CITY OF MOUNT DORA

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

DATE: May 29, 2024

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 1 - Certificate of Appropriateness; 308 N Tremain (Location); Construct a Detached Garage (Request); 308 North Tremain Street, LLC (Owner); Vedder Construction, LLC (Applicant).**

Property Information

Site Address:	308 N Tremain Street	**Current Use:**	Single-Family Residence
Zoning District:	Residential Professional	**Land Use:**	Residential Professional/Office

Structure Information

Construction Date:	1922	**Style:**	Bungalow
Structural System:	Masonry Vernacular	**Foundation Type:**	Concrete Footing
Siding:	Concrete Block / Stucco	**Stories:**	Two
Roof:	Asphalt Shingles / Tin	**Windows:**	1/1 Sash
Roof Type:	Gable	**Chimneys:**	One (Concrete Block)

Porch: Elevated step-up covered entrance and two story screen porch in the rear

Description of Proposed Work:

Construct a 20’ X 30’ (600 SF) detached garage with covered porch with unfinished attic space for storage. The structure will feature a gable roof, metal roof panels, horizontal hardi board siding, and a copula.

Background on Architectural Style:

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

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

Guidance from the Historic Guidelines:

Additions, new construction and changes to non-historic buildings should acknowledge the historic context in which they are to be located. They should respect the massing, scale and architectural features of their historic environment. New construction should complement the historic architecture. Through sound planning and design, it can reinforce and respect the existing patterns of a historic district. Successful infill design does not have to imitate demolished or extant buildings to be successful. Rather, it picks up significant themes, such as height, materials, roof form, massing, set-back, and the rhythm of opening to ensure that a new building blends with its context.

To be compatible with its environment, new construction should respect the predominant height, scale, mass, orientation, setbacks, rhythm and details of its historic neighbors. Pay particular attention to the qualities of height, scale and massing. Little can be done to make an ill proportioned building compatible with its historic neighbors.

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. Landscaping is also an important component. A concrete plaza adjacent to the sidewalk is incompatible in an area dominated by grassy lawns.

While the new construction should respect 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. As always, the quality of design, materials and construction are most important.

Recommendations:

1. Keep new construction to a minimum
2. Design new buildings to be compatible in materials, size, color, and texture with the surrounding buildings.
3. Employ contemporary design that is compatible with the character and feeling of the district.

Avoid:

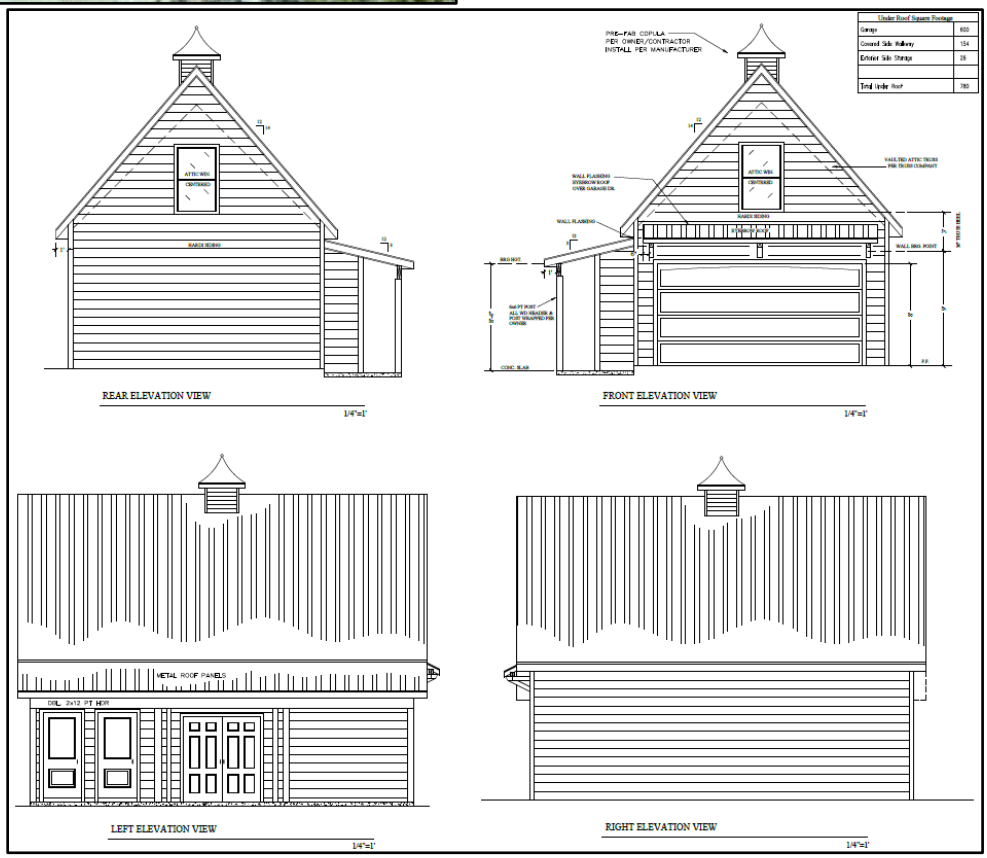
1. Designing new buildings who's massing and scale is inappropriate and whose materials and textures are non-historic.
2. Imitating an earlier style or period of architecture in new construction, except in rare cases where a contemporary design would detract from the architectural unity of an ensemble or group.

Staff Analysis:

The Owner obtained a COA on June 29, 2022, to redo the second story porch; on September 28, 2022, to allow tile to be installed on an exterior wall within a porch area; and on June 28, 2023 the Owner reconstruct the porches and other façade modifications.

The subject property is a corner lot which abuts two right-of-ways on the eastern and southern buffer and the proposed garage will be located in the northwest corner of the lot (see aerial with the red box depicting the proposed location).

The proposed garage is compatible with the residence which also has a metal roof and horizontal siding. The garage will be situated between a two-story residence and a single-story residence.



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

Attachments:
Photos
2008 Site Form
2020 Site Form
Application

CITY OF MOUNT DORA

Site Photos

View from Tremain Street

View from 3rd Avenue

CITY OF MOUNT DORA

Planning and Development
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APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Renovations, Additions and New Construction

Subject Property Address: 308 N Tremain st

Property Owner: Jan + Suzanne Scheck

Applicant: Vedder Construction LLC

Applicant's Mailing Address: 4301 W old us hwy 441 MT DORA FL 32757

Applicant's Phone Number: 352 223 4630

Applicant's Email Address: David@VedderConstructionLLC.com

Full Description of Proposed Alteration(s) or Construction including materials; please attach additional documentation if needed: New construction detached garage

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

Is there currently a chimney on the building? N/A

If so, will the chimney be affected? _____

Required Documentation:

Renovations or Additions:

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

Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA00359
Recorder # 333
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) 308 N TREMAIN 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
308	North	TREMAIN	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 ;32;UNSP
Irregular Section Name: _____
Landgrant _____
UTM: Zone _____ Easting _____ Northing _____
Plat or Other Map (map's name, location) _____

DESCRIPTION

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

HISTORICAL STRUCTURE FORM

8LA00359

DESCRIPTION (continued)

Window Descriptions METAL SASH, 6/1

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 1911

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;1911;

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

8LA00359

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____ Maintaining Organization: _____

File or Accession #: _____ Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

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

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

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

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

SHPO's Evaluation of Resource

_____ Date _____

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT FMSF Staffer: _____

Supplement File Status: NO SUPPLEMENT FILE Computer Entry Date: 5/28/2008

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"

LA00359-200803

Supplementary Printout

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

> **Township/Range/Section/Qtr:**
19S ;27E ;32;UNSP

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

> **Foundation types:**
Continuous

> **Foundation materials:**
Poured Concrete Footing

> **Exterior fabrics:**
Drop siding

> **Roof types:**
Hip

> **Roof materials:**

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

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

> **Original, intermediate, present uses/year started/year ended:**
Private residence;1911;

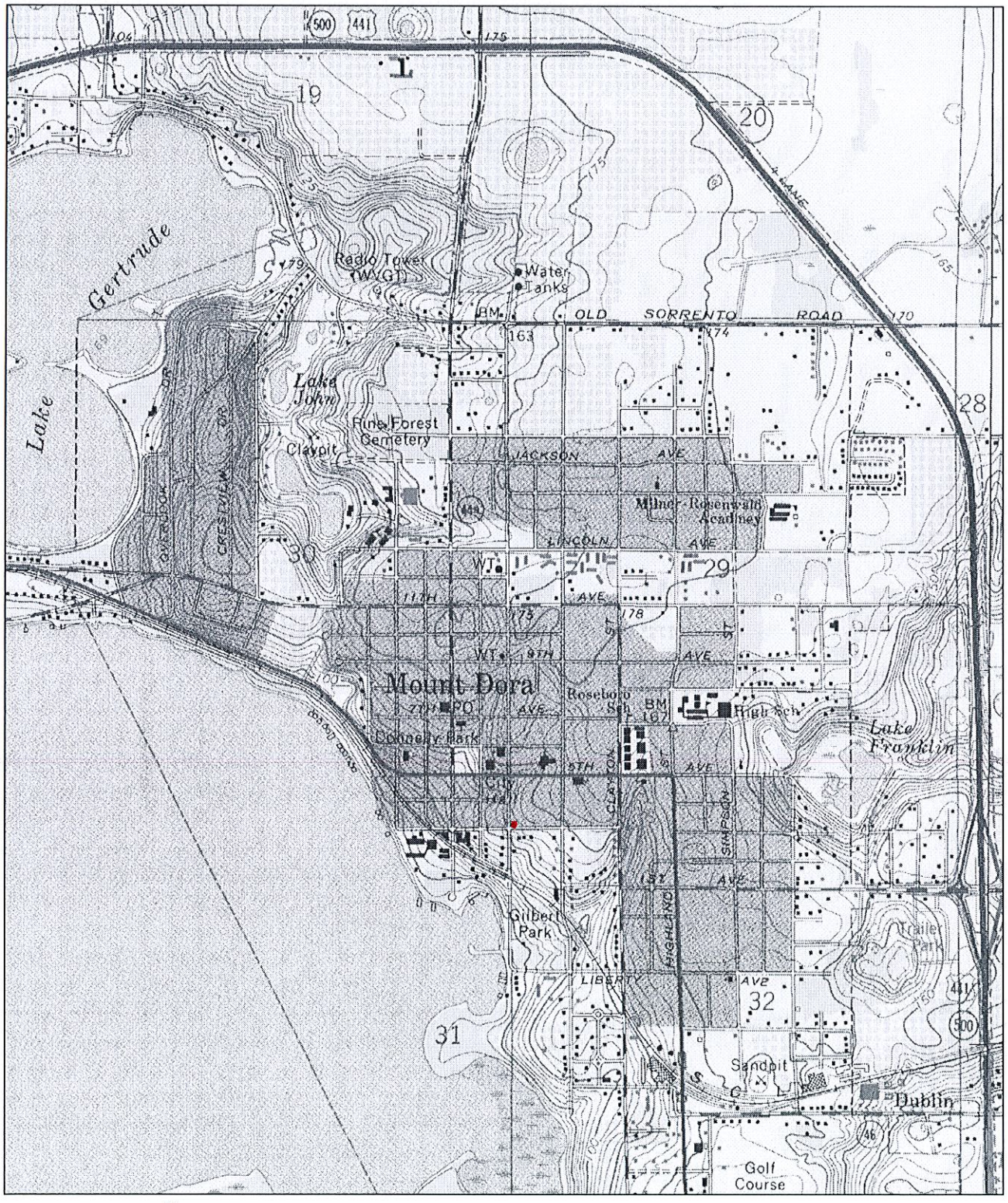
> **Research methods:**
Examine local tax records
FL Master Site File-Cultural Resources
Pedestrian

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

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

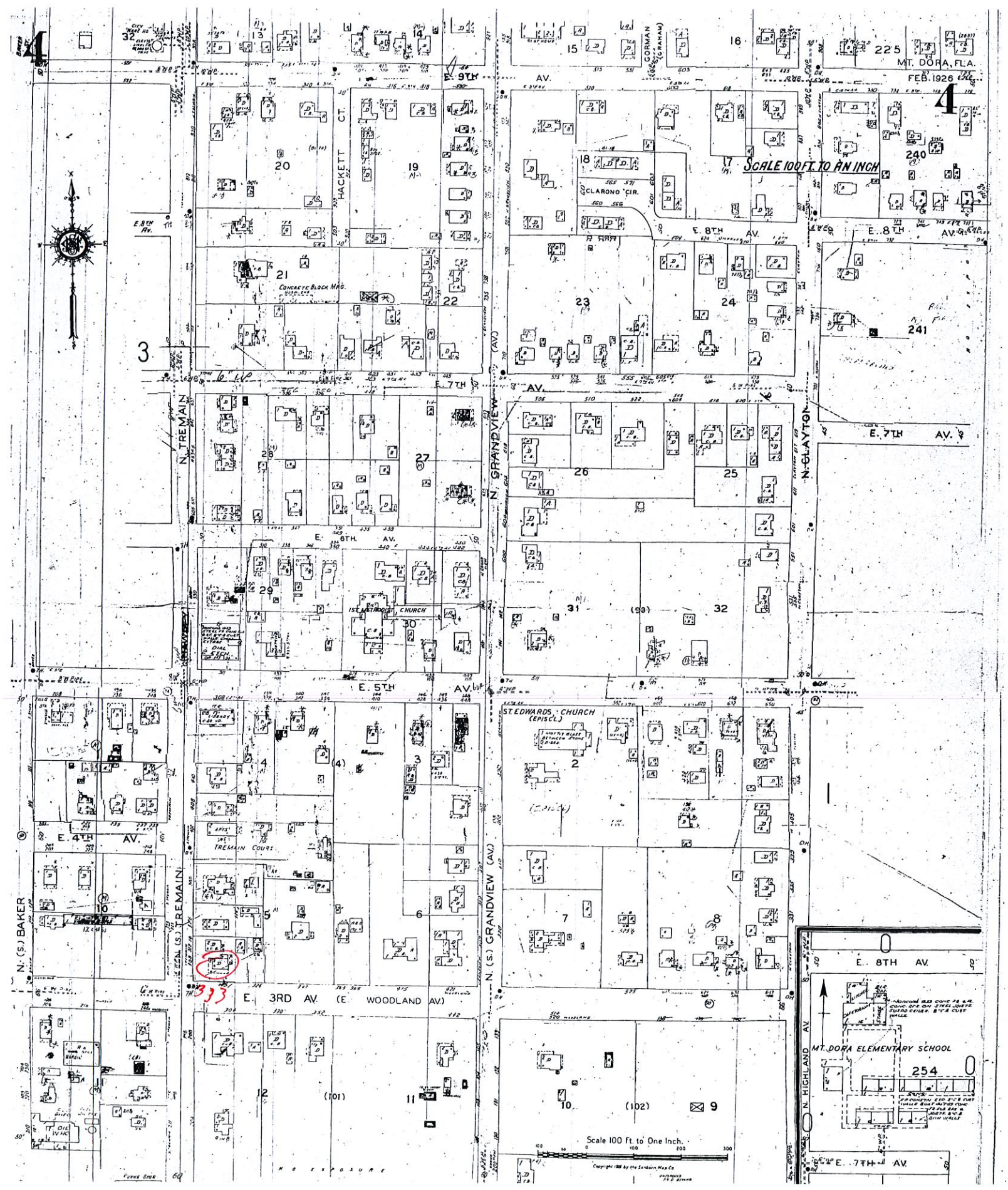
> **[Other name(s)]:**

333



Map provided by MyTopo.com

LA359


MT. DORA, FLA.
FEB. 1926
SCALE 100 FT. TO AN INCH
E. 9TH AV.
E. 8TH AV.
E. 7TH AV.
E. 6TH AV.
E. 5TH AV.
E. 4TH AV.
E. 3RD AV. (E. WOODLAND AV.)
N. TREMAIN
N. GRANDVIEW (AV.)
N. CLAYTON
N. (S.) BAKER
N. HIGHLAND AV.
HACKETT CT.
SCLARONO CIR.
TREMAIN COURT
CONCRETE BLOCK MAG.
1ST METHODIST CHURCH
ST. EDWARDS CHURCH (EPISCL.)
MT. DORA ELEMENTARY SCHOOL
333
Scale 100 Ft. to One Inch.
NO EXPOSURE

LA359

333
LA359

Clear Form Values

Page 1

☐ Original
☒ Update

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

Site#8 LA03843
Field Date 3-4-2020
Form Date 3-4-2020
Recorder # 119

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) 312 North Tremain Street — Multiple Listing (DHR only) _____
Survey Project Name Mount Dora Historic Resources 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
312	N	Tremain	Street	

Address:
Cross Streets (nearest / between) N Tremain St & E 3rd Ave
USGS 7.5 Map Name EUSTIS — USGS Date 2018 — Plat or Other Map _____
City / Town (within 3 miles) Mount Dora — In City Limits? ☒yes ☐no ☐unknown — County Lake
Township 19S — Range 27E — Section 32 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 32-19-27-2400-000-00802 — Landgrant _____
Subdivision Name TREMAIN'S PLAT — Block _____ — Lot 8,9
UTM Coordinates: Zone ☐16 ☒17 — Easting 437308 — Northing 3185890
Other Coordinates: X: -81.64241 — Y: 28.79903 — Coordinate System & Datum WGS84
Name of Public Tract (e.g., park) _____

HISTORY

Clear History Values

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

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

DESCRIPTION

Clear Description Values

Style Masonry Vernacular — Exterior Plan Rectangular — Number of Stories 2
Exterior Fabric(s) 1. Block-concrete 2. Stucco 3. _____
Roof Type(s) 1. Gable 2. Shed 3. Hip (porch)
Roof Material(s) 1. Asphalt shingles 2. Tin 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.)

1/1 sash

Distinguishing Architectural Features (exterior or interior ornaments)

framed awning to match roof and wrap-around porch

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

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 # LA03843

DESCRIPTION (continued)

Clear Description Values

Chimney: No. 1 Chimney Material(s): 1. Concrete block 2.

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

Foundation Type(s): 1. Continuous 2.

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

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

Main Entrance (stylistic details)

Elevated step-up covered entrance

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

Wrap-around covered porch / rear 2-level screened porch

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

Narrative Description of Resource

Archaeological Remains ☐Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

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

☒other methods (describe) Field visit and documentation

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

OPINION OF RESOURCE SIGNIFICANCE

Clear Significance Values

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

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

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

The structure appears to contribute to the Historic District, the architectural styling that has remained from its original construction is consistent with other structures from its time in Mount Dora.

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

1. Architecture 3. 5.

2. Community planning & developm 4. 6.

DOCUMENTATION

Clear Documentation Values

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

1) Document type Maintaining organization

Document description File or accession #'s

2) Document type Maintaining organization

Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Bradley Benmoshé, CNU-A Affiliation Other

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

(address / phone / fax / e-mail)

Required Attachments

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**

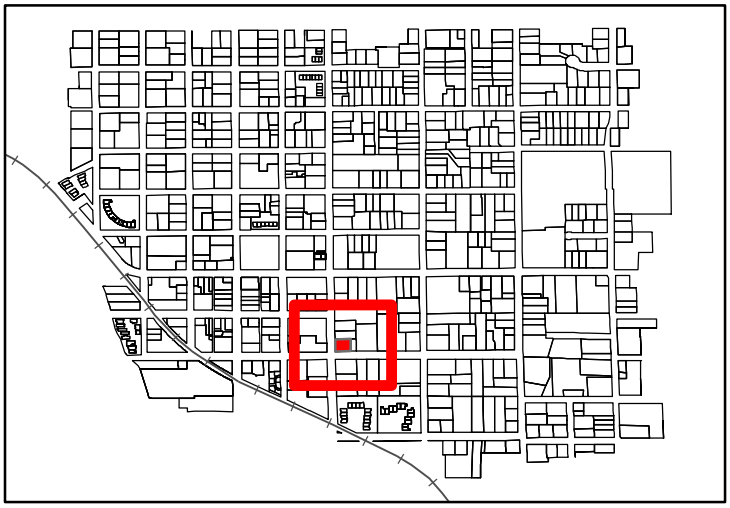
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

Street Map

N

308 NORTH TREMAIN ST MOUNT DORA FL 32757

0 40 80 160
Feet

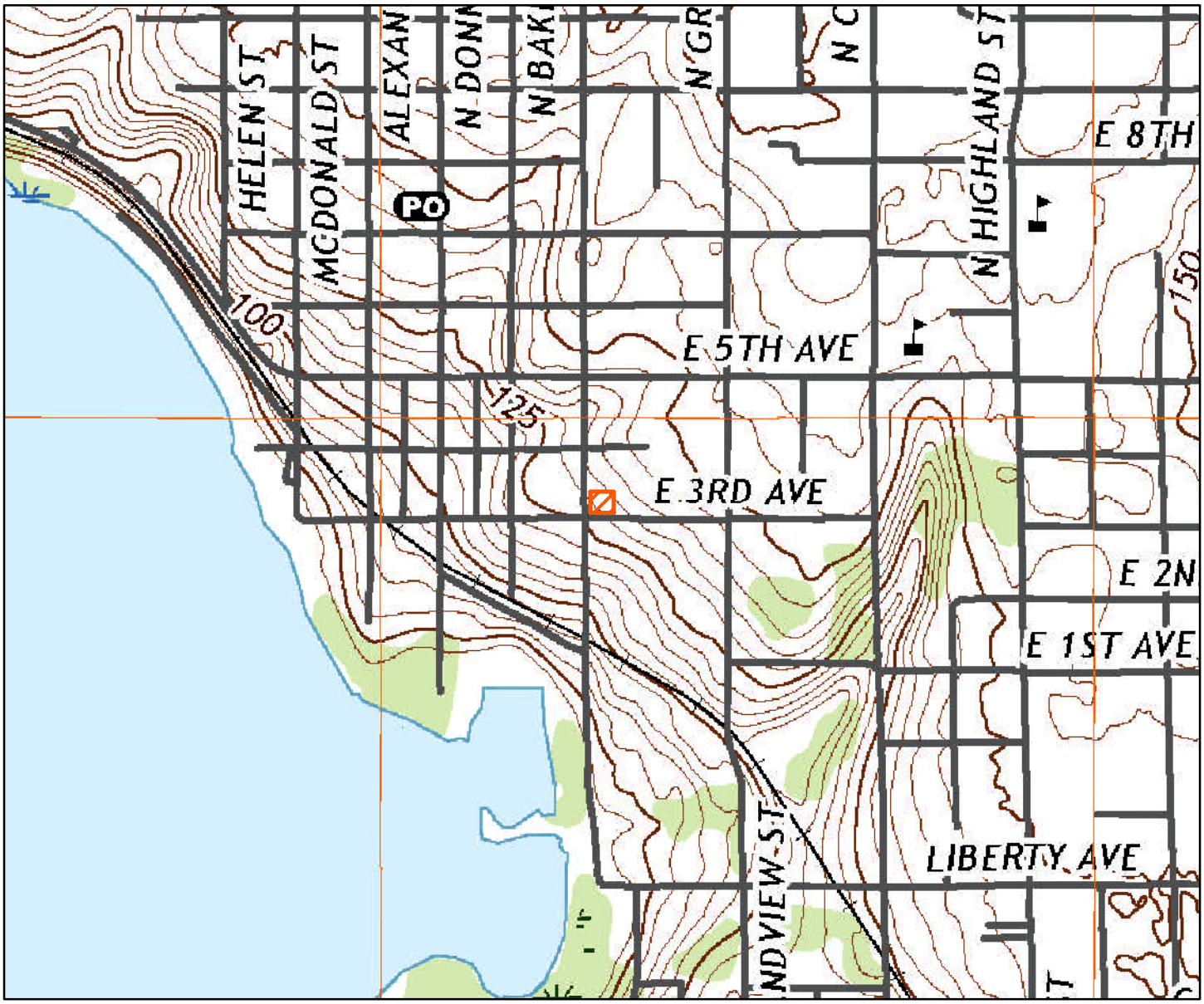


LA03843

KCI TECHNOLOGIES

Data Sources: Lake County, City of Mount Dora

USGS Map



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LA03843

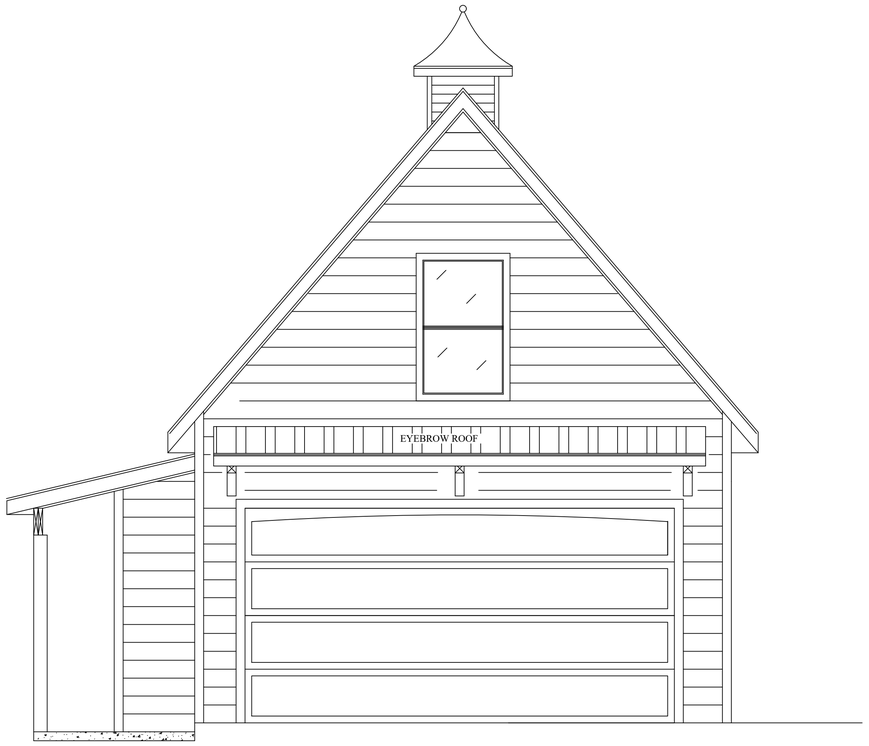
308 NORTH TREMAIN ST MOUNT DORA FL 32757

Source: United States Geological Survey Eustis, FL 2018

KCI TECHNOLOGIES

312

5
20
5
600SF
Covered Porch
30
1
1476119



FRONT ELEVATION VIEW

N.T.S.

SCOPE OF WORK NARRATIVE

NEW CONSTRUCTION: 780 SF TOTAL UNDER ROOF
20'x30' DETACHED GARAGE WITH ATTIC STORAGE/ 600 SF
6'x30' SIDE COVERED WALKWAY WITH EXTERIOR STORAGE/ 180 SF

* FOUNDATION: MONOLITHIC POUR & POST PAD FOOTERS
* BARING WALLS: 2x6 STUDS 16" O.C. W/ LAP SIDING
* ROOF: PRE-ENGINEERED TRUSS - METAL ROOF PANELS DESIGN & LOADS PER TRUSS COMPANY.
* ELECTRICAL: SUB PANEL TIE INTO EXISTING, BY OTHERS
* HVAC: NONE
* PLUMBING: (1) UTILITY SINK

GENERAL NOTES

* PROPERTY SURVEY & BUILDING LOCATION PROVIDED BY OTHERS.
* EXTERIOR WALK AREAS, SALT FINISH FOR PROTECTION FROM SLIPPAGE.
* CONCRETE DRIVEWAY PER OWNER & FIELD COORDINATED W/ PROPERTY LINES.
* ALL WOOD EXPOSED TO THE ELEMENTS MUST BE PRESSURE TREATED.
* ALL STRAPPING EXPOSED TO THE ELEMENTS MUST BE EXTRA CORROSION PROTECTED.
* FIELD VERIFY ALL EXISTING CONDITIONS, PRIOR TO CONSTRUCTION.

INDEX OF DRAWINGS

A-1	COVER SHEET
A-2	FOUNDATION PLAN
A-3	FLOOR PLAN & ELECTRICAL LAYOUT
A-4	ELEVATIONS & ROOF PLAN
A-5	SPECS SHEET
E-1	ELECTRICAL PLAN

CODE COMPLIANCE

THIS PROJECT SHALL COMPLY WITH:
2023 FLORIDA RESIDENTIAL BUILDING CODE 8TH ED (GROUP R-3)
2023 FLORIDA ENERGY CODE 8TH ED
2020 NATIONAL ELECTRIC CODE , NEC

NOTE:
* CERTIFIED SURVEY BOUNDRY TO BE PROVIDED BY OTHERS.
* ENGINEERED TRUSS DESIGN & LOADS PROVIDED BY TRUSS COMPANY.
* NONE AIR SPACE

Prepared for:

Vedder Construction

Project:

Residential
New Construction
Detached Garage

308 N Tremain St
Mt. Dora Fl. 32757

Prepared By:

TJM CAD DESIGNS,LLC
OFFICE# 352-669-1026
Email: tjmcad@centurylink.net

DISCLAIMER NOTE:

TJM CAD DESIGNS shall not be held liable for any contractors or sub contractors abilities to conform to any FBC 2023 8th Ed. requirements during construction of this project, therefor TJM CAD DESIGNS shall have no Liens place upon them for others non ability of payments to subs and or contractors placed on this project.
TJM CAD DESIGNS nor its affiliates shall be held liable for the workmanship or abilities of others to follow instructions.

COVER SHEET

REVISIONS

DESIGN CRITERIA

Basic wind speed ---- 140 mph with 2-3 second gust.
Risk Category---2 per Table FBC 1604.5
Wind Exposure Category ---- B
Wind Importance Factor-----1.0
Internal Pressure Coefficient +/-0.18 (Enclosed)
Average design wind pressure ---- 25 psf

Wind pressures for components & cladding (Based on worst case scenario, Zone 5)
For wall elements = (+35.3 - 47.2 psf)
Garage Door = (+31.6 -39.8 psf)

Structural live loads: floors 40 lbs., Balconies & Decks 60 lbs. , Stairs 100lbs. Roofs 20 lbs.

NOTE:
This structure has been designed in compliance with FBC 2023 8th Edition Wind load requirements for 140 mph Winds And is not in windborne debris region. It also complies with the Residential Section R-301 design criteria, and includes ASCE 7-22 & NEC 2020

DRAWN BY:	J. COSSAR
DATE:	03/26/24
SCALE:	N.T.S.

LP Structural Design , LLC
Larry Parkinson FL. Professional Engineer No. 47617
223 Magnolia Circle
Eustis, FL. 32726 352-989-1934

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS STRUCTURE FOR INTEGRITY OF SHEARWALLS, ROOF DIAGRAMS, ETC., & THAT THIS BUILDING COMPLIES WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODES 8TH ED. (2023)

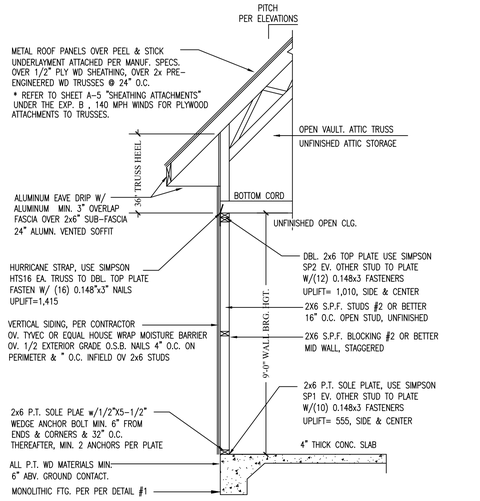
SHEET

A-1

ENGINEER SEAL

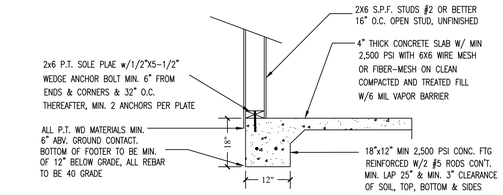
LARRY ALAN PARKINSON LICENSE No. 47617 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been electronically signed and sealed by Larry Parkinson PE using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



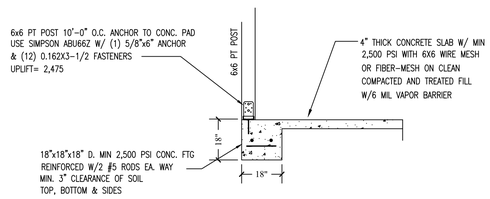
3 SINGLE STORY 2x6 WALL SECTION DETAIL

N.T.S.



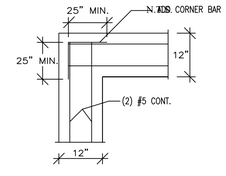
1 MONOLITHIC FOUNDATION DETAIL

* SEE SHEET A5 FOR ALTERNATE FOUNDATION DETAIL N.T.S.



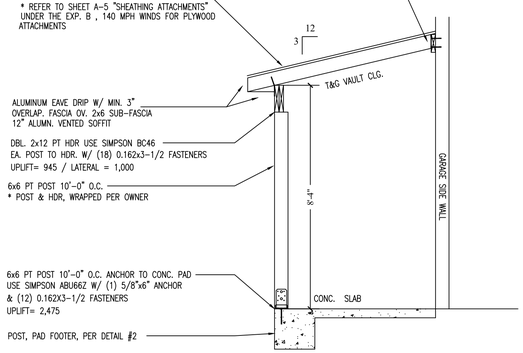
2 POST & PAD FOOTER

N.T.S.



CORNER FOOTER

N.T.S.

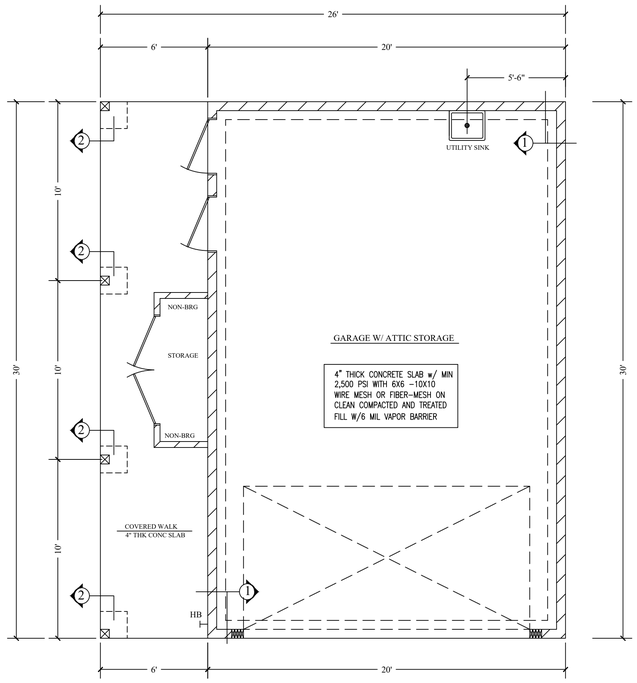


4 COVERED WALK - SECTION DETAIL

N.T.S.

GENERAL FOUNDATION NOTES

1. ALL CONC. SLABS SHALL HAVE A COMPRESSIVE STRENGTH OF NOT LESS THEN 2500 P.S.I. AT 28 DAYS. SLABS SHALL BE REINFORCED W/ FIBERMESH ON 6 MIL VAPOR BARRIER OVER CLEAN COMPACTED TERMITE TREATED FILL.
2. CONC. FOOTINGS SHALL HAVE A COMPRESSIVE STRENGTH OF NOT LESS THAN 2500 P.S.I. AT 28 DAYS, REINFORCE FOOTINGS W/ #5 BARS AS INDICATED. ALL BARS SHALL BE DEFORMED, AND SHALL CONFORM TO ASTM DESIGNATION A305, AND BE CLEAN & FREE FROM RUST & SCALE. SPLICE SHALL BE OVERLAP 25" MIN.
3. FOR CONC. BLOCK WALLS PROVIDE CONC. FILLED CELLS 1 #5 BAR VERTICALLY CONT. FROM FOOTING TO TIE BEAM AT ALL CORNERS & WHERE OTHERWISE NOTED AS PER FOUNDATION PLAN.
4. BOTTOM OF ALL EXTERIOR FOOTERS TO BE A MINIMUM OF 12" BELOW GRADE.
5. FOOTING DESIGN BASED ON MIN. ALLOWABLE SOIL BEARING PRESSURE OF 2500 PSF. IF FOOTING ELEVATION OCCURS IN DISTURBED, UNSTABLE OR UNSUITABLE SOIL, THE ENGINEER SHALL BE NOTIFIED AND NECESSARY ADJUSTMENTS BE MADE PER HIS INSTRUCTIONS. PREPARATION OF THE SUB GRADE TO FOLLOW RECOMMENDATIONS AS OUTLINED IN A GEO TECHNICAL REPORT: PAID BY OWNER.
STEPS IN WALL FOOTINGS SHALL NOT EXCEED A SLOPE OF (1) ONE VERTICAL TO (2) TWO HORIZONTAL. CAUTION SHALL BE USED WHEN OPERATING VIBRATORY COMPACTION EQUIPMENT NEAR EXISTING STRUCTURES TO AVOID THE RISK OF DAMAGE TO THE STRUCTURE.
6. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, SHALL VERIFY EXISTING TOPOGRAPHY AND GRADE ELEVATIONS AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE PROJECT.
7. SECURE ALL INTERIOR NON SHEAR WALLS NON LOAD BEARING PARTITIONS WITH CUT NAILS OR RAM SET ANCHORS SPACED 4'-0" O.C. , MAXIMUM 2 ANCHORS PER PLATE. DISCREPANCIES PRIOR TO PROCEEDING WITH THE PROJECT.
8. PROVIDE STEEL TROWEL FINISH FOR ALL INTERIOR SLAB AREAS, CREATE BROOM FINISH TEXTURE FOR ALL EXTERIOR SLABS.
9. FOOTINGS SHALL BE LEVEL OR SHALL BE STEPPED SO THAT BOTH TOP AND BOTTOM OF SUCH FOOTINGS ARE LEVEL, THE BOTTOM OF ALL FOOTINGS, SHALL BE A MIN. OF 12" BELOW FINISHED GROUND LINE, THE OUTER BAR OF FOUNDATION STEEL SHALL BE CONTINUOUS AROUND CORNERS USING CORNER BARS OR BY BENDING THE BAR, IN BOTH CASES, THE MIN. BAR LAP SHALL BE 48X BAR DIAMETER,
10. DURING HOT WEATHER, PROPER ATTENTION SHALL BE GIVEN TO INGREDIENTS, PRODUCTION METHODS, HANDLING, PLACING, PROTECTION AND CURING TO PREVENT EXCESSIVE CONC. TEMPERATURES OR WATER EVAPORATION THAT COULD IMPAIR THE REQUIRED STRENGTH OR SERVICEABILITY OF THE MEMBER OR STRUCTURE.



CONC. DRIVEWAY, TIE INTO EXISTING CONCRETE DRIVE. BY OTHERS.

FOUNDATION PLAN

1/4"=1'

MISC. NOTES:

* ALL WINDOW AND DOOR STYLE AND ROUGH OPENINGS TO BE VERIFIED PRIOR TO CONSTRUCTION.
* ALL WOOD MATERIAL EXPOSED TO THE ELEMENTS TO BE PRESSURE TREATED.
* ALL WOOD MATERIAL EXPOSED TO BLOCK OR GRADE SURFACE TO BE PROTECTED FROM DECAY.
* ALL SIMPSON STRAPPING EXPOSED TO THE ELEMENTS TO BE EXTRA CORROSION PROTECTED.
* ALL STRAPPING AS NOTED PER PLAN, EQUIVALENT OR ABOVE.
* CONC. STEPS PERIMETER OF PATIO SLAB, FIELD COORDINATE W/ FINISH GRADE.
* ALL EXTERIOR PATIOS AND PORCHES WITH A FINISH FLOOR GREATER THAN 30" ABV. GRADE MUST BE EQUIPPED WITH GUARD/HAND RAILS AT A MIN. 34" ABV. FINISH FLOOR.

PROTECTION OF WOOD BASED PRODUCTS AGAINST DECAY PER FBC-RESIDENTIAL R317.

* ALL EXTERIOR WALL MATERIALS TO BE NO LESS THAN (MIN) 6" ABOVE GRADE. OTHER WISE MUST BE PRESSURE TREATED.
* WALL SOLE PLATE TO BE PRESSURE TREATED WOOD.
* WALL SHEATHING: 1/2" (MIN) PLYWOOD
* WALL MOISTURE BARRIER AS STATED ON WALL SECTION DETAIL.

Under Roof Square Footage	
Garage	600
Covered Side Walkway	154
Exterior Side Storage	26
Total Under Roof	780

SYMBOLS & ABBREVIATIONS	
	2x Exterior Wall
Brg	Baring
	Detail Designation
	Door Schedule
	Window Schedule
F.F.	Finish Floor
HDR	Header
HB	Hose Bib
N.T.S.	Not To Scale
PT	Pressure Treated
WD	Wood

LP Structural Design , LLC
Larry Parkinson FL. Professional Engineer No. 47617
223 Magnolia Circle
Eustis, FL. 32726 352-989-1934

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS STRUCTURE FOR INTEGRITY OF SHEARWALLS, ROOF DIAGRAMS, ETC., & THAT THIS BUILDING COMPLIES WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODES 8TH ED. (2023)

LARRY ALAN PARKINSON LICENSE No. 47617 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been electronically signed and sealed by Larry Parkinson PE using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

ENGINEER SEAL

Prepared for:

Vedder Construction

Project:

Residential
New Construction
Detached Garage

308 N Tremain St
Mt. Dora Fl. 32757

Prepared By:

TJM CAD DESIGNS, LLC
OFFICE# 352-669-1026
Email: tjmcad@centurylink.net

DISCLAIMER NOTE:
TJM CAD DESIGNS shall not be held liable for any contractors or sub contractors abilities to conform to any FBC 2023 8th Ed. requirements during construction of this project, therefor TJM CAD DESIGNS shall have no Liens place upon them for others non ability of payments to subs and or contractors placed on this project. TJM CAD DESIGNS nor its affiliates shall be held liable for the workmanship or abilities of others to follow instructions.

FOUNDATION

REVISIONS

DESIGN CRITERIA

Basic wind speed ---- 140 mph with 2-3 second gust.
Risk Category---2 per Table FBC 1604.5
Wind Exposure Category ---- B
Wind Importance Factor-----1.0
Internal Pressure Coefficient +/-0.18 (Enclosed)
Average design wind pressure ---- 25 psf

Wind pressures for components & cladding (Based on worst case scenario, Zone 5)
For wall elements = (+35.3 - 47.2 psf)
Garage Door = (+31.6 -39.8 psf)

Structural live loads: floors 40 lbs., Balconies & Decks 60 lbs. , Stairs 100lbs. Roofs 20 lbs.

NOTE:
This structure has been designed in compliance with FBC 2023 8th Edition
Wind load requirements for 140 mph Winds
And is not in windborne debris region.
It also complies with the Residential Section R-301 design criteria, and includes ASCE 7-22 & NEC 2020

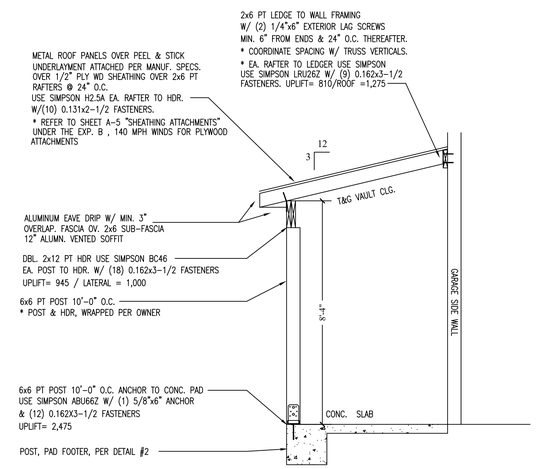
DRAWN BY:	J. COSSAR
DATE:	03/26/24
SCALE:	1/4"=1'

SHEET

A-2

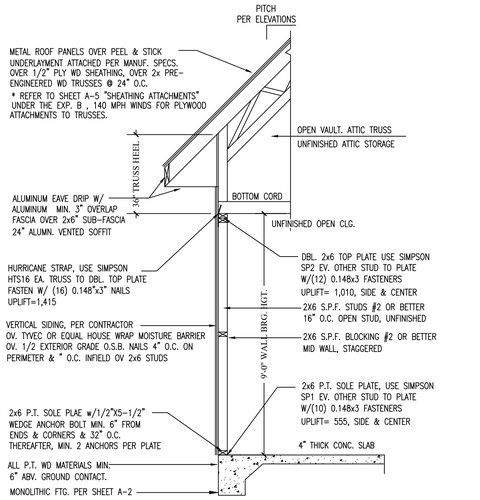
FIELD NOTE: ROOF SHEATHING, PEEL-N-STICK MEMBRANE OV. ZIPSYSTEM SHEATHING METHOD CAN BE USED AS A ALTERNATE USE FOR ALL NEW ROOF CONSTRUCTION.

* METAL ROOF PANELS , STYLE & COLOR PER CONTRACT/OWNER



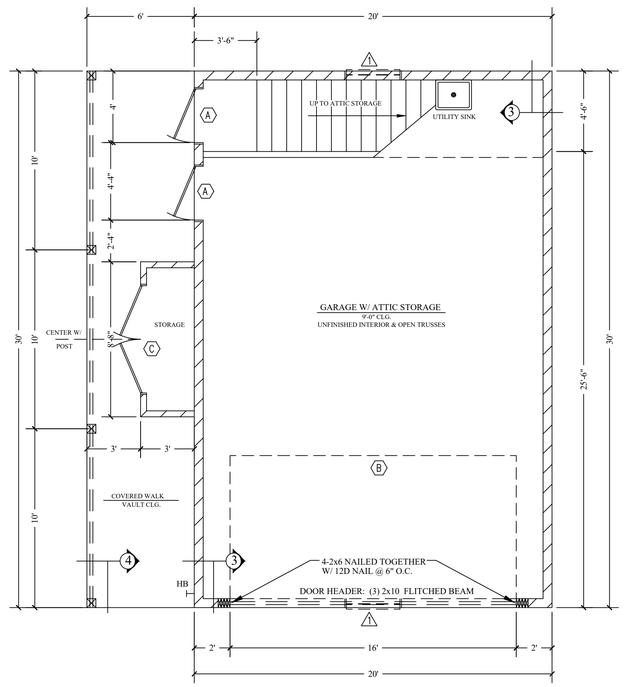
4 COVERED WALK - SECTION DETAIL

N.T.S.



3 SINGLE STORY 2x6 WALL SECTION DETAIL

N.T.S.



FLOOR PLAN

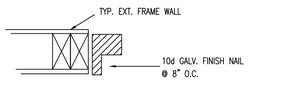
1/4"=1'

Under Roof Square Footage	
Garage	600
Covered Side Walkway	154
Exterior Side Storage	26
Total Under Roof	780

SYMBOLS & ABBREVIATIONS	
	2x Exterior Wall
Brg	Baring
	Detail Designation
	Door Schedule
	Window Schedule
F.F.	Finish Floor
HDR	Header
HB	Hose Bib
N.T.S.	Not To Scale
PT	Pressure Treated
WD	Wood

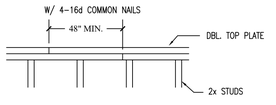
(TYP.) EXT. FRAME CORNER

N.T.S.



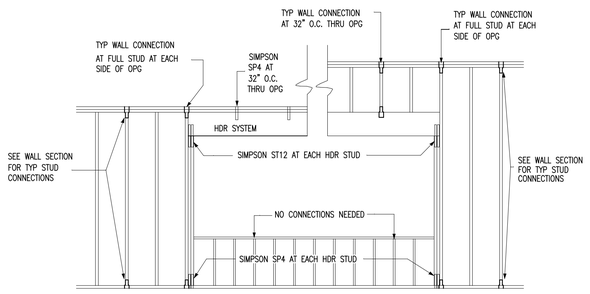
(TYP) FRAME WALL EXT. DOOR JAMB

N.T.S.



(TYP) TOP PLATE SPLICE DETAIL

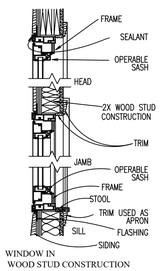
N.T.S.



TYPICAL FRAMING/CONNECTORS FOR DOORS & WINDOWS

N.T.S.

INSALLATION OF WINDOW
BUCK STRIPS- 1X (DEPTH OF WDW. FRAME MIN.) GLUE STRIP W/ ADHESIVE SEALANT @ SCREWS W/3/16" X 2 1/2" PHILLIPS FLAT HD. SCREW MIN. 4" FROM END @ 16" O.C. OR - T-NAIL 4" FROM ENDS AND 8" O.C. BETWEEN
NOTE: SEALED BUCK 1-1/2 INCH OR THICKER.



WINDOW IN WOOD STUD CONSTRUCTION

(TYP) WINDOW INSTALLATION

N.T.S.

* ALL ROUGH OPENINGS TO BY VERIFIED WITH MANUFACTURER PRIOR TO CONSTRUCTION.

DOOR SCHEDULE				DOOR STYLES PER OWNER INSTALL TO MANUF. SPECS	
SYMBOL	COUNT	LOCATION	SIZE & STYLE	ROUGH OPENING	OPG. SQ. FOOTAGE
A	2	EXTERIOR	3'-0" x 6'-8" Solid Core Entry dr.	38"x82.5"	21.7
B	1	GARAGE	16'-0" x 8'-0" Over Hung Door	194"x98.5"	132.7
C	1	STORAGE	6'-0" x 6'-8" Dbl. 3'-0" out swing	74"x82.5"	42.3

WINDOW SCHEDULE				WINDOW STYLES PER OWNER INSTALL TO MANUF. SPECS	
SYMBOL	COUNT	LOCATION	WINDOW SIZE * STYLE: Per Owner	ROUGH OPENING	OPG. SQ. FOOTAGE
1	2	ATTIC STORAGE GABLE ENDS	3'-0" x 5'-0" Single Hung	36.5" x 60.5"	15.3

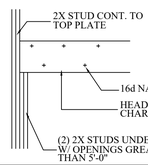
COMPONENT & CLADDING DESIGN PRESSURE TABLE (BASED ON WORST CASE SCENARIO, ZONE 5)			
140 WIND SPEED DESIGN: TABLE R301.2 (2) AND ASCE 7-22			
WALL:	10 SQ FT	35.3	-47.2
	20 SQ. FT	33.7	-44.0
	50 SQ FT	31.6	-39.8
	100 SQ FT	30.0	-36.7
	500 SQ FT	26.3	-29.3

1. PLUS AND MINUS SIGNS SIGNIFY PRESSURES ACTING TOWARD AND AWAY FROM THE BUILDING SURFACES
2. FOR EFFECTIVE AREAS OR WIND SPEEDS BETWEEN THOSE GIVEN ABV THE LOAD MAY BE INTERPOLATED, OTHERWISE, USE THE LOAD ASSOCIATED WITH THE LOWER EFFECTIVE AREA.

GENERAL NOTES

1. WINDOW AND DOOR SUPPLIERS SHALL PROVIDE CURRENT ROUGH OPENING INFO. WHICH SHALL HAVE PRECEDENCE OVER THE WINDOW AND DOOR SCHEDULES ON PLAN
2. DO NOT SCALE PLANS, DIMENSIONS ARE TO BE FOLLOWED AS NOTED. AND FIELD VERIFIED.
3. ALL DOOR & WINDOW OPENINGS " PAN FLASHING " REQUIRED . ALL DETAILS TO BE PROVIDE BY MANUFACTURER.

IT IS THE RESPONSIBILITY OF THE BUILDER/CONTRACTOR OR OWNER TO CONFIRM THE ROUGH OPENINGS OF ALL WINDOWS AND DOORS WITH THE SPECIFIC MFG. PRIOR TO CONSTRUCTION. TJM CAD DESIGN WILL NOT BE HELD LIABLE FOR MISTAKES IN THE CONSTRUCTION OF ALL OPENINGS.



WOOD HEADER SCHEDULE		
OPG. WIDTH	BEARING WALL OR SHEARWALL	NON BRG. WALLS
0'-0" - 3'-0"	(2) 2X6's	(2) 2X4's
3'-1" - 6'-0"	(2) 2X10's	(2) 2X4's
6'-1" - 9'-0"	(2) 2X12's	(2) 2X6's
9'- 1" - 15'-0"	(2) 2X12 W/ 1/2" PLY WD CENTER PLATE	(2) 2X8's
ANY OPG. GREATER THAN 15'-0"	SEE FLOOR PLAN FOR SIZE	SEE FLOOR PLAN FOR SIZE

1. USE HEADERSIZES ABV UNLESS OTHERWISE NOTED.
2. PRIMARY FRAMING (BEAMS, GIRDERS, ETC) WERE SIZED USING 1800 'FB' EXTREME FIBER IN BENDING (SINGLE) 90 'FV' HORIZONTAL AL SHEAR 16E 'E' MODULES OF ELASTICITY
3. JOIST, RAFTERS, LINTELS, ETC. WERE SIZED USING 1200 'FB' EXTREME FIBER IN BENDING (SINGLE) 90 'FV' HORIZONTAL SHEAR 16E 'E' MODULES OF ELASTICITY.

