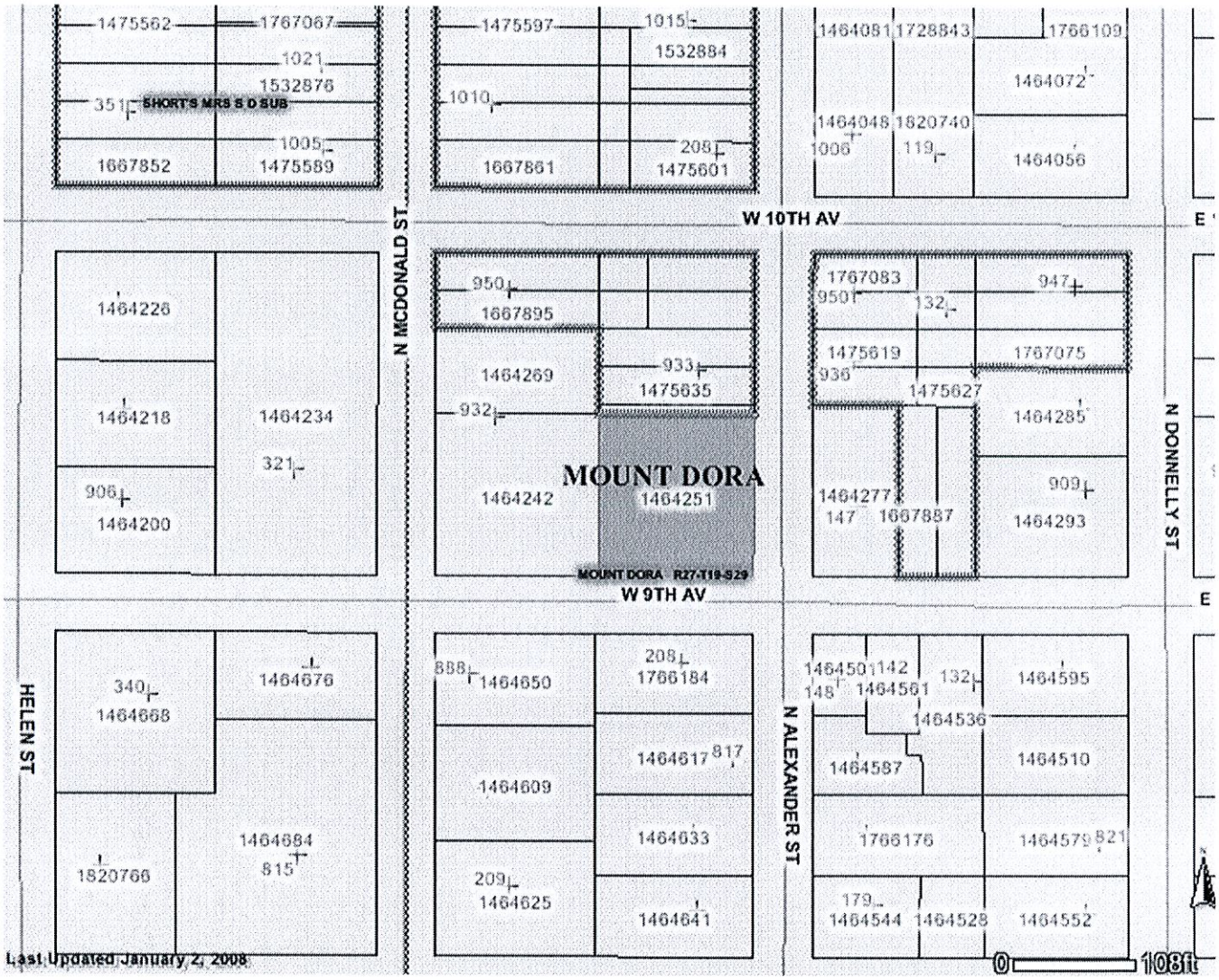
0 2000 Ft

Map provided by MyTopo.com

LA 426


1475562
1767067
1021
1532876
351
SHORT'S MRS S O SUB
1005
1475589
1667852
1475597
1015
1532884
1010
208
1475601
1667861
1464081
1728843
1766109
1464072
1464048
1820740
1006
119
1464056
W 10TH AV
N MCDONALD ST
1464226
1464218
1464234
321
906
1464200
950
1667895
1464269
933
1475635
932
1464242
MOUNT DORA
1464251
MOUNT DORA R27-T19-S29
1767083
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1767075
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1475627
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1464277
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909
1464293
N DONNELLY ST
W 9TH AV
HELEN ST
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1464676
1820766
1464684
815
888
1464650
208
1766184
1464617
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1464609
1464633
209
1464625
1464641
N ALEXANDER ST
1464501
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Last Updated January 2, 2008
0
108ft

RN53

LA 426

53

LA
426

Clear Form Values

Page 1

☐ Original
☒ Update

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

Site#8 LA00426
Field Date 5-12-2020
Form Date 6-25-2020
Recorder # 184

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) 219 West 9th Ave (The Alvord House) Multiple Listing (DHR only) _____
Survey Project Name Mount Dora Historic Site Survey Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☐private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Clear Location Values

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	219	W	9th	Avenue	

Cross Streets (nearest / between) NW corner of W 9th Ave & N Alexander St
USGS 7.5 Map Name EUSTIS USGS Date 2018 Plat or Other Map _____
City / Town (within 3 miles) Mount Dora In City Limits? ☒yes ☐no ☐unknown County Lake
Township 19S Range 27E Section 29 ¼ section: ☐NW ☐SW ☐SE ☐NE Irregular-name: _____
Tax Parcel # 29-19-27-0010-029-00001 Landgrant _____
Subdivision Name _____ Block 29 Lot _____
UTM Coordinates: Zone ☐16 ☒17 Easting 436949 Northing 3186492
Other Coordinates: X: -81.64612 Y: 28.80445 Coordinate System & Datum WGS84
Name of Public Tract (e.g., park) _____

HISTORY

Clear History Values

Construction Year: 1917 ☒approximately ☐year listed or earlier ☐year listed or later
Original Use Residence, private From (year): 1917 To (year): 2020
Current Use Residence, private From (year): 1917 To (year): 2020
Other Use _____ From (year): _____ To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ Original address N/A
Alterations: ☐yes ☐no ☒unknown Date: _____ Nature _____
Additions: ☒yes ☐no ☐unknown Date: 1-1-1935 Nature Detached garage
Architect (last name first): Unknown Builder (last name first): Unknown
Ownership History (especially original owner, dates, profession, etc.)

Mr.& Mrs. John Alvord of Green Farms, Conn (Orig owners and winter visitors). Charles and Edythe Wald owned from 1965 to 2019. Edythe was City of Mt Dora librarian & community member.

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

DESCRIPTION

Clear Description Values

Style Frame Vernacular Exterior Plan Irregular Number of Stories 1.5
Exterior Fabric(s) 1. Clapboard 2. _____ 3. _____
Roof Type(s) 1. Gable 2. _____ 3. _____
Roof Material(s) 1. Asphalt shingles 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. Shed dormer 2. _____
Windows (types, materials, etc.)

9/1 sash window on the bottom floor, 6/1 sash window on the 2nd floor dormer. Concrete window sill

Distinguishing Architectural Features (exterior or interior ornaments)

Exposed brick chimney, concrete window sill, exposed rafter tails on the second floor

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

Detached garage

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

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

HISTORICAL STRUCTURE FORM

Site #8 LA00426

DESCRIPTION (continued)

Clear Description Values

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

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

Foundation Type(s): 1. Piers 2.

Foundation Material(s): 1. Poured Concrete Footing 2.

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

Main Entrance (stylistic details)

Enclosed behind screen door, with 6 concrete steps that lead to the porch.

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

Screened closed porch on the west side of the house. Porch is located under side gable

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

Narrative Description of Resource

The structure has historical character and architecture similar to other residential structures on the street. The Walds, long-time residents of the structure were active members of the Mount Dora community.

Archaeological Remains ☐ Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

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

☒ other methods (describe) Field visit and documentation

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

OPINION OF RESOURCE SIGNIFICANCE

Clear Significance Values

Appears to meet the criteria for National Register listing individually? ☐ yes ☒ no ☐ insufficient information

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

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

The structure does not appear to meet criteria for individual National Register listing, however, it does contribute to the overall character of the Mount Dora historic district.

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

1. Architecture 3. 5.

2. Community planning & developm 4. 6.

DOCUMENTATION

Clear Documentation Values

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

1) Document type Maintaining organization

Document description File or accession #'s

2) Document type Maintaining organization

Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Samantha Kanach Affiliation Other

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

(address / phone / fax / e-mail)

Required Attachments

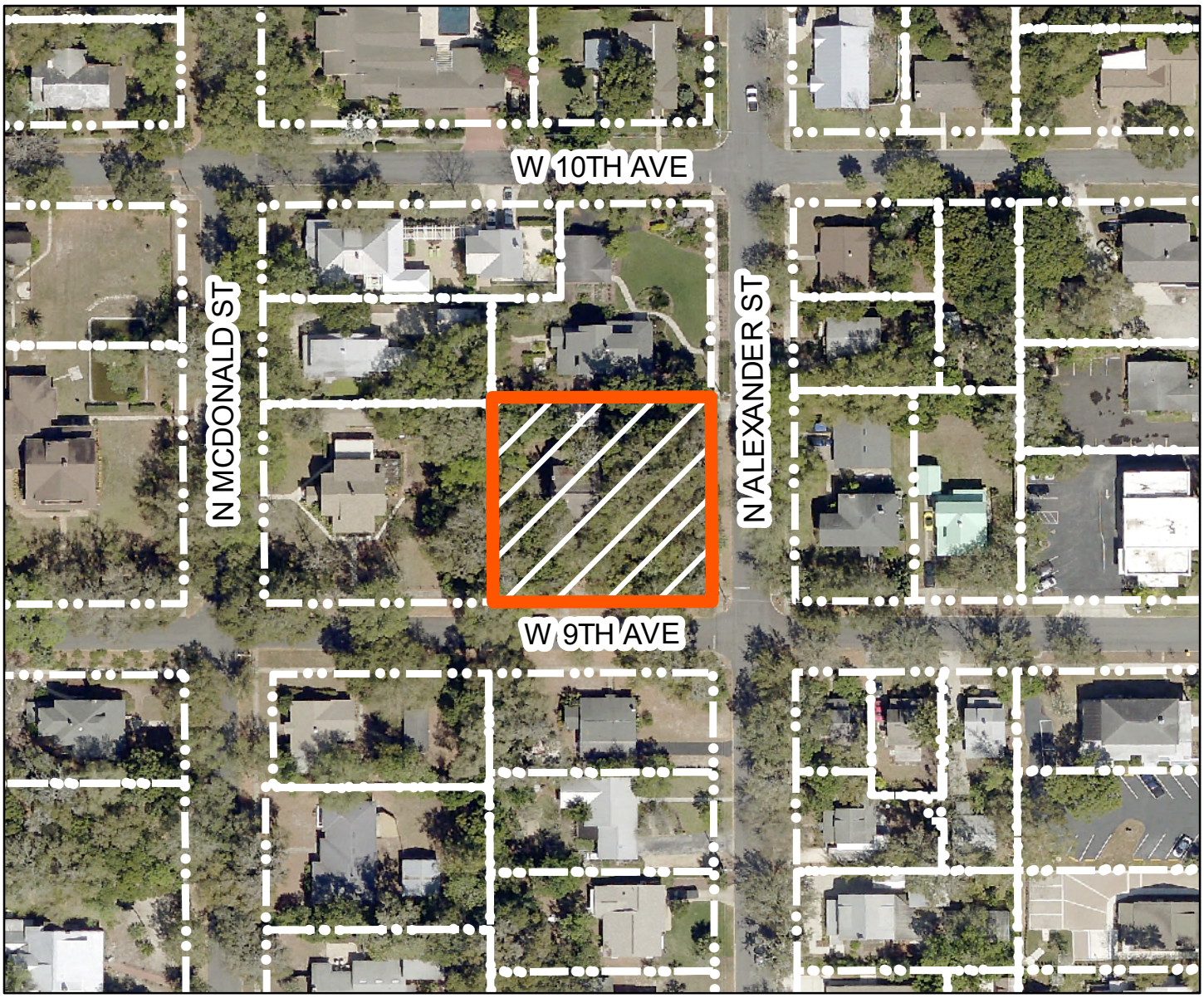
❶ **USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED**

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

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

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

Street Map



N

219 WEST 9TH AVE MOUNT DORA FL 32757

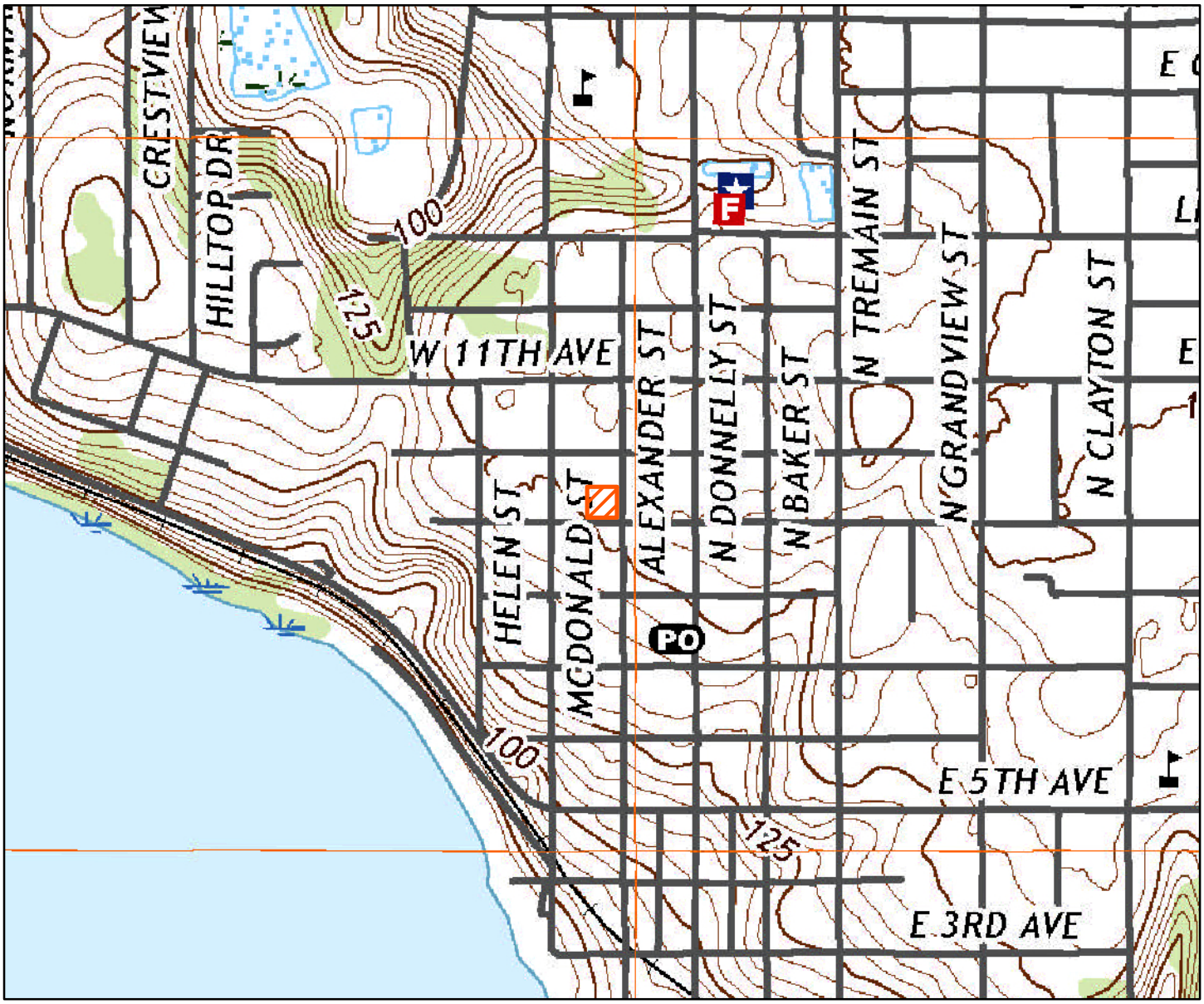
0 45 90 180 Feet

LA00426

KCI TECHNOLOGIES

Data Sources: Lake County, City of Mount Dora

USGS Map



N

LA00426

219 WEST 9TH AVE MOUNT DORA FL 32757

Source: United States Geological Survey Eustis, FL 2018

KCI TECHNOLOGIES

219

/

CITY OF MOUNT DORA

RECEIVED SEP 5 2023

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

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Renovations, Additions and New Construction

Subject Property Address: 219 WEST 9TH AVE. MOUNT DORA. FL. 327

Property Owner: MR & MRS JUAN C. & LOURDES F. DIAZ

Applicant: ALBERTO RAMUDO, ARCHITECT, ICON DESIGN GROUP,

Applicant's Mailing Address: 6015 ALLEN ST., MOUNT DORA, FL. 32

Applicant's Phone Number: 561-305-4477

Applicant's Email Address: ARAMUDO@ICONDESIGNGROUPINC.COM

Full Description of Proposed Alteration(s) or Construction including materials; please attach additional documentation if needed: NEW GARAGE STRUCTURE 600 SF.
AND REPLACEMENT OF WINDOW TO DOOR ON N.E OF HOUSE

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

Is there currently a chimney on the building? NO

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

Required Documentation:

Renovations or Additions:

1. Property Record Card
2. Survey
3. Elevation drawings of each side of the building affected by the proposed work
   a. Drawings must be to scale and clearly illustrate the detail of the work proposed
   b. (2) Drawings labeled with existing and proposed
4. Materials Listing or Cut Sheet
5. Photographs of existing structure
6. $100 Application Fee

New Construction on Undeveloped Land:

1. Survey
2. Elevations of the Surrounding Structures which will be influenced by New Structure
3. Proposed Design(s) of New Structure
4. Intended Materials to be Used on Exterior of Structure
5. $150 Application Fee

Demolition Requests: Please see separate application for demolition requests.

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

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

BOUNDARY SURVEY

LEGAL DESCRIPTION:

THE SOUTHEAST 1/4 OF BLOCK 29, IN SECTION 30, TOWNSHIP 19 SOUTH, RANGE 27 EAST, IN THE CITY OF MOUNT DORA, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE(S) 37 THROUGH 43, INCLUSIVE, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

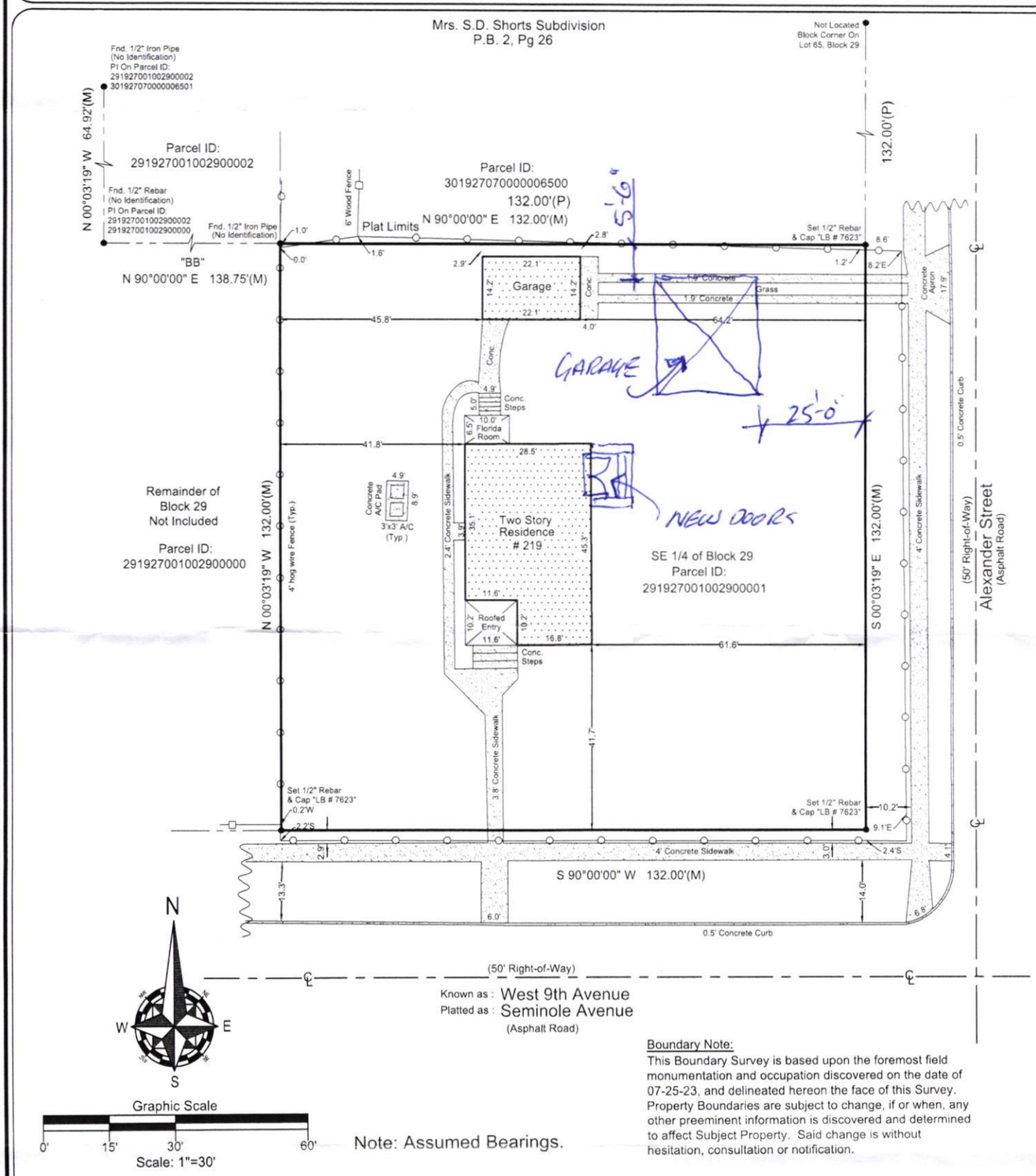
FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN CITY OF MOUNT DORA, COMMUNITY NUMBER 120137, DATED 12/18/2012.

CERTIFIED TO:

JUAN CARLOS CARLOS AND LOURDES FRANCES DIAZ; METES AND BOUNDS TITLE COMPANY ; CHICAGO TITLE INSURANCE COMPANY ; AMERICAN PACIFIC MORTGAGE CORP

219 WEST 9TH AVENUE, MOUNT DORA, FLORIDA 32757



Graphic Scale

0' 15' 30' 60'

Scale: 1"=30'

Note: Assumed Bearings.

Boundary Note:

This Boundary Survey is based upon the foremost field monumentation and occupation discovered on the date of 07-25-23, and delineated hereon the face of this Survey. Property Boundaries are subject to change, if or when, any other preeminent information is discovered and determined to affect Subject Property. Said change is without hesitation, consultation or notification.

Field Date: 7/25/2023	Date Completed: 07/27/23
Drawn By: G.S.	File Number: IS-120946

-Legend-

C	- Calculated	PC	- Point of Curvature
℄	- Centerline	Pg.	- Page
CB	- Concrete Block	PI	- Point of Intersection
CM	- Concrete Monument	P.O.B.	- Point of Beginning
Conc.	- Concrete	P.O.L.	- Point on Line
D	- Description	PP	- Power Pole
DE	- Drainage Easement	PRM	- Permanent Reference Monument
Esmt.	- Easement	PT	- Point of Tangency
F.E.M.A.	- Federal Emergency Management Agency	R	- Radius
FFE	- Finished Floor Elevation	Rad.	- Radial
Fnd.	- Found	R&C	- Rebar & Cap
IP	- Iron Pipe	Rec.	- Recovered
L	- Length (Arc)	Rfd.	- Roofed
M	- Measured	Set Rebar	- Set ½" Rebar & Cap "LB 7623"
N&D	- Nail & Disk	Typ.	- Typical
N.R.	- Non-Radial	UE	- Utility Easement
ORB	- Official Records Book	WM	- Water Meter
P	- Plat	Δ	- Delta (Central Angle)
P.B.	- Plat Book		
-□-	- Wood Fence	-O-	- Chain Link Fence

-NOTES-

>Survey is Based upon the Legal Description Supplied by Client.
>Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.
>Subject to any Easements and/or Restrictions of Record.
>Bearing basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
>Building Ties are NOT to be used to reconstruct Property Lines.
>Fence Ownership is NOT determined.
>Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
>Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
>Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to give ANY Rights or Benefits to Anyone Other than those Certified.

-POINTS OF INTEREST-

NONE VISIBLE

I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 5J-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

PATRICK IRELAND CERTIFICATE NO. 6637 STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR & MAPPER

Patrick K. Ireland

PATRICK IRELAND 6637 LB: 7623

This survey is intended ONLY for the use of said certified parties. This survey is NOT valid without signature and embossed with Surveyors Seal.

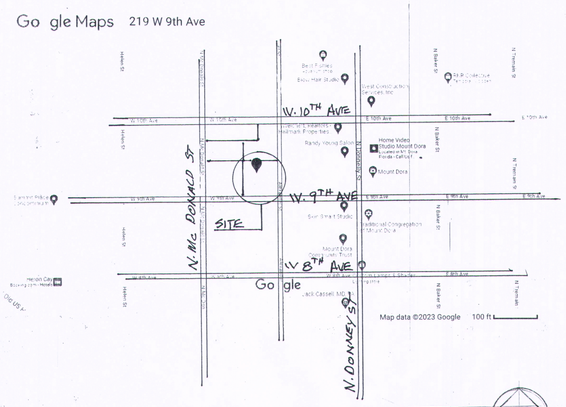
Ireland & Associates Surveying, Inc.
800 Currency Circle | Suite 1020
Lake Mary, Florida 32746
www.irelandsurveying.com
Office-407.678.3366 Fax-407.320.8165

NEW TWO CAR GARAGE FOR:

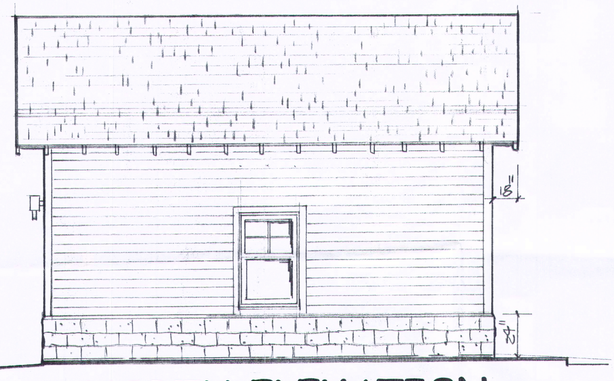
Mr. and Mrs. Juan C. and Lourdes F. Diaz

219 West 9th Ave.

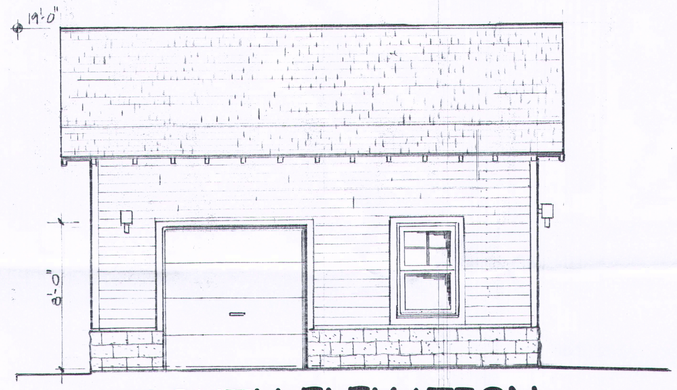
Mount Dora, Fl. 32757



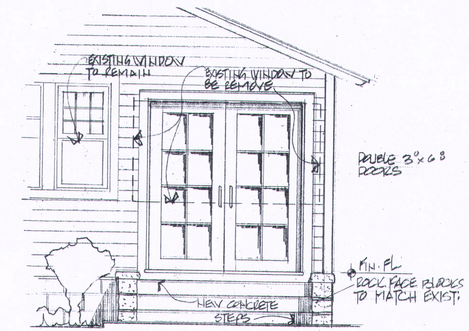
6 A-1 LOCATION MAP



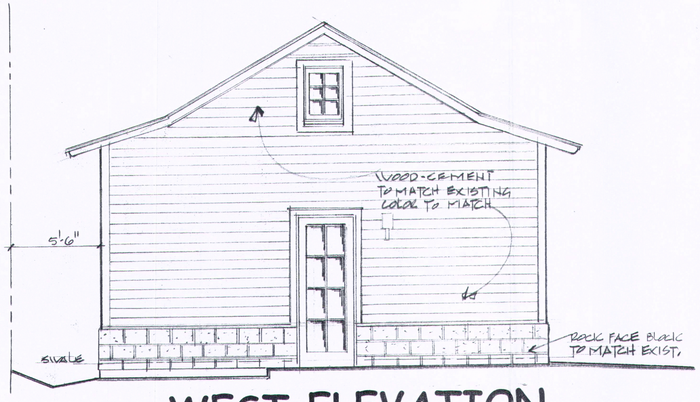
4 A-1 NORTH ELEVATION 1/4"



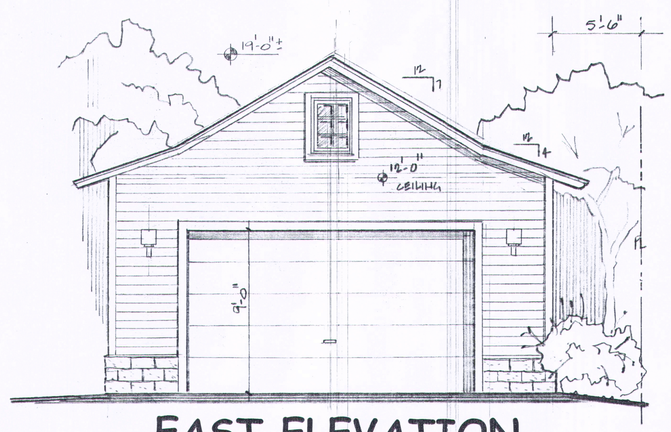
5 A-1 SOUTH ELEVATION 1/4"



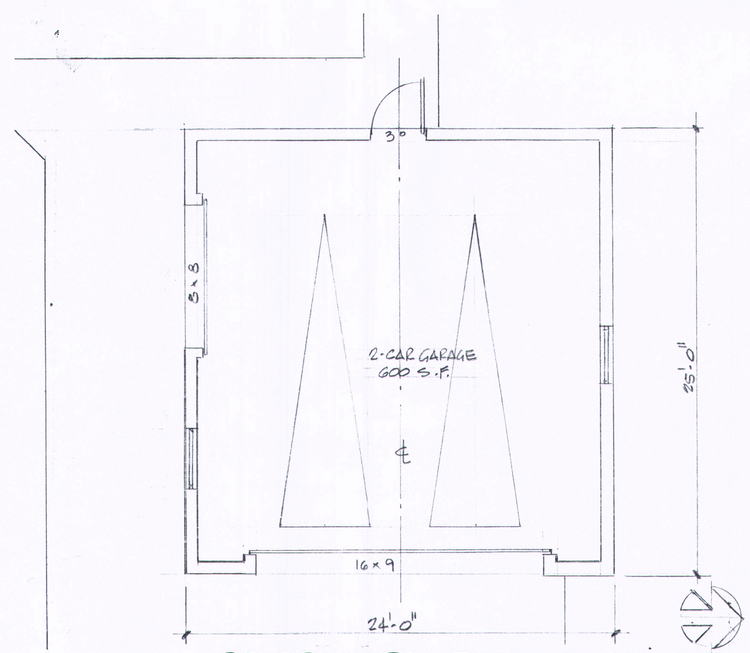
7 A-1 WINDOW REPLACEMENT



3 A-1 WEST ELEVATION 1/4"



2 A-1 EAST ELEVATION 1/4"



1 A-1 PROPOSED FLOOR PLAN 1/4"

ICON DESIGN GROUP
ARCHITECTURE CONSTRUCTION
6015 ALLEN STREET
MOUNT DORA, FL 32757 - PHONE: (561)305-4477
EMAIL : ARAMIDO@ICONDESIGNGROUPINC.COM

PROJECT NAME:
NEW TWO CAR GARAGE FOR:
Mr. and Mrs. Juan C.
And Lourdes F. Diaz
219 West 9th Ave.
Mount Dora, Fl. 32757

SEAL
ALBERTO XAMIDO
LICENSE NO.: AR0006916

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS SHOWN.
THESE DOCUMENTS ARE THE SOLE PROPERTY OF ICON DESIGN GROUP INC. AND ARE COPYRIGHTED

PROJECT NO: 23-125-00
DATE: ~~7-28-2023~~ 9-5-23
DRAWN BY: F.P
CHECKED BY: A.R
CADD FILE NO:
REVISIONS:

A-1
SHEET NO. OF

THESE PLANS AND/OR DOCUMENTS ARE:
- [ ] CONSTRUCTION SET
- [ ] SCHEMATIC
- [ ] DESIGN DEVELOPMENT
- [ ] PROGRESS
- [ ] BID PURPOSES ONLY(NOT FOR CONSTRUCTION)
- [x] BUILDING PERMIT

ANY UNAUTHORIZED USE OF THESE DOCUMENTS IS EXPRESSLY FORBIDDEN AND SUBJECT TO LEGAL ACTION

DATA ISSUED : .....

CITY OF MOUNT DORA

Site Photos

Site Inventory Form

Site No.

Site Name The Alvord House Survey Date 8709
Address of Site 219 W. 9th Ave., Mt. Dora Fl. 32757
Instruction for locating

Location Mt. Dora Sub 29 00001
Subdivision Name Block No. Lot No.

County Lake
District name if applicable
Owner of Site: Name Wald, Charles B.
Address 219 W. 9th Ave., Mt. Dora Fl. 32757

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

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

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

Original Use private residence
Present Use private residence
Dates c. +1917
Cultural Phase American
Period 20th Century

NR Classification Category building Date Listed on NR

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

Areas of Significance: Early Community Development

Significance:

This bungalow was built for Mr. and Mrs. John J. Alvord of Green Farms, Conn. The Alvords were winter visitors. Green Farms was near Fairfield, Conn. They lived here for several decades.

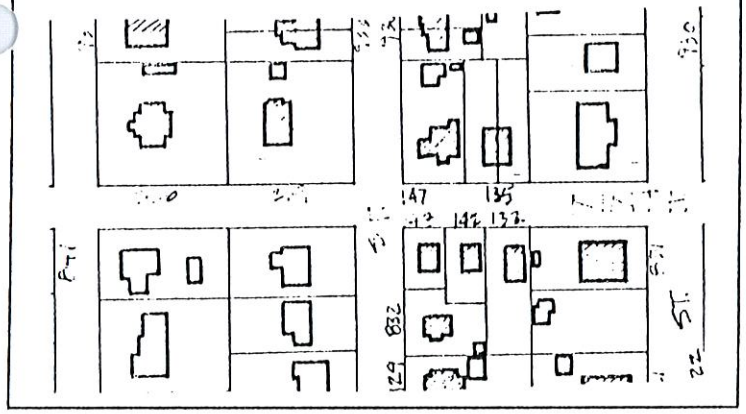
MDT 12-9-26, 2-16-28, 5-9-30; CT 10-11

Architect
Builder
Style and/or Period vernacular bungalow
Plan Type rectangular: irregular
Exterior Fabric(s) wood: weather board
Structural System(s) wood frame: balloon
Porches S/ 1 story porch, screened
Orientation S
Foundation continous: concrete block,cast
Roof Type gable
Secondary Roof Structure(s) porch: shed
Roof Surfacing asphalt shingles
Window Type DHS, 6/1, wood, # jalousie
Ornament Exterior
Chimney brick with corbelled caps
Chimney Location W: wall, exterior, # E: wall, exterior
No. of Chimneys 2 No. of Stories 2
No. of Dormers Outbuildings
Surroundings
Map Reference (incl. scale & date) USGS Eustis 7.5 Min. 1966 (PR1980)

Latitude and Longitude

Site Size (approx. acreage of property) LT1

LOCATION SKETCH OR MAP N

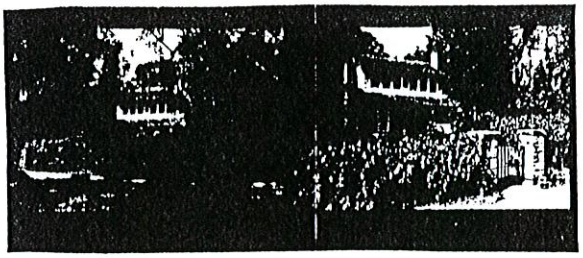


Township	Range	Section
19	27	30

UTM Coordinates:

Zone Easting Northing

Photographic Records Number K 30,31
Please attach Photographic Print



Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA00426
Recorder # 53
Field Date 3/15/2008
Form Date 3/15/2008
FormNo 200803
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

GENERAL INFORMATION

Site Name (address if none) 219 W 9th Ave
Multiple Listing (DHR only)
Other Names >>
Survey or Project Name
Survey#
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
219	West	9th	Avenue	

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

MAPPING

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

DESCRIPTION

Style 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) >> Weatherboard
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

8LA00426

DESCRIPTION (continued)

Window Descriptions 6/1

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 1917

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

Changes in Locations or Conditions

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

Structure Use History

Use Year Use Started Year Use Ended >> Private residence;1917;

Other Structure Uses

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

RESEARCH METHODS

Research Methods >> Examine local tax records

Other research methods

SURVEYOR'S EVALUATION OF SITE

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

Idividually Eligible for National Register? NO

Potential Contributor to NR District? NO

Area(s) of historical significance >>

Other Historical Associations

Explanation of Evaluation (required) The property appears to be potentially eligible at the local level under Criterion C for Architecture.

HISTORICAL STRUCTURE FORM

8LA00426

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____ Maintaining Organization: _____

File or Accession #: _____ Descriptive Information: _____

>>

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

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

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

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

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

SHPO's Evaluation of Resource

_____ Date _____

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 5/21/2008

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"

LA00426-200803

Supplementary Printout

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

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

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

> **Foundation types:**
Continuous

> **Foundation materials:**
Poured Concrete Footing

> **Exterior fabrics:**
Weatherboard

> **Roof types:**
Gable

> **Roof materials:**

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

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

> **Original, intermediate, present uses/year started/year ended:**
Private residence;1917;

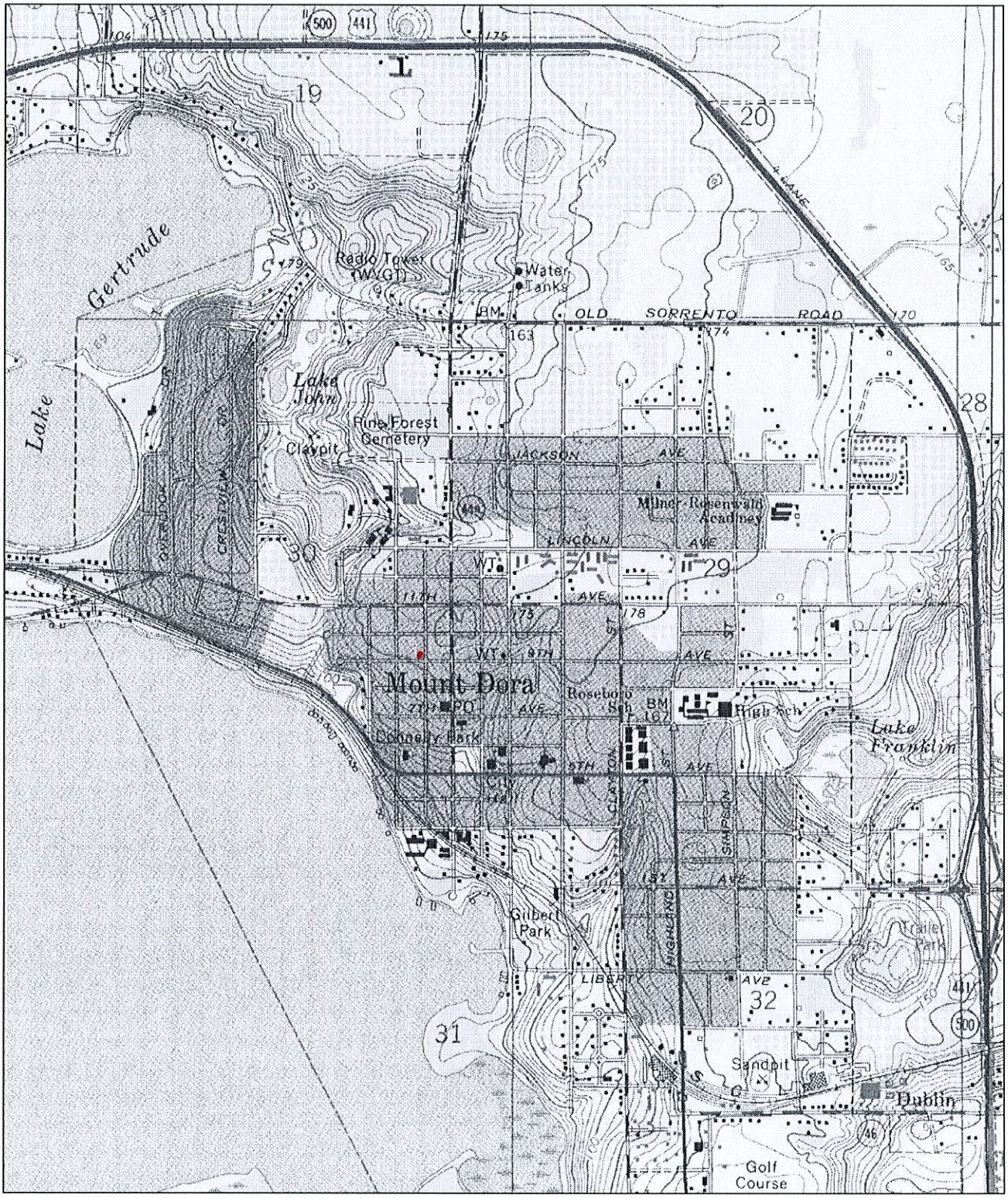
> **Research methods:**
Examine local tax records
FL Master Site File-Cultural Resources
Pedestrian

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

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

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

53



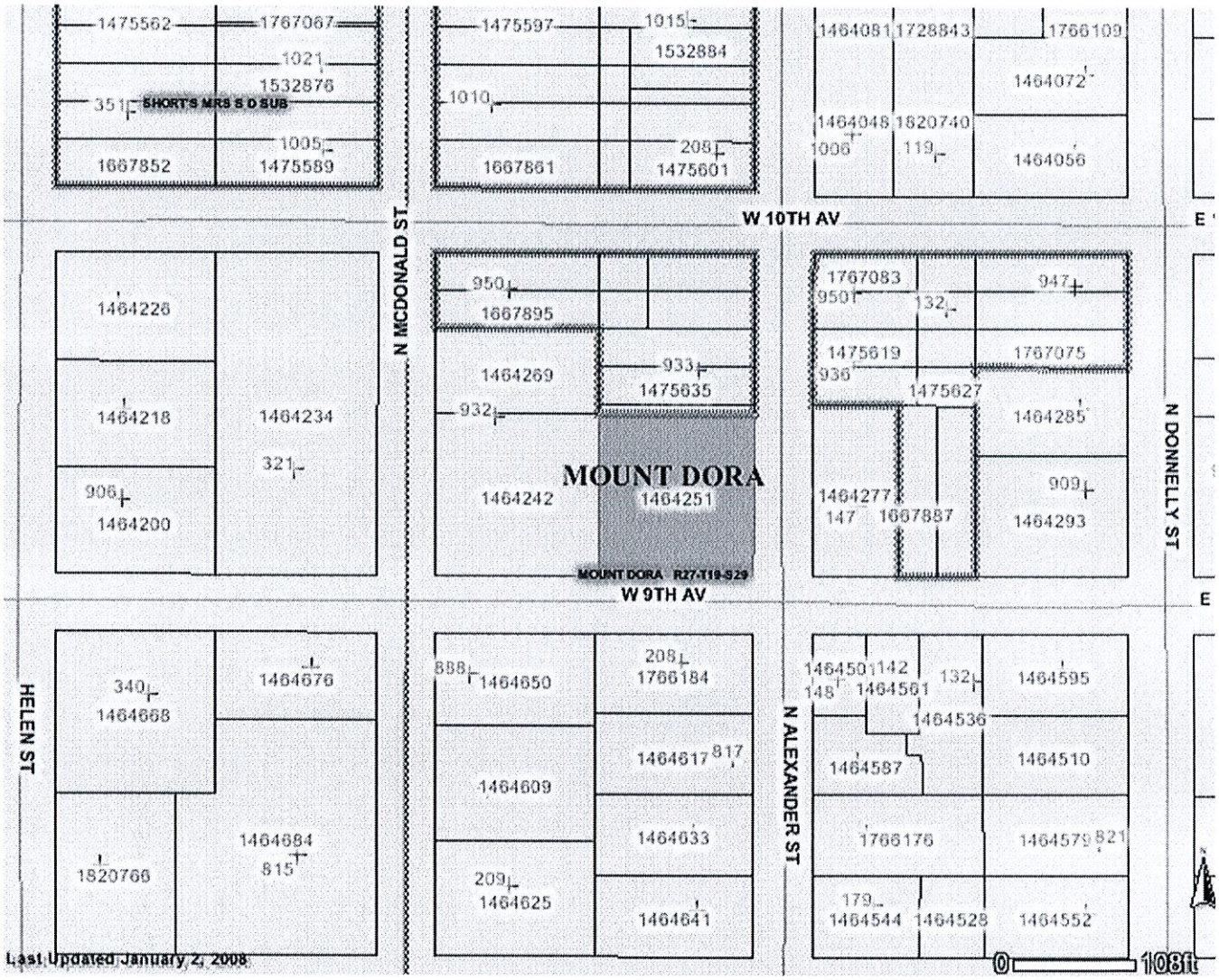
N

0 0.5 Mi

0 2000 Ft

Map provided by MyTopo.com

LA 426


1475562
1767067
1021
1532876
351
SHORT'S MRS S O SUB
1005
1475589
1667852
1475597
1015
1532884
1010
208
1475601
1667861
1464081
1728843
1766109
1464072
1464048
1820740
1006
119
1464056
W 10TH AV
N MCDONALD ST
1464226
1464218
1464234
321
906
1464200
950
1667895
1464269
933
1475635
932
1464242
MOUNT DORA
1464251
MOUNT DORA R27-T19-S29
1767083
950
947
132
1475619
1767075
936
1475627
1464285
1464277
147
1667887
909
1464293
N DONNELLY ST
W 9TH AV
HELEN ST
340
1464668
1464676
1820766
1464684
815
888
1464650
208
1766184
1464617
817
1464609
1464633
209
1464625
1464641
N ALEXANDER ST
1464501
142
148
132
1464595
1464536
1464587
1464510
1766176
1464579
821
179
1464544
1464528
1464552
Last Updated January 2, 2008
0
108ft

RN53

LA 426

53

LA
426

Clear Form Values

Page 1

☐ Original
☐ Update

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

Site#8 LA00426
Field Date 5-12-2020
Form Date 6-25-2020
Recorder # 184

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) 219 West 9th Ave (The Alvord House) Multiple Listing (DHR only) _____
Survey Project Name Mount Dora Historic Site Survey Survey # (DHR only) _____
National Register Category (please check one) ☐building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☐private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Clear Location Values

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	219	W	9th	AVE	

Cross Streets (nearest / between) NW corner of W 9th Ave & N Alexander St
USGS 7.5 Map Name EUST USGS Date 2018 Plat or Other Map _____
City / Town (within 3 miles) Mount Dora In City Limits? ☐yes ☐no ☐unknown County LA
Township 19S Range 27E Section 29 ¼ section: ☐NW ☐SW ☐SE ☐NE Irregular-name: _____
Tax Parcel # 29-19-27-0010-029-00001 Landgrant _____
Subdivision Name _____ Block 29 Lot _____
UTM Coordinates: Zone ☐16 ☐17 Easting 436949 Northing 3186492
Other Coordinates: X: -81.64612 Y: 28.80445 Coordinate System & Datum WGS84
Name of Public Tract (e.g., park) _____

HISTORY

Clear History Values

Construction Year: 1917 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use RESI From (year): 1917 To (year): 2020
Current Use RESI From (year): 1917 To (year): 2020
Other Use _____ From (year): _____ To (year): _____
Moves: ☐yes ☐no ☐unknown Date: _____ Original address N/A
Alterations: ☐yes ☐no ☐unknown Date: _____ Nature _____
Additions: ☐yes ☐no ☐unknown Date: 1-1-1935 Nature Detached garage
Architect (last name first): Unknown Builder (last name first): Unknown
Ownership History (especially original owner, dates, profession, etc.)

