City of Mount Dora
Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7112
plandev@cityofmountdora.com

HISTORIC PRESERVATION BOARD

City Hall – 1st Floor Board Room, 510 N. Baker Street, Mount Dora, FL
June 26, 2024 at 3:00 PM

AGENDA

I. Call To Order

II. Roll Call With Determination Of Quorum

III. Approval of Minutes from May 30, 2024

IV. Public participation/comment on items not on the agenda

V. Certificate of Appropriateness

1.) 600 N. Grandview Street – Enclose Carport
   - I. Ex Parte Communication
   - II. Swearing in Staff/ Applicant
   - III. Staff Presentation
   - IV. Applicant Presentation
   - V. Public Comment
   - VI. Board Discussion

2.) 947 Gorham Street – Chimney Removal
   - I. Ex Parte Communication
   - II. Swearing in Staff/ Applicant
   - III. Staff Presentation
   - IV. Applicant Presentation
   - V. Public Comment
   - VI. Board Discussion

3.) 350 N. Tremain Street - Reroof
   - I. Ex Parte Communication

II. Swearing in Staff/ Applicant
III. Staff Presentation
IV. Applicant Presentation
V. Public Comment
VI. Board Discussion

VI. Other Business

1.) COA Approval Chart

VII. Staff Update

VIII. Board Updates

IX. Announcement of next scheduled meeting date: July 31, 2024

X. Adjournment

All meetings are held the last Wednesday of each month at 3:00 p.m. at City Hall – 510 N. Baker Street

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

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

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

NOTICE: In accordance with the Americans with Disabilities Act ("ADA") and Florida Statutes, Section 286.26, persons with disabilities needing a reasonable accommodation to participate in a public hearing or meeting should contact the City of Mount Dora's ADA Coordinator at least 48 hours prior to the proceeding. The ADA Coordinator may be contacted by phone at 352735-7126, ext. 1111, or by email at clerk@cityofmountdora.com.

If hearing impaired, telephone the Florida Relay Service numbers (800) 955-8771 (TDD) or (800) 955- 8770 (Voice) for assistance.

CITY OF MOUNT DORA
HISTORIC PRESERVATION BOARD
MAY 29, 2024 MEETING MINUTES

The City of Mount Dora Historic Preservation Board met on Wednesday, May 29, 2024, in the City Chambers on the first floor of City Hall, located at 510 N Baker Street, Mount Dora, Florida to exercise their powers as established in the Land Development Code.

I. Call To Order

Having been duly noticed as required by law, the May 29, 2024, meeting of the Mount Dora Historic Preservation Board was called to order at 3:00 p.m. by Amanda Kelley, Vice Chair.

II. Roll Call With Determination Of Quorum

Present: Patricia Huizing, Amanda Kelley, Kathleen Benjamin, John Miller, Robert Gordon

Absent: Det Joks and Donald Marx

City Staff: Ryan Winkler, Senior Planner; Whitney Scott, Administrative Coordinator; Catherine Hutcheson, Administrative Coordinator; and Andrew Hand, Esq. (via zoom)

III. Approval of March 27, 2024 Meeting Minutes

MOTION by Mr. Gordon, seconded by Mr. Miller, to APPROVE the minutes, as presented.

FOR: Patricia Huizing, Amanda Kelley, Kathleen Benjamin, John Miller, Robert Gordon

AGAINST: None

MOTION CARRIED: 5 – 0

IV. Public participation/hearing for non-agenda items

Susan Myers on behalf of the Mount Dora Historical Society to thank her for including them in the National Preservation Month event she hosted. Informed the board of their work with the Florida Humanities Council in developing a history walking tour downtown by phone app promoted on Facebook and Instagram and City Website.

V. Certificate of Appropriateness

a. 308 N Tremain Street – Detached Garage

i. Ex Parte Communication
ii. Swearing in of Staff & Applicant
iii. Staff Presentation
iv. Applicant Presentation
v. Public Comment
vi. Board Discussion

Mr. Winkler presented the application for a certificate of appropriateness for the new construction of a detached garage on the northwest corner of the lot.

Mr. Gordon reminded board members to swear in all staff and applicants speaking. Mr. Hand swore in everyone consecutively via zoom. Mr. Jack Lait, of Vedder Construction discussed the project with the board members. Further discussion by board members and owner Ms. Suzanne Scheck on the project.

MOTION by Mr. Gordon, SECONDED by Ms. Huizing, to APPROVE the application, as presented.

FOR: Patricia Huizing, Amanda Kelley, Kathleen Benjamin, John Miller, Robert Gordon

AGAINST: None.

MOTION CARRIED, 5 - 0

b. 436 E 5th Avenue – Window and Staircase Replacement

i. Ex Parte Communication.
ii. Swearing in of Staff & Applicant
iii. Staff Presentation
iv. Applicant Presentation
v. Public Comment
vi. Board Discussion

Mr. Winkler presented the application for a certificate of appropriateness for the restoration of two wooden windows on the second floor and the removal and replacement of the staircase on the southern façade. Ms. Kasey Paulin discussed the project with the board members.

MOTION by Mr. Gordon, SECONDED by Ms. Huzing, to APPROVE the application, as presented.

FOR: Patricia Huizing, Amada Kelley, Kathleen Benjamin, John Miller, Robert Gordon

AGAINST: None.

MOTION CARRIED, 5 – 0

c. 439-A N. Donnelly Street- Remove and Replace Front Door

i. Ex Parte Communication.
ii. Swearing in of Staff & Applicant
iii. Staff Presentation
iv. Applicant Presentation
v. Public Comment
vi. Board Discussion

Ms. Kelley excused herself from the meeting at 3:55 pm, with Ms. Huzing taking over as Chair. Mr. Winkler presented the application for a certificate of appropriateness for the replacement of a wooden storefront door with an aluminum storefront door. Mr. Mike Simpson with SCP.A discussed the project with the board members. Mr. Simpson entered a drawing of the proposed door into the record. Further discussion amongst board members to table the application with one board member disagreeing.

MOTION by Ms. Huizing, SECONDED by Ms. Benjamin, to TABLE the application, as presented as it does not fit the historic aesthetic look of the building and have the Applicant revise the application to provide a door that better fits the historical nature of the building.

FOR: Patricia Huizing, Kathleen Benjamin, Robert Gordon

AGAINST: John Miller

MOTION CARRIED, 3 - 1

d. 351 W 4th Avenue – Renewal of COA for Addition and Parapet Addition

i. Ex Parte Communication.
ii. Swearing in of Staff & Applicant
iii. Staff Presentation
iv. Applicant Presentation
v. Public Comment
vi. Board Discussion

Mr. Winkler presented the application for a certificate of appropriateness for the renewal of a COA for addition to add a 166 sq ft addition, add decorative parapets to roof, and add infill breeze block to columns and replace front door with a double door. Discussion among board members about the project as homeowner was not present. Mr. Gordon stated that he did not agree with the re-approval as the owners had let the original approval expire. He requested the owners come back with a performance bond giving a timeline of when they expect the project to be completed and a contract with the city stating 'liquidated damages' and if not completed then let the finances start rolling in to the City. Mr. Hand stating that the project cannot be denied because of this unless they had a prior contract with the City. Further discussion by board members.

MOTION by Mr. Miller, SECONDED by Ms. Kelley, to APPROVE, the renewal of the COA.

FOR: Patricia Huizing, Amanda Kelley, John Miller, Kathleen Benjamin

AGAINST: Robert Gordon

MOTION CARRIED, 3-1

e. 933 Alexander Street – Fence (continued at last meeting)

i. Ex Parte Communication
ii. Swearing in of Staff & Applicant
iii. Staff Presentation
iv. Applicant Presentation
v. Public Comment
vi. Board Discussion

Mr. Winkler presented the application for a certificate of appropriateness to remove current fence and replace with either a wood picket fence or historic wire fencing. Ms. Michelle Wood discussed the project with the board members. Brief conversation amongst the board members.

MOTION by Mr. Miller, seconded by Ms. Benjamin, to APPROVE the application as presented, with either option A or B.

FOR: Patricia Huizing, Amanda Kelley, Kathleen Benjamin, John Miller, Robert Gordon

AGAINST: None

MOTION CARRIED: 5 – 0

f. 600 E 1st Avenue – Addition

i. Ex Parte Communication
ii. Swearing in of Staff & Applicant
iii. Staff Presentation
iv. Applicant Presentation
v. Public Comment
vi. Board Discussion

Mr. Winkler presented the application for a certificate of appropriateness for the 2866 sq. ft. addition to the southern elevation of the home. Mr. Kurt Umholtz with Nearwood Homes, discussed the project with the board members. Further discussion on the project by board members.

MOTION by Mr. Gordon, seconded by Mr. Miller, to APPROVE the project, as presented.

FOR: Patricia Huizing, Amanda Kelley, Kathleen Benjamin, John Miller, Robert Gordon

AGAINST: None

MOTION CARRIED: 5 – 0

g. 947 Gorham Street – Alterations

i. Ex Parte Communications
ii. Swearing in of Staff & Applicant

iii. Staff Presentation
iv. Applicant Presentation
v. Public Comment
vi. Board Discussion

Ms. Huizing recused herself as she is related to the home owner and has first-hand knowledge of the project.

Mr. Winkler presented the application for a certificate of appropriateness for exterior modifications to the windows and doors; concrete block columns; gable-end brackets, and asphalt roof to include the removal of the chimney. The board members had further inquiries about the chimney. As the home owner was not present the chimney was tabled.

MOTION by Mr. Miller, seconded by Ms. Benjamin, to APPROVE the modification of two window openings on the northern façade to decrease window size to '2x2' with infill to match the existing siding; infill a window on the southern façade; remove and replace the windows with Anderson Fibrex or similar material; remove door on western side of the southern elevation and infill with siding; install decorative gable end brackets, and remove and replace concrete block columns with columns trimmed in Azek.

MOTION by Mr. Miller, seconded by Ms. Benjamin, to TABLE the removal of the chimney until further information may be given by the home owners on the historic meaning of the chimney.

FOR: Amanda Kelley, Kathleen Benjamin, John Miller, Robert Gordon

AGAINST: None

MOTION CARRIED: 4 – 0

h. 423 N. Tremain Street – Re-roof

i. Ex Parte Communications
ii. Swearing in of Staff & Applicant
iii. Staff Presentation
iv. Applicant Presentation
v. Public Comment
vi. Board Discussion

Mr. Winkler presented the application for a certificate of appropriateness for the replacement of existing metal roof and replace with asphalt shingles. Ms. Tracy Rhodes discussed the project with board members. Further discussion by board members to deny the application as repairs are not required. Board members gave direction to representative, Ms. Rhodes, to sand and paint to roof to improve the dilapidated look of the roof.

MOTION by Mr. Miller, seconded by Ms. Benjamin, to DENY the project, as presented due to the historic guidelines and the roof not requiring repairs.

FOR: Patricia Huizing, Amanda Kelley, Kathleen Benjamin, John Miller, Robert Gordon

AGAINST: None

MOTION CARRIED: 5 – 0

VI. Other Business

No other business to discuss.

VII. Staff Update

Staff had no updates to provide.

VIII. Board Update

Mr. Gordon offered suggestions in which to hold the board meetings more efficiently. He created an action item to add to the agenda for the next meeting in June to discuss this further and to possibly include City Manager, Mr. Vince Sandersfeld.

IX. Announcement of next scheduled meeting: June 26, 2024

X. Adjournment

MOTION by Mr. Miller, SECONDED by Mr. Gordon, to adjourn the meeting. The Board unanimously voted to adjourn the meeting at 4:48 p.m.

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

CITY OF MOUNT DORA

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

DATE: June 26, 2024

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 1 - Certificate of Appropriateness; 600 N Grandview (Location); Enclose Carport (Proposed Work); Margaret Anderson (Owner); Margaret Anderson (Applicant).**

Property Information:

Address:	600 N Grandview	**Current Use:**	Residential
Zoning District:	R-2	**Land Use:**	Medium Density

Structure Information:

Date of Construction:	1959	**Style:**	Masonry Vernacular
Siding:	Concrete Block	**Stories:**	One
Roof Type:	Intersecting Gable	**Chimneys:**	One; concrete block
Roof Material:	Asphalt Shingles	**Porch:**	One, Open

Requested Action:
The Applicant is seeking to enclose the carport in order to convert it into a garage. The garage will have T1-11 exterior sheathing; include a 7' X 8'11.5" garage door on the western façade (fronting Grandview Street); and include two windows and a door on the southern façade.

Background on Architectural Style:
Masonry Vernacular buildings tend to be simple, largely unornamented, and constructed out of readily available materials. This style's guiding principle is the long tradition of simple masonry construction techniques used in Western architecture. Windows and doors are symmetrically spaced on a façade to form a regular rhythm of solids and voids called "bays." Where there is more than one floor, openings are aligned from floor to floor for structural purposes. Decoration is simple and limited usually to string courses, window and door lintels, and cornices. Vernacular buildings were widely constructed in Mount Dora from the l880s through the 1930s.

This style of houses' primary exterior material is typically concrete block, stucco, and brick. Roof surfaces were typically wood shingles during the 19th century; metal during the last 19th century; and composition and asbestos shingles beginning in the 1920s.

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.

Guidance from the 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.

Recommendation:

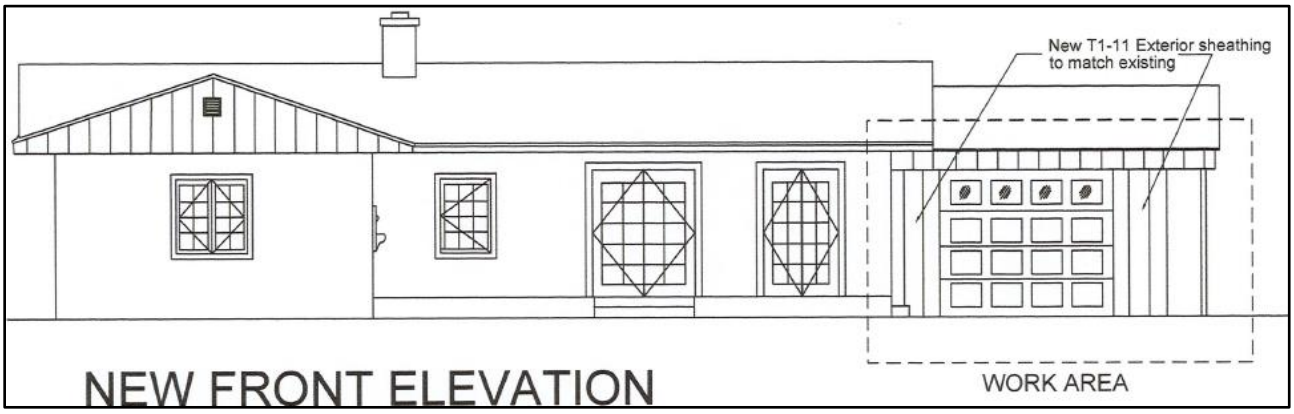
1. New construction should complement the historic architecture. Through sound planning and design, it can reinforce and respect the existing patterns of a historic district. Successful infill design does not have to imitate demolished or extant buildings to be successful. Rather, it picks up significant 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.
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.
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.

Avoid:

1. Designing new buildings whose massing's 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.
3. Introducing or changing the location or size of windows, and other openings that alter the architectural and historic character of a building.

Staff Analysis:

The Applicant is seeking to enclose their existing carport to use it as a garage and propose adding two windows and a door on the southern elevation. The addition of the windows and door will not alter the architectural and historic character of a building because it is not a character-defining elevation.



Staff Recommendation:
Staff finds that the application consistent with the Land Development Code and recommends approval.

Attachments:
2008 Site Survey
2020 Site Survey
Application

Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA03794
Recorder # 281
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) 600 N GRANDVIEW ST Multiple Listing (DHR only)
Other Names >>
Survey or Project Name Survey#
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
600	North	GRANDVIEW	Street	

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

MAPPING

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

DESCRIPTION

Style Masonry Vernacular Other Style
Exterior Plan Irregular Other Exterior Plan
Number of Stories 1
Structural System(s) >> Concrete block
Other Structural System(s)
Foundation Type(s) >> Continuous
Other Foundation Types
Foundation Material(s) >> Poured Concrete Footing
Other Foundation Material(s)
Exterior Fabric(s) >> Concrete block
Other Exterior Fabric(s)
Roof Type(s) >> 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

8LA03794

DESCRIPTION (continued)

Window Descriptions CASEMENT 4

Main Entrance Description (stylistic details)

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

Porch Roof Types(s)

Exterior Ornament

Interior Plan Other Interior Plan

Condition Good

Structure Surroundings

Commercial: Residential: MOSTly this category

Institutional: Undeveloped:

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

Archaeological Remains (describe):

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

Narrative Description (optional)

HISTORY

Construction year 1959

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;1959;

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

8LA03794

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

SHPO's Evaluation of Resource

_____ Date _____

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: 5/26/2008

Form Comments: _____

REQUIRED PAPER ATTACHMENTS

(1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED

(2) LARGE SCALE STREET OR PLAT MAP

(3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

LA03794-200803

Supplementary Printout

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

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

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

> **Foundation types:**
Continuous

> **Foundation materials:**
Poured Concrete Footing

> **Exterior fabrics:**
Concrete block

> **Roof types:**
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;1959;

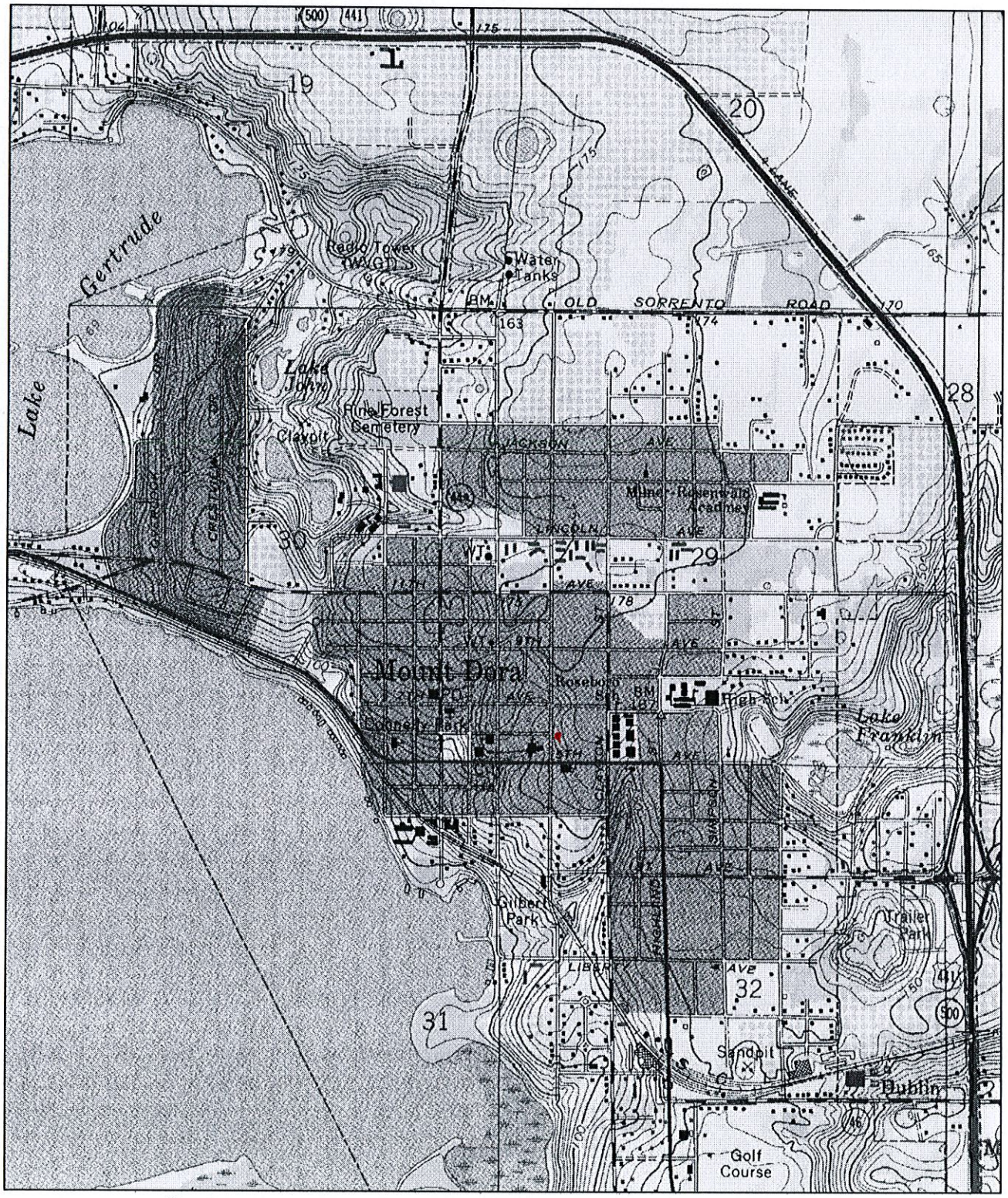
> **Research methods:**
Examine local tax records
FL Master Site File-Cultural Resources
Pedestrian

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

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

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

281



Map provided by MyTopo.com

LA 3794

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
N. GRANDVIEW (AV.)
N. CLAYTON
N. (S.) BAKER
N. (S.) GRANDVIEW (AV.)
CLARONO CIR.
GORMAN (GRAHAM)
CONCRETE BLOCK MAG.
1ST METHODIST CHURCH
ST. EDWARDS CHURCH (EPISCL)
TREMAIN COURT
MT. DORA ELEMENTARY SCHOOL
N. HIGHLAND AV
Scale 100 Ft. to One Inch.
287
LA3794

281

LA3794

Clear Form Values

Page 1

☐ Original
☒ Update

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

Site#8 LA03794
Field Date 3-4-2020
Form Date 3-4-2020
Recorder # 99

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) 600 North Grandview Street Multiple Listing (DHR only) _____
Survey Project Name Mount Dora Historic Site Survey Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☐private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Clear Location Values

Street Number	Direction	Street Name	Street Type	Suffix Direction
600	N	Grandview	Street	

Address:
Cross Streets (nearest / between) East side of N Grandview b/n E 5th Ave & E 6th Ave
USGS 7.5 Map Name EUSTIS USGS Date 2018 Plat or Other Map _____
City / Town (within 3 miles) Mount Dora In City Limits? ☒yes ☐no ☐unknown County Lake
Township 19S Range 27E Section 29 ¼ section: ☐NW ☐SW ☐SE ☐NE Irregular-name: _____
Tax Parcel # 29-19-27-1300-000-03102 Landgrant _____
Subdivision Name GULLER'S HOMESTEAD Block _____ Lot 31
UTM Coordinates: Zone ☐16 ☒17 Easting 437507 Northing 3186147
Other Coordinates: X: -81.64038 E Y: 28.80136 N Coordinate System & Datum WGS84
Name of Public Tract (e.g., park) _____

HISTORY

Clear History Values

Construction Year: 1959 ☒approximately ☐year listed or earlier ☐year listed or later
Original Use House From (year): _____ To (year): _____
Current Use House From (year): _____ To (year): _____
Other Use _____ From (year): _____ To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ Original address N/A
Alterations: ☐yes ☒no ☐unknown Date: _____ Nature _____
Additions: ☒yes ☐no ☐unknown Date: 1-1-2005 Nature Utility Building
Architect (last name first): _____ Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

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

DESCRIPTION

Clear Description Values

Style Masonry Vernacular Exterior Plan Irregular Number of Stories 1
Exterior Fabric(s) 1. Concrete block 2. Stucco 3. _____
Roof Type(s) 1. Gable-intersecting 2. Gable-stepped 3. _____
Roof Material(s) 1. Asphalt shingles 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.)

casement

Distinguishing Architectural Features (exterior or interior ornaments)

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 # 8 LA03794

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)

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

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 masonry vernacular style details still present on this 1950s structure, and elsewhere in the district, contributes to the overall Historic District.