CONNECTOR CHART			USE SIMPSON OR EQUIVALENT
CONNECTOR	DESCRIPTION	FASTENERS	UPLIFT/TENSION LOADS
ABU66Z	POST BASE	(12) 0.162x3 & 5/8" ANCHOR	2,475
BC46	POST CAP	(18) 0.162x3-1/2	1,000
HTS16	TWIST STRAP	(16) 0.148x3	1,415
H2.5A	HURRICANE TIE	(10) 0.131x2-1/2	700
LRU26Z	RAFTER HANGER	(9) 0.162x3-1/2	1,275
LSTA24	STRAP TIE	(18) 0.148x2-1/2	1,235
MTS16	TWIST STRAP	(14) 0.148x3	990
SP1	STUD PLATE TIE	(12) 0.148x3	1,010 SIDE & CENTER
SP2	STUD PLATE TIE	(10) 0.148x3	555 SIDE & CENTER
ST12	STRAP TIE	(10) 0.162x2-1/2	TENSION LOADS=1,105

Prepared for:

Vedder Construction

Project:

Residential
New Construction
Detached Garage

308 N Tremain St
Mt. Dora Fl. 32757

Prepared By:

TJM CAD DESIGNS, LLC
OFFICE# 352-669-1026
Email: tjmcad@centurylink.net

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FLOOR PLAN

REVISIONS

DESIGN CRITERIA

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Risk Categery---2 per Table FBC 1604.5
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Wind Importance Factor-----1.0
Internal Pressure Coefficient +/-0.18 (Enclosed)
Average design wind pressure ---- 25 psf

Wind pressures for components & cladding (Based on worst case scenario, Zone 5)
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NOTE:
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DRAWN BY:	J. COSSAR
DATE:	03/26/24
SCALE:	1/4"=1'

LP Structural Design , LLC
Larry Parkinson FL. Professional Engineer No. 47617
223 Magnolia Circle
Eustis, FL. 32726 352-989-1934

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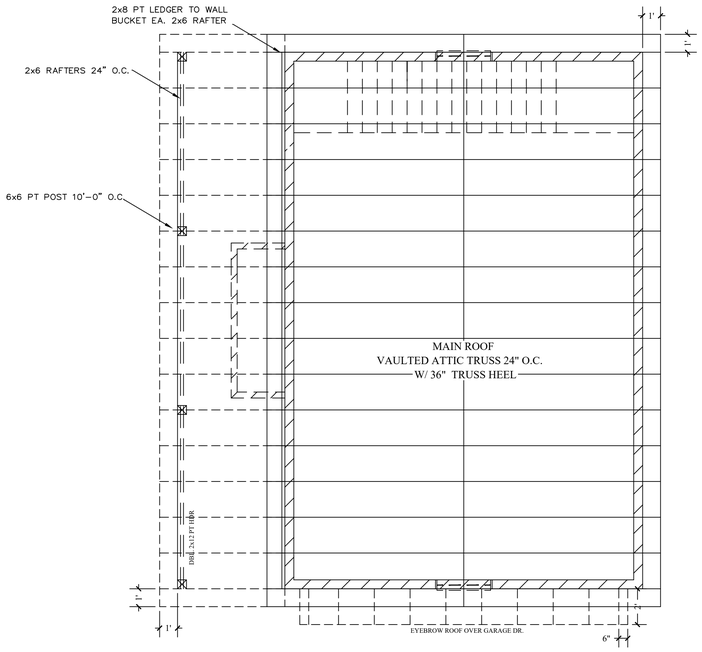
LARRY ALAN PARKINSON LICENSE No. 47617 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been electronically signed and sealed by Larry Parkinson PE using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SHEET

A-3

ENGINEER SEAL



ROOF TRUSS LAYOUT

1/4"=1'

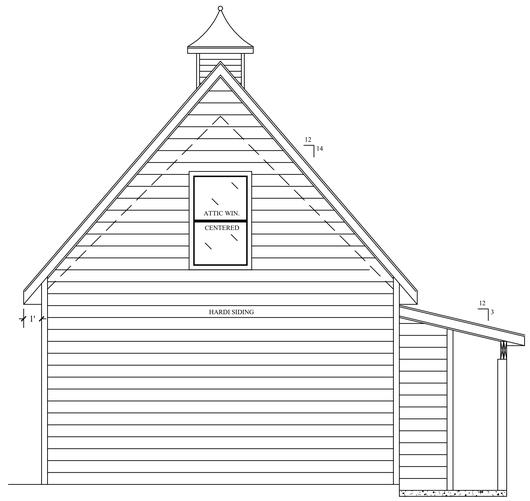
* CERTIFIED TRUSS PACKAGE PER TRUSS COMPANY
* SEE SHEET A-5 FOR SHEATHING TABLE
* ALL TRUSS OVER HANGS PER ELEVATIONS

ROOF VENTILATION TO COMPLY WITH,
FBC 2023 8th ed -CHAPTER 12 , SECTION 1203

VENTILATION CALCULATIONS:

* TOTAL UNDER ROOF: AREA SQ. FTG = 600 SF (ROUNDED OFF)
600 SF ÷ 150 = 4 SF x 144 " = 48 SQ. INCHES OF VENTILATION REQUIRED.

VENTILATION MATERIAL/SYSTEM PER CONTRACTOR & HOMEOWNER.



REAR ELEVATION VIEW

1/4"=1'

Under Roof Square Footage	
Garage	600
Covered Side Walkway	154
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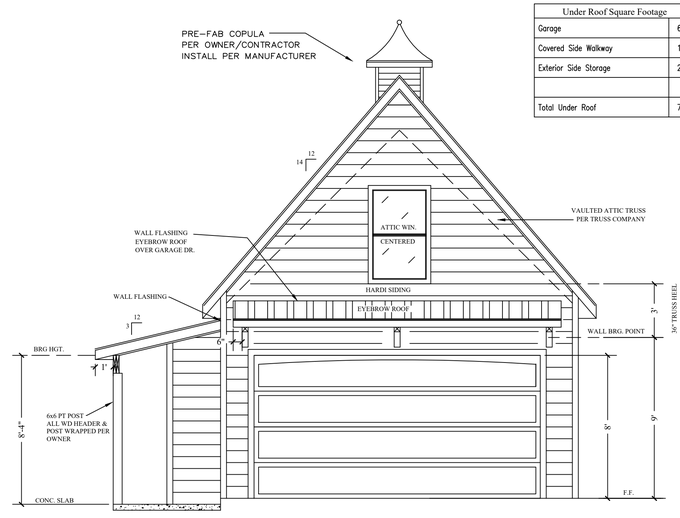
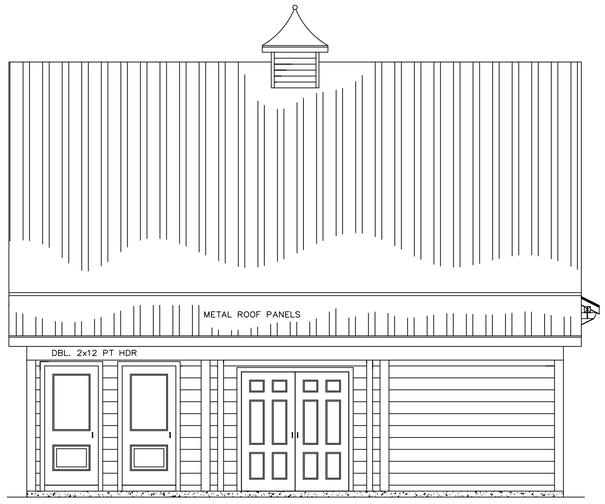
Total Under Roof	780



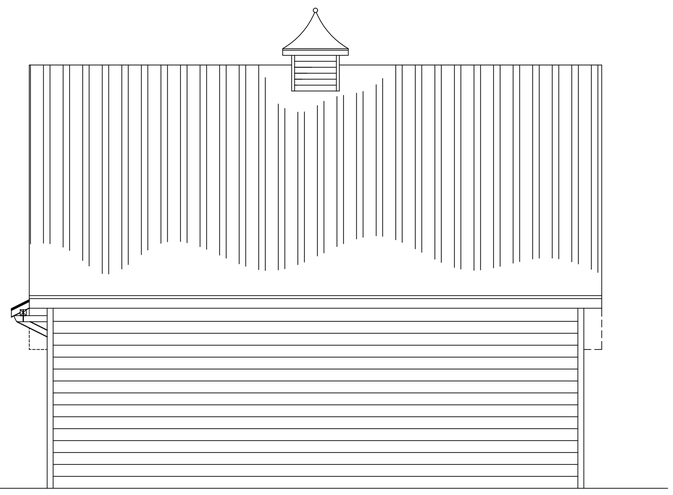
FRONT ELEVATION VIEW

1/4"=1'



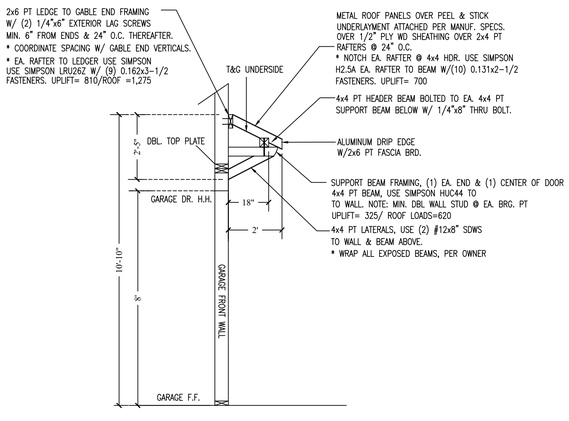
LEFT ELEVATION VIEW

1/4"=1'



RIGHT ELEVATION VIEW

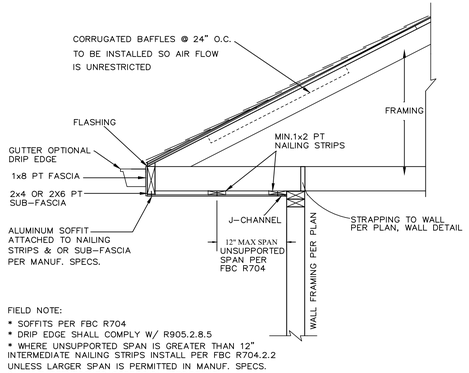
1/4"=1'



EYEBROW ROOF FRAMING

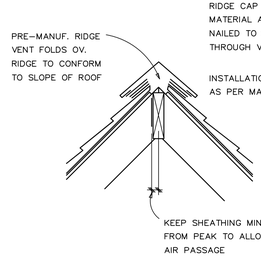
LENGTH: 18'-4"

N.T.S.



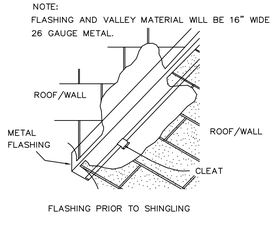
SOFFIT EAVE VENT (TYP)

N.T.S.



RIDGE VENT (TYP)

N.T.S.



FLASHING PRIOR TO SHINGLING

FLASHING DETAIL (TYP)

N.T.S.

GIRDER TRUSS NOTE:

CORONATE WITH TRUSS PACKAGE FOR SIZE & LOCATION.

* ANY & ALL GIRDER TRUSS TIEDOWNS USE SIMPSON MGT/HGT OR EQUIVALENT.

* ANY & ALL GIRDER BEARING LOCATIONS,

AT WALL BEARING, MIN. DOUBLE VERTICAL STUD DIRECTLY BELOW BRG. GIRDER.

Prepared for:

Vedder Construction

Project:

Residential
New Construction
Detached Garage

308 N Tremain St
Mt. Dora Fl. 32757

Prepared By:

TJM CAD DESIGNS, LLC
OFFICE# 352-669-1026
Email: tjmcad@centurylink.net

DISCLAIMER NOTE:

TJM CAD DESIGNS shall not be held liable for any contractors or sub contractors abilities to conform to any FBC 2023 8th Ed. requirements during construction of this project, therefor TJM CAD DESIGNS shall have no Liens place upon them for others non ability of payments to subs and or contractors placed on this project. TJM CAD DESIGNS nor its affiliates shall be held liable for the workmanship or abilities of others to follow instructions.

ELEVATIONS & ROOF PLAN

REVISIONS

DESIGN CRITERIA

Basic wind speed ---- 140 mph with 2-3 second gust.
Risk Category---2 per Table FBC 1604.5
Wind Exposure Category ---- B
Wind Importance Factor-----1.0
Internal Pressure Coefficient +/-0.18 (Enclosed)
Average design wind pressure ---- 25 psf

Wind pressures for components & cladding (Based on worst case scenario, Zone 5)
For wall elements = (+35.3 - 47.2 psf)
Garage Door = (+31.6 -39.8 psf)

Structural live loads: floors 40 lbs., Balconies & Decks 60 lbs. , Stairs 100lbs. Roofs 20 lbs.

NOTE:
This structure has been designed in compliance with FBC 2023 8th Edition Wind load requirements for 140 mph Winds And is not in windborne debris region. It also complies with the Residential Section R-301 design criteria, and includes ASCE 7-22 & NEC 2020

DRAWN BY:	J. COSSAR
DATE:	03/26/24
SCALE:	1/4"=1'

SHEET

A-4

LP Structural Design , LLC
Larry Parkinson FL. Professional Engineer No. 47617
223 Magnolia Circle
Eustis, FL. 32726 352-989-1934

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS STRUCTURE FOR INTEGRITY OF SHEARWALLS, ROOF DIAGRAMS, ETC., & THAT THIS BUILDING COMPLIES WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODES 8TH ED. (2023)

LARRY ALAN PARKINSON LICENSE No. 47617 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been electronically signed and sealed by Larry Parkinson PE using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

ENGINEER SEAL

ROOF SHEATHING ATTACHMENT NOTES & SPECS

WOOD STRUCTURAL PANEL SHEATHING SHALL BE FASTENED TO ROOF FRAMING IN ACCORDANCE WITH TABLE R803.2.3.1

WHERE THE SHEATHING THICKNESS IS 15/32 INCHES OR LESS, SHEATHING SHALL BE FASTENED WITH ASTM F1667 RSRS–01 (2–3/8"x0.113") NAILS. WHERE THE SHEATHING THICKNESS IS GREATER THAN 15/32 INCHES, SHEATHING SHALL BE FASTENED WITH ASTM F1667 RSRS–03 (2–1/2"x0.131") NAILS OR ASTM F1667 RSRS–04 (3"x0.120") NAILS. RSRS–01, RSRS–03 AND RSRS–04 ARE RING SHANK NAILS MEETING THE SPECIFICATIONS IN ASTM F1667.

TABLER803.2.3.1 ROOF SHEATHING ATTACHMENTS

RAFTER/TRUSS SPACING 24" O.C.	WIND SPEED 115 MPH		120 MPH		130 MPH		140 MPH		150 MPH		160 MPH		170 MPH		180 MPH	
	E	F	E	F	E	F	E	F	E	F	E	F	E	F	E	F
EXPOSURE B																
RAFTER/TRUSS SG = 0.42	6	6	6	6	6	6	6	6	6	6	4	4	4	4	4	4
RAFTER/TRUSS SG = 0.49	6	12	6	12	6	6	6	6	6	6	6	6	6	6	6	6
EXPOSURE C																
RAFTER/TRUSS SG = 0.42	6	6	6	6	6	6	4	4	4	4	4	4	3	3	3	3
RAFTER/TRUSS SG = 0.49	6	6	6	6	6	6	6	6	6	6	6	6	4	4	4	4
EXPOSURE D																
RAFTER/TRUSS SG = 0.42	6	6	6	6	4	4	4	4	4	4	3	3	3	3	3	3
RAFTER/TRUSS SG = 0.49	6	6	6	6	6	6	6	6	4	4	4	4	4	4	4	4

E = NAIL SPACING LONG PANEL EDGES (INCHES)

F = NAIL SPACING ALONG INTERMEDIATE SUPPORTS IN THE PANEL FIELD (INCHES)

a. FOR SHEATHING LOCATED IN MINIMUM OF 4 FEET FROM THE PERIMETER EDGE OF THE ROOF, INCLUDING 4 FEET ON EACH SIDE F RIDGES AND HIPS, NAIL SPACING IS PERMITTED TO BE 6 INCHES ON CENTER ALONG PANEL EDGES AND 6 INCHES ON CENTER ALONG INTERMEDIATE SUPPORTS IN THE PANEL FIELD.

b. WHERE RAFTER/TRUSS SPACING IS LESS HAN 24 INCHES ON CENTER, ROOF SHEATHING FASTENING IS PERMITTED TO BE IN ACCORDANCE WITH THE AWC WFCM OR THE AWC NDS.

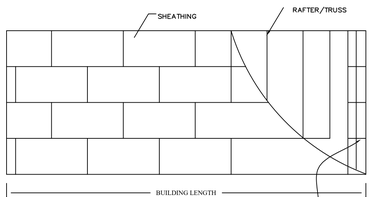
TABLE R803.2.2 MINIMUM ROOF SHEATHING THICKNESS

* THE MINIMUM THICKNESS AND SPAN RATING OF WOOD STRUCTURAL PANEL ROOF SHEATHING SHALL NOT EXCEED THE VALUES SET FORTH IN THE TABLE BELOW.

RAFTER/TRUSS SPACING 24" IN. O.C.	WIND SPEED 115 MPH	120 MPH	130 MPH	140 MPH	150 MPH	160 MPH	170 MPH	180 MPH
MINIMUM SHEATHING THICKNESS INCHES (PANEL SPAN RATING) EXPOSURE B	7/16 (24/16)	7/16 (24/16)	7/16 (24/16)	7/16 (24/16)	15/32 (32/16)	19/32 (40/20)	19/32 (40/20)	19/32 (40/20)
MINIMUM SHEATHING THICKNESS INCHES (PANEL SPAN RATING) EXPOSURE C	7/16 (24/16)	7/16 (24/16)	15/32 (32/16)	19/32 (40/20)	19/32 (40/20)	19/32 (40/20)	19/32 (40/20)	23/32 (48/24)
MINIMUM SHEATHING THICKNESS INCHES (PANEL SPAN RATING) EXPOSURE D	15/32 (32/16)	19/32 (40/20)	19/32 (40/20)	19/32 (40/20)	19/32 (40/20)	19/32 (40/20)	23/32 (48/24)	23/32 (48/24)

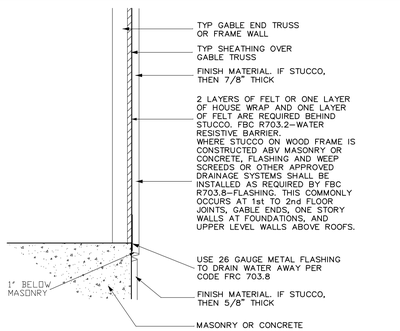
R803.2.3 INSTALLATION.

WOOD STRUCTURAL PANEL USED AS ROOF SHEATHING SHALL BE INSTALLED WITH JOINTS STAGGERED IN ACCORDANCE WITH SECTION R803.2.3.1 FOR WOOD ROOF FRAMING OR WITH SECTION R804.1 FOR COLD–FORMED STEEL ROOF FRAMING. WOOD STRUCTURAL PANEL ROOF SHEATHING SHALL NOT CANTILEVER MORE THAN 9 INCHES BEYOND THE GABLE END WALL UNLESS SUPPORTED BY GABLE OVERHANG FRAMING.



ROOF SHEATHING LAYOUT

N.T.S.



R703.7.5 – FLASHING

FLASHING SHALL BE LOCATED BENEATH THE FIRST COURSE OF MASONRY ABOVE FINISHED GROUND LEVEL ABOVETHE FOUNDATION WALL OR SLAB AND AT OTHER POINTS OF SUPPORT, INCLUDING STRUCTURAL FLOORS, SHELF ANGLES AND LINTELS WHEN MASONRY VENEERS ARE DESIGNED IN ACCORDANCE WITH SECTION R703.7.

R703.2 – WATER RESISTIVE BARRIER

One layer of NO. 15 asphalt felt, free from holes and breaks, complying with ASTM D 226 for Type one felt or other approved water resistive barrier shall be applied over studs or sheathingof all exterior walls. Such felt or material shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches (51 mm). Where joints occur, felt shall be lapped not less than 6 inches (152mm). The felt or other approved material shall be continuous to the top of walls and terminated at penetrations and building appendages in a manner to meet the requirements of the exterior wall envelope as described in section R703.1

EXCEPTION: SUCH FELT OR MATERIAL IS PERMITTED TO BE OMITTED IN THE FOLLOWING SITUATIONS:

1. IN DETACHED ACCESSORY BUILDINGS.
2. UNDER EXTERIOR WALL FINISH MATERIALS AS PERMITTED IN TABLE R703.4.
3. Under paperbacked stucco lath when the the paper backing is an approved water resistive barrier.

R703.8 – FLASHING

APPROVED CORROSION–RESISTIVE FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN SUCH A MANNER AS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH AND SHALL BE INSTALLED TO PREVENT WATER FROM REENTERING THE EXTERIOR WALL ENVELOPE. APPROVED CORROSION–RESISTANT FLASHING SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS:

1. FLASHING FOR WINDOWS AND DOORS SHALL BE IN ACCORDANCE WITH SECTION R613.8
2. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
3. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
4. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
5. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD–FRAME CONSTRUCTION.
6. AT WALL AND ROOF INTERSECTIONS.
7. AT BUILT–IN GUTTERS.

(TYP) FLASHING DETAIL

N.T.S.

UNDERLAYMENT APPLICATION:

R905.1.1.1 Underlayment for asphalt, metal roof shingles, mineral surfaced roll roofing, slate and slate–type shingles, and metal roof panels shall comply with one of the following methods:

1. The entire roof deck shall be covered with an approved self adhering polymer–modified bitumen underlayment complying with ASTM D1970 installed in accordance with both the underlayment mfg's and roof covering mfg's installation instructions for the deck material, roof ventilation configuration and climate exposure for the roof covering installed.

   Exception: An existing self–adhering modified bitumen underlayment that has been previously installed over the roof decking and where it is required, renailing off the roof sheathing in accordance with section R908.7.1 can be confirmed or verified. An approved underlayment in accordance with Table 905.1.1.1 for the application roof covering shall be applied over the entire roof over the existing self–adhered modified bitumen underlayment.

2. A minimum 4 inch wide strip of self–adhering polymer–modified bitumem membrane complying with ASTM D1970, installed in accordance with the mfg's instructions for the deck material, shall be applied over all joints in the roof decking. An approved underlayment in accordance with Table R505.1.1.1 for the applicable roof covering shall be applied over the entire roof over the 4 inch wide membrane strips.

   Exception: A syntheticunderlayment that is approved as an alternative to underlayment complying with ASTM D226 type 2 and having a minimum tear strength of 15lbf in accordance with ASTM D4533 and a minimum tensile strength of 20 lbf/inch in accordance with ASTM D5035 shall be permitted to be applied over the entire roof over the 4 inch wide membrane strips. This underlayment shall be installed and attached in accordance with the underlayment attachment methods of Table R905.1.1.1 for the applicable roof covering and slope and the underlayment mfg's installation instructions.

3. A minimum 3 3/4 inch wide strip of self adhering flexible flashing tape complying with AAMA 711, level 3 for exposure up to 176 deg F, installed in accordance with the mfg's instructions for the deck material, shall be applied over all joints in the roof decking. An approved underlayment in accordance with Table R905.1.1.1 for the applicable roof covering shall be applied over the entire roof over the 4 inch wide flashing tape.

   Exception: A syntheticunderlayment that is approved as an alternative to underlayment complying with ASTM D226 type 2 and having a minimum tear strength of 15lbf in accordance with ASTM D4533 and a minimum tensile strength of 20 lbf/inch in accordance with ASTM D5035 shall be permitted to be applied over the entire roof over the 4 inch wide membrane strips. This underlayment shall be installed and attached in accordance with the underlayment attachment methods of Table R905.1.1.1 for the applicable roof covering and slope and the underlayment mfg's installation instructions.

4. Two layers of ASTM D226 type 2 or ASTM D4869 type 3 or type 4 underlayment shall be installed as follows: Apply a 19 inch strip of underlayment felt parallel to and starting at the eaves, fastened sufficiently to hold in place. Starting at the eave, apply 36" wide sheets of underlayment, overlapping successive sheets 19 inches, and laps shall be 6 inches and shall be offset by 6 feet. The underlayment shall be attached to a nailable deck with corrosion resistant fasteners with one row centered in the field of the sheet with a maximum fastener spacing of 12 inches o.c. and one row at the end and side laps fastened 6 inches o.c.. Underlayment shall be attached using annular ring or deformed shank nails with metal or plastic caps with a nominal cap diameter of not less than 1 inch. Metal caps are required where the ultimate design wind speed, Vult equals or exceeds 170 MPH. Metal caps shall have a thickness of not less than 32 gage sheet metal. Power driven metal caps shall have a minimum thickness of0.010 inch. Minimum thickness of the outside edge of plastic caps shall be 0.035 inch. The cap nail shall be not less than 0.083 inch for ring shank cap nails. Cap nail shank shall have a length sufficient to penetrate through the roof sheathing not less than 3/4 inch into the roof sheathing.

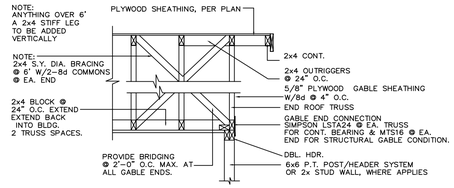
5. Two layers of a reinforced synthetic underlayment that has a product approval as an alternative to underlayment complying with ASTM D226 type 2 shall be permitted to be used. Synthetic underlayment shall have a minimum tear strength of 15 lbf in accordance with ASTM D4533 and a minimum tensile strength of 20 lbf per inch in accordance with ASTM D 5035, and shall meet the liquid water transmission test of section 8.6 of ASTM D 4869.

   Synthetic underlayment shall be installed as follows: Apply a strip of synthetic underlayment that is half the width of a full sheet parrallel to and starting at the eaves, fastened sufficiently to hold in place. Starting at the eave, apply full sheets of reinforced synthetic underlayment, overlapping successive sheets half the width of a full sheet plus the width of the mfg's single ply overlap. End laps shall be 6 inches and shall be offset by 6 feet. Synthetic underlayment shall be attached to a nailable deck with corrosion resistant fasteners with a maximum fastener spacing, measured horizontally and vertically, of 12 inches o.c. between side laps, and one row at the end and side laps fastened 6 inches o.c..

   Synthetic underlayment shall be attached using annular ring or deformed shank nails with metal or plastic caps with a nominal cap diameter of not less than 1 inch. Metal caps are required where the ultimate design wind speed, Vult equals or exceeds 170 MPH. Metal caps shall have a thickness of not less than 32 gage sheet metal. Power driven metal caps shall have a minimum thickness of0.010 inch. Minimum thickness of the outside edge of plastic caps shall be 0.035 inch. The cap nail shall be not less than 0.083 inch for ring shank cap nails. Cap nail shank shall have a length sufficient to penetrate through the roof sheathing not less than 3/4 inch into the roof sheathing.

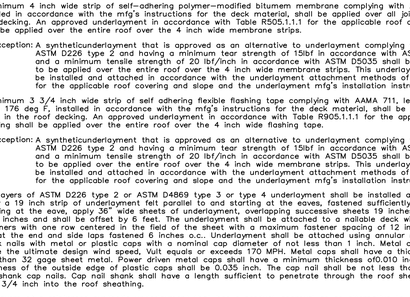
R905.3.3 for concrete and clay tile:

Required underlayment shall comply with the underlayment mfg's installation instructions in accordance with the FRSA/TRI Florida high wind concrete and cly roof tile installation manual, sixth edition where the Vasd is determined in accordance with Section R301.2.1.3 or the reccomendation of RAS 118, 119 or 120.



GABLE END CONSTRUCTION (TYP)

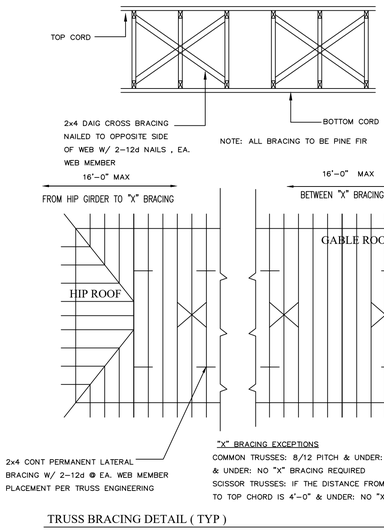
N.T.S.



(ALTERNATE USE) STEM WALL FOOTING DETAIL

* COURSE HEIGHT TO BE FIELD DETERMINED

N.T.S.



TRUSS BRACING DETAIL (TYP)

N.T.S.

R311.7 Stairways

R311.7.1 Width. Stairways shall not be less than 36 inches (914 mm) in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 4.5 inches (114 mm) on either side of the stairway and the minimum clear width of the stairway at and below the handrail height, including treads and landings, shall not be less than 31.5 inches (800 mm) where a handrail is installed on one side and 27 inches (686 mm) where handrails are provided on both sides.

Exception: The width of spiral stairways shall be in accordance with Section R311.5.8.

R311.7.2 Headroom. The minimum headroom in all parts of the stairway shall not be less than 6 feet 8 inches (2036 mm) measured vertically from the sloped plane adjoining the tread nosing or from the floor surface of the landing or platform.

R311.7.5.1 Riser Height. The maximum riser height shall be 7 3/4 inches (196 mm). The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm).

R311.7.5.2 Tread Depth. The minimum tread depth shall be 10 inches (254 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm). Winder treads shall have a minimum tread depth of 6 inches (152 mm) at any point. Within any flight of stairs, the greatest winder tread depth at the 12 inch (305 mm) walk line shall not exceed the smallest by more than 3/8 inch (9.5 mm).

The radius of curvature at the leading edge of the tread shall be no greater than 9/16 inch (14.3 mm). A nosing not less than 3/4 inch (32 mm) but not more than1 1/4 inch (32 mm) shall be provided on stairways with solid risers. The greatest nosing projection shall not exceed the smallest nosing projection by more than 3/8 inch (9.5 mm) between two stories, including the bottom riser of a flight. Solid risers with a projected nosing shall not exceed 1/2 inch (12.7 mm). Risers shall be vertical or sloped from the underside of the leading edge of the tread above at an angle not more than 30 (0.51 rad) degrees from the vertical. Open risers are permitted provided that the opening between treads does not permit the passage of a 4–inch diameter (102 mm) sphere.

Exceptions:

1. A nosing is not required where the tread depth is a minimu of 11 inches (279 mm).
2. The opening between adjacent treads in not.
3. Inches on stairs with a total rise of 30 inches (763 mm) or less.

R311.7.6 Landings for stairways. There shall be a floor or landing at the top and bottom of each stairway....

Exceptions: A floor or landing is not required at the top of an intervening flight of stairs, provided a door does not swing over the stairs.

A flight of stairs shall not have a vertical rise greater than 12 feet (3658 mm) between floor levels or landings.

The width of each landing shall not be less than the stairway served. Every landing shall have a minimum dimension of 36 inches (914 mm) measure in the direction of travel.

R311.7.7 Stairway walking surface. The walking surface of treads and landings of stairways shall be sloped no steeper than one unit vertical in 48 inches horizontal (2–percent slope).

R311.7.8 Handrails. Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers.

R311.7.8.1 Height. Handrails height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm).

R311.7.8.2 Continuity. Handrails for stairways shall be continuous for the full lenght of the flight, from a point directly above the top riser of the flight to a point directly above lowest riser of the flight. Handrail ends shall return or terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1 1/2 inch (38 mm) between the wall and the handrails.

Exceptions:

1. Handrails shall be permitted to be interrupted by a newel post at the turn.
2. The use of a volute, turnout, starting easing or starting newel shall be allowed over the lowest tread.

R311.7.8.3 Handrail grip size. All required handrails shall be of one of the following types or provided equivalent graspability.

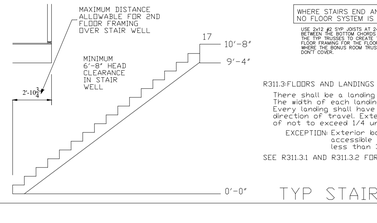
1. Type 1. Handrails with a circular cross section shall have an outside diameter of at lesast 1 1/4 inches (32 mm) and not greater than 2 inches (51 mm). If the handrail is not circular, it shall have a perimeter dimension of at least 4 inches (102 mm) and not greater than 6 1/4 inches (162 mm) with a maximun cross section of dimension of 2 1/4 inches (57 mm).
2. Type 2. Handrails with perimeter greater than 6 1/4 inches (162 mm). Handrails shall provide a graspable finger area on both sides of the profile. The finger recess shall begin within a distance of 3/4 inch (19 mm) measured vertically from the tip of the handrail and shall have a depth of at least 5/16 inch (8 mm) within 7/8 inch (22 mm) below the widest portion of the profile. This required depth shall continue for at least 3/8 inch (10 mm) to a level that is not less than 1 3/4 inches (45 mm) below the tallest portion of the profile. The width of the handrail above the recess shall not exceed 2 1/4 inches (57 mm) to a maximun of 2 3/4 inches (70 mm). Edges shall have a minimun radious of 0.01 inches (0.25 mm).

R311.7.9 Illumination. All stairs shall be provided with illumination in accordance with Section R303.6.

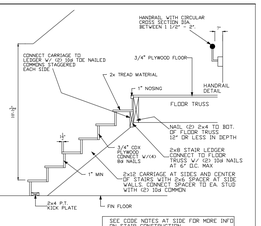
R311.5.8 Special stairways. Circular stairways, spiral stairways, winders and bulkhead enclosure stairways shall comply with all requirements of Section R311.5 except as specified below.

R311.7.10.1 Spiral Stairways. Spiral stairways are permitted, provided the minimun width shall be 26 inches (660 mm) and each tread having a 7 1/2 inch (190 mm) tread depth at 12 inches from the narrower edge. All treads shall be identical, and the rise shall be no more than 9 1/2 inches (241 mm). A minimun headroom of 6 feet 6 inches (1980 mm) shall be provided.

R311.7.10.2 Bulkhead enclosure stairways. Stairways serving bulkhead enclosures that are not required to serve habitable spaces, provide access from the interior of the building and meet the applicable requirements of Sections, R311.4.2 and R311.5 where the maximun height from the basement finished floor level to grade adjacent to the stairway does not exceed 6 feet (2438 mm), and the grade level opening to the stairway is covered by a bulkhead enclosure with hinged doors or other approved means.



TYP STAIR SECTION DETAIL



PLATFORM FRAMING:

2x4 FRAME KNEE WALL BUILT FROM THE SLAB TO THE PLATFORM HEIGHT. PLATFORM IS FRAMED WITH 2x6 #2 SYP FOR THE PERIMETER AND 2x4 #2 SYP JOISTS SPACED 16" O.C. ATTACH THE JOISTS TO THE PERIMETER WITH 2–16d NAILS AT EACH END. 3/4" PLYWOOD ATTACHED PER THE SHEATHING SCHEDULE ON TOP OF THE FRAMING TO CREATE THE PLATFORM.

THE PLATFORM ASSEMBLY CAN THEN BE ATTACHED TO A BLOCK OR FRAME EXTERIOR WALL USING 8d NAILS SPACED 12" O.C. FOR LATERAL SUPPORT.

THE FRAME KNEE WALL DOES NOT NEED TO BE ANCHORED TO THE FOUNDATION.

SPECIAL STAIRS

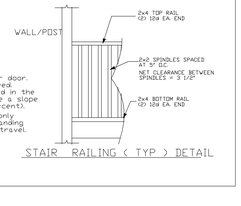
THIS CONSTRUCTION DETAIL PERTAINS TO STRAIGHT RUN OR SWITCH BACK STAIRS AND ASLO INCLUDES ANY CIRCULAR OR RADIUS CONSTRUCTED STAIRS

WHERE STAIRS END AND NO FLOOR SYSTEM IS

USE 2x12 @ SYP JOISTS AT 24" O.C. BETWEEN TRS. BOTTOM CHORDS OF THE TYP. TRUSSES TO CREATE THE FLOOR SYSTEM FOR THE STAIRS. THIS SYSTEM WHERE THE ROWUS ROOM TRUSSES DON'T COVER.

CLG ABV STAIRS

2x6 @ SYP FRAMING SPACED AT 24" O.C. BETWEEN TYP TRUSSES TO CLOSE IN ROOF OVER STAIRS LEADING TO THE ROWUS ROOM USE A MIN. OF 2–16d NAILS AT THE END OF EACH 2x6 JOIST TO TRUSS



STAIR RAILING (TYP) DETAIL

R311.3 FLOORS AND LANDINGS AT EXTERIOR DOORS:

There shall be a landing or floor on each side of each exterior door. The width of each landing shall not be less than the door served. Every landing shall have a minimun dimension of 36inches measured in the direction of travel. Exterior landings shall be permitted to have a slope of not to exceed 1/4 unit verticle in 12 units horizontal (2 percent).

EXCEPTION: Exterior balconies less than 60 square feet and only accessible from a door are permitted to have a landing less than 36 inches measured in the direction of travel.

SEE R311.3.1 AND R311.3.2 FOR MORE DETAILS REGARDING ELEVATIONS.

DESIGN CRITERIA

GENERAL NOTES:

1. DRAWINGS, NOTES AND DETAILS COMPLY WITH 2023 FLORIDA RESIDENTIAL BUILDING CODES 8th ED FOR 140 MPH WINDS
2. DESIGN SOIL BEARING PRESSURE ASSUMED 2000 PSF
3. ALL REINFORCING STEEL SHALL BE GRADE 40 DEFORMED BARS. LAP SPLICE JOINTS MINIMUM 40 BARS DIAMETER
4. MORTAR FOR LOAD BEARING WALLS ASTM C270, TYPE S COMPRESSIVE STRENGTH 1800 PSI AT 28 DAYS.
5. TREAT SOIL AND POST CERTIFICATION OF COMPRESSIVE FOR SUBTERANEAN TERMITE PREVENTION PER FBC 1816.

WOOD TRUSSES:

1. DESIGN IN ACCORDANCE WITH TPI SPECIFICATIONS FOR METAL PLATE CONNECTED WOOD TRUSSES.
2. SUBMITTAL SHALL INDICATE DESIGN WIND SPEEDS, HEIGHT ABOVE GROUND, AND AMOUNT OF UPLIFT AT BEARINGS.
3. MAXIMUM TRUSS SPACING IS 24" O.C.
4. GIRDER TRUSS SHALL BE DESIGNED TO FUNCTION ALSO AS DRAG STRUTS. SUBMITTAL AND ERECTION INSTRUCTIONS SHALL SHOW BOTH UPLIFT AND LATERAL CONNECTION LOAD REQUIREMENTS AT ENDS OF GIRDER TRUSS.
5. TOP CORDS SHALL BE IN GROUP II SPECIES LUMBER.
6. EACH TRUSS TYPE SHALL BE CLEARLY IDENTIFIED AND LOCATED ON A TRUSS SHOWING EACH TRUSS LOCATION. ALL TRUSS BRACING AND UPLIFT CALCULATIONS TO BE PROVIDED BY THE TRUSS MANUFACTURER.

WOOD FRAMING:

1. ALL WOOD FRAMING SHALL BE GRADE II SPECIES LUMBER, NO. 2 SPRUCE FIR OR BETTER, INCLUDING BEARING STUD WALLS, PLATES, AND NAILERS.
2. ROOF JOIST AND RAFTERS SHALL NOT EXCEED 24" O.C.
3. ALL ANCHOR BOLTS SHALL HAVE A MINIMUM EMBEDMENT OF 7" IN CONCRETE WITH 3" MINIMUM HOOK, UNLESS OTHERWISE INDICATED. ALL ANCHOR BOLTS FOR STILL PLATES, NAILERS ETC. SHALL BE INSTALLED WITH PLATE WASHERS 3" x 3" x 1/8"WASHERS WITH A MINIMUN BOLT DIA. OF 5/8". BOLTS SHALL BE ASTM A307. WASHERS SHALL BE ASTM A36. HOLES IN THE WOOD PLATES AND WASHERS SHALL 9/16" OR 1/2" BOLTS. A MINIMUN OF ONE ANCHOR BOLT SHALL BE PROVIDED WITHIN 6 TO 12 INCHES OF EACH END OF EACH PLATE. ANCHOR BOLTS SHALL BE LOCATED WITHIN 12" OF CORNERS AND AT SPACINGS NOT EXCEEDING 4' ON CENTER.
4. ALL FASTENERS SHALL BE GALVANIZED COMMOMWIRE NAILS, OR HOT DIPPED GALVANIZED BOX NAILS. ALL STRAPPING, HARDWARE & FASTENERS EXPOSED TO THE ELEMENTS BE Z COATED TO PREVENT EARLY CORROSION.

WALL SHEATHING

1. INSTALL WALL SHEATHING WITH LONG DIMENSIONS PERPENDICULAR TO FRAMING, AND STAGGER ALL END JOINTS 1/2 PANEL LENGTH IN ALTERNATE ROWS. INSTALL BLOCKING AT ALL PANEL JOINTS.
2. INSTALL 2x WALL BLOCKING AT ALL PANEL JOINTS INSTALL NAILS FOR ALL EDGE CONDITION.
3. FASTEN SHEARWALL SHEATHING AS FOLLOWS FOR DIAPHRAM CAPS INDICATED: DIAPHRAM CAP 460 P.L.F. 10d NAILS, 5" O.C. EDGES, 12" O.C. INTERMEDIATE. NO. 12 SCREWS MAY BE SUBSTITUTED FOR 10d NAILS WHERE M.S. ARE USED IN SHEREWALLS. SCREW PATTERN IS THE SAME AS NOTED FOR SHEARWALLS.

DESIGN CRITERIA

Basic wind speed ---- 140 mph with 2-3 second gust.
Risk Category---2 per Table FBC 1604.5
Wind Exposure Category ---- B
Wind Importance Factor----1.0
Internal Pressure Coefficient +/-0.18 (Enclosed)
Average design wind pressure ---- 25 psf

Wind pressures for components & cladding (Based on worst case scenario, Zone 5)
For wall elements = (+35.3 - 47.2 psf)
Garage Door = (+31.6 -39.8 psf)

Structural live loads: floors 40 lbs., Balconies & Decks 60 lbs. , Stairs 100lbs. Roofs 20 lbs.

NOTE:
This structure has been designed in compliance with FBC 2023 8th Edition Wind load requirements for 140 mph Winds And is not coastal exposure.
It also complies with the Residential Section R-301 design criteria, and includes ASCE 7-22 & NEC 2020

LP Structural Design , LLC
Larry Parkinson FL. Professional Engineer No. 47617
223 Magnolia Circle
Eustis, FL. 32726 352-989-1934

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS STRUCTURE FOR INTEGRITY OF SHEARWALLS, ROOF DIAGRAMS, ETC., & THAT THIS BUILDING COMPLIES WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODES 8TH ED. (2023)

LARRY ALAN PARKINSON LICENSE No. 47617 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been electronically signed and sealed by Larry Parkinson PE using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

ENGINEER SEAL

Prepared for:
Vedder Construction

Project:
Residential
New Construction
Detached Garage

308 N Tremain St
Mt. Dora Fl. 32757

Prepared By:
TJM CAD DESIGNS,LLC
OFFICE# 352-669-1026
Email: tjmcad@centurylink.net

DISCLAIMER NOTE:
TJM CAD DESIGNS shall not be held liable for any contractors or sub contractors abilities to conform to any FBC 2023 8th Ed. requirements during construction of this project, therefor TJM CAD DESIGNS shall have no Liens place upon them for others non ability of payments to subs and or contractors placed on this project. TJM CAD DESIGNS nor its affiliates shal be held liable for the workmanship or abilities of others to follow instructions.

SPEC SHEET

REVISIONS

DRAWN BY: J. COSSAR

DATE: 03/26/24

SCALE: N.T.S.

SHEET
A-5

Under Roof Square Footage	
Garage	600
Covered Side Walkway	154
Exterior Side Storage	26
Total Under Roof	780

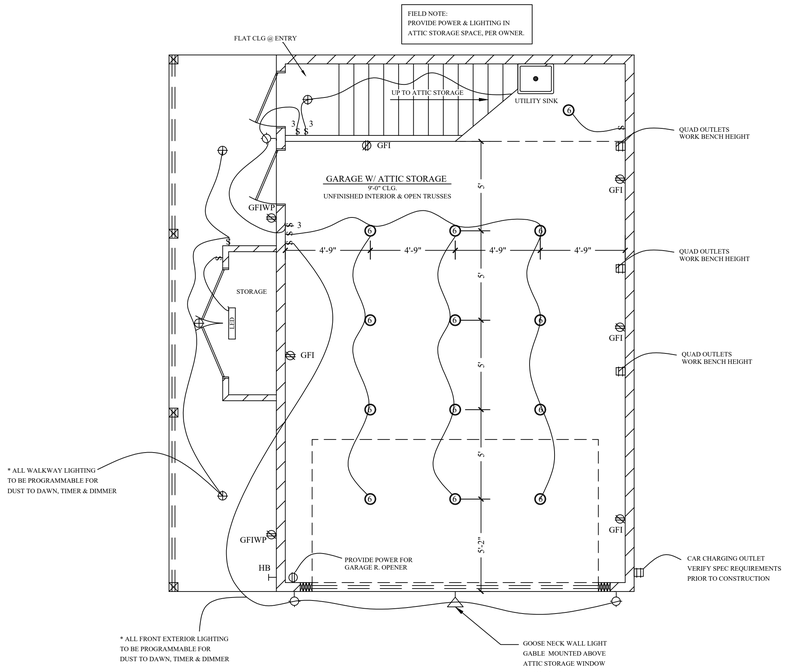
SYMBOLS & ABBREVIATIONS	
	2x Exterior Wall
Brg	Baring
	Detail Designation
	Door Schedule
	Window Schedule
F.F.	Finish Floor
HDR	Header
HB	Hose Bib
N.T.S.	Not To Scale
PT	Pressure Treated
WD	Wood

ELECTRICAL SYMBOLS

SYMBOL	DESCRIPTION
$	SWITCH
$3	3-WAY SWITCH
	WALL MOUNT COACH LIGHT- PER OWNER
	CEILING MOUNT LIGHT or PENDENT- PER OWNER
	EXTERIOR WALL MOUNTED LIGHTING-PER OWNER
GFI GFIWP	GROUND FAULT INTERRUPTED RECEPTACLES ALL OUT DOOR GFI RECEPT. MUST BE WATER PROOF
	QUAD RECEPTACLE
LED	LED LIGHT- PER OWNER
6	6" LED CAN LIGHT- PER OWNER

ELECTRICAL GENERAL NOTES:

1. CONSULT UTILITY & LOCAL CODES FOR PROPER GROUNDING REQUIREMENTS.
2. ALL RECEPTACLES IN BATHROOMS, GARAGES, OR OUTDOORS SHALL BE PROTECTED BY A GROUND FAULT INTERRUPTION SYSTEM (GFI) AND AS NOTED ON THE DRAWINGS.
3. SWITCH PLATES TO BE PLACED 42" ABOVE FINISH FLOOR, CENTER TYPICAL.
4. SMOKE/CARBON-MONOXIDE DETECTORS TO BE PLACED IN ALL SLEEPING AREAS. (IF APPLIES)
5. TIE INTO EXISTING PANEL SERVICE & EQUIPMENT, BY OTHERS.
6. CONTRACTOR AND OWNER RESPONSIBLE FOR FINAL LAYOUT
7. ALL NEW RECEPTACLES SHALL BE ARCH FAULT , TAMPER RESISTANT PER NEC ARTICLE 210.
   ALL ELECTRICAL WORK TO COMPLY WITH ALL NEC 2020 FOR RESIDENTIAL.
8. CONFIRM & COORDINATE ALL FIXTURES,APPLIANCES & MEDIA POWER & PLUG REQUIREMENTS , PER MANUFACTURERS SPECS , PRIOR TO CONSTRUCTION.



ELECTRICAL PLAN

1/4"=1'

Prepared for:

Vedder Construction

Project:

Residential
New Construction
Detached Garage

308 N Tremain St
Mt. Dora Fl. 32757

Prepared By:

TJM CAD DESIGNS,LLC
OFFICE# 352-669-1026
Email: tjmcad@centurylink.net

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ELECTRICAL

REVISIONS

DESIGN CRITERIA

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NOTE:
This structure has been designed in compliance with FBC 2023 8th Edition Wind load requirements for 140 mph. Winds And is not in windborne debris region. It also complies with the Residential Section R-301 design criteria, and includes ASCE 7-22 & NEC 2020

DRAWN BY:	J. COSSAR
DATE:	03/26/24
SCALE:	1/4"=1'

LP Structural Design , LLC
Larry Parkinson FL. Professional Engineer No. 47617
223 Magnolia Circle
Eustis, FL. 32726 352-989-1934

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS STRUCTURE FOR INTEGRITY OF SHEARWALLS, ROOF DIAGRAMS, ETC., & THAT THIS BUILDING COMPLIES WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODES 8TH ED. (2023)

SHEET

E-1

ENGINEER SEAL

LARRY ALAN PARKINSON LICENSE No. 47617 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been electronically signed and sealed by Larry Parkinson PE using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CITY OF MOUNT DORA

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

DATE: May 29, 2024

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 1 - Certificate of Appropriateness; 308 N Tremain (Location); Construct a Detached Garage (Request); 308 North Tremain Street, LLC (Owner); Vedder Construction, LLC (Applicant).**

Property Information

Site Address:	308 N Tremain Street	**Current Use:**	Single-Family Residence
Zoning District:	Residential Professional	**Land Use:**	Residential Professional/Office

Structure Information

Construction Date:	1922	**Style:**	Bungalow
Structural System:	Masonry Vernacular	**Foundation Type:**	Concrete Footing
Siding:	Concrete Block / Stucco	**Stories:**	Two
Roof:	Asphalt Shingles / Tin	**Windows:**	1/1 Sash
Roof Type:	Gable	**Chimneys:**	One (Concrete Block)

Porch: Elevated step-up covered entrance and two story screen porch in the rear

Description of Proposed Work:

Construct a 20’ X 30’ (600 SF) detached garage with covered porch with unfinished attic space for storage. The structure will feature a gable roof, metal roof panels, horizontal hardi board siding, and a copula.

Background on Architectural Style:

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

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

Guidance from the Historic Guidelines:

Additions, new construction and changes to non-historic buildings should acknowledge the historic context in which they are to be located. They should respect the massing, scale and architectural features of their historic environment. New construction should complement the historic architecture. Through sound planning and design, it can reinforce and respect the existing patterns of a historic district. Successful infill design does not have to imitate demolished or extant buildings to be successful. Rather, it picks up significant themes, such as height, materials, roof form, massing, set-back, and the rhythm of opening to ensure that a new building blends with its context.

To be compatible with its environment, new construction should respect the predominant height, scale, mass, orientation, setbacks, rhythm and details of its historic neighbors. Pay particular attention to the qualities of height, scale and massing. Little can be done to make an ill proportioned building compatible with its historic neighbors.

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. Landscaping is also an important component. A concrete plaza adjacent to the sidewalk is incompatible in an area dominated by grassy lawns.

While the new construction should respect 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. As always, the quality of design, materials and construction are most important.

Recommendations:

1. Keep new construction to a minimum
2. Design new buildings to be compatible in materials, size, color, and texture with the surrounding buildings.
3. Employ contemporary design that is compatible with the character and feeling of the district.

Avoid:

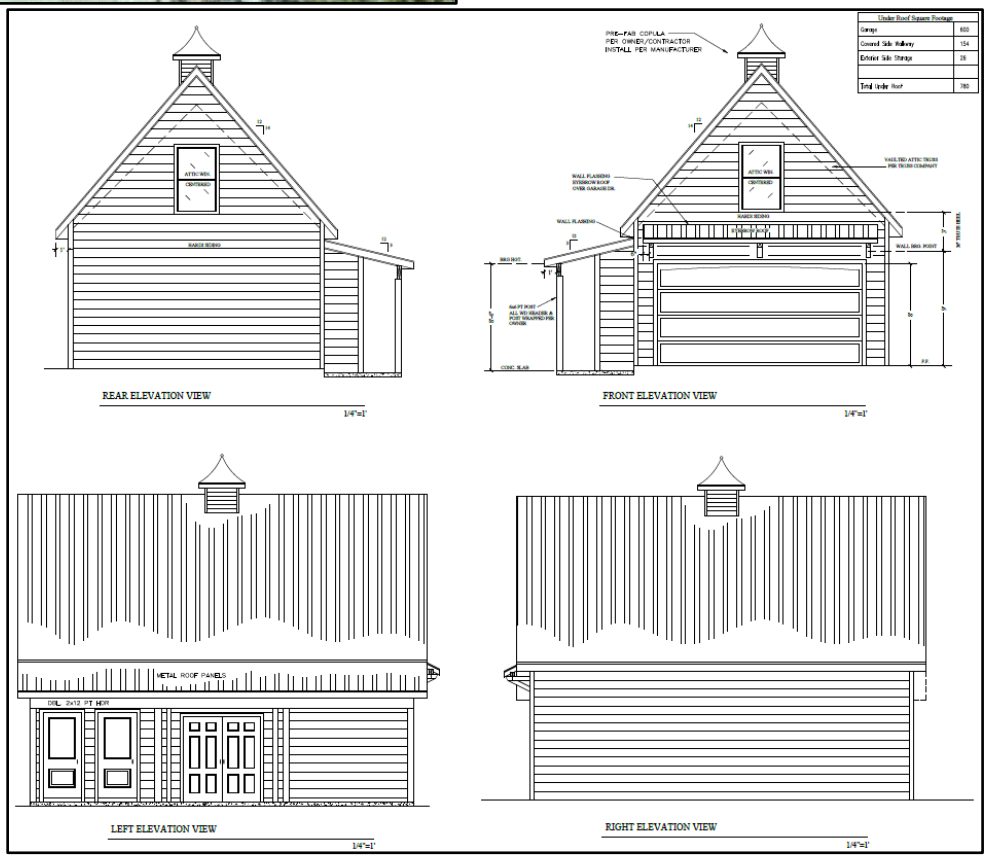
1. Designing new buildings who's massing and scale is inappropriate and whose materials and textures are non-historic.
2. Imitating an earlier style or period of architecture in new construction, except in rare cases where a contemporary design would detract from the architectural unity of an ensemble or group.

Staff Analysis:

The Owner obtained a COA on June 29, 2022, to redo the second story porch; on September 28, 2022, to allow tile to be installed on an exterior wall within a porch area; and on June 28, 2023 the Owner reconstruct the porches and other façade modifications.

The subject property is a corner lot which abuts two right-of-ways on the eastern and southern buffer and the proposed garage will be located in the northwest corner of the lot (see aerial with the red box depicting the proposed location).

The proposed garage is compatible with the residence which also has a metal roof and horizontal siding. The garage will be situated between a two-story residence and a single-story residence.



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

Attachments:
Photos
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: May 29, 2024

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 2 - Certificate of Appropriateness; 436 E 5th Avenue (Location); Window and Staircase Replacement (Proposed Work); Renaissance Property Holdings, LLC (Owners); Ben Pauluhn, Renaissance Property Holdings, LLC (Applicant).**

Property Information:

Address:	436 E 5th Avenue	**Current Use:**	Residential
Zoning District:	C-2	**Land Use:**	Commercial

Structure Information:

Date of Construction:	1912	**Style:**	Frame Vernacular
Siding:	Clapboard	**Stories:**	2.5
Roof Type:	Hip / Shed / Hip Dormer	**Chimneys:**	One; Brick
Roof Material:	Metal Shingles	**Porch:**	One, Covered

Historic Background:
The subject property was included on the local historic registry in 2008.

Requested Action:
The Applicant is seeking to restore two wood windows on the second floor of the eastern façade; remove and replace two aluminum windows with vinyl windows on the southern façade; and remove and replace the staircase on the southern façade.

Background on Architectural Style:
The subject residence was constructed in the Frame Vernacular style. This style of buildings were first constructed by lay or self-taught carpenters to provide basic shelter without attention to architectural style. The buildings reflect locally available building materials, the skills and regional background of the builder and environmental conditions. Vernacular buildings were widely constructed in Mount Dora from the l 880s through the 1930s.

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

Guidance from the Mount Dora Historic Preservation Guidelines:

If an addition is being constructed, generally it should not be added to the main historic facade of the building. If possible, locate it away from the principal public view, possible to the rear of the building. Respect the proportions of the building to which it is being added, so the addition does not dominate its historic environment. Do not obstruct the character-defining features of the historic building with the addition.

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.