Mr.& Mrs. John Alvord of Green Farms, Conn (Orig owners and winter visitors). Charles and Edythe Wald owned from 1965 to 2019. Edythe was City of Mt Dora librarian & community member.

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

DESCRIPTION

Clear Description Values

Style FRAM Exterior Plan IRRE Number of Stories 1.5
Exterior Fabric(s) 1. WTBD 2. _____ 3. _____
Roof Type(s) 1. GA 2. _____ 3. _____
Roof Material(s) 1. ASPH 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. DRSH 2. _____

Windows (types, materials, etc.)

9/1 sash window on the bottom floor, 6/1 sash window on the 2nd floor dormer. Concrete window sill

Distinguishing Architectural Features (exterior or interior ornaments)

Exposed brick chimney, concrete window sill, exposed rafter tails on the second floor

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

Detached garage

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

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

HISTORICAL STRUCTURE FORM

Site #8 LA00426

DESCRIPTION (continued)

Clear Description Values

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

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

Foundation Type(s): 1. PIER 2.

Foundation Material(s): 1. POCO 2.

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

Main Entrance (stylistic details)

Enclosed behind screen door, with 6 concrete steps that lead to the porch.

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

Screened closed porch on the west side of the house. Porch is located under side gable

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

Narrative Description of Resource

The structure has historical character and architecture similar to other residential structures on the street. The Walds, long-time residents of the structure were active members of the Mount Dora community.

Archaeological Remains ☐Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

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

☒other methods (describe) Field visit and documentation

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

OPINION OF RESOURCE SIGNIFICANCE

Clear Significance Values

Appears to meet the criteria for National Register listing individually? ☐yes ☐no ☐insufficient information

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

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

The structure does not appear to meet criteria for individual National Register listing, however, it does contribute to the overall character of the Mount Dora historic district.

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

1. ARCT 3. 5.

2. CPDV 4. 6.

DOCUMENTATION

Clear Documentation Values

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

1) Document type Maintaining organization

Document description File or accession #'s

2) Document type Maintaining organization

Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Samantha Kanach Affiliation OTHR

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

(address / phone / fax / e-mail)

Required Attachments

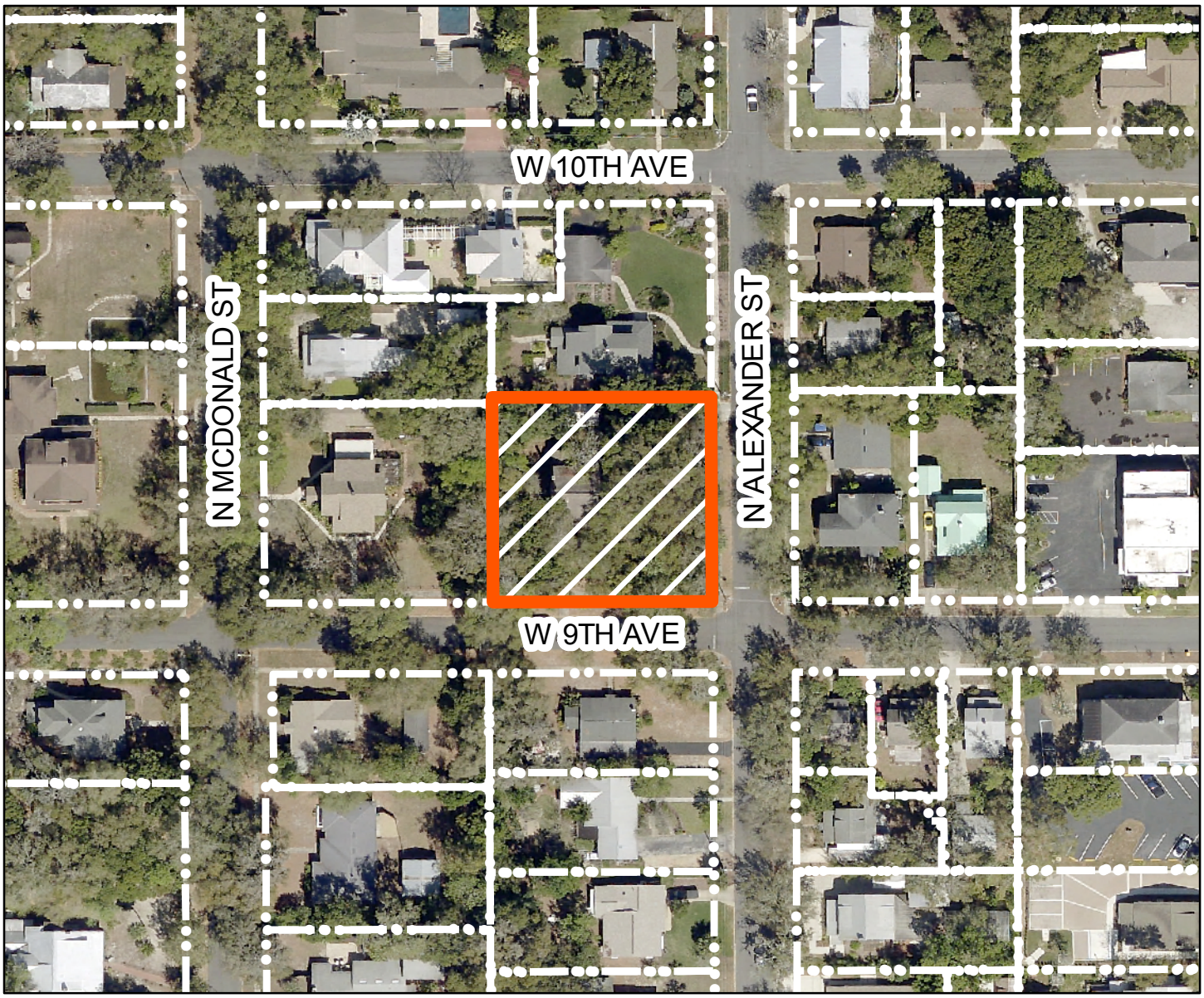
❶ **USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED**

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

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

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

Street Map



N

219 WEST 9TH AVE MOUNT DORA FL 32757

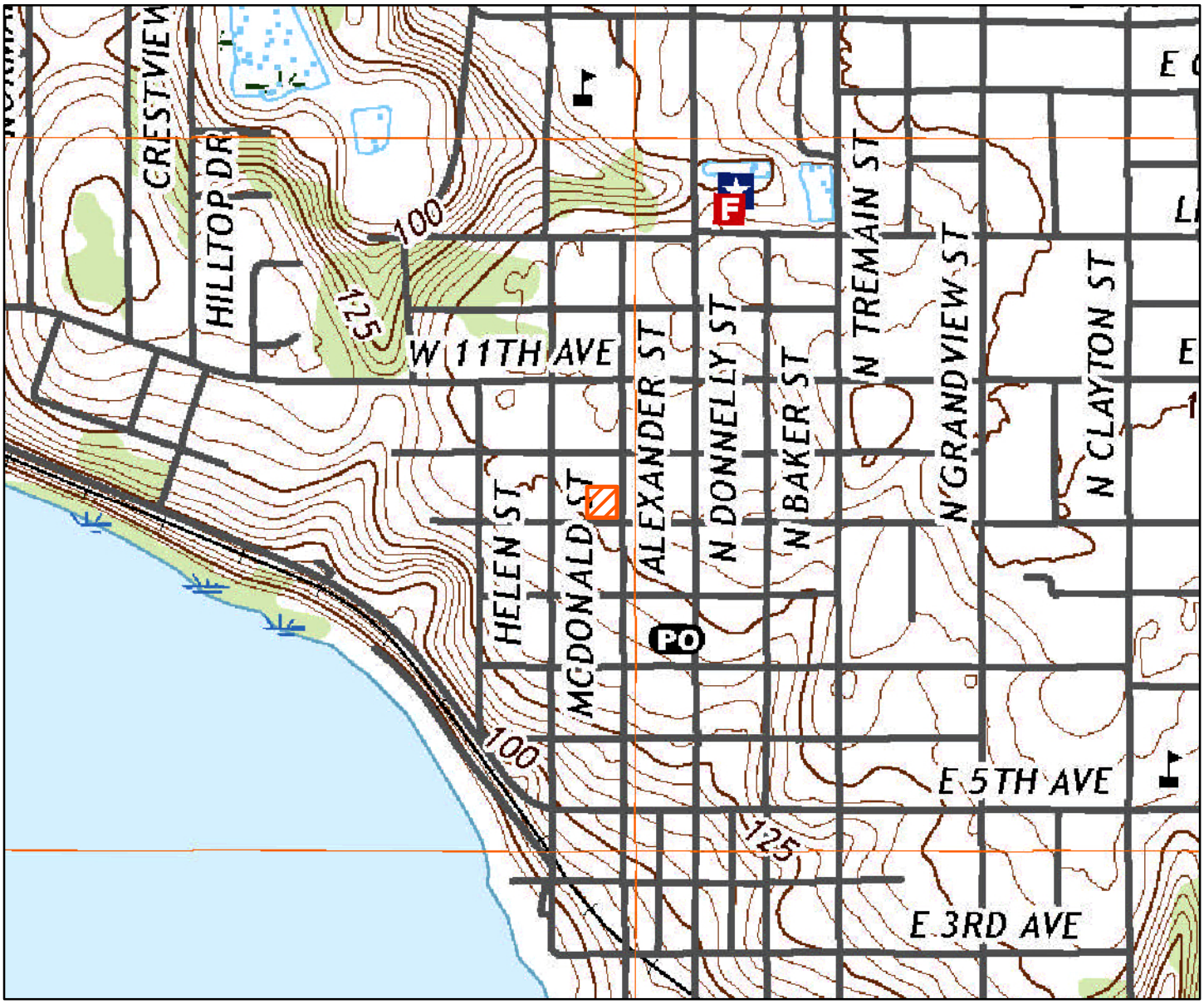
0 45 90 180 Feet

LA00426

KCI TECHNOLOGIES

Data Sources: Lake County, City of Mount Dora

USGS Map



N

LA00426

219 WEST 9TH AVE MOUNT DORA FL 32757

Source: United States Geological Survey Eustis, FL 2018

KCI TECHNOLOGIES

219

/

CITY OF MOUNT DORA

RECEIVED SEP 5 2023

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

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Renovations, Additions and New Construction

Subject Property Address: 219 WEST 9TH AVE. MOUNT DORA. FL. 327

Property Owner: MR & MRS JUAN C. & LOURDES F. DIAZ

Applicant: ALBERTO RAMUDO, ARCHITECT, ICON DESIGN GROUP,

Applicant's Mailing Address: 6015 ALLEN ST., MOUNT DORA, FL. 32

Applicant's Phone Number: 561-305-4477

Applicant's Email Address: ARAMUDO@ICONDESIGNGROUPINC.COM

Full Description of Proposed Alteration(s) or Construction including materials; please attach additional documentation if needed: NEW GARAGE STRUCTURE 600 SF.
AND REPLACEMENT OF WINDOW TO DOOR ON N.E OF HOUSE

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

Is there currently a chimney on the building? NO

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

Required Documentation:

Renovations or Additions:

1. Property Record Card
2. Survey
3. Elevation drawings of each side of the building affected by the proposed work
   a. Drawings must be to scale and clearly illustrate the detail of the work proposed
   b. (2) Drawings labeled with existing and proposed
4. Materials Listing or Cut Sheet
5. Photographs of existing structure
6. $100 Application Fee

New Construction on Undeveloped Land:

1. Survey
2. Elevations of the Surrounding Structures which will be influenced by New Structure
3. Proposed Design(s) of New Structure
4. Intended Materials to be Used on Exterior of Structure
5. $150 Application Fee

Demolition Requests: Please see separate application for demolition requests.

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

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

BOUNDARY SURVEY

LEGAL DESCRIPTION:

THE SOUTHEAST 1/4 OF BLOCK 29, IN SECTION 30, TOWNSHIP 19 SOUTH, RANGE 27 EAST, IN THE CITY OF MOUNT DORA, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE(S) 37 THROUGH 43, INCLUSIVE, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

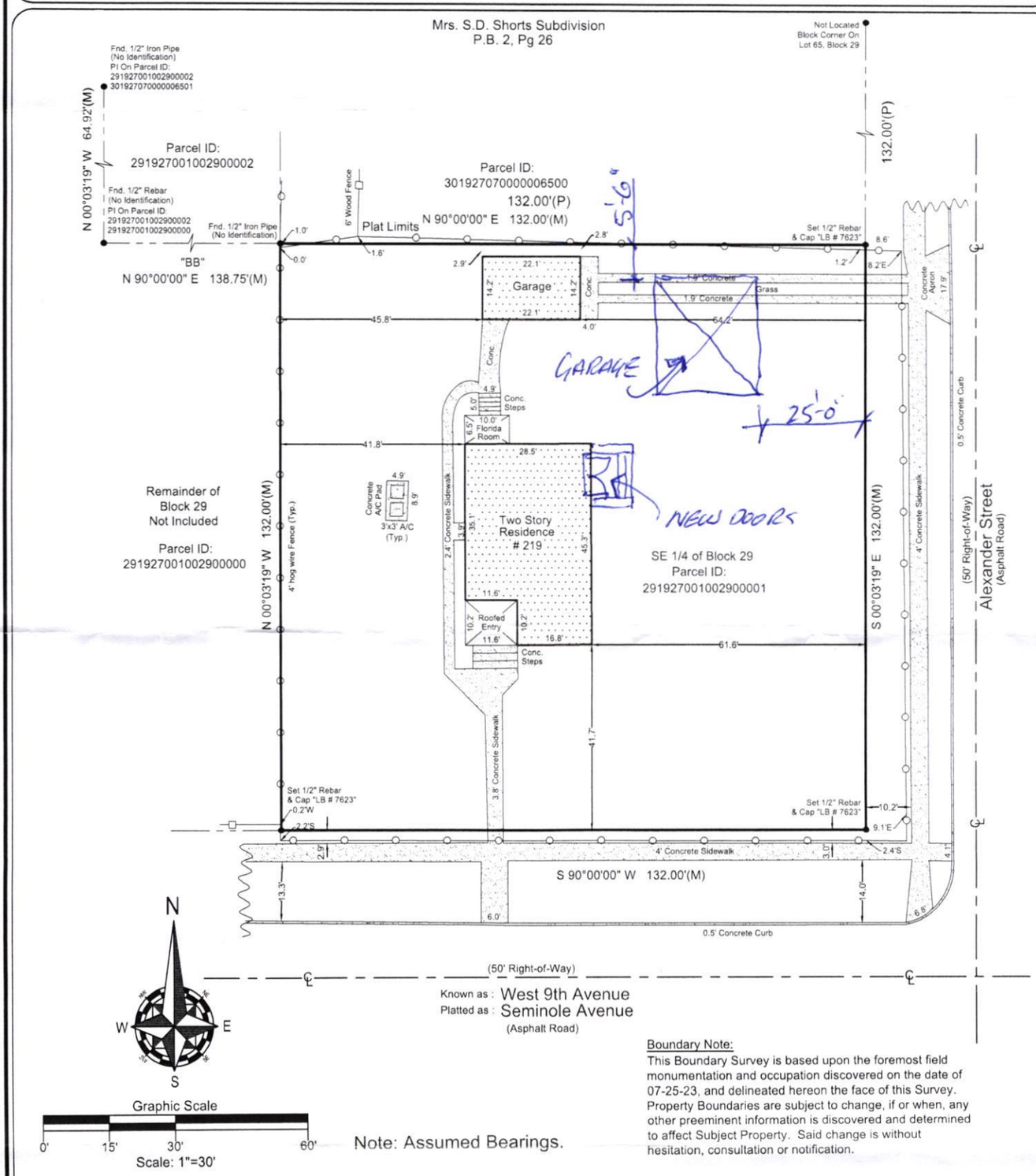
FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN CITY OF MOUNT DORA, COMMUNITY NUMBER 120137, DATED 12/18/2012.

CERTIFIED TO:

JUAN CARLOS CARLOS AND LOURDES FRANCES DIAZ; METES AND BOUNDS TITLE COMPANY ; CHICAGO TITLE INSURANCE COMPANY ; AMERICAN PACIFIC MORTGAGE CORP

219 WEST 9TH AVENUE, MOUNT DORA, FLORIDA 32757



Graphic Scale

0' 15' 30' 60'

Scale: 1"=30'

Note: Assumed Bearings.

Boundary Note:

This Boundary Survey is based upon the foremost field monumentation and occupation discovered on the date of 07-25-23, and delineated hereon the face of this Survey. Property Boundaries are subject to change, if or when, any other preeminent information is discovered and determined to affect Subject Property. Said change is without hesitation, consultation or notification.

Field Date: 7/25/2023	Date Completed: 07/27/23
Drawn By: G.S.	File Number: IS-120946

-Legend-

C	- Calculated	PC	- Point of Curvature
℄	- Centerline	Pg.	- Page
CB	- Concrete Block	PI	- Point of Intersection
CM	- Concrete Monument	P.O.B.	- Point of Beginning
Conc.	- Concrete	P.O.L.	- Point on Line
D	- Description	PP	- Power Pole
DE	- Drainage Easement	PRM	- Permanent Reference Monument
Esmt.	- Easement	PT	- Point of Tangency
F.E.M.A.	- Federal Emergency Management Agency	R	- Radius
FFE	- Finished Floor Elevation	Rad.	- Radial
Fnd.	- Found	R&C	- Rebar & Cap
IP	- Iron Pipe	Rec.	- Recovered
L	- Length (Arc)	Rfd.	- Roofed
M	- Measured	Set Rebar	- Set ½" Rebar & Cap "LB 7623"
N&D	- Nail & Disk	Typ.	- Typical
N.R.	- Non-Radial	UE	- Utility Easement
ORB	- Official Records Book	WM	- Water Meter
P	- Plat	Δ	- Delta (Central Angle)
P.B.	- Plat Book		
-□-	- Wood Fence	-O-	- Chain Link Fence

-NOTES-

>Survey is Based upon the Legal Description Supplied by Client.
>Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.
>Subject to any Easements and/or Restrictions of Record.
>Bearing basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
>Building Ties are NOT to be used to reconstruct Property Lines.
>Fence Ownership is NOT determined.
>Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
>Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
>Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to give ANY Rights or Benefits to Anyone Other than those Certified.

-POINTS OF INTEREST-

NONE VISIBLE

I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 5J-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

PATRICK IRELAND CERTIFICATE NO. 6637 STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR & MAPPER

Patrick K. Ireland

PATRICK IRELAND 6637 LB: 7623

This survey is intended ONLY for the use of said certified parties. This survey is NOT valid without signature and embossed with Surveyors Seal.

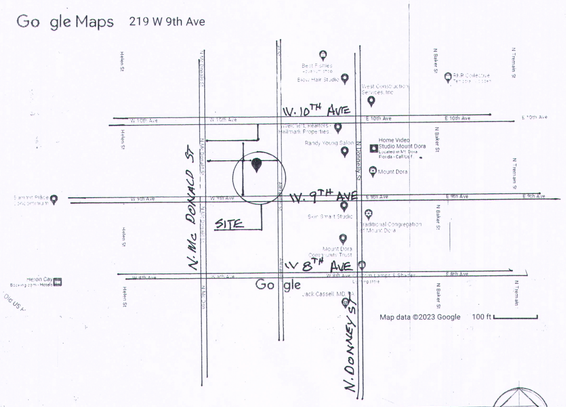
Ireland & Associates Surveying, Inc.
800 Currency Circle | Suite 1020
Lake Mary, Florida 32746
www.irelandsurveying.com
Office-407.678.3366 Fax-407.320.8165

NEW TWO CAR GARAGE FOR:

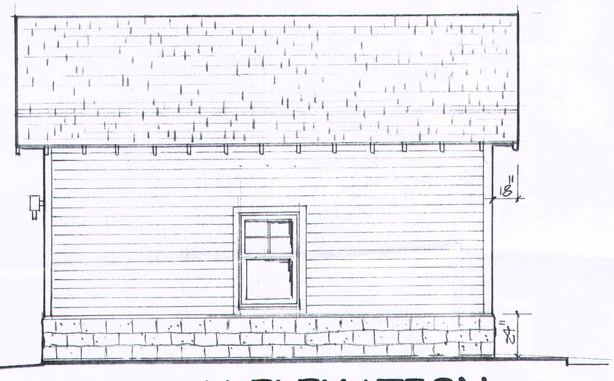
Mr. and Mrs. Juan C. and Lourdes F. Diaz

219 West 9th Ave.

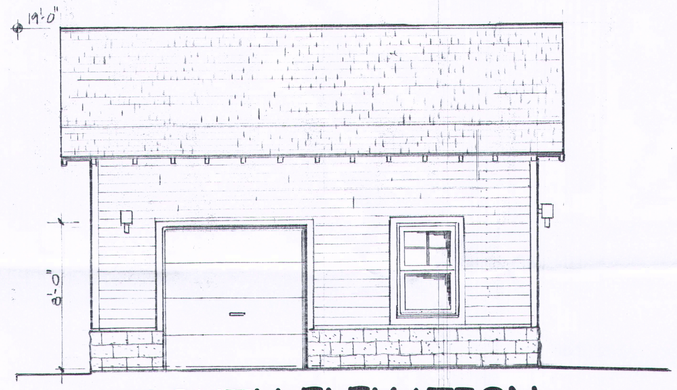
Mount Dora, Fl. 32757



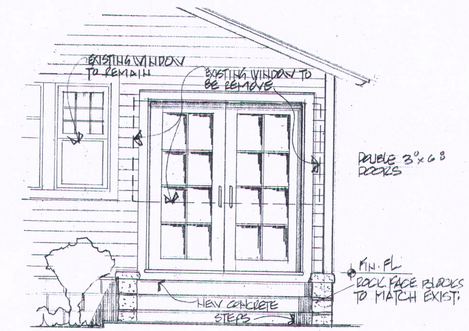
6 A-1 LOCATION MAP



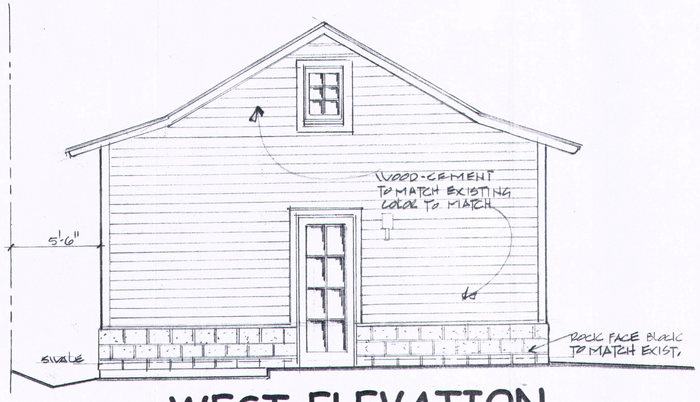
4 A-1 NORTH ELEVATION 1/4"



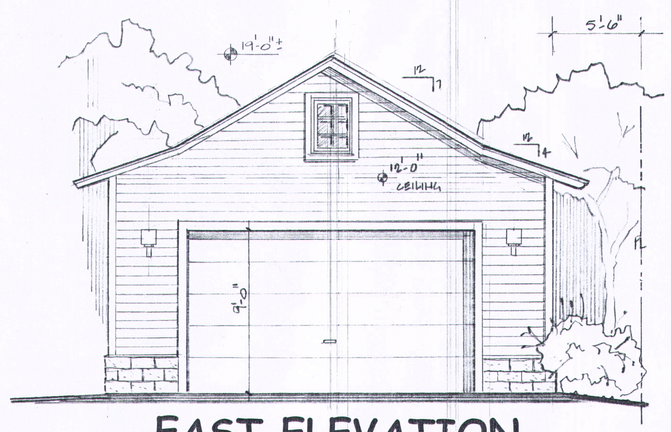
5 A-1 SOUTH ELEVATION 1/4"



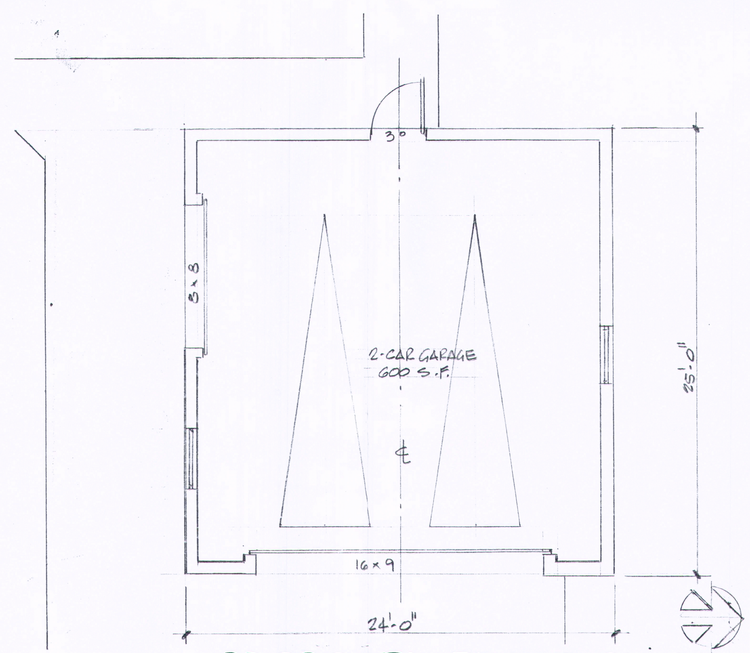
7 A-1 WINDOW REPLACEMENT



3 A-1 WEST ELEVATION 1/4"



2 A-1 EAST ELEVATION 1/4"



1 A-1 PROPOSED FLOOR PLAN 1/4"

ICON DESIGN GROUP
ARCHITECTURE CONSTRUCTION
6015 ALLEN STREET
MOUNT DORA, FL 32757 - PHONE: (561)305-4477
EMAIL : ARAMIDO@ICONDESIGNGROUPINC.COM

PROJECT NAME:
NEW TWO CAR GARAGE FOR:
Mr. and Mrs. Juan C.
And Lourdes F. Diaz
219 West 9th Ave.
Mount Dora, Fl. 32757

SEAL
ALBERTO XAMIDO
LICENSE NO.: AR0006916

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS SHOWN.
THESE DOCUMENTS ARE THE SOLE PROPERTY OF ICON DESIGN GROUP INC. AND ARE COPYRIGHTED

PROJECT NO: 23-125-00
DATE: ~~7-28-2023~~ 9-5-23
DRAWN BY: F.P
CHECKED BY: A.R
CADD FILE NO:
REVISIONS:

A-1
SHEET NO. OF

THESE PLANS AND/OR DOCUMENTS ARE:
- [ ] CONSTRUCTION SET
- [ ] SCHEMATIC
- [ ] DESIGN DEVELOPMENT
- [ ] PROGRESS
- [ ] BID PURPOSES ONLY(NOT FOR CONSTRUCTION)
- [x] BUILDING PERMIT

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DATA ISSUED : .....

CITY OF MOUNT DORA

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

DATE: September 27, 2023

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 2 - Certificate of Appropriateness; 219 W 9th Avenue (Location); Accessory Structure and Conversion of Window to Door (Proposed Work); Mr. and Mrs. Juan C. and Lourdes F. Diaz (Owners); Alberto Ramudo (Applicant).**

Property Information:

Address:	219 W 9th Avenue	**Current Use:**	Residential
Zoning District:	R-1A	**Land Use:**	Medium Density

Structure Information:

Date of Construction:	1917	**Style:**	Vernacular Bungalow
Structural System:	Wood Frame	**Foundation Type:**	Concrete Footing
Siding:	Weatherboard	**Stories:**	1.5
Roof Type:	Gable	**Chimneys:**	Two

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.

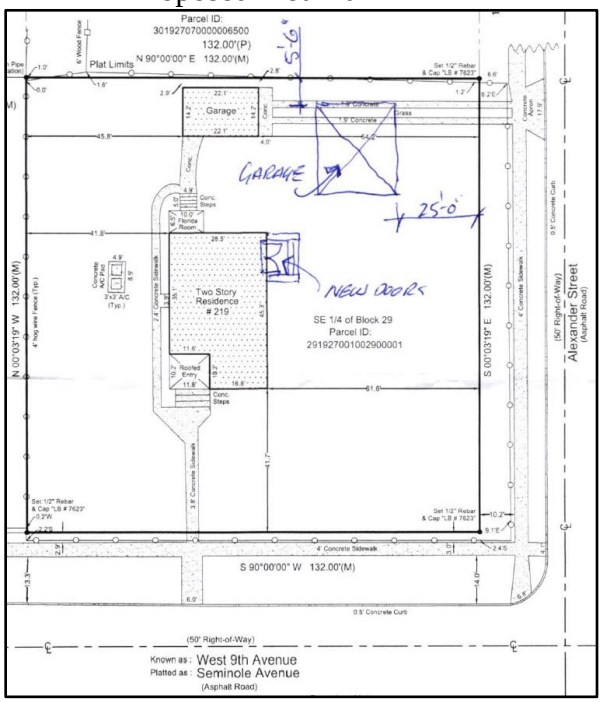
Bungalows are typically one or two stories in height and typically have a rectangular floor plan; exterior material comprised of horizontal wood siding and shingles (less frequently, stucco, brick); gable roof; tapered chimneys; simple; exposed structural elements (ridge beams, truss work, rafters, purlins);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

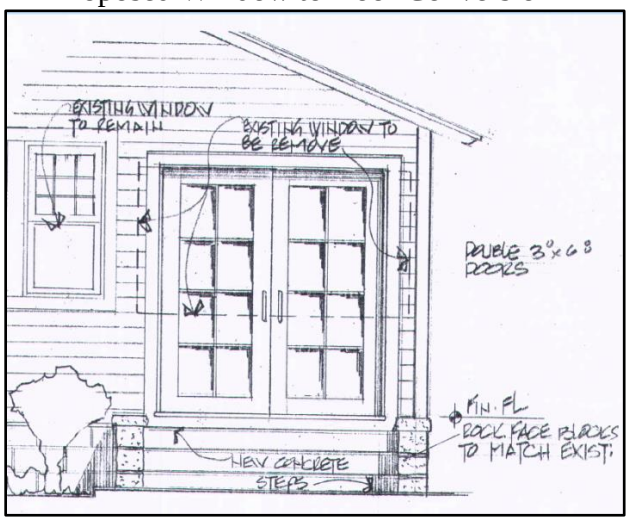
Staff Analysis:

The Applicant is seeking to convert an existing window opening on the eastern façade into a door opening with concrete steps. The eastern façade fronts Alexander Street.

Proposed Plot Plan



Proposed Window to Door Conversion



Sometimes new entrances are required for practical reasons or to satisfy code requirements. Placement of new entrances on principal facades should be avoided under Standard 2. New entrances can result in loss of historic fabric and detailing and change the rhythm of bays. Under Standard 9, new entrances should be compatible with the building and be located on party walls or side or rear walls that are not readily visible from the public right-of-way.

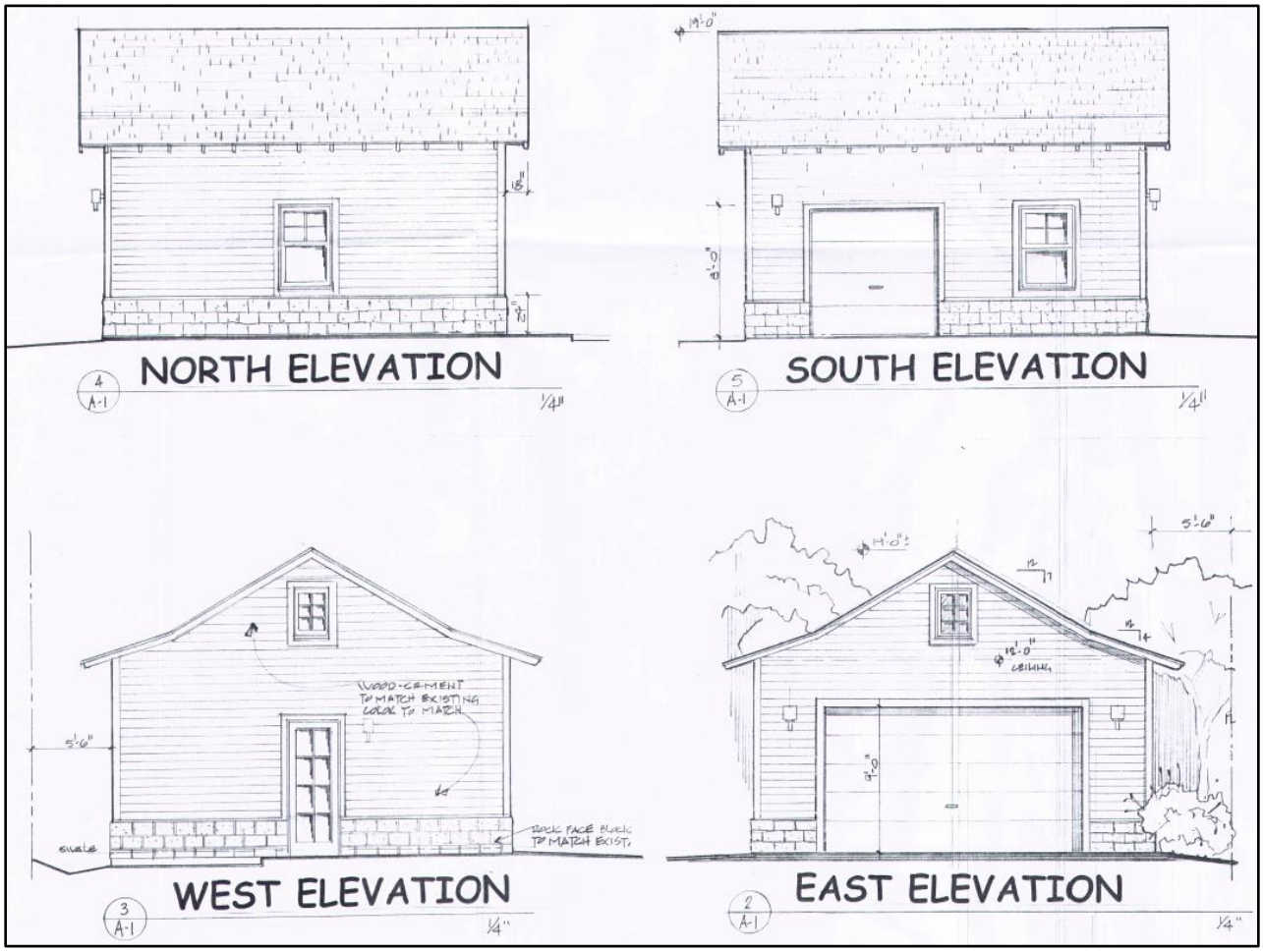
The rhythm of window and door openings is an important part of the character of buildings in Mount Dora. In some instances, new window or door openings should be located on non-significant walls. For commercial buildings these would be common or party walls or secondary elevations. For residential structures,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

In addition, the Applicant is seeking to construct a 600 square foot, detached garage on the western side of the property. The garage will be accessible from Alexander Street.

The guidelines recommend designing new buildings to be compatible in materials, size, color, and texture with the surrounding buildings. If possible, it is preferable to build the new structure to the rear of a historic building, where it will have little or no impact on the streetscape. If the new building will abut the street, respect the established setbacks and orientations of the historic buildings in the area.

While the new construction should repect the historic character that makes the neighborhood distinctive, it should not be a mere imitation of historic design. The new construction may be either contemporary in design, or reference the historic design motifs of the area.

The proposed garage will have a gable roof, wood cement siding and rock face block match the existing residence, and a window on the eastern façade which fronts Alexander Street.



<u>Staff Recommendation</u>:
Staff recommends approval of the application as presented.

<u>Attachments</u>:
Photos
1987 Site Form
2008 Site Form
2020 Site Form
Application

CITY OF MOUNT DORA

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

DATE: September 27, 2023

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 3 - Certificate of Appropriateness; 936 N Alexander Street (Location); Replace existing aluminum windows with vinyl windows (Proposed Work); Karen M. Donnelly (Owners); Karen M. Donnelly (Applicant).**

Property Information:

Address:	936 N Alexander Street	**Current Use:**	Residential
Zoning District:	R-3	**Land Use:**	High Density

Structure Information:

Date of Construction:	1927	**Style:**	Mediterranean Revival
Structural System:	Wood Frame	**Foundation Type:**	Concrete Footing
Siding:	Stucco	**Stories:**	One
Roof Type:	Gable	**Chimneys:**	One

Background on Architectural Style:

Spanish and other Mediterranean-influenced styles were most common in California, Arizona, New Mexico, Texas, and Florida, states with a tradition of Spanish colonial architecture. The principal Mediterranean-derived styles were Italian Renaissance, Mission, and Spanish Colonial Revival. These revival styles date to the 1880s.

During the great Florida land boom of the1920s, architects and builders applied Spanish, Spanish Colonial Revival, Mission, and other Mediterranean- influenced designs ton wide spectrum of buildings. Although the term "Mediterranean Revival" is indiscriminately applied to all buildings with features derived from Mediterranean architecture, many, particularly those designed by architects, were consciously modeled on formal styles.

This style of architecture is characterized with an irregular plan; stucco exterior material; hip or flat roof with curvilinear parapet; barrel roof; and a continuous foundation. Common details such as plaster and terra cotta detailing arches, columns window surrounds, cornices, parapets, wrought iron grills, balconies, and balconets.

Staff Analysis:
The Applicant is seeking to remove the existing, aluminum windows and replace them with vinyl windows and replace the sills as needed. The Applicant states that the windows are in poor condition, single pane glass with cracks, do not close properly, and the casings or rails are broken. The Applicant is seeking to replace the windows with white vinyl windows.

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.

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.

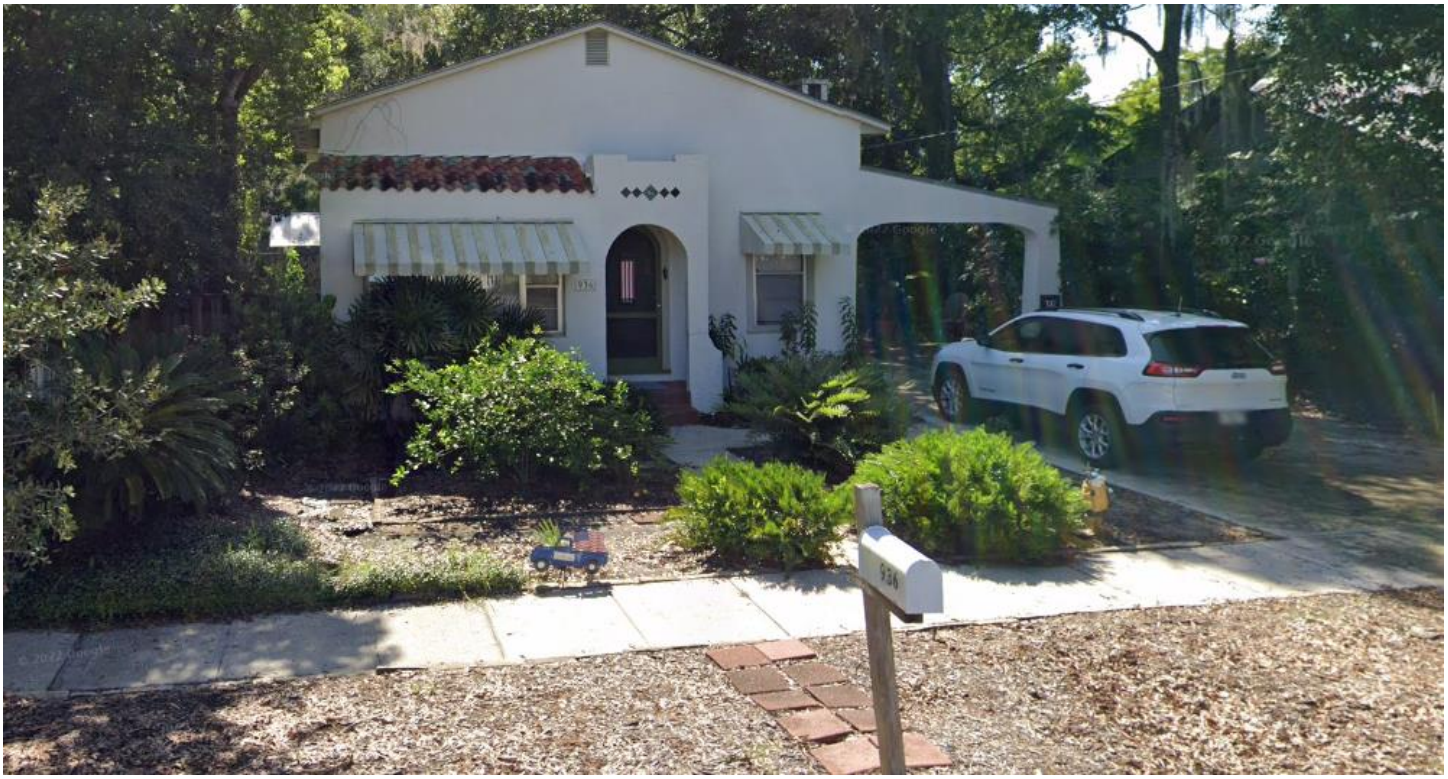
Whether to repair or replace windows is an issue that can pose considerable problems in rehabilitation. Distinctive windows are a significant part of the overall design of a building and should not be destroyed under Standard 6. Careful repair is the preferred method. If repair is not technically or 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.

Staff Recommendation:
Staff recommends approval of the application as presented.

Attachments:
Photos
Guidance on Windows
1987 Site Form
2008 Site Form
Application

CITY OF MOUNT DORA

Site Photos



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.

K 11,12

Site Inventory Form

Site No.

Site Name Survey Date 8709
Address of Site 936 Alexander, Mt. Dora Fl. 32757
Instruction for locating

Location Mrs. S. D. Short's 06100
Subdivision Name Block No. Lot No.

County Lake
District name if applicable
Owner of Site: Name Aicher, Kevin R. & Veronica Aicher
Address 936 Alexander, Mt. Dora Fl. 32757

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

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

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

Original Use private residence
Present Use private residence
Dates +1927
Cultural Phase American
Period 20th Century

NR Classification Category building Date Listed on NR

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

Areas of Significance: Early Community Development

Significance:

This is one of the few Mediterranean Revival residences built in Mount Dora. Thomas Lasher, a winter visitor from Fairfield, Conn., was its first known owner.