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

1. Architecture 3. 5.

2. Community planning & developm 4. 6.

DOCUMENTATION

Clear Documentation Values

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

1) Document type Maintaining organization

Document description File or accession #'s

2) Document type Maintaining organization

Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Damian Brink Affiliation Other

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

(address / phone / fax / e-mail)

Required Attachments

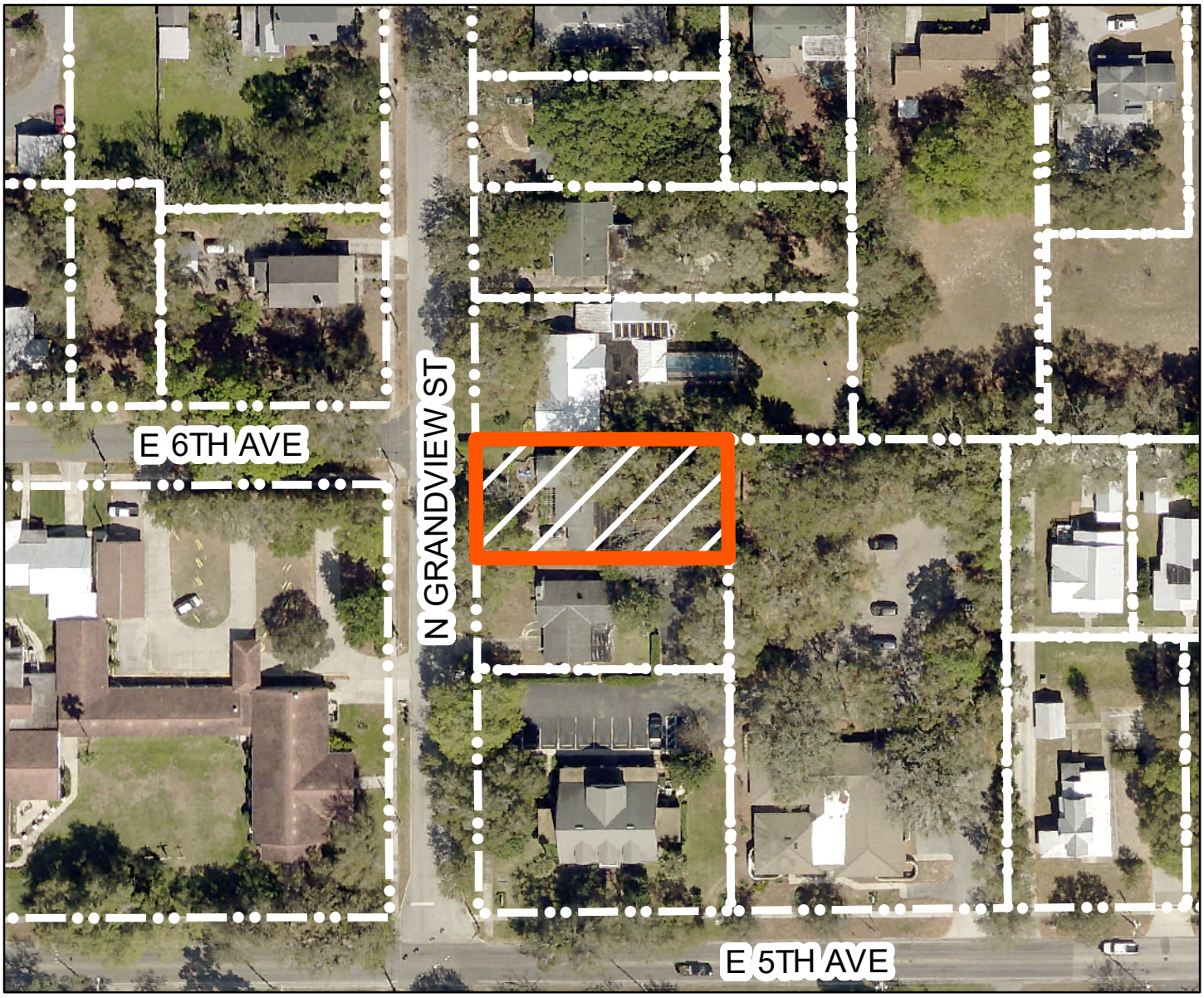
❶ **USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED**

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.

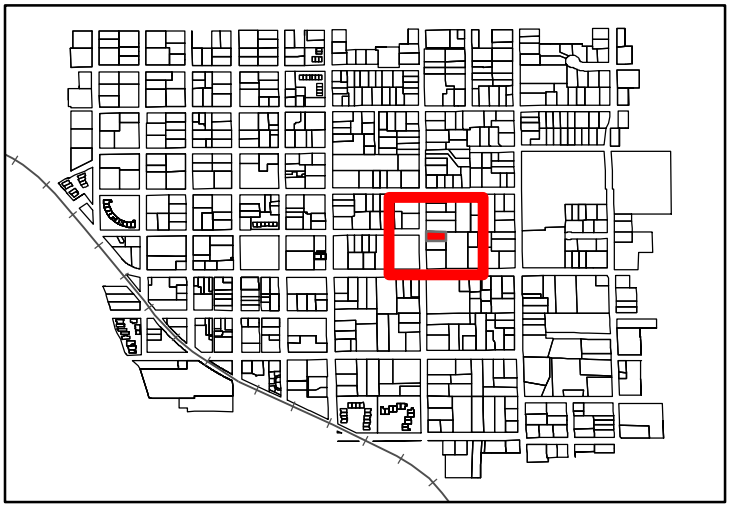
Street Map



N

600 NORTH GRANDVIEW ST MOUNT DORA FL 32757

0 40 80 160 Feet

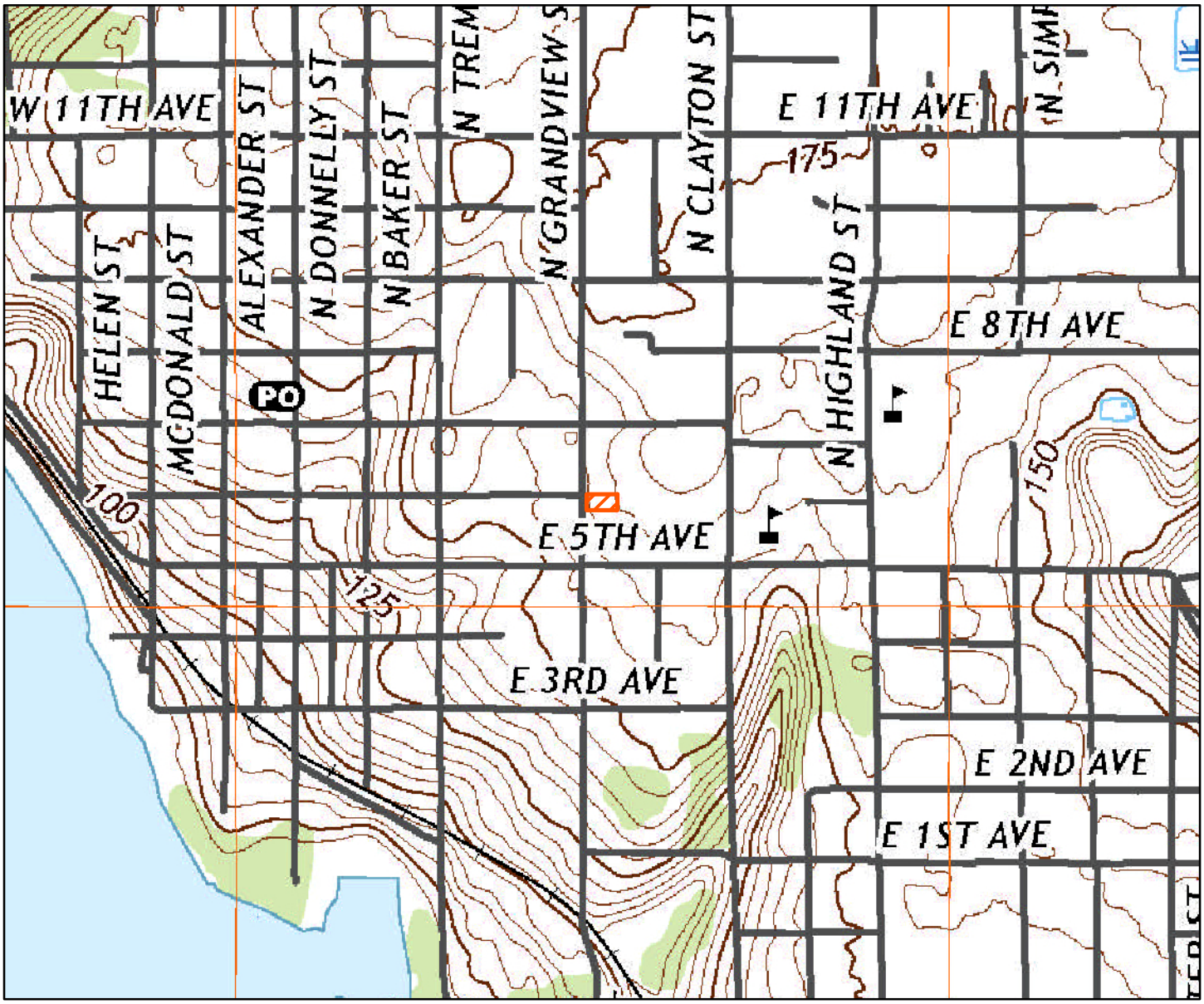


LA03794

KCI TECHNOLOGIES

Data Sources: Lake County, City of Mount Dora

USGS Map



N

LA03794

600 NORTH GRANDVIEW ST MOUNT DORA FL 32757

Source: United States Geological Survey Eustis, FL 2018

KCI TECHNOLOGIES

CITY OF MOUNT DORA

RECEIVED
MAY 24 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

Subject Property Address: 600 N. GRANDVIEW ST., MT. DORA, FL 32757

Property Owner: MARGARET ANDERSEN

Applicant: MARGARET ANDERSEN

Applicant's Mailing Address: 600 N. GRANDVIEW ST. MT. DORA, FL 32757

Applicant's Phone Number: 352-360-9497

Applicant's Email Address: maggiemae@maggiezine.net

Full Description of Proposed Alteration(s) or Construction including materials; please attach additional documentation if needed: ENCLOSE CARPORT INTO A FUNCTIONAL GARAGE. PLEASE SEE DRAWINGS ENCLOSED - SHEET 1.08 AND 1.01

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

Is there currently a chimney on the building? YES

If so, will the chimney be affected? NO

Required Documentation:

Renovations or Additions:

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

New Construction on Undeveloped Land:

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

Demolition Requests: Please see separate application for demolition requests.

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

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

CITY OF MOUNT DORA

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

Land Development Code
3.6.4 Certificate of appropriateness.

1. *Basic requirements.*

   a. *Certificate of appropriateness required.*
      1) No building, structure, appurtenance, improvement or landscape feature within the City of Mount Dora, which has been designated a historic site, will be erected, altered, restored, renovated, excavated, relocated, or demolished until a certificate of appropriateness regarding any exterior architectural features, landscape features, or site improvements has been approved under the procedures in this section.
      2) A certificate of appropriateness shall be required for the erection, alteration, restoration, renovation, excavation, relocation, or demolition of any building, structure or appurtenance within any historic district established by the City of Mount Dora under the procedures specified in this ordinance.
      3) A certificate of appropriateness shall be required for any material change in existing walls, fences and sidewalks or construction of new walls, fences and sidewalks.
   b. *Architectural features.* Architectural features include, but are not limited to, the architectural style, scale, massing, siting, general design and general arrangement of the exterior of the building or structure, including the type, style of roofs, windows, doors and appurtenances.
   c. *Landscape features.* Landscape features and site improvements will include, but are not limited to, walls, fences, courtyards, signs, and exterior lighting.
   d. *Plan approval required.* No certificate of appropriateness will be approved unless the architectural plans for said construction, reconstruction, relocation, alteration, excavation, restoration, renovation, or demolition are approved by the board.
   e. *Relocation.* Relocation of a building or structure will include, but not be limited to, moving a building or structure into or within any historic district, and moving a historic building or structure within or out of the City of Mount Dora or any historic district.
   f. *Certificate not required.* A certificate of appropriateness will not be required for general, occasional maintenance of any historic buildings, structure or site, or any building or structure within a historic district. General, occasional maintenance will include, but is not limited to, lawn and landscaping care, painting and minor repairs that restore or maintain the historic site or current character of the building or structure. General, occasional maintenance will not include any of the activities described and defined in paragraphs 1. through 5. of this subsection, nor will it include an addition or change of awnings, signs, or alterations to porches and steps. A certificate of appropriateness will not be required for any interior alteration, construction, reconstruction, restoration, renovation or demolition. General, occasional maintenance and repair shall also include any ordinary maintenance which does not require a building permit for the city.

CITY OF MOUNT DORA
BUILDING & FIRE PREVENTION CONSTRUCTION SERVICES

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

PRODUCT APPROVAL SPECIFICATION SHEET

BFP-011

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

Category/Subcategory	Manufacturer	Product Description	Approval Number(s)
1. EXTERIOR DOORS			
A. SWINGING	JELD-WEN	INSWING 3068 DR.	FL15474.3
B. SLIDING			
C. SECTIONAL			
D. ROLL UP	HAAS DOOR	MANAL 2070 6 AR.D.	FL16650.1
E. AUTOMATIC			
F. OTHER			
2. WINDOWS			
A. SINGLE HUNG	PELLA 10/20	2-3040 SEE. 10/20	FL11206
B. HORIZONTAL SLIDER			
C. CASEMENT			
D. DOUBLE HUNG			
E. FIXED			
F. AWNING			
G. PASS THROUGH			
H. PROJECTED			
I. MULLION	PELLA	INTEGRAL MULL.	FL11206
J. WIND BREAKER			
K. DUAL ACTION			
L. OTHER			
3. PANEL WALL			
A. SIDING			
B. SOFFITS			
C. EIFS			
D. STOREFRONT			
E. CURTAIN WALLS			
F. WALL LOUVER			
G. GLASS BLOCK			
H. MEMBRANE			
I. GREENHOUSE			
J. OTHER			
4. ROOFING PRODUCTS			
A. ASPHALT SHINGLES			
B. UNDERLAYMENTS			
C. ROOFING FASTENERS			

PROPERTY RECORD CARD

General Information

Name:	ANDERSEN MARGARET	**Alternate Key:**	1472547
Mailing Address:	600 N GRANDVIEW ST MOUNT DORA, FL 32757 *Update Mailing Address*	**Parcel Number:**	29-19-27-1300-000-03102
		Millage Group and City:	0MD1 Mount Dora
		2023 Total Certified Millage Rate:	18.3807
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	600 N GRANDVIEW ST MOUNT DORA FL, 32757	**Property Name:**	-- *Submit Property Name*
		School Information:	*School Locator & Bus Stop Map* *School Boundary Maps*
Property Description:	MOUNT DORA, GULLER'S HOMESTEAD N 75 FT OF W 140 FT OF LOT 31 PB 3 PG 43 ORB 2132 PG 2421		

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

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	SINGLE FAMILY (0100)	75	140		10500.000	FD	$134,805.00	$134,805.00

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

Residential Building(s)

Building 1

Residential	Building Value: $151,906.00

Summary

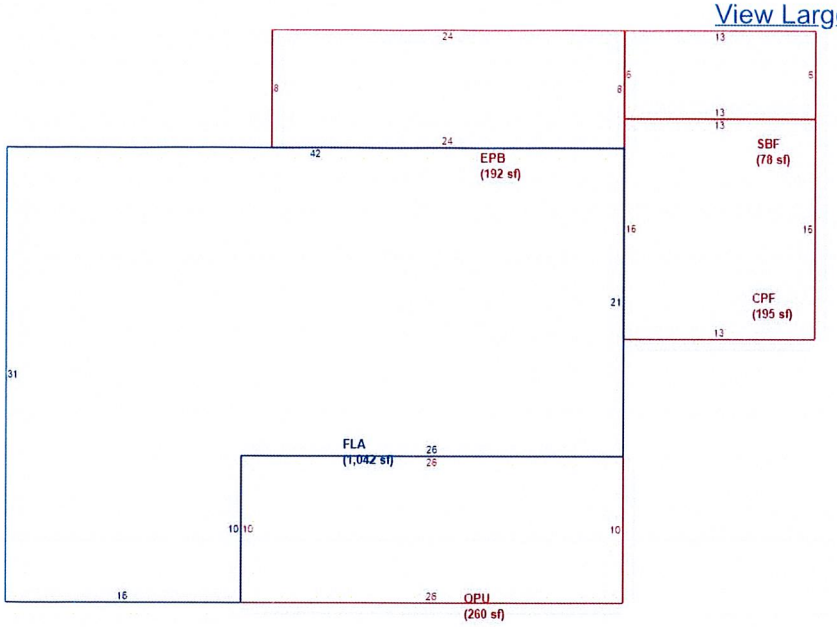
Year Built: 1965	Total Living Area: 1042	Central A/C: Yes	Fireplaces: 1
Bedrooms: 3	Full Bathrooms: 1	Half Bathrooms: 0	

Incorrect Bedroom, Bath, or other information?

Section(s)

Section Type	Ext. Wall Type	No. Stories	Floor Area
CARPORT FINISHED (CPF)		1.00	195
ENCLOSED PORCH FINISH (EPF)		1.00	192
FINISHED LIVING AREA (FLA)	Block (02)	1.00	1042
OPEN PORCH UNFINISHED (OPU)		1.00	260
STORAGE ROOM FINISH (STF)		1.00	78

View Larger / Print / Save



Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	UTILITY BLDG FINISHED (UBF3)	160	SF	2004	$1,008.00

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
2132 / 2421	06/2002	Warranty Deed	Qualified	Improved	$124,500.00
1705 / 2104	03/1999	Trustees Deed	Unqualified	Improved	$0.00
727 / 1884	06/1981	Warranty Deed	Unqualified	Improved	$1.00

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	$287,719	$144,110	$44,110	5.0364	$222.16
SCHOOL BOARD STATE	$287,719	$144,110	$119,110	3.2080	$382.10
SCHOOL BOARD LOCAL	$287,719	$144,110	$119,110	2.9980	$357.09

LAKE COUNTY WATER AUTHORITY	$287,719	$144,110	$94,110	0.2940	$27.67
NORTH LAKE HOSPITAL DIST	$287,719	$144,110	$94,110	0.1500	$14.12
ST JOHNS RIVER FL WATER MGMT DIST	$287,719	$144,110	$94,110	0.1793	$16.87
CITY OF MOUNT DORA	$287,719	$144,110	$69,110	5.9603	$411.92
LAKE COUNTY MSTU AMBULANCE	$287,719	$144,110	$44,110	0.4629	$20.42
LAKE COUNTY VOTED DEBT SERVICE	$287,719	$144,110	$44,110	0.0918	$4.05
				Total: 18.3807	**Total:** $1,456.40

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

METAL STAND WILL BE REMOVED
MARGARET ANDERSEN RESIDENCE
WOOD FENCE WILL BE REMOVED

MARGARET ANDERSEN
RESIDENCE

ANDERSEN RESIDENCE

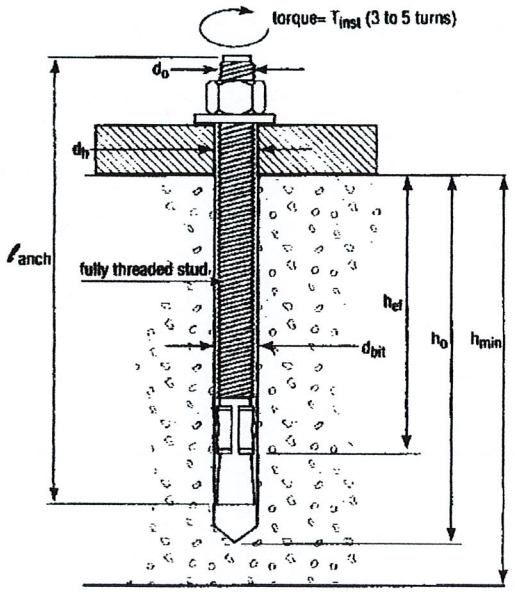
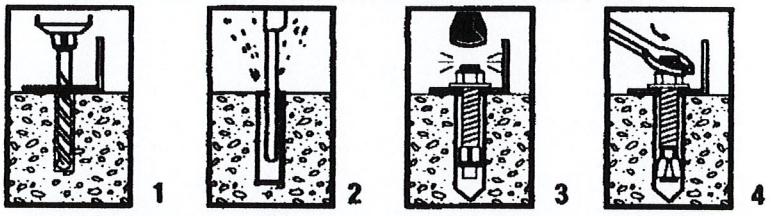


FIGURE 2—ITW RED HEAD TRUBOLT WEDGE ANCHOR (INSTALLED)

MANUFACTURER'S INSTALLATION STEPS



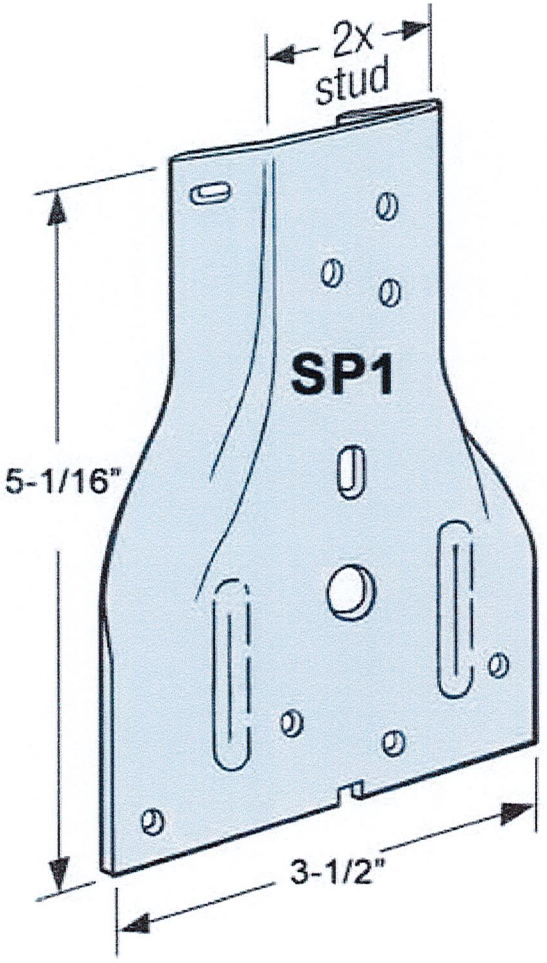
1. Select a carbide drill bit with a diameter equal to the anchor diameter. Drill hole at least 1/4" deeper than nominal anchor embedment.
2. Clean hole with pressurized air or vacuum to remove any excess dust/debris.
3. Using the washer and nut provided, assemble the anchor, leaving nut one half turn from the end of anchor to protect threads. Drive anchor through fixture to be fastened until washer is flush to surface of fixture.
4. Expand anchor by tightening nut to the specified setting torque - see Table (approx 3 to 5 full revolutions).