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.

Recommendations:

1. Retain wooden materials and features such as siding, cornices, brackets, soffits, fascia, window architrave, and doorway pediments, wherever possible. These are essential components of a building's appearance and architectural style.
2. Protect and maintain wood features by providing proper drainage so that water is not allowed to stand on flat, horizontal surfaces or accumulate in decorative features.
3. Retain porches and steps that are appropriate to a building and its subsequent development. Porches and additions reflecting later architectural styles are often important to the building's historical development and should be retained.
4. 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.

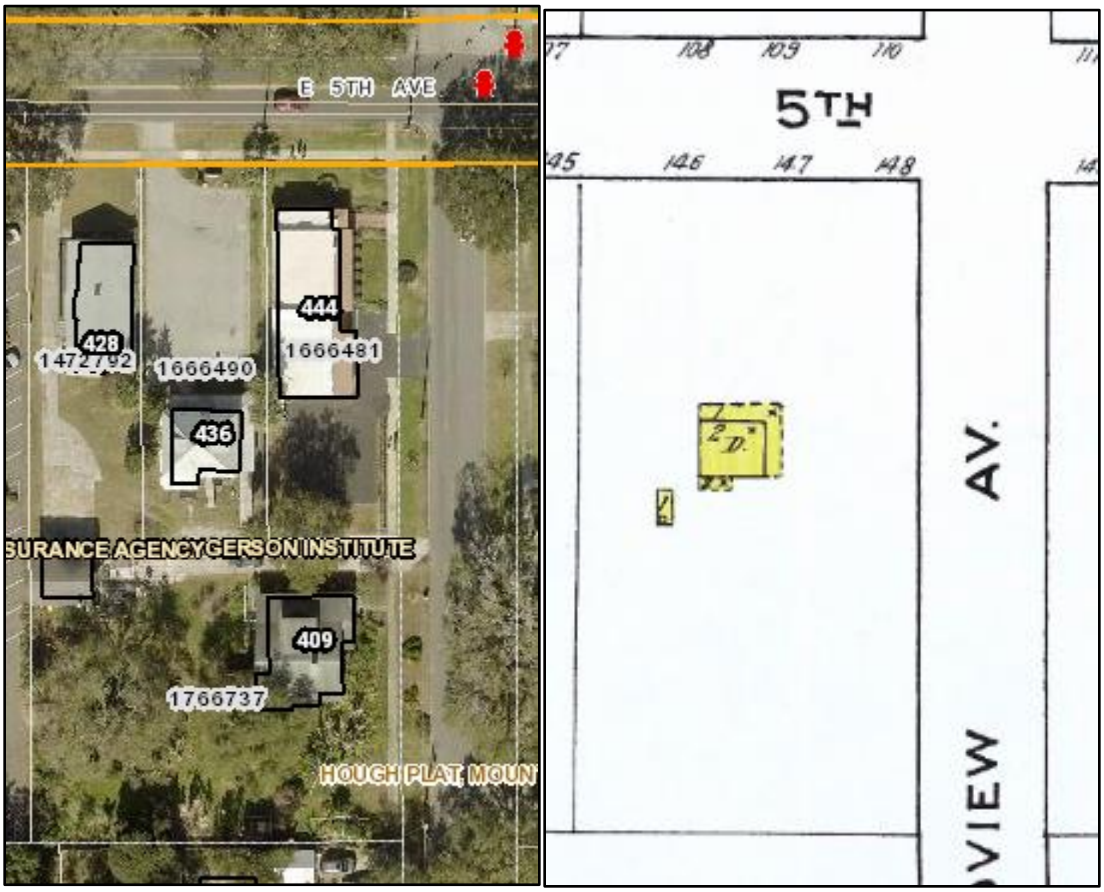
Avoid:

1. Removing or radically changing wood features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.
2. Removing major portion of the historic wood from a facade instead of repairing or replacing only the deteriorated wood, then reconstructing the facade with new material in order to achieve a uniform or "improved" appearance
3. Replacing window features on significant facades with historically and architecturally incompatible materials such as anodized aluminum, mirrored or tinted glass.

Staff Analysis:
The Applicant is seeking to refinish two windows on the principal façade. This is consistent with the Guidelines' recommendation to repaid and restore wood features which contribute to the architectural style of the building.

The aluminum windows being replaced with vinyl are not original nor are they located on the primary façade and are not visible from the right-of-way.

The wooden stairs are not original to the structure (see 1912 Sanborn Map below), are not located on a primary façade, and is decrepit (per application).



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

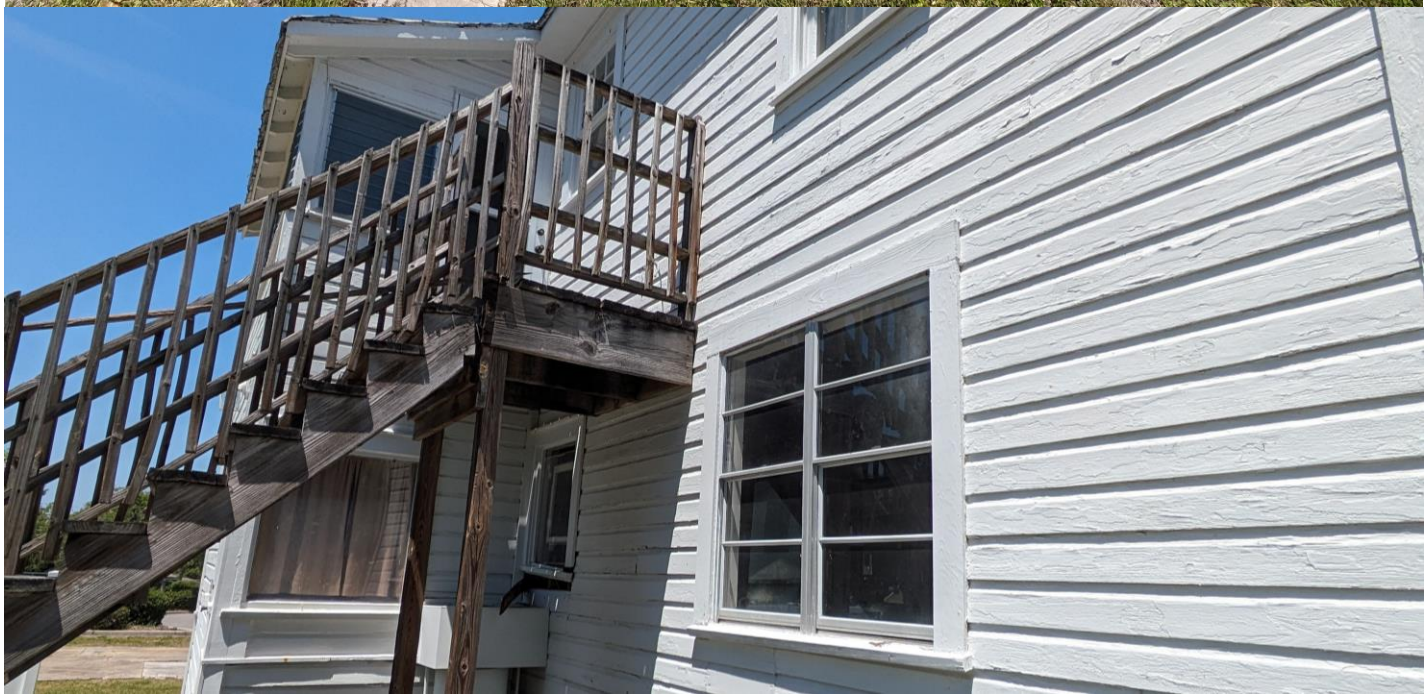
Attachments:
Photos
1998 Site Survey
2020 Site Survey
Historic Site Staff Report (2008)
Application

CITY OF MOUNT DORA

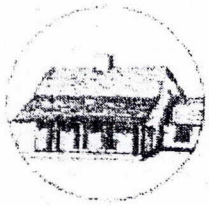
Site Photos

North Elevation

West Elevation Windows



☒ Original
☐ Update
(give site#)



HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 3.0 11/96

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

Site #8 LA 2475
Recorder # MM35-34, 31
Field Date 4 / 20 /1998
Form Date 10 / 21 /1999

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

LOCATION & IDENTIFICATION

Address (Include N,S,E,W; #; St., Ave., etc.) 436 E 5th Ave
Cross Streets (nearest / between) Tremain / Grandview
City / Town (within 3 miles) Mount Dora In Current City Limits: ☒ y ☐ n ☐ unknown
County Lake Tax Parcel #(s) 1666490
Subdivision name Hough Plat Block 3 Lot BEG 50FT of NE cor of Lot 3,
Ownership (Please check one): ☐ private-profit ☒ private-individual ☐ city ☐ county ☐ Native American ☐ private-nonprofit ☐ private-unspecified ☐ state ☐ federal ☐ foreign ☐ unknown
Name of Public Tract (e.g., park)
Route to (especially if no street address)

MAPPING

USGS 7.5' Map Name & Date Eustis 1966 PR 1980
Township 19S Range 27E Section 32 ¼ section: ☐NW ☐SW ☐SE ☐NE ☐Irregular-name: NA
Landgrant NA UTM: Zone ☐16 ☐17 Easting _____0 Northing _____0
Plat or other map (map's name, location) Plat Book 3 Page 41

DESCRIPTION

Style* Frame Vernacular Exterior Plan* Rectangular Number of Stories 2
Structural System(s) * Balloon wood frame
Foundation: Type(s) * Continous Material(s) * Molded concrete block
Exterior Fabric(s) * Novelty siding;
Roof: Type(s) * Hip Material(s) * Metal shingles, pressed
Roof secondary strucs. (dormers etc.) * Shed dormer
Chimney: No. 1 Material(s) * Brick Location(s) * Offset
Windows (types, materials, etc.) * DHS; wood; 1/1

Main Entrance (stylistic details)
Porches: #open 2 #closed 0 #incised ____ Location(s) N/Entrance; S/Entrance
Porch roof type(s) Hip
Exterior Ornament

Interior Plan* Unknown interior plan
Condition (Please check one): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Surroundings (N=None, S=Some, M=Most, A=All/nearly all): S commercial S residential _ institutional __ undeveloped
Ancillary Features (No., type of outbuildings; major landscape features. Use continuation sheet for descriptions of interior, landscaping, etc)

Archaeological Remains ☐ Check if Archaeological Form completed

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

DHR USE ONLY OFFICIAL EVALUATIONS DHR USE ONLY

NR DATE ___/___/____
DELIST DATE ___/___/____

KEEPER-NR ELIGIBILITY ☐yes ☐no Date ___/___/____
SHPO-NR ELIGIBILITY: ☐yes ☐no ☐potentially elig. ☐insufficient Info Date ___/___/____
LOCAL DESIGNATION: Date ___/___/____
Local office

National Register Criteria for Evaluation ☐a ☐b ☐c ☐d (See *National Register Bulletin 15*, p. 2)

Clear Form Values

Page 1

☐ Original
☐ Update

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

Site#8 LA03843
Field Date 3-4-2020
Form Date 3-4-2020
Recorder # 119

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) 312 North Tremain Street — Multiple Listing (DHR only) _____
Survey Project Name Mount Dora Historic Resources 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:	312	N	Tremain	ST	

Cross Streets (nearest / between) N Tremain St & E 3rd Ave
USGS 7.5 Map Name EUST — USGS Date 2018 — Plat or Other Map _____
City / Town (within 3 miles) Mount Dora — In City Limits? ☐yes ☐no ☐unknown — County LA
Township 19S — Range 27E — Section 32 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 32-19-27-2400-000-00802 — Landgrant _____
Subdivision Name TREMAIN'S PLAT — Block _____ — Lot 8,9
UTM Coordinates: Zone ☐16 ☐17 — Easting 437308 — Northing 3185890
Other Coordinates: X: -81.64241 — Y: 28.79903 — Coordinate System & Datum WGS84
Name of Public Tract (e.g., park) _____

HISTORY

Clear History Values

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

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

DESCRIPTION

Clear Description Values

Style MASO — Exterior Plan RECT — Number of Stories 2
Exterior Fabric(s) 1. COBL 2. STUC 3. _____
Roof Type(s) 1. GA 2. SHED 3. Hip (porch)
Roof Material(s) 1. ASPH 2. TIN 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.)

1/1 sash

Distinguishing Architectural Features (exterior or interior ornaments)

framed awning to match roof and wrap-around porch

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

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 # LA03843

DESCRIPTION (continued)

Clear Description Values

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

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

Foundation Type(s): 1. CONT 2.

Foundation Material(s): 1. POCO 2.

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

Main Entrance (stylistic details)

Elevated step-up covered entrance

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

Wrap-around covered porch / rear 2-level screened porch

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

Narrative Description of Resource

Archaeological Remains ☐Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

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

☒other methods (describe) Field visit and documentation

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

OPINION OF RESOURCE SIGNIFICANCE

Clear Significance Values

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

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

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

The structure appears to contribute to the Historic District, the architectural styling that has remained from its original construction is consistent with other structures from its time in Mount Dora.

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 Bradley Benmoshé, CNU-A Affiliation OTHR

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

(address / phone / fax / e-mail)

Required Attachments

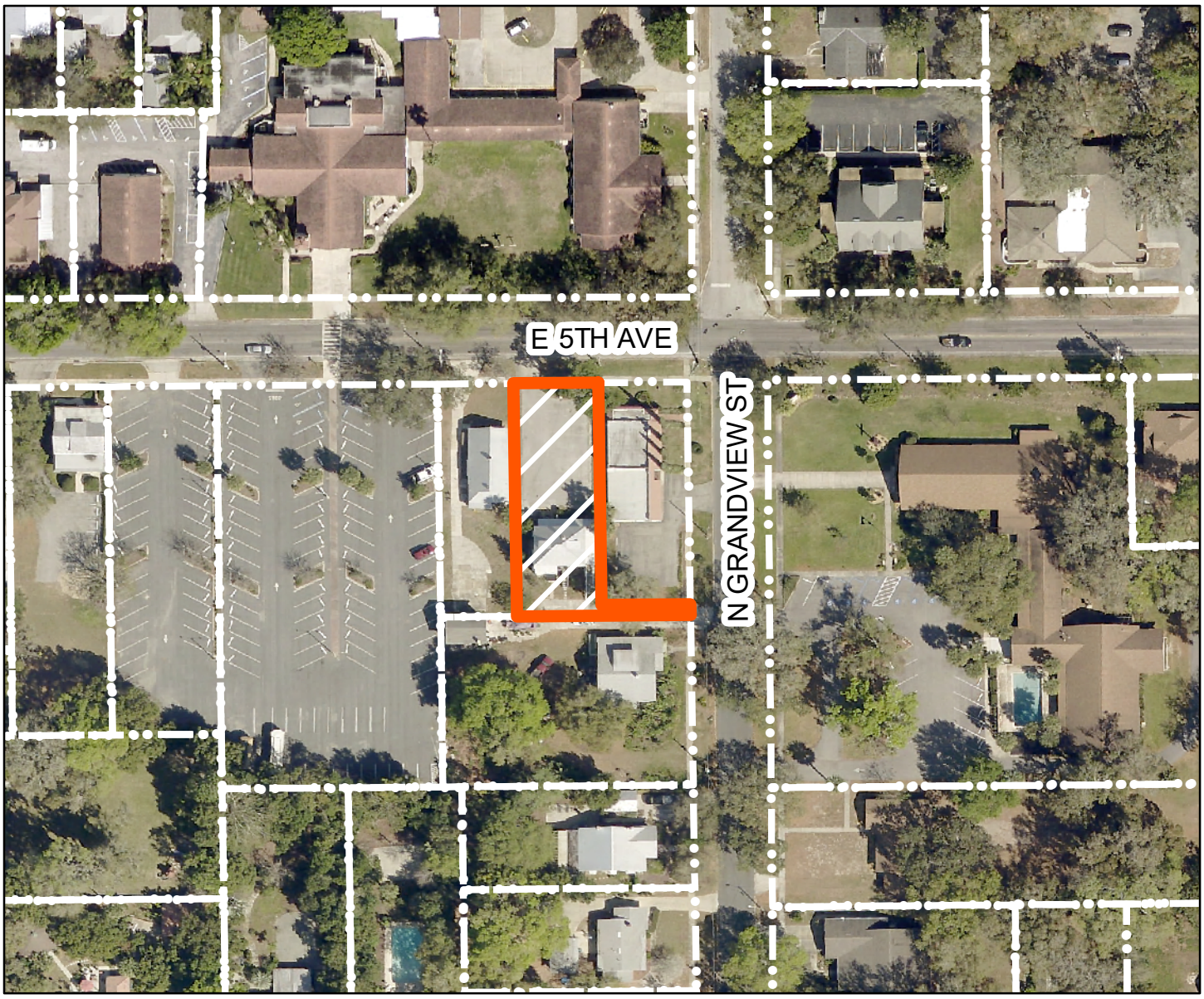
❶ **USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED**

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.

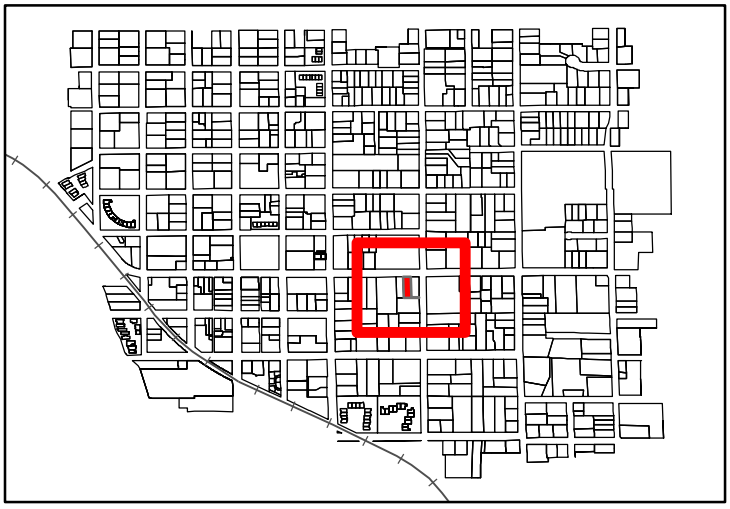
Street Map



N

436 E 5TH AVE MOUNT DORA FL 32757

0 45 90 180 Feet

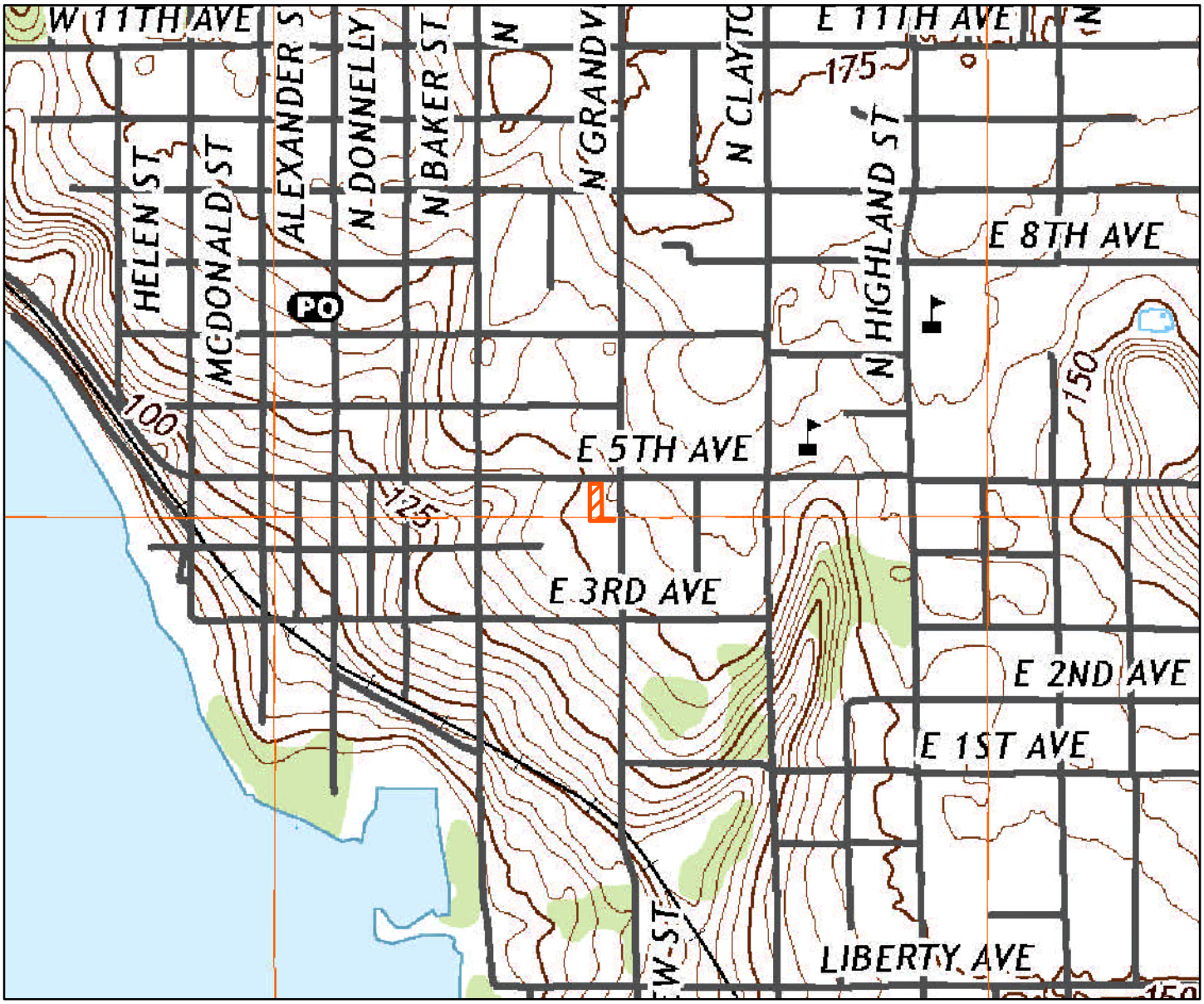


LA03797

KCI TECHNOLOGIES

Data Sources: Lake County, City of Mount Dora

USGS Map



N

LA03797

436 E 5TH AVE MOUNT DORA FL 32757

Source: United States Geological Survey Eustis, FL 2018

KCI TECHNOLOGIES

1916
Mary Lenhart House
436

CITY OF MOUNT DORA
PLANNING AND DEVELOPMENT

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

DATE: April 1, 2008

TO: Historic Preservation Board

FROM: Gus Gianikas

RE: 436 East 5th Avenue

Site Name: – Mary Lenhart House **Date of Construction** – 1916

Style – Frame Vernacular **Architectural Integrity** – Altered

Description of Building – 1925

Siding Novelty siding

Windows DHS; wood; 1/1

Roof Hip

Historical Significance

The following standards apply: A building has historical or cultural significance if it "Is associated in a significant way with the life or activities of a major person important in city, state or national history, or"

A building has architectural or aesthetic significance if it "Embodies those distinguishing characteristics of an architectural style, period, or method of construction, or is a historic work of a prominent architect, designer, or builder."

Staff Analysis: The building retains many of its original historic features including, porches, roof and siding material, and windows. Approve

Attachments: Marker application, site form and photographs.

Photo 1: 436 East Fifth Avenue - Front elevation facing Fifth Avenue

Photo2: 436 East Fifth Avenue – west elevation

Photo 3: 436 East Fifth Avenue – rear of building – south elevation

Photo 4: 436 East Fifth Avenue – east elevation. Can be seen from Grandview St.

CITY OF MOUNT DORA

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

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Renovations, Additions and New Construction

Property Address: 436 E 5th Ave, Mount Dora Alternate Key No.: _____

Property Owner: Renaissance Property Holdings, LLC

Applicant: Renaissance Property Holdings, LLC - Ben Pauluhn Owner

Applicant's Mailing Address: PO Box 1850, Mount Dora, FL 32756

Applicant's Phone Number: 314-503-1230

Applicant's Email Address: benp@optimusenergysolutions.com

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

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 / Style: Existing is wood frame structure with vinyl, aluminum and wooden windows

Proposed Materials / Style: No change to materials. Restore wooden windows (2) and replace 2 aluminum with vinyl.

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

Reason for Addition / Modification: Building was rendered derelict and unusable by previous owner. We are working to bring it back to life and make positive community impacts.

For Window & Door Modifications, will the grid pattern be replicated? Yes

Is there a chimney on the building and will it be affected? Yes, unaffected

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. All formal correspondences will be provided via email.

436 E. 5th Historic Write-Up

From: Ben Pauluhn on behalf of Renaissance Property Holdings
To: Mount Dora Historic Preservation Board
Date: 03/29/2024
RE: 436 E. 5th Ave – Property restoration

The property at 436 E. 5th has been in relative disarray, empty for multiple years. Renaissance Property purchased the building due to our belief in the re-use of existing assets and the value of investing in one's community. To bring the building back to a compliant and therefore habitable condition, the following minor exterior repairs need to occur. We are proposing the following for approval, under the mindset of "restore where possible, replace as close to matching where restoration not applicable or relevant".

East 2nd story windows
Restore existing original windows – 2nd story. Need removal for trim damage and water damage. Re-install existing.

North (front)
No window or door work.

South (rear) first story windows
Remove aluminum windows (x2 first picture) and replace with white vinyl to match first floor windows on west of building (2nd picture just for reference).

South (rear) Staircase rebuild
Remove decrepit wooden staircase and rebuild in same fashion to current code

CITY OF MOUNT DORA

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

DATE: May 29, 2024

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 2 - Certificate of Appropriateness; 436 E 5th Avenue (Location); Window and Staircase Replacement (Proposed Work); Renaissance Property Holdings, LLC (Owners); Ben Pauluhn, Renaissance Property Holdings, LLC (Applicant).**

Property Information:

Address:	436 E 5th Avenue	**Current Use:**	Residential
Zoning District:	C-2	**Land Use:**	Commercial

Structure Information:

Date of Construction:	1912	**Style:**	Frame Vernacular
Siding:	Clapboard	**Stories:**	2.5
Roof Type:	Hip / Shed / Hip Dormer	**Chimneys:**	One; Brick
Roof Material:	Metal Shingles	**Porch:**	One, Covered

Historic Background:
The subject property was included on the local historic registry in 2008.

Requested Action:
The Applicant is seeking to restore two wood windows on the second floor of the eastern façade; remove and replace two aluminum windows with vinyl windows on the southern façade; and remove and replace the staircase on the southern façade.

Background on Architectural Style:
The subject residence was constructed in the Frame Vernacular style. This style of buildings were first constructed by lay or self-taught carpenters to provide basic shelter without attention to architectural style. The buildings reflect locally available building materials, the skills and regional background of the builder and environmental conditions. Vernacular buildings were widely constructed in Mount Dora from the l 880s through the 1930s.

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

Guidance from the Mount Dora Historic Preservation Guidelines:

If an addition is being constructed, generally it should not be added to the main historic facade of the building. If possible, locate it away from the principal public view, possible to the rear of the building. Respect the proportions of the building to which it is being added, so the addition does not dominate its historic environment. Do not obstruct the character-defining features of the historic building with the addition.

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.

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.

Recommendations:

1. Retain wooden materials and features such as siding, cornices, brackets, soffits, fascia, window architrave, and doorway pediments, wherever possible. These are essential components of a building's appearance and architectural style.
2. Protect and maintain wood features by providing proper drainage so that water is not allowed to stand on flat, horizontal surfaces or accumulate in decorative features.
3. Retain porches and steps that are appropriate to a building and its subsequent development. Porches and additions reflecting later architectural styles are often important to the building's historical development and should be retained.
4. 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.

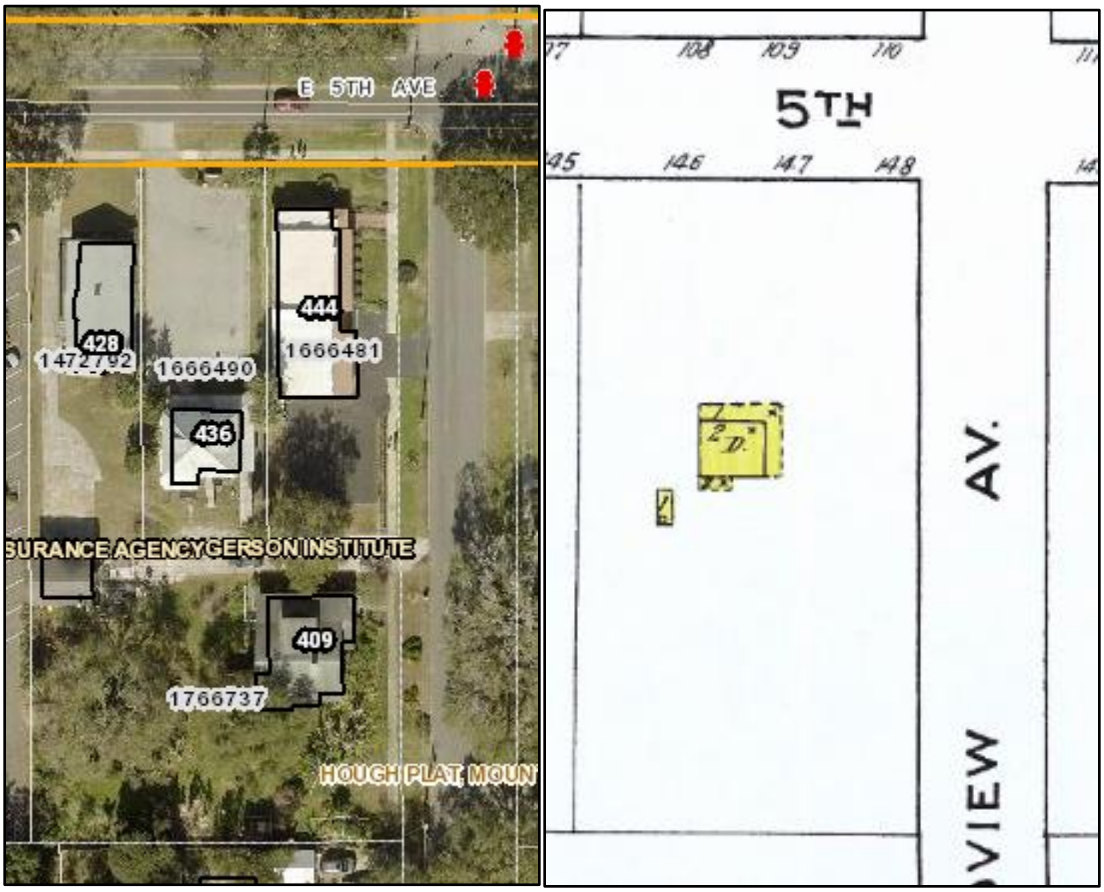
Avoid:

1. Removing or radically changing wood features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.
2. Removing major portion of the historic wood from a facade instead of repairing or replacing only the deteriorated wood, then reconstructing the facade with new material in order to achieve a uniform or "improved" appearance
3. Replacing window features on significant facades with historically and architecturally incompatible materials such as anodized aluminum, mirrored or tinted glass.

Staff Analysis:
The Applicant is seeking to refinish two windows on the principal façade. This is consistent with the Guidelines' recommendation to repaid and restore wood features which contribute to the architectural style of the building.

The aluminum windows being replaced with vinyl are not original nor are they located on the primary façade and are not visible from the right-of-way.

The wooden stairs are not original to the structure (see 1912 Sanborn Map below), are not located on a primary façade, and is decrepit (per application).



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

Attachments:
Photos
1998 Site Survey
2020 Site Survey
Historic Site Staff Report (2008)
Application

CITY OF MOUNT DORA

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

DATE: May 29, 2024

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 3 - Certificate of Appropriateness; 439-A N Donnelly (Location); Remove and Replace Front Door (Proposed Work); Simpson Commercial Properties A LLC (Owners); Michael Simpson (Applicant).**

Property Information:

Address:	439-A N Donnelly	**Current Use:**	Commercial / Retail
Zoning District:	C-2	**Land Use:**	Commercial

Structure Information:

Date of Construction:	1920	**Style:**	Masonry Vernacular
Siding:	Brick / Concrete Block	**Stories:**	Two
Roof Type:	Gable / Mansard	**Chimneys:**	None
Roof Material:	Sheet Metal & Asphalt Shingles	**Porch:**	None

Requested Action:
The Applicant is seeking to remove the existing wood door and replace it with an aluminum Commercial Storefront Door.

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 two-part commercial block was a multi-story building, organized into upper and lower zones with distinct uses. The lower zone generally housed public spaces such as retail stores, banking room, insurance offices, or hotel lobbies. The upper zone often provided space for private uses, including apartments, offices, hotel rooms, and meeting halls.

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.

Guidance from the Mount Dora Historic Preservation Guidelines:

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.

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 Mount Dora Historic Design Guidelines **Recommendations**:

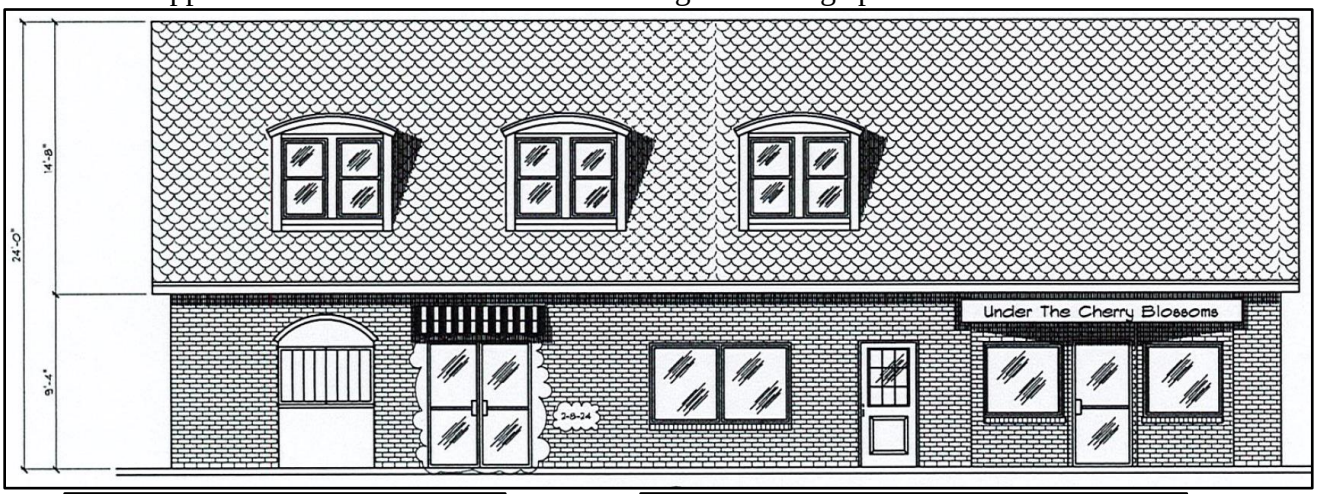
1. Retain wooden materials and features such as siding, cornices, brackets, soffits, fascia, window architrave, and doorway pediments, wherever possible. These are essential components of a building's appearance and architectural style.
2. Repair may also include the limited replacement in kind – or with compatible substitute material -- of those extensively deteriorated or missing parts of features where there are surviving prototypes such as brackets, molding, or sections of siding.
3. Replace in kind an entire wood feature that is too deteriorated to repair – if the overall form and detailing are still evident – using the physical evidence as a model to reproduce the feature. Examples of wood features include a cornice, entablature or balustrade. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.
4. Evaluate the overall condition of the wood to determine whether repairs to wood features will be necessary.
5. Repair or replace, where necessary, deteriorated material that duplicates in size, shape, and texture of the original as closely as possible. Consider original characteristics such as board width, length, exposure and trim detailing when selecting a replacement material.
6. Retain and repair historic door openings, doors, screen doors, trim, and details such as transom, side lights, pediments, frontispieces, hoods, and hardware where they contribute to the architectural character of the building.
7. Protect and maintain the masonry, wood, and architectural metal that comprise entrances through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating system.
8. Replace missing or deteriorated doors with doors that closely match the original, or that are of compatible contemporary design.

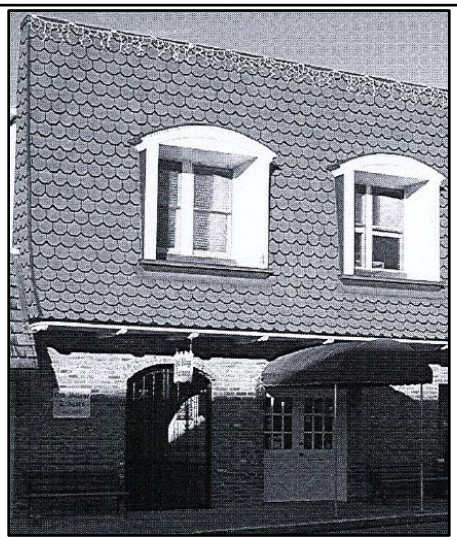
The Mount Dora Historic Guidelines Actions to **Avoid**:

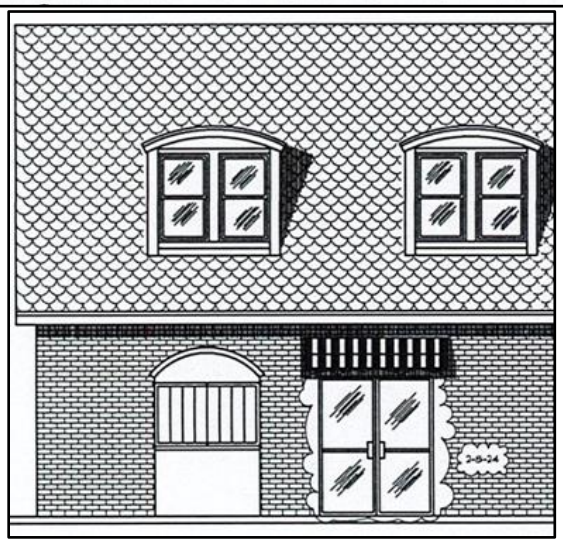
1. Removing or radically changing wood features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.
2. Removing major portion of the historic wood from a facade instead of repairing or replacing only the deteriorated wood, then reconstructing the facade with new material in order to achieve a uniform or "improved" appearance
3. Radically changing the type of finish or its color or accent scheme so that the historic character of the exterior is diminished
4. Removing an entire wood feature that is unrepairable and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.
5. Removing significant door features that can be repaired.
6. Replacing deteriorated or missing doors with stock doors or doors of inappropriate designs or constructed of inappropriate materials.

Staff Analysis:

The applicant is seeking to remove the existing wood door with a 3 X 3 grid pattern and replace it with an aluminum commercial store front window. Pictured below are the existing and proposed doors. The Applicant indicated that the door is rotting and falling apart.







When staff conducted the site visit, one door was covered on both sides with plywood but the other door appeared to be operational.

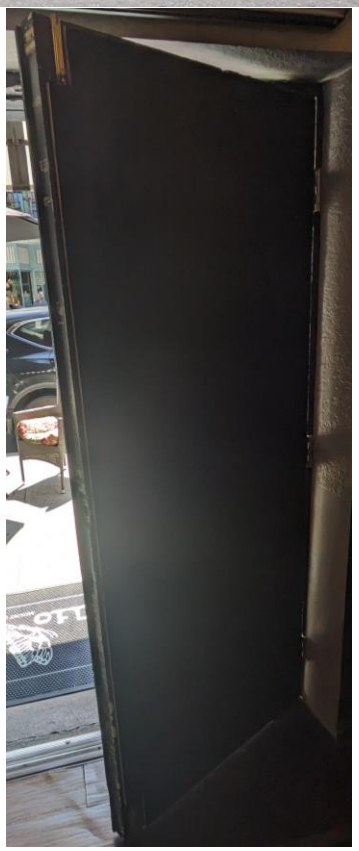
Staff Recommendation:
Staff recommends that the Applicant repair the existing wood door if it is able to be restored. Staff recommends replacing the door with a wooden door if the existing door is too deteriorated to repair. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Pursuant to the recommendations, Staff recommends replacing deteriorated doors with doors that closely match the original, or that are of compatible contemporary design.

Attachments:
Photos
2008 Site Survey
2020 Site Survey
Application

CITY OF MOUNT DORA

Site Photos



WARNING
By entering these premises you hereby consent to video/audio recording in progress. These premises protected against burglary, holdup and vandalism.
VIDEO/AUDIO RECORDING IN PROGRESS
For Those Inquiring
Nearest public Restrooms are located at Donnelly Park Just ahead on the corner of 5th Ave and Donnelly.
EMPTY BOWLS
SATURDAY, MAY 4TH
PAPILIO
Mon-Tues
10:30am - 6:00pm
Weds-Saturday
10:30am - 9:00pm
Sun
11:00am-6:00pm
nora fleming
SHOP local

Kwikset

Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA00318
Recorder # 422
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) 441-443 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
441-443	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) >> 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) >> Brick
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

8LA00318

DESCRIPTION (continued)

Window Descriptions METAL SASH, FIXED, 1/1

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 1915

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;1915;

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? NO 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) Because the resource has lost much of its historic integrity, it doesn't appear to warrant consideration for the NRHP on an individual basis and doesn't contribute to a historic district.

HISTORICAL STRUCTURE FORM

8LA00318

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____ Maintaining Organization: _____

File or Accession #: _____ Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

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

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

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

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

SHPO's Evaluation of Resource

_____ Date _____

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT FMSF Staffer: _____

Supplement File Status: NO SUPPLEMENT FILE Computer Entry Date: 5/29/2008

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"

LA00318-200803

Supplementary Printout

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

> **Township/Range/Section/Qtr:**
19S ;27E ;31;UNSP

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

> **Foundation types:**
Slab

> **Foundation materials:**
Poured Concrete Footing

> **Exterior fabrics:**
Brick

> **Roof types:**
Gable

> **Roof materials:**

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

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

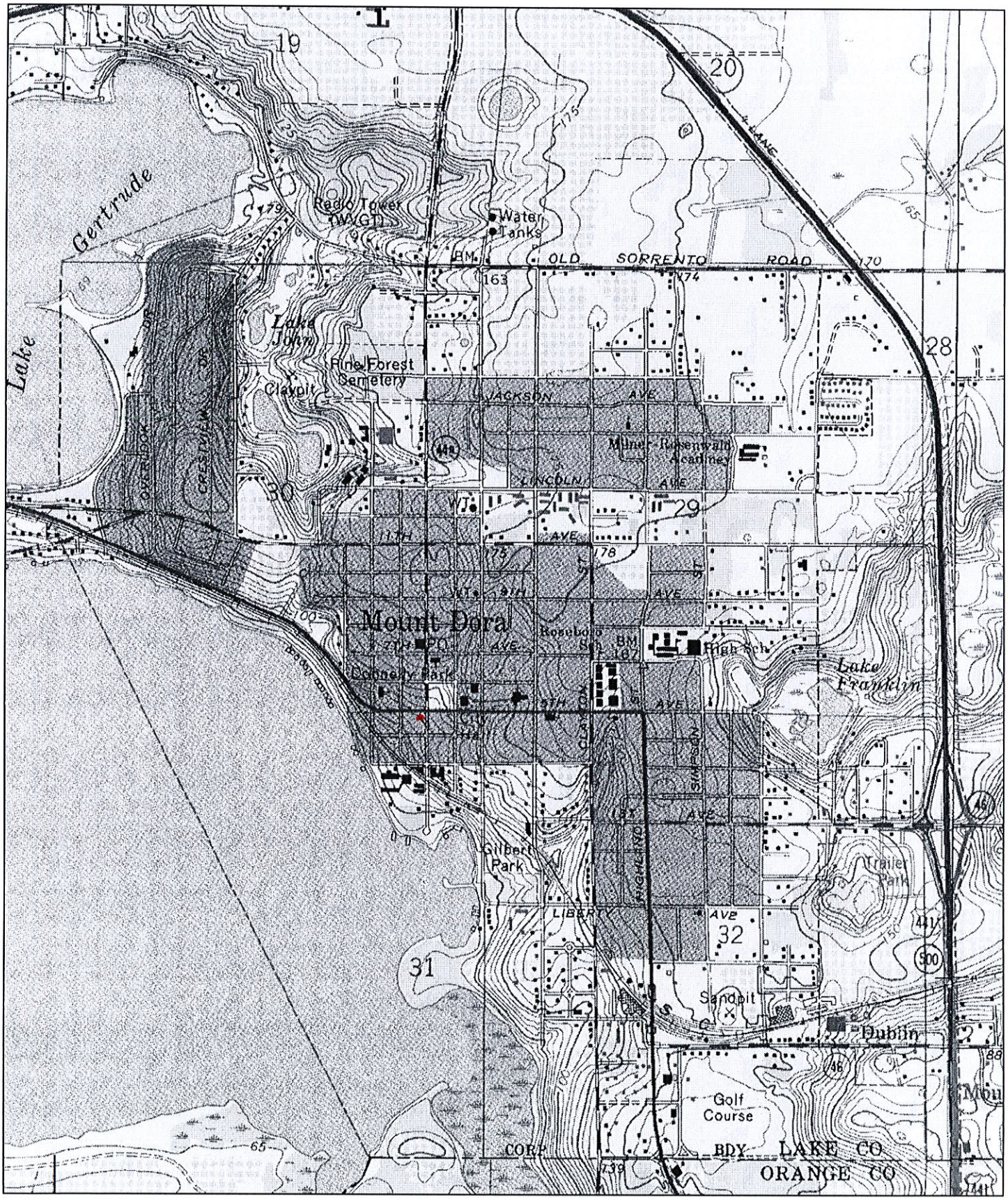
> **Original, intermediate, present uses/year started/year ended:**
Commercial unspecified;1915;

> **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)]:**



Map provided by MyTopo.com

LA318

422

W. 5TH AV.
E. 5TH AV.
W. 4TH AV.
E. 4TH AV.
N.(S) McDONALD
(S) ALEXANDER
N. (S) DONNELLY
N.(S) BAKER
W. 3RD AV. (W. WOODLAND AV.)
E. 3RD AV. (E. WOODLAND AV.)
GRANDVIEW HOTEL
U.S. POST OFFICE
MOUNT DORA HOTEL
GARAGE
MT. DORA FLA.
MT. DORA HOSPITAL (PRIV.)
FIRE DEPT.
DRS. OFFICES
BROWN LUMBER & SUPPLY CO.
BUILDERS
GABLES
TERRACE
LAKESIDE INN
ANNEX
SUNSET COTTAGE
EDGERTON COTTAGE
ROSEBURY COTTAGE
PRIVATE RD.
LAKE DORA
CHARLES
Scale of Feet.

LA318

422

LA
318

Clear Form Values

Page 1

☐ Original
☐ Update

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

Site#8 LA03843
Field Date 3-4-2020
Form Date 3-4-2020
Recorder # 119

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) 312 North Tremain Street — Multiple Listing (DHR only) _____
Survey Project Name Mount Dora Historic Resources 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:	312	N	Tremain	ST	

Cross Streets (nearest / between) N Tremain St & E 3rd Ave
USGS 7.5 Map Name EUST — USGS Date 2018 — Plat or Other Map _____
City / Town (within 3 miles) Mount Dora — In City Limits? ☐yes ☐no ☐unknown — County LA
Township 19S — Range 27E — Section 32 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 32-19-27-2400-000-00802 — Landgrant _____
Subdivision Name TREMAIN'S PLAT — Block _____ — Lot 8,9
UTM Coordinates: Zone ☐16 ☐17 — Easting 437308 — Northing 3185890
Other Coordinates: X: -81.64241 — Y: 28.79903 — Coordinate System & Datum WGS84
Name of Public Tract (e.g., park) _____

HISTORY

Clear History Values

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

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

DESCRIPTION

Clear Description Values

Style MASO — Exterior Plan RECT — Number of Stories 2
Exterior Fabric(s) 1. COBL 2. STUC 3. _____
Roof Type(s) 1. GA 2. SHED 3. Hip (porch)
Roof Material(s) 1. ASPH 2. TIN 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.)

1/1 sash

Distinguishing Architectural Features (exterior or interior ornaments)

framed awning to match roof and wrap-around porch

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

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 # LA03843

DESCRIPTION (continued)

Clear Description Values

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

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

Foundation Type(s): 1. CONT 2.

Foundation Material(s): 1. POCO 2.

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

Main Entrance (stylistic details)

Elevated step-up covered entrance

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

Wrap-around covered porch / rear 2-level screened porch

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

Narrative Description of Resource

Archaeological Remains ☐Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

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

☒other methods (describe) Field visit and documentation

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

OPINION OF RESOURCE SIGNIFICANCE

Clear Significance Values

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

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

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

The structure appears to contribute to the Historic District, the architectural styling that has remained from its original construction is consistent with other structures from its time in Mount Dora.

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 Bradley Benmoshé, CNU-A Affiliation OTHR

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

(address / phone / fax / e-mail)

Required Attachments

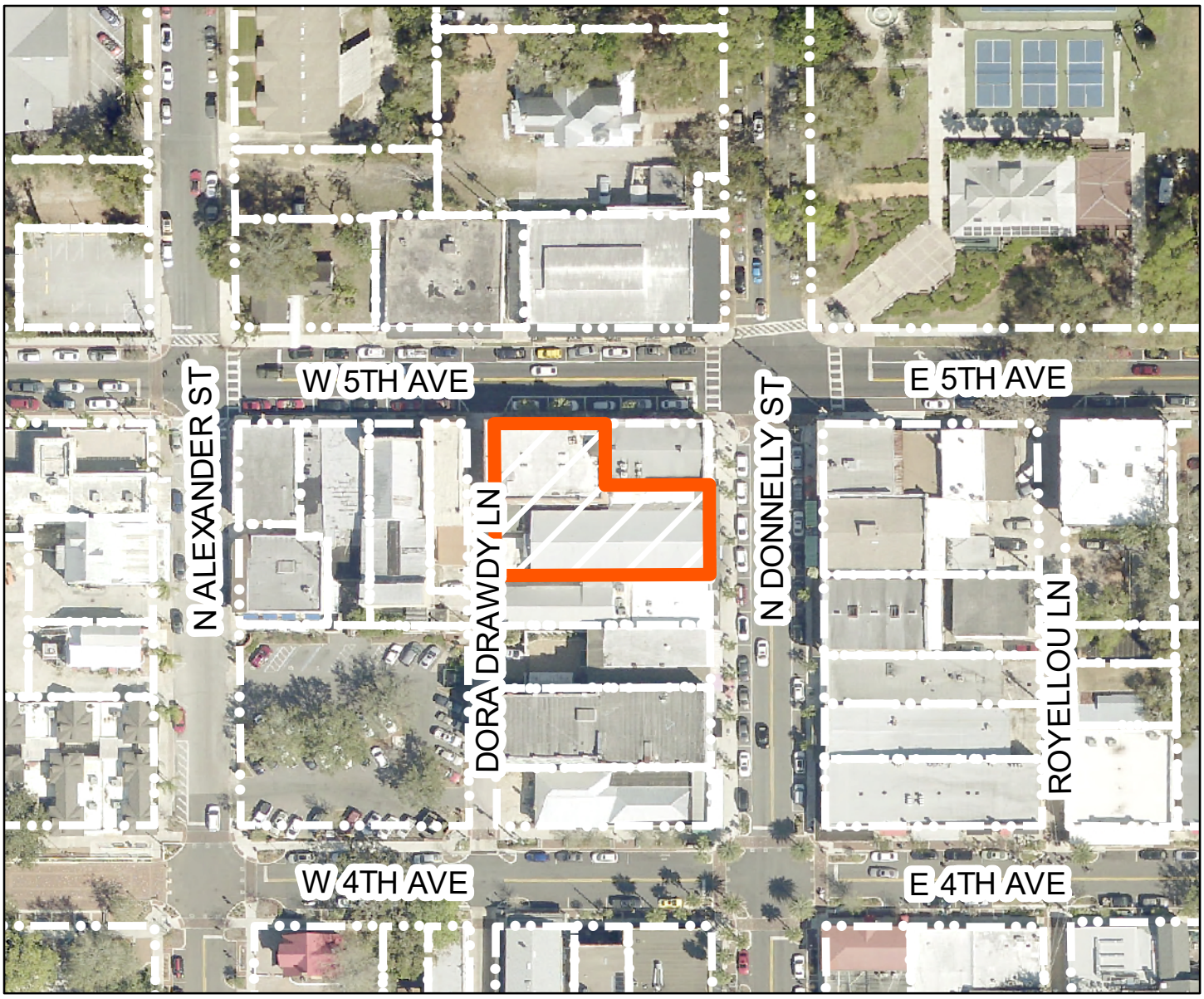
❶ **USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED**

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

110 WEST 5TH AVE MOUNT DORA FL 32757

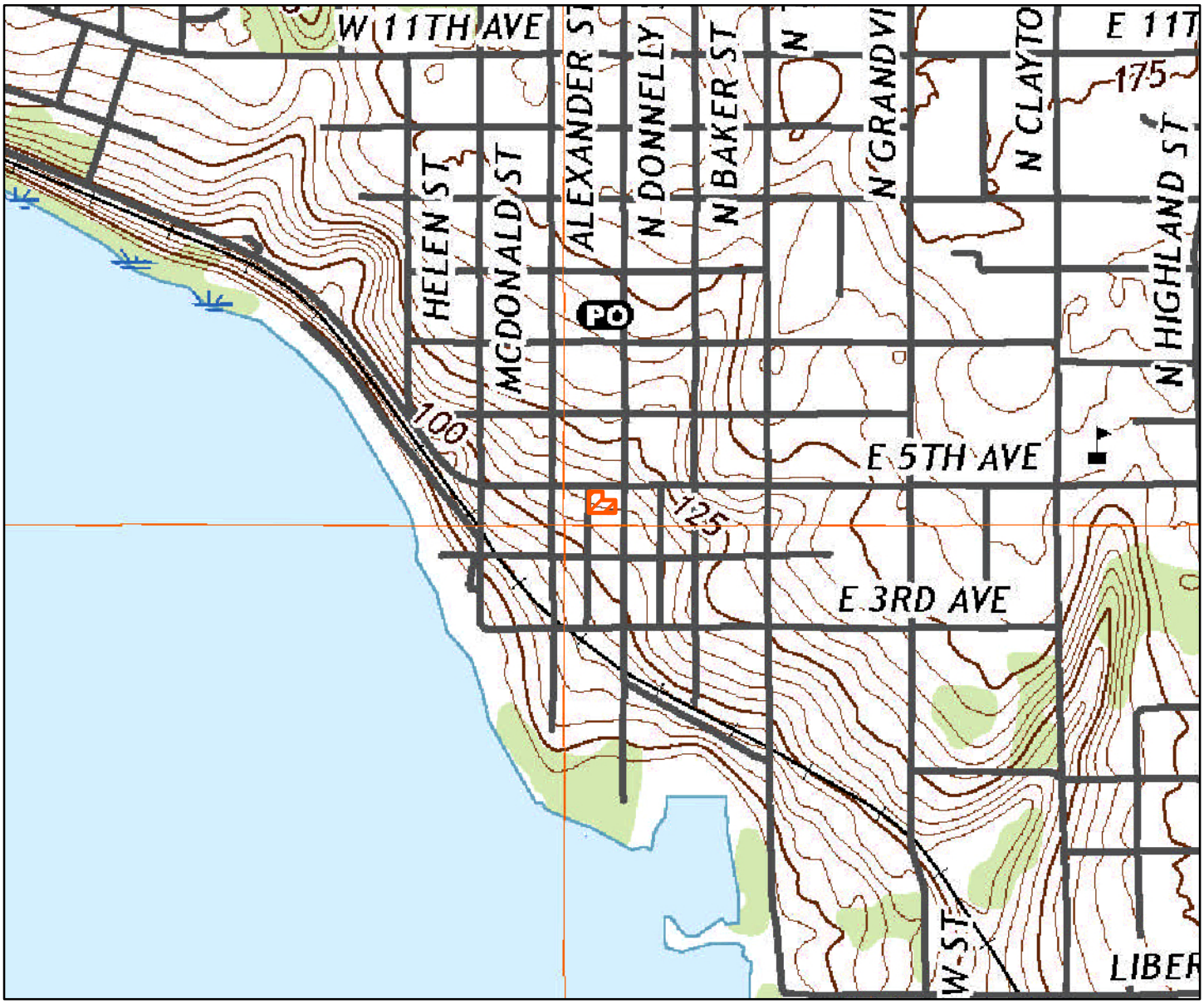
0 40 80 160 Feet

LA00318

KCI TECHNOLOGIES

Data Sources: Lake County, City of Mount Dora

USGS Map



N

LA00318

110 WEST 5TH AVE MOUNT DORA FL 32757

Source: United States Geological Survey Eustis, FL 2018

KCI TECHNOLOGIES

4 HR PARKING
11:00 AM
TO 6:00 PM
Simpson's
Hand Made Gifts
441
LOVE
Under the Cherry Blossoms
Handmade Local Art
WRANGLER

CITY OF MOUNT DORA

RECEIVED
APR 10 2024

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: 439-A N. Donnelly St Alternate Key No.: 1465427

Property Owner: Simpson Commercial Properties A LLC

Applicant: Michael Simpson

Applicant's Mailing Address: PO Box 38

Applicant's Phone Number: 352-383-3224

Applicant's Email Address: 20Simpson21@gmail.com

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

Application Type:

☐ New Construction ☐ Addition ☑ Renovation

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

☐ Steps or Stairways	☐ Foundation	☐ Siding/Stucco/Façade Work
☐ Windows	☐ Porches or Porte Cochere	☐ Walls/Structural
☑ Doors	☐ Chimney	☐ Roof
☐ Walls or Fences	☐ Exterior Lighting	☐ Landscape Features

Existing Materials / Style: Wood Door

Proposed Materials / Style: Aluminum Commercial Store Front Door

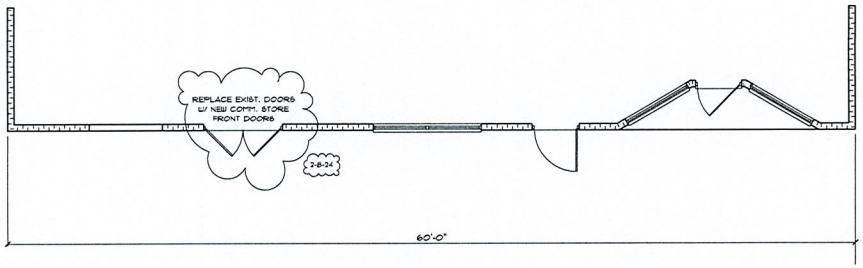
Full Description of Proposed Alteration(s) or Construction including materials; please attach additional documentation if needed: Replace Front Door

Reason for Addition / Modification: Door is rotting & falling Apart

For Window & Door Modifications, will the grid pattern be replicated? No (Not Repairable)

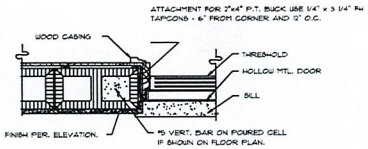
Is there a chimney on the building and will it be affected? No

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. All formal correspondences will be provided via email.