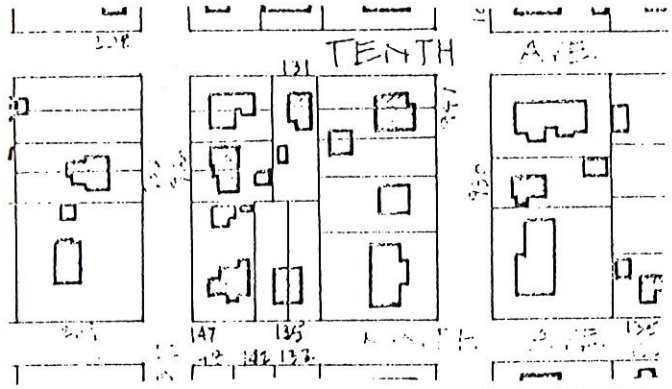
MDT 10-20-30; CD 39

Architect
Builder
Style and/or Period Mediterrarean Revival
Plan Type irregular; irregular
Exterior Fabric(s) stucco; textured
Structural System(s) wood frame; balloon
Porches W/ 1 story porch, enclosed
Orientation W
Foundation continous; stuccoed
Roof Type gable
Secondary Roof Structure(s)
Roof Surfacing asphalt shingles, # tile; Spanish
Window Type DHS, 1/1, metal, # jalousie, # fixed
Ornament Exterior
Chimney brick with corbelled cap
Chimney Location N; wall, exterior
No. of Chimneys 1 No. of Stories 1
No. of Dormers Outbuildings garage
Surroundings
Map Reference (incl. scale & date) USGS Eustis 7.5 Min. 1966 (PR1980)

Latitude and Longitude

Site Size (approx. acreage of property) LT1

LOCATION SKETCH OR MAP N

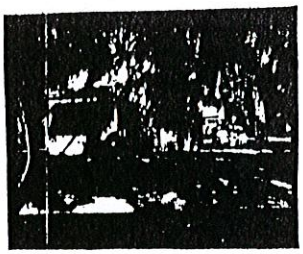


Township	Range	Section
19	27	30

UTM Coordinates:

Zone Easting Northing

Photographic Records Number K 11,12
Please attach Photographic Print



Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA00293
Recorder # 71
Field Date 3/15/2008
Form Date 3/15/2008
FormNo 200803
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

GENERAL INFORMATION

Site Name (address if none) 936 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
936	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 Irregular
Other Exterior Plan
Number of Stories 1
Structural System(s) >> Wood frame
Other Structural System(s)
Foundation Type(s) >> Continuous
Other Foundation Types
Foundation Material(s) >> Poured Concrete Footing
Other Foundation Material(s)
Exterior Fabric(s) >> Stucco
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

8LA00293

DESCRIPTION (continued)

Window Descriptions metal awning, metal sash

Main Entrance Description (stylistic details)

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

Porch Roof Types(s)

Exterior Ornament

Interior Plan Other Interior Plan

Condition Good

Structure Surroundings

Commercial: Residential: MOSTly this category

Institutional: Undeveloped:

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

Archaeological Remains (describe):

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

Narrative Description (optional)

HISTORY

Construction year 1927

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;1927;

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

8LA00293

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____ Maintaining Organization: _____

File or Accession #: _____ Descriptive Information: _____

>>

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

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

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

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

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

SHPO's Evaluation of Resource

_____ Date _____

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 5/24/2008

Form Comments: _____

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

LA00293-200803

Supplementary Printout

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

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

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

> **Foundation types:**
Continuous

> **Foundation materials:**
Poured Concrete Footing

> **Exterior fabrics:**
Stucco

> **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;1927;

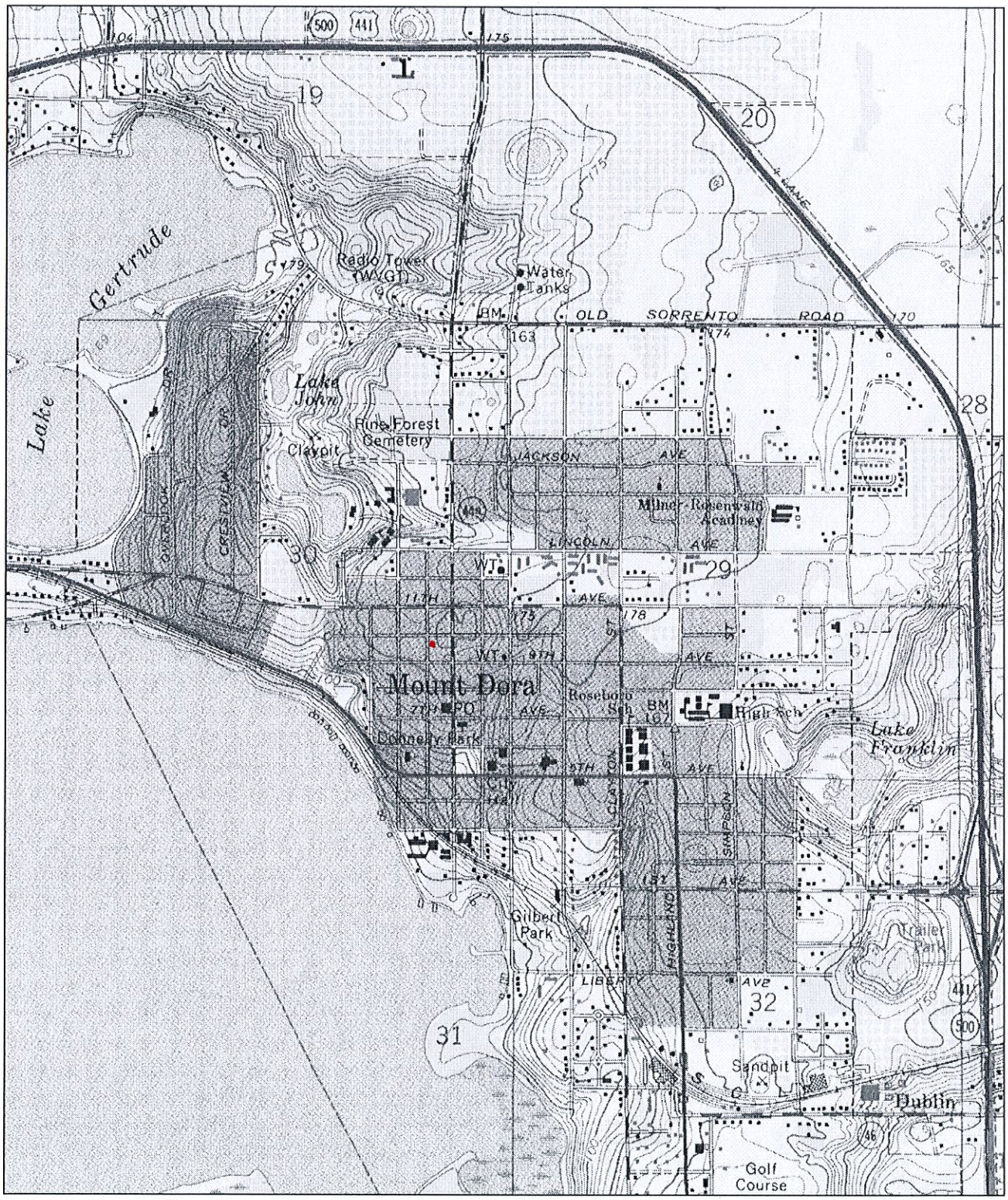
> **Research methods:**
Examine local tax records
FL Master Site File-Cultural Resources
Pedestrian

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

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

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

71



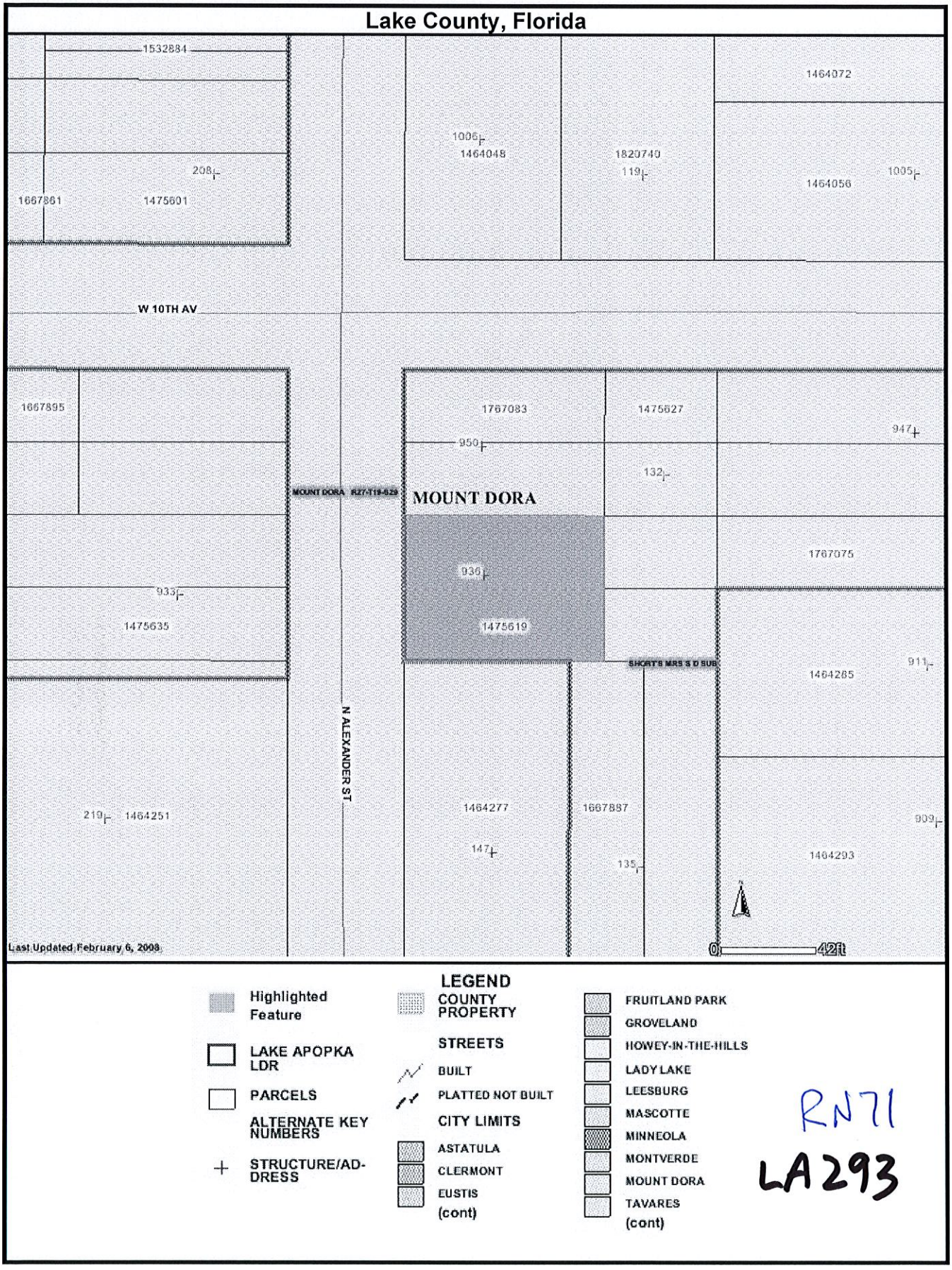
N

0 0.5 Mi

0 2000 Ft

Map provided by MyTopo.com

LA293


Lake County, Florida
1532884
1464072
1006
1464048
1820740
119
208
1464056
1005
1667861
1475601
W 10TH AV
1667895
1767083
1475627
947
950
132
MOUNT DORA R27-T19-S29
MOUNT DORA
1767075
936
933
1475635
1475619
SHORT'S MRS S D SUB
911
1464265
N ALEXANDER ST
1464277
1667887
909
219
1464251
147
135
1464293
Last Updated February 6, 2008
0
42ft
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)

RN71

LA293

71

LA293

$ Aug 23rd → 27th First Thurs in Sept.

CITY OF MOUNT DORA

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

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Renovations, Additions and New Construction

Subject Property Address: 936 N ALEXANDER STREET MT DORA, FL 32757

Property Owner: KAREN M. DONNELLY

Applicant: KAREN M. DONNELLY

Applicant's Mailing Address:

Applicant's Phone Number: (917) 617-6811 ↑ Vendors should be Contact

Applicant's Email Address: Karenmdonnelly@gmail.com → Will EMAIL IN

Full Description of Proposed Alteration(s) or Construction including materials; please attach additional documentation if needed: Replace all existing ~~wood~~ WINDOWS AND OUTDOOR SILLS AS NEEDED. Inside sills - keep existing where possible OR REPLACE with identical TRIM! SILLS

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

Is there currently a chimney on the building? Yes

If so, will the chimney be affected? NO

Required Documentation:

Renovations or Additions:

1. Property Record Card
2. Survey
3. Elevation drawings of each side of the building affected by the proposed work
   a. Drawings must be to scale and clearly illustrate the detail of the work proposed
   b. (2) Drawings labeled with existing and proposed
4. Materials Listing or Cut Sheet
5. Photographs of existing structure
6. $100 Application Fee

New Construction on Undeveloped Land:

NA

1. Survey
2. Elevations of the Surrounding Structures which will be influenced by New Structure
3. Proposed Design(s) of New Structure
4. Intended Materials to be Used on Exterior of Structure
5. $150 Application Fee

Demolition Requests: Please see separate application for demolition requests.

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

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

Lowe's

ADT

Contract - Detailed

Pella Windows and Doors of Florida
#CDC046712 4306 Shader Road, Suite 100
Orlando, FL 32808
Phone: (407) 831-0600 **Fax:**

Sales Rep Name: Eckoff, Trisha
Sales Rep Phone: 321-246-4665
Sales Rep Fax:
Sales Rep E-Mail: eckoffta@pella.com

Customer Information	Project/Delivery Address	Order Information
Karen Donnelly 936 Alexander St MT DORA, FL 32757 **Primary Phone:** (917) 6176811 **Mobile Phone:** **Fax Number:** **E-Mail:** karenmdonnelly@gmail.com **Great Plains #:** 1007348710 **Customer Number:** 1011087772 **Customer Account:** 1007348710	**Karen Donnelly - 936 Alexander St, Mt Dora, FL, US** 936 Alexander St **Lot #** Mt Dora, FL 32757 **County:**	**Quote Name:** Karen Donnelly - 936 Alexander St, Mt Dora, FL, **Order Number:** 72123TEYWP **Quote Number:** **17058048** **Order Type:** Installed Sales **Payment Terms:** Greensky - General **Tax Code:** CAP IMP 2 **Quoted Date:** 7/11/2023

Line #	Location:	Attributes	Qty
10	None Assigned	**ADDPRRMCOR020009 - NE FL Permitting CBC 046712**	1

Line #	Location:	Attributes	Qty
15	None Assigned	**ADDPRRMCOR020001 - Delivery & Disposal**	1

Line #	Location:	Attributes	Qty
20	Living side	**Pella 250 Series, Casement Right, White**	1

Viewed From Exterior

PK #
2139

1: SizeNon-Standard Size Right Casement
General Information: Standard, Vinyl, Nail Fin, Foam Insulated, 3 1/4", 1 1/8", 2 1/8"
Exterior Color / Finish: White
Interior Color / Finish: White
Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Standard, Wash Hinge Hardware, Fold-Away Crank, White, No Window Opening Control Device, No Limited Opening Hardware
Screen: Full Screen, InView™
Performance Information: U-Factor 0.25, SHGC 0.18, VLT 0.43, CPD PEL-N-239-00044-00007, Performance Class LC, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, FPAS FL26533, Year Rated 08|11, Clear Opening Width 14.869, Clear Opening Height 57.876, Clear Opening Area 5.976099, Egress Does not meet typical United States egress, but may comply with local code requirements
Grille: No Grille,

Customer Notes: Replace sill #2 paint BW and casing is 4" flat stock BW, typical

Customer is having house painted so they will paint the new trim exterior.

INSTARORLR900011 - Additional Labor (1/2 Hour) ORL	Qty	1
QUOMATMCOM010553 - Casing Window Full Frame Install (LF)	Qty	16
QUOMATMCOM020651 - Exterior Trim Window Full Frame Install (LF)	Qty	16
QUOMATMCOM010551 - Interior Trim Window Full Frame Install (LF)	Qty	16
INSTARORLR020201 - NonWood Window Full Frame Install (LF) ORL	Qty	16
INSTARORLR900023 - Lead Safe Install ORL	Qty	1

Line #	Location:	Attributes	Qty
25	Living side	**Pella 250 Series, Casement Left, White**	1

Viewed From Exterior

PK #
2139

1: SizeNon-Standard Size Left Casement
General Information: Standard, Vinyl, Nail Fin, Foam Insulated, 3 1/4", 1 1/8", 2 1/8"
Exterior Color / Finish: White
Interior Color / Finish: White
Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Standard, Wash Hinge Hardware, Fold-Away Crank, White, No Window Opening Control Device, No Limited Opening Hardware
Screen: Full Screen, InView™
Performance Information: U-Factor 0.25, SHGC 0.18, VLT 0.43, CPD PEL-N-239-00044-00007, Performance Class LC, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, FPAS FL26533, Year Rated 08|11, Clear Opening Width 14.869, Clear Opening Height 57.876, Clear Opening Area 5.976099, Egress Does not meet typical United States egress, but may comply with local code requirements
Grille: No Grille,

Customer Notes: Replace sill #2 paint BW and casing is 4" flat stock BW, typical

INSTARORLR900011 - Additional Labor (1/2 Hour) ORL	Qty	1
QUOMATMCOM010553 - Casing Window Full Frame Install (LF)	Qty	16
QUOMATMCOM020651 - Exterior Trim Window Full Frame Install (LF)	Qty	16
QUOMATMCOM010551 - Interior Trim Window Full Frame Install (LF)	Qty	16
INSTARORLR020201 - NonWood Window Full Frame Install (LF) ORL	Qty	16
INSTARORLR900023 - Lead Safe Install ORL	Qty	1

Line #	Location:	Attributes	Qty
30	Dining Bay side	**Pella 250 Series, Casement Left, White**	1

Viewed From Exterior

PK #
2139

1: SizeNon-Standard Size Left Casement
General Information: Standard, Vinyl, Nail Fin, Foam Insulated, 3 1/4", 1 1/8", 2 1/8"
Exterior Color / Finish: White
Interior Color / Finish: White
Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Standard, Wash Hinge Hardware, Fold-Away Crank, White, No Window Opening Control Device, No Limited Opening Hardware
Screen: Full Screen, InView™
Performance Information: U-Factor 0.25, SHGC 0.18, VLT 0.43, CPD PEL-N-239-00044-00007, Performance Class LC, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, FPAS FL26533, Year Rated 08|11, Clear Opening Width 14.869, Clear Opening Height 57.376, Clear Opening Area 5.92447, Egress Does not meet typical United States egress, but may comply with local code requirements
Grille: No Grille,

Customer Notes: Replace sill #2 paint BW and casing is 4" flat stock BW, typical

INSTARORLR900011 - Additional Labor (1/2 Hour) ORL	Qty	1
QUOMATMCOM010553 - Casing Window Full Frame Install (LF)	Qty	15
QUOMATMCOM020651 - Exterior Trim Window Full Frame Install (LF)	Qty	15
QUOMATMCOM010551 - Interior Trim Window Full Frame Install (LF)	Qty	15
INSTARORLR900023 - Lead Safe Install ORL	Qty	1
INSTARORLR020201 - NonWood Window Full Frame Install (LF) ORL	Qty	15

Line #	Location:	Attributes	Qty
35	Dining Bay side	**Pella 250 Series, Casement Right, White**	1

Viewed From Exterior

PK #
2139

1: SizeNon-Standard Size Right Casement
General Information: Standard, Vinyl, Nail Fin, Foam Insulated, 3 1/4", 1 1/8", 2 1/8"
Exterior Color / Finish: White
Interior Color / Finish: White
Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Standard, Wash Hinge Hardware, Fold-Away Crank, White, No Window Opening Control Device, No Limited Opening Hardware
Screen: Full Screen, InView™
Performance Information: U-Factor 0.25, SHGC 0.18, VLT 0.43, CPD PEL-N-239-00044-00007, Performance Class LC, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, FPAS FL26533, Year Rated 08|11, Clear Opening Width 19.369, Clear Opening Height 57.376, Clear Opening Area 7.71747, Egress Does not meet typical United States egress, but may comply with local code requirements
Grille: No Grille,

Customer Notes: Replace sill #2 paint BW and casing is 4" flat stock BW, typical

INSTARORLR900011 - Additional Labor (1/2 Hour) ORL	Qty	1
QUOMATMCOM010553 - Casing Window Full Frame Install (LF)	Qty	16
QUOMATMCOM020651 - Exterior Trim Window Full Frame Install (LF)	Qty	16
QUOMATMCOM010551 - Interior Trim Window Full Frame Install (LF)	Qty	16
INSTARORLR900023 - Lead Safe Install ORL	Qty	1
INSTARORLR020201 - NonWood Window Full Frame Install (LF) ORL	Qty	16

Line #	Location:	Attributes	Qty
40	Dining Bay side	**Pella 250 Series, Casement Right, White**	1

Viewed From Exterior

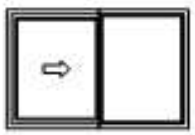
PK #
2139

1: SizeNon-Standard Size Right Casement
General Information: Standard, Vinyl, Nail Fin, Foam Insulated, 3 1/4", 1 1/8", 2 1/8"
Exterior Color / Finish: White
Interior Color / Finish: White
Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Standard, Wash Hinge Hardware, Fold-Away Crank, White, No Window Opening Control Device, No Limited Opening Hardware
Screen: Full Screen, InView™
Performance Information: U-Factor 0.25, SHGC 0.18, VLT 0.43, CPD PEL-N-239-00044-00007, Performance Class LC, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, FPAS FL26533, Year Rated 08|11, Clear Opening Width 14.869, Clear Opening Height 57.376, Clear Opening Area 5.92447, Egress Does not meet typical United States egress, but may comply with local code requirements
Grille: No Grille,

Customer Notes: Replace sill #2 paint BW and casing is 4" flat stock BW, typical

INSTARORLR900011 - Additional Labor (1/2 Hour) ORL	Qty	1
QUOMATMCOM010553 - Casing Window Full Frame Install (LF)	Qty	15
QUOMATMCOM020651 - Exterior Trim Window Full Frame Install (LF)	Qty	15
QUOMATMCOM010551 - Interior Trim Window Full Frame Install (LF)	Qty	15
INSTARORLR020201 - NonWood Window Full Frame Install (LF) ORL	Qty	15
INSTARORLR900023 - Lead Safe Install ORL	Qty	1

Line #	Location:	Attributes	Qty
45	Kitchen side	**Pella 250 Series, Sliding Window, Vent Right / Fixed, White**	1



Viewed From Exterior

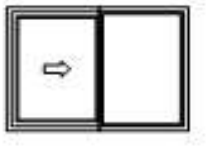
PK #
2139

1: SizeNon-Standard Size Vent Right / Fixed Double Slider
General Information: Standard, Vinyl, Nail Fin, Foam Insulated, 3 1/4", 1 1/8", 2 1/8"
Exterior Color / Finish: White
Interior Color / Finish: White
Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, 2 Locks, White, No Limited Opening Hardware
Screen: Hidden Screen Single Vent
Performance Information: U-Factor 0.27, SHGC 0.22, VLT 0.51, CPD PEL-N-210-00126-00001, Performance Class R, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, FPAS FL16809, Year Rated 08|11, Clear Opening Width 21.542, Clear Opening Height 33.75, Clear Opening Area 5.048906, Egress Meets Typical for ground floor 5.0 sqft (E1) (United States Only)
Grille: No Grille,
Venting Width: Equal

Customer Notes: Replace sill #2 paint BW and casing is 4" flat stock BW, typical

INSTARORLR020201 - NonWood Window Full Frame Install (LF) ORL	Qty	16
INSTARORLR900023 - Lead Safe Install ORL	Qty	1
QUOMATMCOM010551 - Interior Trim Window Full Frame Install (LF)	Qty	16
QUOMATMCOM020651 - Exterior Trim Window Full Frame Install (LF)	Qty	16
QUOMATMCOM010553 - Casing Window Full Frame Install (LF)	Qty	16
INSTARORLR900011 - Additional Labor (1/2 Hour) ORL	Qty	1

Line #	Location:	Attributes	Qty
50	Laundry side	**Pella 250 Series, Sliding Window, Vent Right / Fixed, White**	1



Viewed From Exterior

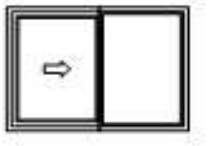
PK #
2139

1: SizeNon-Standard Size Vent Right / Fixed Double Slider
General Information: Standard, Vinyl, Nail Fin, Foam Insulated, 3 1/4", 1 1/8", 2 1/8"
Exterior Color / Finish: White
Interior Color / Finish: White
Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, 2 Locks, White, No Limited Opening Hardware
Screen: Hidden Screen Single Vent
Performance Information: U-Factor 0.27, SHGC 0.22, VLT 0.51, CPD PEL-N-210-00126-00001, Performance Class R, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, FPAS FL16809, Year Rated 08|11, Clear Opening Width 19.042, Clear Opening Height 31.75, Clear Opening Area 4.198496, Egress Does not meet typical United States egress, but may comply with local code requirements
Grille: No Grille,
Venting Width: Equal

Customer Notes: Replace sill #2 paint BW and casing is 4" flat stock BW, typical

INSTARORLR900023 - Lead Safe Install ORL	Qty	1
INSTARORLR020201 - NonWood Window Full Frame Install (LF) ORL	Qty	15
QUOMATMCOM010551 - Interior Trim Window Full Frame Install (LF)	Qty	15
QUOMATMCOM020651 - Exterior Trim Window Full Frame Install (LF)	Qty	15
QUOMATMCOM010553 - Casing Window Full Frame Install (LF)	Qty	15
INSTARORLR900011 - Additional Labor (1/2 Hour) ORL	Qty	1

Line #	Location:	Attributes	Qty
55	Laundry rear	**Pella 250 Series, Sliding Window, Vent Right / Fixed, White**	1



Viewed From Exterior

PK #
2139

1: SizeNon-Standard Size Vent Right / Fixed Double Slider
General Information: Standard, Vinyl, Nail Fin, Foam Insulated, 3 1/4", 1 1/8", 2 1/8"
Exterior Color / Finish: White
Interior Color / Finish: White
Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, 2 Locks, White, No Limited Opening Hardware
Screen: Hidden Screen Single Vent
Performance Information: U-Factor 0.27, SHGC 0.22, VLT 0.51, CPD PEL-N-210-00126-00001, Performance Class R, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, FPAS FL16809, Year Rated 08|11, Clear Opening Width 19.042, Clear Opening Height 31.75, Clear Opening Area 4.198496, Egress Does not meet typical United States egress, but may comply with local code requirements
Grille: No Grille,
Venting Width: Equal

Customer Notes: Replace sill #2 paint BW and casing is 4" flat stock BW, typical

INSTARORLR020201 - NonWood Window Full Frame Install (LF) ORL	Qty	15
INSTARORLR900023 - Lead Safe Install ORL	Qty	1
QUOMATMCOM010551 - Interior Trim Window Full Frame Install (LF)	Qty	15
QUOMATMCOM020651 - Exterior Trim Window Full Frame Install (LF)	Qty	15
QUOMATMCOM010553 - Casing Window Full Frame Install (LF)	Qty	15
INSTARORLR900011 - Additional Labor (1/2 Hour) ORL	Qty	1

Line #	Location:	Attributes

60 Bath Rear

Pella 250 Series, Casement Left, White

Qty: 1

Viewed From Exterior

PK #
2139

1: SizeNon-Standard Size Left Casement
General Information: Standard, Vinyl, Nail Fin, Foam Insulated, 3 1/4", 1 1/8", 2 1/8"
Exterior Color / Finish: White
Interior Color / Finish: White
Glass: Insulated Dual Tempered Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Standard, Wash Hinge Hardware, Fold-Away Crank, White, No Window Opening Control Device, No Limited Opening Hardware
Screen: Full Screen, InView™
Performance Information: U-Factor 0.25, SHGC 0.18, VLT 0.43, CPD PEL-N-239-00044-00007, Performance Class LC, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, FPAS FL26533, Year Rated 08|11, Clear Opening Width 14.869, Clear Opening Height 32.376, Clear Opening Area 3.343047, Egress Does not meet typical United States egress, but may comply with local code requirements
Grille: No Grille,

Customer Notes: Replace sill #2 paint BW and casing is 4" flat stock BW, typical

INSTARORLR900011 - Additional Labor (1/2 Hour) ORL	Qty	1
QUOMATMCOM010553 - Casing Window Full Frame Install (LF)	Qty	11
QUOMATMCOM020651 - Exterior Trim Window Full Frame Install (LF)	Qty	11
QUOMATMCOM010551 - Interior Trim Window Full Frame Install (LF)	Qty	11
INSTARORLR900023 - Lead Safe Install ORL	Qty	1
INSTARORLR020201 - NonWood Window Full Frame Install (LF) ORL	Qty	11

Line #	Location:	Attributes	Qty
65	Master Rear	**Pella 250 Series, Casement Left, White**	1

Viewed From Exterior

PK #
2139

1: SizeNon-Standard Size Left Casement
General Information: Standard, Vinyl, Nail Fin, Foam Insulated, 3 1/4", 1 1/8", 2 1/8"
Exterior Color / Finish: White
Interior Color / Finish: White
Glass: Insulated Dual Tempered Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Standard, Wash Hinge Hardware, Fold-Away Crank, White, No Window Opening Control Device, No Limited Opening Hardware
Screen: Full Screen, InView™
Performance Information: U-Factor 0.25, SHGC 0.18, VLT 0.43, CPD PEL-N-239-00044-00007, Performance Class LC, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, FPAS FL26533, Year Rated 08|11, Clear Opening Width 21.369, Clear Opening Height 56.376, Clear Opening Area 8.365963, Egress Meets Typical 5.7 sqft (E) (United States Only)
Grille: No Grille,

Customer Notes: Replace sill #2 paint BW and casing is 4" flat stock BW, typical

INSTARORLR900011 - Additional Labor (1/2 Hour) ORL	Qty	1
QUOMATMCOM010553 - Casing Window Full Frame Install (LF)	Qty	16
QUOMATMCOM020651 - Exterior Trim Window Full Frame Install (LF)	Qty	16
QUOMATMCOM010551 - Interior Trim Window Full Frame Install (LF)	Qty	16
INSTARORLR900023 - Lead Safe Install ORL	Qty	1
INSTARORLR020201 - NonWood Window Full Frame Install (LF) ORL	Qty	16

Line #	Location:	Attributes	Qty
70	Master Side	**Pella 250 Series, Casement Right, White**	1

Viewed From Exterior

PK #
2139

1: SizeNon-Standard Size Right Casement
General Information: Standard, Vinyl, Nail Fin, Foam Insulated, 3 1/4", 1 1/8", 2 1/8"
Exterior Color / Finish: White
Interior Color / Finish: White
Glass: Insulated Dual Tempered Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Standard, Wash Hinge Hardware, Fold-Away Crank, White, No Window Opening Control Device, No Limited Opening Hardware
Screen: Full Screen, InView™
Performance Information: U-Factor 0.25, SHGC 0.18, VLT 0.43, CPD PEL-N-239-00044-00007, Performance Class LC, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, FPAS FL26533, Year Rated 08|11, Clear Opening Width 21.369, Clear Opening Height 56.376, Clear Opening Area 8.365963, Egress Meets Typical 5.7 sqft (E) (United States Only)
Grille: No Grille,

Customer Notes: Replace sill #2 paint BW and casing is 4" flat stock BW, typical

INSTARORLR900011 - Additional Labor (1/2 Hour) ORL	Qty	1
QUOMATMCOM010553 - Casing Window Full Frame Install (LF)	Qty	16
QUOMATMCOM020651 - Exterior Trim Window Full Frame Install (LF)	Qty	16
QUOMATMCOM010551 - Interior Trim Window Full Frame Install (LF)	Qty	16
INSTARORLR900023 - Lead Safe Install ORL	Qty	1
INSTARORLR020201 - NonWood Window Full Frame Install (LF) ORL	Qty	16

Line #	Location:	Attributes	Qty
75	None Assigned	**PROMOTMCOR010004 - Branch Promotion**	1

Line #	Location:	Attributes	Qty
80	None Assigned	**PROMOTMCOR010005 - Buy Today Promotion**	1

Thank You For Purchasing Pella® Products

PELLA WARRANTY:

Pella products are covered by Pella's limited warranties in effect at the time of sale. All applicable product warranties are incorporated into and become a part of this contract. Please see the warranties for complete details, taking special note of the two important notice sections regarding installation of Pella products and proper management of moisture within the wall system. Neither Pella Corporation nor the Seller will be bound by any other warranty unless specifically set out in this contract. However, Pella Corporation will not be liable for branch warranties which create obligations in addition to or obligations which are inconsistent with Pella written warranties.

Clear opening (egress) information does not take into consideration the addition of a Rolscreen [or any other accessory] to the product. You should consult your local building code to ensure your Pella products meet local egress requirements.

Per the manufacturer's limited warranty, unfinished mahogany exterior windows and doors must be finished upon receipt prior to installing and refinished annually, thereafter. Variations in wood grain, color, texture or natural characteristics are not covered under the limited warranty.

INSYNCTIVE PRODUCTS: In addition, Pella Insynctive Products are covered by the Pella Insynctive Products Software License Agreement and Pella Insynctive Products Privacy Policy in effect at the time of sale, which can be found at Insynctive.pella.com. By installing or using Your Insynctive Products you are acknowledging the Insynctive Software Agreement and Privacy Policy are part of the terms of sale.

Notice of Collection of Personal Information: We may collect your personal information when you interact with us. Under the California Consumer Privacy Act (CCPA), California residents have specific rights to request this information, request to delete this information, and opt out of the sharing or sale of this information to third parties. To learn more about our collection practices and your rights under the CCPA please visit our link https://www.pella.com/california-rights-policy/ at pella.com.

ARBITRATION AND CLASS ACTION WAIVER ("ARBITRATION AGREEMENT")

YOU and Pella and its subsidiaries and the Pella Branded Distributor **AGREE TO ARBITRATE DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS (INCLUDES PELLA GOODS AND PELLA SERVICES) AND WAIVE THE RIGHT TO HAVE A COURT OR JURY DECIDE DISPUTES. YOU WAIVE ALL RIGHTS TO PROCEED AS A MEMBER OR REPRESENTATIVE OF A CLASS ACTION, INCLUDING CLASS ARBITRATION, REGARDING DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS.** You may opt out of this Arbitration Agreement by providing notice to Pella no later than ninety (90) calendar days from the date You purchased or otherwise took ownership of Your Pella Goods. To opt out, You must send notice by e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Opt Out" or by calling (877) 473-5527. Opting out of the Arbitration Agreement will not affect the coverage provided by any applicable limited warranty pertaining to Your Pella Products. For complete information, including the full terms and conditions of this Arbitration Agreement, which are incorporated herein by reference, please visit www.pella.com/arbitration or e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Details" or call (877) 473-5527. D'ARBITRAGE ET RENONCIATION AU RECOURS COLLECTIF ("convention d'arbitrage") EN FRANÇAIS SEE PELLA.COM/ARBITRATION. DE ARBITRAJE Y RENUNCIA COLECTIVA ("acuerdo de arbitraje") EN ESPAÑOL VER PELLA.COM/ARBITRATION.

Seller shall not be held liable for failure or delay in the performance of its obligations under this Agreement, if such performance is hindered or delayed by the occurrence of an act or event beyond the Seller's reasonable control (force majeure event), including but not limited to earthquakes, unusually severe weather and other Acts of God, fire, strikes and labor unrest, epidemics, riots, war, civil unrest, and government interventions. Seller shall give timely notice of a force majeure event and take such reasonable action to mitigate the impacts of such an event.

Product Performance Information:

U-Factor, Solar Heat Gain Coefficient (SHGC), and Visible Light Transmittance (VLT) are certified by the National Fenestration Rating Council (NFRC). Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any products and does not warrant the suitability of any product for

any specific use.

Design Pressure (DP), Performance Class, and Performance Grade (PG) are certified by a third party organization, in many cases the Window and Door Manufacturers Association (WDMA). The certification requires the performance of at least one product of the product line to be tested in accordance with the applicable performance standards and verified by an independent party. The certification indicates that the product(s) of the product line passed the applicable tests. The certification does not apply to mulled and/or product combinations unless noted. Actual product results will vary and change over the products life.

For more performance information along with information on Florida Product Approval System (FPAS) Number and Texas Dept. of Insurance (TDI) number go to www.pella.com/performance.

PWD-Orlando, LLC ("Pella Windows and Doors" or "Seller")
350 State Road 434 West, Longwood, FL 33155

This sales agreement consists of and is subject to the Terms and Conditions set forth on subsequent pages of this document as well as the terms and conditions of the applicable Pella Product Limited Warranties available at <www.pella.com/warranty> and Seller's Installation Limited Warranty and Service Agreement and Seller's Finish Limited Warranty (if Seller is providing finishing services) and referred to collectively as the "Contract". Please read the entire Contract carefully before signing. Contract must be signed within thirty (30) days of Quoted Date for pricing to remain firm. Contract becomes binding only upon execution by PWD-Orlando, LLC ("Pella Windows and Doors" or "Seller") sales representative.
If the home was built prior to 1978, the Buyer(s) has been provided with a "Protect your Family from Lead in Your Home" brochure: (int.)_____

Buyer(s) understands the Pella Care Guarantee is the Seller's Installation Limited Warranty and Service Agreement and Pella Product Limited Warranty(ies) (int.) _____

*** Buyer(s) has received the Seller's Installation Limited Warranty and Service Agreement for Pella products (int.) _____**
*** Buyer(s) has received the Pella Product Limited warranty or reviewed at <www.pella.com/warranty> (int.) _____**

Seller is doing finishing and Buyer(s) has received the Seller's Finish Warranty (int.) _____; Product is finished by Pella and the finish is covered as set forth in the Pella Product Limited Warranty(ies) (int.) _____; Product is not finished by Seller or Pella and Buyer(s) will undertake prompt finishing in accordance with applicable instructions (int.) _____

Buyer(s) has reviewed each line item on the contract with the sales representative and clearly understand the hinging, venting & color is correct, and all products are viewed from the exterior (int.) _____

If the following blank is checked Seller will not install the products. Buyer(s) shall not be entitled to the Seller's Installation Limited Warranty and Service

Agreement. Seller disclaims any and all responsibility for installation or installation defects. Buyer(s) is responsible for compliance with all codes or regulations. See <www.installpella.com> for installation instructions. (int.) _____

***Customer is aware that a lead-test will be ordered by a third-party company. In the event that the test proves positive for lead, an additional charge of $162.02 per opening will be required to perform a lead-safe installation that meets the requirements of the EPA.**
Hold order until lead-test has been completed. _____
Customer would like to move forward and agrees to pay the additional per opening if lead is found present. _____

***Pella Windows and Doors is not responsible for the removal or reinstallation of existing alarm contacts. It is the responsibility of the customer to have the alarm contacts re-installed by the alarm company of choice. The installers can remove the existing contacts - if you choose, but are not responsible for replacing them in the event that they are damaged during removal. _____**

***Customer is aware that the clear oak threshold doesn't match the color/stain of the Impervia/Designer/Architect sliding & hinged doors & fiberglass entry door systems. _____**
***I hereby authorize Pella Corporation, its affiliates and/or subsidiaries to use, reproduce, and/or publish photographs and/or video that may pertain to me and my project, including materials described below, without compensation. I understand that this material may be used in various communications (e.g. Website, e-newsletters, promotional materials, etc).**

Consequently, the Corporation may publish materials, photographs, and/or make reference to the project in a manner that the Corporation or project sponsor deems appropriate. _____

Please Read All Applicable Warranties and Service Agreements Before Signing as The Terms May Condition or Limit Your Rights Under This Contract

TERMS AND CONDITIONS

ARTICLE 1 - SCOPE OF WORK. PWD-Orlando, LLC ("Pella Windows and Doors" or "Seller") is a wholly-owned subsidiary of Pella Corporation ("Pella"). Seller shall provide and install the products and accessories and provide the services described above on premises of the Buyer(s) identified as the Project/Delivery Address (the "Project").
Seller shall:

- **Obtain necessary permits**
- **File Notice of Commencement**
- **Deliver and unload products**
- **Use drop cloths in work area**
- **Verify that all products installed are operating properly**
- **Prepare Openings for new units**
- **Install all products per contract**
- **Insulate and caulk around products**
- **Remove and dispose of existing units**
- **Wipe down all glass surfaces**
- **Remove drop cloths, remove all debris, and vacuum**
- **Review Certificate of Completion**

- **All work to be performed during normal working hours of 9:00 a.m. to 5:00 p.m. Monday - Friday, unless other arrangements are made.**

Homeowner Will: _____Initial to verify you have read.

- **Homeowner association approval _____Yes (1) _____No**
- **Change orders (2)**
- **Interior / Exterior painting (3)**
- **All blinds & interior window treatments need to be removed prior to installation (4)**
- **Arrange to have alarm system disconnected and reinstalled (5)**
- **Arrange to have any plumbing and/or electrical repairs or changes made by appropriate licensed contractor prior to install date**
- **All furniture needs to be moved away from any window or door being replaced.**
- **All personal items, wall hangings & valuables must be removed prior to your installation date.**
- **Exterior access to installation openings must be available.**
- **Any non-movable furniture (examples: pianos, built in cabinets, etc.) must be cleared of items,**
- **Secure all pets away from work area covered prior to installation.**
- **Permit on site prior to confirming installation**
- **Provide site electricity for power tools**
- **Provide any balance due on last day of installation**
- **Clean all interior and exterior glass surfaces**
- **Fill nail holes unless otherwise specified**
- **Remove existing shutters and awnings**
- **Reinstall shutters and awnings**

Details Reviewed: Initial All That Apply

_____ Siding Work	_____ Flooring Affected	_____ Interior Trim	_____ Product Specifications
_____ Stucco Work	_____ Custom Trim	_____ Screw Hole Installation	_____ Glass & Labels
_____ Cedar Trim/Shingles	_____ Remove Existing Sill	_____ Clip & or Fin Installation	_____ Door Sill Height
_____ Frame Expander	_____ Drywall Patch	_____ Painting/Staining	_____ Hinging and Slide Changes
_____ Customer Signed NOC	_____ Special Equipment		_____ Rolscreen
_____ Non-Pella Door Hardware (6)			

(1) Order Processing and delivery/installation will remain on hold until HOA approval is provided to Pella. In some counties, the Building Department also requires the letter of approval prior to permitting.

(2) Extreme care is taken during the installation process to prevent stucco or drywall damage. Small chip repair is included in this installation agreement. If additional repair is needed, labor and material will be determined by your installer and additional charges will apply.

(3) Interior or exterior painting required due to stucco, siding, trim, or drywall repair will be homeowner's responsibility.

(4) Window treatments and hardware must be removed prior to installation. Pella does not warrant or guarantee window treatments anchoring, fit or operation after installation. Pella is not responsible for any damage to window treatments if they are not removed prior to installation.

(5) Installers are not qualified to re-install alarm components. Wires will be pulled through frame or wall if able.

(6) Non-Pella hardware is not warranted or guaranteed in regards to fit and function. Modifications to Pella Doors to accept non-Pella hardware is responsibility of homeowner.

ARTICLE 2 - PRICE AND PAYMENT TERMS. Buyer(s) agrees to pay Seller the amount set forth in this Contract (the "Contract Price") and any sums due in addition for taxes or other charges expressly allowed under the Contract. The Contract Price does not include any taxes, including sales, consumer, use and similar taxes. Taxes shall be added to the Contract Price. Buyer(s) shall deposit (the "Deposit") with Seller immediately upon execution of this Contract the amount set forth on the first page of this Contract. If installation services are deferred at Buyer(s)' request beyond 7 days of the scheduled date set forth in this Contract, the Contract Price shall be subject to a 2% of Contract Price or $25 a month warehousing charge, whichever is greater. The Buyer(s) shall pay the remainder of the Contract Price immediately upon substantial completion of the services provided under this Contract. If the Buyer(s) fails to pay all amounts when due, the Buyer(s) agrees to pay a finance charge on the unpaid balance at the lesser of 1% per month or the maximum rate allowed by state

and local law upon the earliest date allowed by state and local law. If the Buyer(s) fails to pay any amount due under this Contract, the Buyer(s) agrees to pay reasonable attorneys' fees and collection costs and expenses that Seller incurs in enforcing its rights to payment under this Contract. . Buyer(s) agrees that if paying by credit card that authorization is granted to the seller to debit the Buyer(s)' credit card by signing this contract. Seller hereby gives notice of its lien rights as a provider of goods and services to the improvement of Buyer(s)' real property and of its intention to assert those rights in the event Buyer (s) fail to make payment for the goods and services furnished as required by this Contract.

ARTICLE 3 - CANCELLATION. BUYER(S) MAY CANCEL THIS CONTRACT BY GIVING SELLER WRITTEN NOTICE TO SELLER PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS CONTRACT. If Buyer(s) cancels the Contract after the third business day, the Buyer(s) forfeits the entire Deposit. Furthermore, if this Contract provides for product specially made or the product has been delivered to the job site, the Buyer(s) agrees to pay the entire Contract Price and taxes attributable to the products as liquidated damages. In such event, Buyer(s) will be entitled to keep the products.

ARTICLE 4 - CHANGES. Any notice or instruction from Buyer(s) received after execution of this Contract, which has the effect of changing the terms or scope of this Contract will be effective only upon an appropriate adjustment in the price and/or delivery date, and acceptance of the change by Seller in writing. Deletion of specific Goods shall be subject to the terms of the Cancellation provision of these Terms and Conditions.

ARTICLE 5 - ACCEPTANCE OF WORK. All work performed and materials supplied under this Contract shall be deemed in full compliance unless Seller is notified by Buyer(s) in writing to the contrary within five (5) days following substantial completion of installation.

ARTICLE 6 - TIME FOR COMPLETION. The work described under the terms of this Contract shall begin on or about the date indicated. Seller shall provide Buyer(s) with at least seventy-two (72) hours notice of the commencement of work on the Project. Seller shall make reasonable effort to complete the Project in a timely manner but there is no guarantee that shipment and installation will occur on the proposed date. Seller, installer and Pella shall not be liable for any direct, indirect or consequential damage or loss caused by delay in shipment or delay in installation for any reason.

ARTICLE 7 - PROBLEMATIC SITE CONDITIONS. If Seller is aware of conditions that make installation difficult, inefficient, or otherwise compromise the performance of the Products, including such conditions as water infiltration, mold, damaged or rotted framing or structural members, termites, wiring, or plumbing that must be moved, construction defects, lead paint, or asbestos, Seller shall have no obligation under this agreement to repair such conditions, but Seller may notify Buyer(s) of such conditions and the Contract Price shall be amended for any cost increases resulting from such conditions. If, in Seller's opinion, site conditions render performance hazardous or impracticable, it shall so notify Buyer(s) and the Contract may be terminated pursuant to Article 8 of this Contract. Seller may become aware of such conditions but is not responsible for discovering such conditions, determining the extent of such conditions, repairing such conditions or notifying Buyer(s) of such conditions.

ARTICLE 8 - SELLER'S TERMINATION. Seller, in its sole discretion, may terminate this Contract if the work is stopped for a period of thirty (30) consecutive days through no fault of Seller; or for conditions described in Article 7 above or if Buyer(s) defaults on any of its obligations contained in this Contract and does not cure said defaults within a reasonable period of time. In the event of such termination, Seller is entitled to recover from Buyer(s) such remedies as set forth under the cancellation provision (Article 3) contained in this Contract and any sums owed under the Contract, including the recovery of reasonable attorneys' fees incurred in the exercise of Seller's rights under this Contract.

ARTICLE 9 - WARRANTY AND LIMITATIONS. Seller warrants the installation services only as set forth in the Seller's Installation Limited Warranty and Service Agreement, which is made a part of this Contract. The Seller's Installation Limited Warranty and Service Agreement, is available from Seller upon request and may (but need not) be attached hereto or enclosed herewith. All product warranties for products manufactured by Pella or others are direct from Pella or others, respectively. Seller also agrees to service the Pella products purchased by Buyer(s) for an 8-year period starting from the date of the expiration of the Installation Limited Warranty pursuant to the conditions and limitations set forth in the Service Agreement, which is made a part of this Contract. Pella warrants its products only as set forth in Pella's separate product limited warranties, which are made a part of this Contract. The product limited warranties for Pella products are available from Pella upon request and at <www.pella.com/warranty>, and may (but need not) be attached hereto or enclosed herewith. Other manufacturer warranties can be obtained directly from such manufacturer. Certain Pella products contain a factory finish. If the products purchased by Buyer(s) contain a factory finish, this finishing will be warranted as part of Pella's Product Warranties. These warranties are available at

<www.pella.com/warranty>. Seller's or Pella's stain and paint color samples are produced as accurately as possible; however, actual colors may vary from these samples and from batch to batch. Because wood is a natural product, each window or door will display its own personality with regard to variation in color, texture, and grain pattern. Natural wood variations include distinctive grain patterns or unusual shadings and color. Buyer(s) may have been shown stain and paint samples in the color of Buyer(s)' choosing that show some, but not all, of the possible variations that can occur during the finishing process. Due to the nature of using natural products, Seller or Pella cannot be responsible for the actual degree of variation that occurs in Buyer(s)' window or door purchase. If the Buyer(s) elects finishing by the Seller, Seller warrants the finishing only as set forth in the separate 2-Year Finishing Warranty. The 2-Year Finishing Warranty is available from Seller upon request and may (but need not) be attached hereto or enclosed herewith. Where applicable, all terms and limitations of the 2-Year Finishing Warranty are made a part of this Contract as if expressly set forth herein. If finishing is not selected from the Seller or from the factory, Buyer(s) is responsible for finishing. THERE ARE NO OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. IN NO EVENT SHALL SELLER OR PELLA OR ITS SUBSIDIARIES BE LIABLE FOR ANY INDIRECT, SPECIAL, CONSEQUENTIAL, OR INCIDENTAL DAMAGES ARISING OUT OF OR RELATED TO THE PRODUCT OR WORK.

ARTICLE 10 - WAIVER OF SUBROGATION. Buyer(s) waives all rights to recover against Seller any losses covered by Buyer(s)' property insurance and waives all rights of subrogation for losses to the extent covered by insurance.

ARTICLE 11 - LIMITATION OF SUITS. Any controversy or claim arising out of, or relating to, the sale and/or installation of Products must be commenced within one (1) year after the cause of action has accrued.

ARTICLE 12 - SUBCONTRACTORS. Seller may contract with subcontractors to perform some or all of the installation work. Buyer(s) authorizes Seller to utilize subcontractors for all or any portion of the work.

ARTICLE 13 - DELIVERY. The Buyer(s) agrees that the product can be delivered without the Buyer(s) being present and agrees to accept the Seller's shipping documents as proof of delivery. Buyer(s) is responsible for making available an area at the Project suitable for unloading the goods. Buyer(s) assumes all risk of loss or damage to goods once delivered. Within 7 -days after delivery, the Buyer(s) agree to provide the Seller notice in writing of any discrepancy between the product(s) ordered and the product(s) delivered. If the Buyer(s) does not provide notice within the 7 -day period, the Buyer(s) waives any rights of rejection and accepts the product(s) as is.