FIGURE 3—INSTALLATION INSTRUCTIONS

RED HEAD ANCHOR - 1/2" x 5 1/2"
USED TO SECURE BOTTOM 2x4
PLATE TO CONC. AND 2x4 TO
CONCRETE BLOCK WALLS.
SEE SHEETS 1.08 & ~~1.09~~ 1.10
AND 1.11

STRUCTURAL SCREWS USED AT 2x4 HEAD AND AT EXISTING COLUMNS. SEE SHEETS 1.08

MARGARET ANDERSEN
RESIDENCE



SIMPSON SP1
STUD PLATES USED
TO FASTEN VERTICAL
STUDS TO TOP PLATE
AND BOTTOM PLATE

MARGARET ANDERSEN

USED TO SECURE SIMPSON SP1 STUD PLATES

ANDERSEN RENOVATION

600 N GRANDVIEW STREET
MOUNT DORA, FL 32757

Scope of Work:

Enclose the existing car port
to make a garge.

The walls will be 2X4 wood studs
@16" O.C.
height of walls 7 ft 9 inches

One new 9ft wide X 7ft high
Garage door
will be installed.

Two new 3'x4' single hung
windows
will be installed

One new 3' x 6'-8"
LH in swing door
will be installed

Drawing Schedule:

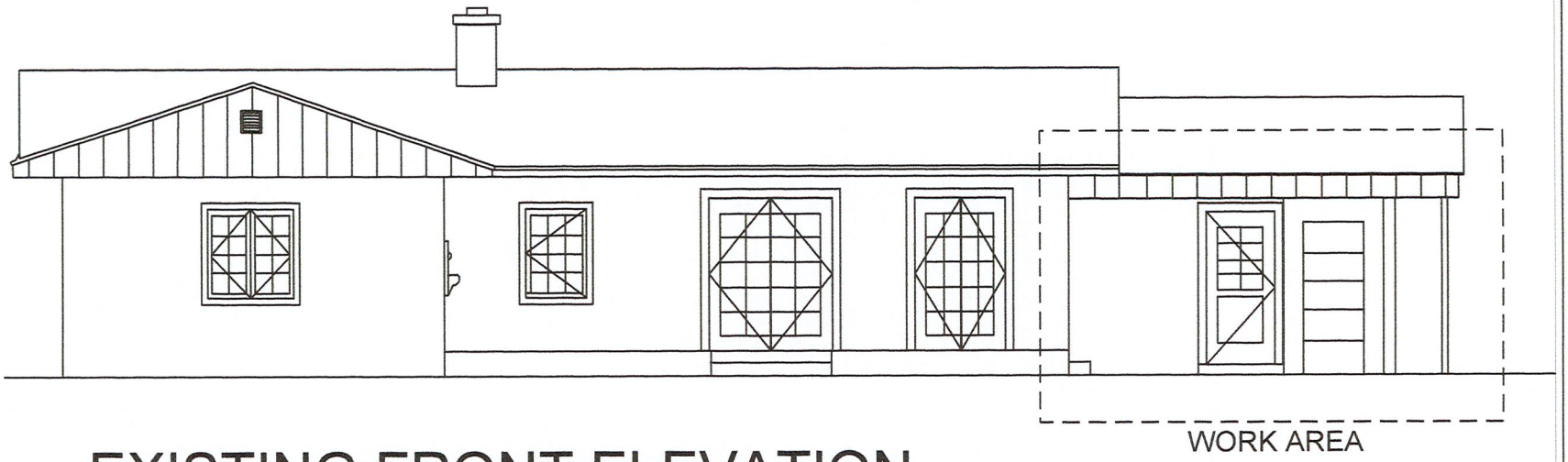
Sheet 1.01 (this sheet)
Sheet 1.02 Front Elevations
Sheet 1.03 Right Side Elevations
Sheet 1.04 Existing Floor Plan
Sheet 1.05 New Floor Plan
Sheet 1.06 Stud Wall Front Elev.
Sheet 1.07 Stud Wall Side Elev.
Sheet 1.08 Head and sill stud wall
Sheet 1.09 Wall and Garage Jambs
Sheet 1.10 Garage Door Head
Sheet 1.11 Existing Structural Cols.
Sheet 1.12 Window head, sill, jamb
Sheet 1.13 Man Door Head Jamb Sill

PROJECT: ANDERSEN RESIDENCE
LOCATION: MOUNT DORA, FLORIDA
DRAWING TITLE: COVER SHEET

DRAWN BY: WRP
CHECKED BY: WRP
DATE: 5-21-24
1
2
3
JOB.NO.
DRAWING NO. 1.01
SCALE: NONE

8.5x11

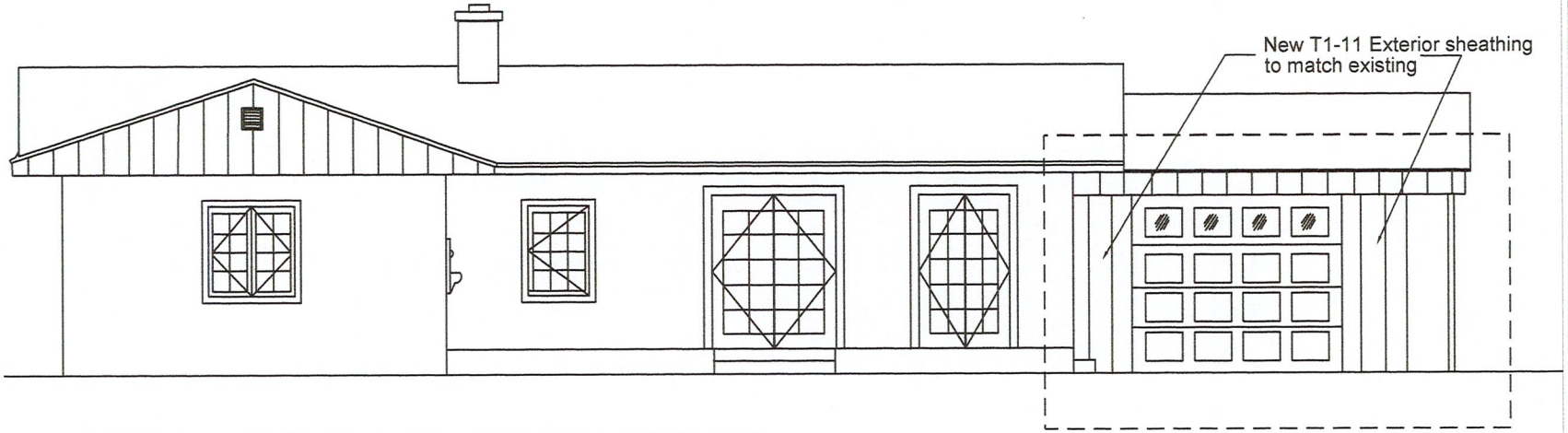
drawn by W.R. PYLE



EXISTING FRONT ELEVATION

SCALE: ¼"=1'-0"

NOTE: wood railing and Pergola not shown for clarity.



NEW FRONT ELEVATION

SCALE: ¼"=1'-0"

8.5x11

drawn by W.R. PYLE

PROJECT: ANDERSEN RESIDENCE
LOCATION: MOUNT DORA, FLORIDA
DRAWING TITLE: FRONT ELEVATIONS

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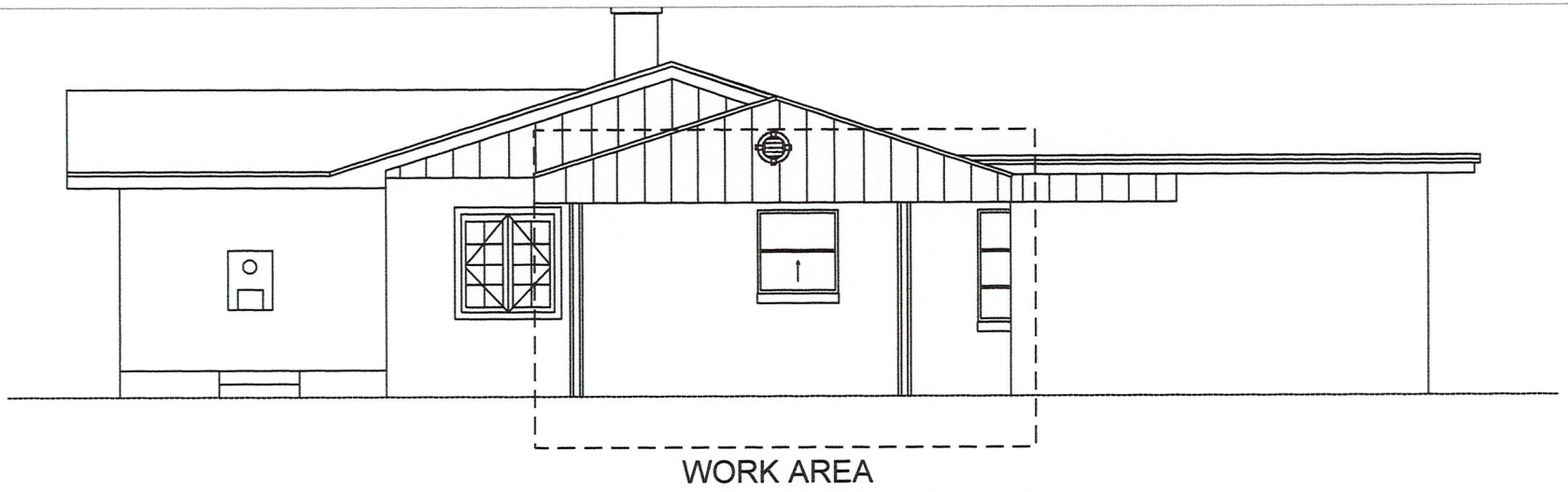
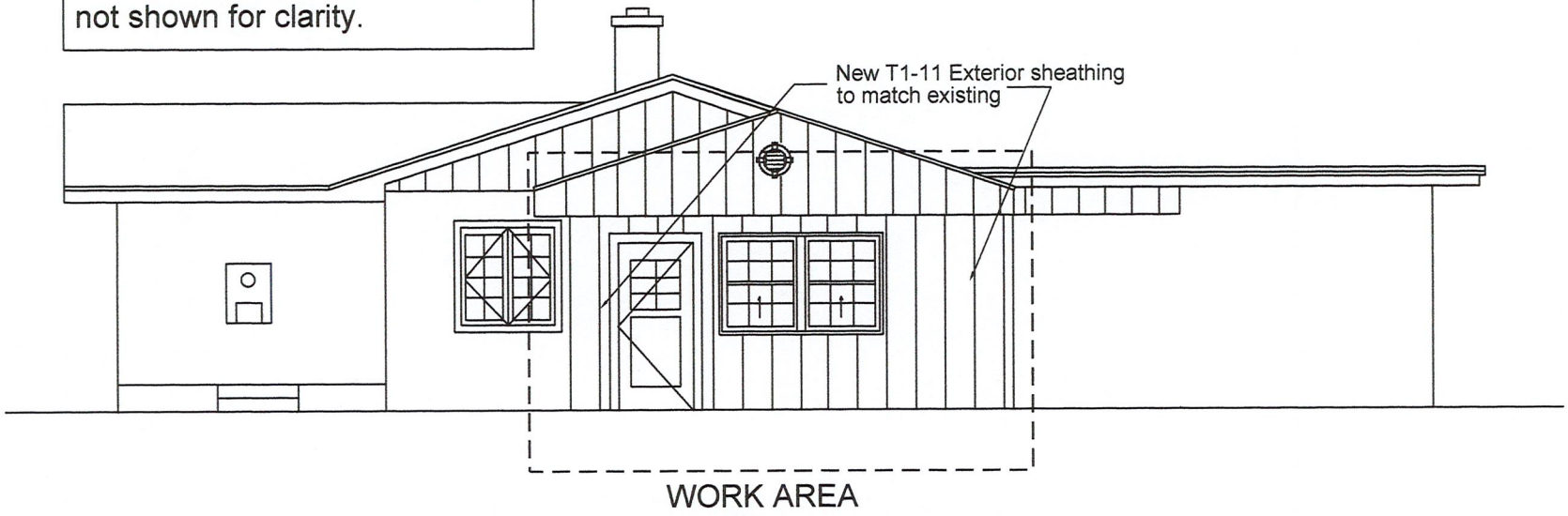


EXISTING RIGHT SIDE ELEVATION

SCALE: ¼"=1'-0"

NOTE: wood railing and Pergola not shown for clarity.



NEW RIGHT SIDE ELEVATION

SCALE: ¼"=1'-0"

8.5x11

drawn by W.R. PYLE

PROJECT: ANDERSEN RESIDENCE
LOCATION: MOUNT DORA, FLORIDA
DRAWING TITLE: RIGHT SIDE ELEVATIONS

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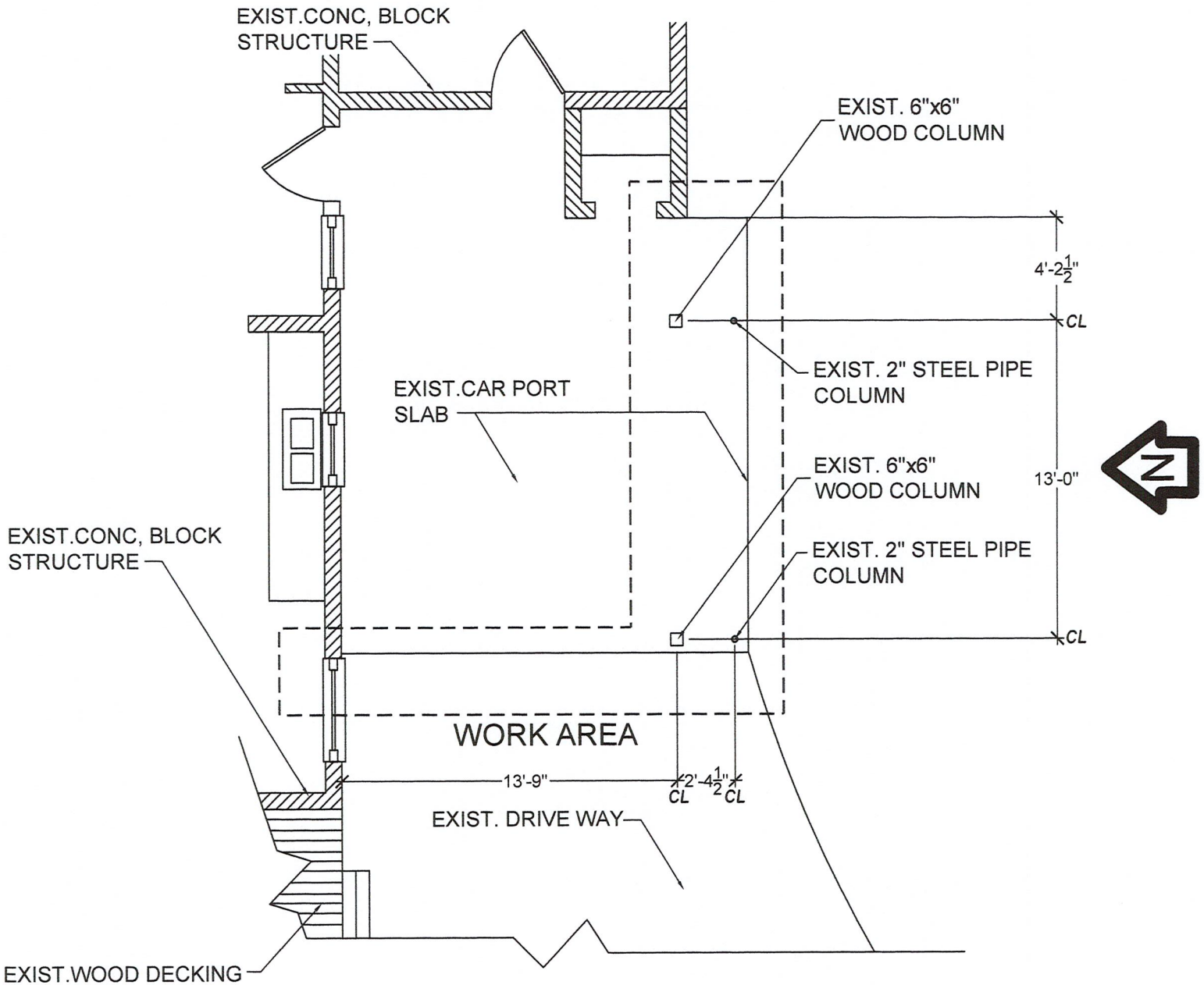

EXSISTING FLOOR PLAN

SCALE: ¼"=1'-0"

8.5x11

drawn by W.R. PYLE

PROJECT: ANDERSEN RESIDENCE
LOCATION: MOUNT DORA, FLORIDA
DRAWING TITLE: EXISTING FLOOR PLAN

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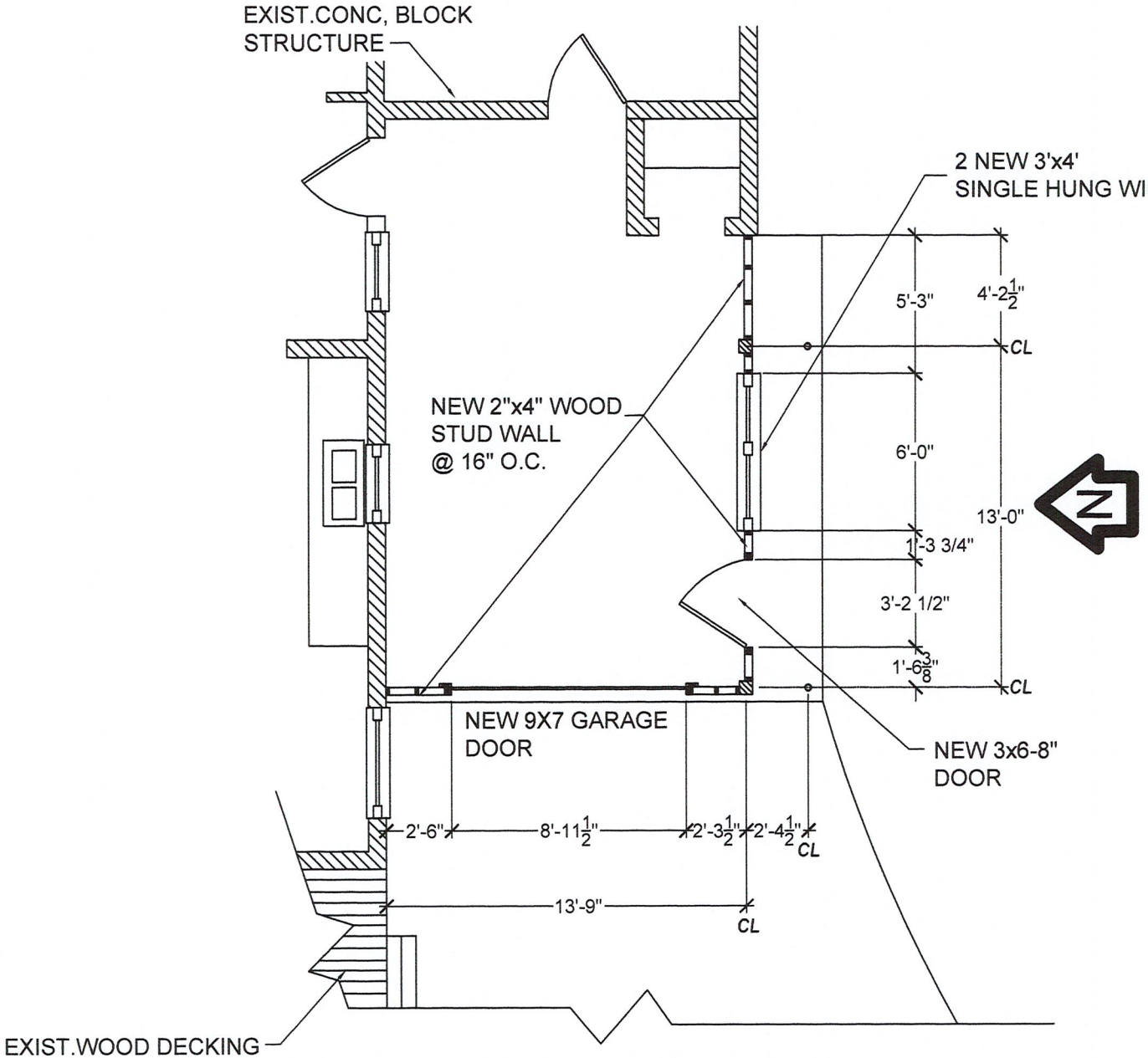

NEW FLOOR PLAN

SCALE: ¼"=1'-0"