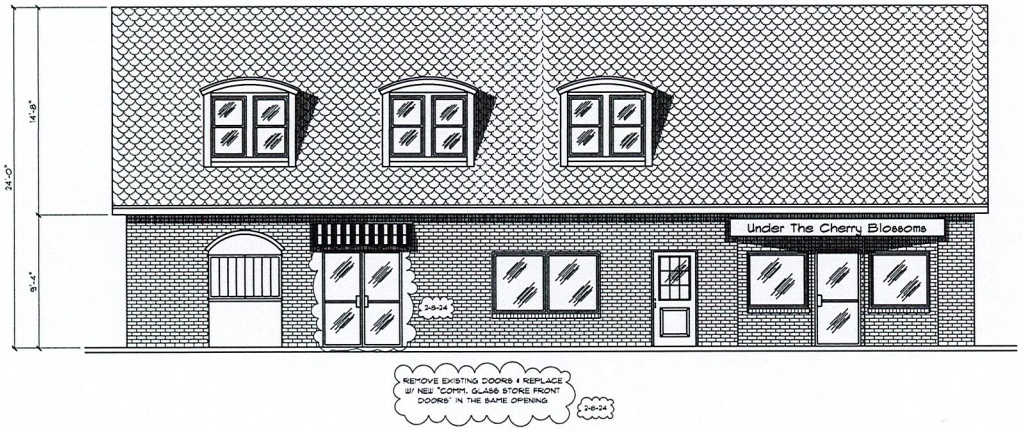


FLOOR PLAN

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



JAMB AT EXTERIOR DOOR



FRONT ELEVATION

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

REPLACE EXISTING DOORS AT 439 N. DONNELY ST. W/ COMMERCIAL GLASS STORE FRONT DOORS

DATE: 2-8-24
REVISED:

ESG
J. LEE SMITH, P.E.
P.E. #36771
ENGINEERING SERVICES GROUP, LLC
391 W. ALFRED ST.
TAVARES, FL 32778
CA # 8886
PHONE: (352) 388-1735

APPLICABLE CODES

BUILDING CODE ---------- FLORIDA BUILDING CODE, BUILDING 2023 8TH EDITION
MECHANICAL CODE ---------- FLORIDA BUILDING CODE, MECHANICAL 2023 8TH EDITION
PLUMBING CODE ---------- FLORIDA BUILDING CODE, BUILDING 2023 8TH EDITION
ELECTRICAL CODE ---------- NEC 2020 AND NFPA 70
FIRE CODE ---------- THE 2023 8TH EDITION FIRE PREVENTION OR NFPA 101 2021
ACCESSIBILITY CODE ------- FLORIDA BUILDING CODE, BUILDING 2023 8TH EDITION
ENERGY CODE ---------- FLORIDA BUILDING CODE, BUILDING 2023 8TH EDITION
METHOD OF DESIGN --------- ASCE 7-22

SHEET # 1 OF 1

CITY OF MOUNT DORA

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

DATE: May 29, 2024

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 3 - Certificate of Appropriateness; 439-A N Donnelly (Location); Remove and Replace Front Door (Proposed Work); Simpson Commercial Properties A LLC (Owners); Michael Simpson (Applicant).**

Property Information:

Address:	439-A N Donnelly	**Current Use:**	Commercial / Retail
Zoning District:	C-2	**Land Use:**	Commercial

Structure Information:

Date of Construction:	1920	**Style:**	Masonry Vernacular
Siding:	Brick / Concrete Block	**Stories:**	Two
Roof Type:	Gable / Mansard	**Chimneys:**	None
Roof Material:	Sheet Metal & Asphalt Shingles	**Porch:**	None

Requested Action:
The Applicant is seeking to remove the existing wood door and replace it with an aluminum Commercial Storefront Door.

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 two-part commercial block was a multi-story building, organized into upper and lower zones with distinct uses. The lower zone generally housed public spaces such as retail stores, banking room, insurance offices, or hotel lobbies. The upper zone often provided space for private uses, including apartments, offices, hotel rooms, and meeting halls.

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.

Guidance from the Mount Dora Historic Preservation Guidelines:

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.

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 Mount Dora Historic Design Guidelines **Recommendations**:

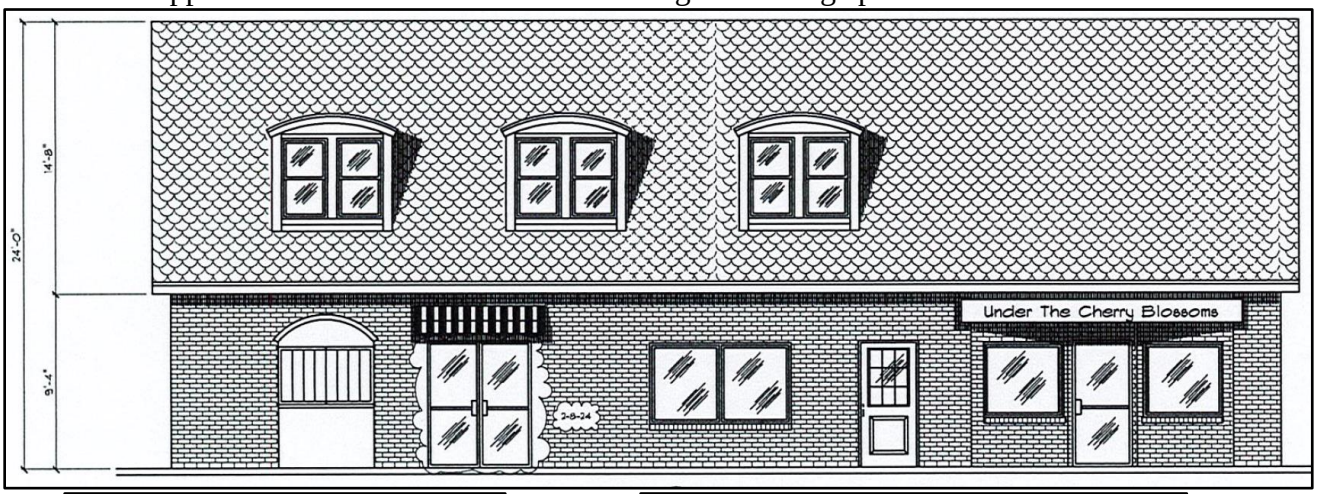
1. Retain wooden materials and features such as siding, cornices, brackets, soffits, fascia, window architrave, and doorway pediments, wherever possible. These are essential components of a building's appearance and architectural style.
2. Repair may also include the limited replacement in kind – or with compatible substitute material -- of those extensively deteriorated or missing parts of features where there are surviving prototypes such as brackets, molding, or sections of siding.
3. Replace in kind an entire wood feature that is too deteriorated to repair – if the overall form and detailing are still evident – using the physical evidence as a model to reproduce the feature. Examples of wood features include a cornice, entablature or balustrade. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.
4. Evaluate the overall condition of the wood to determine whether repairs to wood features will be necessary.
5. Repair or replace, where necessary, deteriorated material that duplicates in size, shape, and texture of the original as closely as possible. Consider original characteristics such as board width, length, exposure and trim detailing when selecting a replacement material.
6. Retain and repair historic door openings, doors, screen doors, trim, and details such as transom, side lights, pediments, frontispieces, hoods, and hardware where they contribute to the architectural character of the building.
7. Protect and maintain the masonry, wood, and architectural metal that comprise entrances through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating system.
8. Replace missing or deteriorated doors with doors that closely match the original, or that are of compatible contemporary design.

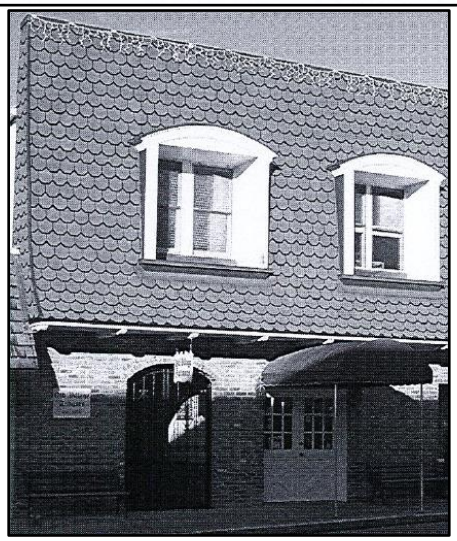
The Mount Dora Historic Guidelines Actions to **Avoid**:

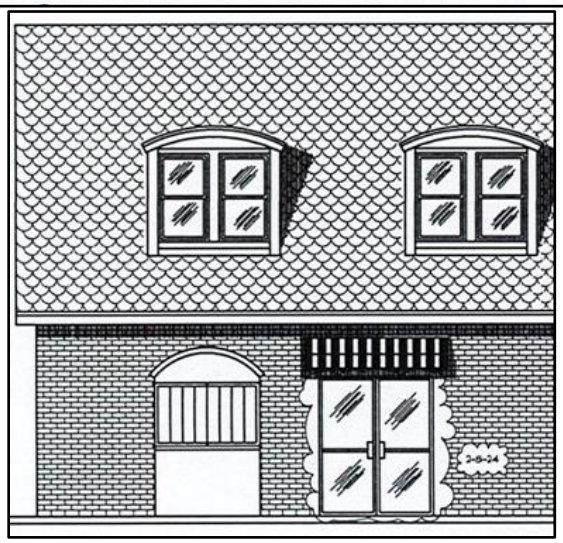
1. Removing or radically changing wood features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.
2. Removing major portion of the historic wood from a facade instead of repairing or replacing only the deteriorated wood, then reconstructing the facade with new material in order to achieve a uniform or "improved" appearance
3. Radically changing the type of finish or its color or accent scheme so that the historic character of the exterior is diminished
4. Removing an entire wood feature that is unrepairable and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.
5. Removing significant door features that can be repaired.
6. Replacing deteriorated or missing doors with stock doors or doors of inappropriate designs or constructed of inappropriate materials.

Staff Analysis:

The applicant is seeking to remove the existing wood door with a 3 X 3 grid pattern and replace it with an aluminum commercial store front window. Pictured below are the existing and proposed doors. The Applicant indicated that the door is rotting and falling apart.







When staff conducted the site visit, one door was covered on both sides with plywood but the other door appeared to be operational.

Staff Recommendation:
Staff recommends that the Applicant repair the existing wood door if it is able to be restored. Staff recommends replacing the door with a wooden door if the existing door is too deteriorated to repair. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Pursuant to the recommendations, Staff recommends replacing deteriorated doors with doors that closely match the original, or that are of compatible contemporary design.

Attachments:
Photos
2008 Site Survey
2020 Site Survey
Application

CITY OF MOUNT DORA

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

DATE: May 29, 2024

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

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

Property Information

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

Structure Information

Date of Construction:	1967	**Style:**	Commercial Vernacular
Structural System:	Concrete Block	**Foundation Type:**	Concrete Block Piers
Siding:	Concrete Block	**Stories:**	1.5
Roof:	Flat	**Windows:**	Awning Windows
Roof Type:	Unspecified	**Chimneys:**	None

Porch: Glass front entrance with covered flat roof awning

Description of Proposed Work: Renew previously approved Certificate of Appropriateness (COA) to construct 166 Square Foot addition; add decorative parapets to roof; and add infill breeze block between front columns; and replace front door with a double door.

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

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

Existing Building

Proposed Renovations

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

Attachments:
Photos
2020 Site Form
Application

CITY OF MOUNT DORA

351 W 4th Avenue
Site Visit
November 16, 2022

MOUNT DORA
YACHT CLUB

Clear Form Values

Page 1

☐ Original
☐ Update

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

Site#8 LA03843
Field Date 3-4-2020
Form Date 3-4-2020
Recorder # 119

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) 312 North Tremain Street — Multiple Listing (DHR only) _____
Survey Project Name Mount Dora Historic Resources 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:	312	N	Tremain	ST	

Cross Streets (nearest / between) N Tremain St & E 3rd Ave
USGS 7.5 Map Name EUST — USGS Date 2018 — Plat or Other Map _____
City / Town (within 3 miles) Mount Dora — In City Limits? ☐yes ☐no ☐unknown — County LA
Township 19S — Range 27E — Section 32 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 32-19-27-2400-000-00802 — Landgrant _____
Subdivision Name TREMAIN'S PLAT — Block _____ — Lot 8,9
UTM Coordinates: Zone ☐16 ☐17 — Easting 437308 — Northing 3185890
Other Coordinates: X: -81.64241 — Y: 28.79903 — Coordinate System & Datum WGS84
Name of Public Tract (e.g., park) _____

HISTORY

Clear History Values

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

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

DESCRIPTION

Clear Description Values

Style MASO — Exterior Plan RECT — Number of Stories 2
Exterior Fabric(s) 1. COBL 2. STUC 3. _____
Roof Type(s) 1. GA 2. SHED 3. Hip (porch)
Roof Material(s) 1. ASPH 2. TIN 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.)

1/1 sash

Distinguishing Architectural Features (exterior or interior ornaments)

framed awning to match roof and wrap-around porch

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

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 # LA03843

DESCRIPTION (continued)

Clear Description Values

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

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

Foundation Type(s): 1. CONT 2.

Foundation Material(s): 1. POCO 2.

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

Main Entrance (stylistic details)

Elevated step-up covered entrance

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

Wrap-around covered porch / rear 2-level screened porch

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

Narrative Description of Resource

Archaeological Remains ☐Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

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

☒other methods (describe) Field visit and documentation

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

OPINION OF RESOURCE SIGNIFICANCE

Clear Significance Values

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

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

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

The structure appears to contribute to the Historic District, the architectural styling that has remained from its original construction is consistent with other structures from its time in Mount Dora.

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 Bradley Benmoshé, CNU-A Affiliation OTHR

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

(address / phone / fax / e-mail)

Required Attachments

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

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

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

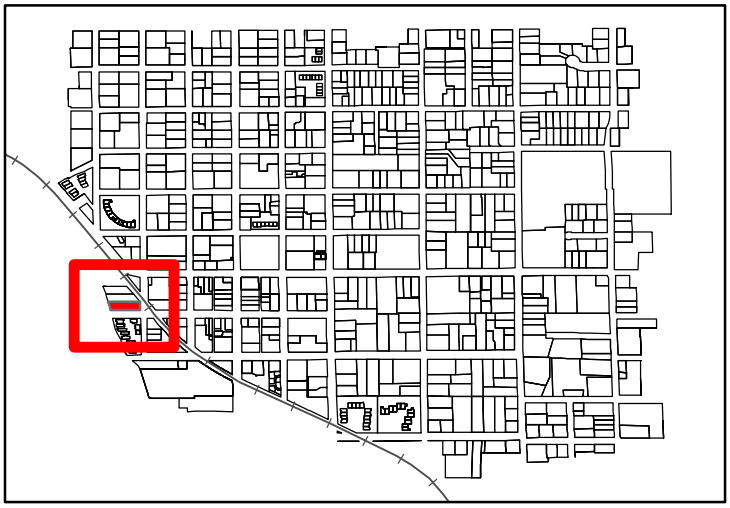
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

Street Map

N

351 WEST 4TH AVE MOUNT DORA FL 32757

0 40 80 160
Feet

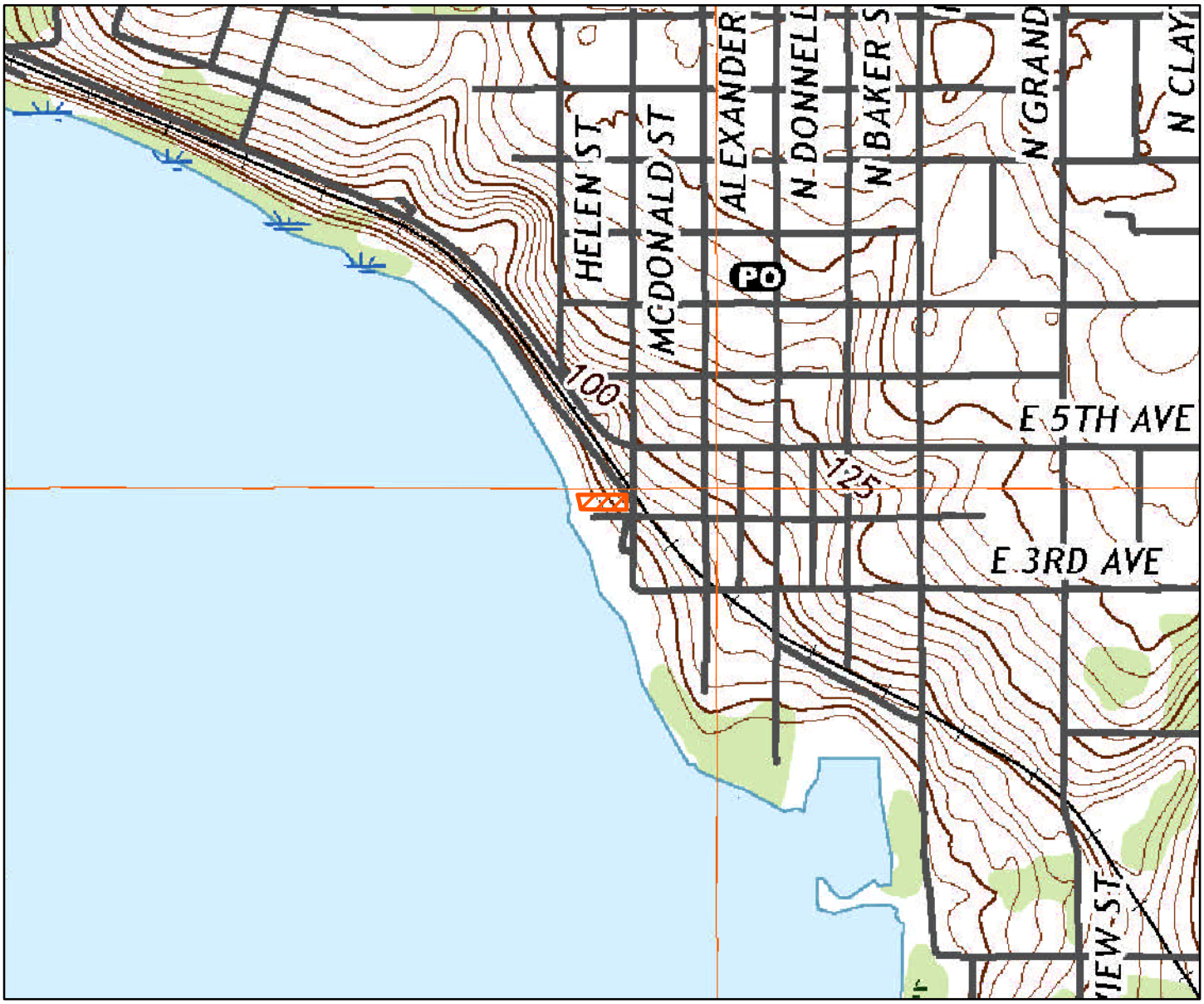


LA04888

KCI TECHNOLOGIES

Data Sources: Lake County, City of Mount Dora

USGS Map



N

LA04888

351 WEST 4TH AVE MOUNT DORA FL 32757

Source: United States Geological Survey Eustis, FL 2018

KCI TECHNOLOGIES

MOUNT DORA
YACHT CLUB

CITY OF MOUNT DORA

RECEIVED
APR 17 2024

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: 351 W. 4TH AVE Alternate Key No.: 1465552

Property Owner: MOUNT DORA YACHT CLUB

Applicant: ALAN STEWART

Applicant's Mailing Address: 1311 HEIM MT DORA FL 32757

Applicant's Phone Number: 352-267-6218

Applicant's Email Address: alan@thefloorshoppe.com

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

Application Type:

- ☐ New Construction
- ☐ Addition
- ☑ Renovation

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

- ☐ Steps or Stairways
- ☑ Foundation
- ☑ Siding/Stucco/Façade Work
- ☑ Windows
- ☐ Porches or Porte Cochere
- ☑ Walls/Structural
- ☑ Doors
- ☐ Chimney
- ☑ Roof
- ☑ Walls or Fences
- ☑ Exterior Lighting
- ☐ Landscape Features

Existing Materials: CMU

Proposed Materials: CMU

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: SEE SUBMITTAL ITEM # 3.1

THIS is a resubmittal due to expiration. COA ISSUED OCT 2022

Reason for Addition / Modification: IMPROVEMENTS

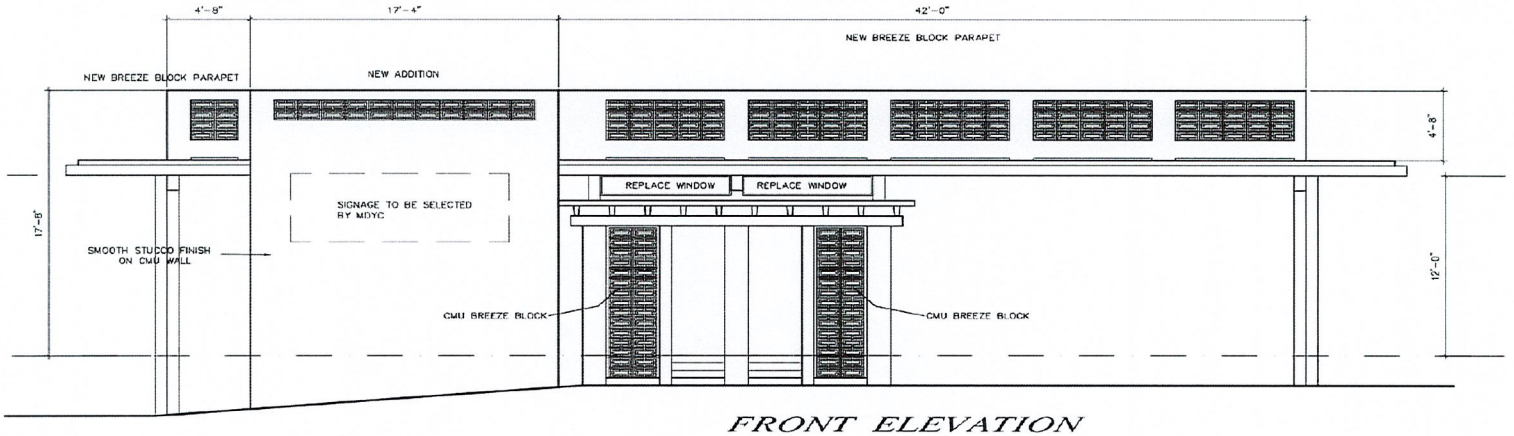
Note: This application is for a Certificate of Appropriateness from the Historic Preservation Board only. The proposed work must also meet Zoning and Building Code Requirements; additional permits may be required.

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.

3.1) ELEVATION RENDERING – PROPOSED DESIGN

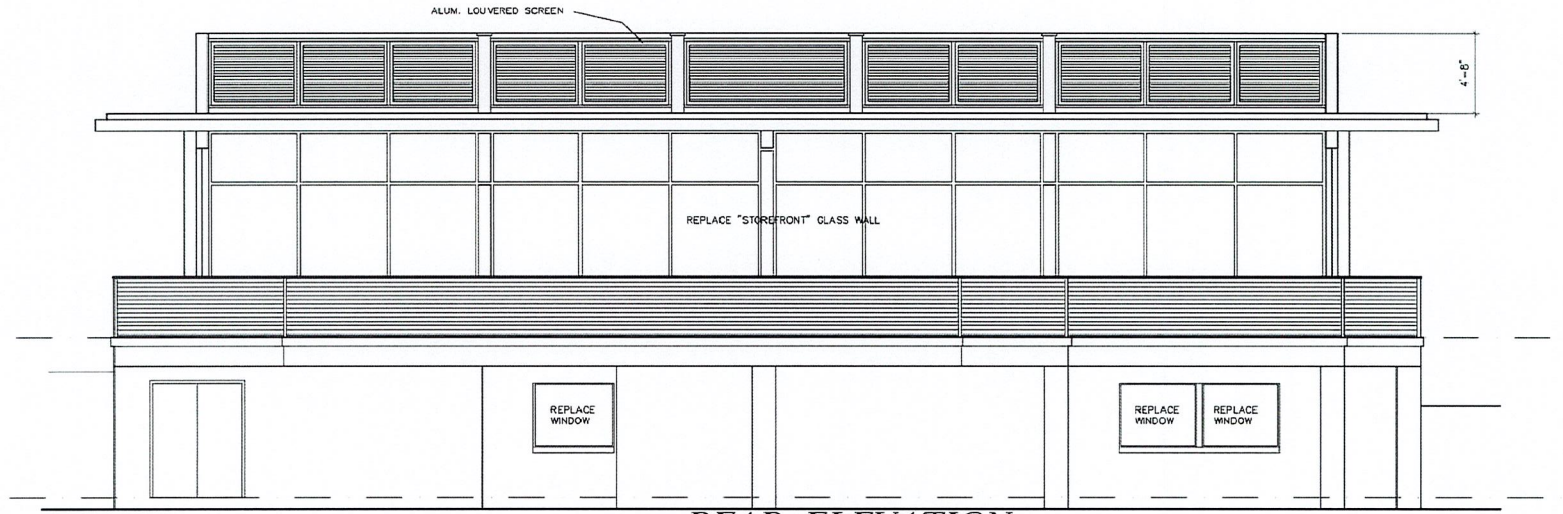
A PROPOSED ALTERATION WITH EXTERIOR IMPROVEMENTS AND ADDITION 166 SF
Add new breeze block perimeter parapet (4'-8"H) in line with the existing perimeter walls, on the front and sides. The parapet will be used to screen roof utilities and the A/C compressors. Add a new louver parapet at the rear elevation. At the entry porte-cochere add infill breeze block between columns and replace the front door with a double door. Replacement windows size for size on building sides with picture widows and replace basement apartment windows with single hung windows.

3.2) ELEVATION DRAWING – FRONT ELEVATION EAST



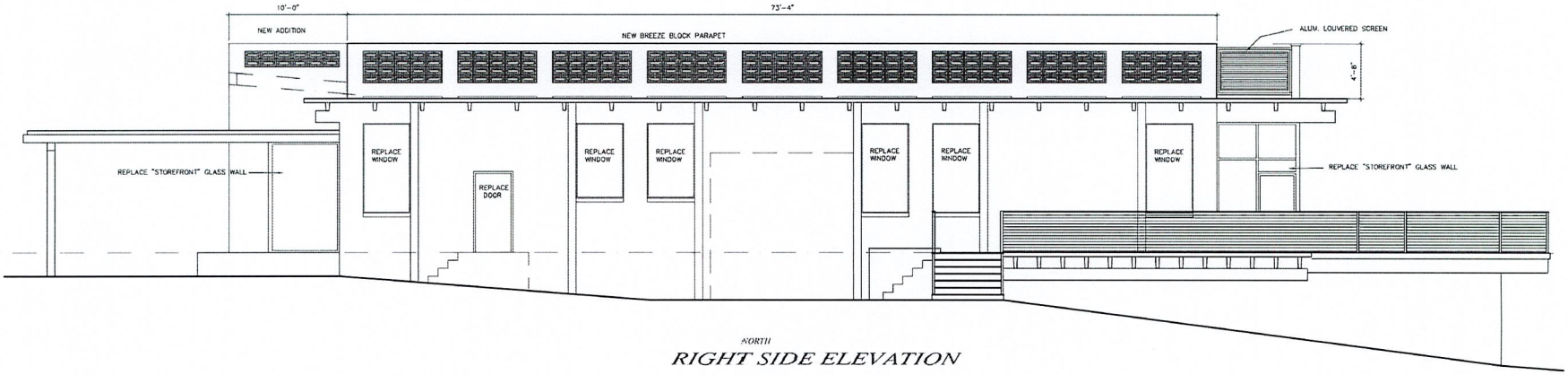
FRONT ELEVATION
EAST *SCALE: 1/4" = 1'-0"*

3.3) ELEVATION DRAWINGS – REAR ELEVATION WEST



REAR ELEVATION
WEST *SCALE: 1/4" = 1'-0"*

3.3) ELEVATION DRAWINGS – SIDE ELEVATION NORTH

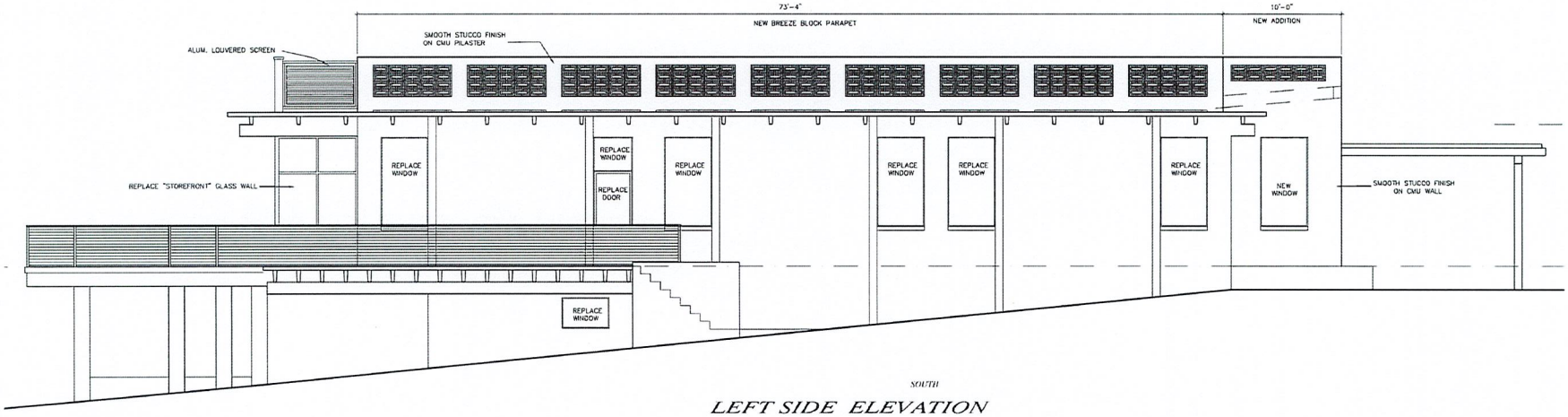


NORTH

RIGHT SIDE ELEVATION

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

3.4) ELEVATION DRAWINGS – SIDE ELEVATION SOUTH



SOUTH

LEFT SIDE ELEVATION

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

4) MATERIAL LISTING OR CUT SHEETS

PROPOSED FRONT DOOR

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

CCA82310-SDLF4

Classic Craft® Visionary Collection™ Fir Grain

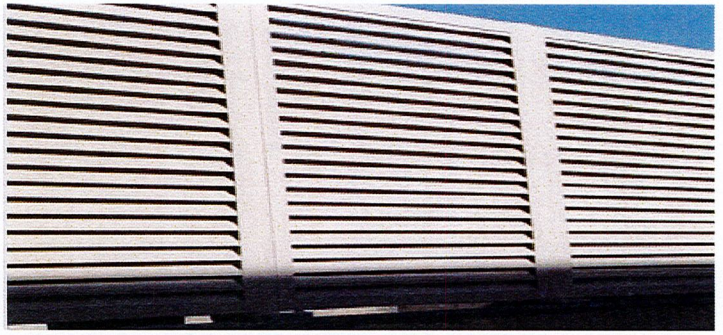
Start Over

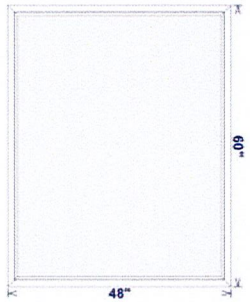
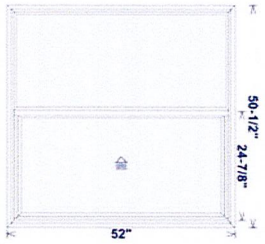
PROPOSED PARAPET WITH BREEZE BLOCK

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

Rectangle
in Rectangle

PROPOSED REAR PARAPET WITH ALUMINUM LOUVER



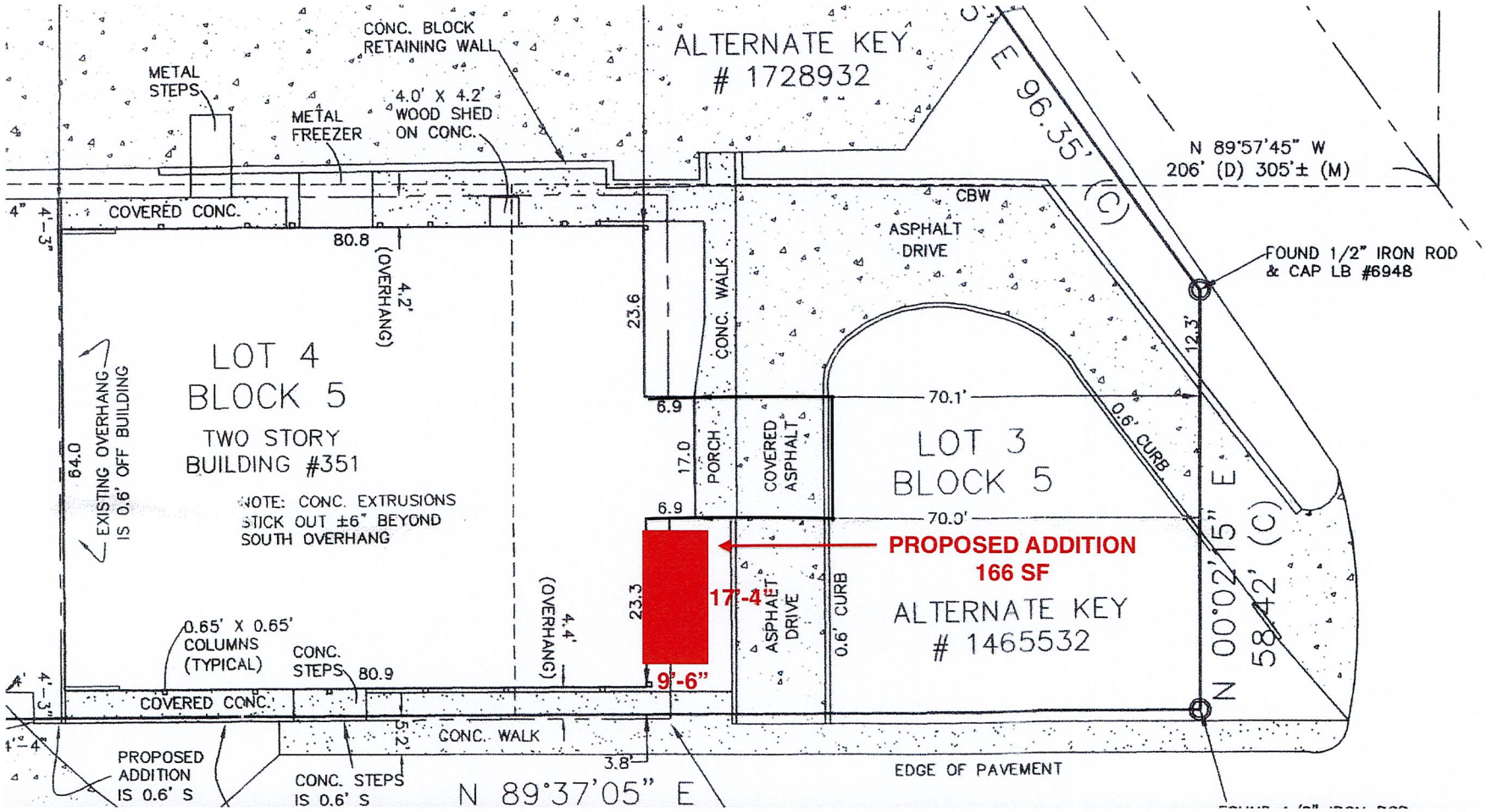
4) MATERIAL LISTING FOR PROPOSED REPLACEMENT WINDOWS	
AREA: MAIN LEVEL CLUB LOCATION: SIDE ELEVATIONS AT NORTH & SOUTH	AREA: BASEMENT APARTMENT LOCATION: SIDE ELEVATION AT SOUTH AND REAR
SIZE FOR SIZE MANUF: PGT WHITE VINYL FRAME GLASS LOW-E ENERGY SHEILD MAX	SIZE FOR SIZE MANUF: PGT WHITE VINYL FRAME GLASS LOW-E ENERGY SHEILD MAX
STYLE: PICTURE WINDOWS	STYLE: SINGLE HUNG WINDOWS
	

5) PHOTOGRAPH OF EXISTING STRUCTURE

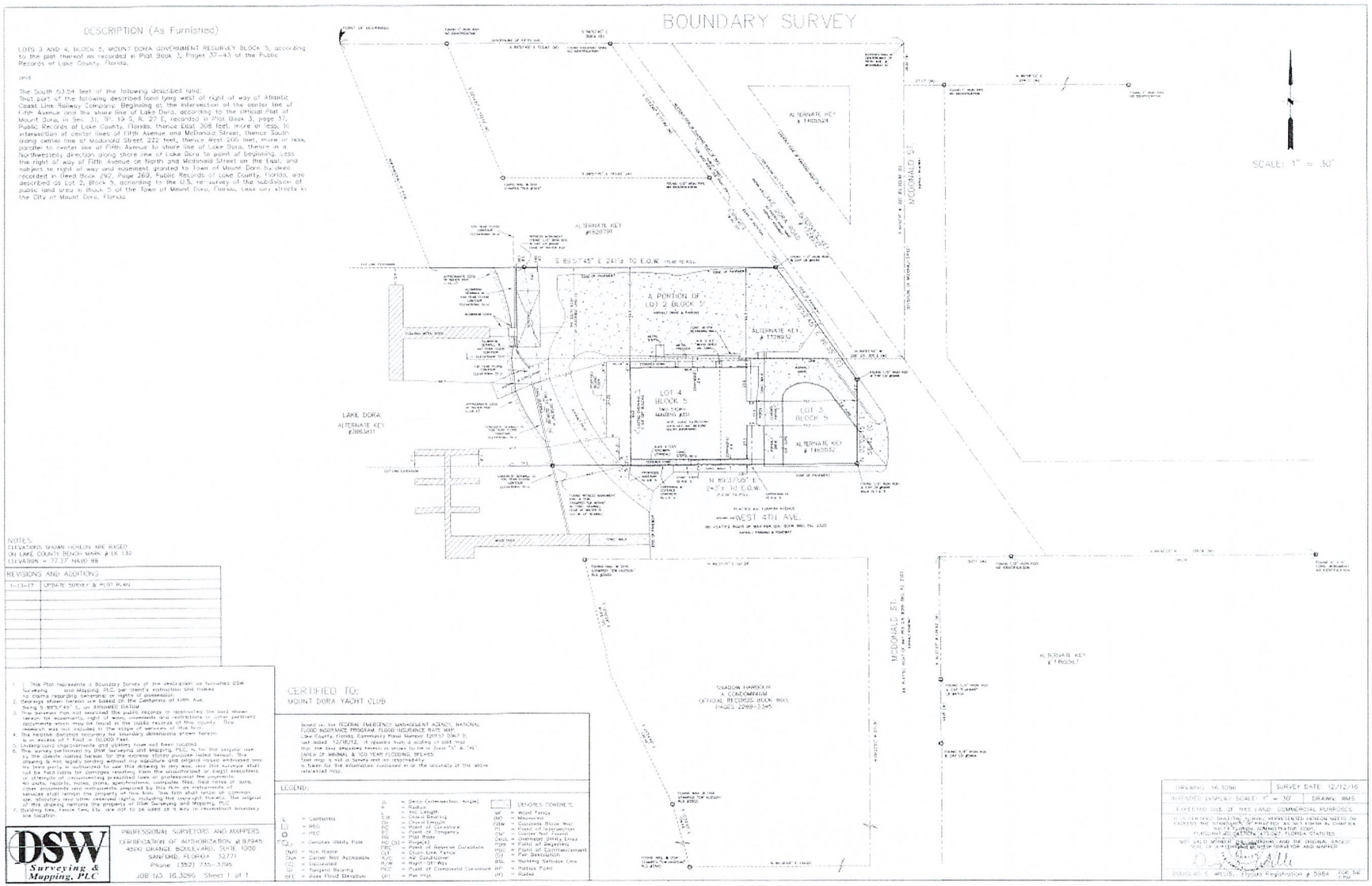
1) PROPERTY RECORD CARD – ALT KEY: 1465532

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

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



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



PROPERTY RECORD CARD

General Information

Name:	MOUNT DORA YACHT CLUB	**Alternate Key:**	1465532
Mailing Address:	351 W 4TH AVE MOUNT DORA, FL 32757-5564 *Update Mailing Address*	**Parcel Number:**	29-19-27-0030-005-00300
		Millage Group and City:	0MD1 Mount Dora
		2023 Total Certified Millage Rate:	18.3807
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	351 W 4TH AVE MOUNT DORA FL, 32757	**Property Name:**	MOUNT DORA YACHT CLUB *Submit Property Name*
		School Information:	*School Locator & Bus Stop Map* *School Boundary Maps*
Property Description:	MOUNT DORA, 31-19-27 LOTS 3, 4 GOV RESURVEY BLK 5 PB 3 PGS 37-43 DEED BOOK 156 PG 433		

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

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	CLUB, LODGE, UNION HALL (7700)	0	0		18326.000	Square Feet	$201,586.00	$201,586.00

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

Commercial Building(s)

Building 1

Commercial	Building Value: $325,819.00 Building Use: CLUB LODGE UNION HALL (77C) Structure Type:

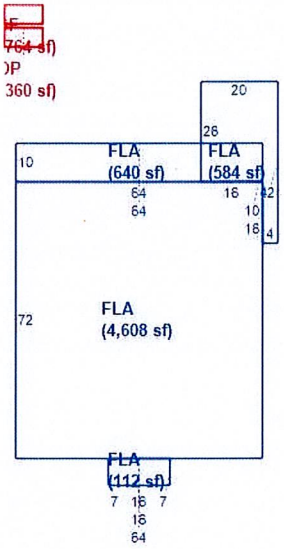
Summary

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

Section(s)

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

View Larger



Miscellaneous Improvements

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

Values and Estimated Ad Valorem Taxes

Values shown below are 2024 WORKING VALUES that are subject to change until certified.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	$532,475	$532,475	$532,475	5.0364	$2,681.76
SCHOOL BOARD STATE	$532,475	$532,475	$532,475	3.2080	$1,708.18
SCHOOL BOARD LOCAL	$532,475	$532,475	$532,475	2.9980	$1,596.36
LAKE COUNTY WATER AUTHORITY	$532,475	$532,475	$532,475	0.2940	$156.55
NORTH LAKE HOSPITAL DIST	$532,475	$532,475	$532,475	0.1500	$79.87
ST JOHNS RIVER FL WATER MGMT DIST	$532,475	$532,475	$532,475	0.1793	$95.47
CITY OF MOUNT DORA	$532,475	$532,475	$532,475	5.9603	$3,173.71
LAKE COUNTY MSTU AMBULANCE	$532,475	$532,475	$532,475	0.4629	$246.48
LAKE COUNTY VOTED DEBT SERVICE	$532,475	$532,475	$532,475	0.0918	$48.88
				Total: 18.3807	**Total:** $9,787.26

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: May 29, 2024

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

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

Property Information

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

Structure Information

Date of Construction:	1967	**Style:**	Commercial Vernacular
Structural System:	Concrete Block	**Foundation Type:**	Concrete Block Piers
Siding:	Concrete Block	**Stories:**	1.5
Roof:	Flat	**Windows:**	Awning Windows
Roof Type:	Unspecified	**Chimneys:**	None

Porch: Glass front entrance with covered flat roof awning

Description of Proposed Work: Renew previously approved Certificate of Appropriateness (COA) to construct 166 Square Foot addition; add decorative parapets to roof; and add infill breeze block between front columns; and replace front door with a double door.

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

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

Existing Building

Proposed Renovations

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

Attachments:
Photos
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: May 29, 2024

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 5 - Certificate of Appropriateness; 933 Alexander Street (Location); Remove and Replace Fence (Proposed Work); Michelle and Douglas Wood (Owners); Michelle Wood (Applicant).**

Property Information:

Address:	933 Alexander Street	**Current Use:**	Residential
Zoning District:	R-1A	**Land Use:**	Medium Density

Structure Information:

Date of Construction:	1914	**Style:**	Frame Vernacular
Siding:	Metal; Aluminum Siding	**Stories:**	Two
Roof Type:	Cross Gable	**Chimneys:**	One; Brick
Roof Material:	Asphalt, asbestos, hexagon shingles	**Porch:**	Open

Historic Site:
The property was designated a Local Historic Site in 2000. As such, no building, structure, appurtenance, improvement or landscape feature will be erected, altered, restored, renovated, excavated, relocated, or demolished until a certificate of appropriateness regarding any exterior architectural features, landscape features, or site improvements has been approved.

Requested Action:
The Applicant is seeking to remove the existing wood fence and replace with either a similar wood, picket fence or historic wire fencing.

Background on Architectural Style:
The subject residence was constructed in the Frame Vernacular style. This style of buildings were first constructed by lay or self-taught carpenters to provide basic shelter without attention to architectural style. The buildings reflect locally available building materials, the skills and regional background of the builder and environmental conditions. Vernacular buildings were widely constructed in Mount Dora from the l 880s through the 1930s.

This style of architecture is characterized with horizontal wood siding (less common, wood shingles, board and Batten); gable roof with wood shingles during 19th Century, metal during late

19th century, and composition and asbestos shingles beginning in 1920s; and simple detailing including jig-sawn woodwork on porches, around eaves, corbeling on chimneys

Guidance from Land Development Code (LDC)

LDC Section 3.6.4 (2)(b), states that it is also the intent to promote visually compatible, contemporary designs that are harmonious with the exterior architectural and landscape features of adjacent, neighboring or visually related buildings, structures, sites and streetscapes.

Guidance from the Mount Dora Historic Design Guidelines:

Setting is the relationship of a historic building to adjacent buildings and the surrounding site and environment. The setting of a historic building includes such important features as parks, gardens, street lights, signs, benches, walkways, streets, alleys, and building set-backs. The landscape features around a building are often important aspects of its character and the district in which it is located. Such historic features as gardens, walls, fencing, fountains, pools, paths, 1ighting and benches should be retained during the course of rehabilitation.

Historic fencing, garden and retaining walls, and designed landscape features add distinction to individual buildings and districts. Collectively, they form important streetscape compositions. Fences and walls serve to delineate property lines and as a barrier to distinguish lines between a yard, sidewalk, and street. Wooden picket fences of simple design were the most common historically in Florida. Cast iron fencing of a pike or hairpin design was much less common and was generally restricted to buildings designed in the Queen Anne, Colonial Revival, and Neo-Classical styles. Retaining walls of brick, poured concrete, or cast concrete block with pilasters and coping were also common streetscape features.

Under Standard 9, new fences and walls should respect traditional materials, design, and scale found in historic districts. They should have a regular pattern and be consistent in design with those found in the same block or adjacent buildings. **Wood is the most appropriate material, particularly for simple frame buildings.** Split-rail or horizontal board fences should be avoided. Cast iron fencing is most appropriate for buildings designed in the Colonial Revival, Neo-Classical, and Queen Anne styles. **Fences should be of appropriate scale on street elevations. They should complement the building and not obscure significant features. They should be no more than four feet on the street elevation and six feet on side and rear elevations.**

Historic landscape features visually link individual buildings to each other and should be retained under Standard 2. Chain link and hurricane fences have been added to many historic properties during the last forty years. Although there is no requirement to remove this type of fencing, it is inappropriate and should not be installed in the future. It is recommended that existing metal fences be screened with shrubbery or plants.

Recommendations:

1. Retain distinctive features such as size, scale, mass, color, and materials of buildings, including roofs, porches, and stairways, that distinguish a district.
2. Retain landscape features such as parks, gardens, street lights, signs, benches, walkways, streets, alleys, and setbacks that have traditionally linked buildings to their environment.

3. Use new plant materials, fencing, walkways, street lights, signs, and benches that are compatible with the character of the district or neighborhood in size, scale, materials, and color.
4. Identify and retain plants, trees, fencing, walkways, street lighting, signs, and benches that reflect a property's history and development.
5. Base new site work on documentation or physical evidence. Avoid conjectural changes to the site.
6. Provide continued protection of masonry, wood, and architectural metals which comprise site features through appropriate cleaning, rust removal, limited paint removal and reapplication of protective coating systems.
7. Replace in kind an entire feature of the site that is too deteriorated to repair if the overall form and detailing are still evident. Physical evidence from the deteriorated feature should be used as a model to guide the new work. This could include a walkway or fountain. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Avoid:

1. Removing or radically changing the site features which are important in defining the overall historic character of the property so that the character is diminished.
2. Introducing heavy machinery into areas where it may disturb or damage important landscape features or archeo1ogical resources.
3. Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the site feature or that is physically or chemically incompatible.
4. New construction that is incompatible with a district or building because of its size, scale, or materials.
5. Destroying the relationship between buildings and their setting by widening historic streets, changing paving material, or introducing inappropriately located new streets and parking lots that are incompatible with the character of a historic area.
6. Signs, street lighting, benches, new plant materials, fencing, walkways, and paving materials, such as asphalt and pebble, that are out of scale or are inappropriate to a historic district.
7. Changes to the appearance of a building site such as removing historic plants, trees, fencing, walkways, outbuildings, and other features before evaluating their importance.
8. Adding conjectural landscape features to the site such as period reproduction lamps, fences, fountains, or vegetation that are historically inappropriate, thus creating a false sense of historic development.

Staff Analysis:

The subject property is designated as a Local Historic Site. As such, modifications to landscaping features and site improvements require a Certificate of Appropriateness. Landscape features and site improvements include, but are not limited to, walls, fences, courtyards, signs, and exterior lighting.

The Applicant is seeking to remove the existing, wood fence and replace it with either a wooden picket fence or wire fencing. The existing wood fence is not original and situated between concrete Risely posts which are roughly 42" high.

Related to the Tremains, one of the City's first families, Fred & Nellie Risley settled in Mount Dora in the 1880s and their son, Carl, was born in 1889. He later went on to establish a concrete business in 1907 that flourished until the 1960s.

The young Risley is credited for most of the original concrete sidewalks throughout Mount Dora and many original driveways poured by Risley are still intact today, detectable by his professional stamp 'C.S.R.' or 'C.S. Risley.' A century later his concrete street markers are still erected on many cross streets, while his fence posts still enclose some local yards (including 933 Alexander).

The proposed wooden fence is the preferred choice and would be 36" high and have narrower gaps between the pickets than the existing fence. The second option is to utilize wire fencing which was historically on the property. The fence would be 36" as well and include a wooden gate to display the historic site plaque.

Staff Recommendation:
Staff finds both options consistent with the Mount Dora Historic Guidelines and Land Development Code and supports both options.

