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 – First Floor Board Room
510 N. Baker Street, Mount Dora, Florida
May 28, 2025 at 3:00 PM

AGENDA

I. Call To Order

II. Roll Call With Determination Of Quorum

III. Approval of Minutes from April 30, 2025

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

V. New Business

1.) COA for 406 N. Highland St- Re-roof
   i. Ex Parte Communication
   ii. Swearing in Staff/ Applicants
   iii. Staff Presentation
   iv. Applicant Presentation
   v. Public Comment
   vi. Board Discussion

2.) COA for 601 N. McDonald St. – Storm Doors and light fixtures
   i. Ex Parte Communication
   ii. Swearing in Staff/ Applicants
   iii. Staff Presentation
   iv. Public Comment
   v. Board Discussion

3.) Historic Ordinance Overview

VI. Other Business

VII. Staff Updates

VIII. Board Updates

IX. Announcement of next scheduled meeting date: June 25, 2025

X. Adjournment

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
APRIL 30, 2025 MEETING MINUTES

The City of Mount Dora Historic Preservation Board met on Wednesday, April 30, 2025 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 April 30, 2025 meeting of the Mount Dora Historic Preservation Board was called to order at 3:10 p.m. by Chairman, Det Joks.

II. Roll Call with Determination of Quorum

Present: Kathleen Benjamin, Daniel Wick, Det Joks, Robert Gordon

Absent: Juan Diaz, Lynn Tipton, Patricia Huizing

City Staff: Michele Janiszewski, Senior Planner; Catherine Hutcheson, Administrative Coordinator; Whitney Scott, Administrative Coordinator; Andrew Hand, City Attorney Esq.

III. Approval of Meeting Minutes from March 26, 2025

MOTION by Mr. Gordon, SECONDED by Ms. Benjamin, to APPROVE the minutes as presented.

FOR: Kathleen Benjamin, Daniel Wick, Det Joks, Robert Gordon

AGAINST: None

MOTION CARRIED: 4-0

IV. Public participation/comment for non-agenda items

No public participation

Motion to Amend the agenda to allow the COA Application for, 440 N. Donnelly Street to be presented first, due to the applicant needing to attend another meeting. All members, staff, and other applicants approved the amendment.

(Minutes reflect the original order of the agenda before the amendment)

V. New Business

a. COA for 1020 N. Clayton Street- Alteration and Coach House garage

i. Ex Parte Communication
ii. Swearing in Staff/ Applicant
iii. Staff Presentation

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

Ms. Janiszewski gave a presentation for the property at 1020 N. Clayton St. Staff reviewed the application and recommended approval as presented.
The applicant, Michael Ferrante, was present via zoom call. Due to some technical difficulties the board members were unable to hear the applicant. Ms. Janiszewski stepped in to assist by reading the applicants typed messages in response to the board members questions. After some time, Mr. Ferrante was able to speak over speakerphone. The applicant discussed the project with the board members.
Ms. Janiszewski stated that because the house itself is not historic but is within the review area. A COA for a new roof would not be required.

MOTION by Mr. Gordon, SECONDED by Ms. Benjamin, to ACCEPT staff's finding of fact and to APPROVE the application.

FOR: Kathleen Benjamin, Daniel Wick, Det Joks, Robert Gordon

AGAINST: None

MOTION: 4-0

b. COA for 856 N. Grandview Street- New Construction

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

Ms. Janiszewski gave a presentation for the property at 856 N. Grandview Street. The staff reviewed the application and recommended approval of the application as presented.

The applicant, Mr. Randy Lazarus, discussed the project with the board members. The project will be a craftsman, concrete block construction home.

MOTION by Mr. Wick, SECONDED by Ms. Benjamin, to ACCEPT staff's finding of fact and to APPROVE the application.

FOR: Kathleen Benjamin, Daniel Wick, Det Joks, Robert Gordon

AGAINST: None

MOTION: 4-0

c. COA for 301 N. Baker Street – Windows

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

Ms. Janiszewski gave a presentation for the property at 301 N Baker St. Staff reviewed the application and recommended approval as presented.

The applicant, Mr. Austin Guenther, discussed the project with the board members. The project will consist of new windows for the 1997 current windows to prevent weather damage and allow for more insulation. Mr. Guenther discussed his reasoning for not wanting to keep the grid pattern.

MOTION by Mr. Wick, SECONDED by Mr. Gordon, to ACCEPT staff's finding of fact and to APPROVE the application.