8.5x11

drawn by W.R. PYLE

PROJECT: ANDERSEN RESIDENCE
LOCATION: MOUNT DORA, FLORIDA
DRAWING TITLE: NEW FLOOR PLAN

DRAWN BY	WRP
CHECKED BY	WRP
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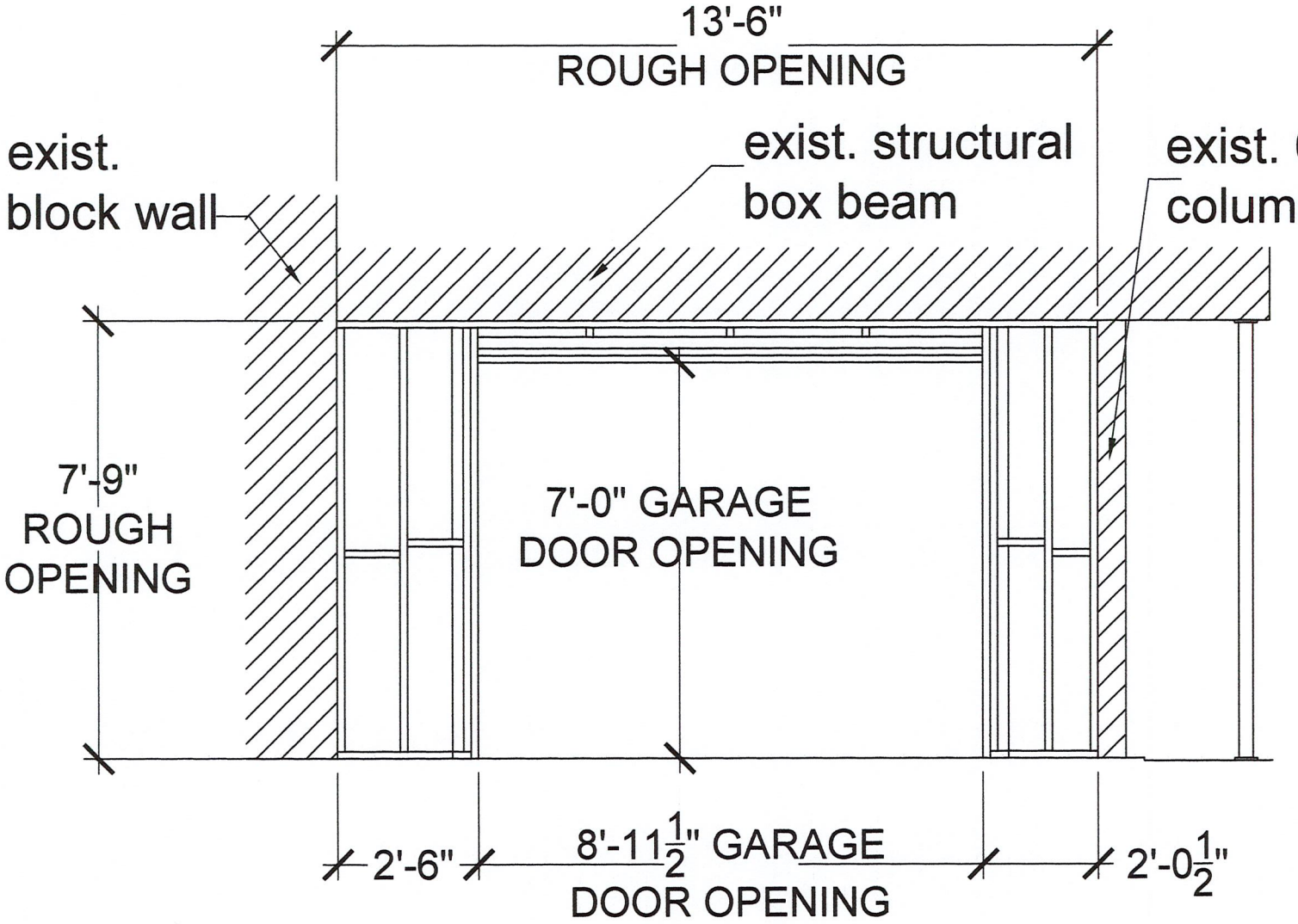
SCALE:	¼"=1'-0"



STUD WALL LAYOUT
FRONT ELEVATION

SCALE: ¼"=1'-0"

8.5x11

drawn by W.R. PYLE

PROJECT: ANDERSEN RESIDENCE
LOCATION: MOUNT DORA, FLORIDA
DRAWING TITLE: STUD WALL LAYOUT

DRAWN BY: WRP
CHECKED BY: WRP
DATE: 5-21-24
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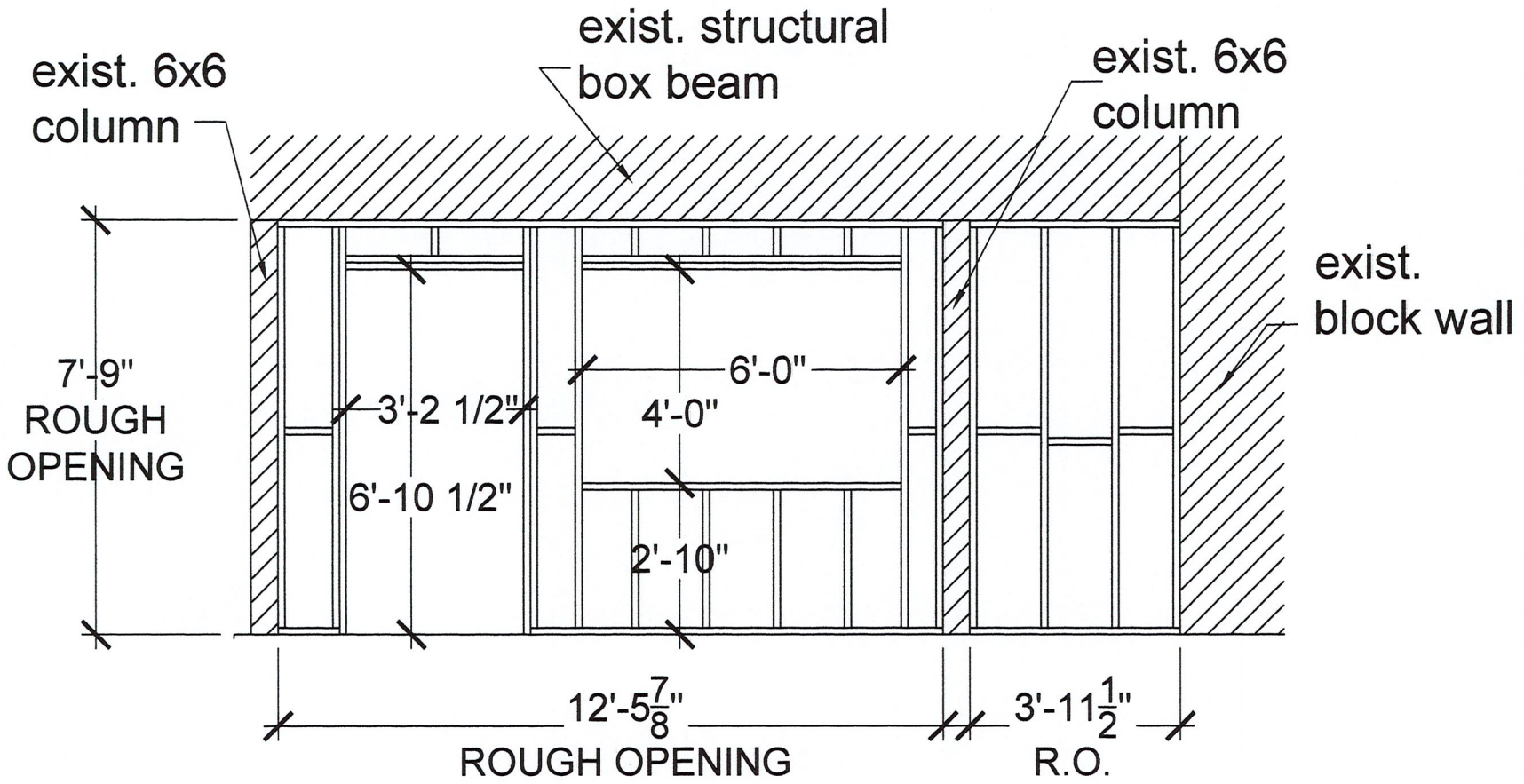

STUD WALL LAYOUT
SIDE ELEVATION

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

PROJECT: ANDERSEN RESIDENCE
LOCATION: MOUNT DORA, FLORIDA
DRAWING TITLE: STUD WALL LAYOUT

DRAWN BY: WRP
CHECKED BY: WRP
DATE: 5-21-24
1
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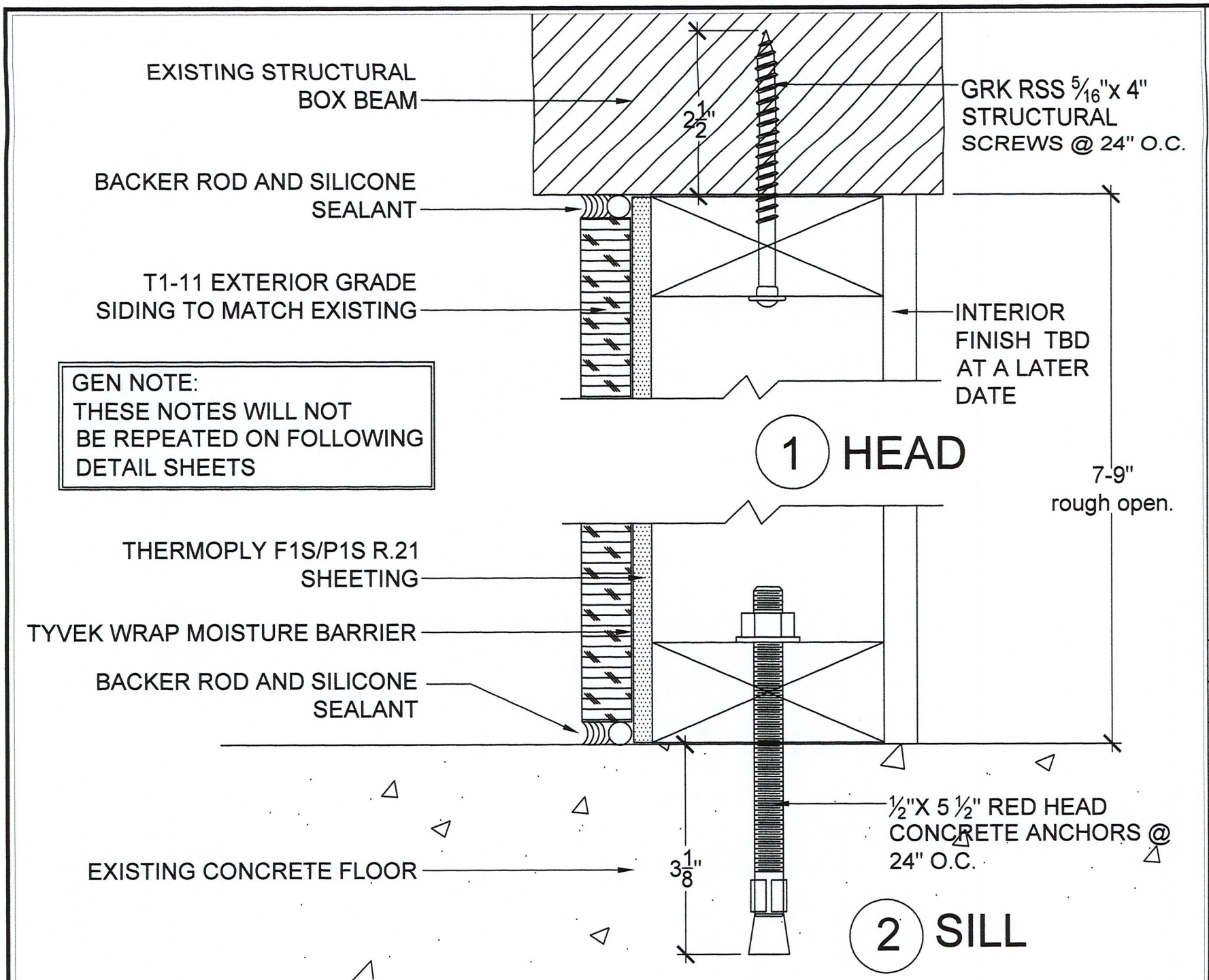
3
JOB.NO.
DRAWING NO.: 1.07
SCALE: 1/4"=1'-0"

8.5x11

drawn by W.R. PYLE

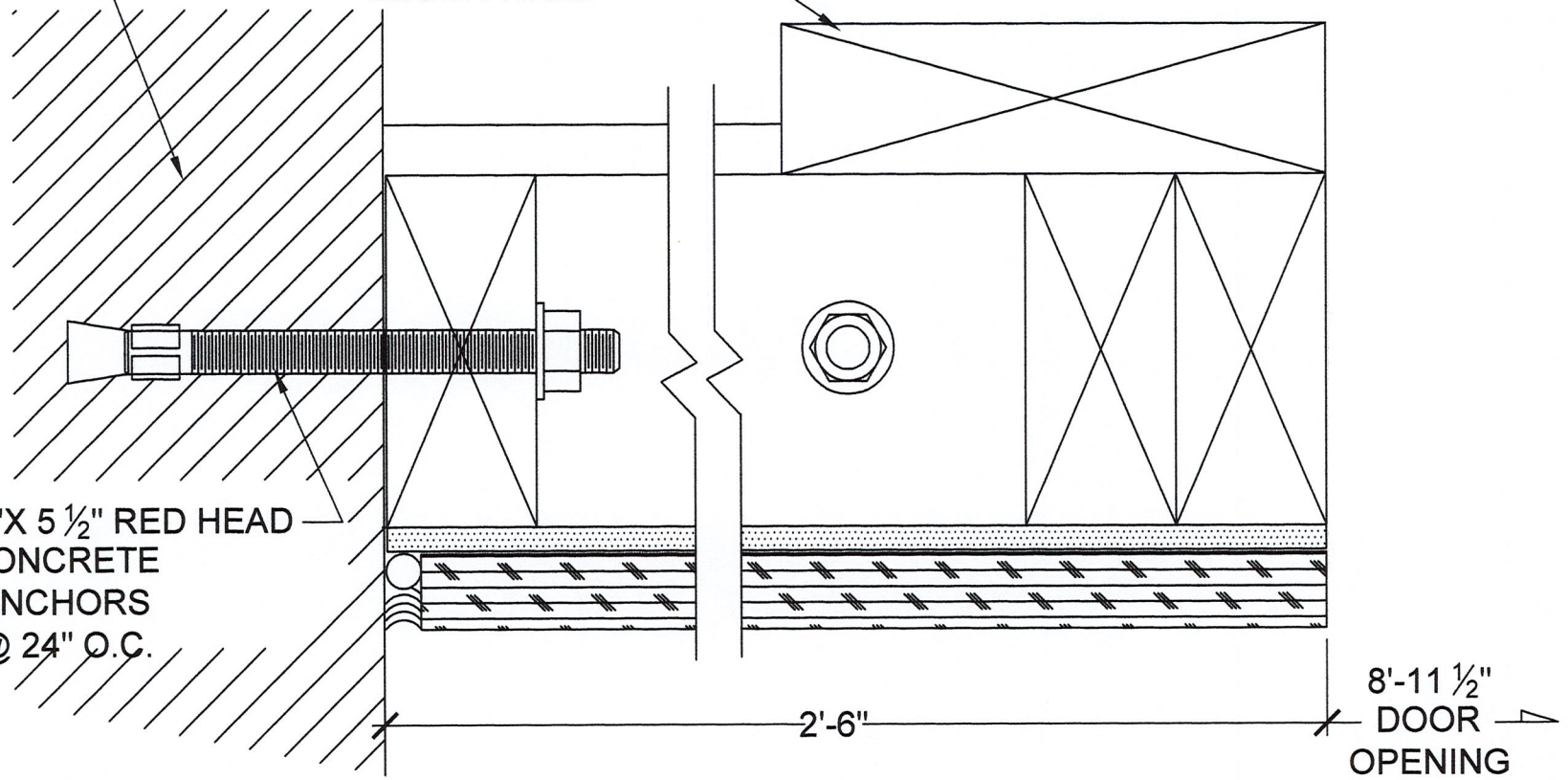


PROJECT: ANDERSEN RESIDENCE
LOCATION: MOUNT DORA, FLORIDA
DRAWING TITLE: DETAILS

DRAWN BY: WRP
CHECKED BY: WRP
DATE: 5-21-24
1
2
3
JOB.NO.
DRAWING NO. 1.08
SCALE: 6"=12"

8.5x11

drawn by W.R. PYLE



3 WALL JAMB

4 GARAGE DOOR JAMB

8.5x11

drawn by W.R. PYLE

PROJECT: ANDERSEN RESIDENCE
LOCATION: MOUNT DORA, FLORIDA
DRAWING TITLE: DETAILS

DRAWN BY: WRP
CHECKED BY: WRP
DATE: 5-21-24
1
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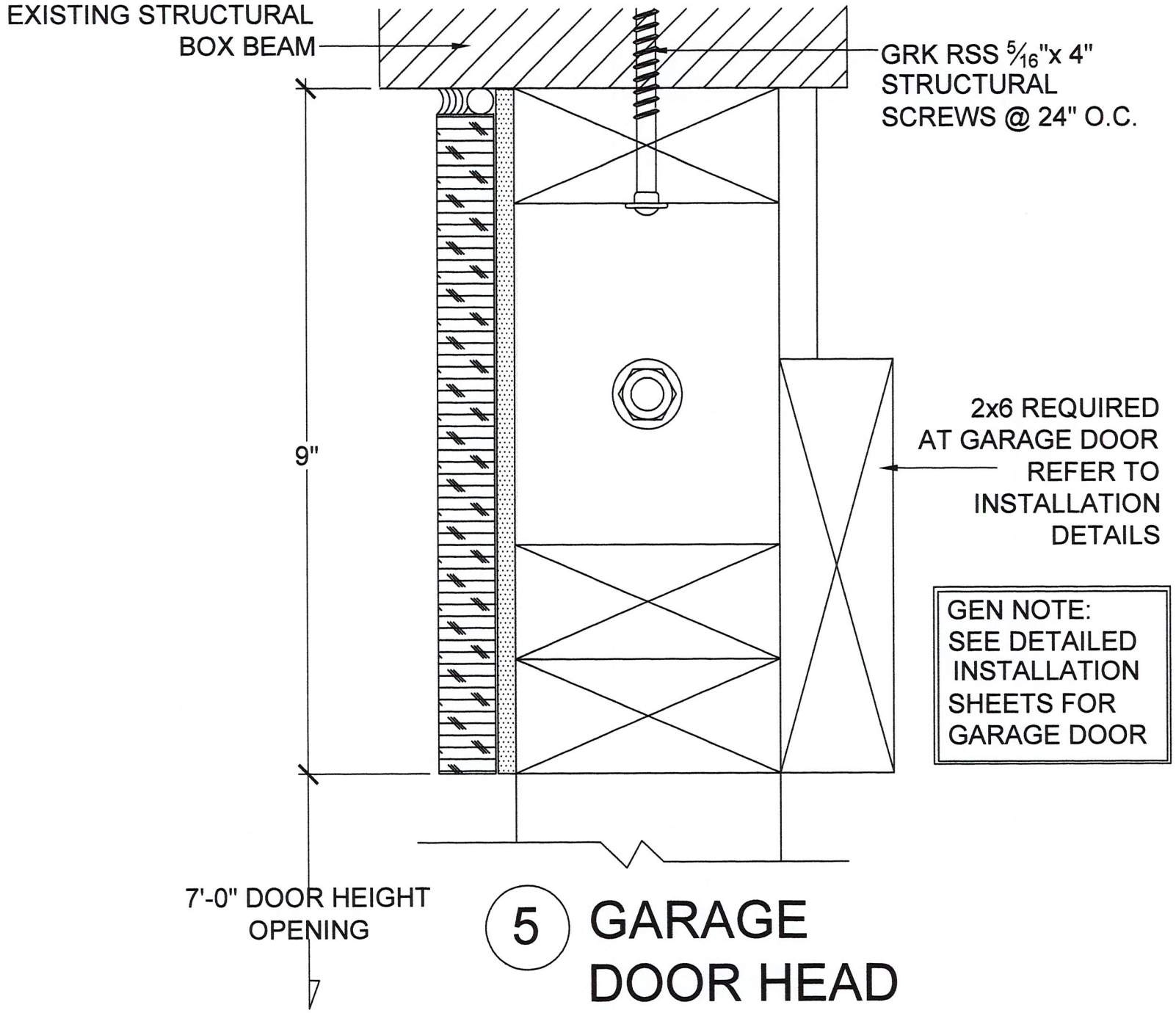
3
JOB.NO.
DRAWING NO.: 1.09
SCALE: 6"=12"



5 GARAGE DOOR HEAD

8.5x11

drawn by W.R. PYLE

PROJECT: ANDERSEN RESIDENCE
LOCATION: MOUNT DORA, FLORIDA
DRAWING TITLE: DETAILS

DRAWN BY	WRP
CHECKED BY	WRP
DATE	5-21-24
1	
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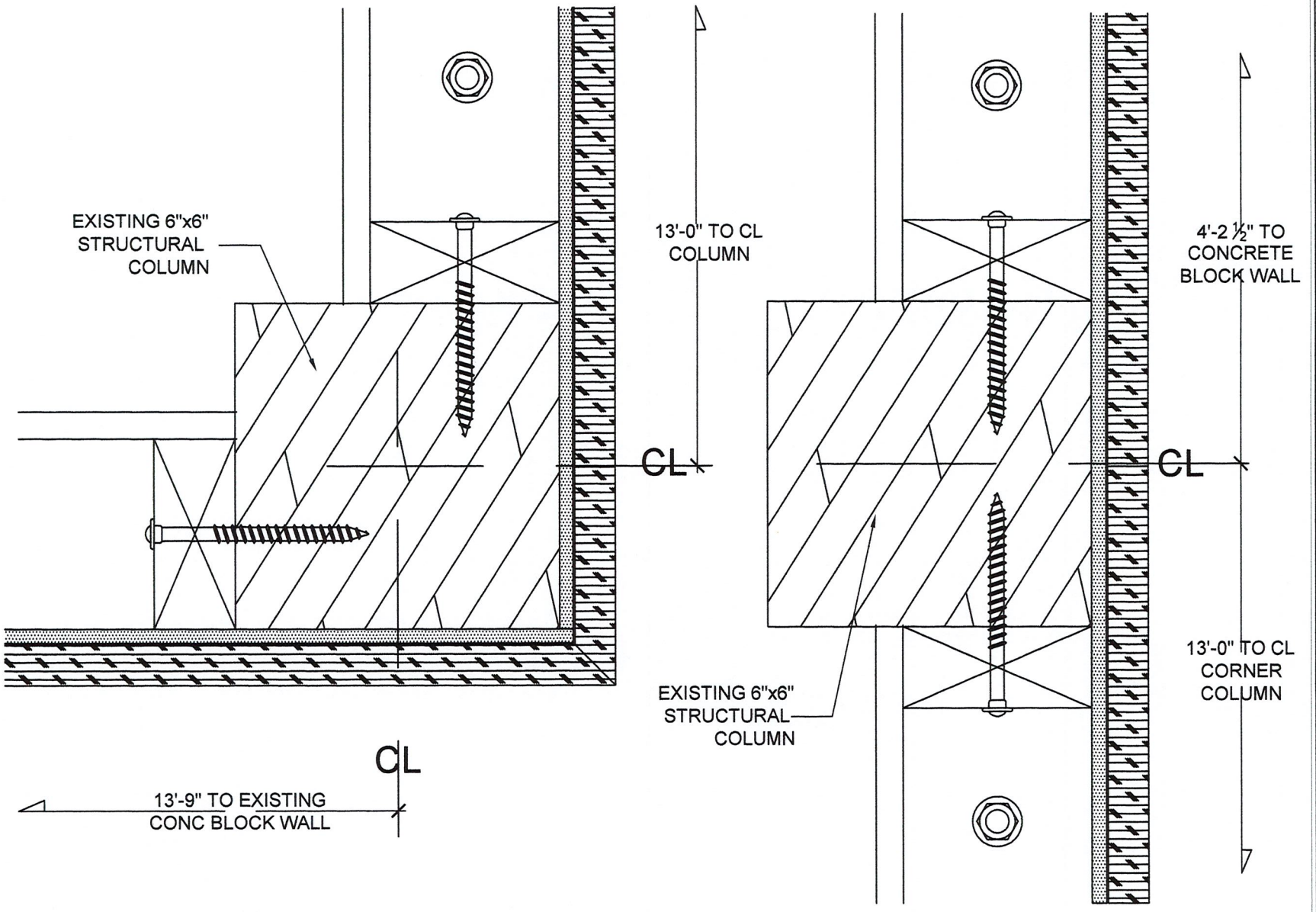
JOB.NO.	
DRAWING NO.	1.10
SCALE:	6"=12"



6 CORNER COLUMN DETAIL

7 COLUMN DETAIL

8.5x11

drawn by W.R. PYLE

PROJECT: ANDERSEN RESIDENCE
LOCATION: MOUNT DORA, FLORIDA
DRAWING TITLE: DETAILS

DRAWN BY
WRP

CHECKED BY
WRP

DATE
5-21-24

1

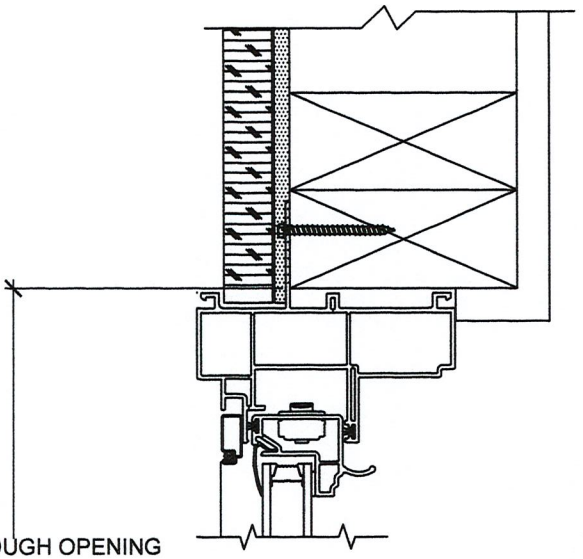
2

3

JOB.NO.