Attachments:
Photos
Application
1989 Site Survey
2008 Site Survey

CITY OF MOUNT DORA

Site Photos

City of Mount Dora
Historic Preservation Board

CITY OF MOUNT DORA

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

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Renovations, Additions and New Construction

Property Address: 933 N. Alexander St. Alternate Key No.: _____

Property Owner: Douglas & Michelle Wood

Applicant: Michelle Wood

Applicant's Mailing Address: 704 Summit ~~Court~~ Court, Mount Dora 32757

Applicant's Phone Number: 239. 370. 8499

Applicant's Email Address: mwoody371@gmail.com

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

Application Type:

- ☐ New Construction
- ☐ Addition
- ☒ Renovation

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

- ☐ Steps or Stairways
- ☐ Windows
- ☐ Doors
- ☒ Walls or Fences
- ☐ Foundation
- ☐ Porches or Porte Cochere
- ☐ Chimney
- ☐ Exterior Lighting
- ☐ Siding/Stucco/Façade Work
- ☐ Walls/Structural
- ☐ Roof
- ☐ Landscape Features

Existing Materials / Style: Concrete posts, wood pickets

Proposed Materials / Style: Concrete posts, either wood pickets or historic-style wire fencing

Full Description of Proposed Alteration(s) or Construction including materials; please attach additional documentation if needed: submitted already to Michele Janiszewski

Reason for Addition / Modification: fence on 10th is rotting - needs to be replaced. Also want better containment for our 2 dogs.

For Window & Door Modifications, will the grid pattern be replicated? _____

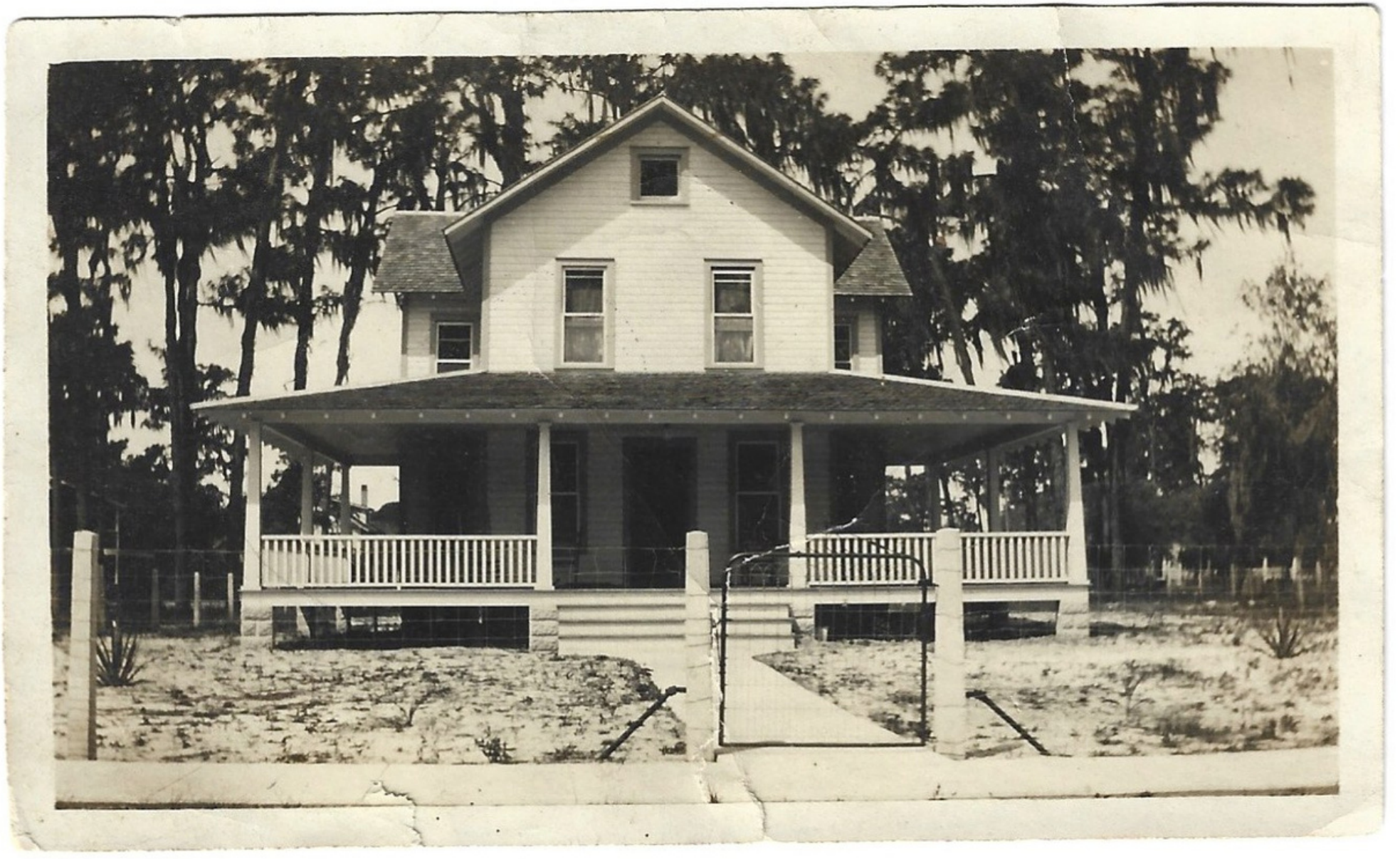
Is there a chimney on the building and will it be affected? _____

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. All formal correspondences will be provided via email.

PROPOSED FENCING DESIGN OPTIONS

Fletcher Crane House • 933 N. Alexander St.

CONTACT: Michelle Wood | (239) 370-8499 | mwoody371@gmail.com

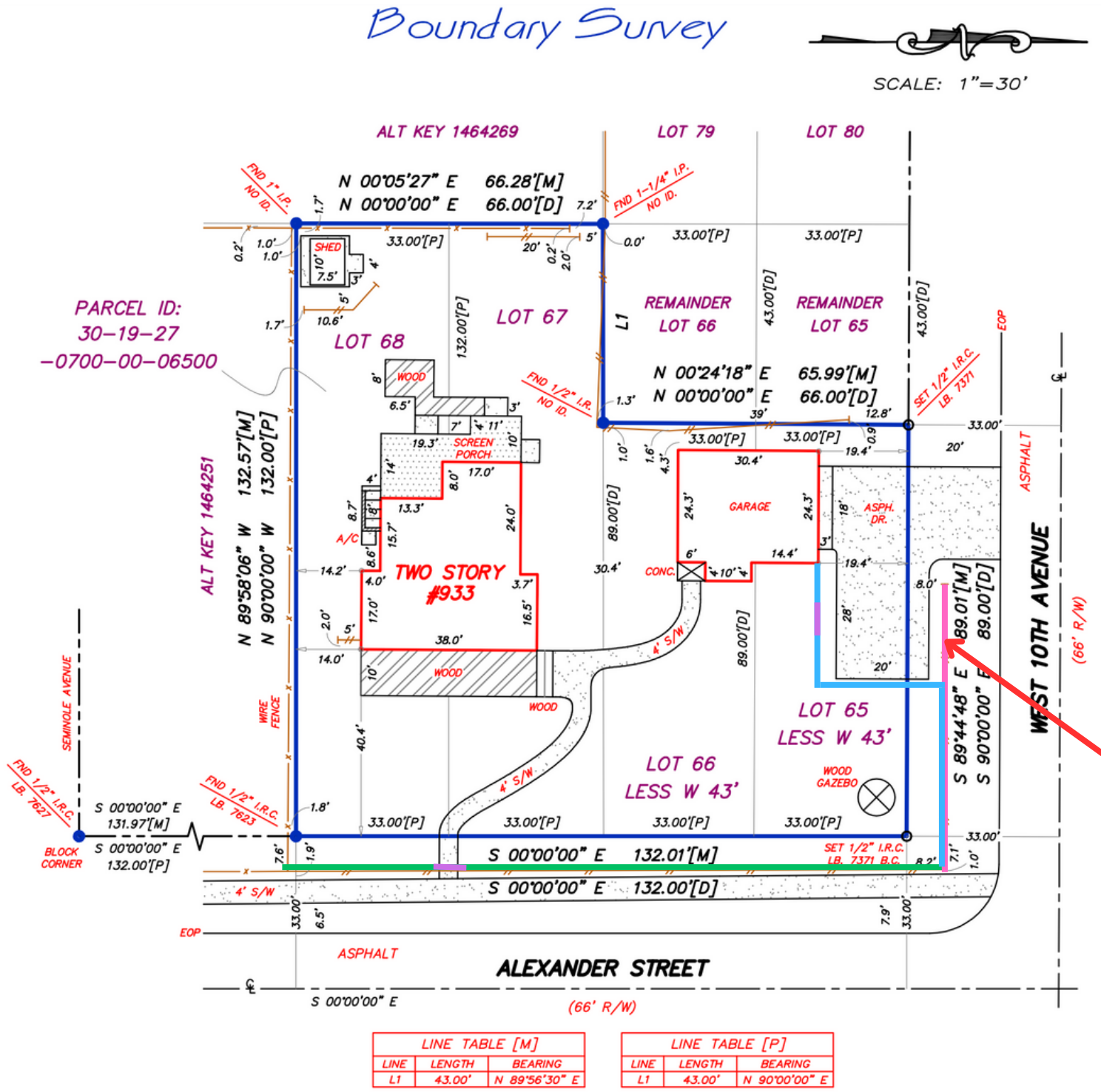


FLETCHER CRANE HOUSE C. 1918

CURRENT FENCING ON ALEXANDER ST.

CURRENT FENCING ON 10TH AVE.

Area where we'd like to add new fencing and a gate. It would run along the driveway and die into the side of the garage.



LINE TABLE [M]		
LINE	LENGTH	BEARING
L1	43.00'	N 89°56'30" E

LINE TABLE [P]		
LINE	LENGTH	BEARING
L1	43.00'	N 90°00'00" E

LEGEND:

- Non-original white picket fencing with original Risely concrete pyramid posts
- Non-original white wood picket fencing with wood posts - most of this fence is leaning and rotted and needs to be replaced
- Proposed new fencing section
- Proposed new wood/wire gates

We'd like to permanently remove this section as it serves no purpose and no parts are original

PROPOSED MATERIAL OPTION A:
WOODEN PICKETS

We’d use wooden pickets on all the fencing (existing and new sections) but 36" high to look more proportionately appropriate, as well as having narrower gaps in between pickets.

One of the proposed fencing materials - more in line with what was historically used in Mount Dora

This is the same wire fencing used on the Farrar House at 714 N. Tremain. We'd like to add similar wooden gates to display the historical designation plaque.

PROPOSED MATERIAL OPTION B: HISTORIC WIRE FENCING

This is the same wire fencing used on the Grandview Bed & Breakfast property.

Alternative gates - almost the exact gate design at the Grandview Bed & Breakfast

The concrete Risely posts are roughly 42" high - we propose using 36" high wire fencing

FLORIDA MASTER SITE FILE

J 35,36

Site Inventory Form

Site No._____

Name The Fletcher Crane House Survey Date 8709

Address of Site 933 Alexander, Mt. Dora Fl. 32757

Instruction for locating _____

Location Mrs. S.D. Short's Sub 06500

Subdivision Name Block No. Lot No.

County Lake

District name if applicable _____

Owner of Site: Name Sayer, David

Address 933 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 c. +1914

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:

The original owner of his house is not known, but D. Fletcher and Gladys Wise Crane lived here in the 1920's. They had married in 1923 and lived here after that. They often rented their house to winter visitors and others while they lived elsewhere. Fletcher Crane started a furniture store in 1923, with Al Rehbaum, on the northwest corner of 4th and Donnelly. He bought out Al Rehbaum shortly afterwards. Mr. Crane sold "house furnishings, radios, refrigerators, awnings, Venetian blinds, floor coverings, stoves, and luggage" for 35 years at the store. Gladys Crane owned a beauty shop at 414 Alexander. Fletcher Crane was elected a city councilman in 1925, 1938, 1940, 1942, and 1944. He was president of the Kiwanis in 1937 and president of the Merchants Association in 1948. The Cranes later moved to Mr. Crane's parents' house at 815 McDonald.

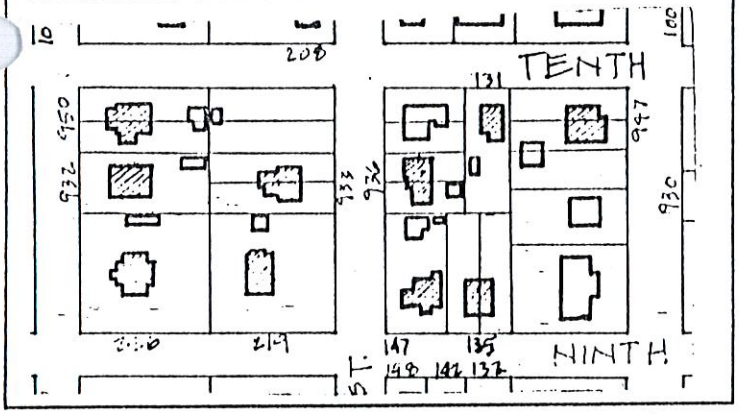
E 132; L 80,83,109,145,162,184; CD 24,26,39

Architect
Builder
Style and/or Period frame vernacular
Plan Type irregular: irregular
Exterior Fabric(s) metal: aluminum siding
Structural System(s) wood frame: balloon
Porches S,E & N/ 1 story porch, enclosed
Orientation E
Foundation piers: concrete block, cast
Roof Type cross gable
Secondary Roof Structure(s) porch: hip
Roof Surfacing asphalt shingles, # asbestos shingles, hexagon
Window Type awning, # DHS, 1/1, wood
Ornament Exterior
Chimney brick with corbelled cap
Chimney Location S: slope
No. of Chimneys 1 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 J 35,36
Please attach Photographic Print

***

Certificate of Appropriateness

J 35-36

Approved by City Council: 07-07-98

*** *Plaque Agreement on File*

Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site # LA00292
Recorder # 68
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) 933 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
933	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 Frame Vernacular
Other Style
Exterior Plan Irregular
Other Exterior Plan
Number of Stories 2
Structural System(s) >> Wood frame
Other Structural System(s)
Foundation Type(s) >> Piers
Other Foundation Types
Foundation Material(s) >> Brick
Other Foundation Material(s)
Exterior Fabric(s) >> Drop siding
Other Exterior Fabric(s)
Roof Type(s) >> Gable
Other Roof Type(s)
Roof Material(s) >>
Other Roof Material(s)
Roof Secondary Structure(s) (dormers etc) >>
Other Roof Secondary Structure(s)
Number of Chimneys 1
Chimney Material
Other Chimney Material(s)
Chimney Location(s)

HISTORICAL STRUCTURE FORM

8LA00292

DESCRIPTION (continued)

Window Descriptions casement 8, 1/1

Main Entrance Description (stylistic details)

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

Porch Roof Types(s)

Exterior Ornament

Interior Plan Other Interior Plan

Condition

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 1914

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;1914;

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

8LA00292

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"

LA00292-200803

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:**
Piers

> **Foundation materials:**
Brick

> **Exterior fabrics:**
Drop siding

> **Roof types:**
Gable

> **Roof materials:**

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

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

> **Original, intermediate, present uses/year started/year ended:**
Private residence;1914;

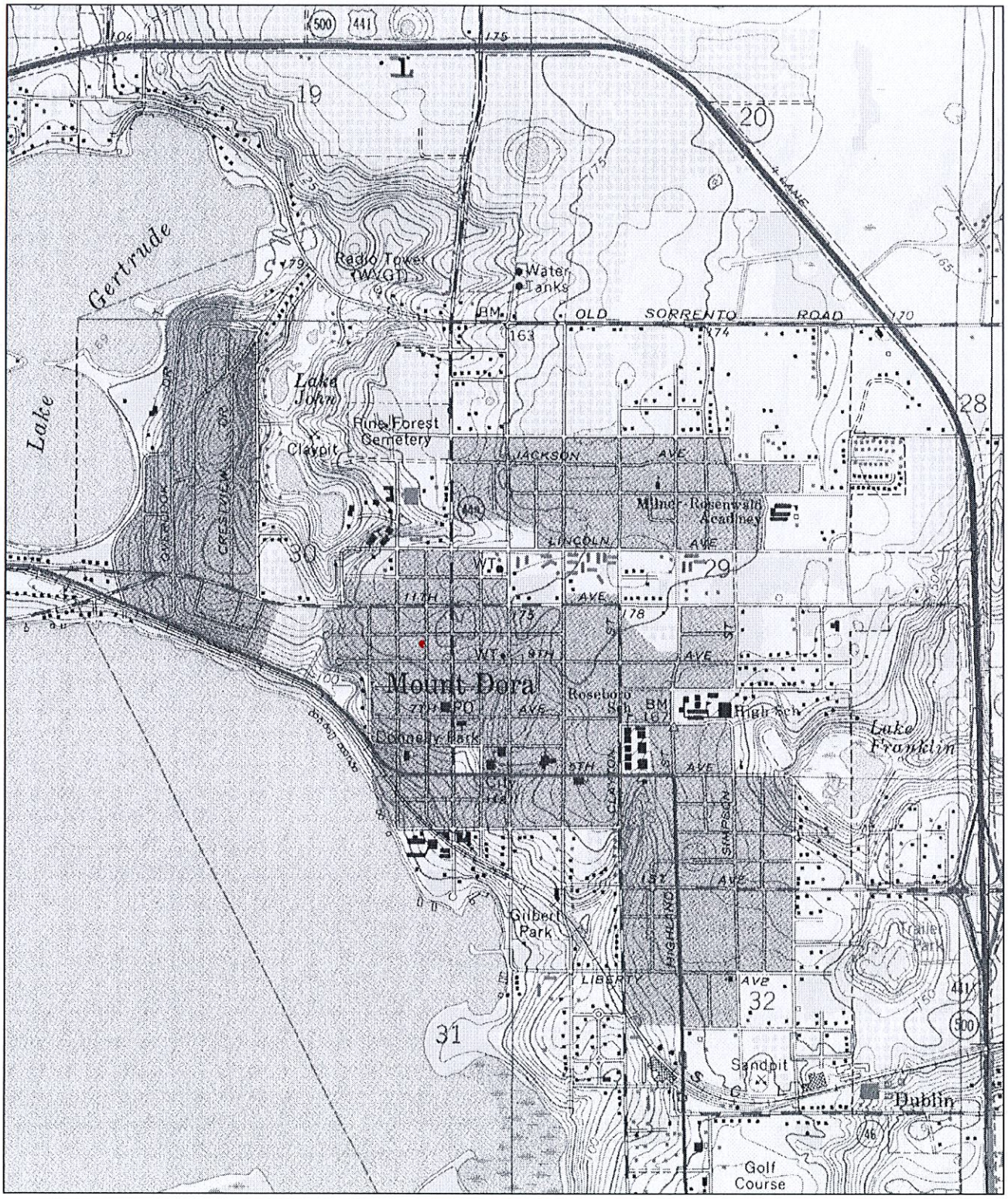
> **Research methods:**
Examine local tax records
FL Master Site File-Cultural Resources
Pedestrian

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

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

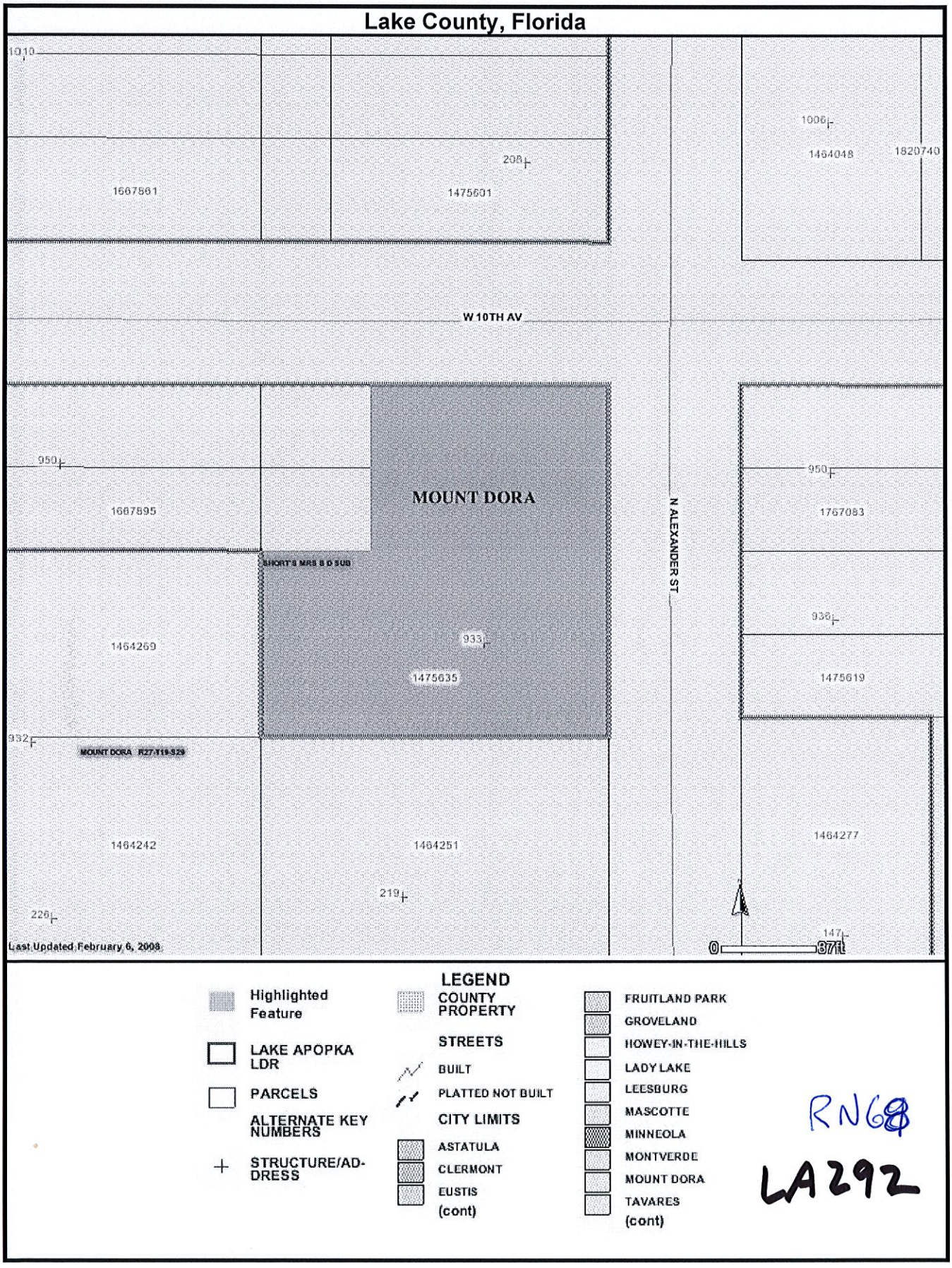
> **[Other name(s)]:**

68



Map provided by MyTopo.com

LA292


Lake County, Florida
1010
1667561
208
1475601
1006
1464048
1820740
W 10TH AV
950
1667895
MOUNT DORA
SHORT'S MRS S D SUB
1464269
933
1475635
932
MOUNT DORA R27-T19-S29
1464242
1464251
219
226
N ALEXANDER ST
950
1757083
936
1475619
1464277
147
Last Updated February 6, 2008
0
87ft
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)

RNG
LA292

68

LA292

CITY OF MOUNT DORA

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

DATE: May 29, 2024

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 5 - Certificate of Appropriateness; 933 Alexander Street (Location); Remove and Replace Fence (Proposed Work); Michelle and Douglas Wood (Owners); Michelle Wood (Applicant).**

Property Information:

Address:	933 Alexander Street	**Current Use:**	Residential
Zoning District:	R-1A	**Land Use:**	Medium Density

Structure Information:

Date of Construction:	1914	**Style:**	Frame Vernacular
Siding:	Metal; Aluminum Siding	**Stories:**	Two
Roof Type:	Cross Gable	**Chimneys:**	One; Brick
Roof Material:	Asphalt, asbestos, hexagon shingles	**Porch:**	Open

Historic Site:
The property was designated a Local Historic Site in 2000. As such, no building, structure, appurtenance, improvement or landscape feature will be erected, altered, restored, renovated, excavated, relocated, or demolished until a certificate of appropriateness regarding any exterior architectural features, landscape features, or site improvements has been approved.

Requested Action:
The Applicant is seeking to remove the existing wood fence and replace with either a similar wood, picket fence or historic wire fencing.

Background on Architectural Style:
The subject residence was constructed in the Frame Vernacular style. This style of buildings were first constructed by lay or self-taught carpenters to provide basic shelter without attention to architectural style. The buildings reflect locally available building materials, the skills and regional background of the builder and environmental conditions. Vernacular buildings were widely constructed in Mount Dora from the l 880s through the 1930s.

This style of architecture is characterized with horizontal wood siding (less common, wood shingles, board and Batten); gable roof with wood shingles during 19th Century, metal during late

19th century, and composition and asbestos shingles beginning in 1920s; and simple detailing including jig-sawn woodwork on porches, around eaves, corbeling on chimneys

Guidance from Land Development Code (LDC)

LDC Section 3.6.4 (2)(b), states that it is also the intent to promote visually compatible, contemporary designs that are harmonious with the exterior architectural and landscape features of adjacent, neighboring or visually related buildings, structures, sites and streetscapes.

Guidance from the Mount Dora Historic Design Guidelines:

Setting is the relationship of a historic building to adjacent buildings and the surrounding site and environment. The setting of a historic building includes such important features as parks, gardens, street lights, signs, benches, walkways, streets, alleys, and building set-backs. The landscape features around a building are often important aspects of its character and the district in which it is located. Such historic features as gardens, walls, fencing, fountains, pools, paths, 1ighting and benches should be retained during the course of rehabilitation.

Historic fencing, garden and retaining walls, and designed landscape features add distinction to individual buildings and districts. Collectively, they form important streetscape compositions. Fences and walls serve to delineate property lines and as a barrier to distinguish lines between a yard, sidewalk, and street. Wooden picket fences of simple design were the most common historically in Florida. Cast iron fencing of a pike or hairpin design was much less common and was generally restricted to buildings designed in the Queen Anne, Colonial Revival, and Neo-Classical styles. Retaining walls of brick, poured concrete, or cast concrete block with pilasters and coping were also common streetscape features.

Under Standard 9, new fences and walls should respect traditional materials, design, and scale found in historic districts. They should have a regular pattern and be consistent in design with those found in the same block or adjacent buildings. **Wood is the most appropriate material, particularly for simple frame buildings.** Split-rail or horizontal board fences should be avoided. Cast iron fencing is most appropriate for buildings designed in the Colonial Revival, Neo-Classical, and Queen Anne styles. **Fences should be of appropriate scale on street elevations. They should complement the building and not obscure significant features. They should be no more than four feet on the street elevation and six feet on side and rear elevations.**

Historic landscape features visually link individual buildings to each other and should be retained under Standard 2. Chain link and hurricane fences have been added to many historic properties during the last forty years. Although there is no requirement to remove this type of fencing, it is inappropriate and should not be installed in the future. It is recommended that existing metal fences be screened with shrubbery or plants.

Recommendations:

1. Retain distinctive features such as size, scale, mass, color, and materials of buildings, including roofs, porches, and stairways, that distinguish a district.
2. Retain landscape features such as parks, gardens, street lights, signs, benches, walkways, streets, alleys, and setbacks that have traditionally linked buildings to their environment.

3. Use new plant materials, fencing, walkways, street lights, signs, and benches that are compatible with the character of the district or neighborhood in size, scale, materials, and color.
4. Identify and retain plants, trees, fencing, walkways, street lighting, signs, and benches that reflect a property's history and development.
5. Base new site work on documentation or physical evidence. Avoid conjectural changes to the site.
6. Provide continued protection of masonry, wood, and architectural metals which comprise site features through appropriate cleaning, rust removal, limited paint removal and reapplication of protective coating systems.
7. Replace in kind an entire feature of the site that is too deteriorated to repair if the overall form and detailing are still evident. Physical evidence from the deteriorated feature should be used as a model to guide the new work. This could include a walkway or fountain. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Avoid:

1. Removing or radically changing the site features which are important in defining the overall historic character of the property so that the character is diminished.
2. Introducing heavy machinery into areas where it may disturb or damage important landscape features or archeo1ogical resources.
3. Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the site feature or that is physically or chemically incompatible.
4. New construction that is incompatible with a district or building because of its size, scale, or materials.
5. Destroying the relationship between buildings and their setting by widening historic streets, changing paving material, or introducing inappropriately located new streets and parking lots that are incompatible with the character of a historic area.
6. Signs, street lighting, benches, new plant materials, fencing, walkways, and paving materials, such as asphalt and pebble, that are out of scale or are inappropriate to a historic district.
7. Changes to the appearance of a building site such as removing historic plants, trees, fencing, walkways, outbuildings, and other features before evaluating their importance.
8. Adding conjectural landscape features to the site such as period reproduction lamps, fences, fountains, or vegetation that are historically inappropriate, thus creating a false sense of historic development.

Staff Analysis:

The subject property is designated as a Local Historic Site. As such, modifications to landscaping features and site improvements require a Certificate of Appropriateness. Landscape features and site improvements include, but are not limited to, walls, fences, courtyards, signs, and exterior lighting.

The Applicant is seeking to remove the existing, wood fence and replace it with either a wooden picket fence or wire fencing. The existing wood fence is not original and situated between concrete Risely posts which are roughly 42" high.

Related to the Tremains, one of the City's first families, Fred & Nellie Risley settled in Mount Dora in the 1880s and their son, Carl, was born in 1889. He later went on to establish a concrete business in 1907 that flourished until the 1960s.

The young Risley is credited for most of the original concrete sidewalks throughout Mount Dora and many original driveways poured by Risley are still intact today, detectable by his professional stamp 'C.S.R.' or 'C.S. Risley.' A century later his concrete street markers are still erected on many cross streets, while his fence posts still enclose some local yards (including 933 Alexander).

The proposed wooden fence is the preferred choice and would be 36" high and have narrower gaps between the pickets than the existing fence. The second option is to utilize wire fencing which was historically on the property. The fence would be 36" as well and include a wooden gate to display the historic site plaque.

Staff Recommendation:
Staff finds both options consistent with the Mount Dora Historic Guidelines and Land Development Code and supports both options.

Attachments:
Photos
Application
1989 Site Survey
2008 Site Survey

CITY OF MOUNT DORA

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

DATE: May 29, 2024

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 5 - Certificate of Appropriateness; 600 E 1st Avenue (Location); Addition to the Existing Residence (Proposed Work); Phillip A. Rosenthal and Lauren A. Rosenthal (Owners); Kurt F. Umholtz (Applicant).**

Property Information:

Address:	600 E 1st Avenue	**Current Use:**	Residential
Zoning District:	R-1	**Land Use:**	Medium Density

Structure Information:

Date of Construction:	2008	**Style:**	Modern
Siding:	Metal: 7/8" Galvalume	**Stories:**	Three
Roof Type:	Flat	**Chimneys:**	None

Requested Action:
The Applicant is seeking to construct a 2,866 square foot addition onto the existing single-family residence.

The residence was constructed in 2008 and is located within the Historic Review Area. Land Development Code (LDC) Section 3.6.4 (2), states that a certificate of appropriateness is required for the demolition, relocation, alteration, restoration, or renovation of the exterior architectural features of a building located in the historic preservation area which is fifty years old or older and new construction. Construction includes the erection of buildings and structures so a Certificate of Appropriateness is required for the proposed work.

Background on Architectural Style:
The residence appears to be constructed in the International Architectural Style. The International Style or internationalism is a major architectural style that was developed in the 1920s and 1930s and was closely related to modernism and modernist architecture.

The most common characteristics of International Style buildings are rectilinear forms; light, taut plane surfaces with no ornamentation nor decoration; the use of lightweight, mass-produced, industrial materials; asymmetrical; flat roof, typically without a ledge (coping) at the roof line; flush windows with no ornamentation; repetitive modular forms; and the use of flat surfaces, typically alternating with areas of glass.

Guidance from the City of Mount Dora Historic Design Guidelines

If an addition is being constructed, generally it should not be added to the main historic facade of the building. If possible, locate it away from the principal public view, possible to the rear of the building. Respect the proportions of the building to which it is being added, so the addition does not dominate its historic environment. Do not obstruct the character-defining features of the historic building with the addition.

Sometimes historic photos and Sanborn maps can give clues to where previous additions were constructed on the building, thus providing guidance for the location of new additions. However, the new addition should not be designed to look historic. It is inappropriate to imitate a historic style, or use the same roof line, wall plane, or historic details in an attempt to make the addition look like it was originally part of the building. The addition may be contemporary, or may incorporate design motifs that tie it into the historic building. No matter what its design, it should be of quality workmanship and materials.

Guidance from Land Development Code (LDC)

LDC Section 3.4.6 (2)(b) states that it is also the intent to promote visually compatible, contemporary designs that are harmonious with the exterior architectural and landscape features of adjacent, neighboring or visually related buildings, structures, sites and streetscapes.

Staff Analysis:

The residence was constructed in 2008 in a modern style more consistent with the International Architecture Style than the architectural styles generally found within the Historic Review Area. The addition will match the style of the existing residence and will not be fronting on a street nor will it be obstructing character-defining features on a historic building.

Staff Recommendation:

Staff has no objection to the proposed addition, as presented.

Attachments:

Photos
Application

CITY OF MOUNT DORA

Site Photos

Southern and Eastern Façade

Eastern and Northern Façade

View from First Avenue

View from Grandview Street

CITY OF MOUNT DORA

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

RECEIVED
MAY 15 2024

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Renovations, Additions and New Construction

Property Address: 600 E 1ST AVE Alternate Key No.: 1469139

Property Owner: PHILLIP A. & LAUREN A. ROSENTHAL

Applicant: KURT F. UMHOLTZ

Applicant's Mailing Address: PO BOX 126 MOUNT DORA FL 32756

Applicant's Phone Number: 352-205-1098

Applicant's Email Address: kurt@nearwood homes, com

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

Application Type:

- ☐ New Construction
- ☒ Addition
- ☐ Renovation

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

- ☐ Steps or Stairways
- ☒ Windows
- ☒ Doors
- ☒ Walls or Fences
- ☐ Foundation
- ☐ Porches or Porte Cochere
- ☐ Chimney
- ☒ Exterior Lighting
- ☒ Siding/Stucco/Façade Work
- ☐ Walls/Structural
- ☐ Roof
- ☐ Landscape Features

Existing Materials: WOOD CLAD WINDOWS & DOORS, MASONRY RETAIN WALL, CORRUGATED METAL VERTICAL SIDING, 2-CAGE EXTERIOR LIGHTS.

Proposed Materials: B/K. ALUMINUM IMPACT WINDOWS & DOORS, MASONRY RETAIN WALL CORRUGATED METAL VERTICAL SIDING, 11-CEILING MOUNT EXTERIOR RECESS CANS

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: SEE ATTACHED

Reason for Addition / Modification: INCREASE SQ FOOTAGE OF HOME FOR LARGER FAMILY

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.

PROJECT ADDRESS: 600 E. 1ST AVE

FULL DESCRIPTION OF PROPOSED ALTERATION (S) OR CONSTRUCTION INCLUDING MATERIALS.

SCOPE OF WORK: To add 1862 sq. ft. of conditioned space and 1004 sq. ft. of non-conditioned space. Total sq. ft. added = 2866 sq. ft. The proposed addition to be added to the existing structure is terraced with the slope of the property. The height of the addition where it adjoins to the existing structure is 32' 2". The additions most southern portion measures at 24' 11."

EXTERIOR MATERIALS & FINISHES.

Replace existing retaining wall with same. The new retaining wall will have a more substantial footing to support the proposed load of the addition.

1st floor walls to be block construction.

Second and third floor walls to be 2x6 construction.

The floors and roofs to be pre-engineered wood truss systems.

Windows & Doors to be PGT Black aluminum frames with impact glass installed in both the existing structure and addition. All windows and door styles will match the existing and the proposed addition for continuity.

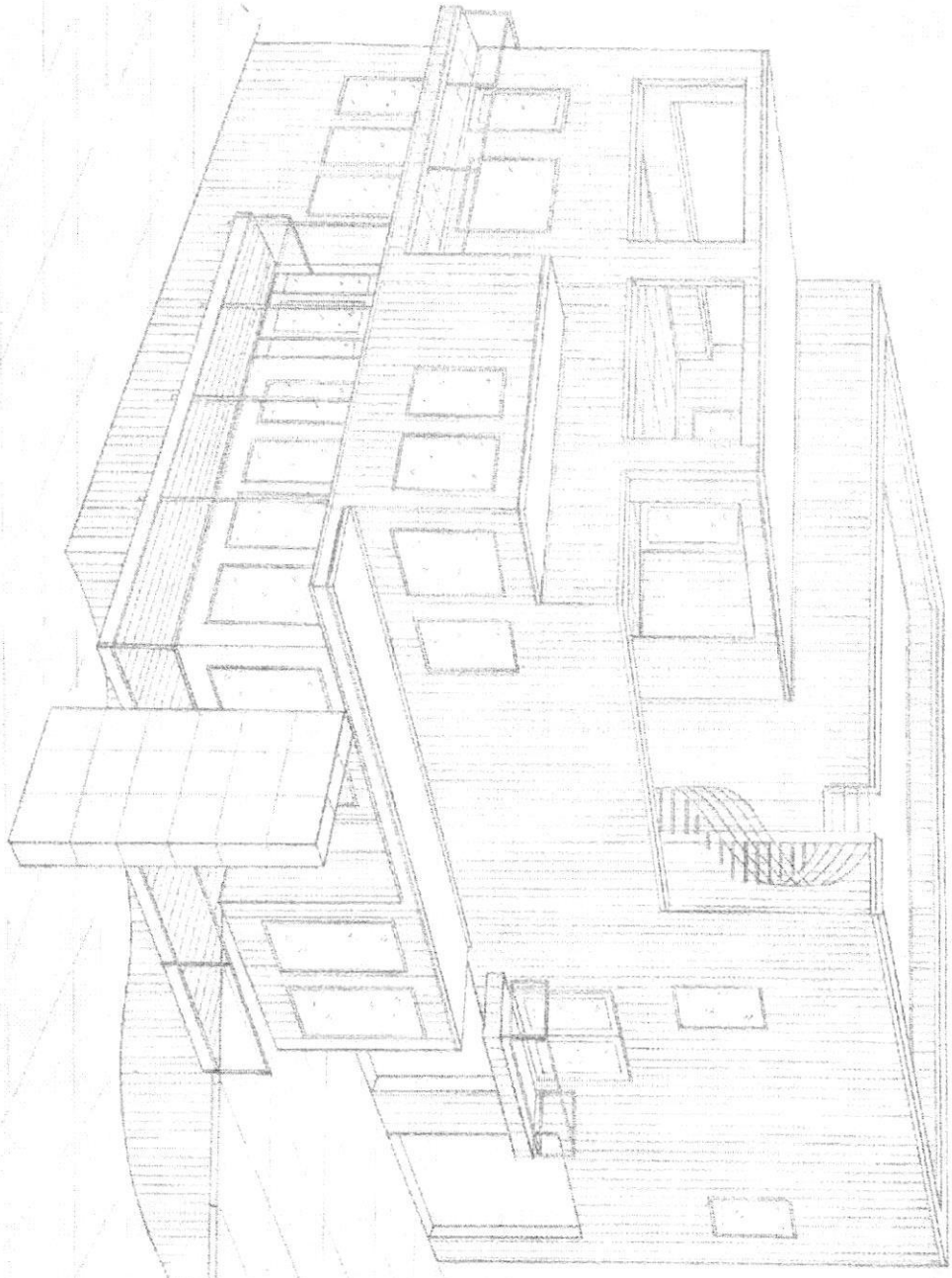
Exterior Railing. Cable style with rectangular aluminum top rail & post.

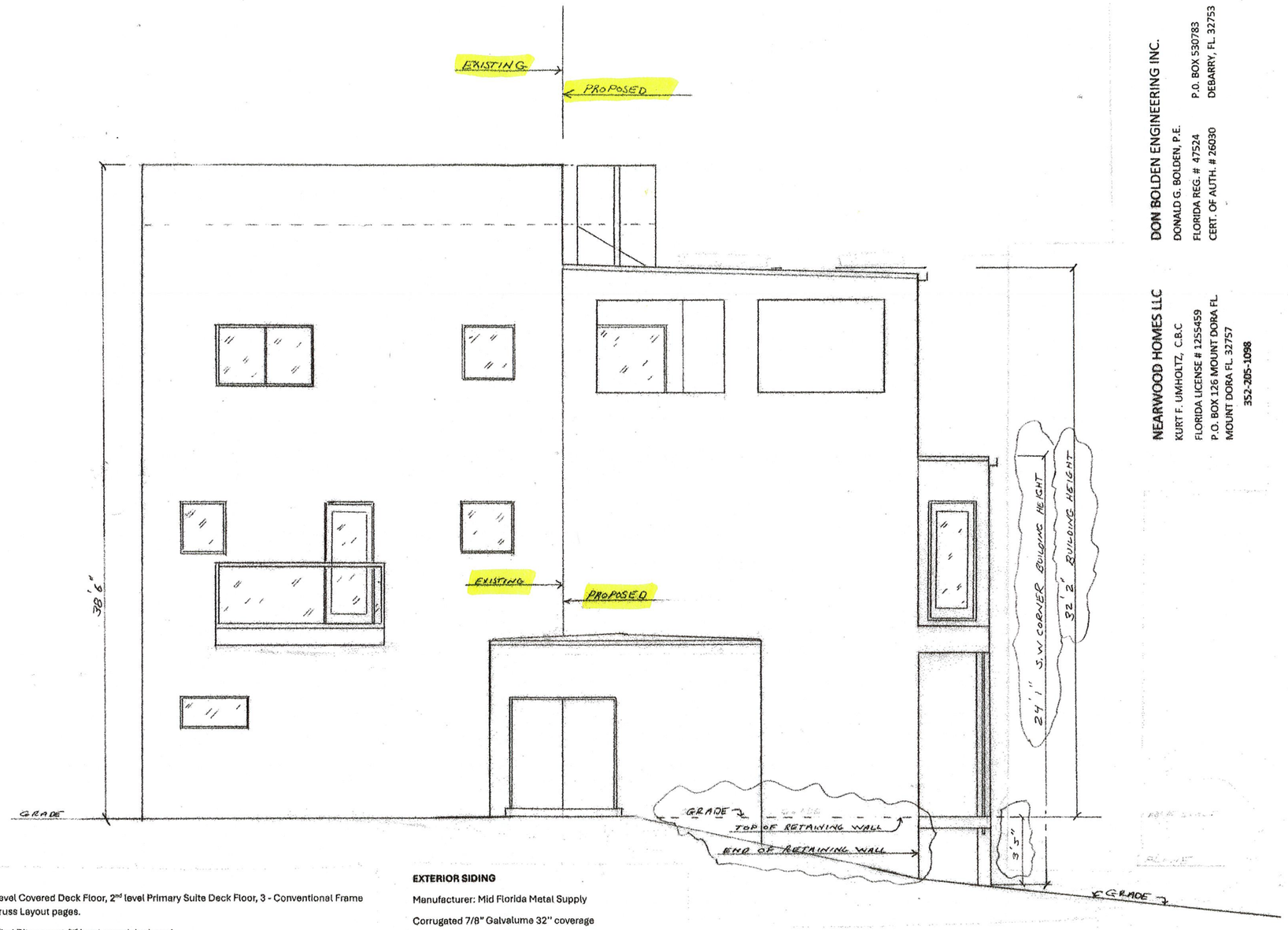
Suspended walkway decking to be Trex Wood Magony in color.

Porcelain 24" x 24" Tile at Monument. Light Grey – Charcoal color.

Exterior Siding will match existing 26-gauge corrugated galvalume metal siding.

Roofing systems to be TP0 (Thermoplastic olefin membrane)





NEARWOOD HOMES LLC
KURT F. UMHOLTZ, C.B.C
FLORIDA LICENSE # 1255459
P.O. BOX 126 MOUNT DORA FL.
MOUNT DORA FL. 32757
352-205-1098

DON BOLDEN ENGINEERING INC.
DONALD G. BOLDEN, P.E.
FLORIDA REG. # 47524 P.O. BOX 530783
CERT. OF AUTH. # 26030 DEBARRY, FL. 32753

ROOFING

Type: TPO at 3rd level Covered Deck Floor, 2nd level Primary Suite Deck Floor, 3 - Conventional Frame areas noted on Truss Layout pages.

Type: 3-Ply Modified Bitumen at 3rd level coved deck roof.

Roofing materials to be installed per manufacturers specifications.

Note: Manufacturer's specifications for all products listed above are available in the Florida Product Approval Section.

EXTERIOR SIDING

Manufacturer: Mid Florida Metal Supply

Corrugated 7/8" Galvalume 32" coverage

All edges to terminate into the appropriate J, Z or U Channel.

All connections to be per manufacturer's specifications.

CABLE HANDRAIL:

Manufacturer: Cable Bullet

Cable to be run horizontally 3" OC.

Top Cap to be reinforced aluminum set between 36" and 39" AFF.

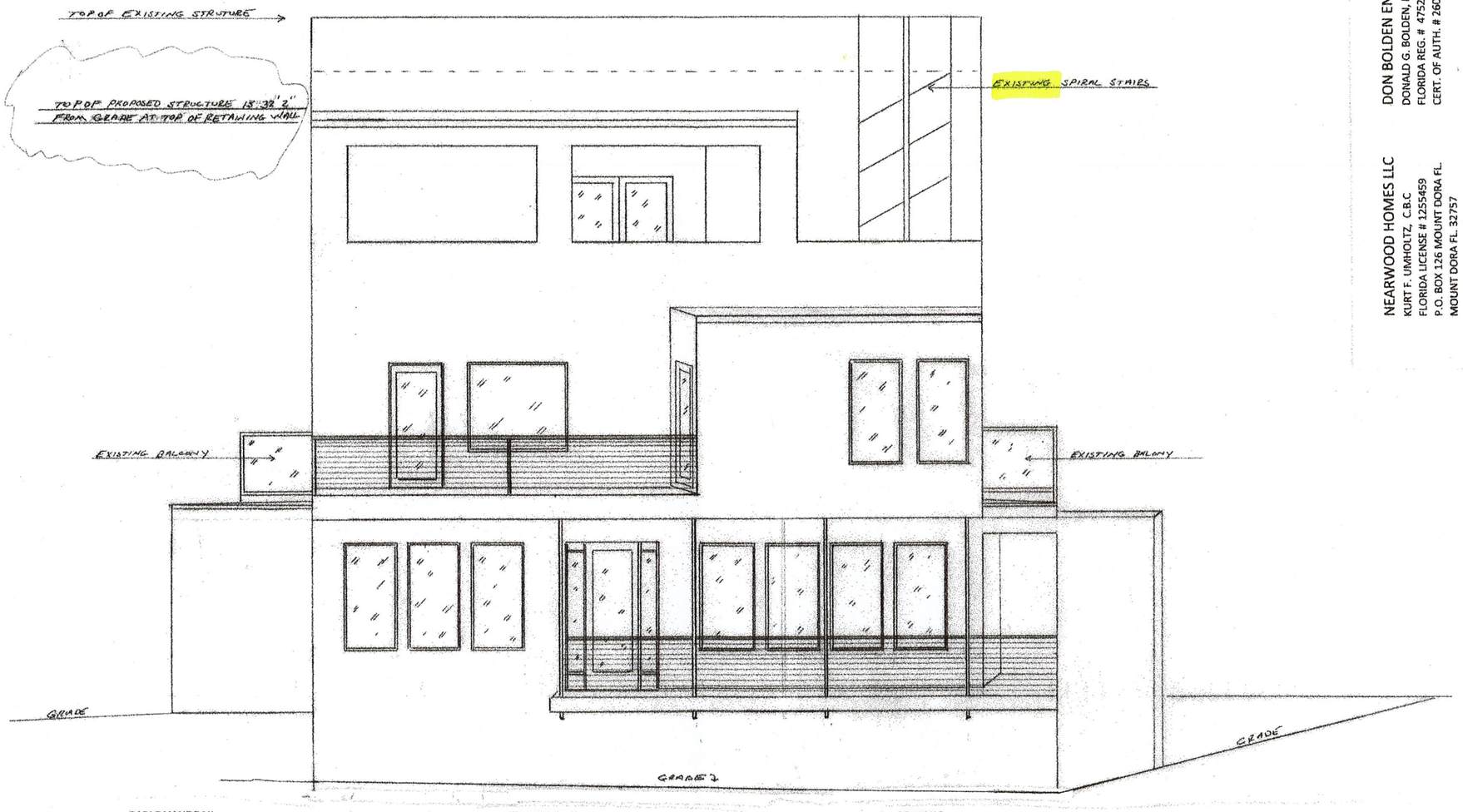
Suspended deck post to be mounted to the rim joist.

Primary Suite Deck post to be deck mounted.

All connections to be per manufacturer's specifications.

WEST ELEVATION

A-6



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Note: Manufacturer's specifications for all products listed above are available in the

Florida Product Approval Section.

SOUTH ELEVATION

A-5

NEARWOOD HOMES LLC
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FLORIDA LICENSE # 1255459
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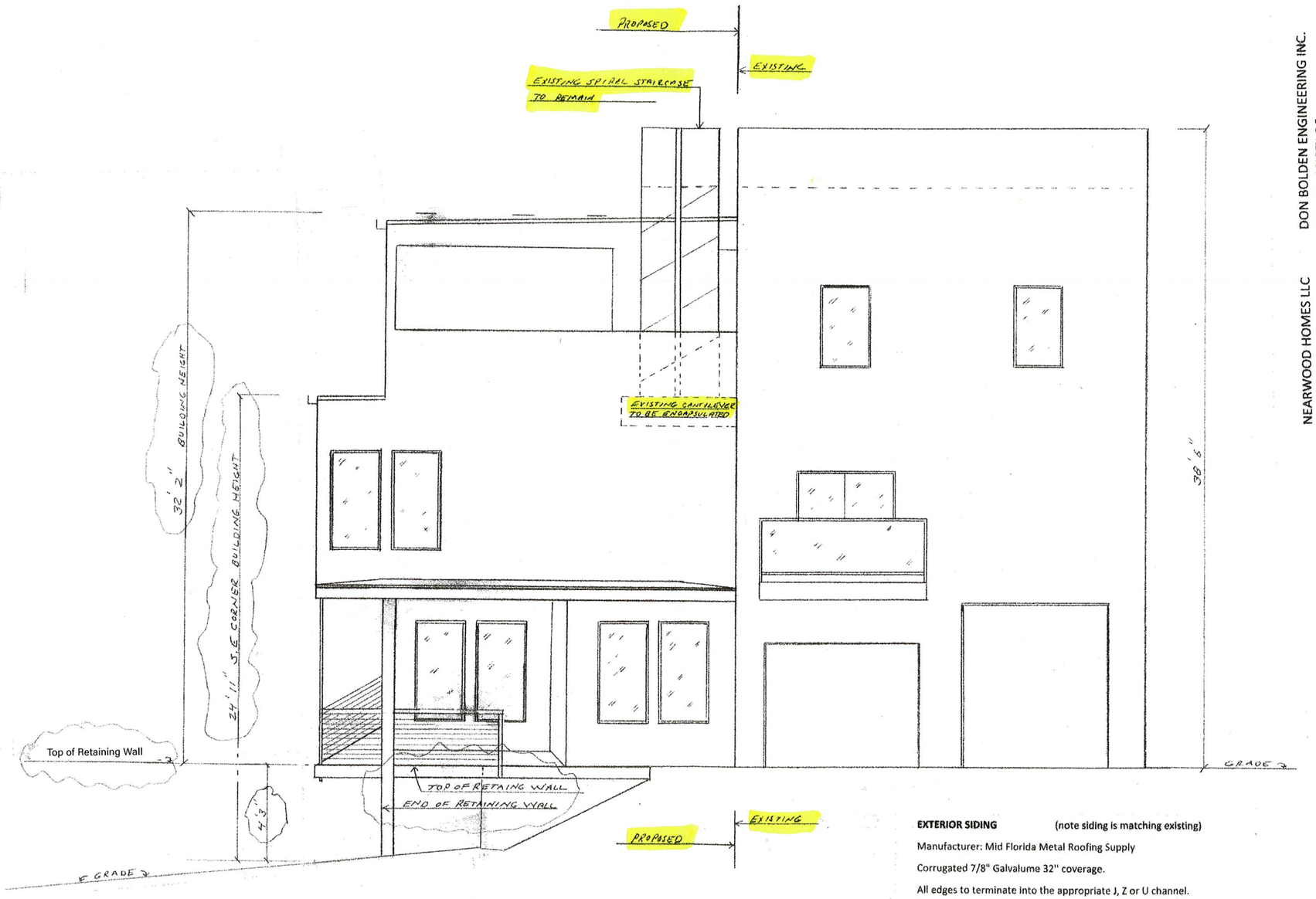

CABLE HANDRAIL:

Manufacturer: Cable Bullet

Cable to be run horizontally 3" oc

Top cap to be reinforced aluminum set between 36" to 39" AFF.

Suspended Deck post to be mounted to rim joist.

Primary Suite Deck post to be deck mounted.

All connections to be per manufacturers specifications

EAST ELEVATION

EXTERIOR SIDING **(note siding is matching existing)**

Manufacturer: Mid Florida Metal Roofing Supply

Corrugated 7/8" Galvalume 32" coverage.

All edges to terminate into the appropriate J, Z or U channel.

All connections to be per manufactures specifications

ROOFING

Type: TPO at 3rd level Covered Deck Floor, 2nd level Primary Suite Deck Floor, 3 - Conventional Frame areas noted on Truss Layout pages.

Type: 3-Ply Modified Bitumen at 3rd level coved deck roof.