FOR: Kathleen Benjamin, Daniel Wick, Det Joks, Robert Gordon

AGAINST: None

MOTION: 4-0

d. COA for 805 Hackett Court – Alterations

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

Ms. Janiszewski gave a presentation for the property at 805 Hackett Court. Staff reviewed the application and recommended approval as presented.

The applicant, Ms. Kimberly Scavone, discussed the project with the board members. The project will consist of the addition of a screen enclosure to the rear of the home.

MOTION by Mr. Gordon, SECONDED by Mr. Wick, to ACCEPT staff's finding of fact and to APPROVE the application.

FOR: Kathleen Benjamin, Daniel Wick, Det Joks, Robert Gordon

AGAINST: None

MOTION: 4-0

e. COA for 118 N. Grandview Street – Siding & Landscaping

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

Ms. Janiszewski gave a presentation for the property at 118 N. Grandview Street. Staff reviewed the application and recommended approval as presented

The applicant, Julie Noland, discussed the project with the board members. The project will consist of adding landscaping features to the property including adding hardy-board siding instead of stucco work, a trellis with flowering plants to give color and better curb appeal. Also to replace the short-wall from concrete to wood as well as other landscape features.

The Applicant and the board members discussed the previous approved application regarding the chimney. Mr. Joks did not support the approval of this COA application until the previous one has been completed. He stated he would like to see the texture of the chimney to stand out from the rest of the texture of the home. Discussion on the trellis and whether it contributes to the home in a historical manner. Does the façade look out of character with the neighborhood.

Further discussion on the existing COA and chimney. If the new COA would negate/ override the previous one. Mr. Hand and Ms. Janiszewski stated that the previous COA is still stands.

Further discussion on the application. Mr. Gordon suggested the existing COA be modified to include new hardy-board, and the trellis. Board members, the applicant and Ms. Janiszewski discussed the process of that. Mr. Gordon made a recommendation regarding the wooden trellis and trying another material to avoid weather and bug damage.

Further discussion with Mr. Joks about the chimney meeting his previous approval and the trellis addition.

An agreement between the applicant and the board that the trellis addition be removed from the application.

MOTION by Mr. Joks, SECONDED by, to ACCEPT staff's finding of fact and to APPROVE the application with the discussed changes of replacing the stucco with hardy-board except for the chimney which will have its own texture and the removal of the cement wall with the addition of the window shutters.

FOR: Kathleen Benjamin, Daniel Wick, Det Joks, Robert Gordon

AGAINST: NONE

MOTION: 4-0

f. COA for 440 N. Donnelly Street – Awning & Windows

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

Ms. Janiszewski gave a presentation on the property at 440 N. Donnelly Street. Staff reviewed the application and recommended approval of the application as presented.

The applicant, Tristen Weld with CFL Property Group, discussed the project with the board members. The project will be a more comprehensive awning for the new business that will be taking over the once, "One Flight Up" restaurant that was there previously.

MOTION by Mr. Wick, SECONDED by Mr. Gordon, to ACCEPT staff's finding of fact and to APPROVE the application.

FOR: Kathleen Benjamin, Daniel Wick, Det Joks, Robert Gordon

AGAINST: None

MOTION: 4-0

g. Historic Ordinance Overview

As all the board members were not present for this meeting the board recommended tabling the discussion until next meeting.

VI. Other Business

VII. Staff Update

h. Downtown Information Kiosks Update

Ms. Janiszewski presented the updated proposal for the Downtown CRA Kiosks to the board members. Board members discussed if the kiosks were handicap accessible. Ms. Janiszewski stated she would find that out. Discussion on the kiosk functionality. Board members discussed the overhand extension and the need for more space for individuals to be under for rain cover if needed.

i. Abandoned African-American Cemetery Grant.

Ms. Janiszewski presented the update for the Abandoned African- American Cemetery Grant. She stated the grant application period ends June 1, 2025.

MOTION by Mr. Gordon, SECONDED by Mr. Wick, to SUPPORT the application for the Historic Cemetery Grant.

FOR: Kathleen Benjamin, Daniel Wick, Det Joks, Robert Gordon

AGAINST: None

MOTION: 4-0

j. 837 E 5th Avenue Center for the Arts Building Update

Ms. Janiszewski discussed the changes made to the building after the COA approval. At the historic site inspection, the changes made were different from what was approved by the board. Staff is seeking guidance from the board on how to proceed and if the site inspection should be passed or denied and come back for a new certificate.

The Board members discussed and decided to approve the inspection.

Brief discussion on the code involving the historic review area.