ARTICLE 14 - MISCELLANEOUS PROVISIONS. Seller offers this service and products, and Buyer(s) accepts them, subject to the foregoing conditions of sale and limitations of warranty and liability, which may be modified only by written contract signed by a duly authorized representative of Seller. This Contract contains the entire understanding of the parties concerning the subject matter hereof and supersedes all previous understandings relating thereto, whether oral or written. If any one or more of the provisions of this Contract shall be held to be invalid, illegal, or unenforceable, the validity, legality, and enforceability of the remaining provisions of the Contract shall not be affected. Buyer(s) may not assign this Contract, in whole or in part, without prior written consent of Seller. This Contract shall be governed by and construed in accordance with the laws of the state of Florida. Buyer(s) also agrees that jurisdiction and venue for said legal action shall be in Seminole County, Florida or in the county where the product is delivered at Seller's election. Buyer(s) waives its right to a trial by jury on any claim or dispute between the parties.

☐ **Project Checklist has been reviewed**

Customer Name (Please print)

Pella Sales Rep Name (Please print)

Customer Signature

Pella Sales Rep Signature

Date

Date

Credit Card Approval Signature

Lead Safe Installation Customer Performance Expectations

In order to ensure a proper Lead Safe Installation, it is essential that we have you complete the below tasks prior to your installation:

- ☐ ALL furniture needs to be moved at least 8 feet away from any window or door being replaced
- ☐ ALL personal items, wall hangings, and collectibles must be removed prior to your installation date
- ☐ All blinds and any interior window treatments need to be removed prior to your installation date
- ☐ Any non-movable furniture (for example: pianos, entertainment centers, built in cabinets, etc) must be cleared of items and be surface dusted prior to installation
- ☐ You will be responsible for replacing all furniture and personal items after your installation
- ☐ Other items: _____

What to Expect the Containment/Work Area to Look Like

- ☐ In order to ensure your safety, we will be taking measures to minimize dust / debris does not spread beyond our work area. This may include the use of plastic sheeting on the floors and/or walls, caution signs, sealing of heating and cooling air vents, and asking that you turn off your HVAC system during our work.
- ☐ During your Lead Safe Installation, you may also see your installation professional wearing Personal Protection Equipment.
- ☐ For your own safety, we are not permitted to allow you inside the work area during the removal of your current product or the installation of your new windows / doors.

By signing the form below, I am affirming that I understand all the expectations noted above and that I have agreed to have all items completed prior to my installation commencing. I understand that failure to have these items completed will result in the re-scheduling of my installation and that my installation date will be scheduled for the next available date.

_____ _____

Customer Signature Date

Pre-Renovation Form

Occupant Confirmation

Pamphlet Receipt

_____ I have received a copy of the lead hazard information pamphlet informing me of the potential risk of lead hazard exposure from renovation activity to be performed in my dwelling unit. I received this pamphlet before the work began.

_____
Printed Name of Owner-occupant

_____ _____
Signature of Owner-occupant Signature Date

Renovator's Self Certification Option (for tenant-occupied dwellings only)
Instructions to Renovator: If the lead hazard information pamphlet was delivered but a tenant signature was not obtainable, you may check the appropriate box below.

_____ **Declined** - I certify that I have made a good faith effort to deliver the lead hazard information pamphlet to the rental dwelling unit listed below at the date and time indicated and that the occupant declined to sign the confirmation of receipt. I further certify that I have left a copy of the pamphlet at the unit with the occupant.

_____ **Unavailable for signature** - I certify that I have made a good faith effort to deliver the lead hazard information pamphlet to the rental dwelling unit listed below and that the occupant was unavailable to sign the confirmation of receipt. I further certify that I have left a copy of the pamphlet at the unit by sliding it under the door or by:

_____
(Fill in how pamphlet was left)

_____ _____
Printed Name of Person Certifying Delivery Attempted Delivery Date

_____
Signature of Person Certifying Delivery

_____
Unit Address

Note Regarding Mailing Option -- As an alternative to delivery in person, you may mail the lead hazard information pamphlet to the owner and/or tenant. Pamphlet must be mailed at least 7 days before renovation. Mailing must be documented by a certificate of mailing from the post office.

Janiszewski, Michele

From: Karen Donnelly <karenmdonnelly@gmail.com>
Sent: Thursday, September 7, 2023 3:33 PM
To: Hutcheson, Catherine
Cc: Janiszewski, Michele
Subject: Donnelly- 936 N Alexander St Replacement Windows

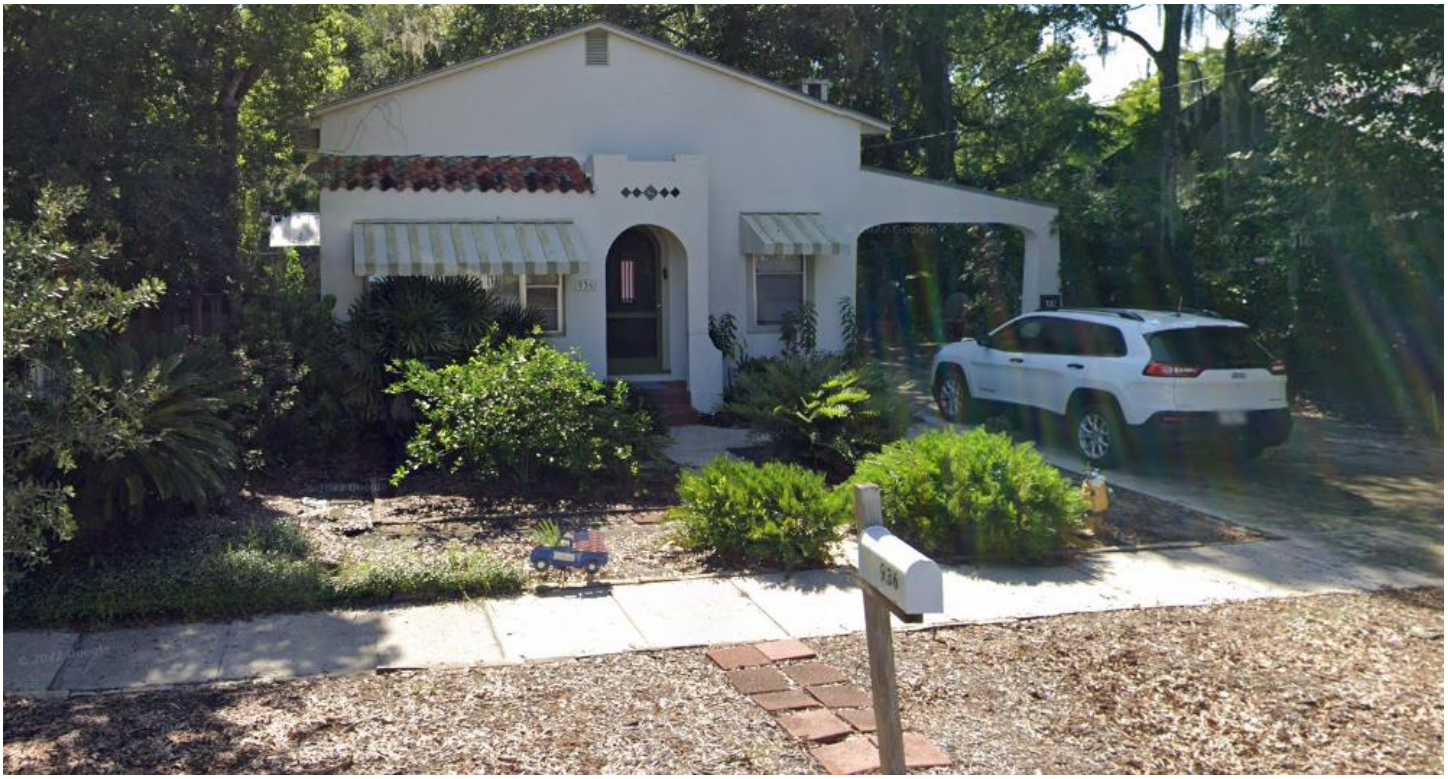
**** This message originated outside of the City of Mount Dora network. Please think before you click. ****

Dear Ms Hutcheson and Ms Janiszewski,

My name is Karen M Donnelly. I am the owner of 936 N . Alexander St. I am requesting that I replace all of my windows in my 1921 circa home.
The windows are ALLin terrible shape. ALL the windows are single pane glass. The glass panes are cracked in many of them. The casings or rails are broken. Several do not not “crank open” - kitchen window nor close completely. The two more modern Windows in Landry the gas has escaped bc seal was broken and the windows are foggy. Windows do not open or when attempted the glass simply “falls out”.
I have attached some photos of items outlined. Also, I will send the two representatives from the two companies I am using. - R.H Anderson Replacement and Pella Windows.

CITY OF MOUNT DORA

Site Photos



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.

K 11,12

Site Inventory Form

Site No.

Site Name Survey Date 8709
Address of Site 936 Alexander, Mt. Dora Fl. 32757
Instruction for locating

Location Mrs. S. D. Short's 06100
Subdivision Name Block No. Lot No.

County Lake
District name if applicable
Owner of Site: Name Aicher, Kevin R. & Veronica Aicher
Address 936 Alexander, Mt. Dora Fl. 32757

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

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

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

Original Use private residence
Present Use private residence
Dates +1927
Cultural Phase American
Period 20th Century

NR Classification Category building Date Listed on NR

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

Areas of Significance: Early Community Development

Significance:

This is one of the few Mediterranean Revival residences built in Mount Dora. Thomas Lasher, a winter visitor from Fairfield, Conn., was its first known owner.

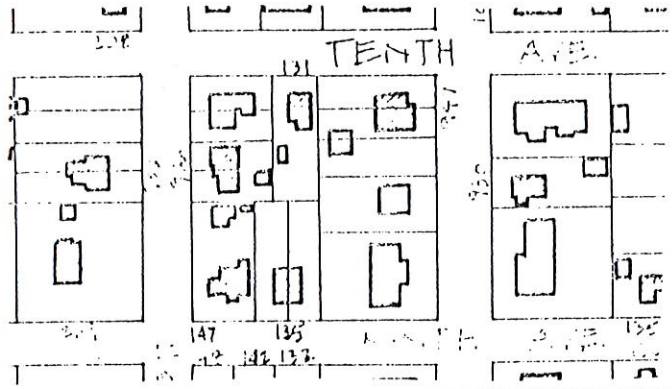
MDT 10-20-30; CD 39

Architect
Builder
Style and/or Period Mediterrarean Revival
Plan Type irregular; irregular
Exterior Fabric(s) stucco; textured
Structural System(s) wood frame; balloon
Porches W/ 1 story porch, enclosed
Orientation W
Foundation continous; stuccoed
Roof Type gable
Secondary Roof Structure(s)
Roof Surfacing asphalt shingles, # tile; Spanish
Window Type DHS, 1/1, metal, # jalousie, # fixed
Ornament Exterior
Chimney brick with corbelled cap
Chimney Location N; wall, exterior
No. of Chimneys 1 No. of Stories 1
No. of Dormers Outbuildings garage
Surroundings
Map Reference (incl. scale & date) USGS Eustis 7.5 Min. 1966 (PR1980)

Latitude and Longitude

Site Size (approx. acreage of property) LT1

LOCATION SKETCH OR MAP N

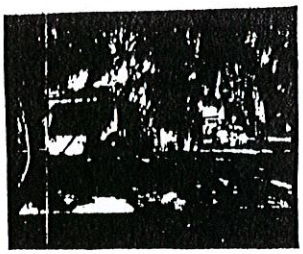


Township	Range	Section
19	27	30

UTM Coordinates:

Zone Easting Northing

Photographic Records Number K 11,12
Please attach Photographic Print



Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA00293
Recorder # 71
Field Date 3/15/2008
Form Date 3/15/2008
FormNo 200803
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

GENERAL INFORMATION

Site Name (address if none) 936 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
936	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 Irregular
Other Exterior Plan
Number of Stories 1
Structural System(s) >> Wood frame
Other Structural System(s)
Foundation Type(s) >> Continuous
Other Foundation Types
Foundation Material(s) >> Poured Concrete Footing
Other Foundation Material(s)
Exterior Fabric(s) >> Stucco
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

8LA00293

DESCRIPTION (continued)

Window Descriptions metal awning, metal sash

Main Entrance Description (stylistic details)

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

Porch Roof Types(s)

Exterior Ornament

Interior Plan Other Interior Plan

Condition Good

Structure Surroundings

Commercial: Residential: MOSTly this category

Institutional: Undeveloped:

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

Archaeological Remains (describe):

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

Narrative Description (optional)

HISTORY

Construction year 1927

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;1927;

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

8LA00293

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____ Maintaining Organization: _____

File or Accession #: _____ Descriptive Information: _____

>>

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

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

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

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

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

SHPO's Evaluation of Resource

_____ Date _____

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 5/24/2008

Form Comments: _____

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

LA00293-200803

Supplementary Printout

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

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

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

> **Foundation types:**
Continuous

> **Foundation materials:**
Poured Concrete Footing

> **Exterior fabrics:**
Stucco

> **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;1927;

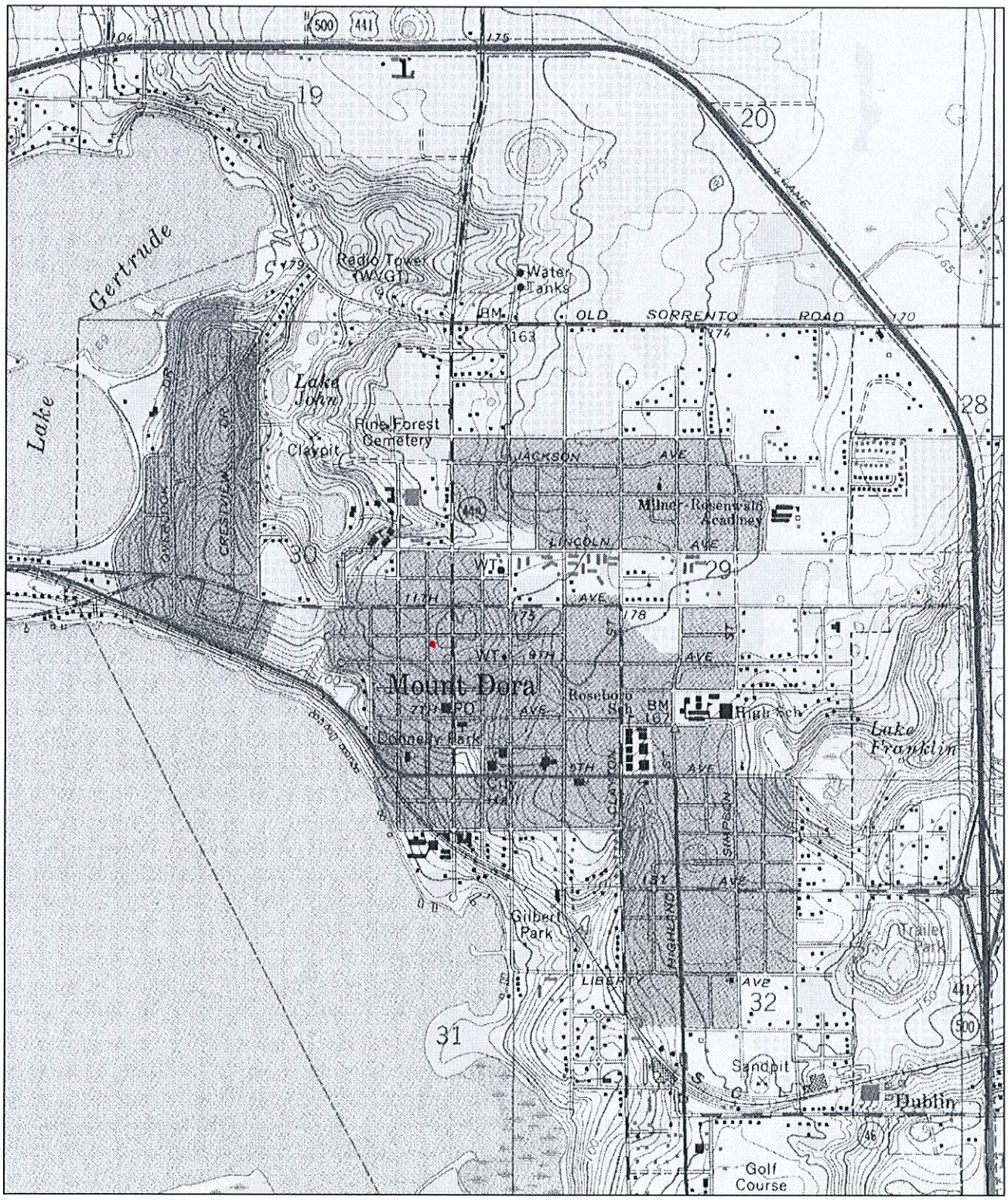
> **Research methods:**
Examine local tax records
FL Master Site File-Cultural Resources
Pedestrian

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

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

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

71



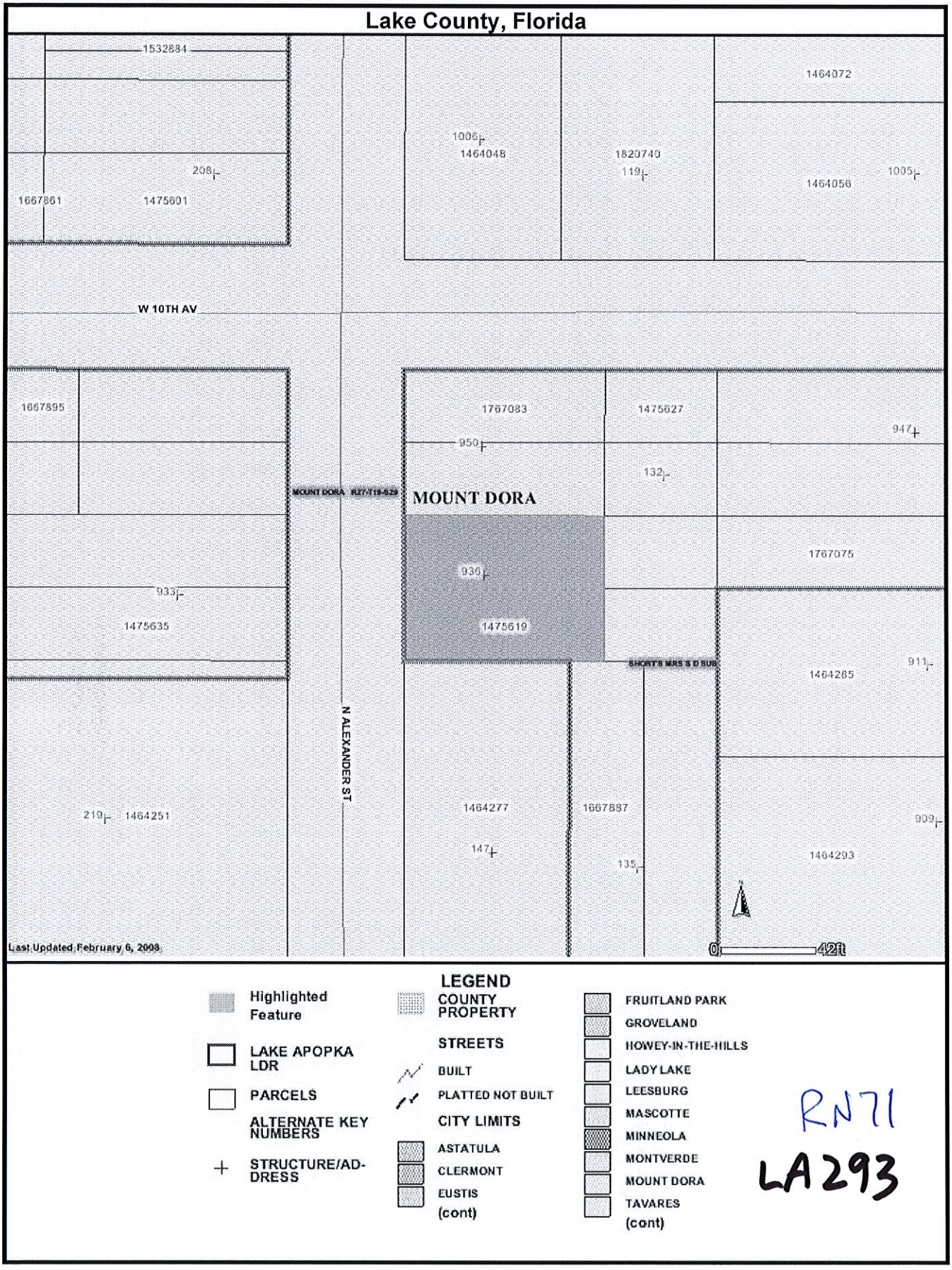
N

0 0.5 Mi

0 2000 Ft

Map provided by MyTopo.com

LA293


Lake County, Florida
1532884
1464072
1006
1464048
1820740
119
208
1464056
1005
1667861
1475601
W 10TH AV
1667895
1767083
1475627
947
950
132
MOUNT DORA R27-T19-S29
MOUNT DORA
1767075
936
933
1475635
1475619
SHORT'S MRS S D SUB
911
1464265
N ALEXANDER ST
1464277
1667887
909
219
1464251
147
135
1464293
Last Updated February 6, 2008
0
42ft
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)

RN71

LA293

71

LA293

$ Aug 23rd → 27th First Thurs in Sept.

CITY OF MOUNT DORA

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

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Renovations, Additions and New Construction

Subject Property Address: 936 N ALEXANDER STREET MT DORA, FL 32757

Property Owner: KAREN M. DONNELLY

Applicant: KAREN M. DONNELLY

Applicant's Mailing Address:

Applicant's Phone Number: (917) 617-6811 ↑ Vendors should be Contact

Applicant's Email Address: Karenmdonnelly@gmail.com → Will EMAIL IN

Full Description of Proposed Alteration(s) or Construction including materials; please attach additional documentation if needed: Replace all existing ~~wood~~ WINDOWS AND OUTDOOR SILLS AS NEEDED. Inside sills - keep existing where possible OR REPLACE with identical TRIM! SILLS

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

Is there currently a chimney on the building? Yes

If so, will the chimney be affected? NO

Required Documentation:

Renovations or Additions:

1. Property Record Card
2. Survey
3. Elevation drawings of each side of the building affected by the proposed work
   a. Drawings must be to scale and clearly illustrate the detail of the work proposed
   b. (2) Drawings labeled with existing and proposed
4. Materials Listing or Cut Sheet
5. Photographs of existing structure
6. $100 Application Fee

New Construction on Undeveloped Land:

NA

1. Survey
2. Elevations of the Surrounding Structures which will be influenced by New Structure
3. Proposed Design(s) of New Structure
4. Intended Materials to be Used on Exterior of Structure
5. $150 Application Fee

Demolition Requests: Please see separate application for demolition requests.

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

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

Lowe's

ADT

Contract - Detailed

Pella Windows and Doors of Florida
#CDC046712 4306 Shader Road, Suite 100
Orlando, FL 32808
Phone: (407) 831-0600 Fax:

Sales Rep Name: Eckoff, Trisha
Sales Rep Phone: 321-246-4665
Sales Rep Fax:
Sales Rep E-Mail: eckoffta@pella.com

Customer Information	Project/Delivery Address	Order Information
Karen Donnelly 936 Alexander St MT DORA, FL 32757 **Primary Phone:** (917) 6176811 **Mobile Phone:** **Fax Number:** **E-Mail:** karenmdonnelly@gmail.com **Great Plains #:** 1007348710 **Customer Number:** 1011087772 **Customer Account:** 1007348710	**Karen Donnelly - 936 Alexander St, Mt Dora, FL, US** 936 Alexander St **Lot #** Mt Dora, FL 32757 **County:**	**Quote Name:** Karen Donnelly - 936 Alexander St, Mt Dora, FL, **Order Number:** 72123TEYWP **Quote Number:** **17058048** **Order Type:** Installed Sales **Payment Terms:** Greensky - General **Tax Code:** CAP IMP 2 **Quoted Date:** 7/11/2023

Line #	Location:	Attributes	Qty
10	None Assigned	**ADDPRRMCOR020009 - NE FL Permitting CBC 046712**	1

Line #	Location:	Attributes	Qty
15	None Assigned	**ADDPRRMCOR020001 - Delivery & Disposal**	1

Line #	Location:	Attributes	Qty
20	Living side	**Pella 250 Series, Casement Right, White**	1

Viewed From Exterior

PK #
2139

1: SizeNon-Standard Size Right Casement
General Information: Standard, Vinyl, Nail Fin, Foam Insulated, 3 1/4", 1 1/8", 2 1/8"
Exterior Color / Finish: White
Interior Color / Finish: White
Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Standard, Wash Hinge Hardware, Fold-Away Crank, White, No Window Opening Control Device, No Limited Opening Hardware
Screen: Full Screen, InView™
Performance Information: U-Factor 0.25, SHGC 0.18, VLT 0.43, CPD PEL-N-239-00044-00007, Performance Class LC, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, FPAS FL26533, Year Rated 08|11, Clear Opening Width 14.869, Clear Opening Height 57.876, Clear Opening Area 5.976099, Egress Does not meet typical United States egress, but may comply with local code requirements
Grille: No Grille,

Customer Notes: Replace sill #2 paint BW and casing is 4" flat stock BW, typical

Customer is having house painted so they will paint the new trim exterior.

INSTARORLR900011 - Additional Labor (1/2 Hour) ORL	Qty	1
QUOMATMCOM010553 - Casing Window Full Frame Install (LF)	Qty	16
QUOMATMCOM020651 - Exterior Trim Window Full Frame Install (LF)	Qty	16
QUOMATMCOM010551 - Interior Trim Window Full Frame Install (LF)	Qty	16
INSTARORLR020201 - NonWood Window Full Frame Install (LF) ORL	Qty	16
INSTARORLR900023 - Lead Safe Install ORL	Qty	1

Line #	Location:	Attributes

25 Living side

Pella 250 Series, Casement Left, White

Qty 1

Viewed From Exterior

PK # 2139

1: SizeNon-Standard Size Left Casement
General Information: Standard, Vinyl, Nail Fin, Foam Insulated, 3 1/4", 1 1/8", 2 1/8"
Exterior Color / Finish: White
Interior Color / Finish: White
Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Standard, Wash Hinge Hardware, Fold-Away Crank, White, No Window Opening Control Device, No Limited Opening Hardware
Screen: Full Screen, InView™
Performance Information: U-Factor 0.25, SHGC 0.18, VLT 0.43, CPD PEL-N-239-00044-00007, Performance Class LC, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, FPAS FL26533, Year Rated 08|11, Clear Opening Width 14.869, Clear Opening Height 57.876, Clear Opening Area 5.976099, Egress Does not meet typical United States egress, but may comply with local code requirements
Grille: No Grille,

Customer Notes: Replace sill #2 paint BW and casing is 4" flat stock BW, typical

INSTARORLR900011 - Additional Labor (1/2 Hour) ORL	Qty	1
QUOMATMCOM010553 - Casing Window Full Frame Install (LF)	Qty	16
QUOMATMCOM020651 - Exterior Trim Window Full Frame Install (LF)	Qty	16
QUOMATMCOM010551 - Interior Trim Window Full Frame Install (LF)	Qty	16
INSTARORLR020201 - NonWood Window Full Frame Install (LF) ORL	Qty	16
INSTARORLR900023 - Lead Safe Install ORL	Qty	1

Line #	Location:	Attributes

30 Dining Bay side

Pella 250 Series, Casement Left, White

Qty 1

Viewed From Exterior

PK # 2139

1: SizeNon-Standard Size Left Casement
General Information: Standard, Vinyl, Nail Fin, Foam Insulated, 3 1/4", 1 1/8", 2 1/8"
Exterior Color / Finish: White
Interior Color / Finish: White
Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Standard, Wash Hinge Hardware, Fold-Away Crank, White, No Window Opening Control Device, No Limited Opening Hardware
Screen: Full Screen, InView™
Performance Information: U-Factor 0.25, SHGC 0.18, VLT 0.43, CPD PEL-N-239-00044-00007, Performance Class LC, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, FPAS FL26533, Year Rated 08|11, Clear Opening Width 14.869, Clear Opening Height 57.376, Clear Opening Area 5.92447, Egress Does not meet typical United States egress, but may comply with local code requirements
Grille: No Grille,

Customer Notes: Replace sill #2 paint BW and casing is 4" flat stock BW, typical

INSTARORLR900011 - Additional Labor (1/2 Hour) ORL	Qty	1
QUOMATMCOM010553 - Casing Window Full Frame Install (LF)	Qty	15
QUOMATMCOM020651 - Exterior Trim Window Full Frame Install (LF)	Qty	15
QUOMATMCOM010551 - Interior Trim Window Full Frame Install (LF)	Qty	15
INSTARORLR900023 - Lead Safe Install ORL	Qty	1
INSTARORLR020201 - NonWood Window Full Frame Install (LF) ORL	Qty	15

Line #	Location:	Attributes

35 Dining Bay side

Pella 250 Series, Casement Right, White

Qty 1

Viewed From Exterior

PK #
2139

1: SizeNon-Standard Size Right Casement
General Information: Standard, Vinyl, Nail Fin, Foam Insulated, 3 1/4", 1 1/8", 2 1/8"
Exterior Color / Finish: White
Interior Color / Finish: White
Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Standard, Wash Hinge Hardware, Fold-Away Crank, White, No Window Opening Control Device, No Limited Opening Hardware
Screen: Full Screen, InView™
Performance Information: U-Factor 0.25, SHGC 0.18, VLT 0.43, CPD PEL-N-239-00044-00007, Performance Class LC, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, FPAS FL26533, Year Rated 08|11, Clear Opening Width 19.369, Clear Opening Height 57.376, Clear Opening Area 7.71747, Egress Does not meet typical United States egress, but may comply with local code requirements
Grille: No Grille,

Customer Notes: Replace sill #2 paint BW and casing is 4" flat stock BW, typical

INSTARORLR900011 - Additional Labor (1/2 Hour) ORL	Qty	1
QUOMATMCOM010553 - Casing Window Full Frame Install (LF)	Qty	16
QUOMATMCOM020651 - Exterior Trim Window Full Frame Install (LF)	Qty	16
QUOMATMCOM010551 - Interior Trim Window Full Frame Install (LF)	Qty	16
INSTARORLR900023 - Lead Safe Install ORL	Qty	1
INSTARORLR020201 - NonWood Window Full Frame Install (LF) ORL	Qty	16

Line #	Location:	Attributes	Qty
40	Dining Bay side	**Pella 250 Series, Casement Right, White**	1

Viewed From Exterior

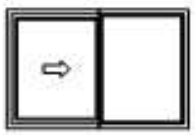
PK #
2139

1: SizeNon-Standard Size Right Casement
General Information: Standard, Vinyl, Nail Fin, Foam Insulated, 3 1/4", 1 1/8", 2 1/8"
Exterior Color / Finish: White
Interior Color / Finish: White
Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Standard, Wash Hinge Hardware, Fold-Away Crank, White, No Window Opening Control Device, No Limited Opening Hardware
Screen: Full Screen, InView™
Performance Information: U-Factor 0.25, SHGC 0.18, VLT 0.43, CPD PEL-N-239-00044-00007, Performance Class LC, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, FPAS FL26533, Year Rated 08|11, Clear Opening Width 14.869, Clear Opening Height 57.376, Clear Opening Area 5.92447, Egress Does not meet typical United States egress, but may comply with local code requirements
Grille: No Grille,

Customer Notes: Replace sill #2 paint BW and casing is 4" flat stock BW, typical

INSTARORLR900011 - Additional Labor (1/2 Hour) ORL	Qty	1
QUOMATMCOM010553 - Casing Window Full Frame Install (LF)	Qty	15
QUOMATMCOM020651 - Exterior Trim Window Full Frame Install (LF)	Qty	15
QUOMATMCOM010551 - Interior Trim Window Full Frame Install (LF)	Qty	15
INSTARORLR020201 - NonWood Window Full Frame Install (LF) ORL	Qty	15
INSTARORLR900023 - Lead Safe Install ORL	Qty	1

Line #	Location:	Attributes	Qty
45	Kitchen side	**Pella 250 Series, Sliding Window, Vent Right / Fixed, White**	1



Viewed From Exterior

PK #
2139

1: SizeNon-Standard Size Vent Right / Fixed Double Slider
General Information: Standard, Vinyl, Nail Fin, Foam Insulated, 3 1/4", 1 1/8", 2 1/8"
Exterior Color / Finish: White
Interior Color / Finish: White
Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, 2 Locks, White, No Limited Opening Hardware
Screen: Hidden Screen Single Vent
Performance Information: U-Factor 0.27, SHGC 0.22, VLT 0.51, CPD PEL-N-210-00126-00001, Performance Class R, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, FPAS FL16809, Year Rated 08|11, Clear Opening Width 21.542, Clear Opening Height 33.75, Clear Opening Area 5.048906, Egress Meets Typical for ground floor 5.0 sqft (E1) (United States Only)
Grille: No Grille,
Venting Width: Equal

Customer Notes: Replace sill #2 paint BW and casing is 4" flat stock BW, typical

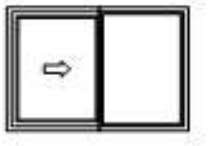
INSTARORLR020201 - NonWood Window Full Frame Install (LF) ORL	Qty	16
INSTARORLR900023 - Lead Safe Install ORL	Qty	1
QUOMATMCOM010551 - Interior Trim Window Full Frame Install (LF)	Qty	16
QUOMATMCOM020651 - Exterior Trim Window Full Frame Install (LF)	Qty	16
QUOMATMCOM010553 - Casing Window Full Frame Install (LF)	Qty	16
INSTARORLR900011 - Additional Labor (1/2 Hour) ORL	Qty	1

Line #	Location:	Attributes

50 Laundry side

Pella 250 Series, Sliding Window, Vent Right / Fixed, White

Qty
1



Viewed From Exterior

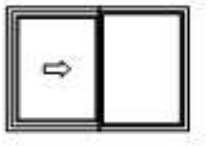
PK #
2139

1: SizeNon-Standard Size Vent Right / Fixed Double Slider
General Information: Standard, Vinyl, Nail Fin, Foam Insulated, 3 1/4", 1 1/8", 2 1/8"
Exterior Color / Finish: White
Interior Color / Finish: White
Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, 2 Locks, White, No Limited Opening Hardware
Screen: Hidden Screen Single Vent
Performance Information: U-Factor 0.27, SHGC 0.22, VLT 0.51, CPD PEL-N-210-00126-00001, Performance Class R, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, FPAS FL16809, Year Rated 08|11, Clear Opening Width 19.042, Clear Opening Height 31.75, Clear Opening Area 4.198496, Egress Does not meet typical United States egress, but may comply with local code requirements
Grille: No Grille,
Venting Width: Equal

Customer Notes: Replace sill #2 paint BW and casing is 4" flat stock BW, typical

INSTARORLR900023 - Lead Safe Install ORL	Qty	1
INSTARORLR020201 - NonWood Window Full Frame Install (LF) ORL	Qty	15
QUOMATMCOM010551 - Interior Trim Window Full Frame Install (LF)	Qty	15
QUOMATMCOM020651 - Exterior Trim Window Full Frame Install (LF)	Qty	15
QUOMATMCOM010553 - Casing Window Full Frame Install (LF)	Qty	15
INSTARORLR900011 - Additional Labor (1/2 Hour) ORL	Qty	1

Line #	Location:	Attributes	Qty
55	Laundry rear	**Pella 250 Series, Sliding Window, Vent Right / Fixed, White**	1



Viewed From Exterior

PK #
2139

1: SizeNon-Standard Size Vent Right / Fixed Double Slider
General Information: Standard, Vinyl, Nail Fin, Foam Insulated, 3 1/4", 1 1/8", 2 1/8"
Exterior Color / Finish: White
Interior Color / Finish: White
Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Cam-Action Lock, 2 Locks, White, No Limited Opening Hardware
Screen: Hidden Screen Single Vent
Performance Information: U-Factor 0.27, SHGC 0.22, VLT 0.51, CPD PEL-N-210-00126-00001, Performance Class R, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, FPAS FL16809, Year Rated 08|11, Clear Opening Width 19.042, Clear Opening Height 31.75, Clear Opening Area 4.198496, Egress Does not meet typical United States egress, but may comply with local code requirements
Grille: No Grille,
Venting Width: Equal

Customer Notes: Replace sill #2 paint BW and casing is 4" flat stock BW, typical

INSTARORLR020201 - NonWood Window Full Frame Install (LF) ORL	Qty	15
INSTARORLR900023 - Lead Safe Install ORL	Qty	1
QUOMATMCOM010551 - Interior Trim Window Full Frame Install (LF)	Qty	15
QUOMATMCOM020651 - Exterior Trim Window Full Frame Install (LF)	Qty	15
QUOMATMCOM010553 - Casing Window Full Frame Install (LF)	Qty	15
INSTARORLR900011 - Additional Labor (1/2 Hour) ORL	Qty	1

Line #	Location:	Attributes

60 Bath Rear

Pella 250 Series, Casement Left, White

Qty 1

Viewed From Exterior

PK #
2139

1: SizeNon-Standard Size Left Casement
General Information: Standard, Vinyl, Nail Fin, Foam Insulated, 3 1/4", 1 1/8", 2 1/8"
Exterior Color / Finish: White
Interior Color / Finish: White
Glass: Insulated Dual Tempered Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Standard, Wash Hinge Hardware, Fold-Away Crank, White, No Window Opening Control Device, No Limited Opening Hardware
Screen: Full Screen, InView™
Performance Information: U-Factor 0.25, SHGC 0.18, VLT 0.43, CPD PEL-N-239-00044-00007, Performance Class LC, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, FPAS FL26533, Year Rated 08|11, Clear Opening Width 14.869, Clear Opening Height 32.376, Clear Opening Area 3.343047, Egress Does not meet typical United States egress, but may comply with local code requirements
Grille: No Grille,

Customer Notes: Replace sill #2 paint BW and casing is 4" flat stock BW, typical

INSTARORLR900011 - Additional Labor (1/2 Hour) ORL	Qty	1
QUOMATMCOM010553 - Casing Window Full Frame Install (LF)	Qty	11
QUOMATMCOM020651 - Exterior Trim Window Full Frame Install (LF)	Qty	11
QUOMATMCOM010551 - Interior Trim Window Full Frame Install (LF)	Qty	11
INSTARORLR900023 - Lead Safe Install ORL	Qty	1
INSTARORLR020201 - NonWood Window Full Frame Install (LF) ORL	Qty	11

Line #	Location:	Attributes

65 Master Rear

Pella 250 Series, Casement Left, White

Qty 1

Viewed From Exterior

PK # 2139

1: SizeNon-Standard Size Left Casement
General Information: Standard, Vinyl, Nail Fin, Foam Insulated, 3 1/4", 1 1/8", 2 1/8"
Exterior Color / Finish: White
Interior Color / Finish: White
Glass: Insulated Dual Tempered Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Standard, Wash Hinge Hardware, Fold-Away Crank, White, No Window Opening Control Device, No Limited Opening Hardware
Screen: Full Screen, InView™
Performance Information: U-Factor 0.25, SHGC 0.18, VLT 0.43, CPD PEL-N-239-00044-00007, Performance Class LC, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, FPAS FL26533, Year Rated 08|11, Clear Opening Width 21.369, Clear Opening Height 56.376, Clear Opening Area 8.365963, Egress Meets Typical 5.7 sqft (E) (United States Only)
Grille: No Grille,

Customer Notes: Replace sill #2 paint BW and casing is 4" flat stock BW, typical

INSTARORLR900011 - Additional Labor (1/2 Hour) ORL	Qty	1
QUOMATMCOM010553 - Casing Window Full Frame Install (LF)	Qty	16
QUOMATMCOM020651 - Exterior Trim Window Full Frame Install (LF)	Qty	16
QUOMATMCOM010551 - Interior Trim Window Full Frame Install (LF)	Qty	16
INSTARORLR900023 - Lead Safe Install ORL	Qty	1
INSTARORLR020201 - NonWood Window Full Frame Install (LF) ORL	Qty	16

Line #	Location:	Attributes	Qty
70	Master Side	**Pella 250 Series, Casement Right, White**	1

Viewed From Exterior

PK #
2139

1: SizeNon-Standard Size Right Casement
General Information: Standard, Vinyl, Nail Fin, Foam Insulated, 3 1/4", 1 1/8", 2 1/8"
Exterior Color / Finish: White
Interior Color / Finish: White
Glass: Insulated Dual Tempered Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Standard, Wash Hinge Hardware, Fold-Away Crank, White, No Window Opening Control Device, No Limited Opening Hardware
Screen: Full Screen, InView™
Performance Information: U-Factor 0.25, SHGC 0.18, VLT 0.43, CPD PEL-N-239-00044-00007, Performance Class LC, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, FPAS FL26533, Year Rated 08|11, Clear Opening Width 21.369, Clear Opening Height 56.376, Clear Opening Area 8.365963, Egress Meets Typical 5.7 sqft (E) (United States Only)
Grille: No Grille,

Customer Notes: Replace sill #2 paint BW and casing is 4" flat stock BW, typical

INSTARORLR900011 - Additional Labor (1/2 Hour) ORL	Qty	1
QUOMATMCOM010553 - Casing Window Full Frame Install (LF)	Qty	16
QUOMATMCOM020651 - Exterior Trim Window Full Frame Install (LF)	Qty	16
QUOMATMCOM010551 - Interior Trim Window Full Frame Install (LF)	Qty	16
INSTARORLR900023 - Lead Safe Install ORL	Qty	1
INSTARORLR020201 - NonWood Window Full Frame Install (LF) ORL	Qty	16

Line #	Location:	Attributes	Qty
75	None Assigned	**PROMOTMCOR010004 - Branch Promotion**	1

Line #	Location:	Attributes	Qty
80	None Assigned	**PROMOTMCOR010005 - Buy Today Promotion**	1

Thank You For Purchasing Pella® Products

PELLA WARRANTY:

Pella products are covered by Pella's limited warranties in effect at the time of sale. All applicable product warranties are incorporated into and become a part of this contract. Please see the warranties for complete details, taking special note of the two important notice sections regarding installation of Pella products and proper management of moisture within the wall system. Neither Pella Corporation nor the Seller will be bound by any other warranty unless specifically set out in this contract. However, Pella Corporation will not be liable for branch warranties which create obligations in addition to or obligations which are inconsistent with Pella written warranties.

Clear opening (egress) information does not take into consideration the addition of a Rolscreen [or any other accessory] to the product. You should consult your local building code to ensure your Pella products meet local egress requirements.

Per the manufacturer's limited warranty, unfinished mahogany exterior windows and doors must be finished upon receipt prior to installing and refinished annually, thereafter. Variations in wood grain, color, texture or natural characteristics are not covered under the limited warranty.

INSYNCTIVE PRODUCTS: In addition, Pella Insynctive Products are covered by the Pella Insynctive Products Software License Agreement and Pella Insynctive Products Privacy Policy in effect at the time of sale, which can be found at Insynctive.pella.com. By installing or using Your Insynctive Products you are acknowledging the Insynctive Software Agreement and Privacy Policy are part of the terms of sale.

Notice of Collection of Personal Information: We may collect your personal information when you interact with us. Under the California Consumer Privacy Act (CCPA), California residents have specific rights to request this information, request to delete this information, and opt out of the sharing or sale of this information to third parties. To learn more about our collection practices and your rights under the CCPA please visit our link https://www.pella.com/california-rights-policy/ at pella.com.

ARBITRATION AND CLASS ACTION WAIVER ("ARBITRATION AGREEMENT")

YOU and Pella and its subsidiaries and the Pella Branded Distributor AGREE TO ARBITRATE DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS (INCLUDES PELLA GOODS AND PELLA SERVICES) AND WAIVE THE RIGHT TO HAVE A COURT OR JURY DECIDE DISPUTES. YOU WAIVE ALL RIGHTS TO PROCEED AS A MEMBER OR REPRESENTATIVE OF A CLASS ACTION, INCLUDING CLASS ARBITRATION, REGARDING DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS. You may opt out of this Arbitration Agreement by providing notice to Pella no later than ninety (90) calendar days from the date You purchased or otherwise took ownership of Your Pella Goods. To opt out, You must send notice by e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Opt Out" or by calling (877) 473-5527. Opting out of the Arbitration Agreement will not affect the coverage provided by any applicable limited warranty pertaining to Your Pella Products. For complete information, including the full terms and conditions of this Arbitration Agreement, which are incorporated herein by reference, please visit www.pella.com/arbitration or e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Details" or call (877) 473-5527. D'ARBITRAGE ET RENONCIATION AU RECOURS COLLECTIF ("convention d'arbitrage") EN FRANÇAIS SEE PELLA.COM/ARBITRATION. DE ARBITRAJE Y RENUNCIA COLECTIVA ("acuerdo de arbitraje") EN ESPAÑOL VER PELLA.COM/ARBITRATION.

Seller shall not be held liable for failure or delay in the performance of its obligations under this Agreement, if such performance is hindered or delayed by the occurrence of an act or event beyond the Seller's reasonable control (force majeure event), including but not limited to earthquakes, unusually severe weather and other Acts of God, fire, strikes and labor unrest, epidemics, riots, war, civil unrest, and government interventions. Seller shall give timely notice of a force majeure event and take such reasonable action to mitigate the impacts of such an event.

Product Performance Information:

U-Factor, Solar Heat Gain Coefficient (SHGC), and Visible Light Transmittance (VLT) are certified by the National Fenestration Rating Council (NFRC). Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any products and does not warrant the suitability of any product for

any specific use.

Design Pressure (DP), Performance Class, and Performance Grade (PG) are certified by a third party organization, in many cases the Window and Door Manufacturers Association (WDMA). The certification requires the performance of at least one product of the product line to be tested in accordance with the applicable performance standards and verified by an independent party. The certification indicates that the product(s) of the product line passed the applicable tests. The certification does not apply to mulled and/or product combinations unless noted. Actual product results will vary and change over the products life.

For more performance information along with information on Florida Product Approval System (FPAS) Number and Texas Dept. of Insurance (TDI) number go to www.pella.com/performance.