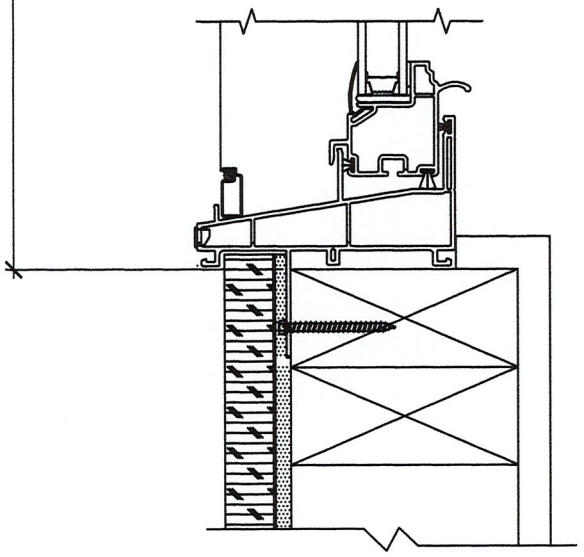
DRAWING NO.
1.11

SCALE:
6"=12"

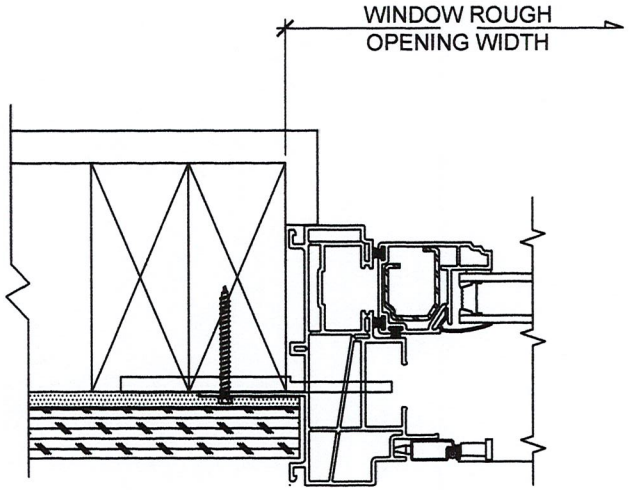


8 WINDOW HEAD

GEN NOTE:
SEE DETAILED INSTALLATION SHEETS FOR SINGLE HUNG WINDOWS



9 WINDOW SILL



10 WINDOW JAMB

8.5x11

drawn by W.R. PYLE

PROJECT: ANDERSEN RESIDENCE
LOCATION: MOUNT DORA, FLORIDA
DRAWING TITLE: DETAILS

DRAWN BY
WRP

CHECKED BY
WRP

DATE
5-21-24

1

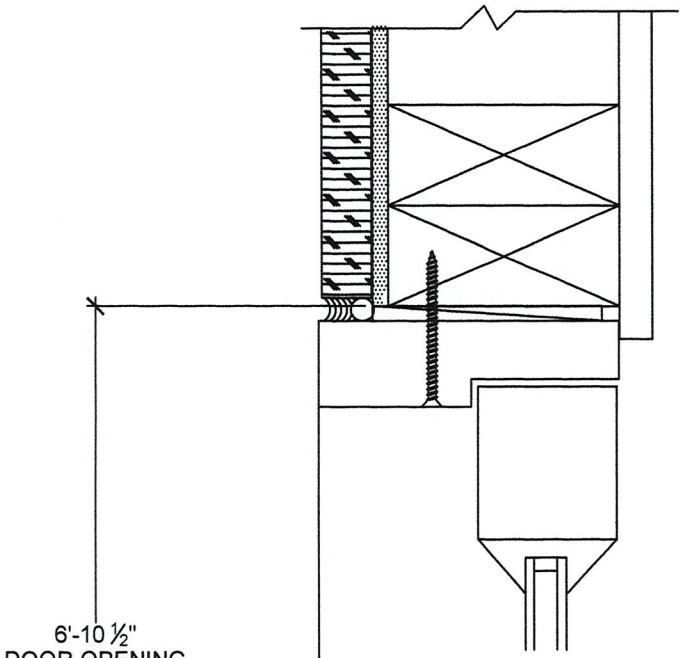
2

3

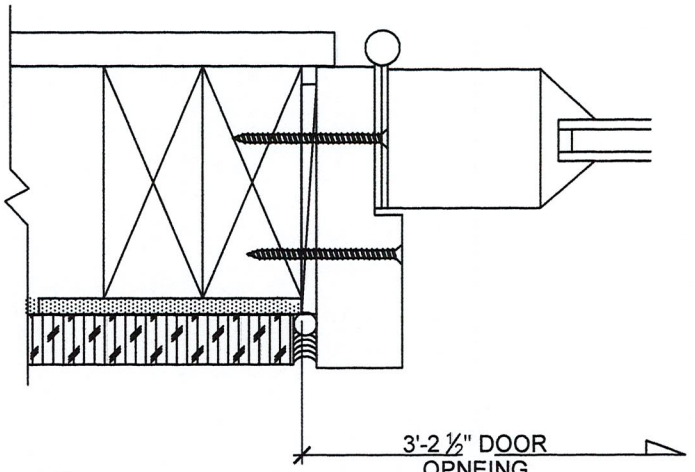
JOB.NO.

DRAWING NO.
1.12

SCALE:
3"=12"

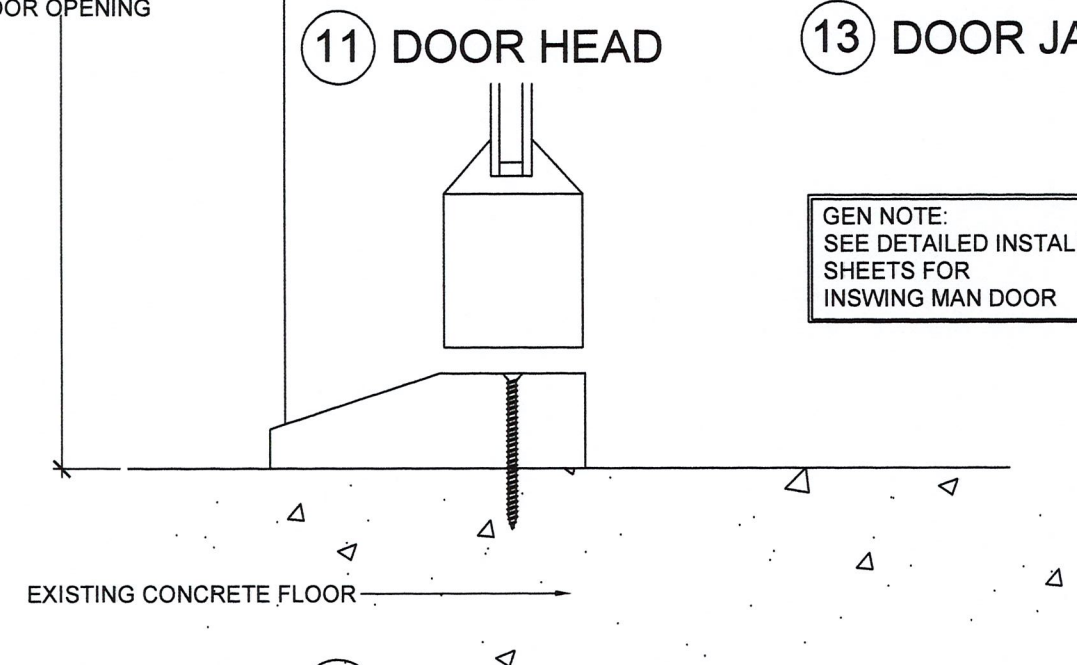


11 DOOR HEAD



13 DOOR JAMB

GEN NOTE:
SEE DETAILED INSTALLATION SHEETS FOR INSWING MAN DOOR



12 DOOR THRESHOLD

8.5x11

drawn by W.R. PYLE

PROJECT: ANDERSEN RESIDENCE
LOCATION: MOUNT DORA, FLORIDA
DRAWING TITLE: DETAILS

DRAWN BY: WRP
CHECKED BY: WRP
DATE: 5-21-24
1
2
3
JOB.NO.
DRAWING NO. 1.13
SCALE: 3"=12"

CITY OF MOUNT DORA

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

DATE: June 26, 2024

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 2 - Certificate of Appropriateness; 947 Gorham Street (Location); Chimney 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 sought to undertake multiple modifications on the existing residence. The Historic Preservation Board approved the following modifications at the May meeting:

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. Reroof;
6. Install decorative gable end brackets; and
7. Remove and replace concrete block porch columns with columns trimmed in Azek.

The application was approved but the request to remove the existing chimney was tabled.

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.

Recommendations:

1. 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.
2. 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.
3. 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.
4. 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. 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.

2. 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.

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 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.

The Applicant states that the chimney is non-functioning (there is no fireplace in the house) and it is not visible from the road.

Staff Recommendation:

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.

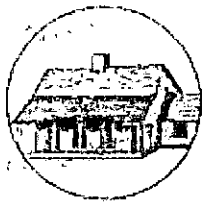
Attachments:

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:**

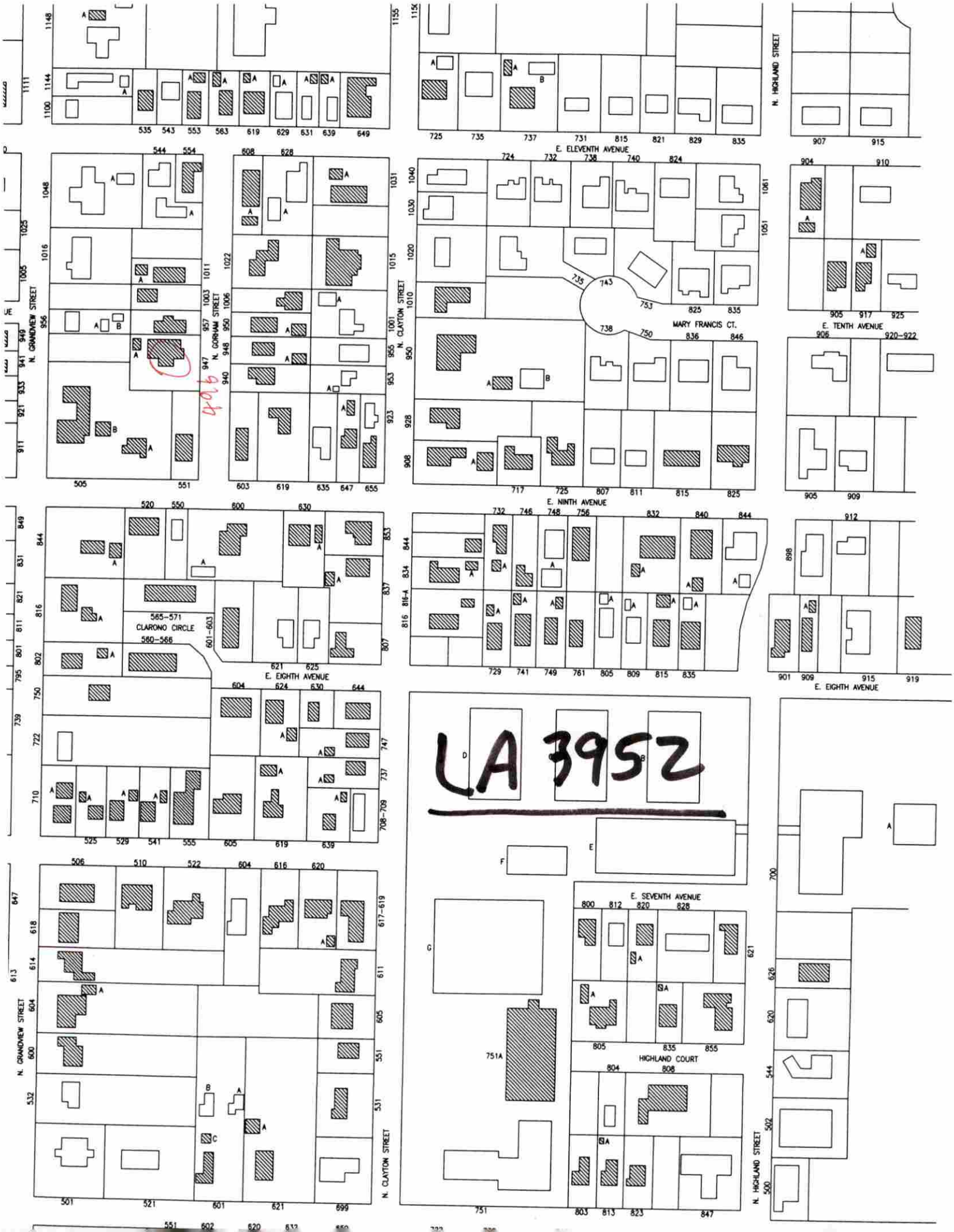
> **Original, intermediate, present uses/year started/year ended:**
Private residence;1924;

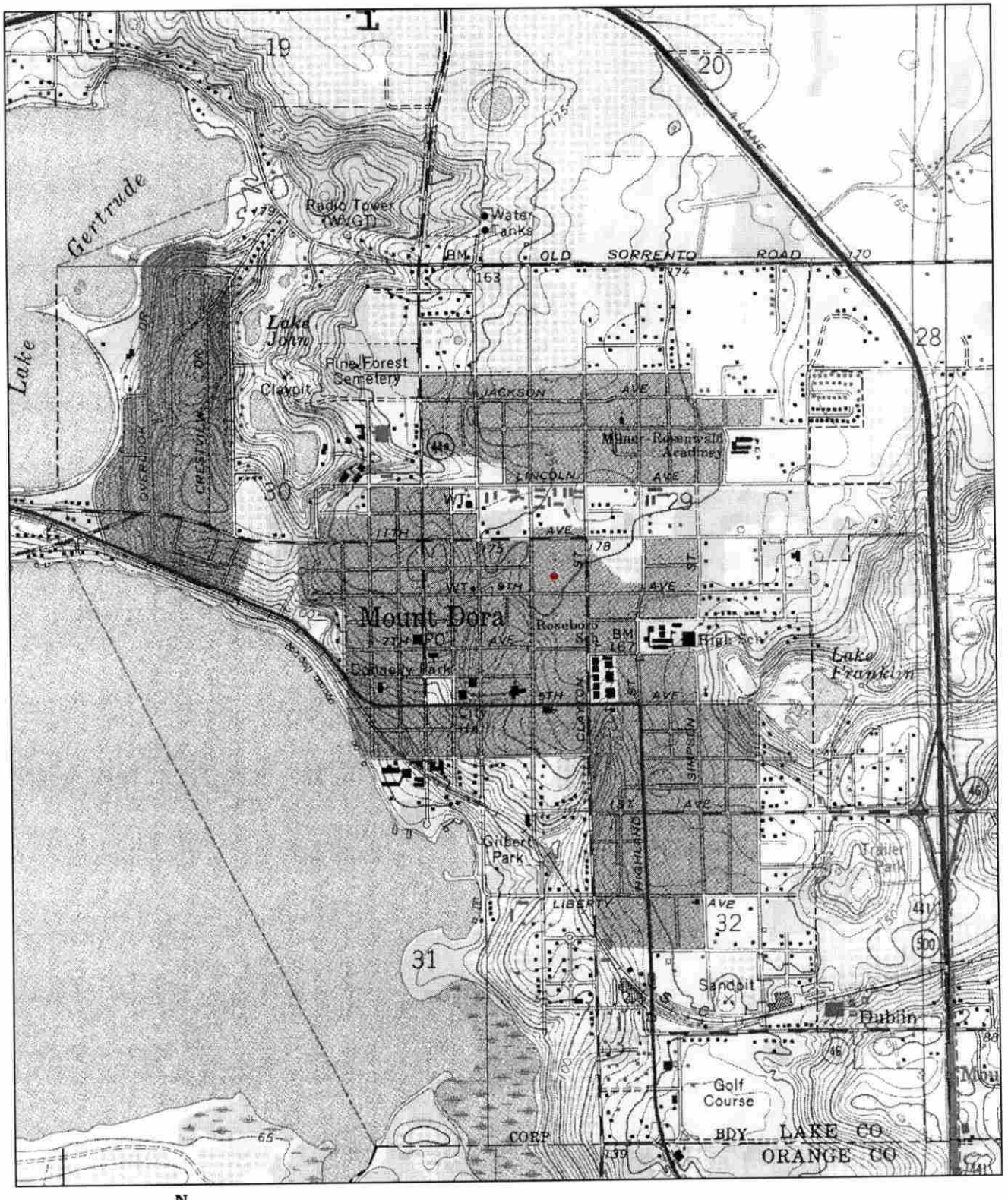
> **Research methods:**
Examine local tax records
FL Master Site File-Cultural Resources
Pedestrian

> **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:**
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:**

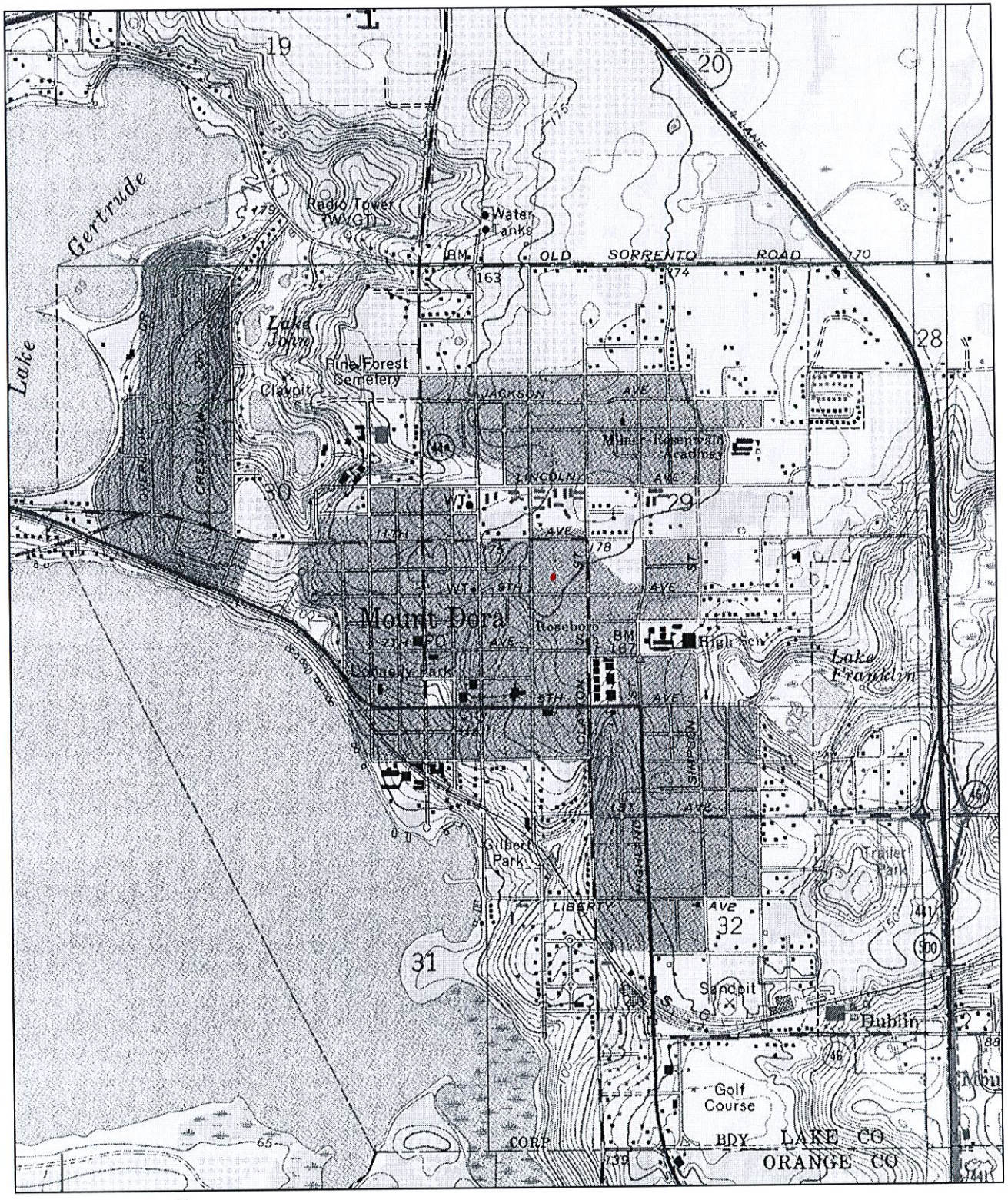
> **Original, intermediate, present uses/year started/year ended:**
Private residence;1924;