VIII. Announcement of next scheduled meeting: May 28, 2025

Mr. Gordon will not be in attendance.

IX. Adjournment

MOTION by Mr. Gordon, SECONDED by Ms. Benjamin, to adjourn the meeting. The Board unanimously voted to adjourn the meeting at 4:52 p.m.

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

CITY OF MOUNT DORA

Planning and Development
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DATE: May 28, 2025

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 1 - Certificate of Appropriateness; 460 N Highland Street (Location); Reroof (Asphalt Shingles to Metal); Daniel S & Jennifer L Javorowsky (Owners); Skymark Roofing (Applicant).**

Property Information:

Address:	406 N Highland	**Current Use:**	Residential
Zoning District:	C-2A	**Land Use:**	Commercial

Structure Information:

Date of Construction:	1925	**Style:**	Frame Vernacular
Siding:	Wood Siding	**Stories:**	Two
Roof Type:	Gable	**Chimneys:**	Three; Concrete Block
Roof Material:	Asphalt Shingles	**Porch:**	Small, Open Side Porch

Background on Architectural Style:

This style of buildings were first constructed by lay or self-taught carpenters to provide basic shelter without attention to architectural style. The buildings reflect locally available building materials, the skills and regional background of the builder and environmental conditions. Often ornamentation was applied at a later date, reflecting an owner's new prosperity. Vernacular buildings were widely constructed in Mount Dora from the 1880s through the 1930s.

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

Plan: regular, rectangular; ell and irregular also common.
Foundation: Piers, wood, tabby or coquina prior to Civil War; brick, concrete block after.
Height: one to two and one-half stories.
Primary Exterior Material: horizontal wood siding; less common, wood shingles, board and batten.
Roof type: gable, less common hip, pyramidal; false front on commercial buildings.
Roof Surfacing: wood shingles during 19th Century; metal during late 19th, composition and asbestos shingles beginning in 1920s.

Requested Action:
Remove asphalt shingles and replace with rid metal roofing.

Guidance from Land Development Code (LDC)
LDC Section 3.4.6 (2)(b) states that it is also the intent to promote visually compatible, contemporary designs that are harmonious with the exterior architectural and landscape features of adjacent, neighboring or visually related buildings, structures, sites and streetscapes. Visual compatibility will be defined in terms of the following criteria:

1. *Height.* The height of proposed buildings or modifications will be visually compatible in comparison or relation to the height of existing structures and buildings.
2. *Front facade proportion.* The front facade of each building or structure will be visually compatible with and in direct relationship to the width of the building and to the height of the front elevation of other adjacent or adjoining buildings within a historic preservation review area.
3. *Proportion of openings (windows and doors).* The openings of any building within a historic preservation review area will be visually compatible with the openings exemplified by the prevailing historic architectural styles within the historic preservation review area. The relationship of the width of windows and doors to the height of windows and doors among buildings within the historic preservation review area will be visually compatible.
4. *Rhythm of solids to voids—Front facades.* The relationship of solids to voids in the front facade of a building or structure will be visually compatible with the front facades of historic buildings or structures within the historic preservation review area.
5. *Rhythm of buildings on streets.* The relationship of building(s) to open space between it or them and adjoining building(s) will be visually compatible with the relationship between historic sites, buildings, structures within a historic preservation review area.
6. *Rhythm of entrance and/or porch projections.* The relationship of entrances and porch projections to the sidewalks of a building will be visually compatible with the prevalent architectural styles of entrances and porch projections on historic sites, buildings and structures within a historic preservation review area.
7. *Relationship to materials and texture.* The relationship of materials and texture of the facade of a building will be visually compatible with the predominant materials used in the historic sites, buildings and structures within a historic preservation review area.
8. *Roof shapes.* The roof shape of a building or structure will be visually compatible with the roof shape(s) of a historic site, building or structure within a historic preservation review area.

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

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

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

Guidance from the Historic Design Guidelines:

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

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

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

Recommendations:

1. Identify, retain, and preserve roofs – and their functional and decorative features – that are important in defining the overall historic character of the building. This includes the roof's shape, such as hip, gambrel, and mansard; decorative features such as cupolas, cresting, chimneys and weathervanes; and roofing material such as slate, wood, clay tile, and metal, as well as its size, color, and patterning.
2. Provide adequate roof drainage and ensure that the roofing material provides a weather-tight covering for the structure.
3. Protect a leaking roof with plywood or tarp and building paper until it can be properly repaired.