PWD-Orlando, LLC ("Pella Windows and Doors" or "Seller")
350 State Road 434 West, Longwood, FL 33155

This sales agreement consists of and is subject to the Terms and Conditions set forth on subsequent pages of this document as well as the terms and conditions of the applicable Pella Product Limited Warranties available at <www.pella.com/warranty> and Seller's Installation Limited Warranty and Service Agreement and Seller's Finish Limited Warranty (if Seller is providing finishing services) and referred to collectively as the "Contract". Please read the entire Contract carefully before signing. Contract must be signed within thirty (30) days of Quoted Date for pricing to remain firm. Contract becomes binding only upon execution by PWD-Orlando, LLC ("Pella Windows and Doors" or "Seller") sales representative.
If the home was built prior to 1978, the Buyer(s) has been provided with a "Protect your Family from Lead in Your Home" brochure: (int.)_____

Buyer(s) understands the Pella Care Guarantee is the Seller's Installation Limited Warranty and Service Agreement and Pella Product Limited Warranty(ies) (int.) _____

*** Buyer(s) has received the Seller's Installation Limited Warranty and Service Agreement for Pella products (int.) _____**
*** Buyer(s) has received the Pella Product Limited warranty or reviewed at <www.pella.com/warranty> (int.) _____**

Seller is doing finishing and Buyer(s) has received the Seller's Finish Warranty (int.) _____; Product is finished by Pella and the finish is covered as set forth in the Pella Product Limited Warranty(ies) (int.) _____; Product is not finished by Seller or Pella and Buyer(s) will undertake prompt finishing in accordance with applicable instructions (int.) _____

Buyer(s) has reviewed each line item on the contract with the sales representative and clearly understand the hinging, venting & color is correct, and all products are viewed from the exterior (int.) _____

If the following blank is checked Seller will not install the products. Buyer(s) shall not be entitled to the Seller's Installation Limited Warranty and Service

Agreement. Seller disclaims any and all responsibility for installation or installation defects. Buyer(s) is responsible for compliance with all codes or regulations. See <www.installpella.com> for installation instructions. (int.) _____

***Customer is aware that a lead-test will be ordered by a third-party company. In the event that the test proves positive for lead, an additional charge of $162.02 per opening will be required to perform a lead-safe installation that meets the requirements of the EPA.**
Hold order until lead-test has been completed. _____
Customer would like to move forward and agrees to pay the additional per opening if lead is found present. _____

***Pella Windows and Doors is not responsible for the removal or reinstallation of existing alarm contacts. It is the responsibility of the customer to have the alarm contacts re-installed by the alarm company of choice. The installers can remove the existing contacts - if you choose, but are not responsible for replacing them in the event that they are damaged during removal. _____**

***Customer is aware that the clear oak threshold doesn't match the color/stain of the Impervia/Designer/Architect sliding & hinged doors & fiberglass entry door systems. _____**
***I hereby authorize Pella Corporation, its affiliates and/or subsidiaries to use, reproduce, and/or publish photographs and/or video that may pertain to me and my project, including materials described below, without compensation. I understand that this material may be used in various communications (e.g. Website, e-newsletters, promotional materials, etc).**

Consequently, the Corporation may publish materials, photographs, and/or make reference to the project in a manner that the Corporation or project sponsor deems appropriate. _____

Please Read All Applicable Warranties and Service Agreements Before Signing as The Terms May Condition or Limit Your Rights Under This Contract

TERMS AND CONDITIONS

ARTICLE 1 - SCOPE OF WORK. PWD-Orlando, LLC ("Pella Windows and Doors" or "Seller") is a wholly-owned subsidiary of Pella Corporation ("Pella"). Seller shall provide and install the products and accessories and provide the services described above on premises of the Buyer(s) identified as the Project/Delivery Address (the "Project").
Seller shall:

- **Obtain necessary permits**
- **File Notice of Commencement**
- **Deliver and unload products**
- **Use drop cloths in work area**
- **Verify that all products installed are operating properly**
- **Prepare Openings for new units**
- **Install all products per contract**
- **Insulate and caulk around products**
- **Remove and dispose of existing units**
- **Wipe down all glass surfaces**
- **Remove drop cloths, remove all debris, and vacuum**
- **Review Certificate of Completion**

- **All work to be performed during normal working hours of 9:00 a.m. to 5:00 p.m. Monday - Friday, unless other arrangements are made.**

Homeowner Will: _____Initial to verify you have read.

- **Homeowner association approval _____Yes (1) _____No**
- **Change orders (2)**
- **Interior / Exterior painting (3)**
- **All blinds & interior window treatments need to be removed prior to installation (4)**
- **Arrange to have alarm system disconnected and reinstalled (5)**
- **Arrange to have any plumbing and/or electrical repairs or changes made by appropriate licensed contractor prior to install date**
- **All furniture needs to be moved away from any window or door being replaced.**
- **All personal items, wall hangings & valuables must be removed prior to your installation date.**
- **Exterior access to installation openings must be available.**
- **Any non-movable furniture (examples: pianos, built in cabinets, etc.) must be cleared of items,**
- **Secure all pets away from work area covered prior to installation.**
- **Permit on site prior to confirming installation**
- **Provide site electricity for power tools**
- **Provide any balance due on last day of installation**
- **Clean all interior and exterior glass surfaces**
- **Fill nail holes unless otherwise specified**
- **Remove existing shutters and awnings**
- **Reinstall shutters and awnings**

Details Reviewed: Initial All That Apply

_____ Siding Work	_____ Flooring Affected	_____ Interior Trim	_____ Product Specifications
_____ Stucco Work	_____ Custom Trim	_____ Screw Hole Installation	_____ Glass & Labels
_____ Cedar Trim/Shingles	_____ Remove Existing Sill	_____ Clip & or Fin Installation	_____ Door Sill Height
_____ Frame Expander	_____ Drywall Patch	_____ Painting/Staining	_____ Hinging and Slide Changes
_____ Customer Signed NOC	_____ Special Equipment		_____ Rolscreen
_____ Non-Pella Door Hardware (6)			

(1) Order Processing and delivery/installation will remain on hold until HOA approval is provided to Pella. In some counties, the Building Department also requires the letter of approval prior to permitting.

(2) Extreme care is taken during the installation process to prevent stucco or drywall damage. Small chip repair is included in this installation agreement. If additional repair is needed, labor and material will be determined by your installer and additional charges will apply.

(3) Interior or exterior painting required due to stucco, siding, trim, or drywall repair will be homeowner's responsibility.

(4) Window treatments and hardware must be removed prior to installation. Pella does not warrant or guarantee window treatments anchoring, fit or operation after installation. Pella is not responsible for any damage to window treatments if they are not removed prior to installation.

(5) Installers are not qualified to re-install alarm components. Wires will be pulled through frame or wall if able.

(6) Non-Pella hardware is not warranted or guaranteed in regards to fit and function. Modifications to Pella Doors to accept non-Pella hardware is responsibility of homeowner.

ARTICLE 2 - PRICE AND PAYMENT TERMS. Buyer(s) agrees to pay Seller the amount set forth in this Contract (the "Contract Price") and any sums due in addition for taxes or other charges expressly allowed under the Contract. The Contract Price does not include any taxes, including sales, consumer, use and similar taxes. Taxes shall be added to the Contract Price. Buyer(s) shall deposit (the "Deposit") with Seller immediately upon execution of this Contract the amount set forth on the first page of this Contract. If installation services are deferred at Buyer(s)' request beyond 7 days of the scheduled date set forth in this Contract, the Contract Price shall be subject to a 2% of Contract Price or $25 a month warehousing charge, whichever is greater. The Buyer(s) shall pay the remainder of the Contract Price immediately upon substantial completion of the services provided under this Contract. If the Buyer(s) fails to pay all amounts when due, the Buyer(s) agrees to pay a finance charge on the unpaid balance at the lesser of 1% per month or the maximum rate allowed by state

and local law upon the earliest date allowed by state and local law. If the Buyer(s) fails to pay any amount due under this Contract, the Buyer(s) agrees to pay reasonable attorneys' fees and collection costs and expenses that Seller incurs in enforcing its rights to payment under this Contract. . Buyer(s) agrees that if paying by credit card that authorization is granted to the seller to debit the Buyer(s)' credit card by signing this contract. Seller hereby gives notice of its lien rights as a provider of goods and services to the improvement of Buyer(s)' real property and of its intention to assert those rights in the event Buyer (s) fail to make payment for the goods and services furnished as required by this Contract.

ARTICLE 3 - CANCELLATION. BUYER(S) MAY CANCEL THIS CONTRACT BY GIVING SELLER WRITTEN NOTICE TO SELLER PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS CONTRACT. If Buyer(s) cancels the Contract after the third business day, the Buyer(s) forfeits the entire Deposit. Furthermore, if this Contract provides for product specially made or the product has been delivered to the job site, the Buyer(s) agrees to pay the entire Contract Price and taxes attributable to the products as liquidated damages. In such event, Buyer(s) will be entitled to keep the products.

ARTICLE 4 - CHANGES. Any notice or instruction from Buyer(s) received after execution of this Contract, which has the effect of changing the terms or scope of this Contract will be effective only upon an appropriate adjustment in the price and/or delivery date, and acceptance of the change by Seller in writing. Deletion of specific Goods shall be subject to the terms of the Cancellation provision of these Terms and Conditions.

ARTICLE 5 - ACCEPTANCE OF WORK. All work performed and materials supplied under this Contract shall be deemed in full compliance unless Seller is notified by Buyer(s) in writing to the contrary within five (5) days following substantial completion of installation.

ARTICLE 6 - TIME FOR COMPLETION. The work described under the terms of this Contract shall begin on or about the date indicated. Seller shall provide Buyer(s) with at least seventy-two (72) hours notice of the commencement of work on the Project. Seller shall make reasonable effort to complete the Project in a timely manner but there is no guarantee that shipment and installation will occur on the proposed date. Seller, installer and Pella shall not be liable for any direct, indirect or consequential damage or loss caused by delay in shipment or delay in installation for any reason.

ARTICLE 7 - PROBLEMATIC SITE CONDITIONS. If Seller is aware of conditions that make installation difficult, inefficient, or otherwise compromise the performance of the Products, including such conditions as water infiltration, mold, damaged or rotted framing or structural members, termites, wiring, or plumbing that must be moved, construction defects, lead paint, or asbestos, Seller shall have no obligation under this agreement to repair such conditions, but Seller may notify Buyer(s) of such conditions and the Contract Price shall be amended for any cost increases resulting from such conditions. If, in Seller's opinion, site conditions render performance hazardous or impracticable, it shall so notify Buyer(s) and the Contract may be terminated pursuant to Article 8 of this Contract. Seller may become aware of such conditions but is not responsible for discovering such conditions, determining the extent of such conditions, repairing such conditions or notifying Buyer(s) of such conditions.

ARTICLE 8 - SELLER'S TERMINATION. Seller, in its sole discretion, may terminate this Contract if the work is stopped for a period of thirty (30) consecutive days through no fault of Seller; or for conditions described in Article 7 above or if Buyer(s) defaults on any of its obligations contained in this Contract and does not cure said defaults within a reasonable period of time. In the event of such termination, Seller is entitled to recover from Buyer(s) such remedies as set forth under the cancellation provision (Article 3) contained in this Contract and any sums owed under the Contract, including the recovery of reasonable attorneys' fees incurred in the exercise of Seller's rights under this Contract.

ARTICLE 9 - WARRANTY AND LIMITATIONS. Seller warrants the installation services only as set forth in the Seller's Installation Limited Warranty and Service Agreement, which is made a part of this Contract. The Seller's Installation Limited Warranty and Service Agreement, is available from Seller upon request and may (but need not) be attached hereto or enclosed herewith. All product warranties for products manufactured by Pella or others are direct from Pella or others, respectively. Seller also agrees to service the Pella products purchased by Buyer(s) for an 8-year period starting from the date of the expiration of the Installation Limited Warranty pursuant to the conditions and limitations set forth in the Service Agreement, which is made a part of this Contract. Pella warrants its products only as set forth in Pella's separate product limited warranties, which are made a part of this Contract. The product limited warranties for Pella products are available from Pella upon request and at <www.pella.com/warranty>, and may (but need not) be attached hereto or enclosed herewith. Other manufacturer warranties can be obtained directly from such manufacturer. Certain Pella products contain a factory finish. If the products purchased by Buyer(s) contain a factory finish, this finishing will be warranted as part of Pella's Product Warranties. These warranties are available at

<www.pella.com/warranty>. Seller's or Pella's stain and paint color samples are produced as accurately as possible; however, actual colors may vary from these samples and from batch to batch. Because wood is a natural product, each window or door will display its own personality with regard to variation in color, texture, and grain pattern. Natural wood variations include distinctive grain patterns or unusual shadings and color. Buyer(s) may have been shown stain and paint samples in the color of Buyer(s)' choosing that show some, but not all, of the possible variations that can occur during the finishing process. Due to the nature of using natural products, Seller or Pella cannot be responsible for the actual degree of variation that occurs in Buyer(s)' window or door purchase. If the Buyer(s) elects finishing by the Seller, Seller warrants the finishing only as set forth in the separate 2-Year Finishing Warranty. The 2-Year Finishing Warranty is available from Seller upon request and may (but need not) be attached hereto or enclosed herewith. Where applicable, all terms and limitations of the 2-Year Finishing Warranty are made a part of this Contract as if expressly set forth herein. If finishing is not selected from the Seller or from the factory, Buyer(s) is responsible for finishing. THERE ARE NO OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. IN NO EVENT SHALL SELLER OR PELLA OR ITS SUBSIDIARIES BE LIABLE FOR ANY INDIRECT, SPECIAL, CONSEQUENTIAL, OR INCIDENTAL DAMAGES ARISING OUT OF OR RELATED TO THE PRODUCT OR WORK.

ARTICLE 10 - WAIVER OF SUBROGATION. Buyer(s) waives all rights to recover against Seller any losses covered by Buyer(s)' property insurance and waives all rights of subrogation for losses to the extent covered by insurance.

ARTICLE 11 - LIMITATION OF SUITS. Any controversy or claim arising out of, or relating to, the sale and/or installation of Products must be commenced within one (1) year after the cause of action has accrued.

ARTICLE 12 - SUBCONTRACTORS. Seller may contract with subcontractors to perform some or all of the installation work. Buyer(s) authorizes Seller to utilize subcontractors for all or any portion of the work.

ARTICLE 13 - DELIVERY. The Buyer(s) agrees that the product can be delivered without the Buyer(s) being present and agrees to accept the Seller's shipping documents as proof of delivery. Buyer(s) is responsible for making available an area at the Project suitable for unloading the goods. Buyer(s) assumes all risk of loss or damage to goods once delivered. Within 7 -days after delivery, the Buyer(s) agree to provide the Seller notice in writing of any discrepancy between the product(s) ordered and the product(s) delivered. If the Buyer(s) does not provide notice within the 7 -day period, the Buyer(s) waives any rights of rejection and accepts the product(s) as is.

ARTICLE 14 - MISCELLANEOUS PROVISIONS. Seller offers this service and products, and Buyer(s) accepts them, subject to the foregoing conditions of sale and limitations of warranty and liability, which may be modified only by written contract signed by a duly authorized representative of Seller. This Contract contains the entire understanding of the parties concerning the subject matter hereof and supersedes all previous understandings relating thereto, whether oral or written. If any one or more of the provisions of this Contract shall be held to be invalid, illegal, or unenforceable, the validity, legality, and enforceability of the remaining provisions of the Contract shall not be affected. Buyer(s) may not assign this Contract, in whole or in part, without prior written consent of Seller. This Contract shall be governed by and construed in accordance with the laws of the state of Florida. Buyer(s) also agrees that jurisdiction and venue for said legal action shall be in Seminole County, Florida or in the county where the product is delivered at Seller's election. Buyer(s) waives its right to a trial by jury on any claim or dispute between the parties.

☐ Project Checklist has been reviewed

Customer Name (Please print)

Pella Sales Rep Name (Please print)

Customer Signature

Pella Sales Rep Signature

Date

Date

Credit Card Approval Signature

Lead Safe Installation Customer Performance Expectations

In order to ensure a proper Lead Safe Installation, it is essential that we have you complete the below tasks prior to your installation:

- ☐ ALL furniture needs to be moved at least 8 feet away from any window or door being replaced
- ☐ ALL personal items, wall hangings, and collectibles must be removed prior to your installation date
- ☐ All blinds and any interior window treatments need to be removed prior to your installation date
- ☐ Any non-movable furniture (for example: pianos, entertainment centers, built in cabinets, etc) must be cleared of items and be surface dusted prior to installation
- ☐ You will be responsible for replacing all furniture and personal items after your installation
- ☐ Other items: _____

What to Expect the Containment/Work Area to Look Like

- ☐ In order to ensure your safety, we will be taking measures to minimize dust / debris does not spread beyond our work area. This may include the use of plastic sheeting on the floors and/or walls, caution signs, sealing of heating and cooling air vents, and asking that you turn off your HVAC system during our work.
- ☐ During your Lead Safe Installation, you may also see your installation professional wearing Personal Protection Equipment.
- ☐ For your own safety, we are not permitted to allow you inside the work area during the removal of your current product or the installation of your new windows / doors.

By signing the form below, I am affirming that I understand all the expectations noted above and that I have agreed to have all items completed prior to my installation commencing. I understand that failure to have these items completed will result in the re-scheduling of my installation and that my installation date will be scheduled for the next available date.

_____ _____

Customer Signature Date

Pre-Renovation Form

Occupant Confirmation

Pamphlet Receipt

_____ I have received a copy of the lead hazard information pamphlet informing me of the potential risk of lead hazard exposure from renovation activity to be performed in my dwelling unit. I received this pamphlet before the work began.

_____
Printed Name of Owner-occupant

_____ _____
Signature of Owner-occupant Signature Date

Renovator's Self Certification Option (for tenant-occupied dwellings only)
Instructions to Renovator: If the lead hazard information pamphlet was delivered but a tenant signature was not obtainable, you may check the appropriate box below.

_____ **Declined** - I certify that I have made a good faith effort to deliver the lead hazard information pamphlet to the rental dwelling unit listed below at the date and time indicated and that the occupant declined to sign the confirmation of receipt. I further certify that I have left a copy of the pamphlet at the unit with the occupant.

_____ **Unavailable for signature** - I certify that I have made a good faith effort to deliver the lead hazard information pamphlet to the rental dwelling unit listed below and that the occupant was unavailable to sign the confirmation of receipt. I further certify that I have left a copy of the pamphlet at the unit by sliding it under the door or by:

_____
(Fill in how pamphlet was left)

_____ _____
Printed Name of Person Certifying Delivery Attempted Delivery Date

_____
Signature of Person Certifying Delivery

_____
Unit Address

Note Regarding Mailing Option -- As an alternative to delivery in person, you may mail the lead hazard information pamphlet to the owner and/or tenant. Pamphlet must be mailed at least 7 days before renovation. Mailing must be documented by a certificate of mailing from the post office.

Janiszewski, Michele

From: Karen Donnelly <karenmdonnelly@gmail.com>
Sent: Thursday, September 7, 2023 3:33 PM
To: Hutcheson, Catherine
Cc: Janiszewski, Michele
Subject: Donnelly- 936 N Alexander St Replacement Windows

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

Dear Ms Hutcheson and Ms Janiszewski,

My name is Karen M Donnelly. I am the owner of 936 N . Alexander St. I am requesting that I replace all of my windows in my 1921 circa home.
The windows are ALLin terrible shape. ALL the windows are single pane glass. The glass panes are cracked in many of them. The casings or rails are broken. Several do not not “crank open” - kitchen window nor close completely. The two more modern Windows in Landry the gas has escaped bc seal was broken and the windows are foggy. Windows do not open or when attempted the glass simply “falls out”.
I have attached some photos of items outlined. Also, I will send the two representatives from the two companies I am using. - R.H Anderson Replacement and Pella Windows.

CITY OF MOUNT DORA

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

DATE: September 27, 2023

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 3 - Certificate of Appropriateness; 936 N Alexander Street (Location); Replace existing aluminum windows with vinyl windows (Proposed Work); Karen M. Donnelly (Owners); Karen M. Donnelly (Applicant).**

Property Information:

Address:	936 N Alexander Street	**Current Use:**	Residential
Zoning District:	R-3	**Land Use:**	High Density

Structure Information:

Date of Construction:	1927	**Style:**	Mediterranean Revival
Structural System:	Wood Frame	**Foundation Type:**	Concrete Footing
Siding:	Stucco	**Stories:**	One
Roof Type:	Gable	**Chimneys:**	One

Background on Architectural Style:

Spanish and other Mediterranean-influenced styles were most common in California, Arizona, New Mexico, Texas, and Florida, states with a tradition of Spanish colonial architecture. The principal Mediterranean-derived styles were Italian Renaissance, Mission, and Spanish Colonial Revival. These revival styles date to the 1880s.

During the great Florida land boom of the1920s, architects and builders applied Spanish, Spanish Colonial Revival, Mission, and other Mediterranean- influenced designs ton wide spectrum of buildings. Although the term "Mediterranean Revival" is indiscriminately applied to all buildings with features derived from Mediterranean architecture, many, particularly those designed by architects, were consciously modeled on formal styles.

This style of architecture is characterized with an irregular plan; stucco exterior material; hip or flat roof with curvilinear parapet; barrel roof; and a continuous foundation. Common details such as plaster and terra cotta detailing arches, columns window surrounds, cornices, parapets, wrought iron grills, balconies, and balconets.

Staff Analysis:
The Applicant is seeking to remove the existing, aluminum windows and replace them with vinyl windows and replace the sills as needed. The Applicant states that the windows are in poor condition, single pane glass with cracks, do not close properly, and the casings or rails are broken. The Applicant is seeking to replace the windows with white vinyl windows.

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.

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.

Staff Recommendation:
Staff recommends approval of the application as presented.

Attachments:
Photos
Guidance on Windows
1987 Site Form
2008 Site Form
Application

CITY OF MOUNT DORA

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

DATE: September 27, 2023

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 4 - Certificate of Appropriateness; 428 N Donnelly (Location); Replace Existing Asphalt Shingles with Standing Seam Metal Roof (Proposed Work); Donnelly 428, LLC (Owners); Donnelly 428, LLC (Applicant).**

Property Information:

Address:	428 N Donnelly	**Current Use:**	Commercial
Zoning District:	C-2	**Land Use:**	Commercial

Structure Information:

Date of Construction:	1922	**Style:**	Masonry Vernacular
Structural System:	Heavy Timber	**Foundation Type:**	Concrete Footing
Siding:	Stucco / Rusticated Block	**Stories:**	One
Roof Type:	Gable	**Chimneys:**	One

Background on Architectural Style:

To exploit land value to the fullest, commercial buildings were constructed in close proximity to one another and designed to cover most of the lot. The side walls of one commercial building often formed party walls with adjacent buildings. Because of such design constraints, commercial buildings from the mid- I 850s to the 1940s shared many of the same characteristics. Most commercial buildings were rectangular in plan. One narrow elevation, facing the street, became the focus of the design and provided the building's identifying features. Facades were organized into distinct sections or zones, commonly containing one or two parts.

The commercial vernacular style is characterized by a regular, rectangular plan; one to three stories in height; flat roof with a parapet; and brick, concrete block, stucco, rough texture as the primary exterior materials.

Roofs were usually flat built-up types with parapets. Brick was frequently used in combination with cast iron. Beginning in the 1920s, two new masonry materials, hollow terracotta tile and concrete block, gained wide use in construction of commercial buildings. Stucco finishes and terracotta detailing became widespread.

Staff Analysis:
The Applicant is seeking to remove the existing, asphalt shingles and replace them with a standing seam metal roof.

The guidelines recommend identifying, retaining, and preserving roofs – and their functional and decorative features – that are important in defining the overall historic character of the building. This includes the roof's shape, such as hip, gambrel, and mansard; decorative features such as cupolas, cresting, chimneys and weathervanes; and roofing material such as slate, wood, clay tile, and metal, as well as its size, color, and patterning. It is also recommended to replace deteriorated roof surfacing with matching materials or new materials, such as composition shingles or tabbed asphalt shingles, in dark shades that match the original in composition, size, shape, color, and texture.

Staff Recommendation:
Staff recommends approval of the application as presented.

Attachments:
Photos
1987 Site Form
2008 Site Form
Application

CITY OF MOUNT DORA

Site Photos

Pictures Obtained Via Google Street View

FLORIDA MASTER SITE FILE

D 3,4

Site Inventory Form

Site No. _____

Site Name The Donnelly Apartment Building Survey Date 8709

Address of Site 426-432 Donnelly St., Mt. Dora 32757

Instruction for locating _____

Location Mt. Dora Sub (Subdivision Name) 001 (Block No.) 01200 (Lot No.)

County Lake

District name if applicable _____

Owner of Site: Name Rehbaum, Apts

Address P.O. Box 68, Mt. Dora Fl. 32757

Type of Ownership private Recording Date 8711

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

Address P.O. Box 17, Gainesville Fl 32602

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

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

Original Use commercial

Present Use commercial

Dates +1922

Cultural Phase American

Period 20th Century

NR Classification Category building Date Listed on NR _____

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

Areas of Significance: Early Community Development

Significance:

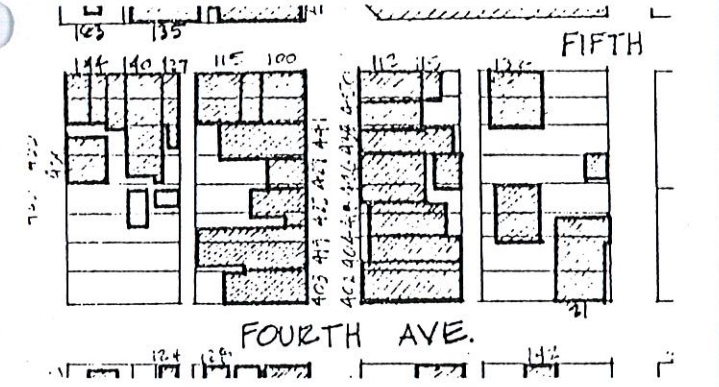
This building was built by John Donnelly after the fire swept the east side of Donnelly St. on February 2, 1922. It contained three storefronts and several apartments on the second floor.

Architect
Builder
Style and/or Period masonry vernacular
Plan Type rectangular: irregular
Exterior Fabric(s) brick: running
Structural System(s) masonry: brick
Porches
Orientation W
Foundation continous: brick
Roof Type flat
Secondary Roof Structure(s)
Roof Surfacing
Window Type jalousie, # DHS, 2/2, wood
Ornament Exterior
Chimney
Chimney Location
No. of Chimneys
No. of Stories 2
No. of Dormers
Outbuildings
Surroundings
Map Reference (incl. scale & date) USGS Eustis 7.5 Min. 1966 (PR1980)

Latitude and Longitude

Site Size (approx. acreage of property) LT1

LOCATION SKETCH OR MAP

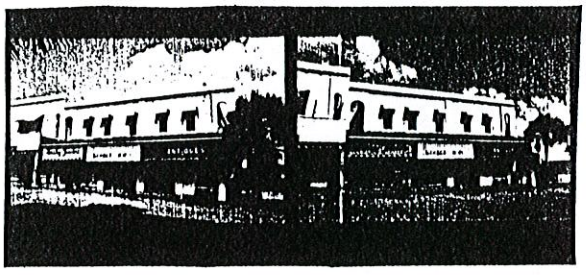


Township	Range	Section
19	27	31

UTM Coordinates:

Zone Easting Northing

Photographic Records Number D 3,4
Please attach Photographic Print



Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA00315
Recorder # 437
Field Date 3/15/2008
Form Date 3/15/2008
FormNo 200803
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

GENERAL INFORMATION

Site Name (address if none) 426-432 N DONNELLY ST
Multiple Listing (DHR only)
Other Names >>
Survey or Project Name
Survey#
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
426-432	North	Donnelly	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 ;31;UNSP
Irregular Section Name:
Landgrant
UTM: Zone
Easting
Northing
Plat or Other Map (map's name, location)

DESCRIPTION

Style Masonry Vernacular
Other Style
Exterior Plan Rectangular
Other Exterior Plan
Number of Stories 2
Structural System(s) >> Heavy timber
Other Structural System(s)
Foundation Type(s) >> Slab
Other Foundation Types
Foundation Material(s) >> Poured Concrete Footing
Other Foundation Material(s)
Exterior Fabric(s) >> Stucco
Other Exterior Fabric(s) rusticated block
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 3
Chimney Material
Other Chimney Material(s)
Chimney Location(s)

HISTORICAL STRUCTURE FORM

8LA00315

DESCRIPTION (continued)

Window Descriptions fixed, JALOUSIE, 1/1, 2/2

Main Entrance Description (stylistic details)

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

Porch Roof Types(s)

Exterior Ornament

Interior Plan Other Interior Plan

Condition Good

Structure Surroundings

Commercial: MOSTly this category Residential:

Institutional: Undeveloped:

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

Archaeological Remains (describe):

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

Narrative Description (optional)

HISTORY

Construction year 1922

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

Changes in Locations or Conditions

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

Structure Use History

Use Year Use Started Year Use Ended >> Commercial unspecified;;

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

8LA00315

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____ Maintaining Organization: _____

File or Accession #: _____ Descriptive Information: _____

>>

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

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

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

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

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

SHPO's Evaluation of Resource

_____ Date _____

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 5/30/2008

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"

LA00315-200803

Supplementary Printout

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

> **Township/Range/Section/Qtr:**
19S ;27E ;31;UNSP

> **Structural system(s):**
Heavy timber
Brick

> **Foundation types:**
Slab

> **Foundation materials:**
Poured Concrete Footing

> **Exterior fabrics:**
Stucco
Brick
Other

> **Roof types:**
Gable

> **Roof materials:**

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

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

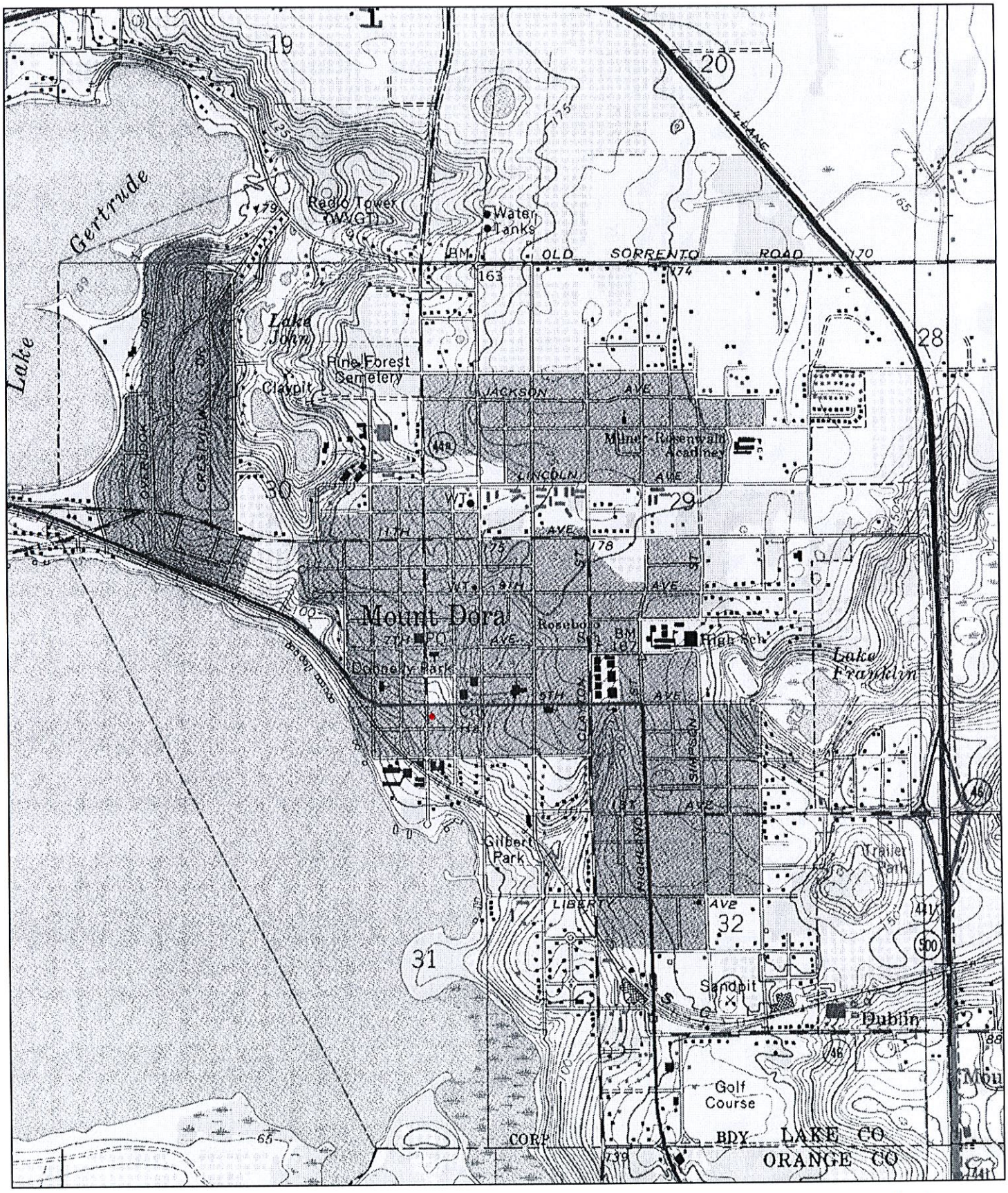
> **Original, intermediate, present uses/year started/year ended:**
Commercial unspecified;;

> **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)]:**



N

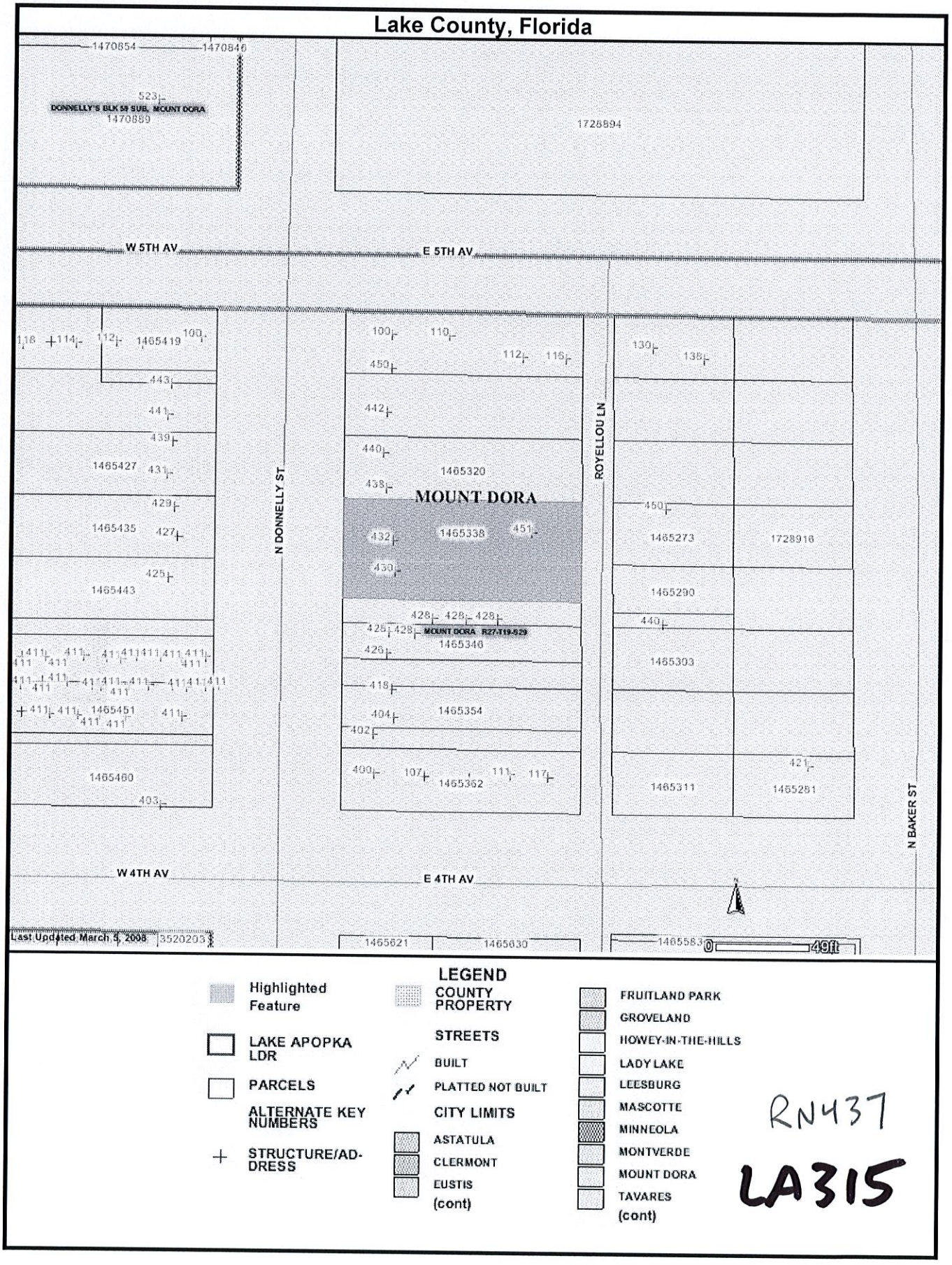
0 0.5 Mi

0 3000 Ft

Map provided by MyTopo.com

LA315

437


Lake County, Florida
1470854
1470846
523
DONNELLY'S BLK 59 SUB, MOUNT DORA
1470889
1728894
W 5TH AV
E 5TH AV
N DONNELLY ST
ROYELLOU LN
N BAKER ST
MOUNT DORA
1465419
1465427
1465435
1465443
1465451
1465460
1465320
1465338
1465346
1465354
1465362
1465273
1728916
1465290
1465303
1465311
1465281
MOUNT DORA R27-T19-S29
W 4TH AV
E 4TH AV
Last Updated March 5, 2008
3520203
1465621
1465630
1465583
0
49ft
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)

RN437

LA315

437

LA
315

CITY OF MOUNT DORA

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

RECEIVED SEP 5 2023

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Renovations, Additions and New Construction

Property Address: 428 N Donnelly Street Mt. Dora FL 32757 Alternate Key No.: 1465338

Property Owner: Donnelly 428 LLC

Applicant: Donnelly 428 LLC

Applicant's Mailing Address: 8687 W IRLO Bronson Memorial HWY STE 200 Kissimmee, FL 34747

Applicant's Phone Number: 352-800-8066

Applicant's Email Address: tweld@cflpropertygrp.com

Current Building Use (e.g. residential or commercial): Commercial and 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: Painted Brick, Stucco, Wood trim, and asphalt Shingles.

Proposed Materials: Replace Asphalt shingles with 1" snap-lock standing seam metal roof (copper color)

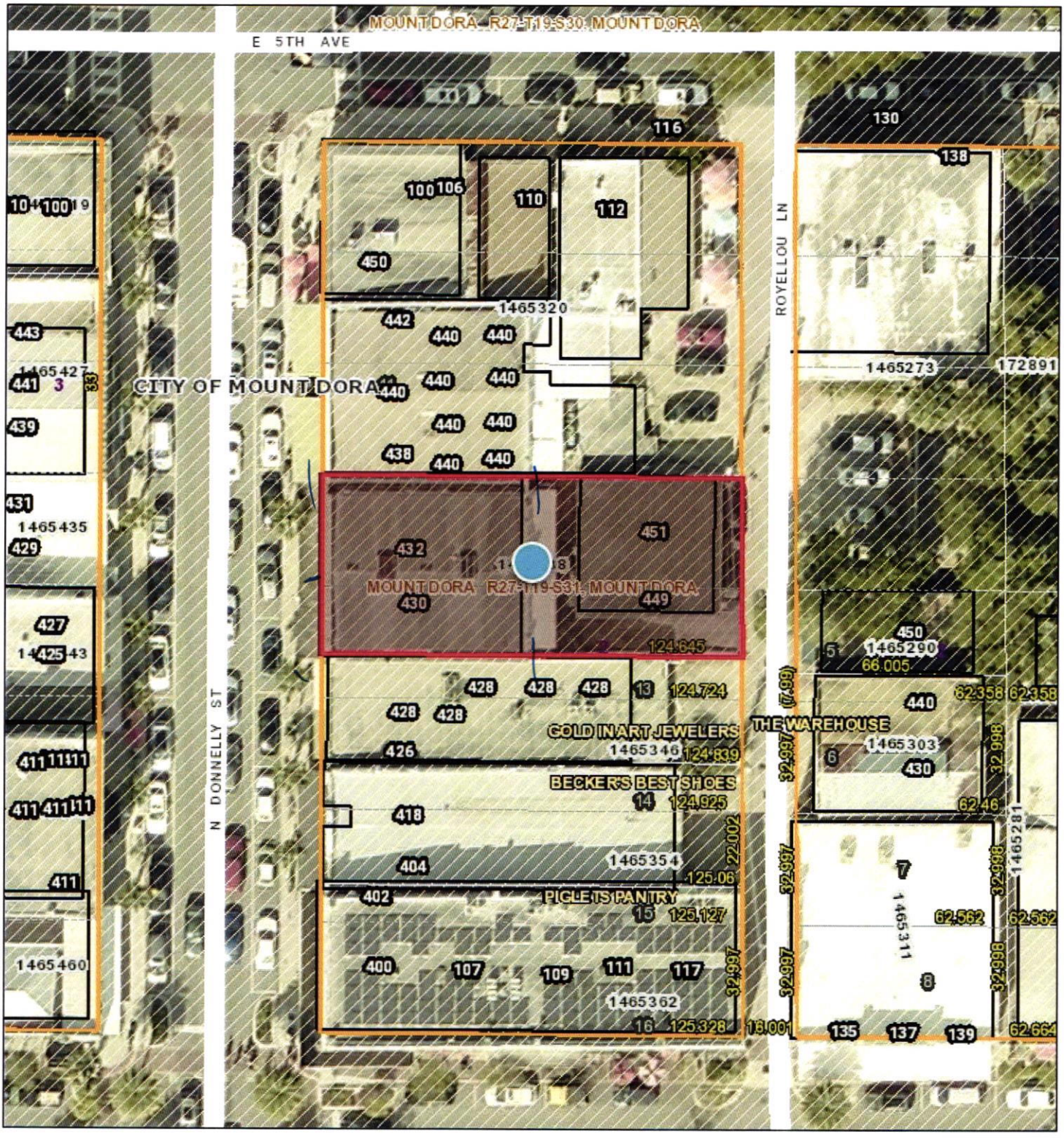
Is there a chimney on the building and will it be affected? No and No

Full Description of Proposed Alteration(s) or Construction including materials; please attach additional documentation if needed: Replace Roof, Repair Wood and Masonry on Facade. Paint Facade. Paint Shutters and awning. Change asphalt shingle to metal roof.

Reason for Addition / Modification: Roof maintenance and the facade needs refreshing.

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.



September 5, 2023

1:500

0 0.004 0.008 0.016 mi

0 0.005 0.01 0.02 km

pointLayer

- Override 1

polygonLayer

- Override 1
- County Boundary
- Surrounding Counties
- Street Names
- Local Streets 1K
- Future Subdivision
- Future Lots
- Subdivision Boundaries
- Subdivision Blocks
- Subdivision Lot Numbers

Lake County Property Appraiser
Lake BCC

Augustine Contractors LLC
CCC1332729

Owner: Donnelly 428, LLC
Name: Sandra Weld
Project Address: 432 North Donnelly St. Mount Dora, FL 32757
Bill to: CFL Property Group.

Proposal:102
Date:7/12/23

A Building

ALT KEY #1465338

Scope of work:

Metal Roof System

Schedule after I get Historic Board Approval.

1. Remove the existing shingle roof system down to the roof deck.
2. Re-nail roof deck in accordance with FL Building Code, Section 706.7.1
3. Remove existing trim and accessories.
4. Furnish and install Polyglass Polystick TU Plus over the roof deck.
5. Furnish and install new trim metal in standard color.
6. Furnish and install 1" snap-lock standing seam metal roof system (Copper Color).
7. Furnish and install related metal trim and accessories for a complete roof system, including but not limited to Drip edge, counter flashings and step flashing. (Copper Color).

Total Cost: $6,051.00

Spill Ways (2)

Schedule as soon as possible

1. Remove the existing mod. Bit. roof system down to the roof deck.
2. Re-nail roof deck in accordance with FL Building Code, Section 706.7.1
3. Remove existing trim and accessories.
4. Furnish and install (1) layer ½" perlite base board over roof deck.
5. Furnish and install 60mil TPO in standard "white color".
6. Furnish and install 60mil TPO wall flashing in standard color.
7. Furnish and install Surface mount metal counter flashing in copper color.
8. Furnish and install related trim and accessories for a complete roof system. including but not limited (Drip edge, counter flashings)

Total Cost: $6,386.00

Exclusions

- MEP Trades
- Gutter and Downspout
- Lighting Protection
- Painting
- Exterior wall finish

Additional Information

- Remove and replace 4'x8' plywood: **$100/EA.**
- Remove and replace wooden plank board/ Fascia board: **$9/LF.**
- Changes to the proposed contract will alter pricing.
- All products proposed will be in standard colors, Premium colors will result in a price increase.
- The proposed contract pricing is vailed for **15 Calendar days** from the date above.
- Proposal includes Manufactures standard material warranty.
- Proposal includes Augustine Contractors LLC 5 years of workmanship warranty.
- Work performed by Augustine Contractors LLC will meet or exceed state, local, and municipality building codes and requirements.