> **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)]:**



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

Pictures for Certificate of Appropriateness

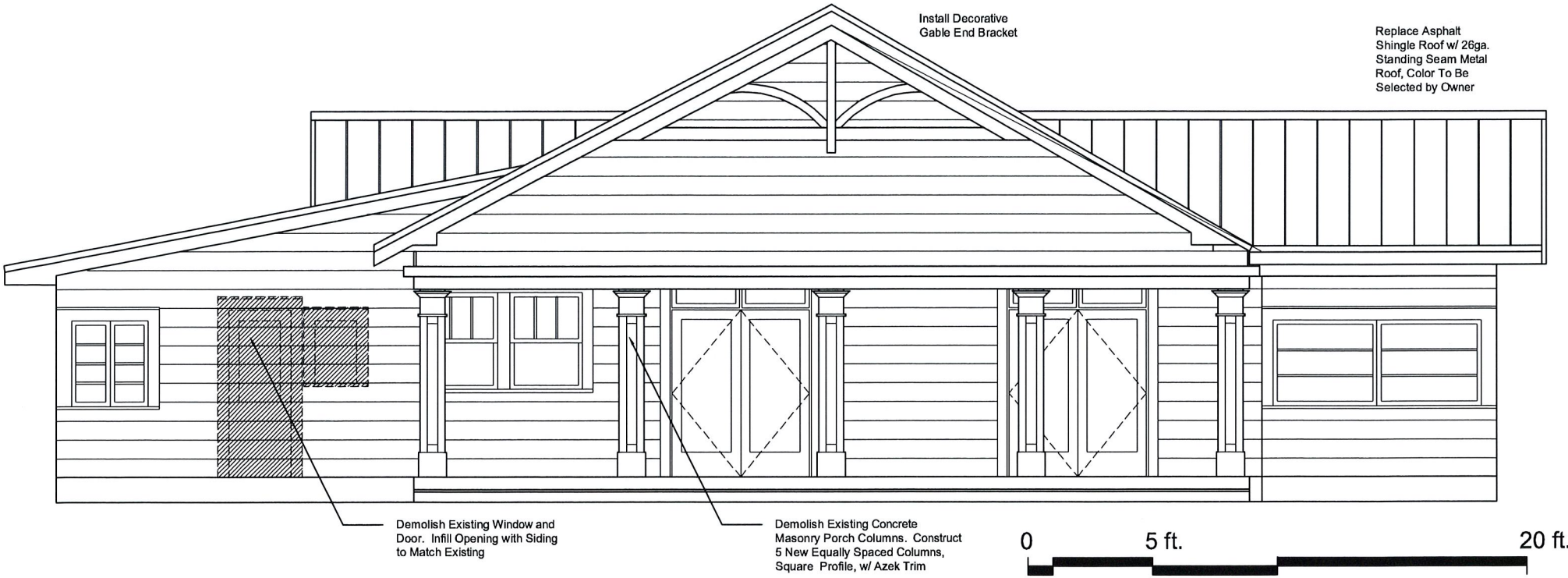
FRONT

SOUTH ELEVATION

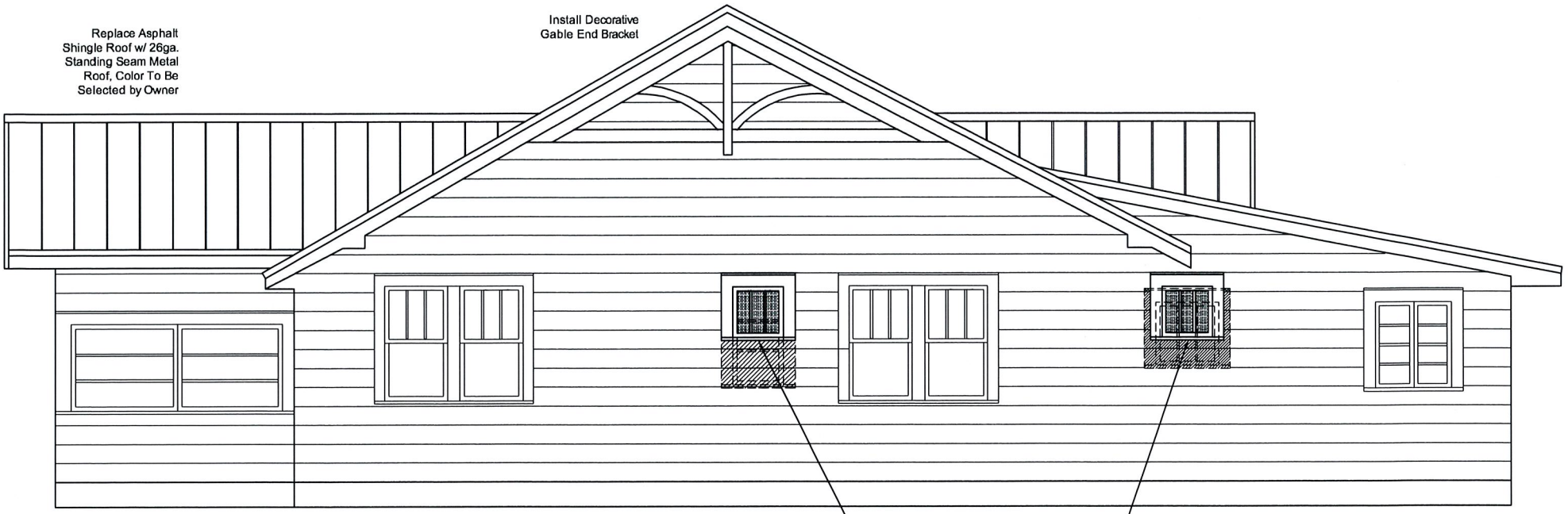
NORTH ELEVATION

NORTH ELEVATION

BACK HALF



SOUTH ELEVATION



NORTH ELEVATION

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

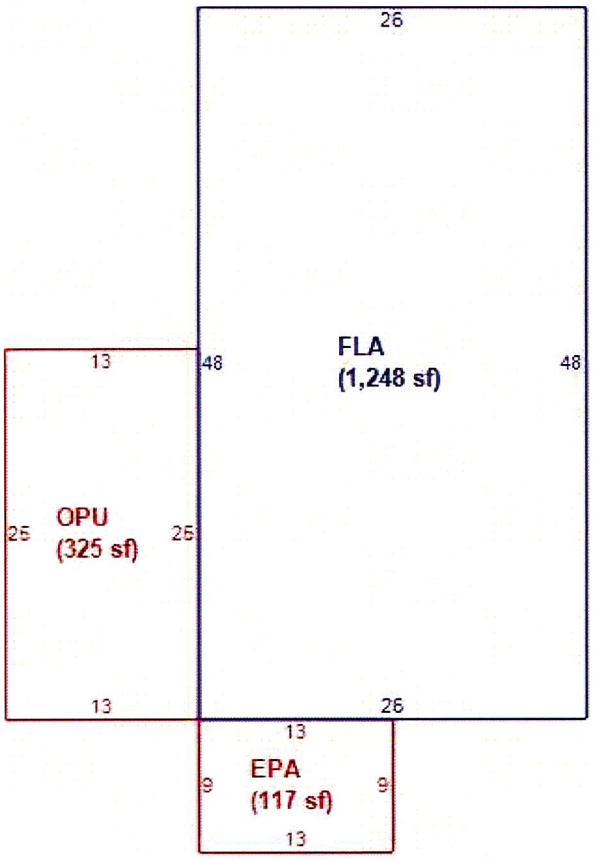
Year Built: 1934	Total Living Area: 1248	Central A/C: Yes	Fireplaces: 0
Bedrooms: 3	Full Bathrooms: 1	Half Bathrooms: 1	

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.

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

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 Schnell
2nd Witness Name: Ethan Schnell
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 ACTING IN THE COUNTY OF My Commission Expires 6/6/2029

Marissa Burlew
Notary Public State of Michigan
Branch County
My Commission Expires 6/6/2029
Acting in the County of Branch

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

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 My Commission Expires 6/6/2029 Acting in the County of Branch

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

Janiszewski, Michele

From: Joyce Andrasz <jandrasztrainer@gmail.com>
Sent: Monday, June 10, 2024 9:54 AM
To: Hutcheson, Catherine
Cc: Janiszewski, Michele
Subject: Re: FW: Zoom: 947 Gorham

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

Please include these materials for the next meeting:

Dear Historical Preservation Committee,
We respectfully ask you to revisit the non-functioning chimney in the back of the roof which can't be seen from the road and is not character-defining to the property. Attached are several pictures which demonstrate that the chimney is below the center roof ridge and is not visible from the street. Permission to remove it is sought as we wish to replace the current asphalt shingles with a metal roof and cutting an unnecessary opening in the metal can compromise the roof integrity. Note there is no fireplace inside the house, the chimney is not in use, and won't be usable because of the fire hazard it poses by sitting lower than the adjacent roof ridge.

Thank you for considering this request,
Joyce and Thomas Andrasz

Pictures of the Roof of 947 Gorham from the Road.docx

On Mon, Jun 10, 2024 at 8:19 AM Hutcheson, Catherine <HutchesonC@ci.mount-dora.fl.us> wrote:

> Sounds good Joyce, thank you.
>
> **From:** Joyce Andrasz <jandrasztrainer@gmail.com>
> **Sent:** Friday, June 7, 2024 5:26 PM
> **To:** Hutcheson, Catherine <HutchesonC@ci.mount-dora.fl.us>
> **Subject:** Re: FW: Zoom: 947 Gorham
>
> **** This message originated outside of the City of Mount Dora network. Please think before you click. ****
>
> Thank you so much for the link! My flight lands right around that time, so I will join the Zoom call as soon as I am able.

CITY OF MOUNT DORA

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

DATE: June 26, 2024

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 3 - Certificate of Appropriateness; 350 N Tremain Street (Location); Reroof (Proposed Work); David K. Wheeler (Owner); Eco Construction Group, LLC (Applicant).**

Property Information:

Address:	350 N Tremain	**Current Use:**	Residential
Zoning District:	RP	**Land Use:**	Residential Professional

Structure Information:

Date of Construction:	1922	**Style:**	Colonial Revival
Siding:	Textured Stucco	**Stories:**	Two
Roof Type:	Hip	**Chimneys:**	Brick with Corbella Cap
Roof Material:	Metal Shingles	**Porch:**	None

Requested Action:
The Applicant is seeking to remove the metal, shingle roof and replace it with a rib panel roof.

Background on Architectural Style:
The Colonial Revival style traces its origins to the 1876 Philadelphia Centennial Exposition, where many of the exhibit buildings sought to revive and interpret historical "colonial" types. These structures, rich in borrowed details, reflected the classical tradition that produced designs now known as "Georgian," "Federal," and "Jeffersonian." The major elements of those styles were symmetrical facades, prominent porticos, molded details in bas-relief, rectangular windows with small panes, and fanlights over the main entry. Interiors were often integrated with exteriors through the application of Colonial details to major rooms and addition of features such as staircases and fireplaces.

The Colonial Revival style became popular at the tum of the century. In Florida it exerted a strong influence on vernacular architecture. Colonial Revival style buildings, generally residences, rose two to two and one-half stories in height. They displayed symmetrical massing, exhibited a tall hip roof and hip dormers, and usually contained a one story full facade entrance porch or verandah. One variant, the Dutch Colonial Revival, featured a gambrel roof.

Typical Characteristics Include:
Plan: regular, rectangular or nearly square.
Foundation: brick piers or continuous brick.
Height: two to two and one-half stories.
Primary Exterior Material: horizontal wood siding, shingles; less frequently brick.
Roof Type: hip; hip dormers a frequent secondary roof type: gambrel roof on Dutch Colonial Revival.
Roof Surfacing: embossed sheet metal or shingles: composition, asbestos shingles.
Detailing: classically derived columns, balustrades, modillions, dentils. Common entrance detailing - transom, sidelights, fanlights, ornamental woodwork.

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.

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. 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.
3. 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.

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. 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 repairing portions of roofs which are repairable. Based on the information provided by the Applicant, the roof is not repairable.

The Applicant provided photo documentation that other houses on the street have a similar style roof as the proposed panel roof which is consistent with LDC Section 3.4.6 (2)(b) which seeks to promote visual compatibility with neighboring or visually related buildings, structures, sites and streetscapes.

Staff Recommendation:

Staff recommends approval of the application to replace the metal shingles with a panel roof, as presented.

Attachments:

Photos
1989 Site Survey
2008 Site Survey
Application

CITY OF MOUNT DORA

Site Photos

350

Site Inventory Form

Site No._____

350

e Name Tremain Court Survey Date 8709
dress of Site 305 Tremain, Mount Dora, Fl. 32757
Instruction for locating _____

Location Tremain's Plat 000 00600
Subdivision Name Block No. Lot No.

County Lake
District name if applicable _____
Owner of Site: Name Wheeler, Hazel
Address 305 E. 4th Ave., Mt. Dora Fl. 32757

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

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

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

Original Use private residence
Present Use private residence
Dates +1922-4
Cultural Phase American
Period 20th Century

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

Areas of Significance: Early Community Development

Significance:

This duplex was built by Louis R. and Jessie Tremain in 1922-24 as part of their obligation as members of the Mount Dora Development Corp. to build a new house in the city. Louis was the son of Ross and Georgia Tremain, pioneers who settled in Mount Dora in 1880-81. The first settlement was known as "Royellou" because it was a combination of the three Tremain children's first names. (The name "Mount Dora" was not used until 1882). Louis was born in 1870 in Blue Earth City, Minn. He married Jessie Ferguson in 1901 and was a farmer in Wisconsin until he fell off a silo and broke his feet around 1911. They moved back to Mount Dora the next year and their third and last child was born here on January 3, 1913. Louis Tremain sold real estate and was also the tax collector from 1913 through 1925, and possibly longer.

The Tremains lived in the basement of the duplex for 1 1/2 years until they finished the top floors. They then moved to the first floor and rented the second floor. They rented an old house and converted a barn into a residence that were also located on the site. Most of these older out buildings have been destroyed. This is directly north of the lot that the original pioneer home of Ross and Georgia Tremain. ~~Their house was torn down in 1926.~~

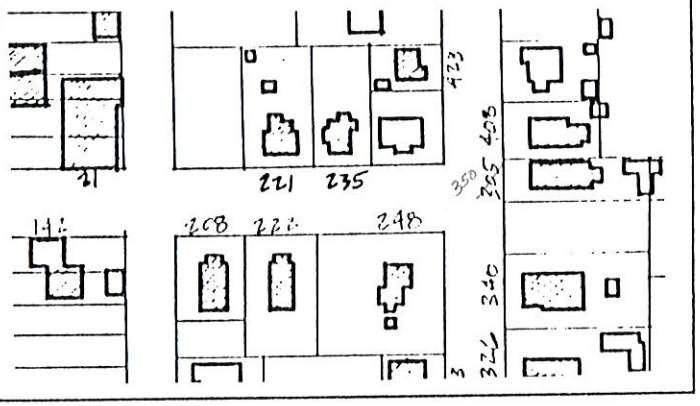
CT 10-11; L 71,77,78,79,80,208

Architect
Builder
Style and/or Period
Plan Type rectangular: irregular
Exterior Fabric(s) stucco: textured
Structural System(s) wood frame: balloon
Porches
Orientation S
Foundation continuous: stuccoed
Roof Type hip
Secondary Roof Structure(s)
Roof Surfacing metal shingles
Window Type DHS, 1/1, wood # casement, 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 (PR 1980)

Latitude and Longitude

Site Size (approx. acreage of property) LT1

LOCATION SKETCH OR MAP N

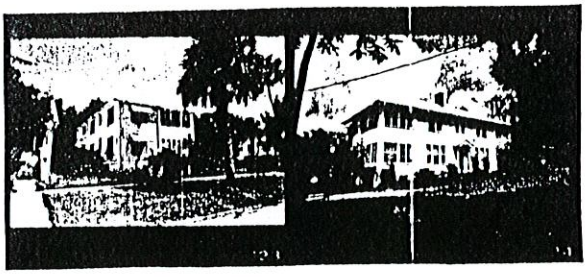


Township	Range	Section
19	27	32

UTM Coordinates:

Zone	Easting	Northing

Photographic Records Number Q 23-24
Please attach Photographic Print



Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA00358
Recorder # 337
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) 350 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
350	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 Colonial Revival Other Style
Exterior Plan Rectangular 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) >> Stucco
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

8LA00358

DESCRIPTION (continued)

Window Descriptions CASEMENT 6, 1/1

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 1922

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

Changes in Locations or Conditions

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

Structure Use History

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

Other Structure Uses

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

RESEARCH METHODS

Research Methods >> Examine local tax records

Other research methods

SURVEYOR'S EVALUATION OF SITE

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

Idividually Eligible for National Register? YES

Potential Contributor to NR District? YES

Area(s) of historical significance >>

Other Historical Associations

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

HISTORICAL STRUCTURE FORM

8LA00358

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"

LA00358-200803
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
Slab

> **Foundation materials:**
Poured Concrete Footing

> **Exterior fabrics:**
Stucco

> **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;1922;

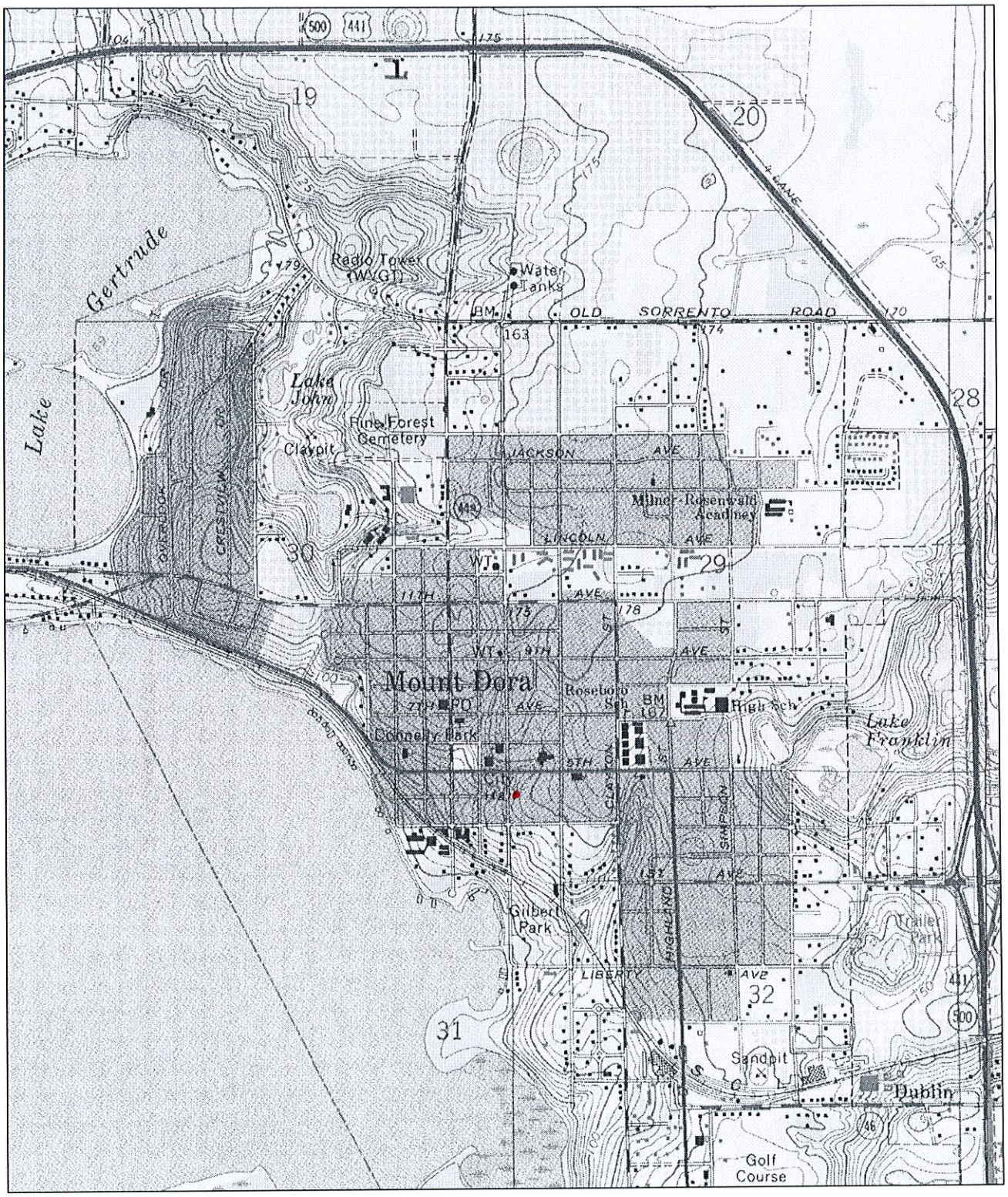
> **Research methods:**
Examine local tax records
FL Master Site File-Cultural Resources
Pedestrian