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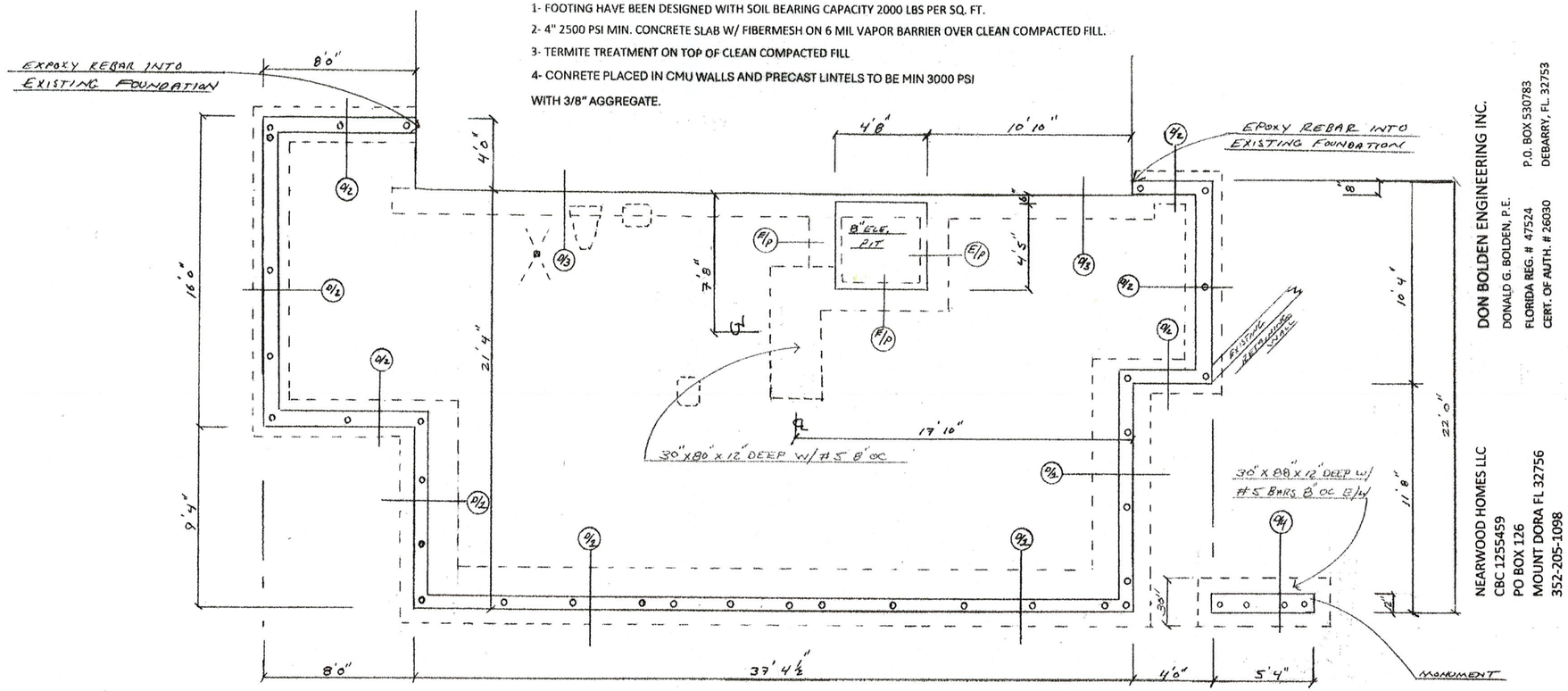
DEBARRY, FL. 32753

1- FOOTING HAVE BEEN DESIGNED WITH SOIL BEARING CAPACITY 2000 LBS PER SQ. FT.

2- 4" 2500 PSI MIN. CONCRETE SLAB W/ FIBERMESH ON 6 MIL VAPOR BARRIER OVER CLEAN COMPACTED FILL.

3- TERMITE TREATMENT ON TOP OF CLEAN COMPACTED FILL

4- CONRETE PLACED IN CMU WALLS AND PRECAST LINTELS TO BE MIN 3000 PSI WITH 3/8" AGGREGATE.



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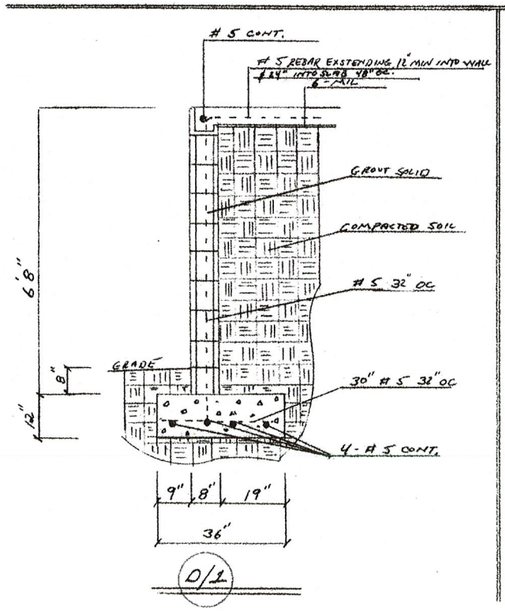
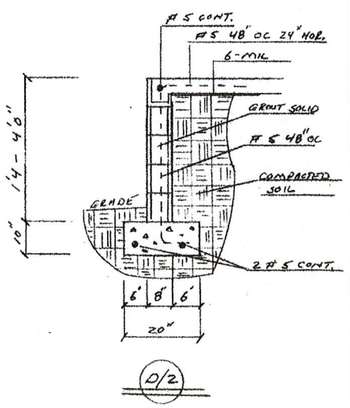
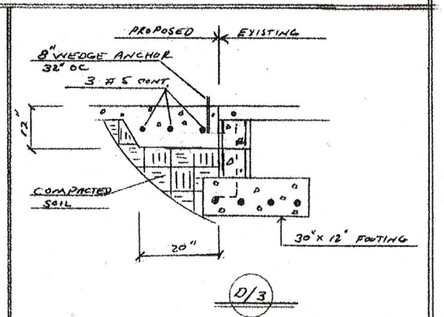
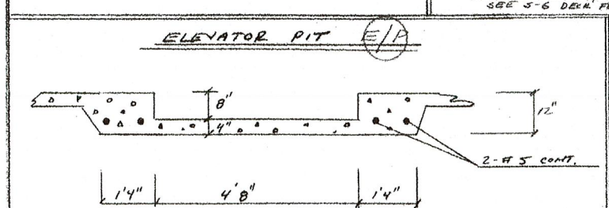
DEBARRY, FL. 32753

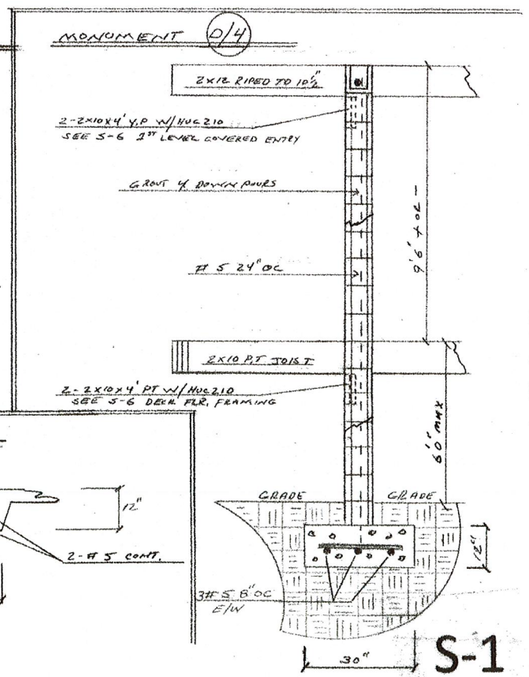
NEARWOOD HOMES LLC
CBC 1255459
PO BOX 126
MOUNT DORA FL 32756
352-205-1098





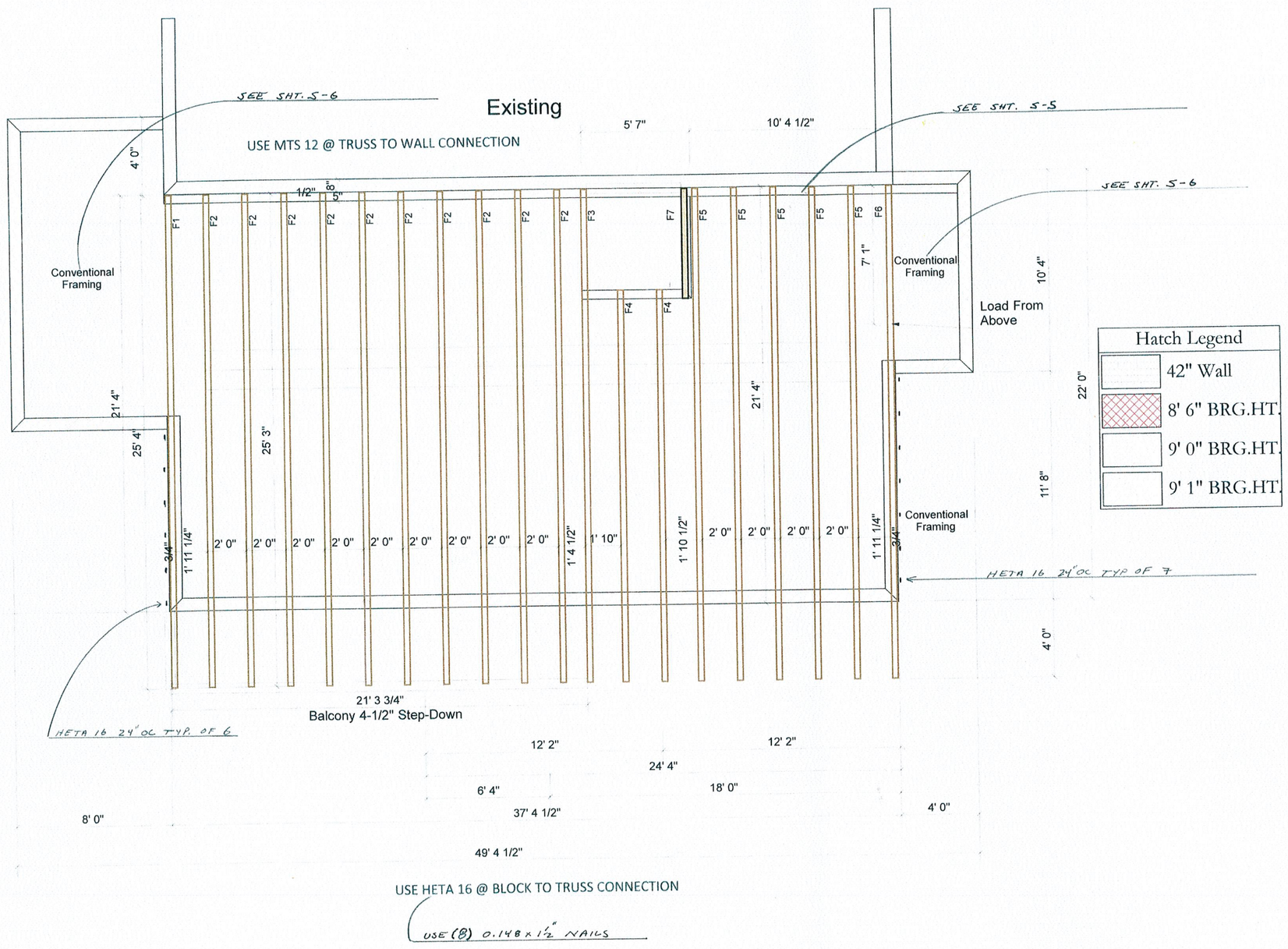






FOUNDATION

S-1



Hatch Legend

- 42" Wall
- 8' 6" BRG.HT.
- 9' 0" BRG.HT.
- 9' 1" BRG.HT.

Builders FirstSource

CLIENT APPROVAL

1. Client to review overall placement plan including dimensions, roof and ceiling conditions, top chord size, overhang / cantilever lengths,heel heights, bearing & non-bearing wall locations and heights.
2. Client to review entry and / or other conditions that require centering of peaks, overhangs or cantilevers to ensure proper truss design.
3. Client to review AHU conditions such as, hung from ceiling, recessed into ceiling or attic mounted. It is the client's responsibility to inform truss plant of locations, size, and weights.
4. Client to review special conditions; such as beam loads, dropped soffit loads and skylite locations to ensure proper truss design / placement.
5. Ceiling drops and valleys not shown are to be field framed by client.
6. Hip and corner jacks not cut are to be cut in the field by others.
7. Overhangs are 2x4 or 2x6, no blocking is applied.
8. Overhangs are considered wild, cut to fit in field.
9. Temporary or permanent bracing is not included in truss package.
10. Erect trusses per BCSI-B1 Summary Sheet. Prior to erecting trusses refer to sealed truss enginering sheets for additional important info.
11. It is the client's responsibility to coordinate delivery dates with truss plant/sales. Truss delivery will be on the agreed upon date.
12. Client to provide a marked location for delivery. Location must be accessible, level and clear of materials and debris. In lieu of this, trusses will be delivered in the best available location at our driver's discretion. No charges will be accepted if above criteria is not met.
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14. No back charges or crane charges of any kind will be accepted unless specifically approved in writing by truss plant management.
15. Note: One approved layout must be returned to truss plant before fabrication / scheduling.
16. *** Upon signing you agree that you have reviewed this placement plan in its entirity.

Approved By: _____

Approval Date: _____

Requested Delivery Date: _____

Roof Loading: 20.00 TCLL, 10.0 TCDL, 0.0 BCLL, 10.00 BCDL, DOL 1.25

Floor Loading: 40.00 TCLL, 10.00 TCDL, 0.0 BCLL, 5.0 BCDL, DOL 1.00

DESIGN CRITERIA

T.C. Pitch	: Varies	Wind Code	: MWFRS / ASCE 7-16
B.C. Pitch	: Flat	Design Method	: FBC-2020 / TPI-2014
T.C. Size	: Varies	Wind Speed	: 140 mph / Exp. C
Heel Hgt	: Varies	Mean Hgt	: 15' Min.
Bearing	: Varies	Building Cat.	: II
Cantilever	: N / A	Importance Factor	: 1.00
Overhang	: N / A	Enclosure	: Partially Enclosed
O.H. Cut	: Plumb	Enclosure Lanai	: Partially Enclosed
Spacing	: 24" O.C.	Enclosure Entry	: Partially Enclosed

HANGERS

HUS26 = Typ. Single Ply Roof Truss HHUS46 = Typ. Floor Truss

A	HTU26	D	LSU26	G	THA422
B	HGUS26-2	E	HHUS46	H	MTHM
C	HGUS28-3	F	HHUS48	J	THAC422

K	SUL46
L	SUR46
M	

Hangers are Manufactured by Simpson Strong Tie unless noted otherwise

BRG. SCHEDULE

See Legend in Layout

NOTES

Lower Truss Layout

CLIENT INFORMATION

Client:
Nearwood Homes LLC
Project:
600 E. 1st Ave.
Model:

Lot / Subdivision / Street Address:
600 E. 1st Ave.
Location:
Mount Dora, Fl.

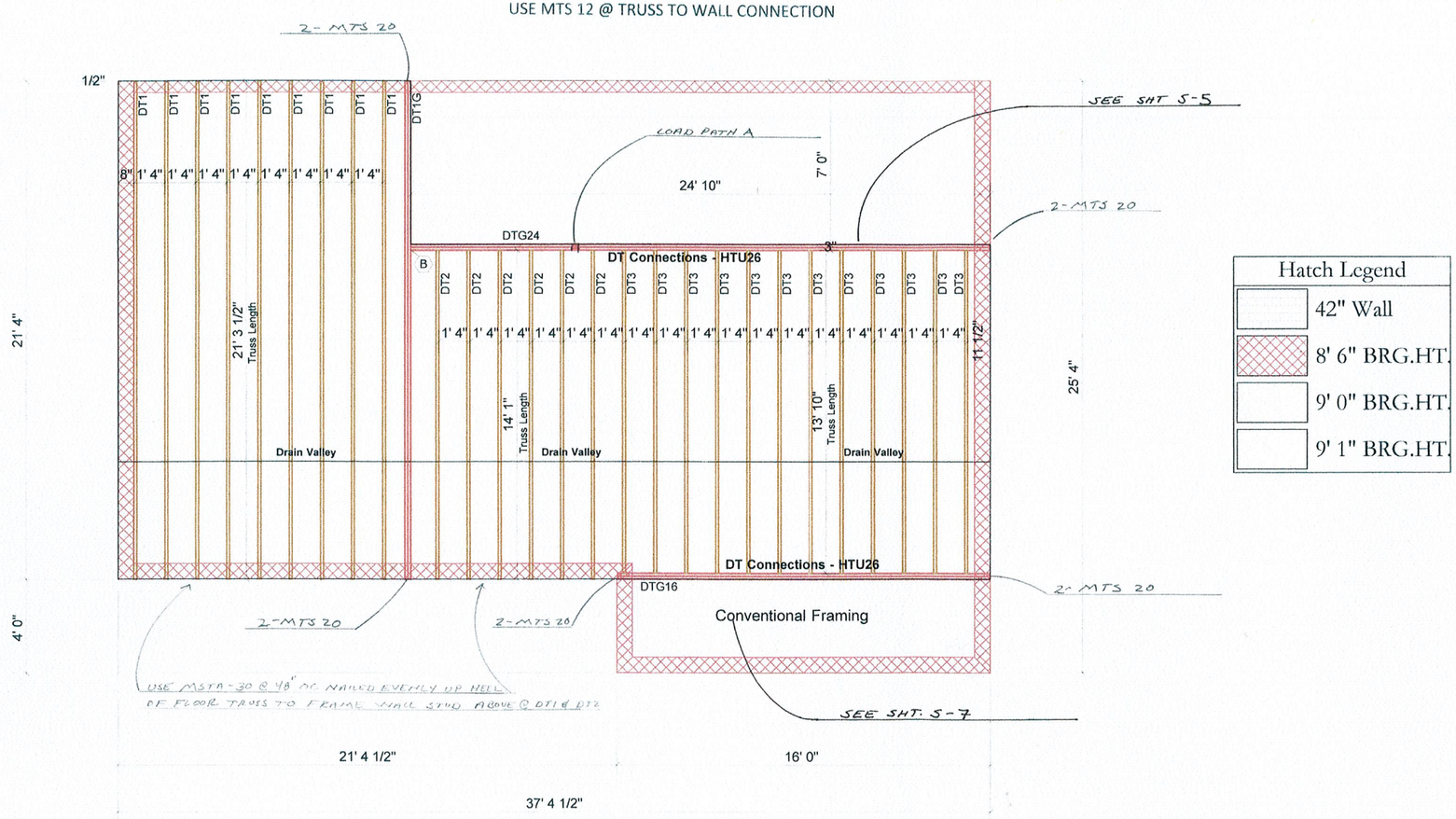
REV.

Date	1/23/2024	Scale	NTS
Plan Date:	xx/xx/xxxx	Drawn By	Tom Smith
Sheet#	1 of 1	Job #	3792429

LEVEL-2 FLOOR TRUSS LAYOUT

S-2

USE MTS 12 @ TRUSS TO WALL CONNECTION



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Approved By: _____

Approval Date: _____

Requested Delivery Date: _____

Roof Loading: 20.00 TCLL, 10.0 TCDL, 0.0 BCLL, 10.00 BCDL, DOL 1.25

Floor Loading: 40.00 TCLL, 10.00 TCDL, 0.0 BCLL, 5.0 BCDL, DOL 1.00

DESIGN CRITERIA

T.C. Pitch	: Varies	Wind Code	: MWFRS / ASCE 7-16
B.C. Pitch	: Flat	Design Method	: FBC-2020 / TPI-2014
T.C. Size	: Varies	Wind Speed	: 140 mph / Exp. C
Heel Hgt	: Varies	Mean Hgt	: 15' Min.
Bearing	: Varies	Building Cat.	: II
Cantilever	: N / A	Importance Factor	: 1.00
Overhang	: N / A	Enclosure	: Partially Enclosed
O.H. Cut	: Plumb	Enclosure Lanai	: Partially Enclosed
Spacing	: 24" O.C.	Enclosure Entry	: Partially Enclosed

HANGERS

HUS26 = Typ. Single Ply Roof Truss HHUS46 = Typ. Floor Truss

A	HTU26	D	LSU26	G	THA422	K	SUL46
B	HGUS26-2	E	HHUS46	H	MTHM	L	SUR46
C	HGUS28-3	F	HHUS48	J	THAC422	M	

Hangers are Manufactured by Simpson Strong Tie unless noted otherwise

BRG. SCHEDULE

See Legend in Layout

NOTES

Upper Truss Layout

CLIENT INFORMATION

Client:
Nearwood Homes LLC
Project:
600 E. 1st Ave.
Model:

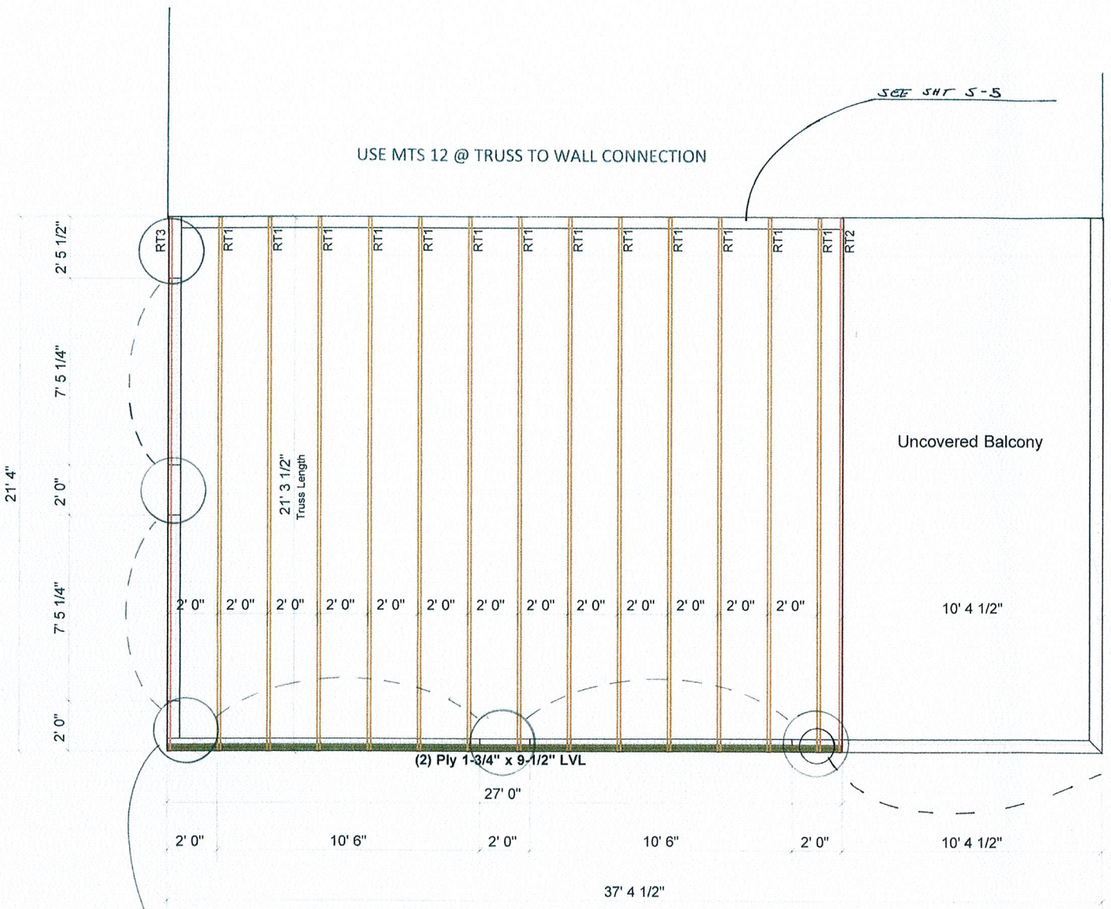
Lot / Subdivision / Street Address:
600 E. 1st Ave.
Location:
Mount Dora, Fl.

REV.

Date	1/23/2024	Scale	NTS
Plan Date:	xx/xx/xxxx	Drawn By	Tom Smith
Sheet#	1 of 1	Job #	3792429

LEVEL-3 FLOOR TRUSS LAYOUT

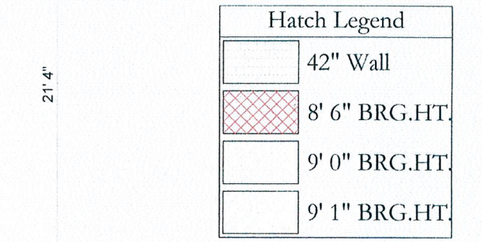
S-3

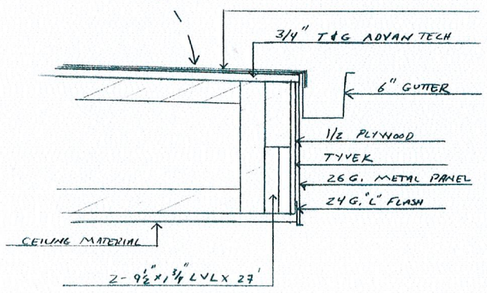


2X6 FRAMED WALL W/ MTS-12 @ 16" OC TO LVL BEAM & TRUSS RT3 & TRUSS RT2 ABOVE.

MSTA 30 @ 24" OC AT BOTTOM OF FLOOR SYSTEM BELOW. ADD STUDS OR BLOCKING AS REQ.

21' 4"





Builders FirstSource

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Approved By: _____

Approval Date: _____

Requested Delivery Date: _____

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Floor Loading: 40.00 TCLL, 10.00 TCDL, 0.0 BCLL, 5.0 BCDL, DOL 1.00

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HUS26 = Typ. Single Ply Roof Truss HHUS46 = Typ. Floor Truss

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B	HGUS26-2	E	HHUS46	H	MTHM	L	SUR46
C	HGUS28-3	F	HHUS48	J	THAC422	M	

Hangers are Manufactured by Simpson Strong Tie unless noted otherwise

BRG. SCHEDULE

See Legend in Layout

NOTES

Roof Truss Layout

CLIENT INFORMATION

Client:
Nearwood Homes LLC
Project:
600 E. 1st Ave.
Model:

Lot / Subdivision / Street Address:
600 E. 1st Ave.
Location:
Mount Dora, Fl.

REV.

Date	1/23/2024	Scale	NTS
Plan Date:	xx/xx/xxxx	Drawn By	Tom Smith
Sheet#	1 of 1	Job #	3792429

LEVEL-3 ROOF TRUSS LAYOUT

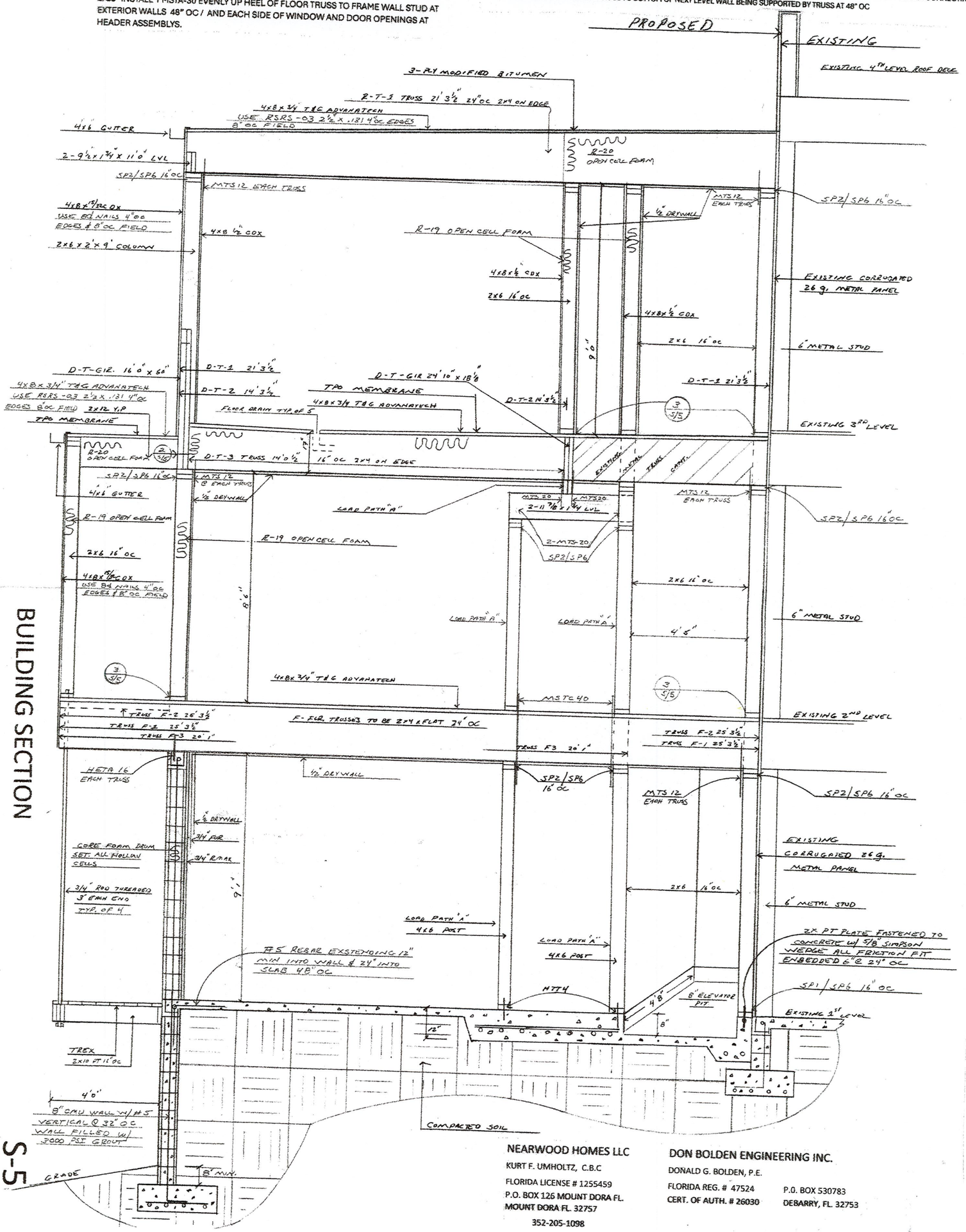
S-4

NOTES:

1/S5 – ALL EXTERIOR OR INTERIOR BEARING WALLS 2X BOTTOM PLATE TO BE NAILED WITH 2-.148 X 3" NAILS AT EACH FLOOR TRUSS.

2/S5 -INSTALL 1 MSTA-30 EVENLY UP HEEL OF FLOOR TRUSS TO FRAME WALL STUD AT EXTERIOR WALLS 48" OC / AND EACH SIDE OF WINDOW AND DOOR OPENINGS AT HEADER ASSEMBLYS.

1/S5 INSTALL 1 MSTA-30 EVENLY TO 2X6 BLOCK CUT TO HEIGHT OF TRUSS, NAILED FLAT TO SIDE OF TRUSS IN PLANE WITH INTERIOR OF STUDS WITH .148 X 3" NAILS. 2 NAILS INTO TOP CHORD/ 2 NAILS IN BOTTOM CHORD/ AND NAIL 4" OC TO VERTICAL TRUSS MEMBER CONNECTING TOP OF WALL SUPPORTING TRUSS TO BOTTOM OF NEXT LEVEL WALL BEING SUPPORTED BY TRUSS AT 48" OC



BUILDING SECTION

S-5

NEARWOOD HOMES LLC
KURT F. UMHOLTZ, C.B.C
FLORIDA LICENSE # 1255459
P.O. BOX 126 MOUNT DORA FL.
MOUNT DORA FL. 32757
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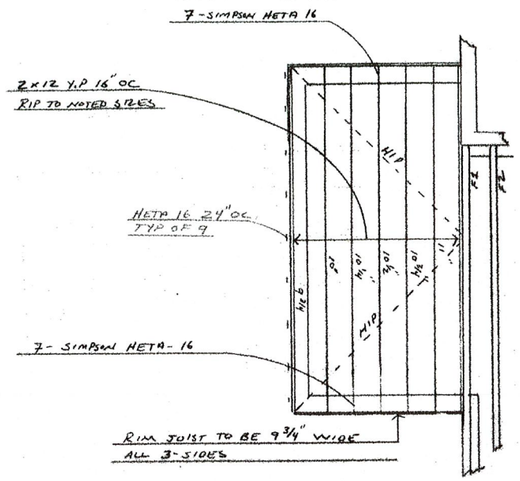
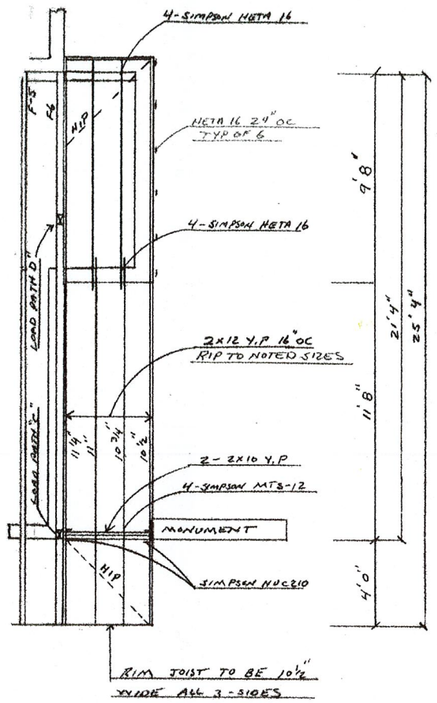
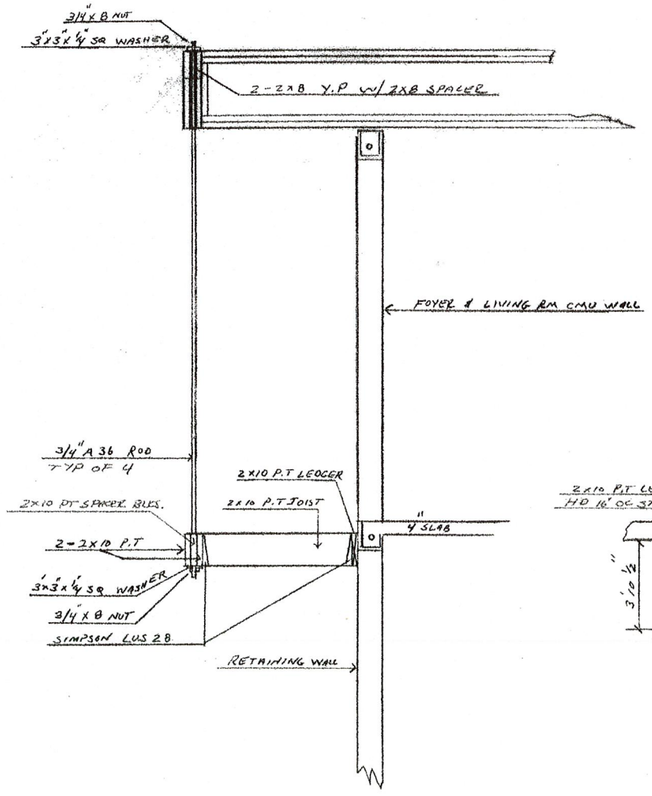
P.O. BOX 530783
DEBARRY, FL. 32753

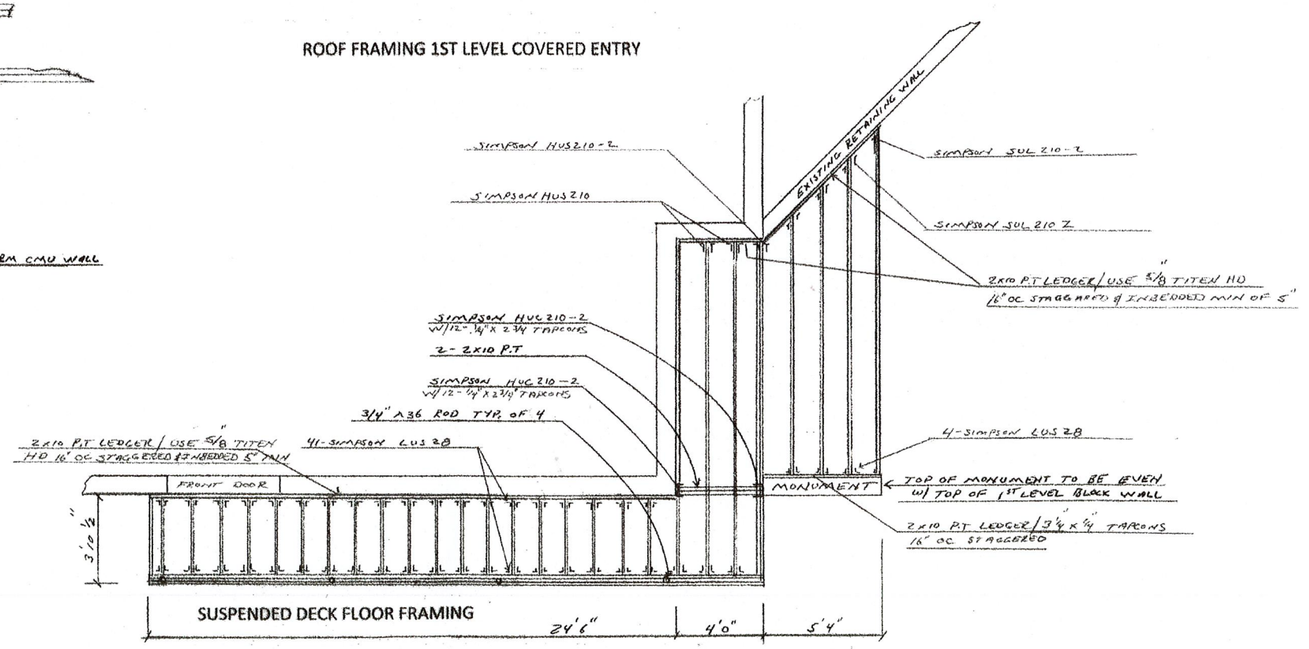


ROOF FRAMING 1ST LEVEL EXTERIOR STORAGE ROOM / AC CLOSET





ROOF FRAMING 1ST LEVEL COVERED ENTRY

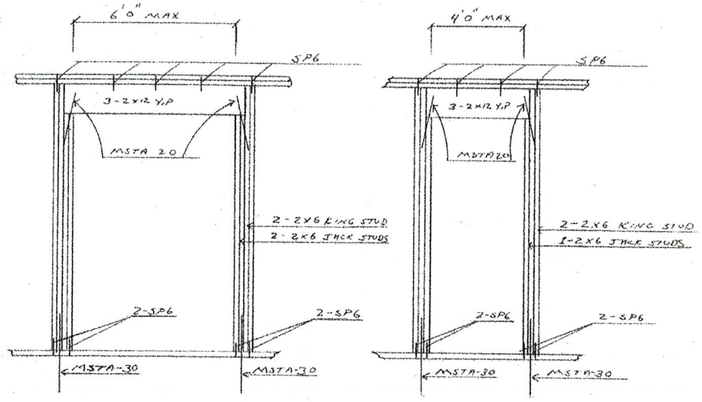


CONVENTIONAL FRAMING LEVEL 1 DECK & ROOF

S-6

NEARWOOD HOMES LLC
KURT F. UMHOLTZ, C.B.C
FLORIDA LICENSE # 1255459
P.O. BOX 126 MOUNT DORA FL.
MOUNT DORA FL. 32757
352-205-1098

DON BOLDEN ENGINEERING INC.
DONALD G. BOLDEN, P.E.
FLORIDA REG. # 47524 P.O. BOX 530783
CERT. OF AUTH. # 26030 DEBARRY, FL. 32753



HEADER ASSEMBLY

KING STUDS TO JACK STUDS WITH 2 ROWS OF .148 X 3" NAILS 12" OC

HEADER TO BE 3- 2X12 YP W/ ½" SPACERS BETWEEN EACH MEMBER FOR A TOTAL WIDTH OF 5 ½" NAIL HEADERS W/ .148 X 3" NAILS 16" OC WITH 4 NAILS PER ROW EACH SIDE.

LOAD PATH "A"

Use 1-HTT-4 at slab connected to bottom of 4x6 post at 1st level.
Use 2-MSTC40 centered in floor truss area over 21'' squash blocks to connect top of 4x6 post at 1st level to bottom of header/jack assembly at 2nd level.
Use 2 MTS20 to connect top of header assembly 2nd level to DT GIR 24' 10" at midspan.

LOAD PATH "B"

Use 1-HTT-4 at slab connected to bottom of 4x6 post 1st level.
Use 2-MSTC40 centered in floor truss area over 21'' squash blocks to connect top of 1st level 4x6 post to bottom of 2nd level 4x6 post.
Use 2-MTS-20 to connect top of 4x6 post 2nd level to DT-1 GIR. 21' 3 ½"

LOAD PATH "C"

Use 2-MSTCM60 w/ 14-1/4" x 2 ¼" Titen Turbo to top 2 courses of CMU wall of 1st level block to bottom of 4x6 post at second level.

Use 2-MTS 20 From top of 4x6 2nd level post to DGT girder 16'0".

LOAD PATH "D"

Use 2-MTSC40 at triple vertical point load truss member to bottom of 4x6 post at 2nd level.
Use 2- MTS 20 from top of 4x6 post at 2nd level to DT GIR 24' 10."

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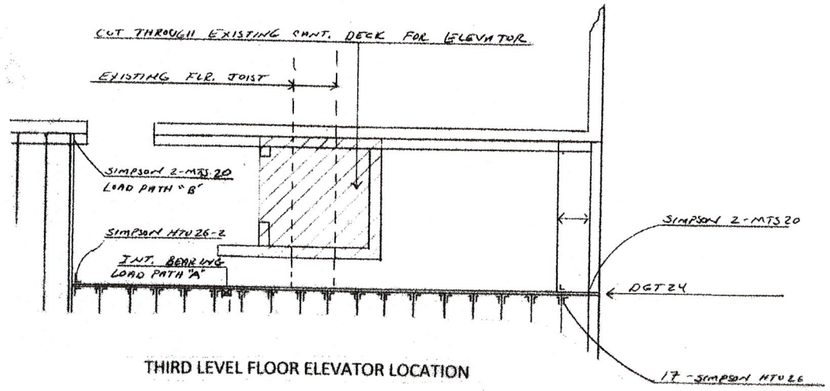
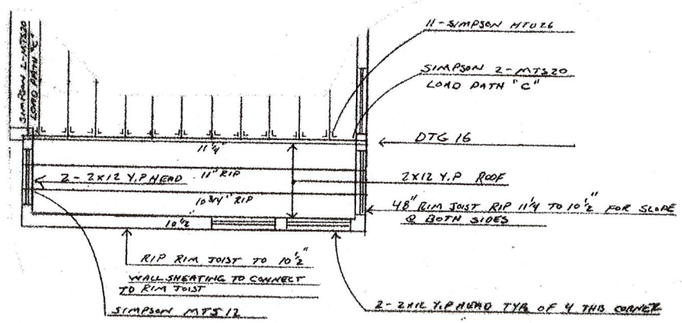


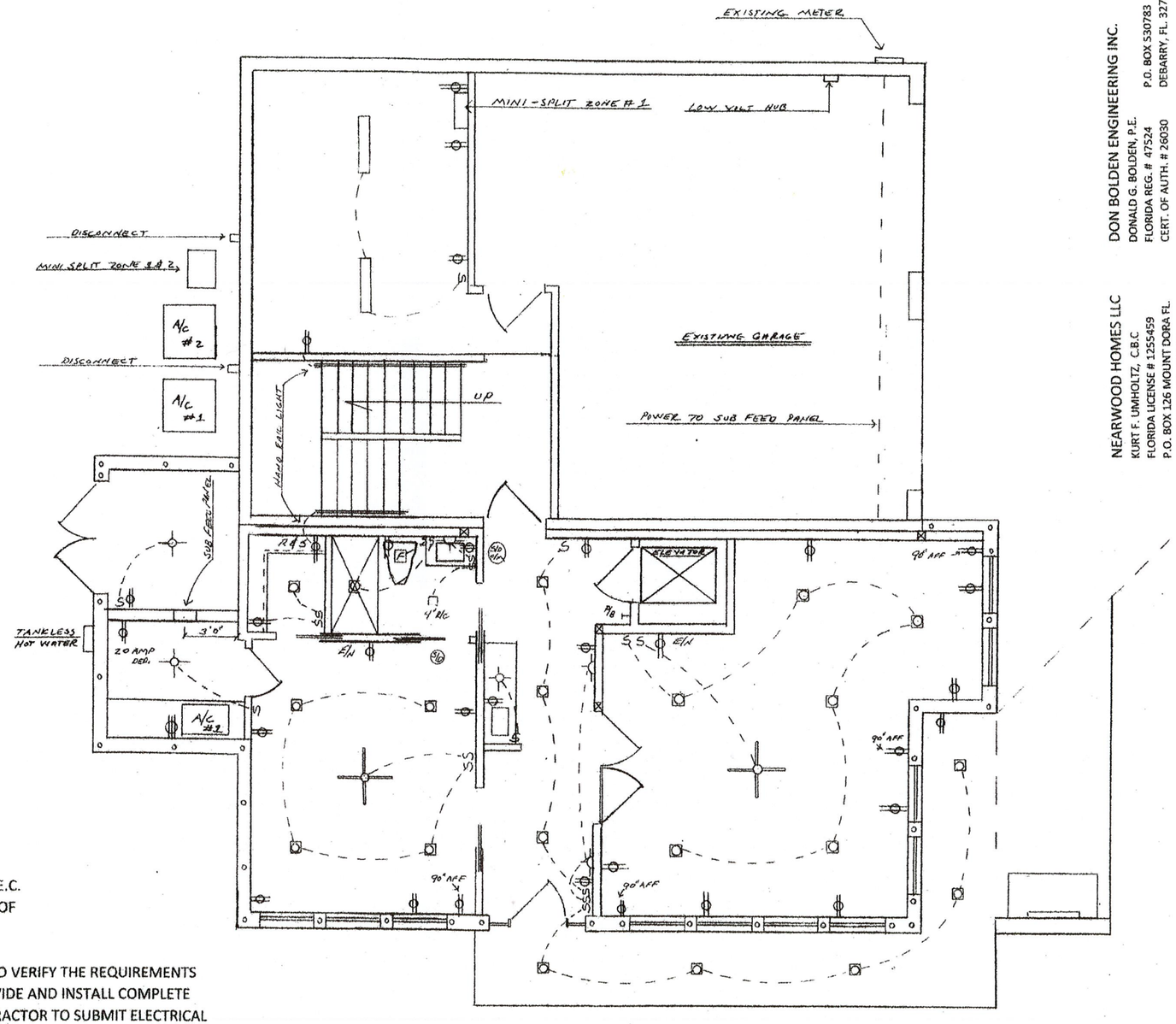
THIRD LEVEL FLOOR ELEVATOR LOCATION



SECOND LEVEL ROOF FRAMING

CONVENTIONAL FRAMING LEVEL 2 ROOF STRUCTRUAL DETAILS

S-7



ALL ELECTRICAL TO BE IN ACCORDANCE WITH 2020 N.E.C.
ALL NON GFI OUTLETS TO BE ARC FAULT TAMPER PROOF
GFI OUTLETS AT OUTDOORS, KITCHEN, BATHROOM

IT IS THE ELECTRICAL CONTRACTORS RESPONSIBILTY TO VERIFY THE REQUIREMENTS AND LOCATION OF ALL ELECTRICAL EQUIPMENT. PROVIDE AND INSTALL COMPLETE ELECTRICAL SERVICE AS REQUIRED. ELECTRICAL CONTRACTOR TO SUBMIT ELECTRICAL PLAN AND PULL PERMITS AS REQUIRED.

NEARWOOD HOMES LLC
KURT F. UMHOLTZ, C.B.C
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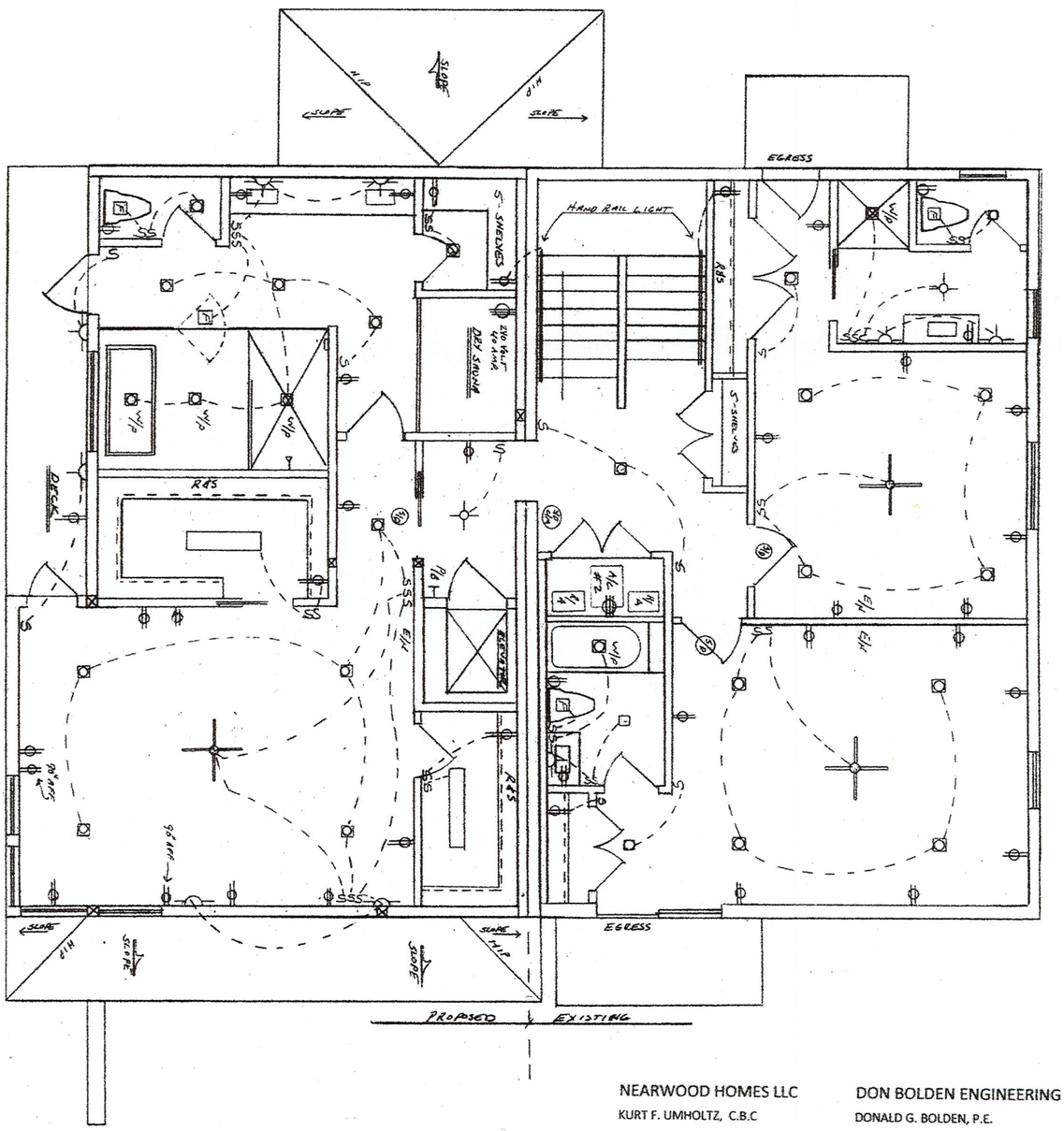
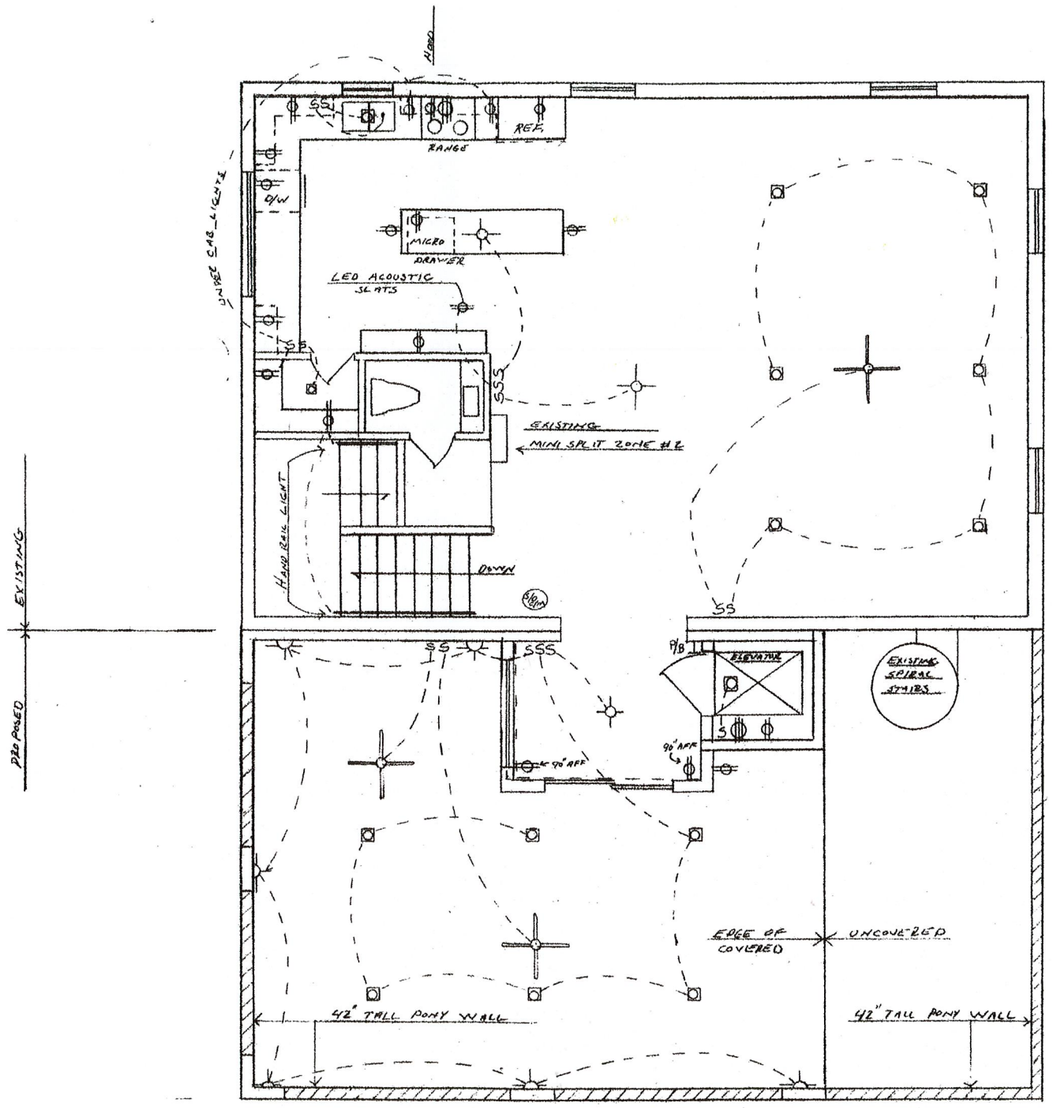
LEVEL - 1 ELECTRICAL

E-1

LEVEL-2 ELECTRICAL

E-2


SLOPE
4/12
EGRESS
HAND RAIL LIGHT
RAILING
RAILING
RAILING



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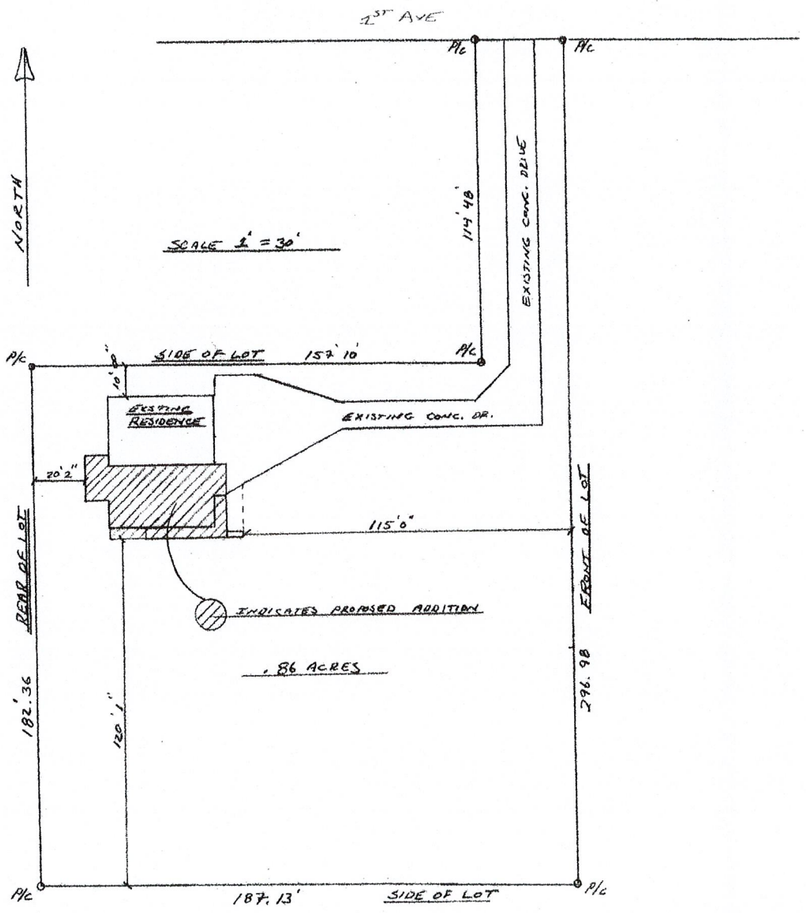
LEVEL-3 ELECTRICAL

E-3

DESIGN LOADS

FBC-RESIDENTIAL, 8th ED (2023) - R301, TABLE R301.5

ROOM(S)	LIVE LOAD P.S.F.
SLEEPING	30
OTHER THAN SLEEPING ROOMS	40
VEHICLE GARAGE	50
ATTIC-WITHOUT STORAGE	10
ATTIC-UNINHABITABLE WITH LIMITED STORAGE	20
ATTIC-HABITABLE SERVED WITH FIXED STAIRS	30
BALCONIES (EXTERIOR) & DECKS	40
STAIR (LANDINGS/TREADS)	40
GUARDRAILS and HANDRAILS	200 (HORZ. POINT LOAD)
GUARDRAIL/HANDRAIL FILL-IN COMPONENTS	50 (HORZ. POINT LOAD)



LEGAL DESCRIPTION:

THAT PART OF BLOCK 402 IN THE CITY OF MOUNT DORA, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGES 37-43, INCLUSIVE, IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AN DESCRIBED AS FOLLOWS: FROM THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF GRANDVIEW STREET AND THE SOUTH RIGHT-OF-WAY OF FIRST AVENUE RUN THENCE EAST ALONG THE SOUTH RIGHT-OF-WAY OF FIRST AVENUE 275.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; FROM SAID POINT OF BEGINNING, RUN SOUTH PARALLEL TO GRANDVIEW STREET 114.70 FEET; THENCE WEST PARALLEL TO FIRST AVENUE 157.10 FEET; THENCE SOUTH PARALLEL TO GRANDVIEW STREET 182.30 FEET, MORE OR LESS, TO THE SOUTH LINE OF BLOCK 402; THENCE EAST ALONG SAID SOUTH LINE OF BLOCK 402 A DISTANCE OF 187.10 FEET, MORE OR LESS, TO THE EAST LINE OF BLOCK 402; THENCE NORTH ALONG EAST LINE OF BLOCK 402 A DISTANCE OF 297.00 FEET, MORE OR LESS, TO THE SOUTH RIGHT-OF-WAY OF FIRST AVENUE; THENCE WEST ALONG THE SOUTH RIGHT-OF-WAY OF FIRST AVENUE 30.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO ALL EASEMENT, RIGHTS-OF-WAYS AND RESTRICTIONS OF RECORD, IF ANY.