Client Signature: Sandra M Weld - Agent for CFL Property Group. **Date:**

Representative Signature: Steven Bowden **Date:** 7/12/23

SCS SERVICES, LLC.
113 PALM WAY
TAVARES, FL 32778
C/O SCOTT CRUM
(352) 308-7978

TRISTAN WELD
CFL PROPERTY GROUP
428 N. DONNELLY ST. SUITE 200
MT. DORA, FL 32757

SEPTEMBER 5, 2023

PROPOSAL 2023-36

PROJECT LOCATION: 428 N. DONNELLY, MT. DORA, FL 32757

WORK PROPOSED:
PRESSURE WASH
REPLACE ANY ROTTED WOOD TRIM
REPAIR THE CRACKS IN MASONRY
SECURE DENTIL MOLDING
SILICONE CAULK ALL SEAMS
PAINT THE BRICK/STUCCO ON BUILDING FAÇADE - ONE COLOR TBD
PAINT THREE RETAIL STOREFRONTS TO COLORS SELECTED BY TENANTS
PAINT DENTIL MOLDING TRIM AT TOP OF BUILDING - BRIGHT WHITE
POLYURETHANE NATURAL WOOD FINISH ON CEILING UNDER THE PORCH ROOF
REMOVE AND REINSTALL TEN SHUTTERS AFTER PAINT - ONE COLOR TBD
REMOVE AND REINSTALL FIVE METAL AWNINGS AFTER PAINT - ONE COLOR TBD

PRICE INCLUDES
RENTAL OF LIFT TRUCK FOR HIGH WORK
AND SAFETY PERSONNEL FOR PEDESTRIAN AND VEHICLE TRAFFIC SPOTTING
WHEN EQUIPMENT IN USE

MATERIAL AND LABOR AMOUNT: $9,175.00

PROPERTY RECORD CARD

General Information

Name:	DONNELLY 428 LLC	**Alternate Key:**	1465338
Mailing Address:	8687 W IRLO BRONSON MEMORIAL HWY STE 200 KISSIMMEE, FL 34747 *Update Mailing Address*	**Parcel Number:**	29-19-27-0030-002-01200
		Millage Group and City:	0MD1 Mount Dora
		2022 Total Certified Millage Rate:	18.8051
		Trash/Recycling /Water/Info:	*My Public Services Map*
Property Location:	428 N DONNELLY ST MOUNT DORA FL, 32757	**Property Name:**	HOME & GARDEN TREASURES *Submit Property Name*
		School Information:	*School Locator & Bus Stop Map* *School Boundary Maps*
Property Description:	MOUNT DORA, 31-19-27 LOT 12, N 20 FT OF LOT 13 BLK 2 PB 3 PGS 37-43 ORB 4324 PG 1256		

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	STORE - RESIDENCE COMBO (1200)	0	0		6572.000	Square Feet	$0.00	$384,883.00

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

Commercial Building(s)

Building 1

Commercial

Building Value: $357,017.00
Building Use: 1 STORY STORE (11C)
Structure Type:

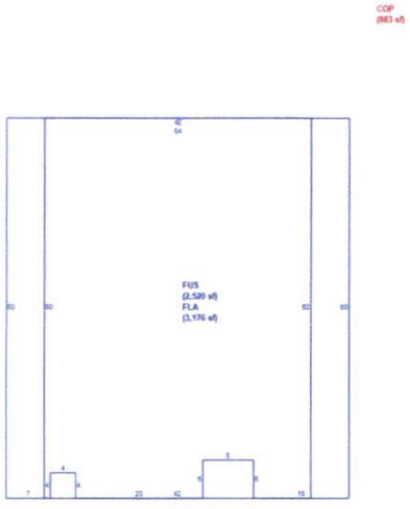
Summary

Year Built:	1920
Total Effective Area:	6579
Full Bathrooms:	4
Half Bathrooms:	3
Elevators:	0
Elevator Landings:	0
Residential Units:	3
Kitchens:	4
Fireplaces:	0

Section(s)

Section Type	No. Stories	Ground Floor Area
COMMERCIAL CANOPY (COP)	1.00	883
FINISHED LIVING AREA (FLA)	1.00	3176
FINISHED AREA UPPER STORY (FUS)	1.00	2520

View Larger



Building 2

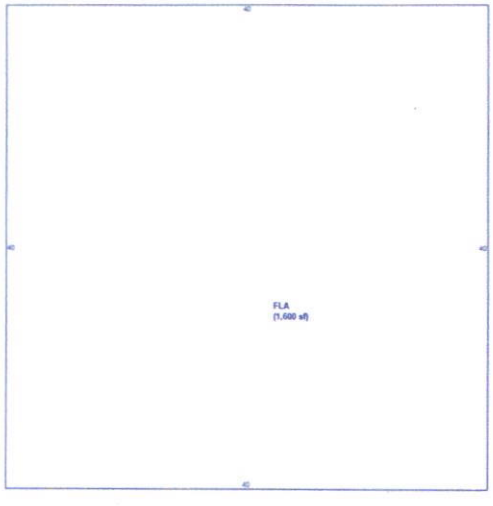
Commercial	Building Value: $111,598.00 Building Use: 1 STORY STORE (11C) Structure Type:

Summary	
Year Built:	1950
Total Effective Area:	2128
Full Bathrooms:	2
Half Bathrooms:	0
Elevators:	0
Elevator Landings:	0
Residential Units:	0
Kitchens:	0
Fireplaces:	0

Section(s)

Section Type	No. Stories	Ground Floor Area
BASEMENT FINISHED (BSF)	1.00	528
FINISHED LIVING AREA (FLA)	1.00	1600

View Larger



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
4324 / 1256	05/2013	Warranty Deed	Unqualified	Improved	$100.00
1531 / 940	07/1997	Warranty Deed	Qualified	Improved	$485,000.00
1520 / 1392	05/1997	Warranty Deed	Unqualified	Improved	$1.00
1052 / 780	01/1990	Warranty Deed	Unqualified	Improved	$1.00
801 / 967	03/1984	Warranty Deed	Unqualified	Vacant	$1.00

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

Values and Estimated Ad Valorem Taxes

Values shown below are 2023 CERTIFIED VALUES (July 1 Preliminary Tax Roll Certification)

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	$853,498	$823,150	$823,150	5.0364	$4,145.71
SCHOOL BOARD STATE	$853,498	$853,498	$853,498	3.2500	$2,773.87
SCHOOL BOARD LOCAL	$853,498	$853,498	$853,498	2.9980	$2,558.79
LAKE COUNTY WATER AUTHORITY	$853,498	$823,150	$823,150	0.3083	$253.78
NORTH LAKE HOSPITAL DIST	$853,498	$823,150	$823,150	0.5000	$411.58
ST JOHNS RIVER FL WATER MGMT DIST	$853,498	$823,150	$823,150	0.1974	$162.49
CITY OF MOUNT DORA	$853,498	$823,150	$823,150	5.9603	$4,906.22
LAKE COUNTY MSTU AMBULANCE	$853,498	$823,150	$823,150	0.4629	$381.04
LAKE COUNTY VOTED DEBT SERVICE	$853,498	$823,150	$823,150	0.0918	$75.57
				Total: 18.8051	**Total:** $15,669.05

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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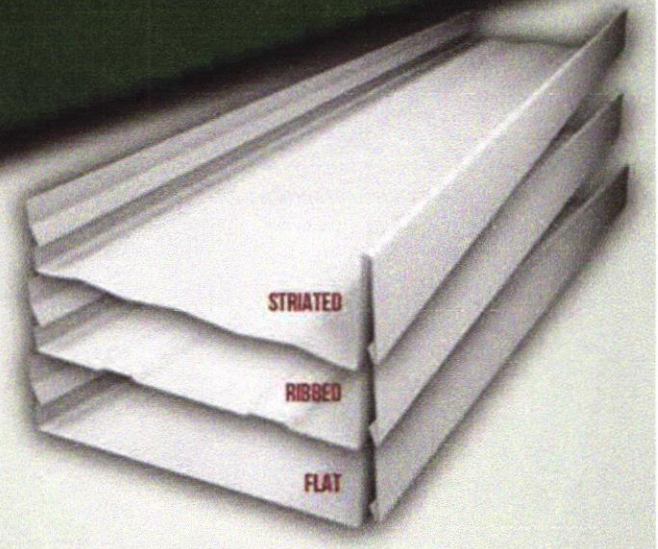
Property data updated nightly.
Site Notice

TRI COUNTY METALS

TCM 6/2023

SL-LOK

Make Your Next Roof Your Last



OVERVIEW

This panel is manufactured at our TCM plant or job site roll formed.

Applications: Residential, Light Commercial

Gauge: 24 gauge and .032 Aluminum

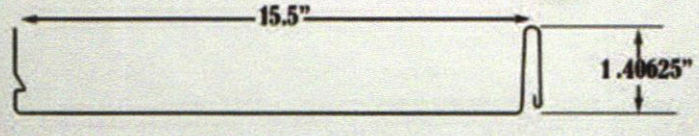
Minimum Slope: 1/4 / 12
Minimum Slope shall comply with Florida Building Code, including Sections 1507.4.2, greater than .25/12 with recommending sealant under 2/12

Panel Profile: 15 1/2" net coverage

Substrate: Galvalume® steel sheet, conforming to ASTM A792

Finish: Mill Finish AZ55 Acrylic Coated Galvalume®; 25 year limited warranty

TCM exclusive paint systems:
Max Defender Paint System® 35 / 30 year limited warranty.



BENEFITS

- Unique clip system allows for panel thermal expansion and contraction
- Hidden fastener design doesn't leave any screws exposed to the elements
- Ask about our TCM Continuous Clip for this profile

COLORS

Contact your salesperson for availability information.

TRI COUNTY METALS

Make Your Next Roof Your Last

FLORIDA PRODUCT APPROVALS: A current list Florida Product Approvals available on our website. For the most up-to-date Florida Product Approvals, please visit our website: TriCountyMetals.com/florida-product-approvals/

For other installation configurations, please inquire with your salesperson for site-specific accommodations.

Trenton 352-463-8400
Ocala 352-622-5500
Brooksville 352-587-8120
Jacksonville 904-490-6004
Live Oak 386-330-0101
Tallahassee 850-574-4001
DeLand 386-738-2579
Winter Haven 863-377-2805

IAS ACCREDITED

SHERWIN WILLIAMS Coil Coatings

SL-LOK

FLORIDA PRODUCT APPROVALS FOR SS-LOK PANELS

NEW TCM Continuous Clip option – **read more here**

Min. 24 Ga., 1.5″ SL-Lok, 15.5″ Wide Roof Panel over min. 15/32 CDX Plywood

Min. 032 Aluminum 1.5″ SL-Lok, 15.5″ Wide Roof Panel over min. 15/32 CDX Plywood

Florida Product Approval # 36904.1

Min. 24 Ga., 1.5″ SL-Lok, 15.5″ Wide Roof Panel over min. 15/32 CDX Plywood

Min. 032 Aluminum 1.5″ SL-Lok, 15.5″ Wide Roof Panel over min. 15/32 CDX Plywood

Florida Product Approval # 36904.2 HVHZ

STANDING SEAM PANELS
26 GA

CORE DEFENDER
paint system

TRI COUNTY METALS

ABOUT THIS PAINT SYSTEM

Tri County Metals roll forms metal roofing from our Core Defender paint system. Our Core Defender paint system offers superior color stability, chalk resistance, fade resistance, and gloss retention.

Weathering performance of our Core Defender paint system is proven through extensive South Florida testing to be superior to standard silicone modified polyester finishes used throughout the metal construction industry.

877-766-3309 TriCountyMetals.com

40-Year Paint Warranty

Learn more about our warranties on our warranty site:
warranty.tricountymetals.com

Polar White
SR: .64 E: .86

Ivory
SR: .66 E: .86

Light Stone
SR: .56 E: .86

Mocha Tan
SR: .47 E: .86

Forest Green
SR: .28 E: .86

Evergreen
SR: .35 E: .86

Patina Green
SR: .28 E: .86

Ash Gray
SR: .46 E: .86

Dark Gray
SR: .37 E: .86

Charcoal
SR: .29 E: .86

Clay
SR: .42 E: .87

Hawaiian Blue
SR: .31 E: .86

Gallery Blue
SR: .26 E: .85

Barn Red
SR: .36 E: .86

Patriot Red
SR: .42 E: .83

Burgundy
SR: .29 E: .86

Cocoa Brown
SR: .35 E: .86

Bronze
SR: .34 E: .86

Black
SR: .31 E: .84

Metallic Copper
SR: .37 E: .84

Galvalume
SR: .67 E: .14

428 N. Donnelly

- Actual color may vary from samples shown
- Actual color chips available upon request
- SR = Solar Reflectance, UV cool roof rating
- E = Emissivity, effectiveness in emitting energy as thermal radiation

SHERWIN-WILLIAMS.
Coil Coatings

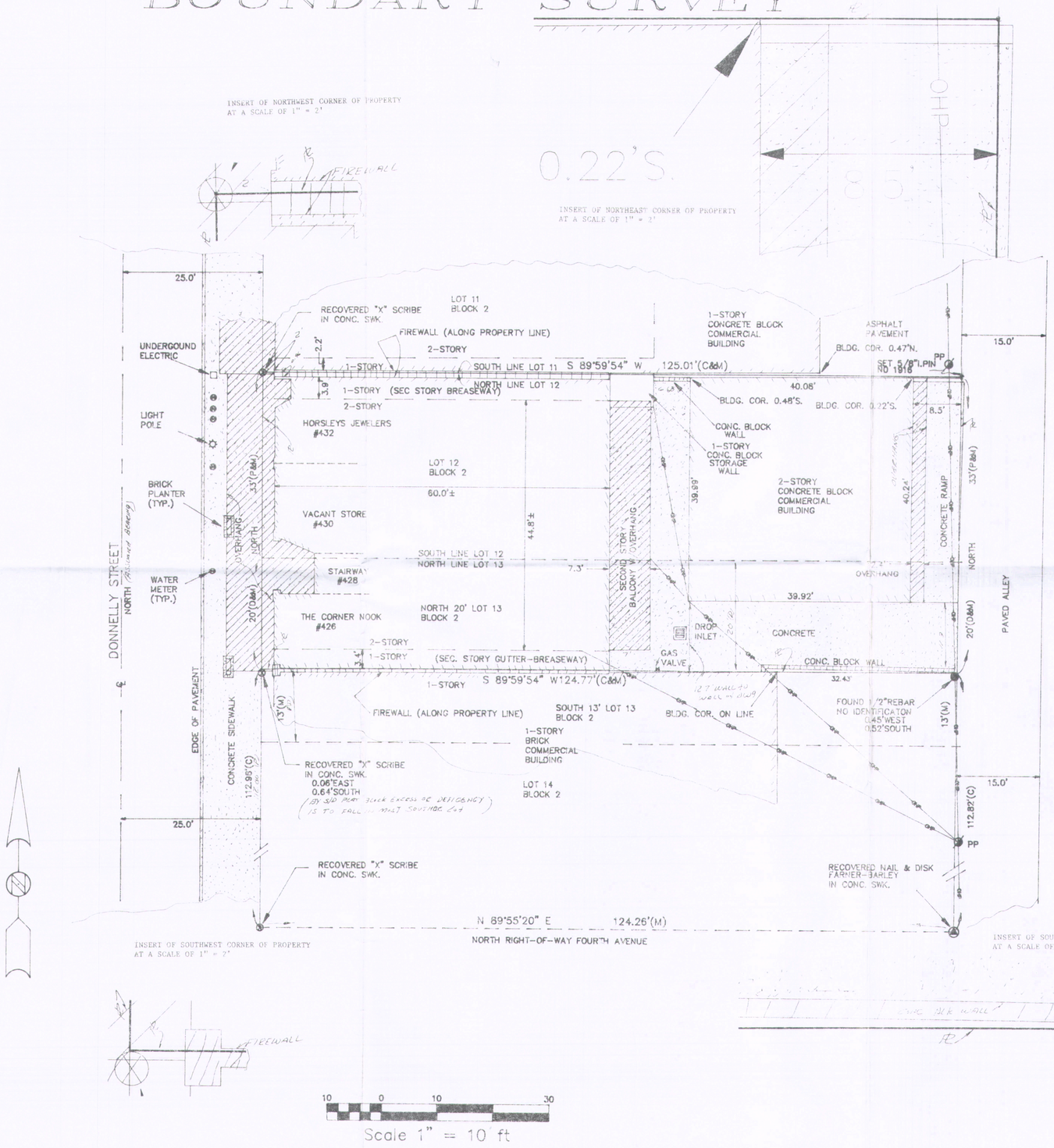
Sherwin-Williams® is a trademark of SWIMC LLC.

TCM April 2022

428
426
Let's Do
Lobster Roll
Sandwich
Hot Dog
Smoothie
OPEN

BOUNDARY SURVEY

A Bldg



DESCRIPTION:

LOT 12 AND THE NORTH 20 FEET OF LOT 13, IN BLOCK 2, CITY OF MOUNT DORA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 37 THROUGH 43, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. BEING IN SECTION 31, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA.

"BASED UPON INFORMATION PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP PANEL 120137-0001B, THE PROPERTY REPRESENTED ON THIS PLAT OF SURVEY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE." (ZONE "X").

STREET ADDRESS: 426, 428, 430, 432 DONNELLY STREET
MOUNT DORA, FLORIDA 32757

GENERAL NOTES

1) BEARINGS ARE BASED ON THE CENTERLINE OF DONNELLY STREET AS BEING "NORTH". (ASSUMED)
2) SUBJECT TO EASEMENTS AND/OR RIGHTS OF WAY OF RECORD.
3) NO UTILITIES SHOWN UNLESS OTHERWISE NOTED (UNDERGROUND OR OVERHEAD).
4) DESCRIPTION FURNISHED BY CLIENT.
5) REFERENCE SOURCE: PREVIOUS SURVEYS, INFORMATION, ETC., IN THE OFFICE OF HOWARD DURDEN SURVEYOR, INC.
6) THIS SURVEY IS TO MINIMUM TECHNICAL STANDARDS, FLORIDA STATUTES, CHAPTER 61G17 AND IS NOT TO BE HELD TO SURVEY STANDARDS BEYOND THOSE CALLED FOR AND SHOWN UNLESS STATED HEREON.
7) THERE MAY BE COVENANTS OR RESTRICTIONS NOT SHOWN HEREON.
8) CERTIFICATIONS LIMITED TO PARTIES NAMED HEREON.
9) THERE ARE NO EASEMENTS OR ENCROACHMENTS VISIBLE ON THE GROUND OTHER THAN THOSE SHOWN HEREON.

LEGEND

℄ = CENTERLINE	CONC. = CONCRETE
PL = PROPERTY LINE	R = RADIUS
R/W = RIGHT OF WAY	Δ = DELTA
(P) = PLAT	T = TANGENT
(M) = FIELD MEASURED	C = CHORD
(C) = CALCULATED	CB = CHORD BEARING
CM = CONCRETE MONUMENT	PC = POINT OF CURVATURE
I.P. = IRON PIN	POB = POINT OF BEGINNING
(D) = DEED DIMENSION	P.T. = POINT OF TANGENT
R&C = REBAR & CAP	SEC. = SECTION
N&C = NAIL & CAP	TWP. = TOWNSHIP
REC. = RECOVERED	RGE. = RANGE
FD. = FOUND	(ACT) = ACTUAL
(R) = RADIAL	F.P. = FENCE POST
ST. = STORY	PLS = PROFESSIONAL LAND SURVEYOR
P.P. = POWER POLE	RES. = RESIDENCE
ASP. = ASPHALT	BLK. = BLOCK
PVMT = PAVEMENT	FR. = FRAME
DR. = DRIVE	W.R.A. = WATER RETENTION AREA
S/W = SIDEWALK	COR. = CORNER
EL. = ELEVATION	U/R = UNRECORDED
S/D = SUBDIVISION	OHP = OVERHEAD POWER
POC = POINT OF COMMENCEMENT	

THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.

REPRODUCTION OF THIS PLAT NOT VALID UNLESS SIGNED AND EMBOSSED WITH SURVEYOR'S SEAL AND CERTIFICATION LIMITED TO PERSON OR PERSONS HEREON.

CERTIFIED TRUE AND CORRECT & NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

HOWARD DURDEN, P.L.S. NO. 1916

HOWARD DURDEN SURVEYOR, INC.
CERTIFICATE NO. LB-0006457
2702 OAK LYNN
EUSTIS, FLORIDA 32726
(PHONE): 352/589-2242
(FAX): 352/589-1988
(P.O. BOX 1245 TAVARES, FLA 32778)
LAND SURVEYORS AND LAND PLANNERS

CERTIFIED TO:
CAVALIER INVESTMENTS, INC./POTTER, CLEMENT & LOWRY, P.A./ATTORNEY'S TITLE INSURANCE FUND, INC./KEITH D. FIELD, INC.

DATE: 7/2/97	SCALE: 1"=10'
UPDATE:	DRAWN BY: B.C.
FOUND:	CHECKED BY: H.D.
FINAL:	FB/PG: 97-19/19-31
REV:	JOB NO: 97-191
REV:	COMP. FILE
REV:	FILE NO: L11574

INSTRUMENT#: 2013056197 OR BK 4324 PG 1256 PAGES: 3 5/17/2013 1:56:16 PM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $27.00 DEED DOC:$0.70

27.00 recording
.70 minimum doc

This Instrument Prepared By:
Steven C. Lee, Esquire
RETURN TO
DEAN, MEAD, EGERTON, BLOODWORTH, CAPOUANO & BOZARTH, P.A.
Post Office Box 2346
Orlando, Florida 32802-2346
(407) 841-1200

Parcel Identification No.: 29-19-27-003000201200
Property Address: 428 North Donnelly St
Mount Dora, Florida 32757

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED is made the 7th day of May, 2013, by CAVALIER INVESTMENTS, LLC, a Florida limited liability company, successor by conversion to CAVALIER INVESTMENTS, INC., a Florida corporation, whose address 8687 W. Irlo Bronson Memorial Highway, Suite 200, Kissimmee, Florida 34747 (hereinafter referred to as "Grantor"), to DONNELLY 428, LLC., a Florida limited liability company, whose address is 8687 W. Irlo Bronson Memorial Highway, Suite 200, Kissimmee, Florida 34747 (hereinafter referred to as "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 trustees, partnerships, limited liability companies and corporations.)

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00) and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that

==========

THE CONVEYANCE EFFECTUATED BY THIS INSTRUMENT IS A CONVEYANCE OF UNENCUMBERED PROPERTY BETWEEN TWO *LIMITED LIABILITY* COMPANIES WHOSE MEMBERSHIP INTERESTS ARE UNDER IDENTICAL OWNERSHIP. AS NOTED ABOVE, THE REAL PROPERTY IS UNENCUMBERED AND NO CONSIDERATION OF ANY KIND IS BEING PAID IN EXCHANGE FOR SUCH CONVEYANCE. ACCORDINGLY, THIS CONVEYANCE IS EXEMPT FROM THE IMPOSITION OF FLORIDA DOCUMENTARY STAMP TAXES IN ACCORDANCE WITH APPLICABLE CASE LAW, THE FLORIDA ADMINISTRATIVE CODE, AND FLORIDA DEPARTMENT OF REVENUE TECHNICAL ASSISTANCE ADVISEMENT NO. 10B4-004.

certain real property (hereinafter referred to as the "Property") situate, lying and being in Lake County, Florida, and being more particularly described as follows:

Lot 12 and the North 20 feet of Lot 13, Block 2, Section 31, Township 19 South, Range 27 East, in MOUNT DORA, according to the Official Plat thereof recorded in Plat Book 3, Pages 37 through 43, Public Records of Lake County, Florida.

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

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

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property, and hereby warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever. This conveyance is subject to the lien for taxes accruing after December 31, 2012, and to easements, restrictions, agreements, conditions, limitations, reservations and matters of record, if any, but this reference to the foregoing shall not operate to reimpose the same.

Grantor certifies that on the date of execution, delivery and recordation of this instrument, neither Grantor nor any member of Grantor's family resided upon any portion of the Property or any property contiguous thereto. The Property is not the constitutional homestead of Grantor.

The scrivener of this instrument has not examined title to the Property, has utilized legal descriptions provided by Grantor, and has relied upon the representations of Grantor that Grantor is the holder of title to the Property. Accordingly, the scrivener disclaims any liability or responsibility which may result from the failure of Grantor to hold such title in the manner represented.

IN WITNESS WHEREOF, the person named herein as "Grantor" has executed and delivered this instrument and has intended the same to be and become effective as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

Print Name: Lorna Jones

Print Name: Margaret Fitzgerald
Two witnesses as to Grantor

"GRANTOR"

CAVALIER INVESTMENTS, LLC, a Florida limited liability company, successor by conversion to CAVALIER INVESTMENTS, INC., a Florida corporation

By: _____
William N. Leary, President

O0849562.1

STATE OF FLORIDA

COUNTY OF Orange

The foregoing instrument was acknowledged before me this 7th day of May, 2013, by WILLIAM N. LEARY, as the President of CAVALIER INVESTMENTS, LLC, a Florida limited liability company, successor by conversion to CAVALIER INVESTMENTS, INC., a Florida corporation, on behalf of said limited liability company. Said person (check one) ☑ is personally known to me, ☐ produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or ☐ produced other identification, to wit: _____.

PAULA K. RUPE
NOTARY PUBLIC
STATE OF FLORIDA
Comm# DD983838
Expires 6/20/2014

Paula K Rupe
Notary Public - State of Florida

O0849562.1

Property Record Card

General Information

Name:	DONNELLY 428 LLC	**Alternate Key:**	1465338
Mailing Address:	8687 W IRLO BRONSON MEMORIAL HWY STE 200 KISSIMMEE, FL 34747 *Update Mailing Address*	**Parcel Number:**	29-19-27-0030-002-01200
		Millage Group and City:	0MD1 Mount Dora
		2022 Total Certified Millage Rate:	18.8051
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	428 N DONNELLY ST MOUNT DORA FL, 32757	**Property Name:**	HOME & GARDEN TREASURES *Submit Property Name*
		School Information:	*School Locator & Bus Stop Map* *School Boundary Maps*
Property Description:	MOUNT DORA, 31-19-27 LOT 12, N 20 FT OF LOT 13 BLK 2 PB 3 PGS 37-43 ORB 4324 PG 1256		

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	STORE - RESIDENCE COMBO (1200)	0	0		6572.000	Square Feet	$0.00	$384,883.00

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

Commercial Building(s)

Building 1

Commercial	Building Value: $357,017.00 Building Use: 1 STORY STORE (11C) Structure Type:

Summary

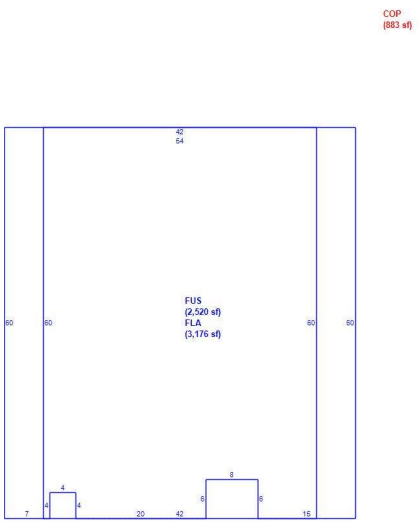
Year Built:	1920
Total Effective Area:	6579
Full Bathrooms:	4
Half Bathrooms:	3
Elevators:	0
Elevator Landings:	0

Section(s)

Section Type	No. Stories	Ground Floor Area
COMMERCIAL CANOPY (COP)	1.00	883
FINISHED LIVING AREA (FLA)	1.00	3176
FINISHED AREA UPPER STORY (FUS)	1.00	2520

View Larger

Residential Units:	3
Kitchens:	4
Fireplaces:	0



Building 2

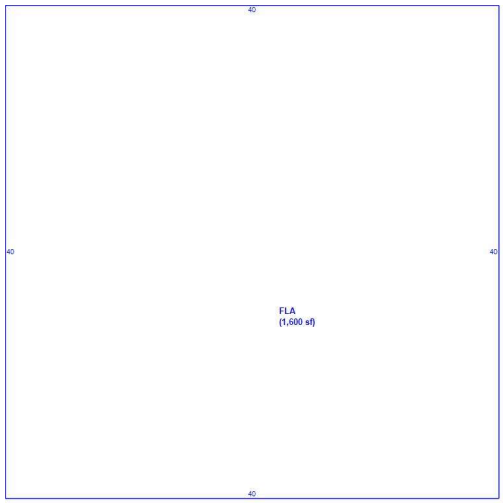
Commercial	Building Value: $111,598.00 Building Use: 1 STORY STORE (11C) Structure Type:

Summary	
Year Built:	1950
Total Effective Area:	2128
Full Bathrooms:	2
Half Bathrooms:	0
Elevators:	0
Elevator Landings:	0
Residential Units:	0
Kitchens:	0
Fireplaces:	0

Section(s)

Section Type	No. Stories	Ground Floor Area
BASEMENT FINISHED (BSF)	1.00	528
FINISHED LIVING AREA (FLA)	1.00	1600

View Larger



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
4324 / 1256	05/2013	Warranty Deed	Unqualified	Improved	$100.00
1531 / 940	07/1997	Warranty Deed	Qualified	Improved	$485,000.00
1520 / 1392	05/1997	Warranty Deed	Unqualified	Improved	$1.00
1052 / 780	01/1990	Warranty Deed	Unqualified	Improved	$1.00
801 / 967	03/1984	Warranty Deed	Unqualified	Vacant	$1.00

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

Values and Estimated Ad Valorem Taxes

Values shown below are 2023 CERTIFIED VALUES (July 1 Preliminary Tax Roll Certification)

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	$853,498	$823,150	$823,150	5.0364	$4,145.71
SCHOOL BOARD STATE	$853,498	$853,498	$853,498	3.2500	$2,773.87
SCHOOL BOARD LOCAL	$853,498	$853,498	$853,498	2.9980	$2,558.79
LAKE COUNTY WATER AUTHORITY	$853,498	$823,150	$823,150	0.3083	$253.78
NORTH LAKE HOSPITAL DIST	$853,498	$823,150	$823,150	0.5000	$411.58
ST JOHNS RIVER FL WATER MGMT DIST	$853,498	$823,150	$823,150	0.1974	$162.49
CITY OF MOUNT DORA	$853,498	$823,150	$823,150	5.9603	$4,906.22
LAKE COUNTY MSTU AMBULANCE	$853,498	$823,150	$823,150	0.4629	$381.04
LAKE COUNTY VOTED DEBT SERVICE	$853,498	$823,150	$823,150	0.0918	$75.57
				Total: 18.8051	**Total:** $15,669.05

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

CITY OF MOUNT DORA

Site Photos

Pictures Obtained Via Google Street View

FLORIDA MASTER SITE FILE

D 3,4

Site Inventory Form

Site No. _____

Site Name The Donnelly Apartment Building Survey Date 8709

Address of Site 426-432 Donnelly St., Mt. Dora 32757

Instruction for locating _____

Location Mt. Dora Sub (Subdivision Name) 001 (Block No.) 01200 (Lot No.)

County Lake

District name if applicable _____

Owner of Site: Name Rehbaum, Apts

Address P.O. Box 68, Mt. Dora Fl. 32757

Type of Ownership private Recording Date 8711

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

Address P.O. Box 17, Gainesville Fl 32602

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

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

Original Use commercial

Present Use commercial

Dates +1922

Cultural Phase American

Period 20th Century

NR Classification Category building Date Listed on NR _____

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

Areas of Significance: Early Community Development

Significance:

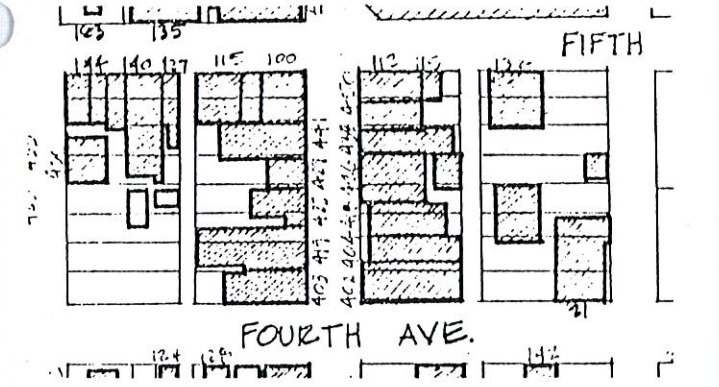
This building was built by John Donnelly after the fire swept the east side of Donnelly St. on February 2, 1922. It contained three storefronts and several apartments on the second floor.

Architect
Builder
Style and/or Period masonry vernacular
Plan Type rectangular: irregular
Exterior Fabric(s) brick: running
Structural System(s) masonry: brick
Porches
Orientation W
Foundation continous: brick
Roof Type flat
Secondary Roof Structure(s)
Roof Surfacing
Window Type jalousie, # DHS, 2/2, wood
Ornament Exterior
Chimney
Chimney Location
No. of Chimneys
No. of Stories 2
No. of Dormers
Outbuildings
Surroundings
Map Reference (incl. scale & date) USGS Eustis 7.5 Min. 1966 (PR1980)

Latitude and Longitude

Site Size (approx. acreage of property) LT1

LOCATION SKETCH OR MAP

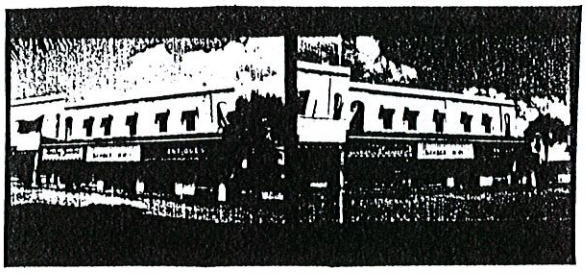


Township	Range	Section
19	27	31

UTM Coordinates:

Zone Easting Northing

Photographic Records Number D 3,4
Please attach Photographic Print



Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA00315
Recorder # 437
Field Date 3/15/2008
Form Date 3/15/2008
FormNo 200803
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

GENERAL INFORMATION

Site Name (address if none) 426-432 N DONNELLY ST
Multiple Listing (DHR only)
Other Names >>
Survey or Project Name
Survey#
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
426-432	North	Donnelly	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 ;31;UNSP
Irregular Section Name:
Landgrant
UTM: Zone
Easting
Northing
Plat or Other Map (map's name, location)

DESCRIPTION

Style Masonry Vernacular
Other Style
Exterior Plan Rectangular
Other Exterior Plan
Number of Stories 2
Structural System(s) >> Heavy timber
Other Structural System(s)
Foundation Type(s) >> Slab
Other Foundation Types
Foundation Material(s) >> Poured Concrete Footing
Other Foundation Material(s)
Exterior Fabric(s) >> Stucco
Other Exterior Fabric(s) rusticated block
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 3
Chimney Material
Other Chimney Material(s)
Chimney Location(s)

HISTORICAL STRUCTURE FORM

8LA00315

DESCRIPTION (continued)

Window Descriptions fixed, JALOUSIE, 1/1, 2/2

Main Entrance Description (stylistic details)

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

Porch Roof Types(s)

Exterior Ornament

Interior Plan Other Interior Plan

Condition Good

Structure Surroundings

Commercial: MOSTly this category Residential:

Institutional: Undeveloped:

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

Archaeological Remains (describe):

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

Narrative Description (optional)

HISTORY

Construction year 1922

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

Changes in Locations or Conditions

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

Structure Use History

Use Year Use Started Year Use Ended >> Commercial unspecified;;

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

8LA00315

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____ Maintaining Organization: _____

File or Accession #: _____ Descriptive Information: _____

>>

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

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

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

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

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

SHPO's Evaluation of Resource

_____ Date _____

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 5/30/2008

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"

LA00315-200803

Supplementary Printout

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

> **Township/Range/Section/Qtr:**
19S ;27E ;31;UNSP

> **Structural system(s):**
Heavy timber
Brick

> **Foundation types:**
Slab

> **Foundation materials:**
Poured Concrete Footing

> **Exterior fabrics:**
Stucco
Brick
Other

> **Roof types:**
Gable

> **Roof materials:**

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

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

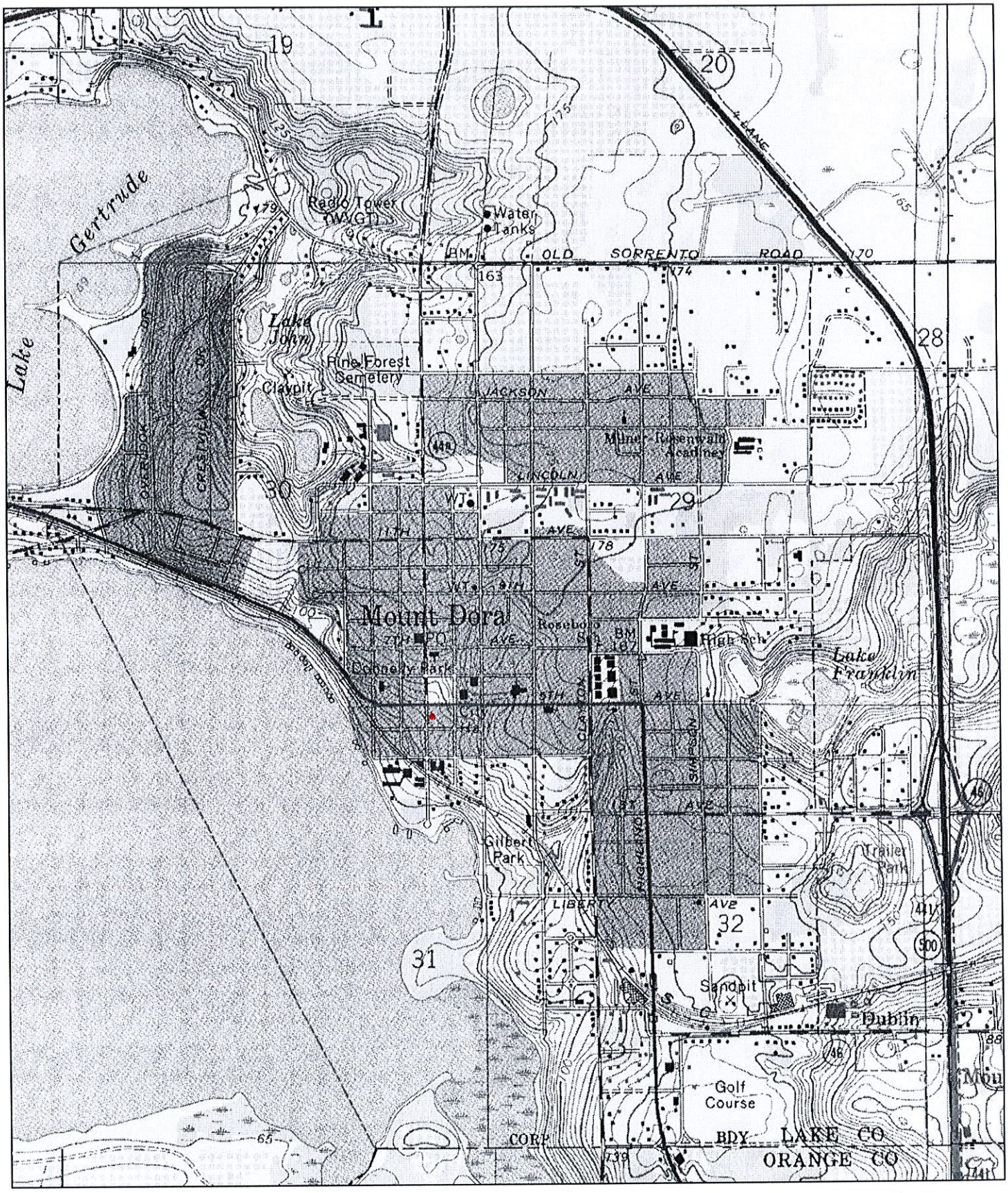
> **Original, intermediate, present uses/year started/year ended:**
Commercial unspecified;;

> **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)]:**



N

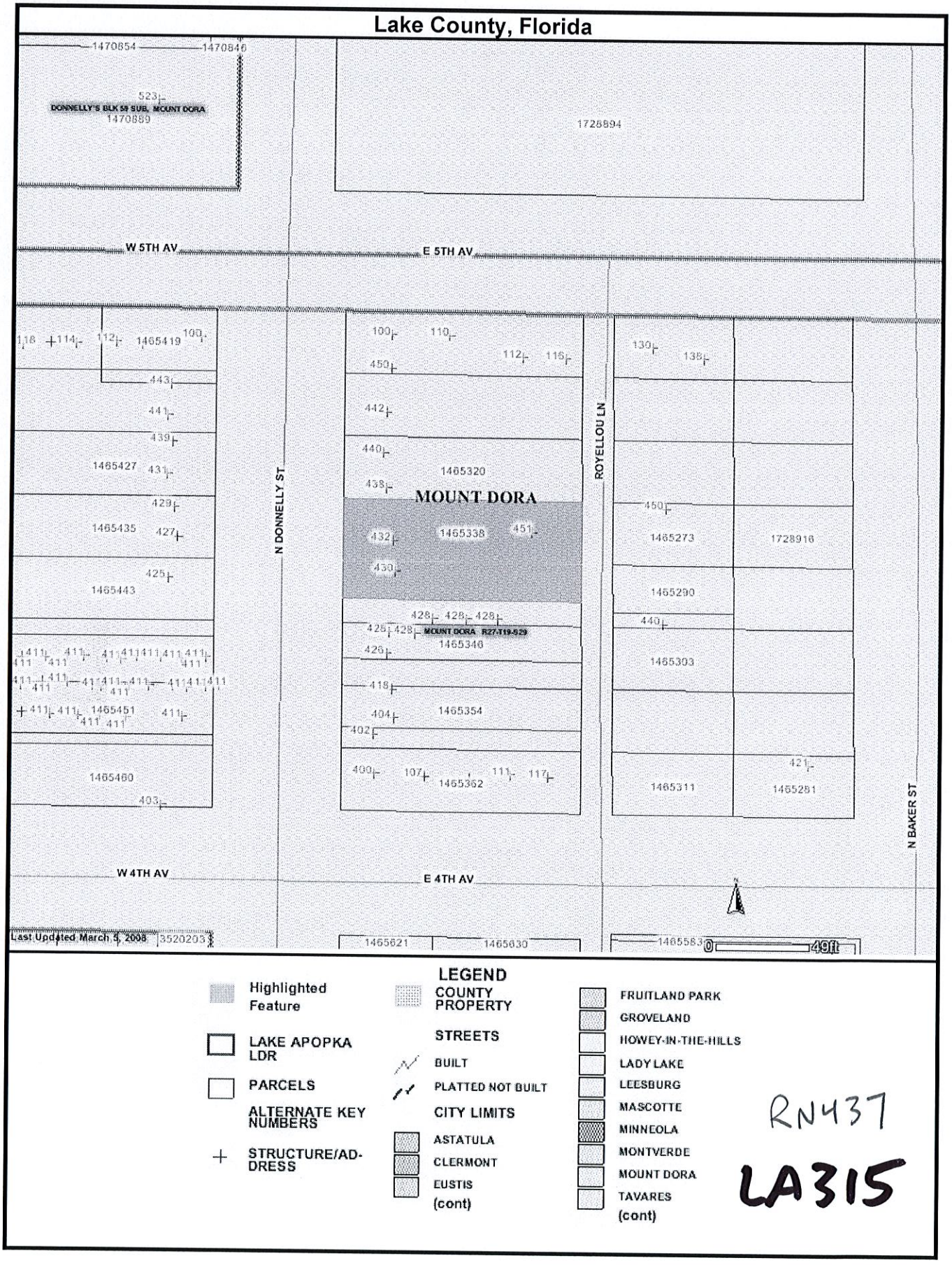
0 0.5 Mi

0 3000 Ft

Map provided by MyTopo.com

LA315

437


Lake County, Florida
1470854
1470846
523
DONNELLY'S BLK 59 SUB, MOUNT DORA
1470889
1728894
W 5TH AV
E 5TH AV
N DONNELLY ST
ROYELLOU LN
N BAKER ST
MOUNT DORA
1465419
1465427
1465435
1465443
1465451
1465460
1465320
1465338
1465346
1465354
1465362
1465273
1728916
1465290
1465303
1465311
1465281
MOUNT DORA R27-T19-S29
W 4TH AV
E 4TH AV
Last Updated March 5, 2008
3520203
1465621
1465630
1465583
0
49ft
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)

RN437

LA315

437

LA
315

CITY OF MOUNT DORA

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

RECEIVED SEP 5 2023

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Renovations, Additions and New Construction

Property Address: 428 N Donnelly Street Mt. Dora FL 32757 Alternate Key No.: 1465338

Property Owner: Donnelly 428 LLC

Applicant: Donnelly 428 LLC

Applicant's Mailing Address: 8687 W IRLO Bronson Memorial HWY STE 200 Kissimmee, FL 34747

Applicant's Phone Number: 352-800-8066

Applicant's Email Address: tweld@cflpropertygrp.com

Current Building Use (e.g. residential or commercial): Commercial and 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: Painted Brick, Stucco, Wood trim, and asphalt Shingles.

Proposed Materials: Replace Asphalt shingles with 1" snap-lock standing seam metal roof (copper color)

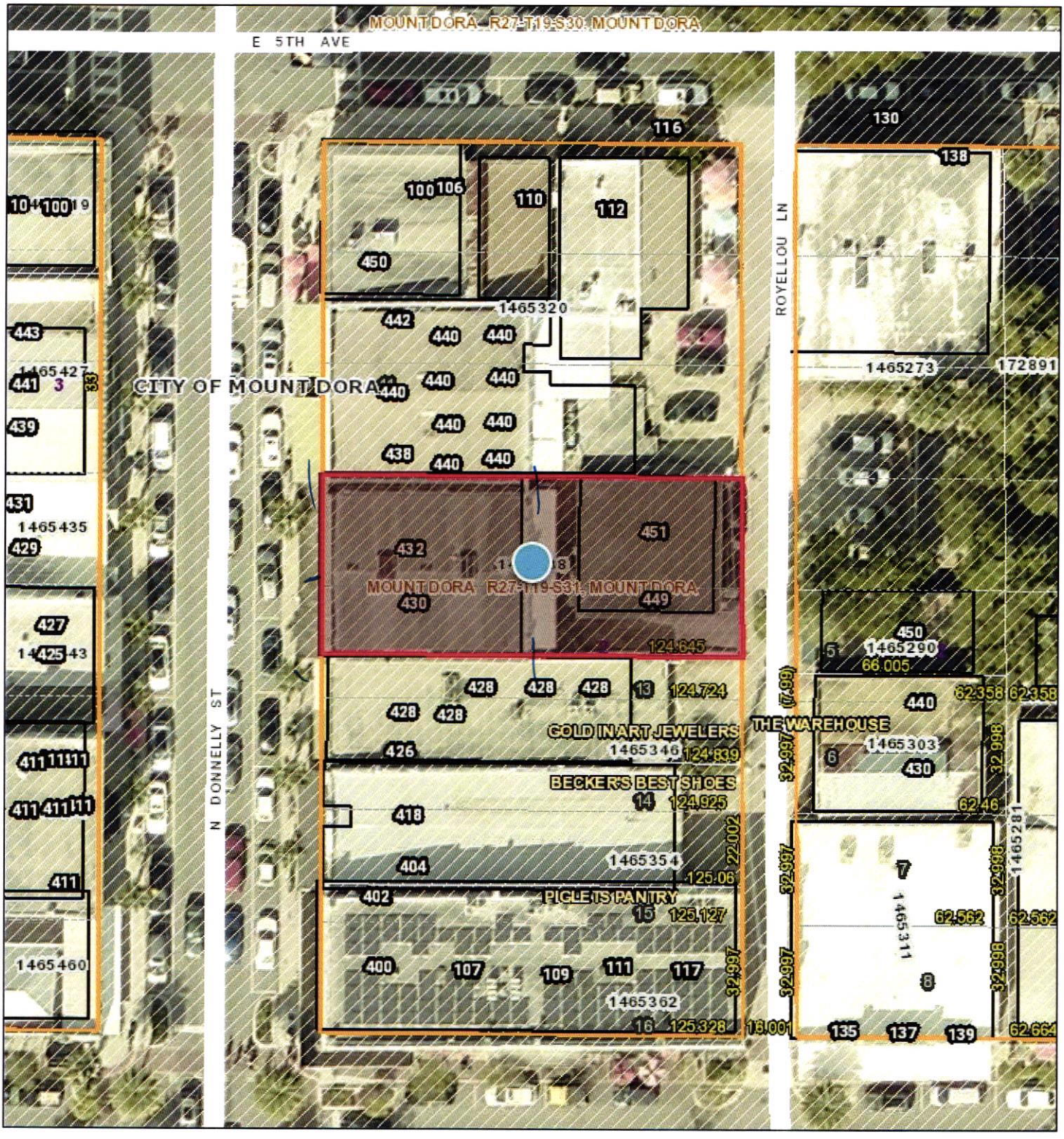
Is there a chimney on the building and will it be affected? No and No

Full Description of Proposed Alteration(s) or Construction including materials; please attach additional documentation if needed: Replace Roof, Repair Wood and Masonry on Facade. Paint Facade. Paint Shutters and awning. Change asphalt shingle to metal roof.

Reason for Addition / Modification: Roof maintenance and the facade needs refreshing.

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.



September 5, 2023

1:500

0 0.004 0.008 0.016 mi

0 0.005 0.01 0.02 km

pointLayer

- Override 1

polygonLayer

- Override 1
- County Boundary
- Surrounding Counties
- Street Names
- Local Streets 1K
- Future Subdivision
- Future Lots
- Subdivision Boundaries
- Subdivision Blocks
- Subdivision Lot Numbers

Lake County Property Appraiser
Lake BCC

Augustine Contractors LLC
CCC1332729

Owner: Donnelly 428, LLC
Name: Sandra Weld
Project Address: 432 North Donnelly St. Mount Dora, FL 32757
Bill to: CFL Property Group.

Proposal:102
Date:7/12/23

A Building

ALT KEY #1465338

Scope of work:

Metal Roof System

Schedule after I get Historic Board Approval.

1. Remove the existing shingle roof system down to the roof deck.
2. Re-nail roof deck in accordance with FL Building Code, Section 706.7.1
3. Remove existing trim and accessories.
4. Furnish and install Polyglass Polystick TU Plus over the roof deck.
5. Furnish and install new trim metal in standard color.
6. Furnish and install 1" snap-lock standing seam metal roof system (Copper Color).
7. Furnish and install related metal trim and accessories for a complete roof system, including but not limited to Drip edge, counter flashings and step flashing. (Copper Color).