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

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

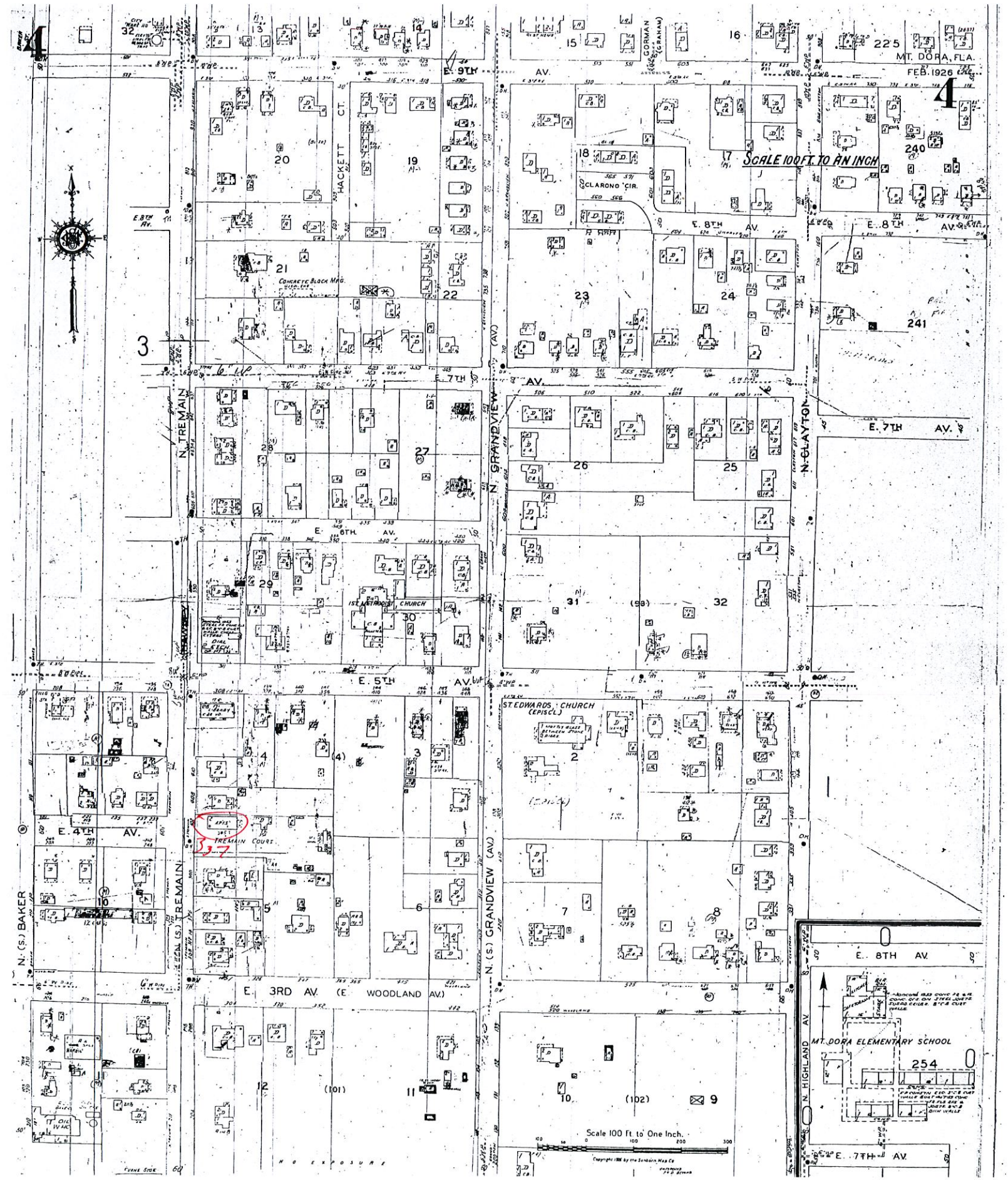
> **[Other name(s)]:**

337



Map provided by MyTopo.com

LA358


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
N. (S.) GRANDVIEW (AV.)
N. CLAYTON
N. (S.) BAKER
N. HIGHLAND AV.
CLARONO CIR.
CONCRETE BLOCK MFG.
1ST METHODIST CHURCH
ST. EDWARDS CHURCH (EPISCL)
TREMAIN COURT
MT. DORA ELEMENTARY SCHOOL
Scale 100 Ft. to One Inch.
NO EXPOSURE

LA358

LA358

337

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: 350 N. Tremain St Alternate Key No.: 1669812

Property Owner: David K. Wheeler

Applicant: ECO Roofing Division LLC

Applicant's Mailing Address: 1224 N. Donnelly St Mt Dora FL 32757

Applicant's Phone Number: 3525040346

Applicant's Email Address: br@ecoconstructionllc.com

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

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: Metal Shingles

Proposed Materials: Metal Panels

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

Full Description of Proposed Alteration(s) or Construction including materials; please attach additional documentation if needed: Remove existing roofing system + replace w/ new metal panel roofing system

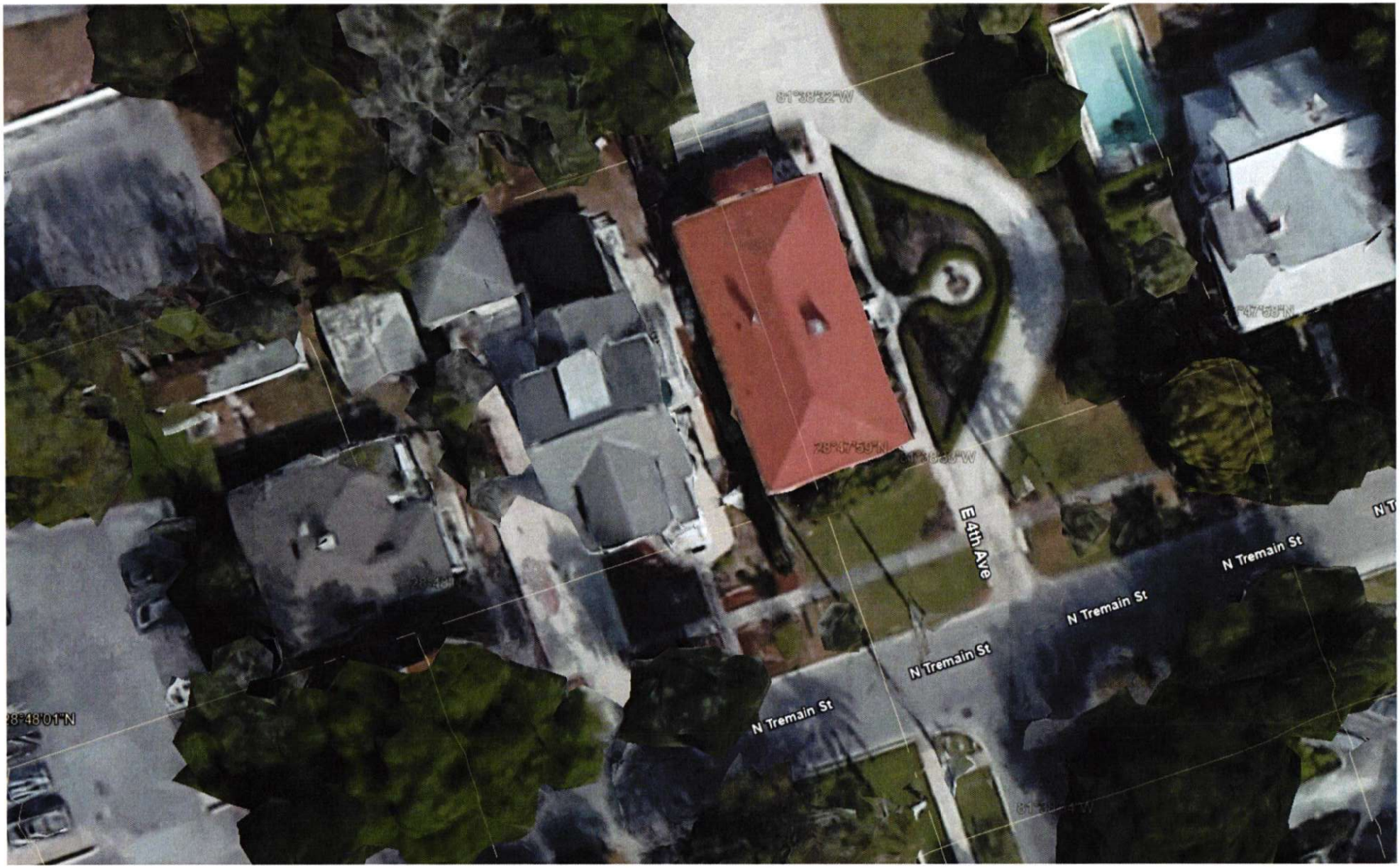
Reason for Addition / Modification: Roof replacement

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

Submission of the application implies permission is granted to the City of Mount Dora to inspect and document any necessary information needed to process this request.

350 N Tremain St
28°48'N

eacon Real Estate
& Associates
The Flowers House
April M Bailey,
350
Mount Dora Friends
of the Environment
410
E 4th Ave
N Tremain St
E 4th Ave

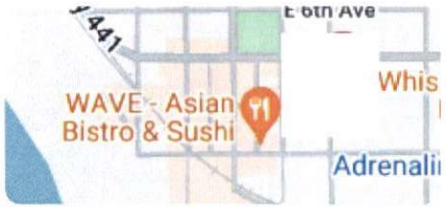

E 4th Ave
N Tremain St
N Tremain St
N Tremain St
N Tremain St

Google Maps

350 N Tremain St

Existing Roof 350 N Tremain Street Mount Dora, FL

Image capture: Mar 2023 © 2024 Google



Product Approval
USER: Public User

FL #	FL298-R8
Application Type	Revision
Code Version	2023
Application Status	Approved
Comments	
Archived	☐
Product Manufacturer	CertainTeed, LLC (formerly GCP Applied Technologies Inc.)
Address/Phone/Email	20 Moores Road Malvern, PA 19355 (610) 893-6000 Keith.E.Berg@saint-gobain.com
Authorized Signature	Keith Berg Keith.E.Berg@saint-gobain.com
Technical Representative	
Address/Phone/Email	
Quality Assurance Representative	Phillip Marcasciano
Address/Phone/Email	62 Whittemore Ave Cambridge, MA 02140 (877) 423-6491 philip.j.marcasciano@gcpat.com
Category	Roofing
Subcategory	Underlayments
Compliance Method	Evaluation Report from a Florida Registered Architect or a Licensed Florida Professional Engineer ☐ Evaluation Report - Hardcopy Received
Florida Engineer or Architect Name who developed the Evaluation Report	Zachary R. Priest
Florida License	PE-74021
Quality Assurance Entity	Benchmark Holdings, L.L.C.
Quality Assurance Contract Expiration Date	12/31/2025
Validated By	Steven M. Urich, PE ☑ Validation Checklist - Hardcopy Received
Certificate of Independence	FL298_R8_COI_CoI_CREEK Technical Services_2023.pdf

Referenced Standard and Year (of Standard)	**Standard**	**Year**
	ASTM D 1970	2017

Equivalence of Product Standards
Certified By

Sections from the Code

Product Approval Method	Method 1 Option D
Date Submitted	08/18/2023
Date Validated	08/20/2023
Date Pending FBC Approval	08/24/2023
Date Approved	10/17/2023
Date Revised	03/20/2024

Summary of Products

FL #	Model, Number or Name	Description
298.1	Grace Ice & Water Shield and Grace Ice & Water Shield HT	ASTM D 1970, self-adhering underlayments for use in steep slope roofing
Limits of Use **Approved for use in HVHZ:** Yes **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressure:** N/A **Other:** See evaluation report of limits of use		**Installation Instructions** FL298_R8_II_GCP12001.5 2023 FBC Eval SA Underlayments final.pdf Verified By: Zachary R. Priest 74021 Created by Independent Third Party: Yes **Evaluation Reports** FL298_R8_AE_GCP12001.5 2023 FBC Eval SA Underlayments final.pdf Created by Independent Third Party: Yes

Back Next

Contact Us :: 2601 Blair Stone Road, Tallahassee FL 32399 Phone: 850-487-1824

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Under Florida law, email addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. *Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee. However email addresses are public record. If you do not wish to supply a personal address, please provide the Department with an email address which can be made available to the public. To determine if you are a licensee under Chapter 455, F.S., please click here .

Product Approval Accepts:

Credit Card Safe securityMETRICS

PROPERTY RECORD CARD

General Information

Name:	WHEELER K DAVID	**Alternate Key:**	1669812
Mailing Address:	350 N TREMAIN ST MOUNT DORA, FL 32757 *Update Mailing Address*	**Parcel Number:**	32-19-27-2400-000-00600
		Millage Group and City:	0MD1 Mount Dora
		2023 Total Certified Millage Rate:	18.3807
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	350 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, TREMAIN'S PLAT LOT 6, N 120 FT OF LOT 10 PB 2 PG 17 ORB 2258 PG 1547, ORB 2258 PG 1548		

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)	93	299		27807.000	FD	$161,362.00	$161,362.00
2	SINGLE FAMILY (0100)	27	150		4050.000	FD	$36,086.00	$36,086.00

Click here for Zoning Info Map

FEMA Flood

Residential Building(s)

Building 1

Residential	Building Value: $391,551.00

Summary

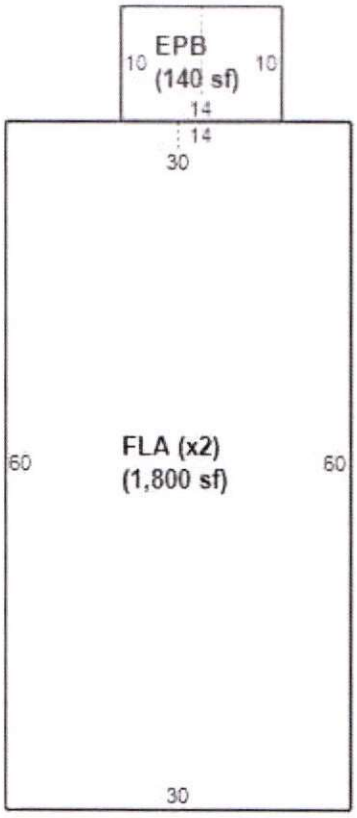
Year Built: 1922	Total Living Area: 3600	Central A/C: Yes	Fireplaces: 2
Bedrooms: 8	Full Bathrooms: 4	Half Bathrooms: 0	

Incorrect Bedroom, Bath, or other information?

Section(s)

Section Type	Ext. Wall Type	No. Stories	Floor Area
ENCLOSED PORCH FINISH (EPF)		2.00	140
FINISHED LIVING AREA (FLA)	Stucco/Brick (03)	2.00	3600

View Larger / Print / Save



Miscellaneous Improvements

There is no improvement information to display.

Sales History

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

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
2258 / 1548	02/2003	Warranty Deed	Qualified	Improved	$265,000.00
2258 / 1547	02/2003	Warranty Deed	Unqualified	Improved	$0.00
1623 / 1301	06/1998	Warranty Deed	Unqualified	Improved	$0.00
1058 / 543	05/1990	Quit Claim Deed	Unqualified	Improved	$0.00

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	$588,999	$244,700	$194,700	5.0364	$980.59
SCHOOL BOARD STATE	$588,999	$244,700	$219,700	3.2080	$704.80
SCHOOL BOARD LOCAL	$588,999	$244,700	$219,700	2.9980	$658.66

CREEK
TECHNICAL SERVICES, LLC

Registry No. 29824
17520 Edinburgh Drive
Tampa, FL 33647
(813) 480-3421

EVALUATION REPORT

FLORIDA BUILDING CODE, 8TH EDITION (2023)

Issued August 18, 2023

Manufacturer: GCP Applied Technologies, Inc.
20 Moores Road
Malvern, PA
(617) 498-4303
www.gcpat.com

Manufacturing Plants: Bedford Park, IL
Evanston, IL
Mt. Pleasant, TN
Drummondville, Quebec

Quality Assurance: Benchmark Holdings, LLC (QUA9495)

SCOPE

Category: Roofing
Subcategory: Underlayments
Code Edition: Florida Building Code, 8th Edition (2023) including High-Velocity Hurricane Zones (HVHZ)
Code Sections: 1507.1.1, 1523.1.1, 1523.6.5.2.1
Properties: Physical properties

REFERENCES

Entity	Report No.	Standard	Year
Intertek Testing Services NA (TST1585)	3173292COQ-005B	ASTM D 1970	2017a
Intertek Testing Services NA (TST1585)	3150841COQ-003A	ASTM D 1970	2017a
PRI Construction Materials Technologies (TST5878)	WRG-017-02-01	ASTM D 1970	2017a
PRI Construction Materials Technologies (TST5878)	WRG-018-02-01	ASTM D 1970	2017a
PRI Construction Materials Technologies (TST5878)	WRG-050-02-02	ASTM D 1970	2017a
PRI Construction Materials Technologies (TST5878)	WRG-141-02-03	ASTM D 1970	2017a
PRI Construction Materials Technologies (TST5878)	WRG-141-02-04	ASTM D 1970	2017a

PRODUCT DESCRIPTION AND APPLICATION

GRACE ICE & WATER SHIELD®

Grace Ice & Water Shield® is a high density cross laminated polyethylene surfaced self-adhered ASTM D 1970 underlayment for use on steep slope roofs.

GRACE ICE & WATER SHIELD® HT

Grace Ice & Water Shield® HT is a high density cross laminated polyethylene surfaced self-adhered ASTM D 1970 underlayment for use on steep slope roofs

Deck Type: In accordance with FBC requirements.

Attachment method: Underlayment shall be attached in accordance with FBC Section 1507.1.1 for the non-HVHZ, FBC Section 1518.2 for the HVHZ, and the manufacturer's installation instructions.

It is permissible to backnail the underlayments 12-inches o.c. within the headlaps (nails shall be installed perpendicular to deck with the nail heads flush to the top surface of the underlayment).

Allowable roof coverings: Permitted to be used with mechanically fastened roof coverings as prescribed in FBC Section 1507.1.1 for the non-HVHZ and FBC Section 1518.2 for the HVHZ.

This evaluation report is provided for State of Florida product approval under Rule 61G20-3. The manufacturer shall notify CREEK Technical Services, LLC of any product changes or quality assurance changes throughout the duration for which this report is valid. This evaluation report does not express nor imply warranty, installation, recommended use, or other product attributes that are not specifically addressed herein.

LIMITATIONS

1) Fire Classification is not within the scope of this evaluation.
2) Wind uplift resistance in not within scope of this evaluation.
3) Installation of the evaluated product shall comply with this report, the FBC, and the manufacturer's published application instructions. Where discrepancies exist between these sources, the more restrictive and FBC compliant installation detail shall prevail.
4) Deck substrates shall be clean, dry, and free from any irregularities and debris. All fasteners in the deck shall be checked for protrusion and corrected prior to underlayment application.
5) Roof slope limitations shall be in accordance with FBC requirements.
6) All underlayments shall be installed with the roll length parallel to the eave, starting at the eave, and lapped in success courses installed up the deck in a manner that effectively sheds water from the deck. End laps shall be staggered between courses in accordance with the manufacturer's application instructions.
7) The underlayment may be used as described in other current FBC product approval documents.
8) Roof coverings shall not be adhered directly to the underlayment. Roof coverings shall be mechanically fastened through the underlayment to the roof deck.
9) The underlayment shall not be installed over existing roof coverings.
10) Underlayments may be exposed on the roof deck for a maximum duration of 30 days.
11) All products listed in this report shall be manufactured under a quality assurance program in compliance with Rule 61G20-3.

COMPLIANCE STATEMENT

The products evaluated herein by Zachary R. Priest, P.E. have demonstrated compliance with the Florida Building Code, 8th Edition (2023) including High-Velocity Hurricane Zones (HVHZ) as evidenced in the referenced documents submitted by the named manufacturer.

This item has been digitally signed and sealed by Zachary R. Priest, PE, on 8/18/2023.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Digitally signed by Zachary R. Priest
2023.08.18 10:17:32 -04'00'

Zachary R. Priest, P.E.
Florida Registration No. 74021
Organization No. ANE9641

CERTIFICATION OF INDEPENDENCE

CREEK Technical Services, LLC does not have, nor will it acquire, a financial interest in any company manufacturing or distributing products under this evaluation.

CREEK Technical Services, LLC is not owned, operated, or controlled by any company manufacturing or distributing products under this evaluation.

Zachary R. Priest, P.E. does not have, nor will acquire, a financial interest in any company manufacturing or distributing products under this evaluation.

Zachary R. Priest, P.E. does not have, nor will acquire, a financial interest in any other entity involved in the approval process of the product.

END OF REPORT

This evaluation report is provided for State of Florida product approval under Rule 61G20-3. The manufacturer shall notify CREEK Technical Services, LLC of any product changes or quality assurance changes throughout the duration for which this report is valid. This evaluation report does not express nor imply warranty, installation, recommended use, or other product attributes that are not specifically addressed herein.

Product Approval
USER: Public User

FL #	FL29444-R3
Application Type	Revision
Code Version	2023
Application Status	Approved
Comments	
Archived	☐
Product Manufacturer	Integrity Metals LLC
Address/Phone/Email	2604 B Piper Drive Vero Beach, FL 32960 (772) 584-2654 Admin@integritymetalsfl.com
Authorized Signature	Joe Keene Admin@integritymetalsfl.com
Technical Representative Address/Phone/Email	
Quality Assurance Representative Address/Phone/Email	
Category	Roofing
Subcategory	Metal Roofing
Compliance Method	Evaluation Report from a Florida Registered Architect or a Licensed Florida Professional Engineer ☐ Evaluation Report - Hardcopy Received
Florida Engineer or Architect Name who developed the Evaluation Report	David Eng
Florida License	PE-81377
Quality Assurance Entity	PRI Construction Materials Technologies, LLC
Quality Assurance Contract Expiration Date	05/25/2025
Validated By	James R Wally, PE ☑ Validation Checklist - Hardcopy Received
Certificate of Independence	FL29444_R3_COI_26ga_5V_plywood.pdf

Referenced Standard and Year (of Standard)

Standard	Year
TAS 100	2023
TAS 125	2003
TAS 580	2006

Equivalence of Product Standards Certified By

Sections from the Code

Product Approval Method	Method 1 Option D
Date Submitted	09/05/2023
Date Validated	10/08/2023
Date Pending FBC Approval	10/16/2023
Date Approved	12/13/2023