PROJECT: 3 FLOOR ADDITION/RENOVATION

PROJECT ADDRESS: 600 E 1ST AVE MOUNT DORA FLORIDA

OWNER: PHILLP & LAUREN ROSENTHAL

NEARWOOD HOMES LLC
KURT F. UMHOLTZ, C.B.C
FLORIDA LICENSE # 1255459
P.O. BOX 126 MOUNT DORA FL.
MOUNT DORA FL. 32757
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DONALD G. BOLDEN, P.E.
FLORIDA REG. # 47524 P.O. BOX 530783
CERT. OF AUTH. # 26030 DEBARRY, FL. 32753

INDEX OF DRAWINGS

0-1 SITE PLAN
A-1 FIRST LEVEL FLOOR PLAN
A-2 SECOND LEVEL FLOOR PLAN
A-3 THIRD LEVEL FLOOR PLAN
A-4 EAST ELEVATION
A-5 SOUTH ELEVATION
A-6 WEST ELEVATION
S-1 FOUNDATION PLAN
S-2 LEVEL 2 FLOOR TRUSS LAYOUT
S-3 LEVEL 3 FLOOR TRUSS LAYOUT
S-4 LEVEL 3 ROOF TRUSS LAYOUT
S-5 BUILDING SECTION
S-6 CONVENTIONAL FRAMING LEVEL 1 DECK AND ROOF
S-7 CONVENTIONAL FRAMING LEVEL 2 ROOF
S-7 STRUCTRUAL DETAILS
E-1 LEVEL 1 ELECTRICAL
E-2 LEVEL 2 ELECTRICAL
E-3 LEVEL 3 ELECTRICAL

DESIGN STATEMENT

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, RESIDENTIAL, 8th EDITION (2023). THE DESIGN CRITERIA ARE AS FOLLOWS:

ULTIMATE DESIGN WIND SPEED:	139mph
NOMINAL DESIGN WIND SPEED:	108mph
BUILDING RISK CATEGORY:	II
WIND EXPOSURE:	C
(SURFACE ROUGHNESS: NORTH: X, SOUTH: X, EAST: X, WEST: X)	
INTERNAL PRESSURE COEFFICIENT:	0.18
COMPONENTS & CLADDING WIND SPEED PER 10 S.F. (U.N.O.):	ZONE 4: +XXXpsf/-XXXpsf ZONE 5: +XXXpsf/-XXXpsf

SITE PLAN

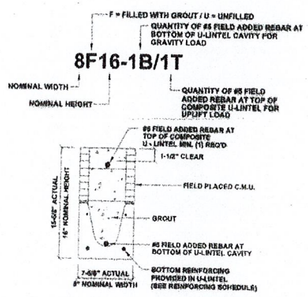
0-1

8" PRECAST U-LINTELS SAFE LOADS (LBS/FT)

CAST-CRETE — OVERALL LINTEL LENGTH / TYPE OF LINTEL		GRAVITY						
	8U8	8F8-0B 8F8-1B	8F12-0B 8F12-1B	8F16-0B 8F16-1B	8F20-0B 8F20-1B	8F24-0B 8F24-1B	8F28-0B 8F28-1B	8F32-0B 8F32-1B
2'-8" TO 3'-6" PRECAST	2231	3089 3089	3719 3695	5163 5113	6607 7047	8054 8974	9502 10398	10961 11809
3'-7" TO 4'-0" PRECAST	1966	2861 2861	2751 2695	3820 5113	4890 7047	5961 8974	7034 10398	8107 11809
7'-7" TO 9'-4" PRECAST	554	699 699	1160 1160	1625 1625	2664 2664	3486 3486	2818 4766	3302 5390

SAFE LOADS (LBS/FT) 8" PRECAST U-LINTELS

CAST-CRETE — OVERALL LINTEL LENGTH / TYPE OF LINTEL		UPLIFT						
		8F8-1T 8F8-2T	8F12-1T 8F12-2T	8F16-1T 8F16-2T	8F20-1T 8F20-2T	8F24-1T 8F24-2T	8F28-1T 8F28-2T	8F32-1T 8F32-2T
2'-8" TO 3'-6"	PRECAST	1569 1569	2050 2050	3524 3524	4394 4394	5263 5263	6132 6132	7001 7001
3'-7" TO 4'-0"	PRECAST	1363 1363	2305 2305	3060 3060	3815 3815	4570 4570	5325 5325	6079 6079
7'-7" TO 9'-4"	PRECAST	591 591	708 (N) 694	1136 (N) 1016	1474 (N) 1641	1815 (N) 1908	2157 (N) 2174	2500 (N) 2619



LINTEL SCHEDULE

LINTEL #	LENGTH	TYPE
1	4'0"	8F16-1B/1T
2	9'4"	8F16-1B/1T

WINDOW SCHEDULE

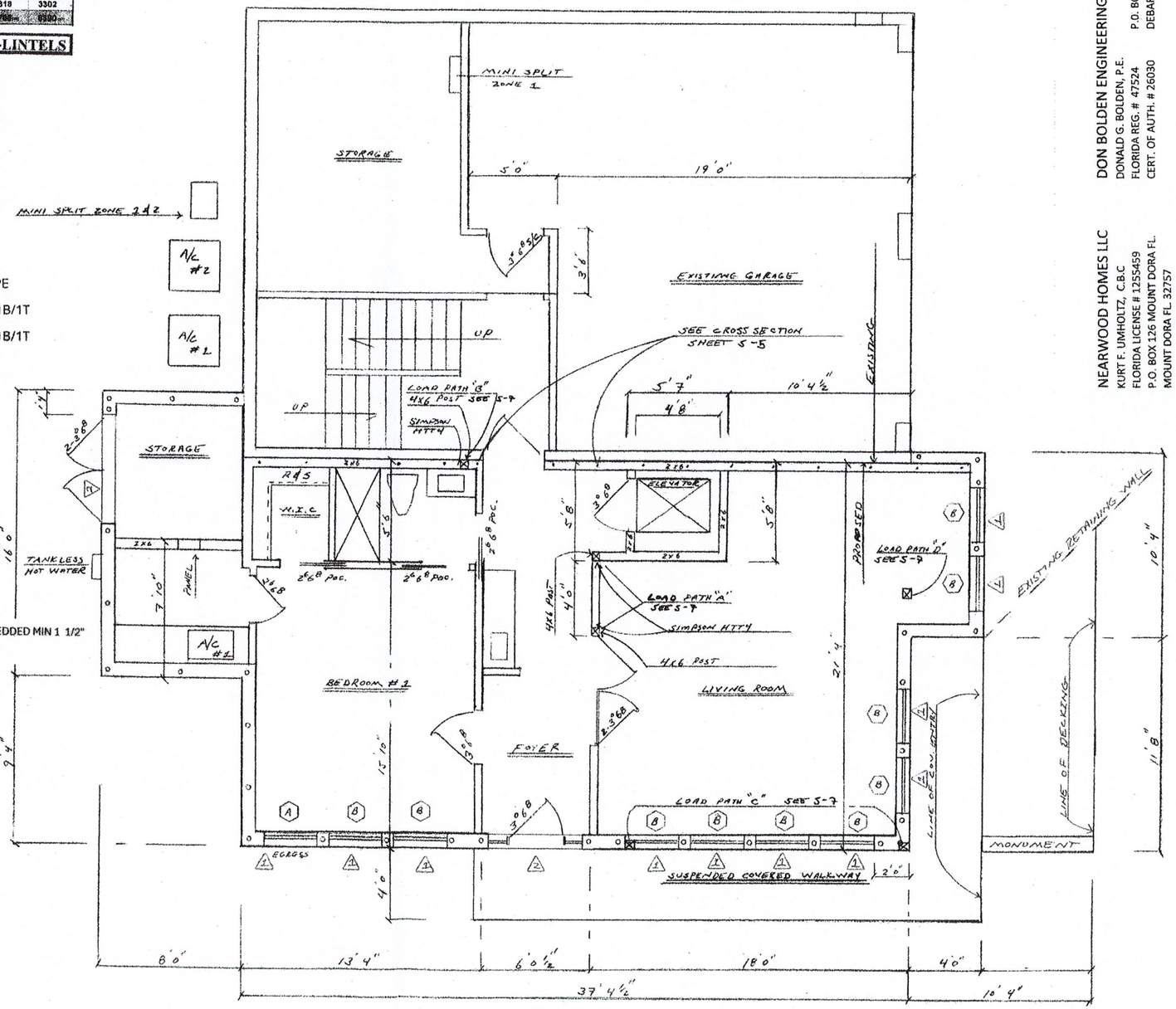
- (A) 2' 9" X 5' 9" CASEMENT
- (B) 2' 9" X 5' 9" FIXED GLASS

SEE WINDOW SPECS FOR ROUGH OPENINGS.

2X BUCKS AT CMU WALLS DOOR AND WINDOW OPENINGS TO BE FASTEND WITH 1/4" TAPCONS EMBEDDED MIN 1 1/2" INTO CMU POURED CELL ADJACENT TO OPENING @ 4" FROM TOP AND BOTTOM AND 12" OC

TABULATIONS

EXISTING HOME UNDER AIR		2016
EXISTING GARAGE		789
EXISTING ROOF TOP DECK		935
LEVEL 1	901	
LEVEL 1 STORAGE	64	
LEVEL 1 SUSPENDED WALKWAY	159	
LEVEL 2	860	
LEVEL 2 DECK	86	
LEVEL 3	101	
LEVEL 3 ROOF TOP COVERED DECK	475	
LEVEL 3 ROOF TOP UNCOVERED DECK	220	
TOTAL SQ. FT. OF PROPOSED	2866	



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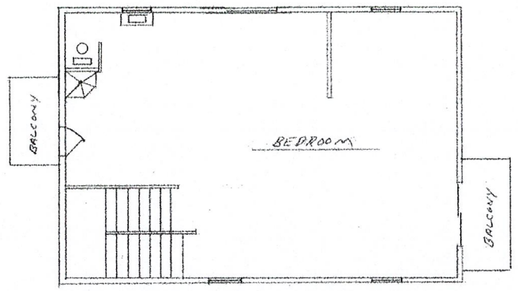
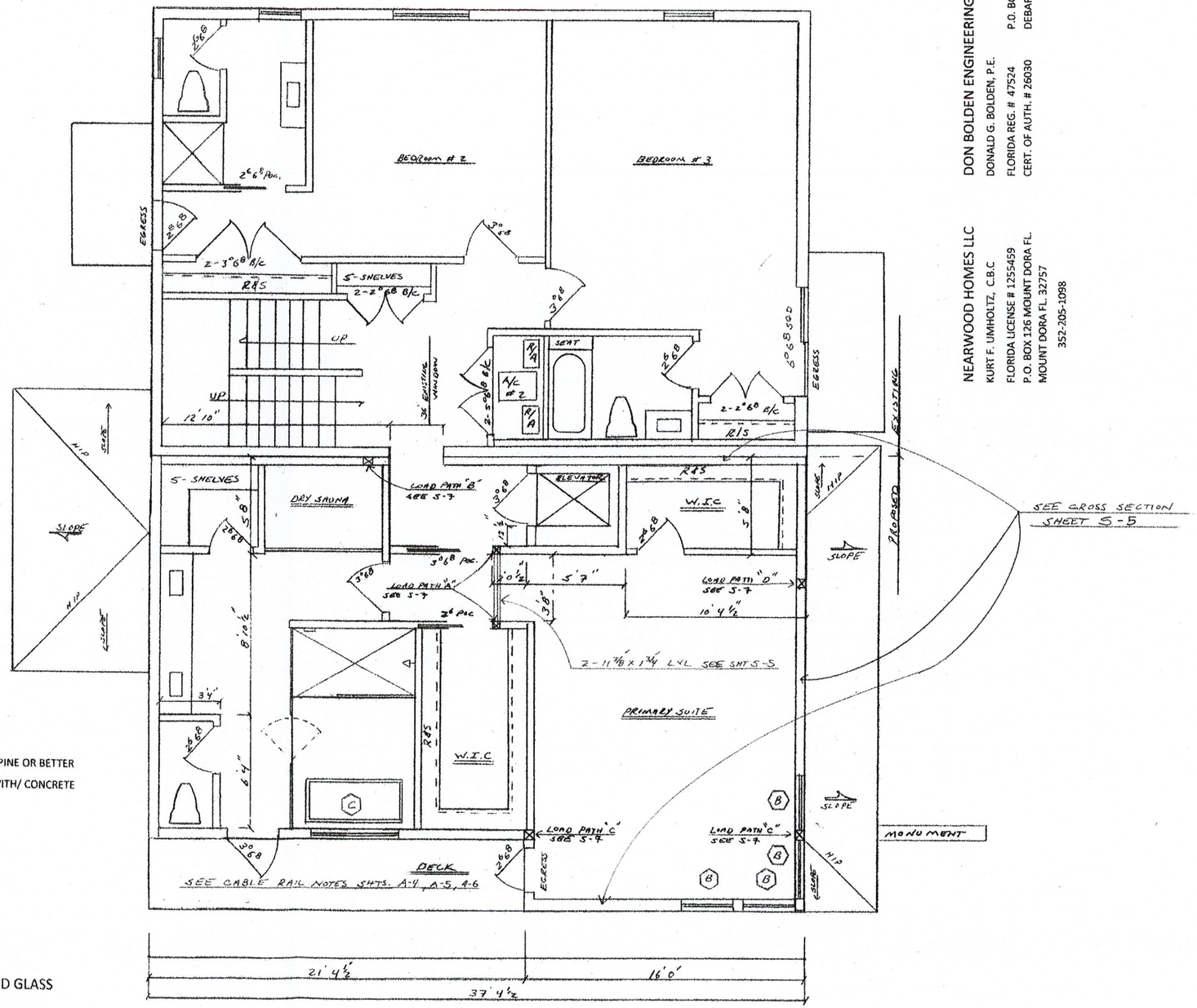
LEVEL - 1

A-1



EXSITING LEVEL 2 BEDROOM SCALE 1/8"



SEE GROSS SECTION SHEET S-5

NOTE:

ALL ROOF SHEATHING TO BE ¾" T&G ADVANATECH WITH A MIN. SPAN RATING OF 48/24 FASTENED WITH RSRS-03 (2 ½" X .131) NAILS. OR RSRS4 (3X.120) NAILS @ 4" OC EDGES AND 6" OC @ FIELD ALL ZONES.

ALL WALL SHEATHING TO BE A MIN.15/32 CDX WITH A MIN. SPAN RATING OF 32/16 FASTENED WITH 8d COMMON NAILS 4" OC @ EDGES AND 8" OC @ FIELD.

GENERAL LUMBER NOTES

1. ALL STRUCTRUAL WOOD TO BE #2 SOUTHERN YELLOW PINE OR BETTER
2. USE PRESSURE TREATED LUMBER WHEN IN CONTACT WITH/ CONCRETE
3. WALL SHEATHING TO BE 1/2" CDX
4. ROOF SHEATHING TO BE 3/4" T&G ADVANTECH
5. WALL FRAMING TO BE 2X4 SPRUCE 16" OC
6. ROOF FRAMING PRE ENGINEERED TRUSSES

WINDOW SCHEDULE

- (B) 2' 9" X 5' 9" FIXED GLASS
- (C) 5' 0" X 5' 0" FIXED TEMPERED GLASS

SEE WINDOW SPECS FOR ROUGH OPENINGS.

LEVEL -2

A-2

NEARWOOD HOMES LLC
KURT F. UMHOLTZ, C.B.C
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CERT. OF AUTH. # 26030 DEBARRY, FL. 32753

PROPERTY RECORD CARD

General Information

Name:	ROSENTHAL PHILLIP A & LAUREN A	**Alternate Key:**	1469139
Mailing Address:	600 E 1ST AVE MOUNT DORA, FL 32757 *Update Mailing Address*	**Parcel Number:**	29-19-27-0050-402-00004
		Millage Group and City:	00MD Mount Dora
		2023 Total Certified Millage Rate:	18.3807
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	600 E 1ST AVE MOUNT DORA FL, 32757	**Property Name:**	-- *Submit Property Name*
		School Information:	*School Locator & Bus Stop Map* *School Boundary Maps*
Property Description:	MOUNT DORA 32-19-27 BEG AT NE COR OF BLK 402, RUN S 297 FT TO SE COR OF SAID BLK 402, W 187.1 FT, N 182.3 FT, E 157.10 FT, N 114.7 FT, E 30 FT TO POB PB 3 PGS 37-43 ORB 6175 PG 607		

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

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	SINGLE FAMILY (0100)	157	182		28574.000	FD	$107,200.00	$107,200.00
2	VACANT RESIDENTIAL (0000)	30	297		8910.000	FD	$22,366.00	$22,366.00

Click here for Zoning Info Map FEMA Flood

Residential Building(s)

Building 1

Residential — Building Value: $266,066.00

Summary

Year Built: 2008	Total Living Area: 1900	Central A/C: Yes	Fireplaces: 0
Bedrooms: 1	Full Bathrooms: 1	Half Bathrooms: 0	

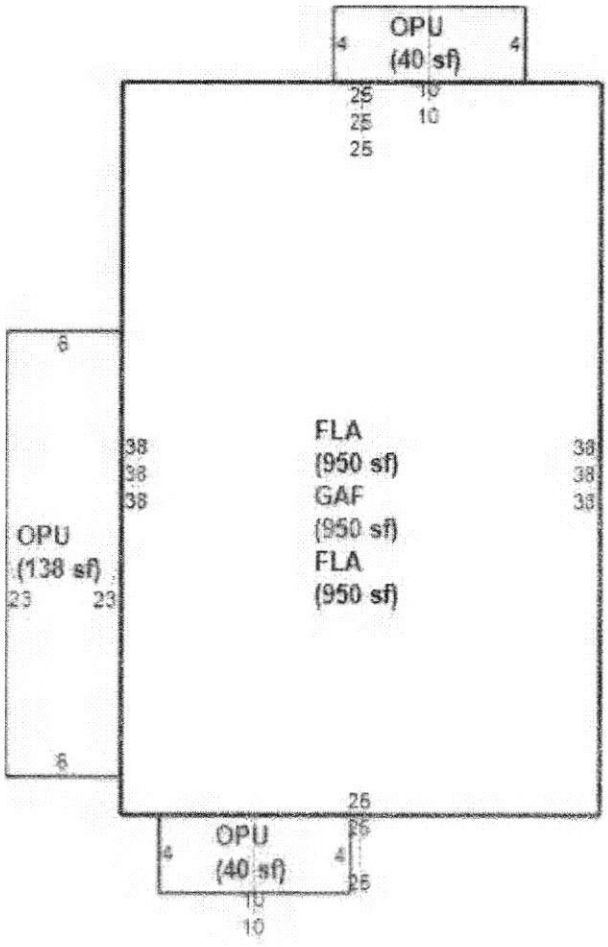
Incorrect Bedroom, Bath, or other information?

Section(s)

Section Type	Ext. Wall Type	No. Stories	Floor Area
FINISHED LIVING AREA (FLA)	Wood (01)	1.00	1900
GARAGE FINISHED WOOD (GAF)		1.00	950

OPEN PORCH UNFINISHED (OPU)	1.00	218

View Larger / Print / Save



Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	HOT TUB/SPA (HTB3)	1	UT	2008	$4,375.00

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
6175 / 607	07/2023	Warranty Deed	Qualified	Improved	$670,000.00
3654 / 1708	07/2008	Warranty Deed	Qualified	Improved	$135,000.00
2234 / 162	12/2002	Warranty Deed	Unqualified	Vacant	$0.00
2019 / 2217	10/2001	Warranty Deed	Qualified	Vacant	$45,000.00
1570 / 526	12/1997	Trustees Deed	Qualified	Vacant	$38,000.00
1381 / 303	08/1995	Warranty Deed	Unqualified	Vacant	$1.00
1282 / 29	03/1994	Warranty Deed	Qualified	Vacant	$28,500.00
1207 / 1034	01/1993	Warranty Deed	Qualified	Vacant	$26,000.00
890 / 974	09/1986	Personal Rep Deed	Unqualified	Improved	$1.00
717 / 2474	01/1981	Warranty Deed	Qualified	Improved	$23,000.00

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

Values and Estimated Ad Valorem Taxes

Values shown below are 2024 WORKING VALUES that are subject to change until certified.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	$400,007	$400,007	$400,007	5.0364	$2,014.60
SCHOOL BOARD STATE	$400,007	$400,007	$400,007	3.2080	$1,283.22
SCHOOL BOARD LOCAL	$400,007	$400,007	$400,007	2.9980	$1,199.22
LAKE COUNTY WATER AUTHORITY	$400,007	$400,007	$400,007	0.2940	$117.60
NORTH LAKE HOSPITAL DIST	$400,007	$400,007	$400,007	0.1500	$60.00
ST JOHNS RIVER FL WATER MGMT DIST	$400,007	$400,007	$400,007	0.1793	$71.72
CITY OF MOUNT DORA	$400,007	$400,007	$400,007	5.9603	$2,384.16
LAKE COUNTY MSTU AMBULANCE	$400,007	$400,007	$400,007	0.4629	$185.16
LAKE COUNTY VOTED DEBT SERVICE	$400,007	$400,007	$400,007	0.0918	$36.72
				Total: 18.3807	**Total:** $7,352.40

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: May 29, 2024

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 5 - Certificate of Appropriateness; 600 E 1st Avenue (Location); Addition to the Existing Residence (Proposed Work); Phillip A. Rosenthal and Lauren A. Rosenthal (Owners); Kurt F. Umholtz (Applicant).**

Property Information:

Address:	600 E 1st Avenue	**Current Use:**	Residential
Zoning District:	R-1	**Land Use:**	Medium Density

Structure Information:

Date of Construction:	2008	**Style:**	Modern
Siding:	Metal: 7/8" Galvalume	**Stories:**	Three
Roof Type:	Flat	**Chimneys:**	None

Requested Action:
The Applicant is seeking to construct a 2,866 square foot addition onto the existing single-family residence.

The residence was constructed in 2008 and is located within the Historic Review Area. Land Development Code (LDC) Section 3.6.4 (2), states that a certificate of appropriateness is required for the demolition, relocation, alteration, restoration, or renovation of the exterior architectural features of a building located in the historic preservation area which is fifty years old or older and new construction. Construction includes the erection of buildings and structures so a Certificate of Appropriateness is required for the proposed work.

Background on Architectural Style:
The residence appears to be constructed in the International Architectural Style. The International Style or internationalism is a major architectural style that was developed in the 1920s and 1930s and was closely related to modernism and modernist architecture.

The most common characteristics of International Style buildings are rectilinear forms; light, taut plane surfaces with no ornamentation nor decoration; the use of lightweight, mass-produced, industrial materials; asymmetrical; flat roof, typically without a ledge (coping) at the roof line; flush windows with no ornamentation; repetitive modular forms; and the use of flat surfaces, typically alternating with areas of glass.

Guidance from the City of Mount Dora Historic Design Guidelines

If an addition is being constructed, generally it should not be added to the main historic facade of the building. If possible, locate it away from the principal public view, possible to the rear of the building. Respect the proportions of the building to which it is being added, so the addition does not dominate its historic environment. Do not obstruct the character-defining features of the historic building with the addition.

Sometimes historic photos and Sanborn maps can give clues to where previous additions were constructed on the building, thus providing guidance for the location of new additions. However, the new addition should not be designed to look historic. It is inappropriate to imitate a historic style, or use the same roof line, wall plane, or historic details in an attempt to make the addition look like it was originally part of the building. The addition may be contemporary, or may incorporate design motifs that tie it into the historic building. No matter what its design, it should be of quality workmanship and materials.

Guidance from Land Development Code (LDC)

LDC Section 3.4.6 (2)(b) states that it is also the intent to promote visually compatible, contemporary designs that are harmonious with the exterior architectural and landscape features of adjacent, neighboring or visually related buildings, structures, sites and streetscapes.

Staff Analysis:

The residence was constructed in 2008 in a modern style more consistent with the International Architecture Style than the architectural styles generally found within the Historic Review Area. The addition will match the style of the existing residence and will not be fronting on a street nor will it be obstructing character-defining features on a historic building.

Staff Recommendation:

Staff has no objection to the proposed addition, as presented.

Attachments:

Photos
Application

CITY OF MOUNT DORA

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

DATE: May 29, 2024

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 7 - Certificate of Appropriateness; 947 Gorham Street (Location); Exterior Modifications (Proposed Work); Joyce and Thomas Andrasz (Owners); Joyce and Thomas Andrasz (Applicant).**

Property Information:

Address:	947 Gorham Street	**Current Use:**	Residential
Zoning District:	R-2	**Land Use:**	Medium Density

Structure Information:

Date of Construction:	1924	**Style:**	Bungalow
Siding:	Aluminum	**Stories:**	One
Roof Type:	Gable	**Chimneys:**	One
Roof Material:	Asphalt Shingle	**Porch:**	One, Closed

Requested Action:
The Applicant is seeking to undertake multiple modifications on the existing residence. Specifically, the Applicant is seeking to:

1. Modify two window openings on the northern façade to decrease the window size to 2' X 2'with infill to match the existing siding;
2. Infill a window on the southern façade;
3. Remove and replace the windows with Anderson Fibrex or similar material (composite material consisting of wood fiber and thermoplastic polymer);
4. Remove door on western side of the southern elevation and infill with siding;
5. Remove chimney;
6. Install decorative gable end brackets; and
7. Remove and replace concrete block porch columns with columns trimmed in Azek.

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.

Florida Bungalows appeared in several forms. The more elaborate of them were one-and-one-half stories in height and highly detailed. They included the side-gabled type and the Belvedere or

Airplane Bungalow. Sears Roebuck and other companies provided pre-cut Bungalows which could be assembled on site. The most common Bungalow, a one-story type, featured a gable main roof above a gable porch roof. During the 1920s developers used the Bungalow as tract housing in neighborhoods throughout the state.

Bungalows are typically one or two stories in height and typically have a rectangular floor plan which typically feature a balanced and well-proportioned, but not symmetrical, appearance from the front; 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; modest front porch or veranda; and square, tapered columns, sometimes called "bungalow columns." Roofing materials were typically sheet metal or composition shingles.

Guidance from the Mount Dora Historic Design Guidelines

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

In Mount Dora, the most common original roofing materials were embossed or crimped sheet metal and sawn wood shingles. Virtually all original wood shingle roofs have been removed or covered over, often with ornamental sheet metal. Such historic changes to roofs have gained a significance in their own right and should be respected under Standard 4.

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

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.

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.

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

Recommendations:

1. Retain and repair historic door openings, doors, screen doors, trim, and details such as transom, side lights, pediments, frontispieces, hoods, and hardware where they contribute to the architectural character of the building.
2. 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.
3. Protect and maintain the wood and architectural metal which comprise the window frame, sash, muntins, and surrounds through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coating systems.
4. 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.
5. Repair and replace, where necessary, deteriorated architectural features of wood, terra cotta, tile, brick and other historic materials.
6. Repair will also generally include the limited replacement in king—or with compatible substitute material of those extensively deteriorated or missing parts of repeated features where there are surviving prototypes such as balustrades, columns, and stairs.
7. Replace in kind an entire porch that is too deteriorated to repair—if the form and detailing are still evident—using the physical evidence as a model to reproduce the feature. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.
8. 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.
9. Replace in kind an entire feature of the roof that is too deteriorated to repair—if the overall form and detailing are still evident—using the physical evidence as a model to reproduce the feature. Examples can include a large section of roofing, or a dormer or chimney. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.
10. Design and install a new wood feature such as a cornice when the historic feature is completely missing. It may be an accurate restoration using information gleaned from vintage photos. Inspect painted wood surfaces to determine whether repainting is necessary or if cleaning is all that is required.
11. Replace in kind an entire feature of the roof that is too deteriorated to repair – if the overall form and detailing are still evident – using the physical evidence as a model to reproduce

the feature. Examples can include a large section of roofing, or a dormer or chimney. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

12. Design and construct a new feature when the historic feature is completely missing, such as a chimney or cupola. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.

Avoid:

1. Introducing or changing the location of doors and entrances that alter the architectural character of the building.
2. Introducing or changing the location or size of windows, and other openings that alter the architectural and historic character of a building.
3. Changing the size or arrangement of window panes, muntins, and rails where they contribute to the architectural and historic character of building.
4. Removing window features that can be repaired where such features contribute to the historic and architectural character of a building.
5. Removing a feature of the roof that is unrepairable, such as a chimney or dormer, and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.
6. Removing a major portion of the roof or roofing material that is repairable, then reconstructing it with new material in order to create a uniform, or "improved" appearance.
7. Creating a false historical appearance because the replaced wood feature is based on insufficient historical, pictorial, and physical documentation.
8. Removing a feature of the roof that is unrepairable, such as a chimney or dormer, and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

Guidance from Land Development Code (LDC)

LDC Section 3.4.6 (2)(b) states that it is also the intent to promote visually compatible, contemporary designs that are harmonious with the exterior architectural and landscape features of adjacent, neighboring or visually related buildings, structures, sites and streetscapes.

Staff Analysis:

Windows

The Applicant is seeking to replace the double hung windows with Anderson Fibrex windows or windows of a similar material. They said that the replacement is required due to extensive termite damage. They propose matching the current mullion profiles on the new windows (3 lights over 1, double hung) simulated divided lites on the interior and exterior window panes.

Door and Window Infill and Window Opening Modifications

The guidelines recommend retaining historic door openings and windows but also recommend to design and install additional windows and doors on rear or other non-character-defining elevations if required by the new use. The proposed modifications are on the southern and northern façade which do not front Gorham Street.

Chimney
The Applicant states that the chimney is non-functioning and is seeking to remove it. The guidelines recommend replacing a roof feature that is too deteriorated to repair or design and construct a new feature when the historic feature is completely missing, such as a chimney or cupola. The guidelines discourage removing a feature of the roof that is unrepairable, such as a chimney or dormer, and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

Reroof
The 1998 Site Form indicates that the roof material is pressed metal shingles. Permitting records indicate that the house obtained a reroof permit in 2007. The roof currently has asphalt shingles and modified bitumen. The applicant is seeking to install standing seam metal roof.

The current roof is not original to the house and the proposed material is consistent with the previous material (pressed metal shingles) but in a different style. The guidelines state "where existing roofing material is non-original and non-significant, there is greater flexibility." Sheet metal is a common roof material for bungalows.

Columns
Permitting records show that the property obtained a permit in 1997 to construct a 325 square foot patio which is likely the patio situated on the southern façade. The Applicant is seeking to replace the porch columns with square, boxed columns trimmed in AZEK. AZEK is a low-maintenance outdoor building material and is best known for their PVC decking boards but they also make railing, trim, molding, and even pavers which come in smooth or woodgrain surfaces.

The guidelines states that "[b]ecause they are open to the elements, porches require frequent maintenance and repair. Under Standard 6, deteriorated porch features should be repaired rather than replaced. When replacement proves necessary, replacement features and material should approximate the originals as closely as possible."

The porch and columns are not original to the house and concrete block columns are not characteristic of bungalows. The proposed material would be more appropriate for the bungalow architectural style.

Gable End Bracket
The guidelines recommend designing and installing a new wood feature such as a cornice when the historic feature is completely missing. It may be an accurate restoration using information gleaned from vintage photos. Inspect painted wood surfaces to determine whether repainting is necessary or if cleaning is all that is required. The guidelines advise to avoid creating a false historical appearance because the replaced wood feature is based on insufficient historical, pictorial, and physical documentation.

Staff Recommendation:
Staff finds that the application consistent with the guidelines and recommends approval of the following requests with the conditions below:

1. Replace termite damaged windows with a fibrex material (wood and vinyl composite; not solely vinyl) with simulated divided lites on the exterior.
2. Infill window and door on southern façade with a material matching the existing siding.
3. Modify the window openings on the northern façade.
4. Replace concrete block columns with columns trimmed in AREK or other material consistent with the bungalow architectural style.
5. Install gable-end brackets.
6. Remove the existing asphalt roof and replace it with standing seam metal roof.

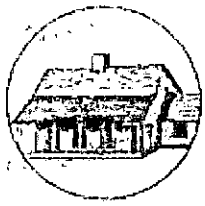
Staff found the request to remove the non-functioning chimney inconsistent with the guidelines which discourage removing a feature of the roof that is unrepairable, such as a chimney or dormer, and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

Attachments:
Photos
1998 Site Survey
2008 Site Survey
Application

CITY OF MOUNT DORA

Site Photos

☒ Original
☐ Update
(give site#)



HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 3.0 11/96

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

Site #8 LA ~~2408~~ 3952
Recorder # FF33-32
Field Date 4 / 20 /1998
Form Date 10 / 21 /1999

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

LOCATION & IDENTIFICATION

Address (Include N,S,E,W; #; St., Ave., etc.) 947 Gorham
Cross Streets (nearest / between) 9th Ave /10th Ave
City / Town (within 3 miles) Mount Dora — In Current City Limits: ☒ y ☐ n ☐ unknown
County Lake — Tax Parcel #(s) 272033
Subdivision name Gorham — Block A — Lot Lot 9, 10, N25FT of E25FT of
Ownership (Please check one): ☐ private-profit ☒ private-individual ☐ city ☐ county ☐ Native American ☐ private-nonprofit ☐ private-unspecified ☐ state ☐ federal ☐ foreign ☐ unknown
Name of Public Tract (e.g., park)
Route to (especially if no street address)

MAPPING

USGS 7.5' Map Name & Date Eustis 1966 PR 1980
Township 19S Range 27E Section 29 ¼ section: ☐NW ☐SW ☐SE ☐NE ☐Irregular-name: NA
Landgrant NA — UTM: Zone ☐16 ☐17 Easting _____0 Northing _____0
Plat or other map (map's name, location) Plat Book 4 Page 25

DESCRIPTION

Style* Bungalow — Exterior Plan* Irregular — Number of Stories 1
Structural System(s)* Balloon wood frame
Foundation: Type(s)* Continous — Material(s)* Molded concrete block
Exterior Fabric(s)* Aluminum
Roof: Type(s)* Gable — Material(s)* Metal shingles, pressed
Roof secondary strucs. (dormers etc.)*
Chimney: No. 0 — Material(s)* — Location(s)*
Windows (types, materials, etc.)* DHS; wood; 3/1 /Awning /Casement

Main Entrance (stylistic details) Enclosed porch has aluminum windows and door; curvilinear walkway to front door around large oak tree
Porches: #open 0 #closed 1 #incised 0 Location(s) W/Entrance
Porch roof type(s) Gable
Exterior Ornament

Interior Plan* Unknown interior plan
Condition (Please check one): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Surroundings (N=None, S=Some, M=Most, A=All/nearly all): __commercial A residential ___institutional __undeveloped
Ancillary Features (No., type of outbuildings; major landscape features. Use continuation sheet for descriptions of interior, landscaping, etc)
Large lot; lush landscaping with ferns and azaleas; old Mount Dora lamp post. A gazebo and patio with a flat roof & concrete columns, and French doors that open into the house have been added to the house's south wall in the last ten years.
Archaeological Remains ☐ Check if Archaeological Form completed

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

DHR USE ONLY OFFICIAL EVALUATIONS DHR USE ONLY

NR DATE __/__/____	*KEEPER-NR ELIGIBILITY* ☐yes ☐no Date __/__/____
	SHPO-NR ELIGIBILITY: ☐yes ☐no ☐potentially elig. ☐insufficient Info Date __/__/____
DELIST DATE __/__/____	*LOCAL DESIGNATION:* _____ Date __/__/____
	Local office _____

National Register Criteria for Evaluation ☐a ☐b ☐c ☐d (See *National Register Bulletin 15*, p. 2)

HISTORICAL STRUCTURE FORM

Site #8 LA

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

HISTORY

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

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

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

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

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

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

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

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

DOCUMENTATION (Photos, Plans, etc.)

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

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

RECORDER

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

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

REQUIRED:

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

Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA03952
Recorder # 496
Field Date 3/15/2008
Form Date 3/15/2008
FormNo 200803
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? YES

GENERAL INFORMATION

Site Name (address if none) 947 N GORHAM 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
947	North	GORHAM	Street	

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

MAPPING

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

DESCRIPTION

Style Bungalow 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) >> Asphalt-rolled
Other Exterior Fabric(s)
Roof Type(s) >> Gable
Other Roof Type(s)
Roof Material(s) >>
Other Roof Material(s)
Roof Secondary Structure(s) (dormers etc) >>
Other Roof Secondary Structure(s)
Number of Chimneys
Chimney Material
Other Chimney Material(s)
Chimney Location(s)

HISTORICAL STRUCTURE FORM

8LA03952

DESCRIPTION (continued)

Window Descriptions METAL AWNING, CASEMENT 4, 3/1

Main Entrance Description (stylistic details)

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

Porch Roof Types(s)

Exterior Ornament

Interior Plan Other Interior Plan

Condition Good

Structure Surroundings

Commercial: Residential: MOSTly this category

Institutional: Undeveloped:

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

Archaeological Remains (describe):

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

Narrative Description (optional)

HISTORY

Construction year 1924

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

Changes in Locations or Conditions

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

Structure Use History

Use Year Use Started Year Use Ended >> Private residence;1924;

Other Structure Uses

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

RESEARCH METHODS

Research Methods >> Examine local tax records

Other research methods

SURVEYOR'S EVALUATION OF SITE

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

Idividually Eligible for National Register? NO

Potential Contributor to NR District? YES

Area(s) of historical significance >>

Other Historical Associations

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

HISTORICAL STRUCTURE FORM

8LA03952

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____ Maintaining Organization: _____

File or Accession #: _____ Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

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

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

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

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

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

SHPO's Evaluation of Resource

_____ Date _____

Supplement Information Status: NO SUPPLEMENT FMSF Staffer: _____

Supplement File Status: NO SUPPLEMENT FILE Computer Entry Date: 5/31/2008

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"

LA03952-200803

Supplementary Printout

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

> **Township/Range/Section/Qtr:**
19S ;27E ;29;UNSP

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

> **Foundation types:**
Continuous

> **Foundation materials:**
Poured Concrete Footing

> **Exterior fabrics:**
Asphalt-rolled

> **Roof types:**
Gable

> **Roof materials:**

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

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

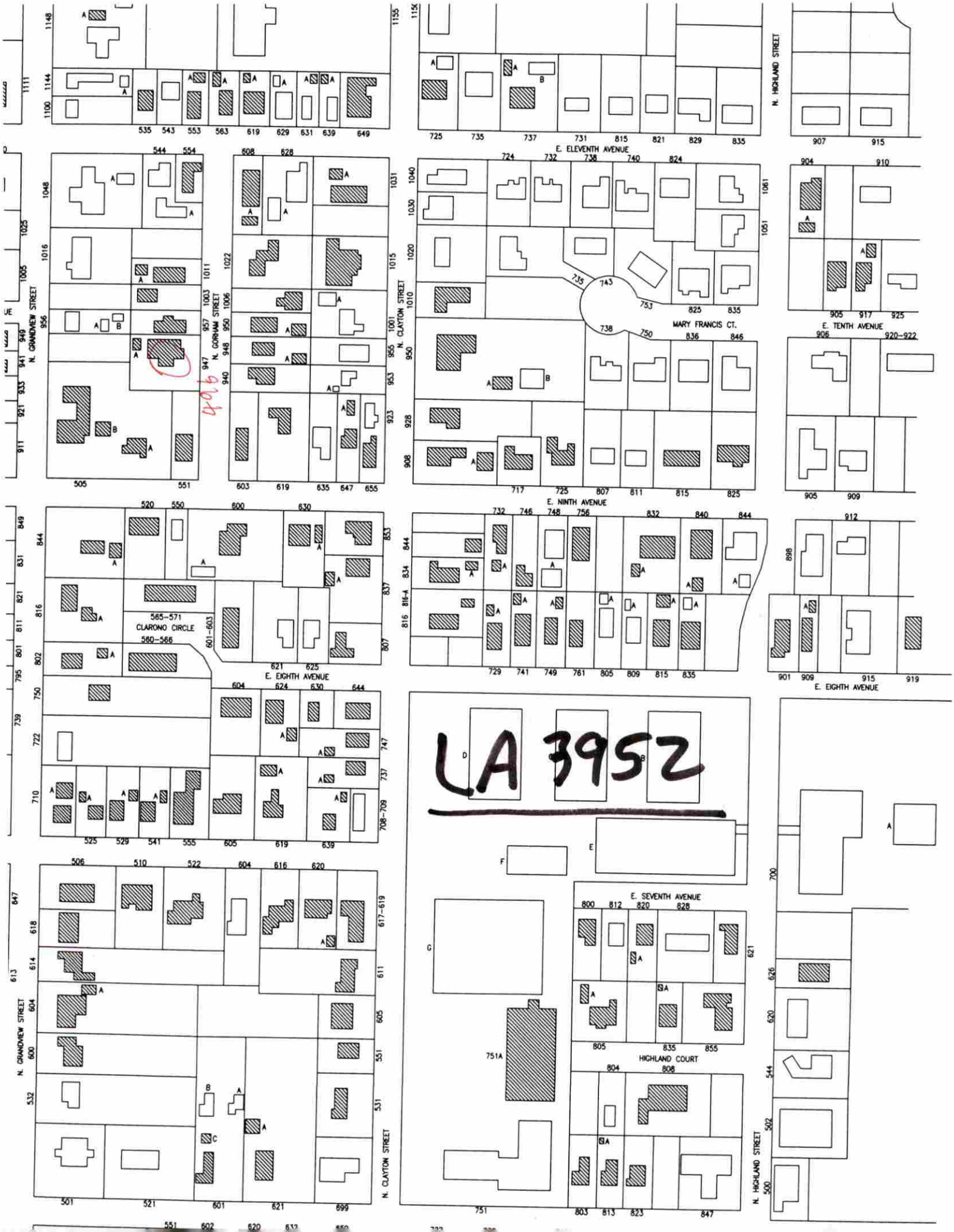
> **Original, intermediate, present uses/year started/year ended:**
Private residence;1924;

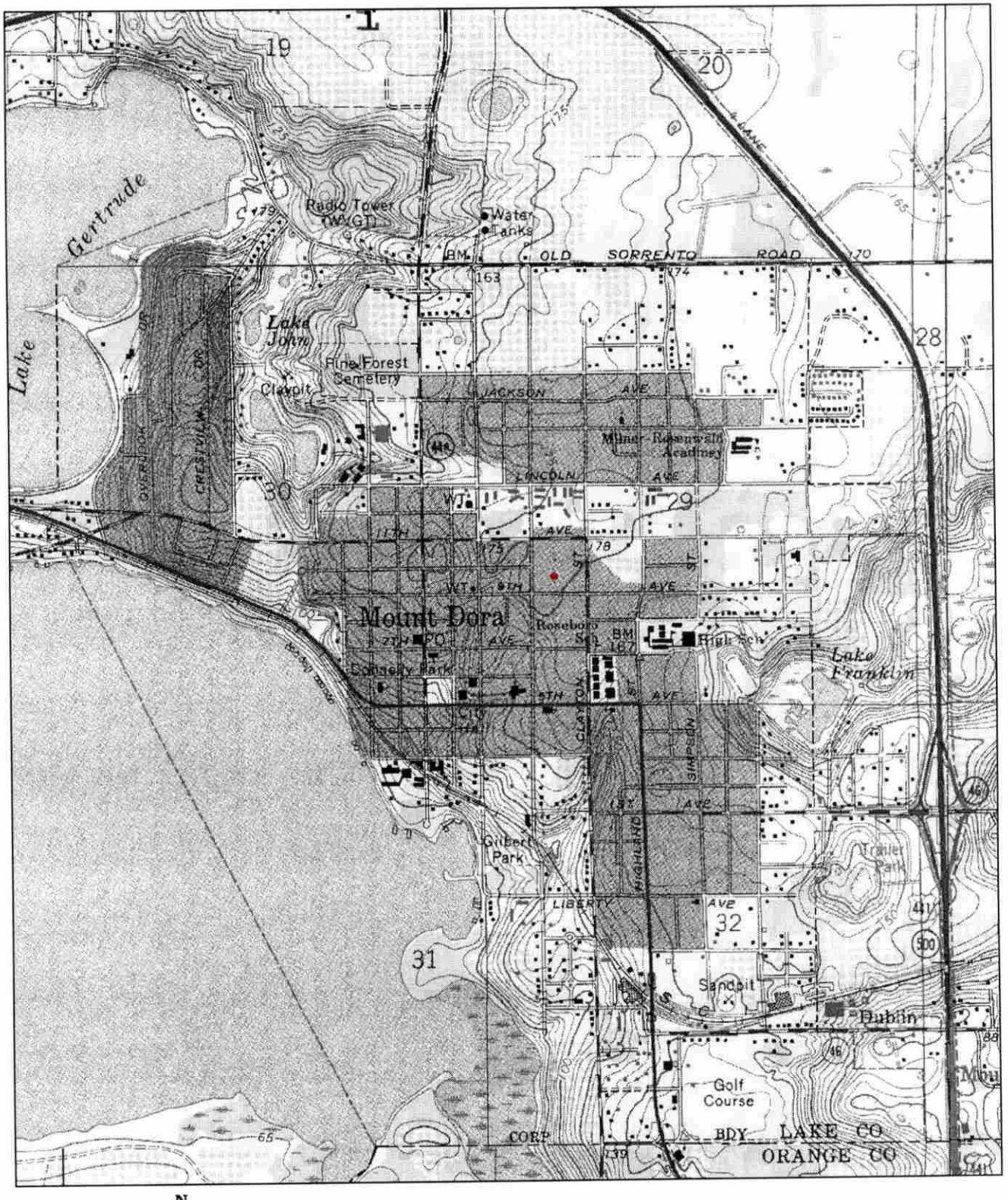
> **Research methods:**
Examine local tax records
FL Master Site File-Cultural Resources
Pedestrian

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

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

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


N. GRANDVIEW STREET
N. GORHAM STREET
N. CLAYTON STREET
N. HIGHLAND STREET
E. ELEVENTH AVENUE
MARY FRANCIS CT.
E. TENTH AVENUE
E. NINTH AVENUE
565-571
CLARONO CIRCLE
560-566
E. EIGHTH AVENUE
E. SEVENTH AVENUE
HIGHLAND COURT
LA 3952



Map provided by MyTopo.com

496
LA3952

947

33

33A

Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA03952
Recorder # 496
Field Date 3/15/2008
Form Date 3/15/2008
FormNo 200803
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? YES

GENERAL INFORMATION

Site Name (address if none) 947 N GORHAM 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
947	North	GORHAM	Street	

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

MAPPING

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

DESCRIPTION

Style Bungalow
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)
>> Asphalt-rolled
Other Exterior Fabric(s)
Roof Type(s)
>> Gable
Other Roof Type(s)
Roof Material(s)
>>
Other Roof Material(s)
Roof Secondary Structure(s) (dormers etc)
>>
Other Roof Secondary Structure(s)
Number of Chimneys
Chimney Material
Other Chimney Material(s)
Chimney Location(s)

HISTORICAL STRUCTURE FORM

8LA03952

DESCRIPTION (continued)

Window Descriptions METAL AWNING, CASEMENT 4, 3/1

Main Entrance Description (stylistic details)

Porches: #open ____ #closed 1 #incised ____ Location(s)
Porch Roof Types(s)
Exterior Ornament
Interior Plan Other Interior Plan
Condition Good

Structure Surroundings

Commercial: Residential: MOSTly this category
Institutional: Undeveloped:

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

Archaeological Remains (describe):
If archaeological remains are present, was an Archaeological Site Form completed? ____
Narrative Description (optional)

HISTORY

Construction year 1924
Architect (last name first): Builder (last name first):

Changes in Locations or Conditions

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

Structure Use History

Use Year Use Started Year Use Ended >> Private residence;1924;
Other Structure Uses

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

RESEARCH METHODS

Research Methods >> Examine local tax records
Other research methods

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? YES Name of Local Register if Eligible
Idividually Eligible for National Register? NO
Potential Contributor to NR District? YES

Area(s) of historical significance >>
Other Historical Associations

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

HISTORICAL STRUCTURE FORM

8LA03952

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____ Maintaining Organization: _____

File or Accession #: _____ Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

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

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

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

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

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

SHPO's Evaluation of Resource

_____ Date _____

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 5/31/2008

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"

LA03952-200803
Supplementary Printout

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

> **Township/Range/Section/Qtr:**
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> **Structural system(s):**
Wood frame

> **Foundation types:**
Continuous

> **Foundation materials:**
Poured Concrete Footing

> **Exterior fabrics:**
Asphalt-rolled

> **Roof types:**
Gable

> **Roof materials:**

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

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

> **Original, intermediate, present uses/year started/year ended:**
Private residence;1924;

> **Research methods:**
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Pedestrian

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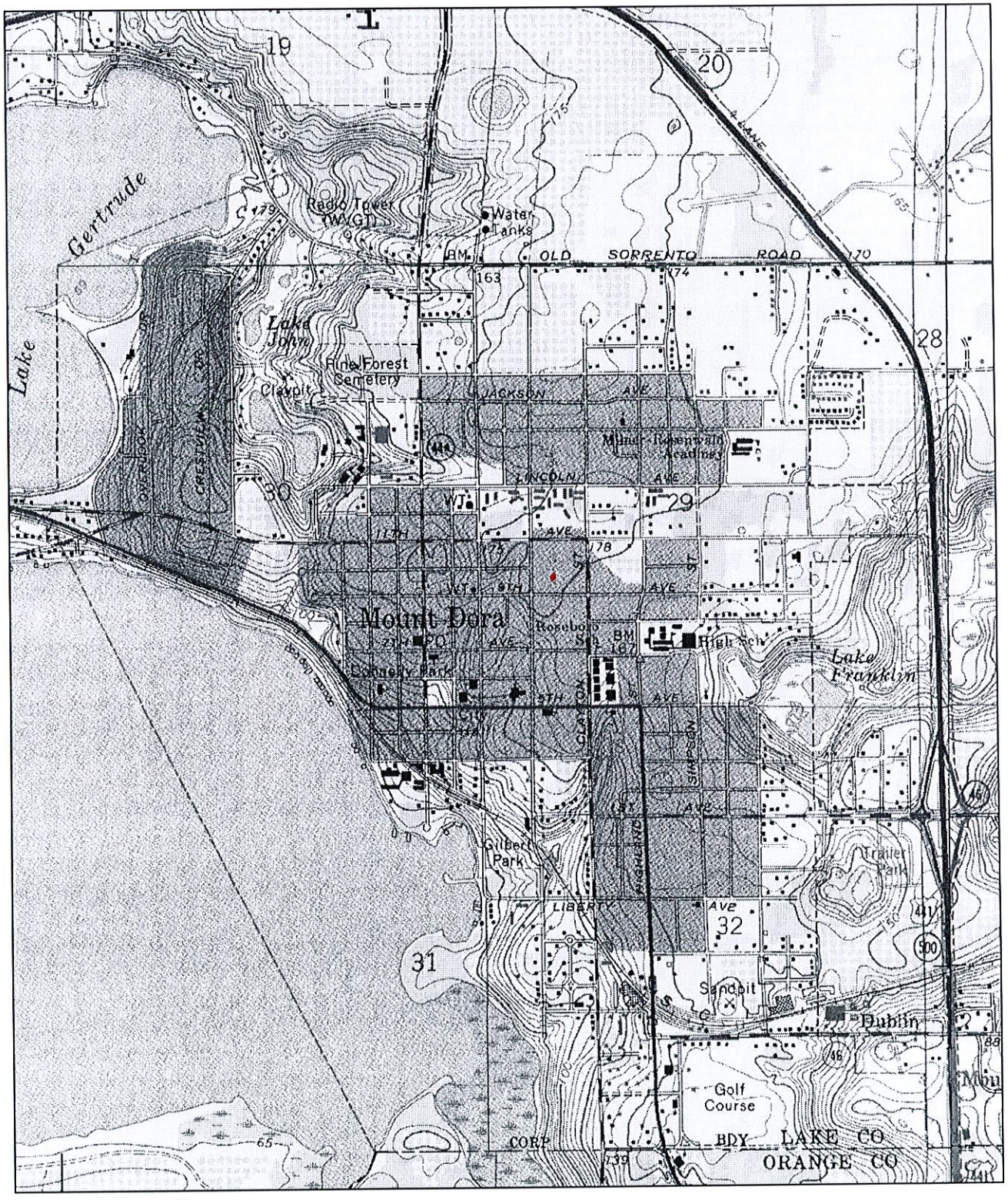


Map provided by MyTopo.com

496
LA3952

E. ELEVENTH AVENUE
N. HIGHLAND STREET
N. GRANDVIEW STREET
N. CORHAM STREET
N. CLAYTON STREET
MARY FRANCIS CT.
E. TENTH AVENUE
E. NINTH AVENUE
565-571
CLARONO CIRCLE
560-566
601-603
E. EIGHTH AVENUE
E. SEVENTH AVENUE
HIGHLAND COURT
LA3952

496

LA
3952

CITY OF MOUNT DORA

RECEIVED
MAY 13 2024

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: 947 Gorham Street Alternate Key No.: 2720336

Property Owner: Joyce and Thomas Andrasz

Applicant: Joyce and Thomas Andrasz

Applicant's Mailing Address: 14 Kendal Ave, Maplewood, NJ 07040

Applicant's Phone Number: 973-477-9781

Applicant's Email Address: JAndraszTrainer@gmail.com

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

Application Type:

- ☐ New Construction
- ☐ Addition
- ☒ Renovation

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

- ☐ Steps or Stairways
- ☒ Windows
- ☒ Doors
- ☐ Walls or Fences
- ☐ Foundation
- ☒ Porches or Porte Cochere
- ☒ Chimney
- ☐ Exterior Lighting
- ☐ Siding/Stucco/Façade Work
- ☐ Walls/Structural
- ☒ Roof
- ☐ Landscape Features

Existing Materials: See attached

Proposed Materials: See attached

Is there a chimney on the building and will it be affected? Yes, nonfunctioning chimney will be removed from roof

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

Reason for Addition / Modification: New purchase, renovation needed for occupancy.