Total Cost: $6,051.00

Spill Ways (2)

Schedule as soon as possible

1. Remove the existing mod. Bit. roof system down to the roof deck.
2. Re-nail roof deck in accordance with FL Building Code, Section 706.7.1
3. Remove existing trim and accessories.
4. Furnish and install (1) layer ½" perlite base board over roof deck.
5. Furnish and install 60mil TPO in standard "white color".
6. Furnish and install 60mil TPO wall flashing in standard color.
7. Furnish and install Surface mount metal counter flashing in copper color.
8. Furnish and install related trim and accessories for a complete roof system. including but not limited (Drip edge, counter flashings)

Total Cost: $6,386.00

Exclusions

- MEP Trades
- Gutter and Downspout
- Lighting Protection
- Painting
- Exterior wall finish

Additional Information

- Remove and replace 4'x8' plywood: **$100/EA.**
- Remove and replace wooden plank board/ Fascia board: **$9/LF.**
- Changes to the proposed contract will alter pricing.
- All products proposed will be in standard colors, Premium colors will result in a price increase.
- The proposed contract pricing is vailed for **15 Calendar days** from the date above.
- Proposal includes Manufactures standard material warranty.
- Proposal includes Augustine Contractors LLC 5 years of workmanship warranty.
- Work performed by Augustine Contractors LLC will meet or exceed state, local, and municipality building codes and requirements.

Client Signature: Sandra M Weld - Agent for CFL Property Group. **Date:**

Representative Signature: Steven Bowden **Date:** 7/12/23

SCS SERVICES, LLC.
113 PALM WAY
TAVARES, FL 32778
C/O SCOTT CRUM
(352) 308-7978

TRISTAN WELD
CFL PROPERTY GROUP
428 N. DONNELLY ST. SUITE 200
MT. DORA, FL 32757

SEPTEMBER 5, 2023

PROPOSAL 2023-36

PROJECT LOCATION: 428 N. DONNELLY, MT. DORA, FL 32757

WORK PROPOSED:
PRESSURE WASH
REPLACE ANY ROTTED WOOD TRIM
REPAIR THE CRACKS IN MASONRY
SECURE DENTIL MOLDING
SILICONE CAULK ALL SEAMS
PAINT THE BRICK/STUCCO ON BUILDING FAÇADE - ONE COLOR TBD
PAINT THREE RETAIL STOREFRONTS TO COLORS SELECTED BY TENANTS
PAINT DENTIL MOLDING TRIM AT TOP OF BUILDING - BRIGHT WHITE
POLYURETHANE NATURAL WOOD FINISH ON CEILING UNDER THE PORCH ROOF
REMOVE AND REINSTALL TEN SHUTTERS AFTER PAINT - ONE COLOR TBD
REMOVE AND REINSTALL FIVE METAL AWNINGS AFTER PAINT - ONE COLOR TBD

PRICE INCLUDES
RENTAL OF LIFT TRUCK FOR HIGH WORK
AND SAFETY PERSONNEL FOR PEDESTRIAN AND VEHICLE TRAFFIC SPOTTING
WHEN EQUIPMENT IN USE

MATERIAL AND LABOR AMOUNT: $9,175.00

PROPERTY RECORD CARD

General Information

Name:	DONNELLY 428 LLC	**Alternate Key:**	1465338
Mailing Address:	8687 W IRLO BRONSON MEMORIAL HWY STE 200 KISSIMMEE, FL 34747 *Update Mailing Address*	**Parcel Number:**	29-19-27-0030-002-01200
		Millage Group and City:	0MD1 Mount Dora
		2022 Total Certified Millage Rate:	18.8051
		Trash/Recycling /Water/Info:	*My Public Services Map*
Property Location:	428 N DONNELLY ST MOUNT DORA FL, 32757	**Property Name:**	HOME & GARDEN TREASURES *Submit Property Name*
		School Information:	*School Locator & Bus Stop Map* *School Boundary Maps*
Property Description:	MOUNT DORA, 31-19-27 LOT 12, N 20 FT OF LOT 13 BLK 2 PB 3 PGS 37-43 ORB 4324 PG 1256		

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	STORE - RESIDENCE COMBO (1200)	0	0		6572.000	Square Feet	$0.00	$384,883.00

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

Commercial Building(s)

Building 1

Commercial

Building Value: $357,017.00
Building Use: 1 STORY STORE (11C)
Structure Type:

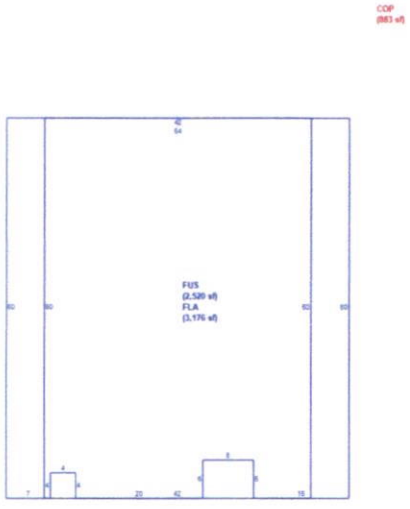
Summary

Year Built:	1920
Total Effective Area:	6579
Full Bathrooms:	4
Half Bathrooms:	3
Elevators:	0
Elevator Landings:	0
Residential Units:	3
Kitchens:	4
Fireplaces:	0

Section(s)

Section Type	No. Stories	Ground Floor Area
COMMERCIAL CANOPY (COP)	1.00	883
FINISHED LIVING AREA (FLA)	1.00	3176
FINISHED AREA UPPER STORY (FUS)	1.00	2520

View Larger



Building 2

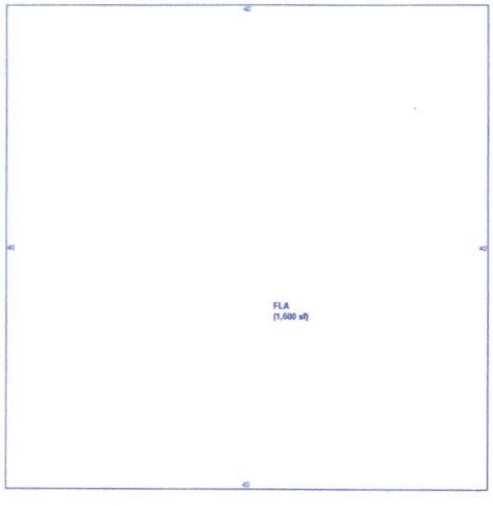
Commercial	Building Value: $111,598.00 Building Use: 1 STORY STORE (11C) Structure Type:

Summary	
Year Built:	1950
Total Effective Area:	2128
Full Bathrooms:	2
Half Bathrooms:	0
Elevators:	0
Elevator Landings:	0
Residential Units:	0
Kitchens:	0
Fireplaces:	0

Section(s)

Section Type	No. Stories	Ground Floor Area
BASEMENT FINISHED (BSF)	1.00	528
FINISHED LIVING AREA (FLA)	1.00	1600

View Larger



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
4324 / 1256	05/2013	Warranty Deed	Unqualified	Improved	$100.00
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Click here to search for mortgages, liens, and other legal documents.

Values and Estimated Ad Valorem Taxes

Values shown below are 2023 CERTIFIED VALUES (July 1 Preliminary Tax Roll Certification)

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	$853,498	$823,150	$823,150	5.0364	$4,145.71
SCHOOL BOARD STATE	$853,498	$853,498	$853,498	3.2500	$2,773.87
SCHOOL BOARD LOCAL	$853,498	$853,498	$853,498	2.9980	$2,558.79
LAKE COUNTY WATER AUTHORITY	$853,498	$823,150	$823,150	0.3083	$253.78
NORTH LAKE HOSPITAL DIST	$853,498	$823,150	$823,150	0.5000	$411.58
ST JOHNS RIVER FL WATER MGMT DIST	$853,498	$823,150	$823,150	0.1974	$162.49
CITY OF MOUNT DORA	$853,498	$823,150	$823,150	5.9603	$4,906.22
LAKE COUNTY MSTU AMBULANCE	$853,498	$823,150	$823,150	0.4629	$381.04
LAKE COUNTY VOTED DEBT SERVICE	$853,498	$823,150	$823,150	0.0918	$75.57
				Total: 18.8051	**Total:** $15,669.05

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.

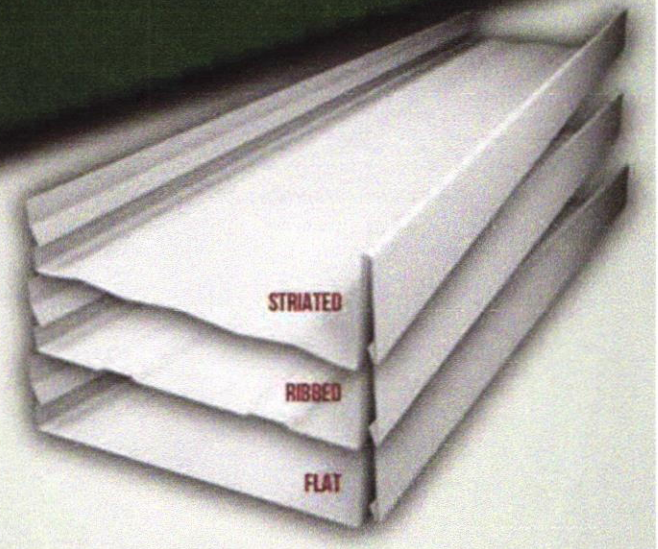
Copyright © 2014 Lake County Property Appraiser. All rights reserved.
Property data updated nightly.
Site Notice

TRI COUNTY METALS

TCM 6/2023

SL-LOK

Make Your Next Roof Your Last



OVERVIEW

This panel is manufactured at our TCM plant or job site roll formed.

Applications: Residential, Light Commercial

Gauge: 24 gauge and .032 Aluminum

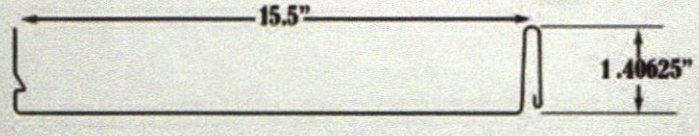
Minimum Slope: 1/4 / 12
Minimum Slope shall comply with Florida Building Code, including Sections 1507.4.2, greater than .25/12 with recommending sealant under 2/12

Panel Profile: 15 1/2" net coverage

Substrate: Galvalume® steel sheet, conforming to ASTM A792

Finish: Mill Finish AZ55 Acrylic Coated Galvalume®; 25 year limited warranty

TCM exclusive paint systems:
Max Defender Paint System® 35 / 30 year limited warranty.



BENEFITS

- Unique clip system allows for panel thermal expansion and contraction
- Hidden fastener design doesn't leave any screws exposed to the elements
- Ask about our TCM Continuous Clip for this profile

COLORS

Contact your salesperson for availability information.

TRI COUNTY METALS

Make Your Next Roof Your Last

FLORIDA PRODUCT APPROVALS: A current list Florida Product Approvals available on our website. For the most up-to-date Florida Product Approvals, please visit our website: TriCountyMetals.com/florida-product-approvals/

For other installation configurations, please inquire with your salesperson for site-specific accommodations.

Trenton 352-463-8400
Ocala 352-622-5500
Brooksville 352-587-8120
Jacksonville 904-490-6004
Live Oak 386-330-0101
Tallahassee 850-574-4001
DeLand 386-738-2579
Winter Haven 863-377-2805

IAS ACCREDITED

SHERWIN WILLIAMS Coil Coatings

SL-LOK

FLORIDA PRODUCT APPROVALS FOR SS-LOK PANELS

NEW TCM Continuous Clip option – **read more here**

Min. 24 Ga., 1.5″ SL-Lok, 15.5″ Wide Roof Panel over min. 15/32 CDX Plywood

Min. 032 Aluminum 1.5″ SL-Lok, 15.5″ Wide Roof Panel over min. 15/32 CDX Plywood

Florida Product Approval # 36904.1

Min. 24 Ga., 1.5″ SL-Lok, 15.5″ Wide Roof Panel over min. 15/32 CDX Plywood

Min. 032 Aluminum 1.5″ SL-Lok, 15.5″ Wide Roof Panel over min. 15/32 CDX Plywood

Florida Product Approval # 36904.2 HVHZ

STANDING SEAM PANELS
26 GA

CORE DEFENDER
paint system

TRI COUNTY METALS

ABOUT THIS PAINT SYSTEM

Tri County Metals roll forms metal roofing from our Core Defender paint system. Our Core Defender paint system offers superior color stability, chalk resistance, fade resistance, and gloss retention.

Weathering performance of our Core Defender paint system is proven through extensive South Florida testing to be superior to standard silicone modified polyester finishes used throughout the metal construction industry.

877-766-3309 TriCountyMetals.com

40-Year Paint Warranty

Learn more about our warranties on our warranty site:
warranty.tricountymetals.com

Polar White
SR: .64 E: .86

Ivory
SR: .66 E: .86

Light Stone
SR: .56 E: .86

Mocha Tan
SR: .47 E: .86

Forest Green
SR: .28 E: .86

Evergreen
SR: .35 E: .86

Patina Green
SR: .28 E: .86

Ash Gray
SR: .46 E: .86

Dark Gray
SR: .37 E: .86

Charcoal
SR: .29 E: .86

Clay
SR: .42 E: .87

Hawaiian Blue
SR: .31 E: .86

Gallery Blue
SR: .26 E: .85

Barn Red
SR: .36 E: .86

Patriot Red
SR: .42 E: .83

Burgundy
SR: .29 E: .86

Cocoa Brown
SR: .35 E: .86

Bronze
SR: .34 E: .86

Black
SR: .31 E: .84

Metallic Copper
SR: .37 E: .84

Galvalume
SR: .67 E: .14

428 N. Donnelly

- Actual color may vary from samples shown
- Actual color chips available upon request
- SR = Solar Reflectance, UV cool roof rating
- E = Emissivity, effectiveness in emitting energy as thermal radiation

SHERWIN-WILLIAMS.
Coil Coatings

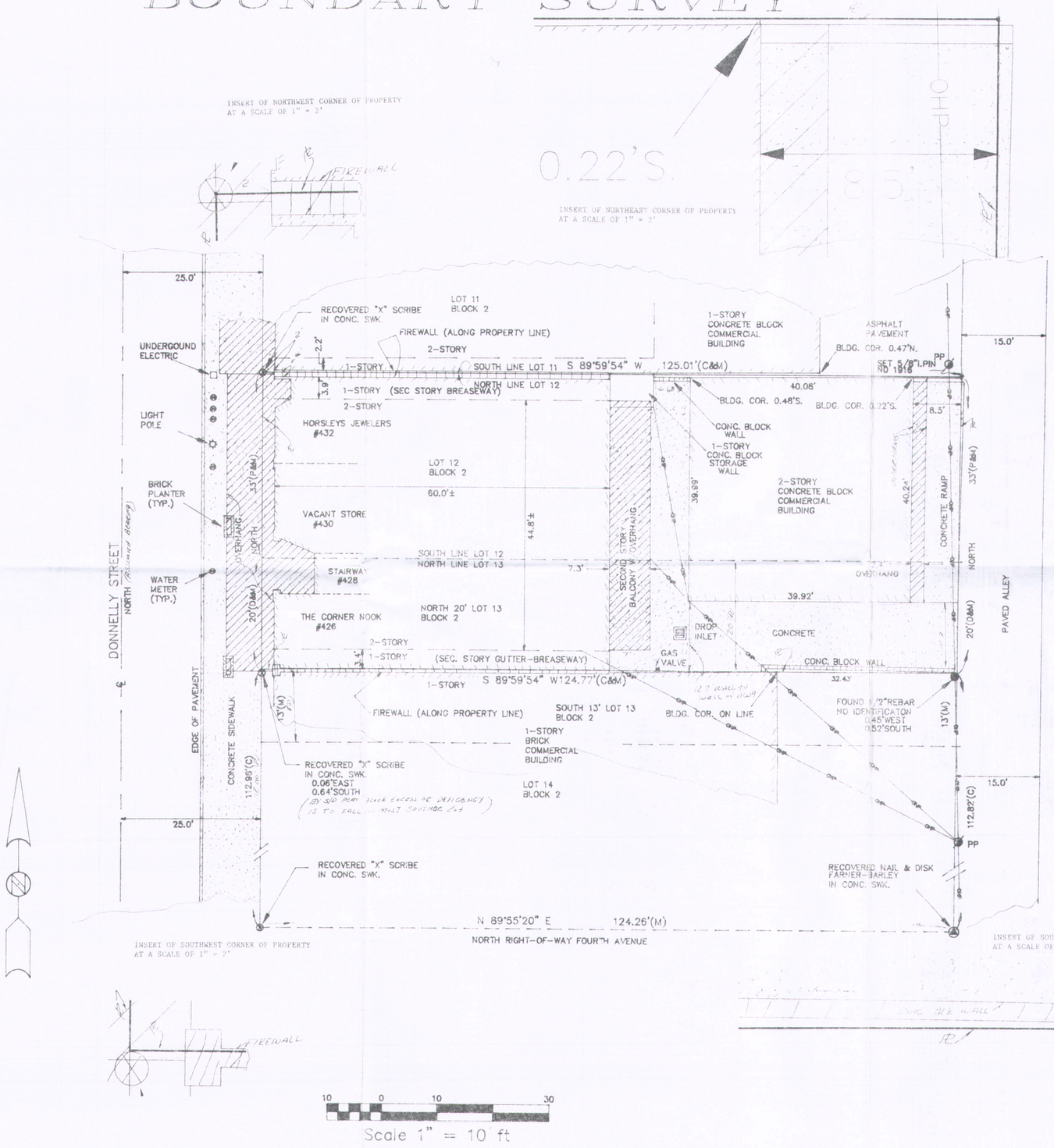
Sherwin-Williams® is a trademark of SWIMC LLC.

TCM April 2022

428
426
Let's Do
Lobster Roll
Sandwich
Hot Dog
Smoothie
OPEN

BOUNDARY SURVEY

A Bldg



DESCRIPTION:

LOT 12 AND THE NORTH 20 FEET OF LOT 13, IN BLOCK 2, CITY OF MOUNT DORA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 37 THROUGH 43, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. BEING IN SECTION 31, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA.

"BASED UPON INFORMATION PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP PANEL 120137-0001B, THE PROPERTY REPRESENTED ON THIS PLAT OF SURVEY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE." (ZONE "X").

STREET ADDRESS: 426, 428, 430, 432 DONNELLY STREET
MOUNT DORA, FLORIDA 32757

GENERAL NOTES

1) BEARINGS ARE BASED ON THE CENTERLINE OF DONNELLY STREET AS BEING "NORTH". (ASSUMED)
2) SUBJECT TO EASEMENTS AND/OR RIGHTS OF WAY OF RECORD.
3) NO UTILITIES SHOWN UNLESS OTHERWISE NOTED (UNDERGROUND OR OVERHEAD).
4) DESCRIPTION FURNISHED BY CLIENT.
5) REFERENCE SOURCE: PREVIOUS SURVEYS, INFORMATION, ETC., IN THE OFFICE OF HOWARD DURDEN SURVEYOR, INC.
6) THIS SURVEY IS TO MINIMUM TECHNICAL STANDARDS, FLORIDA STATUTES, CHAPTER 61G17 AND IS NOT TO BE HELD TO SURVEY STANDARDS BEYOND THOSE CALLED FOR AND SHOWN UNLESS STATED HEREON.
7) THERE MAY BE COVENANTS OR RESTRICTIONS NOT SHOWN HEREON.
8) CERTIFICATIONS LIMITED TO PARTIES NAMED HEREON.
9) THERE ARE NO EASEMENTS OR ENCROACHMENTS VISIBLE ON THE GROUND OTHER THAN THOSE SHOWN HEREON.

LEGEND

℄ = CENTERLINE	CONC. = CONCRETE
PL = PROPERTY LINE	R = RADIUS
R/W = RIGHT OF WAY	Δ = DELTA
(P) = PLAT	T = TANGENT
(M) = FIELD MEASURED	C = CHORD
(C) = CALCULATED	CB = CHORD BEARING
CM = CONCRETE MONUMENT	PC = POINT OF CURVATURE
I.P. = IRON PIN	POB = POINT OF BEGINNING
(D) = DEED DIMENSION	P.T. = POINT OF TANGENT
R&C = REBAR & CAP	SEC. = SECTION
N&C = NAIL & CAP	TWP. = TOWNSHIP
REC. = RECOVERED	RGE. = RANGE
FD. = FOUND	(ACT) = ACTUAL
(R) = RADIAL	F.P. = FENCE POST
ST. = STORY	PLS = PROFESSIONAL LAND SURVEYOR
P.P. = POWER POLE	RES. = RESIDENCE
ASP. = ASPHALT	BLK. = BLOCK
PVMT = PAVEMENT	FR. = FRAME
DR. = DRIVE	W.R.A. = WATER RETENTION AREA
S/W = SIDEWALK	COR. = CORNER
EL. = ELEVATION	U/R = UNRECORDED
S/D = SUBDIVISION	OHP = OVERHEAD POWER
POC = POINT OF COMMENCEMENT	

THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.

REPRODUCTION OF THIS PLAT NOT VALID UNLESS SIGNED AND EMBOSSED WITH SURVEYOR'S SEAL AND CERTIFICATION LIMITED TO PERSON OR PERSONS HEREON.

CERTIFIED TRUE AND CORRECT & NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

HOWARD DURDEN, P.L.S. NO. 1916

HOWARD DURDEN SURVEYOR, INC.
CERTIFICATE NO. LB-0006457
2702 OAK LYNN
EUSTIS, FLORIDA 32726
(PHONE): 352/589-2242
(FAX): 352/589-1988
(P.O. BOX 1245 TAVARES, FLA 32778)
LAND SURVEYORS AND LAND PLANNERS

CERTIFIED TO:
CAVALIER INVESTMENTS, INC./POTTER, CLEMENT & LOWRY, P.A./ATTORNEY'S TITLE INSURANCE FUND, INC./KEITH D. FIELD, INC.

DATE: 7/2/97	SCALE: 1"=10'
UPDATE:	DRAWN BY: B.C.
FOUND:	CHECKED BY: H.D.
FINAL:	FB/PG: 97-19/19-31
REV:	JOB NO: 97-191
REV:	COMP. FILE
REV:	FILE NO: L11574

INSTRUMENT#: 2013056197 OR BK 4324 PG 1256 PAGES: 3 5/17/2013 1:56:16 PM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: $27.00 DEED DOC:$0.70

27.00 recording
.70 minimum doc

This Instrument Prepared By:
Steven C. Lee, Esquire
RETURN TO
DEAN, MEAD, EGERTON, BLOODWORTH, CAPOUANO & BOZARTH, P.A.
Post Office Box 2346
Orlando, Florida 32802-2346
(407) 841-1200

Parcel Identification No.: 29-19-27-003000201200
Property Address: 428 North Donnelly St
Mount Dora, Florida 32757

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED is made the 7th day of May, 2013, by CAVALIER INVESTMENTS, LLC, a Florida limited liability company, successor by conversion to CAVALIER INVESTMENTS, INC., a Florida corporation, whose address 8687 W. Irlo Bronson Memorial Highway, Suite 200, Kissimmee, Florida 34747 (hereinafter referred to as "Grantor"), to DONNELLY 428, LLC., a Florida limited liability company, whose address is 8687 W. Irlo Bronson Memorial Highway, Suite 200, Kissimmee, Florida 34747 (hereinafter referred to as "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 trustees, partnerships, limited liability companies and corporations.)

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00) and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that

==========

THE CONVEYANCE EFFECTUATED BY THIS INSTRUMENT IS A CONVEYANCE OF UNENCUMBERED PROPERTY BETWEEN TWO *LIMITED LIABILITY* COMPANIES WHOSE MEMBERSHIP INTERESTS ARE UNDER IDENTICAL OWNERSHIP. AS NOTED ABOVE, THE REAL PROPERTY IS UNENCUMBERED AND NO CONSIDERATION OF ANY KIND IS BEING PAID IN EXCHANGE FOR SUCH CONVEYANCE. ACCORDINGLY, THIS CONVEYANCE IS EXEMPT FROM THE IMPOSITION OF FLORIDA DOCUMENTARY STAMP TAXES IN ACCORDANCE WITH APPLICABLE CASE LAW, THE FLORIDA ADMINISTRATIVE CODE, AND FLORIDA DEPARTMENT OF REVENUE TECHNICAL ASSISTANCE ADVISEMENT NO. 10B4-004.

certain real property (hereinafter referred to as the "Property") situate, lying and being in Lake County, Florida, and being more particularly described as follows:

Lot 12 and the North 20 feet of Lot 13, Block 2, Section 31, Township 19 South, Range 27 East, in MOUNT DORA, according to the Official Plat thereof recorded in Plat Book 3, Pages 37 through 43, Public Records of Lake County, Florida.

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

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

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property, and hereby warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever. This conveyance is subject to the lien for taxes accruing after December 31, 2012, and to easements, restrictions, agreements, conditions, limitations, reservations and matters of record, if any, but this reference to the foregoing shall not operate to reimpose the same.

Grantor certifies that on the date of execution, delivery and recordation of this instrument, neither Grantor nor any member of Grantor's family resided upon any portion of the Property or any property contiguous thereto. The Property is not the constitutional homestead of Grantor.

The scrivener of this instrument has not examined title to the Property, has utilized legal descriptions provided by Grantor, and has relied upon the representations of Grantor that Grantor is the holder of title to the Property. Accordingly, the scrivener disclaims any liability or responsibility which may result from the failure of Grantor to hold such title in the manner represented.

IN WITNESS WHEREOF, the person named herein as "Grantor" has executed and delivered this instrument and has intended the same to be and become effective as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

Print Name: Lorna Jones

Print Name: Margaret Fitzgerald
Two witnesses as to Grantor

"GRANTOR"

CAVALIER INVESTMENTS, LLC, a Florida limited liability company, successor by conversion to CAVALIER INVESTMENTS, INC., a Florida corporation

By: _____
William N. Leary, President

O0849562.1

STATE OF FLORIDA

COUNTY OF Orange

The foregoing instrument was acknowledged before me this 7th day of May, 2013, by WILLIAM N. LEARY, as the President of CAVALIER INVESTMENTS, LLC, a Florida limited liability company, successor by conversion to CAVALIER INVESTMENTS, INC., a Florida corporation, on behalf of said limited liability company. Said person (check one) ☑ is personally known to me, ☐ produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or ☐ produced other identification, to wit: _____.

PAULA K. RUPE
NOTARY PUBLIC
STATE OF FLORIDA
Comm# DD983838
Expires 6/20/2014

Paula K Rupe
Notary Public - State of Florida

O0849562.1

Property Record Card

General Information

Name:	DONNELLY 428 LLC	**Alternate Key:**	1465338
Mailing Address:	8687 W IRLO BRONSON MEMORIAL HWY STE 200 KISSIMMEE, FL 34747 *Update Mailing Address*	**Parcel Number:**	29-19-27-0030-002-01200
		Millage Group and City:	0MD1 Mount Dora
		2022 Total Certified Millage Rate:	18.8051
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	428 N DONNELLY ST MOUNT DORA FL, 32757	**Property Name:**	HOME & GARDEN TREASURES *Submit Property Name*
		School Information:	*School Locator & Bus Stop Map* *School Boundary Maps*
Property Description:	MOUNT DORA, 31-19-27 LOT 12, N 20 FT OF LOT 13 BLK 2 PB 3 PGS 37-43 ORB 4324 PG 1256		

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

Commercial Building(s)

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Summary

Year Built:	1920
Total Effective Area:	6579
Full Bathrooms:	4
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Elevators:	0
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Section Type	No. Stories	Ground Floor Area
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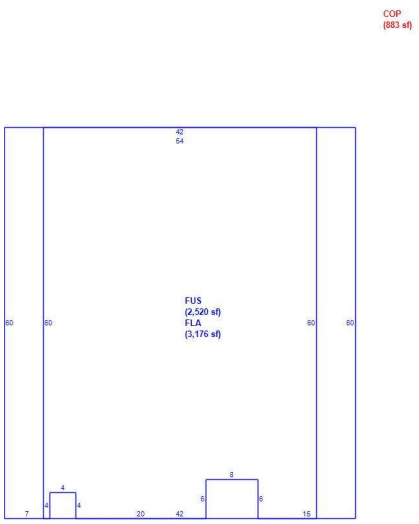
FINISHED AREA UPPER STORY (FUS)	1.00	2520

View Larger

Residential Units:	3
Kitchens:	4
Fireplaces:	0



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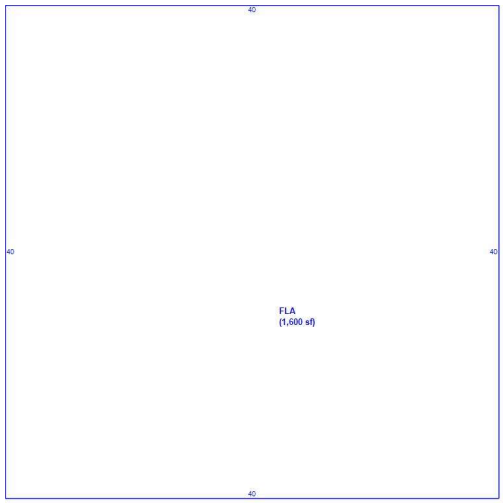
View Larger



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LAKE COUNTY BCC GENERAL FUND	$853,498	$823,150	$823,150	5.0364	$4,145.71
SCHOOL BOARD STATE	$853,498	$853,498	$853,498	3.2500	$2,773.87
SCHOOL BOARD LOCAL	$853,498	$853,498	$853,498	2.9980	$2,558.79
LAKE COUNTY WATER AUTHORITY	$853,498	$823,150	$823,150	0.3083	$253.78
NORTH LAKE HOSPITAL DIST	$853,498	$823,150	$823,150	0.5000	$411.58
ST JOHNS RIVER FL WATER MGMT DIST	$853,498	$823,150	$823,150	0.1974	$162.49
CITY OF MOUNT DORA	$853,498	$823,150	$823,150	5.9603	$4,906.22
LAKE COUNTY MSTU AMBULANCE	$853,498	$823,150	$823,150	0.4629	$381.04
LAKE COUNTY VOTED DEBT SERVICE	$853,498	$823,150	$823,150	0.0918	$75.57
				Total: 18.8051	**Total:** $15,669.05

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

CITY OF MOUNT DORA

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

DATE: September 27, 2023

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 4 - Certificate of Appropriateness; 428 N Donnelly (Location); Replace Existing Asphalt Shingles with Standing Seam Metal Roof (Proposed Work); Donnelly 428, LLC (Owners); Donnelly 428, LLC (Applicant).**

Property Information:

Address:	428 N Donnelly	**Current Use:**	Commercial
Zoning District:	C-2	**Land Use:**	Commercial

Structure Information:

Date of Construction:	1922	**Style:**	Masonry Vernacular
Structural System:	Heavy Timber	**Foundation Type:**	Concrete Footing
Siding:	Stucco / Rusticated Block	**Stories:**	One
Roof Type:	Gable	**Chimneys:**	One

Background on Architectural Style:

To exploit land value to the fullest, commercial buildings were constructed in close proximity to one another and designed to cover most of the lot. The side walls of one commercial building often formed party walls with adjacent buildings. Because of such design constraints, commercial buildings from the mid- I 850s to the 1940s shared many of the same characteristics. Most commercial buildings were rectangular in plan. One narrow elevation, facing the street, became the focus of the design and provided the building's identifying features. Facades were organized into distinct sections or zones, commonly containing one or two parts.

The commercial vernacular style is characterized by a regular, rectangular plan; one to three stories in height; flat roof with a parapet; and brick, concrete block, stucco, rough texture as the primary exterior materials.

Roofs were usually flat built-up types with parapets. Brick was frequently used in combination with cast iron. Beginning in the 1920s, two new masonry materials, hollow terracotta tile and concrete block, gained wide use in construction of commercial buildings. Stucco finishes and terracotta detailing became widespread.

Staff Analysis:
The Applicant is seeking to remove the existing, asphalt shingles and replace them with a standing seam metal roof.

The guidelines recommend identifying, retaining, and preserving roofs – and their functional and decorative features – that are important in defining the overall historic character of the building. This includes the roof's shape, such as hip, gambrel, and mansard; decorative features such as cupolas, cresting, chimneys and weathervanes; and roofing material such as slate, wood, clay tile, and metal, as well as its size, color, and patterning. It is also recommended to replace deteriorated roof surfacing with matching materials or new materials, such as composition shingles or tabbed asphalt shingles, in dark shades that match the original in composition, size, shape, color, and texture.

Staff Recommendation:
Staff recommends approval of the application as presented.

Attachments:
Photos
1987 Site Form
2008 Site Form
Application

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

DATE: September 27, 2023

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 5 – Presenting Demolition by Neglect**

Background:

The Historic Preservation Board requested staff to research how to prevent historic properties from succumbed to demolition by neglect. Demolition by neglect refers to the practice of allowing a building to deteriorate to the point that demolition becomes necessary or restoration becomes unreasonable. The practice has been used by property owners as a means of sidestepping historic preservation laws by providing justification for the demolition of historical buildings. In order to prevent demolition by neglect, a number of cities have adopted ordinances requiring property owners to properly maintain historical buildings.

Our Historic Preservation Ordinance does contain provisions for the enforcement of maintenance and repair. Land Development Code (LDC) Section 3.6.5 (4) states:

> *Where the board determines that any improvements within the exterior of a designated historic site, or within a designated historic preservation review area, are endangered by lack of ordinary maintenance and repair, or of deterioration, or that other improvements in visual proximity to a designated site or designated historic preservation review area are endangered by lack of ordinary maintenance, or of deterioration, to such an extent that it detracts from the desirable character of the designated historic site or designated historic preservation review areas, the board may request appropriate officials or agencies of the city government to require correction of such deficiencies under the authority and procedures of applicable ordinances, laws and regulations.*

Section 10-210, Article V, Chapter 10, Code of Ordinances, City of Mount Dora contains additional property maintenance requirements for abandoned real properties and states:

Sec. 10-210. - Maintenance requirements.

a) Properties subject to this division shall be kept free of overgrown weeds and brush, dead vegetation, trash, junk, debris, building materials, any accumulation of newspapers, circulars, flyers, notices, except those required by federal, state, or local law, discarded personal items, including, but not limited to, furniture, clothing, large and small appliances, printed material or any other items that give the appearance that

the property is abandoned.

b) The property shall be maintained free of graffiti or similar markings by removal or painting over with an exterior grade paint that matches the color of the exterior structure.

c) Front, side, and rear yard landscaping shall be maintained in accordance with the city's standard at the time registration was required.

d) Landscape may include, but not be limited to, grass, ground covers, bushes, shrubs, hedges or similar plantings, decorative rock or bark or artificial turf/sod designed specifically for residential installation. Landscape shall not include weeds, broken concrete, asphalt or similar material.

e) Maintenance shall include, but not be limited to, watering, irrigation, cutting, and mowing of required landscape and removal of all trimmings.

f) Pools and spas shall be maintained so the water remains free and clear of pollutants and debris. Pools and spas shall comply with the enclosure requirements of this Code and the state building code, as amended from time to time.

g) *Failure of the mortgagee and/or property owner of record to properly maintain the property may result in a violation of this Code and issuance of a citation or notice of violation/notice of hearing by a city's code enforcement officer. Pursuant to a finding and determination by the city's special magistrate, the city may take the necessary action to ensure compliance with this section.*

Abandoned real property is defined in our code as, "any property that is vacant and is under a current notice of default and/or notice of mortgagee's sale by the lender or a pending tax assessor's lien sale and/or properties that have been the subject of a foreclosure sale where the title was retained by the beneficiary of a mortgage involved in the foreclosure and any properties transferred under a deed in lieu of foreclosure or sale."

Section 10-21 (a), Article II, Chapter 10, Code of Ordinances adopts the most current version of the International Property Maintenance Code published by the International Code Council with modifications.

With these provisions, Code Enforcement and Building Services are able to cite property owners for not maintaining their property under multiple provisions. The responding department would depend on the maintenance concern; Building Services enforces the Florida Building Code and Code Enforcement enforces the Land Development Code.

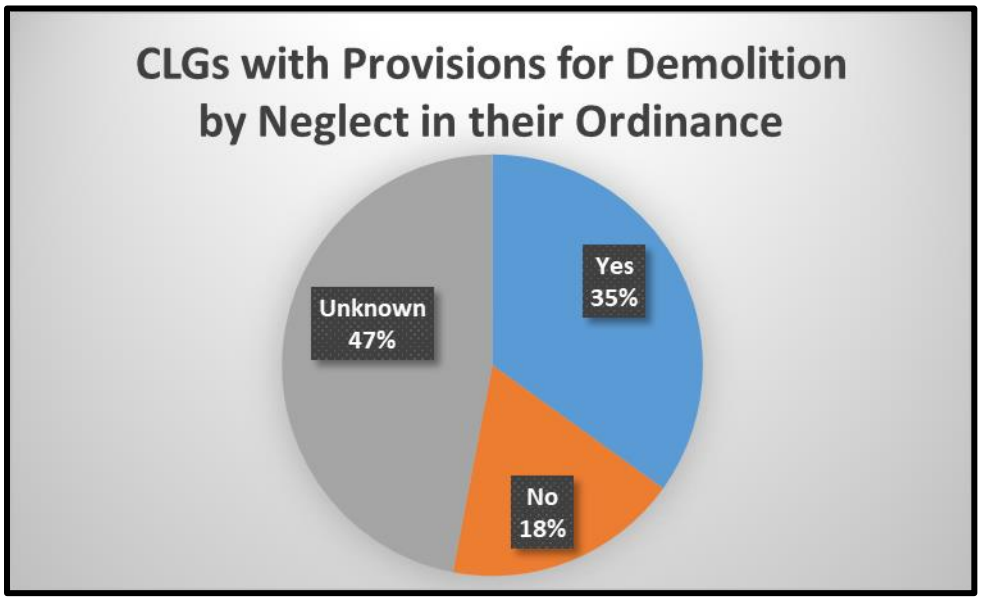
Staff was asked to research the code regulations pertaining to demolition by neglect of other jurisdictions to assess if our code should be amended to strengthen our provisions to prevent demolition by neglect.

Research Method:

The City of Mount Dora is a Certified Local Government through the Bureau of Historic Preservation, Florida Division of Historical Resources, Department of State. The Certified Local Government (CLG) Program was enacted as part of the National Historic Preservation Act Amendments of 1980. The program links three levels of government -federal, state and local- into

a preservation partnership for the identification, evaluation and protection of historic properties. Florida currently has 83 CLGs who receive technical assistance and training and may apply for federally funded CLG subgrants to conduct survey, planning and National Register nomination projects.

Based on information provided by the Florida Division of Historical Resources, staff found that 29 CLGs have code provisions pertaining to demolition by neglect; 15 do not have provisions; and it is unknown if the other 39 jurisdictions have provisions for demolition by neglect.



With this information, Staff obtained and reviewed the Historical Ordinance for twenty-three (23) jurisdictions which were reported to have provisions for demolition by neglect.

Definition

The majority of jurisdictions with criteria pertaining to demolition by neglect defined the practice. Below are different definitions of the practice adopted by different jurisdictions.

> Demolition by neglect. Improper or inadequate maintenance of a historic resource which results in its substantial deterioration and threatens its continued preservation. (Oakland Park)
>
> Demolition by neglect describes a situation in which a property owner: (a) performs improper maintenance which does not meet the Secretary of Interior's Standards for Rehabilitation, or is done in such a manner so as not to prevent further deterioration of the structure, or (b) fails to perform affirmative maintenance which allows a historic resource to suffer substantial deterioration and threatens its continued preservation. (Ocala)
>
> Demolition by neglect means the willful abandonment of a building or structure by the owner, resulting in such a state of deterioration that its self-destruction is inevitable, or

where demolition of the building or structure to remove a health and safety hazard is a likely result. (Pinellas County)

Demolition by neglect means the willful abandonment of a building or structure by the owner, resulting in such a state of deterioration that its self-destruction is inevitable or where demolition of the building or structure to remove a health and safety hazard is a likely result. (St. Petersburg Beach)

Demolition by neglect. The abandonment of a building or structure by the owner(s) resulting in such a state of deterioration that its self-destruction is inevitable or where demolition of the building or structure to remove a health and safety hazard is necessary. (Gulfport)

Demolition by neglect. The absence of work in maintaining, repairing, or securing a contributing building or structure in a historic district that results in deterioration of an exterior feature of the building or structure or the loss of the structural integrity of the building or structure. (New Smyrna Beach)

Demolition by neglect means abandonment of a building or structure by the owner resulting in such a state of deterioration that its self-destruction is inevitable, or where demolition of the building or structure to remove a safety hazard is a likely result. (Monroe County)

Demolition by neglect: The deliberate, reckless, or inadvertent failure to maintain minimum maintenance standards for any properties designated historic, either individually or as a contributing property in a historic district. (Miami-Dade County)

Demolition by neglect means the willful abandonment of a building or structure by the owner resulting in such a state of deterioration that its self-destruction is inevitable or where demolition of the building or structure to remove a health and safety hazard is a likely result. (Lee County)

Demolition by neglect shall mean improper or inadequate maintenance of a historic resource that results in its substantial deterioration and threatens the continued preservation of the historic resource. (Broward County)

Demolition by neglect means the willful abandonment of a building or structure by the owner resulting in such a state of deterioration that its self-destruction is inevitable or where demolition of the building or structure to remove a health and safety hazard is a likely result. (Bonita Springs)

Demolition by neglect means a situation in which a property owner intentionally or inadvertently allows a historic property to suffer severe deterioration, potentially beyond the point of repair. (Belleair).

The Land Development Code for Mount Dora does not specifically define 'demolition by neglect' in Chapter III nor Chapter VIII but does describe the practice in LDC Section 3.6.5 (4) as "improvements […] [which] are endangered by lack of ordinary maintenance and repair, or of deterioration […] to such an extent that it detracts from the desirable character of the designated historic site or designated historic preservation review areas."

This description is generally consistent with the practice but the language is general in regards to its application; 'detracts from the desirable character' can be seen as subjective and not as definitive as other definitions such as 'resulting in such a state of deterioration that its self-destruction is inevitable or where demolition of the building or structure to remove a health and safety hazard is a likely result" which is language used in multiple jurisdictions.

Code Criteria

Although all the codes reviewed had cited that they had provisions pertaining to demolition by neglect, the amount of regulations pertaining to the practice varied greatly between jurisdictions. Most jurisdictions had a section prohibiting the process of allowing a structure to succumb to demolition by neglect or some other form of affirmative maintenance requirements. Other jurisdictions went further and defined the actions which constitute demolition by neglect (Belleair, Broward County, Homestead, Miami Beach, Miami-Dade County, Ocala, etc.); and some defined a specific process to follow in the event an asset was succumbing to demolition by neglect and established penalties (Delray Beach, Homestead, Jupiter, Oakland Park). Some jurisdictions only provided general verbiage pertaining to maintaining the structures while some jurisdictions only defined demolition by neglect but did not provide any regulations to prevent the practice (St. Petersburg Beach).

The provisions pertaining to demolition by neglect adopted by Mount Dora are consistent with the intent of the other jurisdictions and regulations pertaining to the practice varied greatly between jurisdictions.

Attachment(s):

Land Development Code Comparison of Demolition by Neglect

Land Development Code Comparison
Demolition by Neglect Provisions

Contents

1. Belleair 1
2. Bonita Springs 2
3. Broward County 3
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5. Eatonville 5
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9. Highlands County 7
10. Hillsborgh County 7
11. Homestead 8
12. Jupiter 9
13. Lee County 9
14. Miami Beach 9
15. Miami-Dade County 13
16. Pinellas County 13
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18. Ocala 14
19. Oakland Park 16
20. New Symerna Beach 18
21. Monroe County 19
22. Orlando 19
23. Tampa 20

1. Belleair

(i) *Demolition by neglect.*

(1) *Affirmative maintenance required.* The owner of a property designated pursuant to this section either individually or as a contributing part of a district shall comply with all applicable codes, laws and regulations governing the maintenance of property. It is the intent of this section to preserve from deliberate or inadvertent neglect the exterior features of such properties and the interior portions thereof when maintenance is necessary to prevent deterioration and decay of the property. All such

properties shall be preserved against such decay and deterioration and shall be free from structural defects through prompt corrections of any of the following defects:

a. Facades which may fall and injure the subject property, adjoining property, or members of the public.

b. Deteriorated or inadequate foundation, defective or deteriorated flooring or floor supports, deteriorated walls or other vertical structural supports.

c. Members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split or buckle due to defective material or deterioration.

d. Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken windows or doors.

e. Any fault or defect in the property which renders it structurally unsafe, insufficiently protected from weathering, or not properly watertight.

(2) *Enforcement.* In the event the town manager or designee determines that a historically designated structure or a structure is in the course of being demolished by neglect, the town manager or designee shall notify the owner of record of such preliminary findings, stating the reasons, and shall give the owner of record 30 days from the date of such notice in which to commence work rectifying the evidence of neglect. Such notice shall be accomplished by certified mailing to the last known address of the owner of record or, in the event that this procedure is unsuccessful, then by attaching such notice to the structure for a seven-day period.

Upon the failure of the owner of record to commence work within 30 days of such notice, the town manager shall notify the code enforcement board and request a hearing. Written notice of the request for a hearing and subsequent procedures shall comply with the criteria established pursuant to section 66-412 of the Town Code.

Pursuant to section 66-412 of the Town Code, the code enforcement board, upon finding a violation, shall issue an order to comply. Fines may be levied against the property owner, as well as a lien against the land on which the violations exist.

If the town manager or designee determines that the code enforcement process delineated in section 66-412 would be an inadequate response to a given violation, the town may pursue both civil and criminal penalties pursuant to section 66-413 of the Town Code.

2. Bonita Springs

Sec. 5-210. Demolition by neglect.

If the staff of the historic preservation board or the building official inform the historic preservation board that a designated historic resource or contributing property within a historic district is being demolished by neglect, as defined pursuant to this chapter, the historic preservation board shall notify the owners of record by certified mail of its preliminary findings and intent to hold a public hearing no later than 45 calendar days from the date the notice was sent to determine evidence of neglect. The owner shall have until the time of the public hearing to make necessary repairs to rectify the evidence of neglect as identified in the certified notice. Upon failure by the owner to abate the structural, health or safety hazards identified in the initial notice within 45 calendar days, the historic preservation board shall hold a public hearing to consider recommending to the building official that the owner be issued a citation for code violation. The owner shall have the right to rebut the preliminary findings of the historic preservation board at the public hearing. If the historic preservation board finds that the building or structure is being demolished by neglect pursuant to this chapter, the historic preservation board may recommend to the building official that the owner be issued a citation for code violations and that penalties be instituted pursuant to this chapter.

3. Broward County

Sec. 5-537. Maintenance of historic resource.

(a) Every owner of a historic resource shall properly maintain and keep in good repair and shall not permit demolition by neglect to occur:

(1) All of the exterior portions of such buildings or structures;

(2) All interior portions which, if not maintained, may cause the building or structure to deteriorate or to become damaged or otherwise to fall into a state of disrepair; and

(3) If the site contains archaeological materials, the owner shall be required to maintain the property in such a manner so as not to adversely affect the integrity of the archaeological zone or historic resource; or

(4) In the alternative to (1)—(3) above, seek a COA based upon a deprivation of reasonable economically beneficial use of such property.