Summary of Products

FL #	Model, Number or Name	Description
29444.1	01: IM 5VC 5V Crimp 26ga	IM 5VC 5V Crimp panel from 26ga (min) on 15/32" (min) plywood or 3/4" (min) wood plank
Limits of Use **Approved for use in HVHZ:** Yes **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressure:** +N/A/-206 **Other:** See evaluation report.		**Installation Instructions** FL29444_R3_II_26ga_5V_plywood.pdf Verified By: David Eng, PE 81377 Created by Independent Third Party: Yes **Evaluation Reports** FL29444_R3_AE_26ga_5V_plywood.pdf Created by Independent Third Party: Yes
29444.2	02: IM 5VC 5V Crimp 032 Aluminum	IM 5VC 5V Crimp panel from nominal 0.032" aluminum or thicker on 15/32" (min) plywood or 3/4" (min) wood plank
Limits of Use **Approved for use in HVHZ:** Yes **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressure:** +N/A/-183.5 **Other:** See evaluation report.		**Installation Instructions** FL29444_R3_II_32AI_5VC_plywood.pdf Verified By: David Eng, PE 81377 Created by Independent Third Party: Yes **Evaluation Reports** FL29444_R3_AE_32AI_5VC_plywood.pdf Created by Independent Third Party: Yes
29444.3	03: IM 5VC 5V Crimp 26ga	IM 5VC 5V Crimp panel from 26ga (min) on 15/32" (min) plywood or 3/4" (min) wood plank
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressure:** +N/A/-206 **Other:** See evaluation report.		**Installation Instructions** FL29444_R3_II_26ga_5VC_plywood-nonHVHZ.pdf Verified By: David Eng, PE 81377 Created by Independent Third Party: Yes **Evaluation Reports** FL29444_R3_AE_26ga_5VC_plywood-nonHVHZ.pdf Created by Independent Third Party: Yes
29444.4	04: IM 5VC 5V Crimp 032 Aluminum	IM 5VC 5V Crimp panel from nominal 0.032" aluminum or thicker on 15/32" (min) plywood or 3/4" (min) wood plank
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressure:** +N/A/-183.5 **Other:** See evaluation report.		**Installation Instructions** FL29444_R3_II_32AI_5VC_plywood-nonHVHZ.pdf Verified By: David Eng, PE 81377 Created by Independent Third Party: Yes **Evaluation Reports** FL29444_R3_AE_32AI_5VC_plywood-nonHVHZ.pdf Created by Independent Third Party: Yes
29444.5	05: IM 75COR Corrugated 26ga	IM 75COR 0.75" Corrugated panels from 26ga(min) on 2x4 (nom) battens
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressure:** +N/A/-161 **Other:** See evaluation report.		**Installation Instructions** FL29444_R3_II_26ga_75COR_battens-nonHVHZ.pdf Verified By: David Eng, PE 81377 Created by Independent Third Party: Yes **Evaluation Reports** FL29444_R3_AE_26ga_75COR_battens-nonHVHZ.pdf Created by Independent Third Party: Yes
29444.6	06: IM 75COR Corrugated 26ga	IM 75COR 0.75" Corrugated panels from 26ga(min) on 15/32" (min) plywood or 3/4" (min) wood plank
Limits of Use **Approved for use in HVHZ:** Yes **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressure:** +N/A/-161 **Other:** See evaluation report.		**Installation Instructions** FL29444_R3_II_26ga_75COR_plywood.pdf Verified By: David Eng, PE 81377 Created by Independent Third Party: Yes **Evaluation Reports** FL29444_R3_AE_26ga_75COR_plywood.pdf Created by Independent Third Party: Yes
29444.7	07: IM 36TR Rib 26ga	IM 36TR Trapezoidal Rib panel from 26ga (min) on 15/32" (min) plywood or 3/4" (min) wood plank
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressure:** +N/A/-78.5 **Other:** See evaluation report.		**Installation Instructions** FL29444_R3_II_26ga_36TR_plywood im.pdf Verified By: David Eng, PE 81377 Created by Independent Third Party: Yes **Evaluation Reports** FL29444_R3_AE_26ga_36TR_plywood im.pdf Created by Independent Third Party: Yes
29444.8	08: IM 36TR Rib 26ga	IM 36TR Trapezoidal Rib panel from 26ga (min) on 17/32" (min) OSB, plywood, or 3/4" (min) wood plank
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressure:** +N/A/-93.5 **Other:** See evaluation report.		**Installation Instructions** FL29444_R3_II_26ga_36TR_OSB im.pdf Verified By: David Eng, PE 81377 Created by Independent Third Party: Yes **Evaluation Reports** FL29444_R3_AE_26ga_36TR_OSB im.pdf Created by Independent Third Party: Yes
29444.9	09: IM 36TR Rib 29ga	IM 36TR Trapezoidal Rib panel from 29ga (min) on 15/32" (min) plywood or 3/4" (min) wood plank

Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressure:** +N/A/-146 **Other:** See evaluation report.		**Installation Instructions** FL29444_R3_II_29ga_IM36TR_plywood.pdf Verified By: David Eng, PE 81377 Created by Independent Third Party: Yes **Evaluation Reports** FL29444_R3_AE_29ga_IM36TR_plywood.pdf Created by Independent Third Party: Yes
29444.10	10: IM 36PBR 26ga	IM 36PBR R/PBR panel from 26ga (min) on 15/32" (min) plywood or 3/4" (min) wood plank
Limits of Use **Approved for use in HVHZ:** No **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressure:** +N/A/-119.5 **Other:** See evaluation report.		**Installation Instructions** FL29444_R3_II_26ga_IM36PBR_plywood.pdf Verified By: David Eng, PE 81377 Created by Independent Third Party: Yes **Evaluation Reports** FL29444_R3_AE_26ga_IM36PBR_plywood.pdf Created by Independent Third Party: Yes
29444.11	10: IM 5VC 5V Crimp 26ga	IM 5VC 5V Crimp panel from 26ga (min) on 15/32" (min) plywood or 3/4" (min) wood plank
Limits of Use **Approved for use in HVHZ:** Yes **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressure:** +N/A/-168.5 **Other:** See evaluation report.		**Installation Instructions** FL29444_R3_II_26ga_5VC_12-6_plywood.pdf Verified By: David Eng, PE 81377 Created by Independent Third Party: Yes **Evaluation Reports** FL29444_R3_AE_26ga_5VC_12-6_plywood.pdf Created by Independent Third Party: Yes

Back Next

Contact Us :: 2601 Blair Stone Road, Tallahassee FL 32399 Phone: 850-487-1824

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Under Florida law, email addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. *Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee. However email addresses are public record. If you do not wish to supply a personal address, please provide the Department with an email address which can be made available to the public. To determine if you are a licensee under Chapter 455, F.S., please click here .

Product Approval Accepts:

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INTEGRITY METALS
Architectural Fabrication

FLORIDA PRODUCT APPROVAL
FL 29444.01 – R3
HVHZ

IM 5VC

26ga (min) 5V Crimp exposed fastener panel over 15/32" (min) plywood

Product Description: Exposed fastener 5V-style panel with a 24" coverage and a nominal rib height of 0.375"

Product Material: 26ga steel (min). *Corrosion resistant per FBC 1507.4.3 where required.*

Fastener: #10 x 1.5-inch fastener with sealing washer. *Compliant with FBC 1506.6 where required.* Larger diameter and longer length fasteners are acceptable. Stainless fasteners are acceptable.

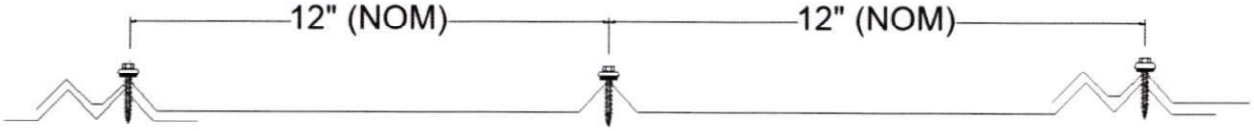
Substrate/Deck: 15/32" (min) plywood or 3/4" (min) thick wood plank (min S.G. of 0.42)

Maximum Allowable Loads & Installation Requirements:

Method	Fastener Pattern	Fastener Spacing	Allowable Pressure
Method A	#10 x 1.5" fastener in 12"-12" pattern	16" o.c	-117.75 PSF
Method B	#10 x 1.5" fastener in 12"-12" pattern	8" o.c.	-206 PSF

A factor of safety of 2 has been applied.

METHOD A: 16" O.C. METHOD B: 8" O.C.

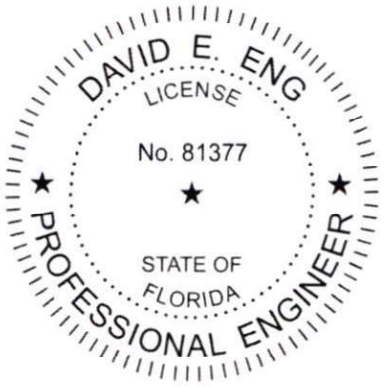


EVALUATED BY:

David Eng, PE
Timberlake Cove, LLC
FL PE 81377 • FL CA 33344
1317 Edgewater Dr Ste 2339
Orlando FL
timberlakecove.com

Digitally signed by David E Eng
Date: 2023.09.02 17:30:21-04'00'

This item has been digitally signed and sealed by David Eng, PE on the date indicated. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



Underlayment: Comply with local building code or FBC 1507.1.1/1518.2 where required.

Slope: Comply with local building code or FBC 1507.4.2/FBC 1515.2 where required. Outside the HVHZ, FBC 1507.4.2 minimum slope is ½:12 with lap sealant, or 3:12 without lap sealant. In the HVHZ, FBC 1515.2 minimum slope is 2:12.

Re-Roofing: This panel may be installed over a single layer of existing shingles as permitted by local building code or FBC 1511/1521, provided the existing roof meets the conditions required by the applicable code.

Fire Barrier: Comply with FBC 1516.1 and 1516.2 where required.

Panel Accessories: The manufacturer does not require the use of closures, sealants, butyl, or other similar accessories between bottom edge of panel and drip edge, or in other locations. The use of closures and sealants may be advisable in some cases, however that decision is the discretion of the project owner and the installer.

Technical Documentation: This product has been tested to the TAS 125 / UL 580 standard by Intertek Testing (TST-1527), report J6368.19-450-44 R0 and to TAS 100 under report J6368.06-450-44 R0. Tests used with permission.

Compliance Statement: This product as described has demonstrated compliance with Florida Building Code 2023, 1504.3.2 (**non-HVHZ**) and 1518.9.1/1523.6.5.2.4 (**HVHZ**), as required by FL Rule 61G20-3, method 1D.
This product as described has been tested and demonstrated compliance with:
- UL580 – Test for Uplift Resistance of Roof Assemblies
- UL 1897 – Uplift test for roof covering systems
- TAS 125 – Standard Requirements for Metal Roofing Systems
- TAS 100 - Wind and Wind-Driven Rain

High Velocity Hurricane Zone (HVHZ): This product is approved for installation in Miami-Dade & Broward counties, and other jurisdictions which require HVHZ or NOA approvals.

Design Process: Compare the maximum allowable loads on page 1 to the ASD uplift pressures for the project to determine sufficiency and installation requirements. Determine project uplift pressures using ASCE 7-22, FBC R301, project design documents, guidance from local building department, or other design professionals. Engineering analysis may be completed by other licensed engineers for project specific approval by local authorities having jurisdiction.

Notice to Other Entities: This product approval applies only to metal panel products produced by Integrity Metals. Without a valid purchase order from Integrity Metals as documentation, this product approval shall not be used to demonstrate compliance for any project. Integrity Metals assumes no liability for non-compliance or product performance for any product relying on this approval but not manufactured by Integrity Metals. Other manufacturers, distributors, installers, engineers, architects, or other parties relying on this approval for any product not produced by Integrity Metals assume full, strict product liability. Traceability of coil, audited quality assurance programs, and compliance with FAC 61G20-3 are solely the responsibility of the entity relying on this approval for any product not produced by Integrity Metals.

CERTIFICATION OF INDEPENDENCE: David Eng, PE and Timberlake Cove, LLC do not have, nor will acquire a financial interest in any company manufacturing or distributing products under this evaluation. The same entities do not have, nor will acquire, a financial interest in any other entity involved in the approval process of the product.

EXCLUSIONS AND LIMITATIONS: Design of deck and roof structure (to include attachment of plywood or wood plank) shall be completed by others. Fire classification and shear diaphragm design are outside the scope of this evaluation. Accelerated weathering/salt spray is outside the scope of this evaluation.

This report is limited to compliance with structural wind load requirements of FBC 1504.3.2, as required by Rule 61G20-3. Neither Timberlake Cove nor the manufacturer shall be responsible for any conclusions, interpretations, or designs made by

Janiszewski, Michele

From: Wheeler, Thomas M <Thomas.Wheeler@baycare.org>
Sent: Thursday, June 20, 2024 1:21 PM
To: Janiszewski, Michele
Cc: David Wheeler; Kathryn Wheeler; Amber Wheeler; br@ecoconstructionllc.com
Subject: RE: 350 N. Tremain Street - Wheeler House - Roof Replacement
Attachments: 350 North Tremain Street Roof Damage 6-20-24.pdf

Importance: High

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

Michele –

- Current roof is decades old
  - Increasing insurance rates year after year
  - Current roof has been damaged and repaired many times during its life span
    - It is now failing in some places and the paint cannot be repaired after significant storm damage
- Current metal shingles sustained wind damage from Hurricane Idalia – bent shingles and chipped paint
- The replacement metal panels are consistent with the neighborhood
  - All the homes to the south on Tremain Street have metal panel roofs
  - Aesthetically, the metal panels will look significantly better than the damaged and chipped paint of the current roof
  - Metal panel roofs can also be found all over downtown Mount Dora
- This is the first project of a larger renovation we are starting
  - We renovated our home 20+ years ago and it is time to refresh again
  - We will also be repainting our home, which you will see before the Board soon
- Please see the attached pictures

Do we need to attend the meeting?

Thank you,
Tom

Thomas M. Wheeler
Manager of Real Estate

BayCare Health System
C: (407) 902-4150
Thomas.Wheeler@BayCare.org | BayCare.org

From: Janiszewski, Michele <MicheleJ@ci.mount-dora.fl.us>
Sent: Thursday, June 20, 2024 9:16 AM
To: Wheeler, Thomas M <Thomas.Wheeler@baycare.org>
Subject: RE: 350 N. Tremain Street - Wheeler House - Roof Replacement

Hey Tom,

Can you please provide a brief description of the status of the existing roof / the need for replacement? The application states the reason for the modification is reroof but the guidelines recommend repair prior to replacement. Any

350 North Tremain Street Roof Damage

350 North Tremain Street Roof Damage

350 North Tremain Street Roof Damage

350 North Tremain Street Roof Damage

350 North Tremain Street Roof Damage

Houses South of 350 N. Tremain Street at Tremain Street and 3rd Avenue with Metal Panel Roofs

Houses South of 350 N. Tremain Street at Tremain Street and 3rd Avenue with Metal Panel Roofs

Houses South of 350 N. Tremain Street at Tremain Street and 3rd Avenue with Metal Panel Roofs

CITY OF MOUNT DORA

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

DATE: June 26, 2023

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 4 – COA Approval Chart**

Staff is seeking to finalize a chart detailing when a Certificate of Appropriateness is needed for work being done within the Historic Review Area and/or on a Historic Site.

LDC Section 3.6.4 (1), states:

3.6.4. *Certificate of appropriateness.*

1. *Basic requirements.*

a. *Certificate of appropriateness required.*

1. *Historic site.* No building, structure, appurtenance, improvement or landscape feature within the City of Mount Dora, which has been designated a historic site, will be erected, altered, restored, renovated, excavated, relocated, or demolished until a certificate of appropriateness regarding any exterior architectural features, landscape features, or site improvements has been approved under the procedures in this section.

2. *Historic preservation review area.* A certificate of appropriateness shall be required for the demolition, relocation, alteration, restoration, or renovation of the exterior architectural features of a building located in the historic preservation area:

a. Fifty years old or older

b. New construction.

b. *Exterior architectural features.* Exterior architectural features include, but are not limited to, the architectural style, scale, massing, siting, general design and general arrangement of the exterior of the building or structure, including the type, style, and material of roofs, windows, doors, siding, masonry, porches, storefronts, and other architectural features.

c. *Landscape features.* Landscape features and site improvements will include, but are not limited to, walls, fences, courtyards, signs, and exterior lighting.

d. *Plan approval required.* No certificate of appropriateness will be approved unless the architectural plans for said construction, reconstruction, relocation, alteration, excavation, restoration, renovation, or demolition are approved by the board.

e. *Relocation*. Relocation of a building or structure will include, but not be limited to, moving a historic building or structure within or out of the City of Mount Dora or any historic preservation review area, and moving a building 50 years old or older within or out of the historic preservation review area.

f. *Certificate not required.* A certificate of appropriateness will not be required for general, occasional maintenance and repair. General, occasional maintenance and repair will include, but is not be limited to, lawn and landscaping care, painting and minor repairs that restore or maintain the historic site or current character of the building or structure. General, occasional maintenance and repair will not include any of the activities described and defined in 3.6.4.2 Review Guidelines. A certificate of appropriateness will not be required for any interior alteration, construction, reconstruction, restoration, renovation or demolition.

g. *Other permits and approvals.* A certificate of appropriateness shall be considered prerequisite to the issuance of any other permits required by law. The issuance of a certificate of appropriateness shall not relieve the applicant from obtaining other permits or approvals required by the city. A building permit or other city permit shall be invalid if it is obtained without a certificate of appropriateness required for the proposed work.

h. *Energy devices or equipment* (air conditioners, solar panels, etc.) should be installed on rear slopes or other locations not highly visible from the roadway when feasible. Should this placement reduce the efficiency of the equipment, a different location may be permissible. Energy equipment should be installed flat or be screened and not alter the slope of the roof. Installation of equipment should not conflict with the intent of the historic integrity of the resource and historic preservation district. This provision is intended to ensure such devices are not visible from the adjacent roadways. Such devices are exempt from the certificate of appropriateness process of this code and are processed through the city's normal permitting.

LDC Section 3.6.4 (2), states:

2. *Review guidelines.*

a. The board will utilize the most recent U.S. Secretary of Interior's Standards for Historic Rehabilitation and Guidelines for Rehabilitation and the Mount Dora Historic Preservation Design Guidelines as the standards by which applications for certificate of appropriateness are to be evaluated. These

guidelines are intended to promote the maintenance, restoration, economic viability, improvement in economic values, and adaptive and new uses of the property. In considering proposals for alterations to the exterior of historic buildings and structures and in applying development and preservation standards, the documented, original design of the building may be considered, among other factors.

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

1. *Height.* The height of proposed buildings or modifications will be visually compatible in comparison or relation to the height of existing structures and buildings.

2. *Front facade proportion.* The front facade of each building or structure will be visually compatible with and in direct relationship to the width of the building and to the height of the front elevation of other adjacent or adjoining buildings within a historic preservation review area.

3. *Proportion of openings (windows and doors).* The openings of any building within a historic preservation review area will be visually compatible with the openings exemplified by the prevailing historic architectural styles within the historic preservation review area. The relationship of the width of windows and doors to the height of windows and doors among buildings within the historic preservation review area will be visually compatible.

4. *Rhythm of solids to voids—Front facades.* The relationship of solids to voids in the front facade of a building or structure will be visually compatible with the front facades of historic buildings or structures within the historic preservation review area.

5. *Rhythm of buildings on streets.* The relationship of building(s) to open space between it or them and adjoining building(s) will be visually compatible with the relationship between historic sites, buildings, structures within a historic preservation review area.

6. *Rhythm of entrance and/or porch projections.* The relationship of entrances and porch projections to the sidewalks of a building will be visually compatible with the prevalent architectural styles of entrances and porch projections on historic sites, buildings and structures within a historic preservation review area.

7. *Relationship to materials and texture.* The relationship of materials and texture of the facade of a building will be visually compatible with

the predominant materials used in the historic sites, buildings and structures within a historic preservation review area.

8. *Roof shapes.* The roof shape of a building or structure will be visually compatible with the roof shape(s) of a historic site, building or structure within a historic preservation review area.

9. *Walls of continuity.* Appearances of a building or structure such as walls, wrought-iron fences, evergreen landscape masses, or building facades, will form cohesive walls of enclosure along a street to insure visual compatibility of the building to historic buildings, structures or sites to which it is visually related.

10. *Scale of building.* The size of a building, the building mass in relation to open spaces, windows, door openings, balconies and porches will be visually compatible with the building size and building mass of historic sites, buildings and structures within a historic preservation review area.

11. *Directional expression of front elevation.* A building will be visually compatible with the buildings, structures and sites in its directional character: vertical, horizontal or nondirectional.

LDC Section 3.6.3 (1) (b), states:

b. *Classification of structures and buildings.* All historic buildings, structures, archaeological sites, historic preservation review areas, neighborhoods, etc. will be classified and designated on the City of Mount Dora Historic Preservation Survey and said survey will be approved by the city council and be made an overlay to the city zoning map and Future Land Use Map Series. Such buildings, structures, historic preservation review areas, neighborhoods, etc. will be divided into two classes:

1. *Contributing.* Those buildings, structures, archaeological sites, or areas classified as historic will possess identified historical and architectural merit of a degree warranting their preservation. All buildings, structures, archaeological sites, etc. listed in the City of Mount Dora Historic Master Site File, as adopted and approved by the city council, will be considered worthy of preservation and may be designated as a historic site or a historic preservation area.

2. *Noncontributing.* Those buildings and structures, within a historic preservation review area, not listed in the city historic preservation survey.

Enclosure(s): Draft COA Chart
The Secretary of the Interior's Standards for Rehabilitation

CITY OF MOUNT DORA

Planning and Development
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DRAFT Required Historic Reviews

Proposed Work	Review Area Noncontributing			Review Area Contributing			Historic Site		
	No Review	Staff	HPB	No Review	Staff	HPB	No Review	Staff	HPB
Accessory Structures									
1. Accessory Building			X			X			X
2. Less than 120 SF	X			X			X		
3. Pools, Pool Enclosures, and Spas			X			X			X
4. Modifications to Historic Accessory Structure			X			X			X
Demolition									
Demolition			X			X			X
Doors and Garage Doors									
1. Same materials, style, and size		X			X			X	
2. Modifications on a main façade			X			X			X
3. Modifications on a secondary façade		X			X			X	
Energy Devices or Equipment									
Installation of AC Equipment, Solar Panels, etc.		X			X			X	
Exterior Wall Finish									
1. Same material and style		X			X			X	
2. Different material and/or style			X			X			X
Fences & Walls									
1. Modifying a historic fence or wall			X			X			X
2. Installing new fence or wall	X			X					X
Interior Alterations									
Interior Alterations	X			X			X		
Landscape Features									
New Courtyard		X			X				X
Exterior Lighting	X			X				X	
Maintenance of Lawn and Landscaping	X			X			X		
Infill Development									
New Building on Vacant Property			X			X			X
Painting									
Painting Previously Painted Surfaces	X			X			X		
Changes in Paint Color	X			X			X		
Painting Unpainted Masonry			X			X			X
Porches									
1. Open an enclosed Porch		X			X			X	

2. Enclose a porch on the main façade			X			X			X
3. Enclose a porch on a secondary façade		X			X			X	
4. Construct a new porch			X			X			X
Repairs and Maintenance									
Repairs and Maintenance	X			X			X		
Roof									
1. Same material and style		X			X			X	
2. Change in material and/or style			X			X			X
3. Change in shape and/or height			X			X			X
4. Modifications to Chimney			X			X			X
Signage									
1. New Sign	X			X					X
2. Face Change	X			X			X		
Windows									
1. Same materials, style, and size		X			X			X	
2. Different materials and/or style			X			X			X
3. Opening modifications on façade with frontage			X			X			X
4. Opening modifications on a façade without frontage		X			X			X	

Staff reviews will be completed upon the submittal of a building permit application.

HPB reviews require the issuance of a Certificate of Appropriateness (COA) approved by the Historic Preservation Board (HPB).

Review Area: Only needed to be reviewed if the structure is 50 years old or older OR new construction.

Historic Site: as defined in Section 3.6.3 *Designation of historic sites and Historic Preservation Review Area* in the City's Land Development Code.

Contributing. Those buildings, structures, archaeological sites, or areas classified as historic will possess identified historical and architectural merit of a degree warranting their preservation. All buildings, structures, archaeological sites, etc. listed in the City of Mount Dora Historic Master Site File, as adopted and approved by the city council, will be considered worthy of preservation and may be designated as a historic site or a historic preservation area.

Noncontributing. Those buildings and structures, within a historic preservation review area, not listed in the city historic preservation survey.

The Secretary of the Interior's Standards for Rehabilitation

The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.