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.

Historic Preservation Board
Mount Dora Planning and Development Department
510 N. Baker Street
Mount Dora, FL 32757

May 1, 2024

Ref: Application for Certificate of Appropriateness, 947 Gorham Street, Mount Dora

Dear Historic Preservation Board,
Please see below and attached drawings of the proposed changes to our 947 Gorham Street residence.

Windows: Extensive termite damage. Double hung windows will be replaced and updated with Anderson Fibrex or similar. Mullion profiles will be readily apparent on both exterior and interior and will match existing mullion style (3 lights over 1, double hung), with the exception of the bathrooms on the north side of the house. Those windows are in the current showers and are not suitable for wet areas. Those two bathroom windows will be replaced with smaller, higher, privacy windows. Window at left side of south elevation (toward the rear of house) to be infilled as this will be a closet.

Door: Door at left of side of south elevation (toward the rear of house) to be removed as this room will be converted to a bedroom. Siding will be infilled to match the existing siding.

Chimney: Chimney is non-functioning. To be removed.

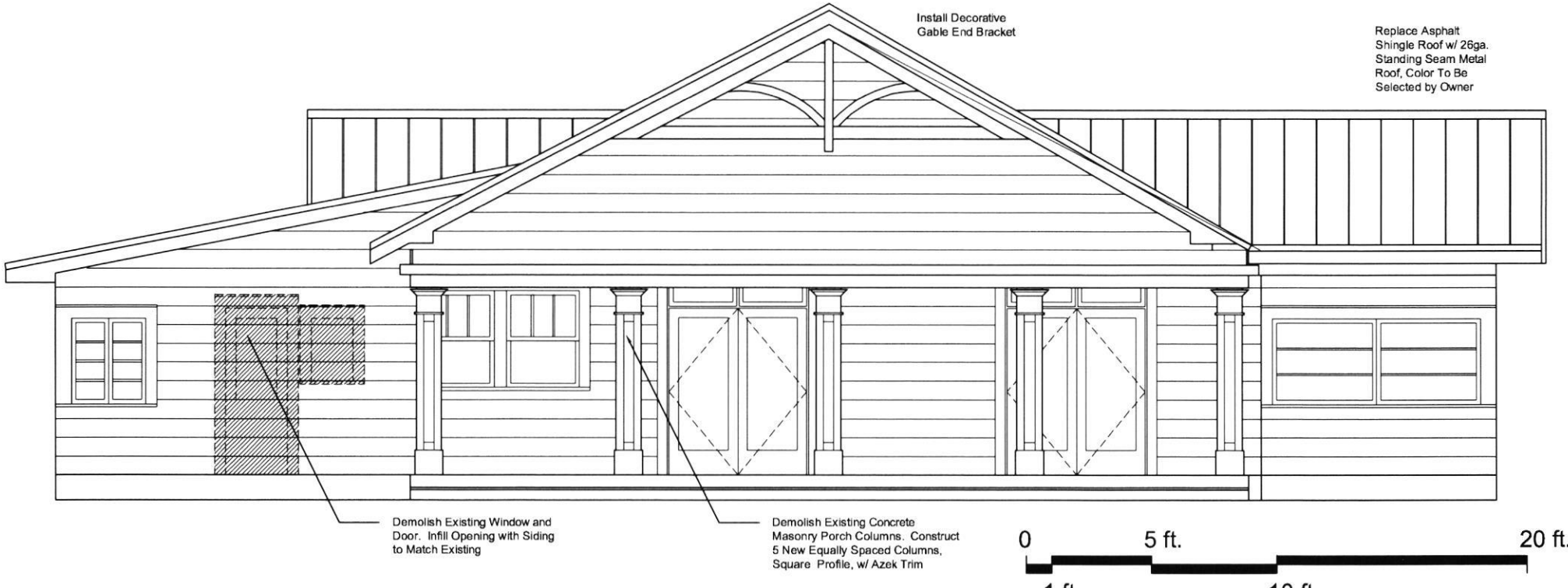
Roof: Entire Roof, with the exception of the porch roof, will be replaced with standing seam metal roof replacing current asphalt shingles and modified bitumen roof at rear of house.

Porch columns: Concrete block porch columns to be replaced with evenly spaced, square, boxed, period-appropriate columns trimmed in Azec (wood like material that withstands moisture).

Bracket: Simple, decorative, gable end bracket to be added where roof peaks.

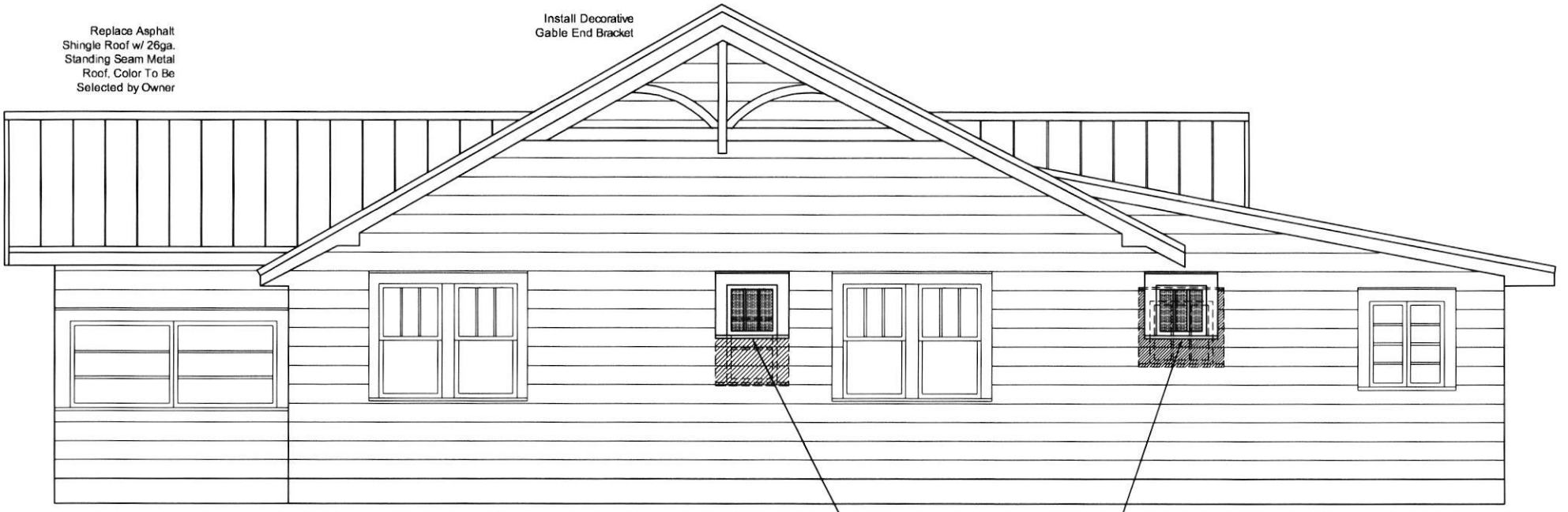
Thank you for your time and consideration.
Sincerely,

Joyce and Thomas Andrasz



SOUTH ELEVATION

J:\USERS\Tom_A\Stuff\Background.dwg, 4/26/2024 5:56:47 PM, TOM



NORTH ELEVATION

Pictures for Certificate of Appropriateness

FRONT

SOUTH ELEVATION

NORTH ELEVATION

NORTH ELEVATION

BACK HALF

PROPERTY RECORD CARD

General Information

Name:	SNELL JAMES JR LIFE ESTATE	**Alternate Key:**	2720336
Mailing Address:	947 GORHAM ST MOUNT DORA, FL 32757 *Update Mailing Address*	**Parcel Number:**	29-19-27-1100-00A-00702
		Millage Group and City:	00MD Mount Dora
		2023 Total Certified Millage Rate:	18.3807
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	947 GORHAM ST MOUNT DORA FL, 32757	**Property Name:**	-- *Submit Property Name*
		School Information:	*School Locator & Bus Stop Map* *School Boundary Maps*
Property Description:	MOUNT DORA GORHAM'S SUB N 25 FT OF E 80 FT OF LOT 7, N 25 FT OF LOT 8, LOTS 9 & 10, BLK A PB 4 PG 42 ORB 4795 PG 309 ORB 6148 PG 2399 ORB 6149 PG 2274 ORB 6238 PG 1458		

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

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	SINGLE FAMILY (0100)	100	137		13700.000	FD	$91,746.00	$91,746.00
2	SINGLE FAMILY (0100)	25	130		3250.000	FD	$22,500.00	$22,500.00

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

Residential Building(s)

Building 1

Residential — Building Value: $176,303.00

Summary

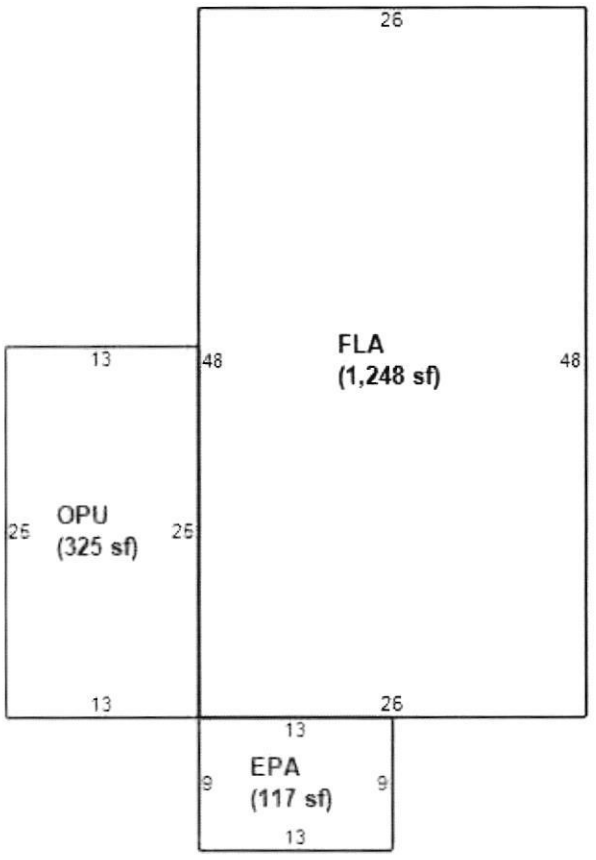
Year Built: 1934	Total Living Area: 1248	Central A/C: Yes	Fireplaces: 0
Bedrooms: 3	Full Bathrooms: 1	Half Bathrooms: 1	

Incorrect Bedroom, Bath, or other information?

Section(s)

Section Type	Ext. Wall Type	No. Stories	Floor Area
ENCLOSED PORCH FINISH (EPF)		1.00	117
FINISHED LIVING AREA (FLA)	Wood (01)	1.00	1248
OPEN PORCH UNFINISHED (OPU)		1.00	325

View Larger / Print / Save



Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	DETACHED GARAGE (DGF4)	396	SF	1933	$9,504.00

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
6238 / 1458	05/2023	Warranty Deed	Unqualified	Improved	$100.00
6149 / 2274	05/2023	Warranty Deed	Unqualified	Improved	$100.00
6148 / 2399	05/2023	Quit Claim Deed	Unqualified	Improved	$100.00
4795 / 309	06/2016	Probate Order	Unqualified	Improved	$0.00
866 / 1938	02/1986	Warranty Deed	Unqualified	Improved	$2,000.00
822 / 2326	10/1984	Warranty Deed	Unqualified	Improved	$1,800.00
344 / 854	08/1967	Warranty Deed	Qualified	Improved	$850,000.00

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

Values and Estimated Ad Valorem Taxes

Values shown below are 2024 WORKING VALUES that are subject to change until certified.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	$300,053	$223,030	$223,030	5.0364	$1,123.27
SCHOOL BOARD STATE	$300,053	$300,053	$300,053	3.2080	$962.57
SCHOOL BOARD LOCAL	$300,053	$300,053	$300,053	2.9980	$899.56
LAKE COUNTY WATER AUTHORITY	$300,053	$223,030	$223,030	0.2940	$65.57
NORTH LAKE HOSPITAL DIST	$300,053	$223,030	$223,030	0.1500	$33.45
ST JOHNS RIVER FL WATER MGMT DIST	$300,053	$223,030	$223,030	0.1793	$39.99
CITY OF MOUNT DORA	$300,053	$223,030	$223,030	5.9603	$1,329.33
LAKE COUNTY MSTU AMBULANCE	$300,053	$223,030	$223,030	0.4629	$103.24
LAKE COUNTY VOTED DEBT SERVICE	$300,053	$223,030	$223,030	0.0918	$20.47
				Total: 18.3807	**Total:** $4,577.45

Exemptions Information

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

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

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

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Property data updated nightly.
Site Notice

INSTRUMENT#: 2024043264 OR BK 6316 PG 883 PAGES: 2 4/15/2024 9:09:06 AM
GARY J. COONEY, CLERK OF THE CIRCUIT COURT & COMPTROLLER, LAKE COUNTY, FLORIDA
REC FEES: $18.50 DEED DOC:$2100.00

Prepared By/Return to:
Katrina H. Dempsey, Esq.
Radson Dempsey, PA
501 East Fifth Avenue
Mount Dora, FL 32757
File No.: 24-00005

RETURN

Parcel ID #: 2919271100-00A-00702

Warranty Deed

This Warranty Deed made effective the 11th day of April, 2024, between **Emily Nicole Snell, a single woman** ("Grantor"), whose address is 795 Earnhardt Drive, Coldwater, MI 49036, and **Thomas Andrasz and Joyce Andrasz, husband and wife** ("Grantee"), whose address is 14 Kendal Avenue, Maplewood, NJ 07040.

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

Parcel 1: The North 25.00 feet of the West 55.00 feet of the East 80.00 feet of Lot 7, Block A of D.F. GORHAM'S SUB-DIVISION, according to the map or plat thereof as recorded in Plat Book 4, Page 42, Public Records of Lake County, Florida.

Parcel 2: The North 25 feet of Lot 8 and the East 25 feet of the North 25 feet of Lot 7, Block A, Block A of D.F. GORHAM'S SUB-DIVISION, according to the map or plat thereof as recorded in Plat Book 4, Page 42, Public Records of Lake County, Florida.

Parcel 3: Lots 9 and 10, Block A of D.F. GORHAM'S SUB-DIVISION, according to the map or plat thereof as recorded in Plat Book 4, Page 42, Public Records of Lake County, Florida.

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

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

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

Warranty Deed
Page Two

Subject to taxes for the year 2024 and subsequent years and easements and restrictions of record, if any; however, this reference shall not serve to reimpose same.

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

Signed, sealed and delivered
in the presence of:

Marissa Burlew
1st Witness Name: Marissa Burlew
1st Witness Address: 352 S Willowbrook Rd Coldwater, MI 49036

Ethan Schall
2nd Witness Name: Ethan Schall
2nd Witness Address: 352 S willowbrook rd Coldwater MI 49036

Emily Nicole Snell
Emily Nicole Snell

State of Michigan
County of Branch

The foregoing instrument was acknowledged before me this 5th day of April, 2024, by Emily Nicole Snell, by means of X physical presence or _____ online notarization, who ____ is personally known to me or who X produced a Florida Driver License or Michigan Driver License as identification, and who did not take an oath.

NOTARY PUBLIC STATE OF MICHIGAN Marissa Burlew Branch County My Commission Expires 6/6/2029 Acting in the County of

Marissa Burlew
Notary Public
My Commission Expires: 06/06/2029

Marissa Burlew
Notary Public State of Michigan
Branch County
My Commission Expires 6/6/2029
Acting in the County of Branch

INSTRUMENT#: 2024043263 OR BK 6316 PG 881 PAGES: 2 4/15/2024 9:09:06 AM
GARY J. COONEY, CLERK OF THE CIRCUIT COURT & COMPTROLLER, LAKE COUNTY, FLORIDA
REC FEES: $18.50 DEED DOC:$0.70

Prepared by and return to:
Katrina H. Dempsey, Esq.
Radson Dempsey, PA
501 East Fifth Avenue
Mount Dora, FL 32757
File No.: 24-00005
Parcel ID #: 2919271100-00A-00702

Quit-Claim Deed

This Quit-Claim Deed, executed this 11th day of April, 2024 by **Alicia J. Snell, the un-remarried widow of James P. Snell, Jr. a/k/a James Phillip Snell a/k/a James Snell, Jr, deceased** ("Grantor"), whose address is 795 Earnhardt Drive, Coldwater, MI 49036, to **Thomas Andrasz and Joyce Andrasz, husband and wife** ("Grantee"), whose address 14 Kendal Avenue, Maplewood, NJ 07040.

For and in consideration of the sum of $10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged by Grantor, Grantor does hereby remise, release and quit-claim unto Grantee forever, all the right, title, interest, claim and demand which Grantor has in and to that certain described lot, piece or parcel of land, situate, lying and being in the Lake County, Florida, further described as follows:

Parcel 1: The North 25.00 feet of the West 55.00 feet of the East 80.00 feet of Lot 7, Block A of D.F. GORHAM'S SUB-DIVISION, according to the map or plat thereof as recorded in Plat Book 4, Page 42, Public Records of Lake County, Florida.

Parcel 2: The North 25 feet of Lot 8 and the East 25 feet of the North 25 feet of Lot 7, Block A, Block A of D.F. GORHAM'S SUB-DIVISION, according to the map or plat thereof as recorded in Plat Book 4, Page 42, Public Records of Lake County, Florida.

Parcel 3: Lots 9 and 10, Block A of D.F. GORHAM'S SUB-DIVISION, according to the map or plat thereof as recorded in Plat Book 4, Page 42, Public Records of Lake County, Florida.

To have and to hold the same together with all and singular the appurtenances thereunto belonging on in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behoof of Grantee forever.

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

Quit Claim Deed
Page Two

In Witness Whereof, Grantor has signed and sealed this Quit-Claim Deed the day and year first above written.

Signed, sealed and delivered
in the presence of:

Marissa Burlew
1st Witness Name: Marissa Burlew
1st Witness Address: 352 S willowbrook rd
Coldwater, MI 49036

Ethan Schall
2nd Witness Name: Ethan Schall
2nd Witness Address: 352 S willowbrook rd
Coldwater, MI 49036

Alicia J. Snell

State of Michigan
County of Branch

The foregoing instrument was acknowledged before me this 5th day of April, 2024, by Alicia J. Snell, by means of X physical presence or _____ online notarization, who ____ is personally known to me or who X produced a Florida Driver License or Michigan Drive License as identification and who did not take an oath.

Marissa Burlew
Notary Public
My Commission Expires: 06/06/2029

NOTARY PUBLIC STATE OF MICHIGAN Marissa Burlew Branch County My Commission Expires 6/6/2029 Acting in the County of Branch

Marissa Burlew
Notary Public State of Michigan
Branch County
My Commission Expires 6/6/2029
Acting in the County of Branch

CITY OF MOUNT DORA

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

DATE: May 29, 2024

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 7 - Certificate of Appropriateness; 947 Gorham Street (Location); Exterior Modifications (Proposed Work); Joyce and Thomas Andrasz (Owners); Joyce and Thomas Andrasz (Applicant).**

Property Information:

Address:	947 Gorham Street	**Current Use:**	Residential
Zoning District:	R-2	**Land Use:**	Medium Density

Structure Information:

Date of Construction:	1924	**Style:**	Bungalow
Siding:	Aluminum	**Stories:**	One
Roof Type:	Gable	**Chimneys:**	One
Roof Material:	Asphalt Shingle	**Porch:**	One, Closed

Requested Action:
The Applicant is seeking to undertake multiple modifications on the existing residence. Specifically, the Applicant is seeking to:

1. Modify two window openings on the northern façade to decrease the window size to 2' X 2'with infill to match the existing siding;
2. Infill a window on the southern façade;
3. Remove and replace the windows with Anderson Fibrex or similar material (composite material consisting of wood fiber and thermoplastic polymer);
4. Remove door on western side of the southern elevation and infill with siding;
5. Remove chimney;
6. Install decorative gable end brackets; and
7. Remove and replace concrete block porch columns with columns trimmed in Azek.

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.

Florida Bungalows appeared in several forms. The more elaborate of them were one-and-one-half stories in height and highly detailed. They included the side-gabled type and the Belvedere or

Airplane Bungalow. Sears Roebuck and other companies provided pre-cut Bungalows which could be assembled on site. The most common Bungalow, a one-story type, featured a gable main roof above a gable porch roof. During the 1920s developers used the Bungalow as tract housing in neighborhoods throughout the state.

Bungalows are typically one or two stories in height and typically have a rectangular floor plan which typically feature a balanced and well-proportioned, but not symmetrical, appearance from the front; 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; modest front porch or veranda; and square, tapered columns, sometimes called "bungalow columns." Roofing materials were typically sheet metal or composition shingles.

Guidance from the Mount Dora Historic Design Guidelines

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

In Mount Dora, the most common original roofing materials were embossed or crimped sheet metal and sawn wood shingles. Virtually all original wood shingle roofs have been removed or covered over, often with ornamental sheet metal. Such historic changes to roofs have gained a significance in their own right and should be respected under Standard 4.

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

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.

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.

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

Recommendations:

1. Retain and repair historic door openings, doors, screen doors, trim, and details such as transom, side lights, pediments, frontispieces, hoods, and hardware where they contribute to the architectural character of the building.
2. 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.
3. Protect and maintain the wood and architectural metal which comprise the window frame, sash, muntins, and surrounds through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coating systems.
4. 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.
5. Repair and replace, where necessary, deteriorated architectural features of wood, terra cotta, tile, brick and other historic materials.
6. Repair will also generally include the limited replacement in king—or with compatible substitute material of those extensively deteriorated or missing parts of repeated features where there are surviving prototypes such as balustrades, columns, and stairs.
7. Replace in kind an entire porch that is too deteriorated to repair—if the form and detailing are still evident—using the physical evidence as a model to reproduce the feature. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.
8. 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.
9. Replace in kind an entire feature of the roof that is too deteriorated to repair—if the overall form and detailing are still evident—using the physical evidence as a model to reproduce the feature. Examples can include a large section of roofing, or a dormer or chimney. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.
10. Design and install a new wood feature such as a cornice when the historic feature is completely missing. It may be an accurate restoration using information gleaned from vintage photos. Inspect painted wood surfaces to determine whether repainting is necessary or if cleaning is all that is required.
11. Replace in kind an entire feature of the roof that is too deteriorated to repair – if the overall form and detailing are still evident – using the physical evidence as a model to reproduce

the feature. Examples can include a large section of roofing, or a dormer or chimney. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

12. Design and construct a new feature when the historic feature is completely missing, such as a chimney or cupola. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.

Avoid:

1. Introducing or changing the location of doors and entrances that alter the architectural character of the building.
2. Introducing or changing the location or size of windows, and other openings that alter the architectural and historic character of a building.
3. Changing the size or arrangement of window panes, muntins, and rails where they contribute to the architectural and historic character of building.
4. Removing window features that can be repaired where such features contribute to the historic and architectural character of a building.
5. Removing a feature of the roof that is unrepairable, such as a chimney or dormer, and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.
6. Removing a major portion of the roof or roofing material that is repairable, then reconstructing it with new material in order to create a uniform, or "improved" appearance.
7. Creating a false historical appearance because the replaced wood feature is based on insufficient historical, pictorial, and physical documentation.
8. Removing a feature of the roof that is unrepairable, such as a chimney or dormer, and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

Guidance from Land Development Code (LDC)

LDC Section 3.4.6 (2)(b) states that it is also the intent to promote visually compatible, contemporary designs that are harmonious with the exterior architectural and landscape features of adjacent, neighboring or visually related buildings, structures, sites and streetscapes.

Staff Analysis:

Windows

The Applicant is seeking to replace the double hung windows with Anderson Fibrex windows or windows of a similar material. They said that the replacement is required due to extensive termite damage. They propose matching the current mullion profiles on the new windows (3 lights over 1, double hung) simulated divided lites on the interior and exterior window panes.

Door and Window Infill and Window Opening Modifications

The guidelines recommend retaining historic door openings and windows but also recommend to design and install additional windows and doors on rear or other non-character-defining elevations if required by the new use. The proposed modifications are on the southern and northern façade which do not front Gorham Street.

Chimney
The Applicant states that the chimney is non-functioning and is seeking to remove it. The guidelines recommend replacing a roof feature that is too deteriorated to repair or design and construct a new feature when the historic feature is completely missing, such as a chimney or cupola. The guidelines discourage removing a feature of the roof that is unrepairable, such as a chimney or dormer, and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

Reroof
The 1998 Site Form indicates that the roof material is pressed metal shingles. Permitting records indicate that the house obtained a reroof permit in 2007. The roof currently has asphalt shingles and modified bitumen. The applicant is seeking to install standing seam metal roof.

The current roof is not original to the house and the proposed material is consistent with the previous material (pressed metal shingles) but in a different style. The guidelines state "where existing roofing material is non-original and non-significant, there is greater flexibility." Sheet metal is a common roof material for bungalows.

Columns
Permitting records show that the property obtained a permit in 1997 to construct a 325 square foot patio which is likely the patio situated on the southern façade. The Applicant is seeking to replace the porch columns with square, boxed columns trimmed in AZEK. AZEK is a low-maintenance outdoor building material and is best known for their PVC decking boards but they also make railing, trim, molding, and even pavers which come in smooth or woodgrain surfaces.

The guidelines states that "[b]ecause they are open to the elements, porches require frequent maintenance and repair. Under Standard 6, deteriorated porch features should be repaired rather than replaced. When replacement proves necessary, replacement features and material should approximate the originals as closely as possible."

The porch and columns are not original to the house and concrete block columns are not characteristic of bungalows. The proposed material would be more appropriate for the bungalow architectural style.

Gable End Bracket
The guidelines recommend designing and installing a new wood feature such as a cornice when the historic feature is completely missing. It may be an accurate restoration using information gleaned from vintage photos. Inspect painted wood surfaces to determine whether repainting is necessary or if cleaning is all that is required. The guidelines advise to avoid creating a false historical appearance because the replaced wood feature is based on insufficient historical, pictorial, and physical documentation.

Staff Recommendation:
Staff finds that the application consistent with the guidelines and recommends approval of the following requests with the conditions below:

1. Replace termite damaged windows with a fibrex material (wood and vinyl composite; not solely vinyl) with simulated divided lites on the exterior.
2. Infill window and door on southern façade with a material matching the existing siding.
3. Modify the window openings on the northern façade.
4. Replace concrete block columns with columns trimmed in AREK or other material consistent with the bungalow architectural style.
5. Install gable-end brackets.
6. Remove the existing asphalt roof and replace it with standing seam metal roof.

Staff found the request to remove the non-functioning chimney inconsistent with the guidelines which discourage removing a feature of the roof that is unrepairable, such as a chimney or dormer, and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

Attachments:
Photos
1998 Site Survey
2008 Site Survey
Application

CITY OF MOUNT DORA

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DATE: May 29, 2024

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 8 - Certificate of Appropriateness; 423 N Tremain Street (Location); Remove Metal Roof and Replace with Asphalt Shingles (Proposed Work); Jennifer Banta and Sara T. Rhodes (Owners); Jennifer Banta (Applicant).**

Property Information:

Address:	423 N Tremain Street	**Current Use:**	Residential
Zoning District:	Residential Professional	**Land Use:**	Residential Professional

Structure Information:

Date of Construction:	1900	**Style:**	Frame Vernacular
Siding:	Vinyl	**Stories:**	One
Roof Type:	Cross Gables	**Chimneys:**	Two
Roof Material:	Metal Shingles	**Porch:**	One, Closed

Requested Action:
The Applicant is seeking to remove the existing metal roof and replace with asphalt shingles.

Background on Architectural Style:
The subject residence was constructed in the Frame Vernacular style. This style of buildings were first constructed by lay or self-taught carpenters to provide basic shelter without attention to architectural style. The buildings reflect locally available building materials, the skills and regional background of the builder and environmental conditions. Vernacular buildings were widely constructed in Mount Dora from the l 880s through the 1930s.

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

Guidance from Historic Design Guidelines
Pursuant to the Mount Dora Historic Design Guidelines, roofs are highly visible components of historic buildings and are an integral part of a building's overall design and often help define its architectural style. Roof shapes in Mount Dora include gable, hip, flat and gambrel. Historic

roofing materials include standing seam metal, pressed metal shingle, composition shingle and barrel tile.

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

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

Recommendations:

1. **Identify, retain, and preserve 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.**
2. Provide adequate roof drainage and insure that the roofing material provides a weather-tight covering for the structure.
3. Protect a leaking roof with plywood or tarp and building paper until it can be properly repaired.
4. **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**.
5. Repair a roof by reinforcing the historic materials which comprise roof features. Repairs will also generally include the limited replacement in kind – or with compatible substitute material – of those extensively deteriorated or missing parts of features when there are surviving prototypes such as cupola louvers, dentils, dormer roofing; or slates, tiles, or wood shingles on a main roof.
6. Replace in kind an entire feature of the roof that is too deteriorated to repair – if the overall form and detailing are still evident – using the physical evidence as a model to reproduce the feature. Examples can include a large section of roofing, or a dormer or chimney. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Avoid:

1. **Removing a major portion of the roof or roofing material that is repairable, then reconstructing it with new material in order to create a uniform or "improved" appearance**.
2. Stripping the roof of sound historic materials such as slate, clay tile, wood, and architectural metal.

3. New materials, such as roll roofing, whose composition, size, shape, color, and texture alter the appearance of the building.
4. Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the roof or that is physically or chemically incompatible.

Guidance from Land Development Code (LDC)

LDC Section 3.4.6 (2)(b) states that it is also the intent to promote visually compatible, contemporary designs that are harmonious with the exterior architectural and landscape features of adjacent, neighboring or visually related buildings, structures, sites and streetscapes.

Staff Analysis:

The guidelines recommend preserving roofs that are important in defining the overall historic character of the building including roofing materials. The guidelines recommend repairing portions which are repairable in lieu of replacing the roof with a new material to give it a new appearance. It is 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. The guidelines recommend avoiding the use of a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the roof or that is physically or chemically incompatible.

The Applicant is seeking to remove the existing metal roof and replace it with asphalt shingles. The application indicates that the new roof will be black shingles. Composition shingles were commonly used on frame vernacular buildings.

Staff Recommendation:

Staff recommends the roof be repaired or replaced with a matching material, if possible, to ensure the visual appearance remains unchanged. If not, Staff recommends approval of the use of asphalt shingles as an appropriate replacement material.

Attachments:

Photos
1989 Site Survey
2008 Site Survey
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2. Provide adequate roof drainage and insure that the roofing material provides a weather-tight covering for the structure.
3. Protect a leaking roof with plywood or tarp and building paper until it can be properly repaired.
4. **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**.
5. Repair a roof by reinforcing the historic materials which comprise roof features. Repairs will also generally include the limited replacement in kind – or with compatible substitute material – of those extensively deteriorated or missing parts of features when there are surviving prototypes such as cupola louvers, dentils, dormer roofing; or slates, tiles, or wood shingles on a main roof.
6. Replace in kind an entire feature of the roof that is too deteriorated to repair – if the overall form and detailing are still evident – using the physical evidence as a model to reproduce the feature. Examples can include a large section of roofing, or a dormer or chimney. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

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The Applicant is seeking to remove the existing metal roof and replace it with asphalt shingles. The application indicates that the new roof will be black shingles. Composition shingles were commonly used on frame vernacular buildings.

Staff Recommendation:

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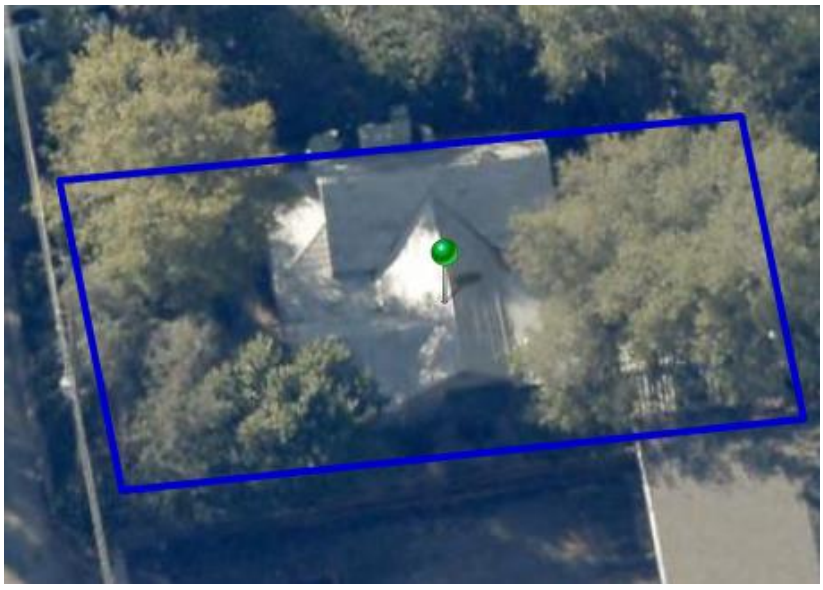
Attachments:

Photos
1989 Site Survey
2008 Site Survey
Application

CITY OF MOUNT DORA

Site Photos



Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA00364
Recorder # 340
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) 423 N Tremain 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
423	North	TREMAIN	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 Frame Vernacular Other Style
Exterior Plan Irregular Other Exterior Plan
Number of Stories 1
Structural System(s) >> Wood frame
Other Structural System(s)
Foundation Type(s) >> Continuous
Other Foundation Types
Foundation Material(s) >> Poured Concrete Footing
Other Foundation Material(s)
Exterior Fabric(s) >> Vinyl
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

8LA00364

DESCRIPTION (continued)

Window Descriptions METAL SASH

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: 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 1900

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;1900;

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

8LA00364

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____ Maintaining Organization: _____

File or Accession #: _____ Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

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

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

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

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

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

SHPO's Evaluation of Resource

_____ Date _____

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 6/2/2008

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"

LA00364-200803
Supplementary Printout

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

> **Township/Range/Section/Qtr:**
19S ;27E ;31;UNSP

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

> **Foundation types:**
Continuous

> **Foundation materials:**
Poured Concrete Footing

> **Exterior fabrics:**
Vinyl

> **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;1900;

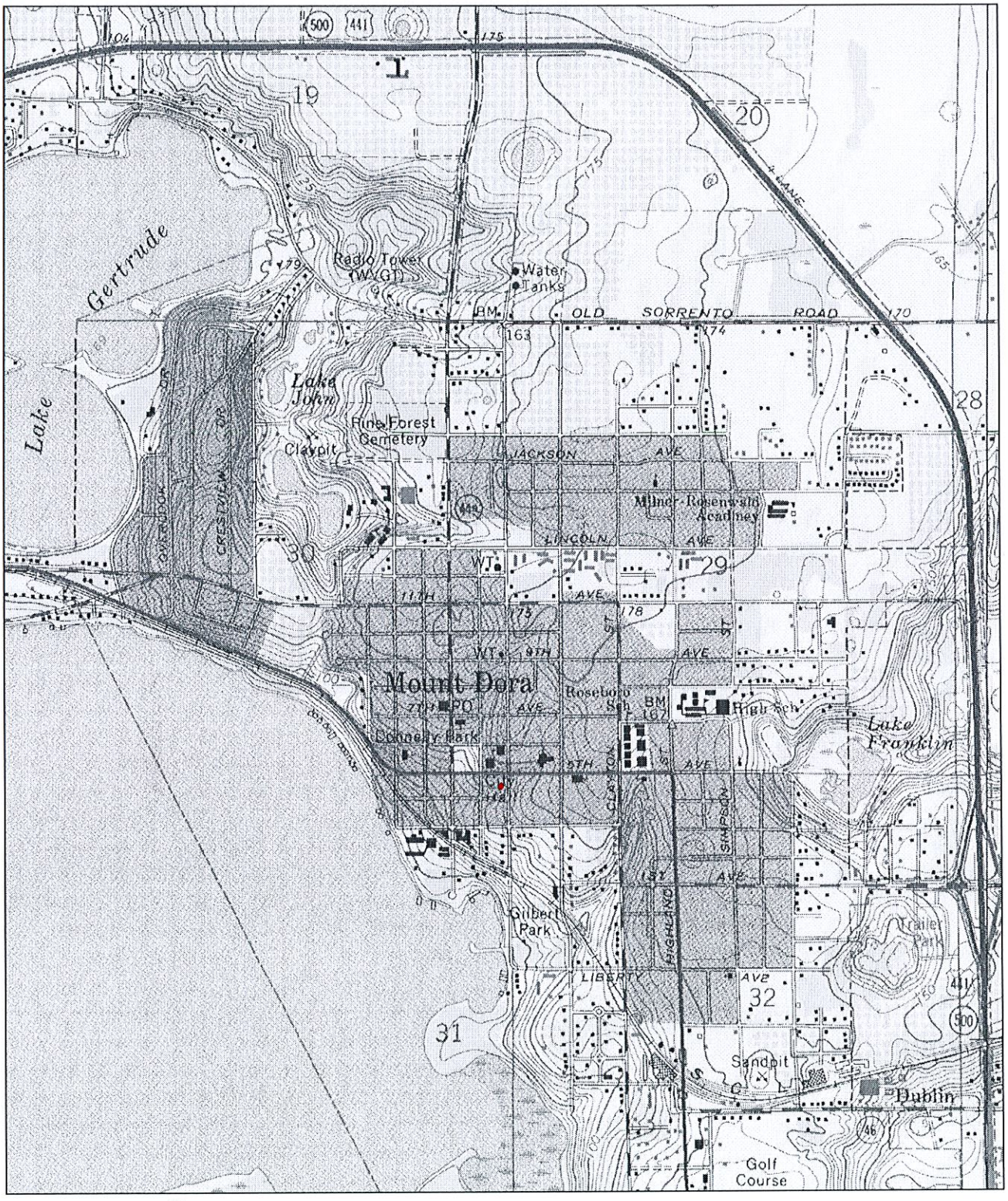
> **Research methods:**
Examine local tax records
FL Master Site File-Cultural Resources
Pedestrian

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

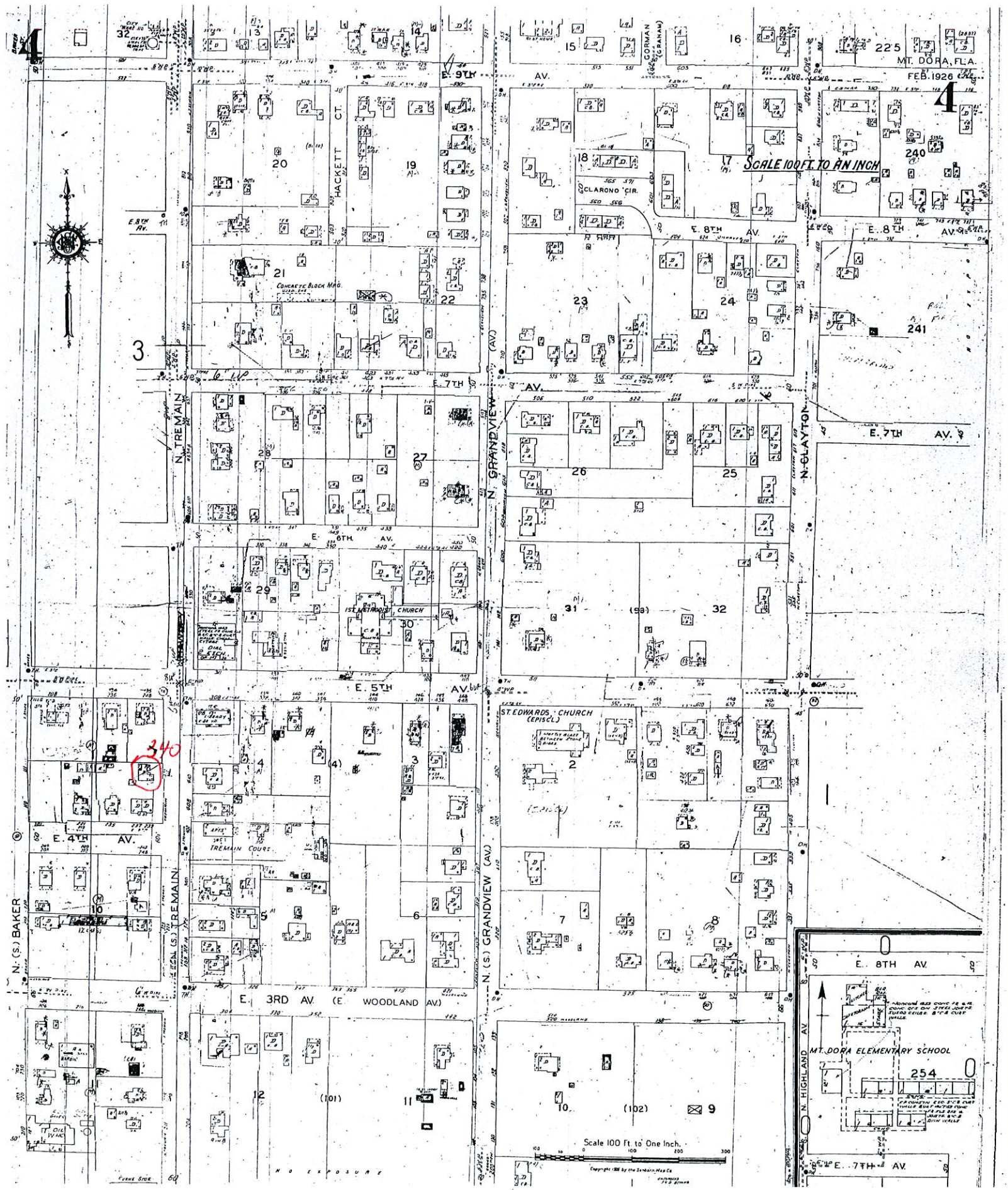
> **Repositories: Collection/Housed/Accession#/Describe**

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

340


Gertrude
Lake
Lake John
Radio Tower (WAGT)
Water Tanks
BM
OLD SORRENTO ROAD
4 LANE
Pine Forest Cemetery
Claypit
JACKSON AVE
Milner-Rosenwald Academy
LINCOLN AVE
11TH AVE
9TH AVE
Mount Dora
PO
Rosebud Sch
High Sch
Lake Franklin
Connelly Park
5TH AVE
CLAYTON
SHARON
1ST AVE
HIGHLAND
Gilbert Park
Trailer Park
LIBERTY AVE
19
20
28
30
29
31
32
Sandpit
Dublin
Golf Course
441
500
46
N
0 0.5 Mi
0 2000 Ft
Map provided by MyTopo.com

LA364


MT. DORA, FLA.
FEB. 1926
SCALE 100 FT. TO AN INCH
E. 9TH AV.
E. 8TH AV.
E. 7TH AV.
E. 6TH AV.
E. 5TH AV.
E. 4TH AV.
E. 3RD AV. (E WOODLAND AV.)
HACKETT CT.
N. TREMAIN AV.
N. GRANDVIEW AV.
N. CLAYTON AV.
N. (S.) BAKER
N. (S.) TREMAIN
N. (S.) GRANDVIEW (AV.)
N. HIGHLAND AV.
CLARONO CIR.
GORMAN (GRAHAM)
CONCRETE BLOCK MAG.
1ST METHODIST CHURCH
ST. EDWARDS CHURCH (EPISCL)
TREMAIN COURT
MT. DORA ELEMENTARY SCHOOL
Scale 100 Ft. to One Inch.
NO EXPOSURE

LA 364

LA 326y

340

Site Inventory Form

Site No._____

e Name_____ Survey Date 8709
ress of Site 423 Tremain, Mount Dora, Fl. 32757
Instruction for locating_____

Location Mount Dora Sub. 001 00002
Subdivision Name Block No. Lot No.

County Lake
District name if applicable_____
Owner of Site: Name Winters, Thomas M.
Address 711 Summit St., 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. +1900
Cultural Phase American
Period 20th Century

NR Classification Category building Date Listed on NR_____
T reats to Site:
ck One or More)
___ Zoning
___ Development
___ Deterioration
___ Transportation
___ Fill
___ Dredge
___ Borrowing
_x_ Other (See Remarks Below)
inappropriate alterations

Areas of Significance: Early Community Development

Significance:

This house appears to be one of Mount Dora's oldest houses but it is not connected to any early family. L.J. Drawdy lived here in the 1920's. The Drawdy family was the oldest pioneer family in the area, having first settled a few miles south of the present town in the 1840's. Louis J. Drawdy was the grandson of the original settlers. He was a contractor, but he may have been a renter when he lived here, since he did not live here long and did not appear to own the property.

The house has lost much of its historical architectural value due to the extensive use of awning windows.

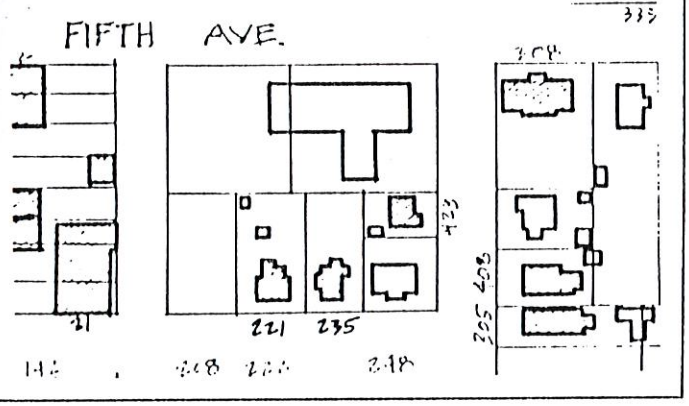
L 178; CD 24,26,39

Architect
Builder
Style and/or Period frame vernacular
Plan Type irregular: irregular
Exterior Fabric(s) vinyl: siding
Structural System(s) wood frame: balloon
Porches E/ 1 story, enclosed
Orientation E
Foundation
Roof Type cross gables
Secondary Roof Structure(s)
Roof Surfacing metal shingles
Window Type awning
Ornament Exterior
Chimney brick with corbelled caps
Chimney Location E: slope # S: wall, exterior
No. of Chimneys 2 No. of Stories 1
No. of Dormers Outbuildings
Surroundings
Map Reference (incl. scale & date) USGS Eustis 7.5 MIN 1966 (PR 1980)

Latitude and Longitude

Site Size (approx. acreage of property) [illegible]

LOCATION SKETCH OR MAP



Township	Range	Section
19	27	31

UTM Coordinates:

Zone	Easting	Northing

Photographic Records Number Q 19-20
Please attach Photographic Print

RECEIVED
By Whitney Scott at 12:44 pm, May 10, 2024

CITY OF MOUNT DORA

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

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Renovations, Additions and New Construction

Property Address: 423 N. Tremain St Alternate Key No.:

Property Owner: Jennifer Banta + Sara T Rhodes (sisters)

Applicant: Jennifer Banta

Applicant's Mailing Address: 423 N. Tremain St., Mt Dora 32757

Applicant's Phone Number: (315) 806-5479

Applicant's Email Address: jrbanta@gmail.com

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

Application Type:

- ☐ New Construction
- ☐ Addition
- ☒ Renovation

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

- ☐ Steps or Stairways
- ☐ Windows
- ☐ Doors
- ☐ Walls or Fences
- ☐ Foundation
- ☐ Porches or Porte Cochere
- ☐ Chimney
- ☐ Exterior Lighting
- ☐ Siding/Stucco/Façade Work
- ☐ Walls/Structural
- ☒ Roof
- ☐ Landscape Features

Existing Materials: ~40 yr. metal roof product

Proposed Materials: CertainTeed Landmark / Moire Black shingles

Is there a chimney on the building and will it be affected? yes, and no

Full Description of Proposed Alteration(s) or Construction including materials; please attach additional documentation if needed: Eustis Roofing, Contractor Replacement Roof Installation, project commences upon approval.

Reason for Addition / Modification: maintenance, upkeep, replace aged-out roof before problems arise.

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.

* digital/electronic property photo submitted via email.

Thank you.

PROPERTY RECORD CARD

General Information

Name:	BANTA JENNIFER R AND SARA T RHODES	**Alternate Key:**	1664080
Mailing Address:	423 N TREMAIN ST MOUNT DORA, FL 32757 *Update Mailing Address*	**Parcel Number:**	29-19-27-0030-001-00002
		Millage Group and City:	0MD1 Mount Dora
		2023 Total Certified Millage Rate:	18.3807
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	423 N TREMAIN ST MOUNT DORA FL, 32757	**Property Name:**	-- *Submit Property Name*
		School Information:	*School Locator & Bus Stop Map* *School Boundary Maps*

Property Description: MOUNT DORA, 31-19-27 BEG 64 FT E OF NW COR OF SE 1/4 OF BLK 1, RUN S 50 FT, E TO TREMAIN ST, N ALONG STREET TO PT E OF POB, W TO POB PB 3 PGS 37-43 ORB 5557 PG 555

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

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	SINGLE FAMILY (0100)	50	80		4000.000	FD	$143,550.00	$143,550.00

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

Residential Building(s)

Building 1

Residential Building Value: $155,715.00

Summary

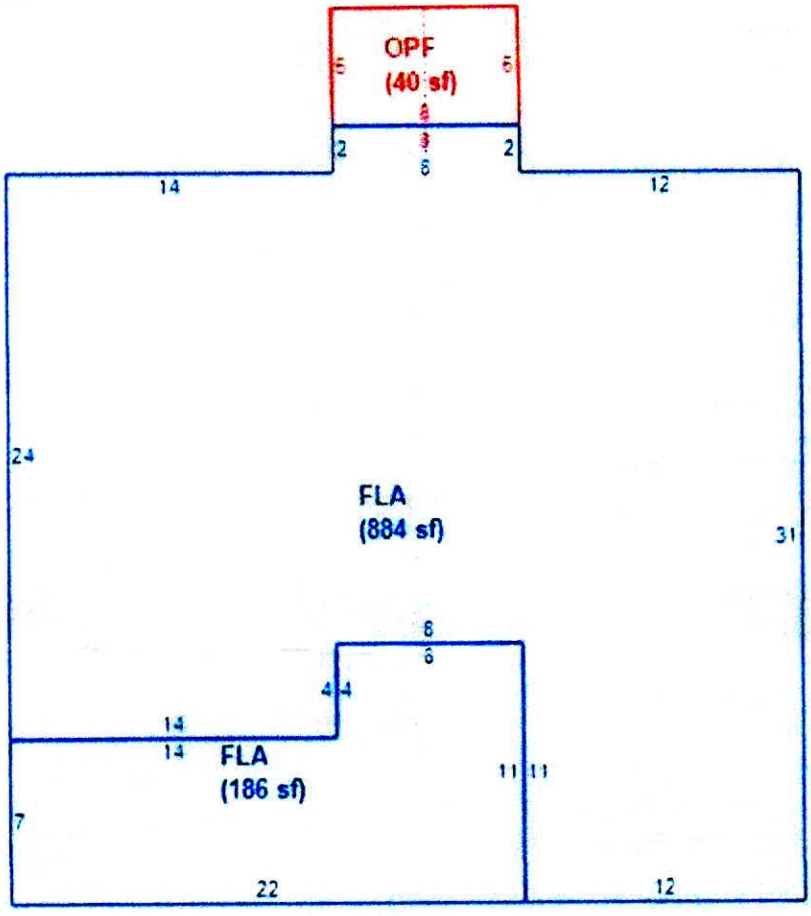
Year Built: 1900	Total Living Area: 1070	Central A/C: Yes	Fireplaces: 1
Bedrooms: 3	Full Bathrooms: 2	Half Bathrooms: 0	

Incorrect Bedroom, Bath, or other information?

Section(s)

Section Type	Ext. Wall Type	No. Stories	Floor Area
FINISHED LIVING AREA (FLA)	Wood (01)	1.00	1070
OPEN PORCH FINISHED (OPF)		1.00	40

View Larger / Print / Save



Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	ACCESSORY STRUCTURE (ASF7)	162	SF	1979	$6,480.00
2	DECK - WOOD (DEC3)	278	SF	2002	$787.00

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.
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