(b) The Historic Preservation Board may refer violations of this section to the appropriate division of the local government having jurisdiction for enforcement proceedings relating to any building or structure designated as a historic resource in order to preserve such building or structure in accordance with the purpose and intent of this article.

(c) The requirements of this section shall be in addition to any and all requirements of the local government having jurisdiction and the Florida Building Code that require buildings or structures to be maintained in good repair. It is the intent of this section to preserve, from either deliberate or inadvertent neglect, the exterior features of historic resources and the interior portions thereof when maintenance is necessary to prevent deterioration and decay of the historic resource. All such historic resources shall be preserved against such decay and deterioration and be maintained free from structural defects through correction of any of the following deficiencies:

(1) Facades which may fall and injure the subject or adjoining structure or building, or members of the public.

(2) Deteriorated or inadequate foundation, defective or deteriorated flooring or floor supports, deteriorated walls or other vertical structural supports.

(3) Members of ceilings, roofs, ceiling and roof supports, or other horizontal members which sag, split, or buckle due to defective material or deterioration.

(4) Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations, or floors, including broken windows or doors.

(5) Any fault or defect in the structure or building which renders it structurally unsafe, insufficiently protected from weathering, or not properly watertight.

(d) A property owner who believes that the application of this section creates an undue economic hardship may request relief pursuant to Section 5-536 of this Code.

4. Delray Beach

(9) ***Maintenance Requirements for Historic Sites and Buildings; Penalties.*** (Ord. No. 12-18, § 2, 9-25-18)

(a) Every owner of historic and archeological sites or owner of buildings, structures, improvements and appurtenances within historic districts shall keep in good repair and shall properly maintain both the exterior and site. The owner of a building or structure located within a historic district through the exercise of sufficient and reasonable care shall provide for the maintenance and

upkeep of these sites and buildings to prevent destruction and decay as caused by either deterioration or other hazards. (Ord. No. 12-18, § 2, 9-25-18)

(b) In addition to the general standards and guidelines set forth at Sub-paragraph 4.5.1.(E)(5) above, the owner shall preserve a historic structure against decay and deterioration through the correction of the following deficiencies: (Ord. No. 12-18, § 2, 9-25-18)

1. Facades which may fall and injure the subject or adjoining structure or building, or members of the public. (Ord. No. 12-18, § 2, 9-25-18)
2. Deteriorated or inadequate foundation, defective or deteriorated flooring or floor supports, deteriorated walls or other vertical structural supports. (Ord. No. 12-18, § 2, 9-25-18)
3. Members of ceilings, roofs, ceiling and roof supports, or other horizontal members which sag, split or buckle due to defective material or deterioration. (Ord. No. 12-18, § 2, 9-25-18)
4. Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations, or floors, including broken windows or doors. (Ord. No. 12-18, § 2, 9-25-18)
5. Presence of signs that would indicate rotting wood or termite infestation. (Ord. No. 12-18, § 2, 9-25-18)
6. Any fault or defect in the structure or building which renders it structurally unsafe, insufficiently protected from weathering, or not properly watertight. (Ord. No. 12-18, § 2, 9-25-18)

(c) In the sole discretion of the City, a violation of any of the provisions of sub-paragraph 4.5.1.(E)(9) may be penalized either as set forth in the City of Delray Beach Operating Guidelines Manual for the Neighborhood and Community Services Department, as may be amended from time to time, or additionally by imposing the penalties provided for in Section 37.36 of the City Code of Ordinances which have been authorized pursuant to state law at Chapter 162, F.S. (Ord. No. 12-18, § 2, 9-25-18)

(d) Notwithstanding the penalties set forth at above sub-paragraph (c), and in addition to the penalties authorized by this section and the Code of Ordinances, a violation of these maintenance regulations which are determined by the City to be a either a repeat violation, or a serious threat to the public health, safety and welfare; or if the violation is irreparable or irreversible in nature, then in any of these circumstances, the owner may also be subject to the following provisions: (Ord. No. 12-18, § 2, 9-25-18)

1. Following the determination by the City of violations under one or more of the circumstances set forth above, no permit will be issued for any alteration or new construction affecting such property for a period of five years, other than permits necessary to correct the violation. However, upon presentation of evidence satisfactory to the Historic Preservation Board that the violation has been corrected, any remaining portion of the five-year prohibition on issuance of a permit may be waived. Notwithstanding this waiver, no other provision or penalty of Sub-paragraph 4.5.1.(E)(9) may be waived by the Historic Preservation Board. (Ord. No. 12-18, § 2, 9-25-18)
2. As a condition for any new land use approval, the owner may be required to rebuild, reconstruct, restore or replicate the structure or object on the property in accordance with applicable standards and development procedures as set forth in Section 4.5.1. (Ord. No. 12-18, § 2, 9-25-18)

3. The ad valorem tax exemption provided for historic structures or properties under Section 4.5.1 and all historic preservation incentives will not apply to historically designated buildings, structures, landscape features, improvements or sites that are damaged, destroyed, or demolished through either action or inaction of the owner concerning maintenance regulation violations identified in sub-paragraph 4.5.1.(E)(9)(b) herein. (Ord. No. 12-18, § 2, 9-25-18)

5. Eatonville

Sec. 48-122. Determining neglect.

In the event the historic preservation board determines that a property with a designated historic district or a designated historic resource is in the course of being demolished by neglect, the historic preservation board shall notify the owner of record of such preliminary findings, stating the reasons therefor. The historic preservation board shall request a meeting with the owner or the tenant of the building that is not being adequately maintained, and the historic preservation board shall present ways to improve the condition of the property. If the owner or tenant fails to take action, the board may notify the building official to institute proceedings before the town code enforcement board under the authority of applicable laws and regulations.

6. Eustis

Sec. 46-257. Enforcement.

It shall be the joint responsibility of the city building official and the code enforcement officer to enforce the provisions of this division; and the divisions may refer violations to the code enforcement board for enforcement proceedings, pursuant to this Code of Ordinances, concerning any building or structure designated under this article, so that the building or structure shall be preserved in accordance with the purposes of this article.

Sec. 46-258. Codes compliance required.

The owner, lessee or other person in physical control of a landmark, landmark site or contributing structure in an historic district shall comply with all applicable codes, laws and regulations governing the maintenance and safety of property, including but not limited to the health and safety, housing and building codes of the city. It is the intent of this section to preserve from deliberate or inadvertent neglect the exterior features of a building designated as a landmark or contributing structure to an historic district and its interior portions when such maintenance is necessary to prevent deterioration and decay of the exterior. All such buildings shall be preserved against such decay and deterioration and shall be free from structural defects through prompt correction of any of the following defects:

(1) Facades which may fall and injure members of the public or property.

(2) Deteriorated or inadequate foundation, defective or deteriorated flooring or floor supports, deteriorated walls or other vertical structural supports.

(3) Members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split or buckle due to defective material or deterioration.

(4) Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken windows or doors.

(5) Defective or insufficient weather protection for exterior wall covering, including lack of paint or weathering due to lack of paint or other protective covering.

(6) Any fault or defect in the building which renders it not properly watertight or structurally unsafe.

(7) Any fault or defect in the building rendering such structure an unsafe structure.

(Ord. No. 95-27, § 16(a), 9-7-1995)

7. Gainesville

5. *Demolition by neglect.* The intent of this section is to stop the continuing deterioration of historic properties and neighborhoods through application of chapters 13 and 16 of the Code of Ordinances.

a. The historic preservation board may, on its own initiative, file a formal complaint with the codes enforcement division requesting repair or correction of defects to any designated structure so that it is preserved and protected.

b. The code enforcement division shall provide written notice to the staff member assigned to the historic preservation board when a building or structure that is either listed on the national or local historic register or is a contributing structure to either a nationally or locally designated historic district is deemed:

i. As having a minor or major housing code violation, or
ii. "Dangerous," as defined by chapter 16 of the Code of Ordinances.

Upon receipt of this notice, the city manager or designee is authorized to access these properties accompanied by a code enforcement officer to assess the damage that formed the basis for the decision to find the building "dangerous." The assessment will be presented to the historic preservation board, which shall be allowed to appeal the determination to the development review board pursuant to section 16-27 of the Code of Ordinances and present evidence against the determination that the building is "dangerous."

8. Gulfport

Sec. 22-21.05. Maintenance and repair of landmarks, landmark sites, and property in historic districts.

(a) Every owner of a landmark, a landmark site or a property in a historic district shall keep the following in good repair:

(1) All of the exterior portions of such buildings or structures;

(2) All interior portions thereof which, if not so maintained, may cause such buildings or structures to deteriorate or to become damaged or otherwise to fall into a state of disrepair; and

(3) In addition, where the landmark is an archaeological site, the owner shall be required to maintain such property in such a manner so as not to adversely affect the archaeological integrity of the site.

(b) The provisions of this chapter shall apply in addition to the provisions of the building code adopted by the city and amended from time to time.

(c) Emergency conditions.

(1) For the purpose of remedying an emergency condition determined to be imminently dangerous to life, health or property, nothing contained herein shall prevent the temporary construction, reconstruction, demolition, or other repairs to a historic structure, building, or site, or a contributing or noncontributing property, structural improvement, or landscape feature within a designated historic district.

(2) Such temporary construction, reconstruction or demolition must take place pursuant to approval of the building official and only such work as is reasonably necessary to correct the emergency conditions may be carried out.

(3) The owner(s) of a building or structure damaged by fire or natural calamity shall be permitted to immediately stabilize the building or structure and to later rehabilitate it under the procedures required by this article. The owner(s) may request a special meeting of the committee to consider an application for a certificate of approval to provide for permanent repairs.

9. Highlands County

Section 12.15.111. Demolition by neglect.

In the event that the HPC reasonably believes that an historic property or a structure or building in a historic district is being demolished by neglect, as defined by this chapter, the HPC shall notify the owner of record by certified mail of its preliminary findings and its intent to hold a public hearing within 30 days to determine evidence of neglect. The owner shall have until the time of the public hearing to make necessary repairs to rectify the evidence of neglect as identified in the notice. If the owner fails to rectify the structural, health or safety hazards identified in the initial notice within such 30 days, the HPC shall hold a public hearing to consider recommending to the code enforcement officer that the owner be issued a citation for code violation. The owner shall have the right to any rebuttal at that public hearing. If the HPC finds that the structure is being demolished by neglect pursuant to this chapter, the HPC shall recommend to the code enforcement officer that the owner be issued a citation for code violation and that penalties be instituted pursuant to the code enforcement ordinance and/or this chapter.

10. Hillsborgh County

Sec. 3.03.08. Maintenance and Repair of Designated Properties

A. Generally

1. The owner and the tenant of a Landmark shall keep in good repair:

   a. All the exterior portions of such buildings and structures.

   b. All interior portions thereof which, if not so maintained, may cause deterioration, damage or lead to a state of disrepair of the landmark.

2. The purpose of this requirement is to prevent a person from instigating the demolition of his building or structure through neglect and permitting damage to it by weather or vandalism.

3. No provision of this section shall be interpreted to require an owner or tenant to undertake an alteration or to restore his building to its original appearance.

4. In the case of designated archaeological resources, the owners and tenants shall be responsible for the protection and preservation of the archaeological remains on the property. At the time of designation the HRRB shall work with the property owner to establish a plan for the protection of the Archaeological Resource which meets the needs of the resource and the property owner.

5. The HRRB may meet with owners of Landmarks which are in poor repair to discuss ways to improve the condition of the property. The HRRB may request the Building Department to take action to require correction of defects threatening the preservation of the landmark.

6. The HRRB may meet with owners of designated archaeological resources when there is an action or effect which threatens the remains in order to develop an effective plan to protect said remains. The

HRRB may request Code Enforcement to take action to require correction of defects threatening the preservation of the site or artifacts.

B. Emergency Conditions

When the Housing and Community Code Enforcement Department determines that there are emergency conditions affecting a Landmark which are dangerous to life, health or adjacent property, the Department may order the correction of these conditions without the approval of the HRRB. The Department shall notify the staff of the HRRB prior to the action being taken. When the emergency conditions do not require demolition, the Department shall make every effort to carry out the intent of this division and to use the guidelines of the HRRB when remedying the emergency conditions.

11. Homestead

Sec. 14-9. Demolition by neglect prohibited.

(a) The owner of a property designated pursuant to this chapter, whether individually or as a contributing part of a historic district shall comply with all applicable codes, laws, and regulations governing the maintenance of property. It is the intent of this section to preserve from deliberate or inadvertent neglect the exterior features of such properties, and the interior portions thereof when maintenance is necessary to prevent deterioration and decay of the property. All designated properties shall be preserved against decay and deterioration and shall be kept free from structural defects through prompt corrections of any of the following:

(1) Facades that may fall and injure the subject property, adjoining property, or members of the public.

(2) Deteriorated or inadequate foundation, defective or deteriorated flooring or floor supports, deteriorated walls or other vertical structural supports.

(3) Members of ceilings, roofs, ceiling and roof supports or other horizontal members that sag, split, or buckle due to defective material or deterioration.

(4) Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations, or floors, including broken windows or doors.

(5) Any fault or defect in the property that renders it structurally unsafe, insufficiently protected from weathering, or not properly watertight.

(b) A property owner who believes that application of this section creates an undue economic hardship may apply for a claim of undue economic hardship pursuant to section 14-111.

(c) When a city code enforcement officer learns of a violation of this section, that officer shall give notice in writing of the violation to the owner, with specific written details of the corrective action necessary to remedy the violation. Such notice shall be given personally, by registered or certified mail, return receipt requested, or by posting on the property when the address of the owner cannot be located. The property owner shall have thirty (30) days from the date of such notice to perform the corrective action. After thirty (30) days, the city code enforcement officer may issue a civil citation pursuant to section 7-34. If the property owner fails to take corrective action within the thirty-day period, the city may file a legal action in a court of competent jurisdiction seeking:

(1) An injunction ordering the property owner to take corrective action; or

(2) An order authorizing the city to enter onto the property to make the corrective action; or

(3) Civil penalties.

In seeking an injunction, the city shall prove that the owner has violated this chapter and such violation threatens the integrity or existence of an individual site or a contributing structure within a district. Such civil

action may be initiated in the name of the city at the discretion of the city manager upon an affirmative vote of a majority of the board. Proposed settlement of a civil lawsuit must be accepted by an affirmative vote of a majority of the city council. Nothing herein shall prevent the city council from initiating or assuming direction of the lawsuit, at its discretion. In the event that the court authorizes the city to enter onto the property to take the required corrective action, the city shall seek the cost of the corrective action as a lien against the property, accruing interest at the statutory rate for judgments until satisfied, including assessment of reasonable attorneys fees and costs for bringing the action. Violations of this section shall be punished by a civil penalty of five hundred ($500.00) dollars. After expiration of the thirty-day period provided above, each day that the corrective action is not taken shall constitute a separate violation.

12. Jupiter

(3) In the event the town council determines that a designated historic site is suffering waste by neglect, it shall notify the property owners of record and shall identify the corrections necessary to return the resource to its condition at designation and shall give the property owner of record 30 calendar days from the date of notice in which to commence work rectifying the evidences of neglect cited by the town. Such notice shall be accomplished in the following manner:

a. By certified mailing to the address of the property owner of record as determined by the most current Palm Beach County property tax rolls, or

b. In the event the procedure outlined in subsection (e)(3)a of this section is not successful, then the town shall post a notice consistent with F.S. ch. 162, to the historic site.

c. Upon the property owner of record's failure to commence work within 30 calendar days of such notice, the town shall notify the property owner in the manner provided above to appear at the next public hearing of the board. The board shall cause to be presented at said public hearing the reasons for the notice, and the property owner shall have the right to present any rebuttal thereto. If, thereafter, the town council determines that the historic site is being demolished by neglect, the council shall forward a motion to the code enforcement division for action.

13. Lee County

Sec. 22-245. Demolition by neglect.

If the staff of the historic preservation board or the building official inform the historic preservation board that a designated historic resource or contributing property within a historic district is being demolished by neglect, as defined pursuant to this chapter, the historic preservation board shall notify the owners of record by certified mail of its preliminary findings and intent to hold a public hearing no later than 35 calendar days from the date the notice was sent to determine evidence of neglect. The owner shall have until the time of the public hearing to make necessary repairs to rectify the evidence of neglect as identified in the certified notice. Upon failure by the owner to abate the structural, health or safety hazards identified in the initial notice within 35 calendar days, the historic preservation board shall hold a public hearing to consider recommending to the building official that the owner be issued a citation for code violation. The owner shall have the right to rebut the preliminary findings of the historic preservation board at the public hearing. If the historic preservation board finds that the building or structure is being demolished by neglect pursuant to this chapter, the historic preservation board may recommend to the building official that the owner be issued a citation for code violations and that penalties be instituted pursuant to this chapter.

14. Miami Beach

(g) *Maintenance of designated properties and demolition by neglect.*

(1) The owner of any building, structure, improvement, landscape feature, public interior or site individually designated in accordance with sections 118-591, 118-592 and 118-593, or located within an historic district, whether vacant or inhabited, shall be required to properly maintain and preserve such building or structure in accordance with standards set forth in the applicable Florida Building Code, this article and this Code. For purposes of this article, demolition by neglect is defined as any failure to comply with the minimum required maintenance standards of this section, whether deliberate or inadvertent.

a. *Required minimum maintenance standards.* It is the intent of this article to preserve from deliberate or inadvertent neglect, the interior, exterior, structural stability and historic and architectural integrity of any building, structure, improvement, landscape feature, public interior or site individually designated in accordance with sections 118-591, 118-592 and 118-593, or located within an historic district, whether vacant or inhabited. All such properties, buildings and structures shall be maintained according to minimum maintenance standards, preserved against decay, deterioration and demolition and shall be free from structural defects through prompt and corrective action to any physical defect which jeopardizes the building's historic, architectural and structural integrity; such defects shall include, but not be limited to, the following:

1. Deteriorated or decayed facades or facade elements, including, but not limited to, facades which may structurally fail and collapse entirely or partially;
2. Deteriorated or inadequate foundations;
3. Defective or deteriorated flooring or floor supports or any structural members of insufficient size or strength to carry imposed loads with safety;
4. Deteriorated walls or other vertical structural supports, or members of walls, partitions or other vertical supports that split, lean, list or buckle due to defective material or deterioration;
5. Structural members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split or buckle due to defective material or deterioration;
6. Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken or missing windows or doors;
7. Defective or insufficient weather protection which jeopardizes the integrity of exterior or interior walls, roofs or foundation, including lack of paint or weathering due to lack of paint or other protective covering;
8. Any structure which is not properly secured and is accessible to the general public; or
9. Any fault or defect in the property that renders it structurally unsafe or not properly watertight;
10. The spalling of the concrete of any portion of the interior or exterior of the building.

b. *Notice, administrative enforcement and remedial action.* If any building, structure, improvement, landscape feature, public interior or site individually designated in accordance with sections 118-591, 118-592 and 118-593, or located within an historic district, in the opinion of the historic preservation board, planning director or designee, or the city's building official or designee, falls into a state of disrepair so as to potentially jeopardize its structural stability and/or architectural integrity, and/or the safety of the public and surrounding structures, or fails to satisfy any of the required minimum maintenance standards above, the planning director or designee, or the city's building official or designee shall have right of entry onto the subject property and may inspect the subject property after 48 hours' notice to the owner of intent to inspect. In the event the property owner refuses entry of any city official onto the subject property, the city may file an appropriate action compelling the property owner to allow such officials access to the subject

property for an inspection. Upon completion of the inspection of the subject property, a report delineating the findings of such inspection, as well as any remedial action required to address any violation of the required minimum maintenance standards, shall be immediately transmitted to the property owner. The city may require that the property owner retain a professional structural engineer, registered in the state, to complete a structural evaluation report to be submitted to the city. Upon receipt of such report, the property owner shall immediately take steps to effect all necessary remedial and corrective actions to restore the structure's or building's compliance with the required minimum maintenance standards herein; remedial action in this regard shall include, but not be limited to, the structural shoring, stabilization and/or restoration of any or all exterior walls, including their original architectural details, interior loadbearing walls, columns and beams, roof trusses and framing, the blocking of openings and securing of existing windows and door openings, as well as sealing of the roof surface against leaks, including from holes, punctures, open stairwells, elevator shafts and mechanical systems roof penetrations as necessary to preserve the building or structure in good condition. The owner shall substantially complete such remedial and corrective action within 30 days of receipt of the report, or within such time as deemed appropriate by the building official, or designee, in consultation with the planning director or designee. Such time may be extended at the discretion of the city's building official, in consultation with the planning director.

c. *Injunction and remedial relief.* If the owner of the subject property, in the opinion of the city's building official, fails to undertake and substantially complete the required remedial and corrective action within the specified time frame, the city may, at the expense of the owner, file an action seeking an injunction ordering the property owner to take the remedial and corrective action to restore the structure's or building's compliance with the required minimum maintenance standards herein and seeking civil penalties as herein provided; Such civil action may only be initiated at the discretion of the city manager or designee. The court shall order an injunction providing such remedies if the city proves that the property owner has violated the required minimum maintenance standards or any portion of this article or this code.

d. *Civil penalties.* Violation of this article shall be punishable by a civil penalty of up to $5,000.00 per day, for each day that the remedial and corrective action is not taken.

(3) Nothing in this section shall be construed to prevent the ordinary maintenance or repair of any building, structure, improvement, landscape feature, public interior or site individually designated in accordance with sections 118-591, 118-592 and 118-593, or located within an historic district which does not involve a change of design, appearance or material, and which does not require a building permit or certificate of appropriateness. Any building, structure, improvement, landscape feature, public interior or site individually designated in accordance with sections 118-591, 118-592 and 118-593, or located within an historic district that is the subject of an application for a certificate of appropriateness for demolition shall not have its architectural features removed, destroyed or modified until the certificate of appropriateness is granted. Owners of such property shall be required to maintain such properties in accordance with all applicable codes up to the time the structure is demolished.

(4) Vacant buildings and structures. The owner of any building, structure, improvement, landscape feature, public interior or site individually designated in accordance with sections 118-591, 118-592 and 118-593, or located within an historic district which is proposed to be vacated and closed, or is vacated and closed for a period of four weeks or more, shall make application for certificate of appropriateness approval and a building permit to secure and seal such building or structure. The owner or the owner's designated representative, shall notify the city's building official and planning director, or their designees, in writing of the proposed date of vacating such building or structure.

a. *Inspection of premises and sealing of property.* Upon receipt of written notification to vacate, a visual walk-through inspection of the subject premises may be required, at the discretion of the building official to ascertain the general condition of the building. Such inspection shall include,

but not be limited to, a visual inspection of the structural system to the greatest extent possible, exterior and interior walls, roofs, windows, doors and special architectural features, as well as site features. Upon completion of such inspection, the building official, shall notify the owner in writing of the findings of the inspection. If the subject structure fails to comply with the required minimum maintenance standards herein, all remedial and corrective action necessary to restore the structure's or building's compliance with the required minimum maintenance standards herein shall be undertaken by the property owner, to the satisfaction of the building official and the planning director, or their respective designees, before any sealing or closing of the structure shall be permitted. The owner of such building or structure shall be required to obtain certificate of appropriateness approval and a building permit for any and all such remedial and corrective work; upon completion of the work, the building official and planning director, or their designees, may reinspect the subject building or structure to determine whether all work has been completed in compliance with the approved plans. Upon determination of completion, the owner of the subject structure shall file application for certificate of appropriateness approval and a building permit to seal and secure the building.

b. *Reinspection of premises.* If at any time during the vacancy of the structure the building should fail to comply with the required minimum maintenance standards herein and fall into a state of disrepair constituting demolition by neglect, or is in violation of any portion of subsection 118-532(g) of these land development regulations, such premises shall be subject to all maintenance and enforcement provisions of subsection 118-532(g) of these land development regulations as well as all of the city's building and property maintenance standards contained in this Code and the Florida Building Code enforceable by the city using all available means.

c. *Enforcement and remedial action.* Failure to comply with remedial action required by the planning director or building official, or designee, may result in city action to ensure the protection of public safety and the stabilization and preservation of the architectural integrity of the building or structure. Such measures shall all be undertaken at the expense of the owner, including, but not limited to, the city filing an action to order the property owner to take all required corrective action and seeking to impose civil penalties.

(5) Any and all liens referenced or imposed hereafter, based on the foregoing provisions, shall be treated as special assessment liens against the subject real property, and until fully paid and discharged, shall remain liens equal in rank and dignity with the lien of ad valorem taxes, and shall be superior in rank and dignity to all other liens, encumbrances, titles and claims in, to or against the real property involved; the maximum rate of interest allowable by law shall accrue to such delinquent accounts. Such liens shall be enforced by any of the methods provided in Fla. Stat. Ch. 86 or, in the alternative, foreclosure proceedings may be instituted and prosecuted under the provisions applicable to practice, pleading and procedure for the foreclosure of mortgages on real estate set forth in Florida Statutes, or may be foreclosed per Fla. Stat. Ch. 173, or the collection and enforcement of payment thereof may be accomplished by any other method authorized by law. The owner and/or operator shall pay all costs of collection, including reasonable attorney fees, incurred in the collection of fees, service charges, penalties and liens imposed by virtue of this section.

(6) There shall be no variances, by either the board of adjustment or the historic preservation board, from any of the provisions contained in subsection 118-532(g) of this article.

15. Miami-Dade County

Sec. 16A-13.1. Demolition By Neglect Prohibited.

Affirmative Maintenance Required. The owner of a property designated pursuant to this Chapter, either individually or as a contributing part of a district, shall comply with all applicable codes, laws, and regulations governing the maintenance of property. It is the intent of this section to preserve from deliberate or inadvertent neglect the exterior features of such properties and the interior portions thereof when maintenance is necessary to prevent deterioration and decay of the property. All such properties shall be preserved against such decay and deterioration and shall be free from structural defects through prompt corrections of any of the following defects:

(a) Facades which may fall and injure the subject property, adjoining property, or members of the public.

(b) Deteriorated or inadequate foundation, defective or deteriorated flooring or floor supports, deteriorated walls or other vertical structural supports.

(c) Members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split or buckle due to defective material or deterioration.

(d) Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken windows or doors.

(e) Any fault or defect in the property which renders it structurally unsafe, insufficiently protected from weathering, or not properly watertight.

(f) Deteriorated architectural or landscape features relevant to the historic integrity of the structure or site, including but not limited to: porches and porch supports, railings, lighting, eave and roof brackets, cornices, columns, stairways, siding, and other decorative or structural elements.

16. Pinellas County

Sec. 146-8. Maintenance and minor repair provisions.

(a) *Ordinary maintenance.* Nothing in this chapter shall be construed to prevent or discourage the ordinary maintenance of the exterior elements of any landmark on a landmark site or any property within a designated historic district when such maintenance and repair does not involve a change of design, appearance, or material.

(b) *Enforcement of maintenance and repair provisions.* When the county administrator determines that the exterior of a designated landmark on a landmark site or a contributing property within a designated historic district is endangered by lack of ordinary maintenance and repair, or that other improvements in visual proximity of a designated landmark on a landmark site or historic district are endangered by lack of ordinary maintenance, or are in danger of deterioration to such an extent that it detracts from the desirable character of the designated landmark on a landmark site or historic district, the county administrator may require correction of such deficiencies under the authority and procedures of applicable ordinances, laws and regulations.

(c) *Unsafe structures.* If the building official determines that any designated landmark on a landmark site or contributing property in a historic district is unsafe pursuant to the provisions of the applicable county ordinances, the appropriate official will immediately notify the county administrator by submitting copies of such findings. Where appropriate and in accordance with applicable ordinances, the county shall encourage repair of the building or structure rather than demolition.

(d) *Emergency conditions.*

(1) For the purpose of remedying an emergency condition determined to be imminently dangerous to life, health, or property, nothing contained in this chapter will prevent the temporary construction, reconstruction, demolition, or other repairs to a designated landmark on a landmark site or a contributing or noncontributing property in a historic district, structural improvement, landscape feature, or archaeological site within a designated historic district.

(2) Such temporary construction, reconstruction or demolition must take place pursuant to permission granted by the building official and only such work as is reasonably necessary to correct the emergency conditions may be carried out.

(3) The owner of a designated landmark on a landmark site or a contributing property in a historic district damaged by fire or natural calamity will be permitted to immediately stabilize the building or structure and to later rehabilitate it under the procedures required by this chapter. The owner may request a special meeting of the county administrator to consider an application for a certificate of appropriateness to provide for permanent repairs.

(e) *Demolition by neglect.* If the county administrator finds that a landmark on a landmark site or a contributing property in a historic district, is subject to demolition by neglect, the county administrator may recommend that the owner(s) be issued a citation by the building department for code violations and that penalties be instituted pursuant to this chapter or other ordinances.

17. Palatka

Sec. 54-80. Proper maintenance of structures required.

Neither the owner of, nor the person in charge of, a structure within a historic district shall permit such structure to fall into a state of disrepair which may result in the deterioration of exterior appurtenances or architectural features so as to produce or tend to produce, in the judgment of the board, a detrimental effect upon the character of the district as a whole or the life and character of the structure in question.

18. Ocala

Sec. 94-101. Affirmative maintenance requirements; demolition by neglect.

(a) *Intent.* It is the intent of this section to preserve from deliberate or inadvertent neglect the exterior features of structures located within locally designated historic districts or to individually designated historic resources, and the interior portions thereof when such maintenance is necessary to prevent deterioration and decay of the exterior. This includes the deterioration of any exterior appurtenance or architectural feature so as to produce or tend to produce, a detrimental effect upon the character of the district as a whole or the life and character of the landmark, structure or property. It is the further intent of this section to allow the board to work with the property owner to encourage maintenance and stabilization of the structures before any enforcement action is taken.

(b) *Affirmative maintenance.*

(1) Every owner of a property within a designated historic district or of a local landmark shall keep in good repair and shall properly maintain:

a) All of the exterior portions of such building or structure; and

b) The building site including landscaping features within a property's boundaries which help to define historic character. These features include, to the extent they exist on a property, driveways, walkways, lighting, fencing, walls, signs, benches, fountains, wells, terraces, trees and

other plants, berms, drainage or irrigation ditches, and archeological features that are important in defining the history of the site.

(2) In addition, where the historic resource is an archaeological site, the owner shall be required to maintain his property in such a manner as not to adversely affect the archaeological integrity of the site.

(c) *Demolition by neglect.*

(1) It is the intent of this subsection to preserve deliberate or inadvertent neglect the exterior features of structures designated as contributing or significant, as well as interior portions thereof which, if not so maintained, may cause such structure to deteriorate or to become damaged or otherwise fall into a state of disrepair.

(2) No owner of a property within a designated historic district or of a local landmark shall cause or permit the property to suffer demolition by neglect as defined in section 94-2 or consistent with the requirements of this subsection.

(d) *Criteria.* In the absence of an interior inspection or a structural engineer's report as to any structural degradation, the board or CEB may find lack of affirmative maintenance or demolition by neglect upon one or more of the following criteria:

(1) Deteriorated or inadequate foundations;

(2) Defective or deteriorated flooring or floor supports of insufficient size to carry imposed loads with safety;

(3) Members of walls or other vertical supports that split, lean, list, or buckle due to defective material, workmanship, or deterioration;

(4) Members of walls or other vertical supports that are insufficient to carry imposed loads with safety;

(5) Members of ceilings, roofs and their support system, or other horizontal members which sag, split or buckle due to defective material, workmanship or deterioration;

(6) Members of ceiling and roof supports or other horizontal members that are insufficient to carry imposed loads with safety;

(7) Fireplaces or chimneys which list, bulge, or settle due to defective material, workmanship, or deterioration;

(8) Deterioration or defects in paints, coating systems, flashing, or other ineffective waterproofing of exterior walls, roof and foundations, including windows and doors that may result in destructive moisture penetration or other forms of rot and decay;

(9) Any fault, defect, or condition in the building which renders the same structurally unsafe or not properly watertight;

(10) The deterioration or crumbling of exterior plasters, mortars, brick, stone or wood siding;

(11) The deterioration of any feature so as to create or permit the creation of any hazardous or unsafe condition or conditions as determined by the building official;

(12) Deterioration of a historic building or other historic resource to the extent that it creates or permits the creation of a hazardous or unsafe condition or conditions as determined by the building official; and

(13) Deterioration or removal of any unique architectural feature which would detract from the original architectural style;

(14) Any structure that has become uninhabitable shall be presumed to be suffering from demolition by neglect.

(e) *Procedure.*

(1) Upon an oral or written complaint (which may be made by a member of the public, the board, or city staff) that the property within a locally designated historic district, or a local landmark, is being demolished by neglect or is not being affirmatively maintained, the CLG-HPO shall investigate the complaint. If the complaint is found to be valid, the CLG-HPO shall instruct the property owner to contact the CLG-HPO within a reasonable amount of time to arrange a meeting to discuss the property. During this first meeting with the property owner or his agent, or if the property owner does not arrange for or attend a meeting, the designated OHPAB Representative and the CLG-HPO shall inspect the property and recommend any necessary repairs. If necessary, the CLG-HPO shall obtain an inspection warrant pursuant to applicable law. The OHPAB Representative shall prepare a report to the full board on the condition, repairs needed to maintain and stabilize the structure, any resources available for repairs, and a reasonable time frame needed for the repairs. If the condition of the property is such that the representative or another member of the board does not have the expertise to properly evaluate the historic resource, the board shall seek the opinion of a professional with the required expertise.

(2) At the next regularly scheduled board meeting, the full board shall discuss the findings of the designated representative. Determinations shall be based on the criteria found in subsection (c) of this section. If the findings so indicate, the board shall make a preliminary finding of demolition by neglect, a lack of affirmative maintenance, or no violation, and shall forward its determination along with specific actions to be taken with reasonable particularity, timeframes and a deadline for completion of repairs necessary to preserve or repair structures or other resources, to the CEB for recommendation that the structure shall be declared a nuisance and that a certification of demolition by neglect (CDN) be issued. If the owner does not comply with the board's determination and direction, the CLG-HPO shall notify the building official who shall then forward the matter to the CEB pursuant to the procedures in section 2-441 of the city code except that no notice of violation or time to correct the violation shall be issued; rather the matter shall be considered by the CEB and notice to the owner provided.

(3) The CEB shall review the board's findings and, unless it finds that the board had no substantial justification for requiring action to be taken or that the measures required for time periods specified were not reasonable under all of the circumstances, the CEB shall enter its order finding demolition by neglect or a lack of affirmative maintenance, and order appropriate corrective action.

(4) The property owner shall be duly notified of the findings of the CEB. A list of necessary actions and timeframes shall be included with the notification to the owner. Repairs must be started within 30 calendar days. The provisions of sections 2-443 through 2-445 shall apply concerning CEB's order.

(f) The taking of an appeal to a court shall not operate to stay any order of the CEB unless the CEB or court expressly stay such an order. The city may seek preliminary and permanent relief in any court of competent jurisdiction to enforce any order.

(g) This section shall not be construed to alleviate the requirements for a certificate of appropriateness as provided in this chapter.

19. Oakland Park

Sec. 25-112. Maintenance of designated historic resources and demolition by neglect.

The owner of any historic resource, whether vacant or inhabited, shall be required to properly maintain and preserve such historic resource in accordance with standards set forth herein. For purposes of this article, demolition by neglect is defined as any failure to comply with the minimum required maintenance standards of this section or chapter 5, article IV, Minimum Housing Code, of the Code of Ordinances shall be used to prevent demolition by neglect, whether deliberate or inadvertent.

(1) *Required minimum maintenance standards.* It is the intent of this article to preserve from deliberate or inadvertent neglect, the historic resource, whether vacant or inhabited. All such resources shall be maintained according to minimum maintenance standards, preserved against decay, deterioration and demolition and shall be free from structural defects through prompt and corrective action to any physical defect which jeopardizes the building's historic, architectural and structural integrity;

(2) *Notice, administrative enforcement and remedial action.* If, in the opinion of the board, HPO, or the code enforcement officer, any historic resource falls into a state of disrepair so as to potentially jeopardize its structural stability and/or architectural integrity, and/or the safety of the public and surrounding structures, or fails to satisfy any of the required minimum maintenance standards above, then the aforementioned officials shall have right of entry onto the subject property and may inspect the subject property after forty-eight (48) hours' notice to the owner of intent to inspect.

a. In the event the property owner refuses entry of any city official onto the subject property, the city may file an appropriate action compelling the property owner to allow such officials access to the subject property for an inspection.

b. Upon completion of the inspection of the subject property, a report delineating the findings of such inspection, as well as any remedial action required to address any violation of the required minimum maintenance standards, shall be immediately transmitted to the property owner and to the board.

(3) *Code enforcement action—Additional requirements.* In any proceeding of the unsafe structures board, the code enforcement board or special magistrate involving a historic resource the regulatory body shall be instructed as follows:

a. That the subject of the code enforcement action is a historic resource and that these additional requirements apply to their deliberations.

b. Every reasonable effort shall be made to stop and reverse any deterioration of the historic resource.

c. Demolition of a historic shall be ordered only in situations involving an immediate public safety risk and shall be required to meet the following conditions:

1. A structural engineer, with a demonstrated knowledge and expertise in remediation of historic resources, determines that the structure cannot be reasonably repaired; and
2. The HPO determines that there are no viable alternatives to demolition.

d. The board shall be notified, according to notification procedures herein, in advance of any code enforcement hearings regarding a historic resource.

e. The regulatory body may order remedial action by the city to prevent demolition by neglect, including, but not limited to roof repairs, moisture intrusion remediation or structural shoring. The procedure and cost of said action shall be as proscribed in section 5-54 of the City Code of Ordinances, including lien of the subject property to recover the city costs to protect the historic resource.

(4) *Emergency conditions; designated properties.* In any case where it is determined that there are emergency conditions dangerous to life, health or property affecting a historic resource an order to remedy these conditions without the approval of the board or issuance of a required certificate of appropriateness may be issued, provided that the HPO and the chair of the board has been consulted. The building official shall provide the board with adequate photographic evidence and a professional engineer's opinion as to the conditions warranting the demolition.

(5) *Reconstruction.* A historic resource that is substantially destroyed by fire, storm or other hazard may be reconstructed accordance with the Secretary of the Interior's Standards. Notwithstanding the general

requirements of the zoning district in which the resource is located, the reconstruction may be approved with the same setbacks, step backs and height from the finished floor as the resource it is replacing.

20. New Symerna Beach

(k) *Demolition by neglect.* The owner of a contributing building or structure within an historic district shall comply with all applicable codes, laws and regulations governing the maintenance of property. It is the intent of this section to preserve from deliberate or inadvertent neglect the exterior features of buildings and structures designated as contributing or significant and the interior portions thereof when such maintenance is necessary to prevent deterioration and decay of the exterior. All such buildings or structures shall be preserved against such decay and deterioration and free from structural defects through prompt corrections of any of the following defects:

(1) Facades that may fall and injure persons or property;

(2) Deteriorated or inadequate foundation, defective or deteriorated flooring or floor supports, deteriorated walls or other vertical structural supports;

(3) Members of ceilings, roofs, ceiling and roof supports or other horizontal members that sag, split or buckle due to defective material or deterioration;

(4) Deteriorated or ineffective waterproofing of exterior walls, roof, foundations or floors, including broken windows or doors;

(5) Defective or insufficient weather protection for exterior wall covering, including lack of paint or weathering due to lack of paint or other protective covering; or

(6) Any fault or defect in the building that renders it not properly watertight or structurally unsafe.

(l) *Non-compliance.*

(1) The commission, building official and code enforcement officer are each authorized to institute any and all proceedings in law or equity, as they deem necessary and appropriate to obtain compliance with the requirements of this section, or to prevent a violation thereof.

(2) No building permit shall be issued with respect to any premises upon which a significant building has been voluntarily demolished in violation of this section for a period of 22 months after the date of the completion of such demolition. As used herein "premises" includes the parcel of land upon which the demolished significant building was located and all abutting parcels of land under common ownership or control on or subsequent to the date this section was approved.

(3) Upon a determination of the commission that a building is a preferably preserved significant building, the owner shall be responsible for properly securing the building, if vacant, to the satisfaction of the building official and/or code enforcement officer.

(4) Anyone who demolishes a building or structure identified in section 50-12(e) without first obtaining, and complying fully with the provisions of, a demolition permit shall be subject to a fine of up to $5,000.00.

(m) *Appeals to the city commission.* Within 15 days of the commission decision, any affected person may appeal to the city commission any decision of the commission on an application for a demolition. The city commission shall approve, approve with conditions, or disapprove the application within 60 days after receiving the appeal. The city commission shall only approve the demolition of a contributing building if they determine that the request complies with subsections (g)—(j) of this section.

(n) *Withholding of demolition permit.* The demolition permit shall be withheld until the procedural requirements of subsections (f) through (j) inclusive have been satisfied.

21. Monroe County

Sec. 135-8. Maintenance of Designated Historic Property.

(a) Nothing in this article shall be construed to prevent the ordinary maintenance, repair, or improvement, which does not involve a change of design, appearance, or material, or prevent ordinary maintenance of landscaping features.

(b) Where the HPC determines that a designated historic property is endangered by lack of maintenance and repair, it shall notify appropriate officials of the county, so that the county may seek correction of such deficiencies under authority of applicable laws and regulations.

(c) In the event the building official determines that any designated historic structure is unsafe, he shall immediately notify the HPC of such findings. Where feasible within applicable laws and regulations, the building official shall endeavor to have the structure repaired rather than demolished and shall take into consideration any comments and recommendations of the HPC. The HPC may take appropriate actions to effect and accomplish preservation of such structure including, but not limited to, negotiations with the owner and other interested parties.

22. Orlando

Sec. 62.707. Criteria for Demolition.

In reviewing an application for the demolition of an historic landmark or a structure in an HP Overlay district, the Historic Preservation Board shall consider the following criteria:

(a) The historic, architectural or environmental significance of the structure.

(b) The historic, architectural or environmental significance of the structure to the overall ensemble of structures within the HP Overlay district and the importance of the structure to the integrity of the HP Overlay district.

(c) The aesthetic interest that the structure adds to the HP Overlay district, or in the case of an historic landmark, to the City.

(d) The number of remaining examples of similar significance in the HP Overlay district or, in the case of an historic landmark, in the City.

(e) The difficulty or impossibility of reproducing such a structure because of its design, texture, material, detail, size, scale or uniqueness of location.

(f) The plans for future utilization of the site and the effect those plans will have on the architectural, historical, archaeological, social, aesthetic or environmental character of the HP Overlay district.

(g) The reasonable measures that can be taken to save the structure from further deterioration, collapse, arson, vandalism or neglect.

(h) Any measures that have been taken to prevent the structure from deteriorating, such as performance of normal maintenance and repairs and provision of normal tenant improvements. In addition, whether the structure was willfully or negligently allowed to deteriorate.

(i) The determination by the Building Official that the structure is an imminent hazard to public safety and that repairs would be impractical.

(j) The economic hardship imposed on the owner if the application for Certificate of Appropriateness for demolition is denied.

23. Tampa

Sec. 27-102. Maintenance and repair of landmarks, landmark sites and property in historic districts, multiple property designation or conservation overlay district.

(a) *Prevention of demolition by neglect.* The owner and the tenant of a landmark, a landmark site or a property in a historic district, multiple property designation or conservation overlay district, shall keep in good repair: (1) all of the exterior portions of such structures; and (2) all interior portions thereof which, if not so maintained, may cause such structures to deteriorate or to become damaged or otherwise to fall into a state of disrepair. The purpose of this section is to prevent a person from forcing the demolition of his structure by neglecting it and permitting damage to it by weather or vandalism, and to protect Tampa's historic resources by intervening when a historically designated structure is undergoing demolition by neglect. Demolition by neglect is defined as a situation in which a property owner, or others having legal possession, custody or control of a property, allow the condition of a contributing structure or structure designated as a landmark, to suffer such deterioration, potentially beyond the point of repair, as to threaten the structural integrity of the structure or its relevant architectural detail to a degree that the structure and its character may potentially be lost to current and future generations. No provision in this chapter shall be interpreted to require an owner or tenant to restore the structure to its original appearance.

(b) *Ways to improve the condition of the property.* The BLC administrator shall request a meeting with the owner and the tenant when the landmark or contributing structure is in poor repair, and the BLC administrator shall discuss with them ways to improve the condition of the property. After this step the BLC administrator may request the PDD or applicable code enforcement department or official to take action to require correction of defects in any structure designated under this chapter so that such structure shall be preserved in accordance with the purposes of this chapter. In the event emergency conditions dangerous to life, health or property exist, as determined pursuant to subsection (e), the BLC administrator does not have to comply with the provisions of this subsection.

(c) *Ordinary maintenance and repairs.* Ordinary maintenance and repairs may be undertaken without a certificate of appropriateness, provided that the work involves repairs to existing features of a structure or the replacement of elements of a building or structure with pieces identical in appearance and provided that the work does not change the structure's exterior appearance which is visible to the public.

(d) *Control of demolition by neglect of contributing structures within local historic districts or those structures designated as local landmarks.*

(1) In order to promote the purposes of historic preservation, this subsection requires that owners of historic properties maintain their properties and not allow them to fall into disrepair. The requirements of this subsection are applicable only to contributing structures in local historic districts or those structures designated as local landmarks.

(2) *Conditions of neglect defined and prohibited.* Owners or others having legal possession, custody or control of a contributing structure in a local historic district or a structure designated as a local landmark shall maintain or cause to be maintained the exterior and structural features of their properties and not allow conditions of neglect to occur on such properties. It is a violation to fail to remedy a condition of neglect as defined in this section.

Conditions of neglect include, but are not limited to, the following:

a. Deterioration of exterior walls, foundations, or other vertical support that causes leaning, sagging, splitting, listing, or buckling.

b. Deterioration of flooring or floor supports, roofs, or other horizontal members that causes leaning, sagging, splitting, listing, or buckling.

c. Deterioration of external chimneys that causes leaning, sagging, splitting, listing, or buckling.

d. Deterioration or crumbling of exterior brick, plaster or mortar.

e. Ineffective waterproofing of exterior walls, roofs, and foundations, including broken windows or doors.

f. Defective protection or lack of weather protection for exterior wall and roof coverings, including lack of paint, or weathering due to lack of paint or other protective covering.

g. Rotting, holes, and other forms of decay.

h. Deterioration of exterior stairs, porches, handrails, window and door frames, cornices, entablatures, wall facings, and architectural details that causes delamination, instability, loss of shape and form, or crumbling.

i. Deterioration that has a detrimental effect on the surrounding historic district.

j. Deterioration that contributes to a hazardous or unsafe condition.

(3) *Undue economic hardship.* A property owner who believes that application of this section creates an undue economic hardship may apply for a variance under the process contained in section 27-96, but applying the economic hardship criteria contained in section 27-103.

(e) *Emergency conditions.* In any case where the PDD, in coordination with the applicable code enforcement department or official, determines that there are emergency conditions dangerous to life, health or property affecting a landmark, a landmark site or a property in a historic district, the department may order the remedying of these conditions without the approval of the BLC. The department shall promptly notify the administrator of the BLC of the action being taken. When the emergency conditions do not require demolition, the department shall make every effort to carry out the intent of this chapter and to use the design standards of the BLC when remedying the emergency conditions. Failure to comply with an order issued pursuant to this section, within the reasonable time set within the order for compliance, is a violation of this Code.

(f) *Other laws and regulations.* The provisions of this section shall be in addition to all other provisions of the state and city laws and regulations requiring that buildings and structures be kept in good repair.