4. Replace deteriorated roof surfacing with matching materials or new materials, such as composition shingles or tabbed asphalt shingles, in dark shades that match the original in composition, size, shape, color, and texture.
5. Retain or replace where necessary: dormer windows, cupolas, cornices, brackets, chimneys, cresting, weather vanes, and other distinctive architectural or stylistic features that give a roof its essential character.
6. 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.
7. 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.
8. 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. Constructing additional stories so that the historic appearance of the building is radically changed.
3. 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.
4. Changing the essential character of a roof by adding inappropriate features such as dormers, vents, skylights, air-conditioners, and solar collectors which are visible from public right-of-ways.
5. Stripping the roof of sound historic materials such as slate, clay tile, wood, and architectural metal.
6. New materials, such as roll roofing, whose composition, size, shape, color, and texture alter the appearance of the building.
7. 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.

Findings of Fact:

LDC Section 3.6.4 (2) (a), states that the Historic Preservation Board shall 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. The Mount Dora Historic Design

Guidelines are based on the U.S. Secretary of Interior's Standards for Historic Rehabilitation and Guidelines for Rehabilitation.

LDC Section 3.6.4 (2)(b), states 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 has reviewed the application for consistency with the U.S. Secretary of Interior's Standards for Historic Rehabilitation, Mount Dora Historic Preservation Design Guidelines, and the standards for visual compatibility established in LDC Section 3.6.4 (2)(b) (hereto referred to the 'Standards of Review'), and found:

1. The request is consistent with the Mount Dora Historic Design Guidelines which identify standing seam metal as a historic roof type in Mount Dora; and
2. The proposed work is compatible with the architectural style of the building; and
3. The request is promotes visual compatibility with the exterior architectural of adjacent, neighboring or visually related buildings, structures, sites and streetscapes as required by LDC Section 3.6.4 (2)(b).

Therefore, based on these Findings of Fact, staff recommends **Approval** of the application, as presented.

Board Action:
The Historic Preservation Board may:

1. Accept Staff's Findings of Fact and Approve the application, as presented;
2. Partially reject Staff's Findings of Fact and Approve the application with conditions to ensure the application is consistent with the Standards of Review. Note: The motion should clearly state the Standards of Review the proposed conditions will address.
3. Reject Staff's Findings of Fact and Deny the application based on inconsistencies between the application and the Standards of Review. Note: The motion will need to include reasoning as to why the application is inconsistent with the Standards of Review.

Attachments:
Photos
Application
2008 Site Survey
2020 Site Survey

CITY OF MOUNT DORA

Site Photos


North Highland Street (CR Old 441)
East 4th Avenue

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: 406 North Highland Street Mount Dora, FL 32757 Alternate Key No.: 1668379

Property Owner: Javorowsky Daniel S & Jennifer L

Applicant: Skymark Roofing

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

Applicant's Phone Number: 352-805-8935

Applicant's Email Address: Skymarkpermitting@gmail.com

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

Application Type:

- ☐ New Construction
- ☐ Addition
- ☒ Renovation

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

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

Existing Materials: Shingle

Proposed Materials: Metal

Is there a chimney on the building and will it be affected? Yes. It will not be affected.

Full Description of Proposed Alteration(s) or Construction including materials; please attach additional documentation if needed: All shingle on this home will be reroofed and converted from Shingle to metal. Flat roof will be resurfaced with modbit.

Reason for Addition / Modification: Reroof. Active Leaks

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

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

Property Record Card

General Information

Name:	JAVOROWSKY DANIEL S & JENNIFER L	**Alternate Key:**	1668379
Mailing Address:	409 S PARK AVE APOPKA, FL 32703 *Update Mailing Address*	**Parcel Number:**	32-19-27-2300-000-00600
		Millage Group and City:	0MD1 Mount Dora
		2024 Total Certified Millage Rate:	18.8964
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	406 N HIGHLAND ST MOUNT DORA FL, 32757	**Property Name:**	-- *Submit Property Name*
		School Information:	*School Locator & Bus Stop Map* *School Boundary Maps*
Property Description:	MOUNT DORA, SWARTZ SUB LOT 6 PB 2 PG 28 ORB 4947 PG 1902		

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	MULTI FAMILY <5 UNITS DRY LOT (0800)	35	140		4900.000	FD	$129,490.00	$129,490.00

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

Residential Building(s)

Building 1

Residential	Building Value: $134,784.00

Summary

Year Built: 1925	Total Living Area: 3096	Central A/C: Yes	Fireplaces: 0
Bedrooms: 3	Full Bathrooms: 4	Half Bathrooms: 0	

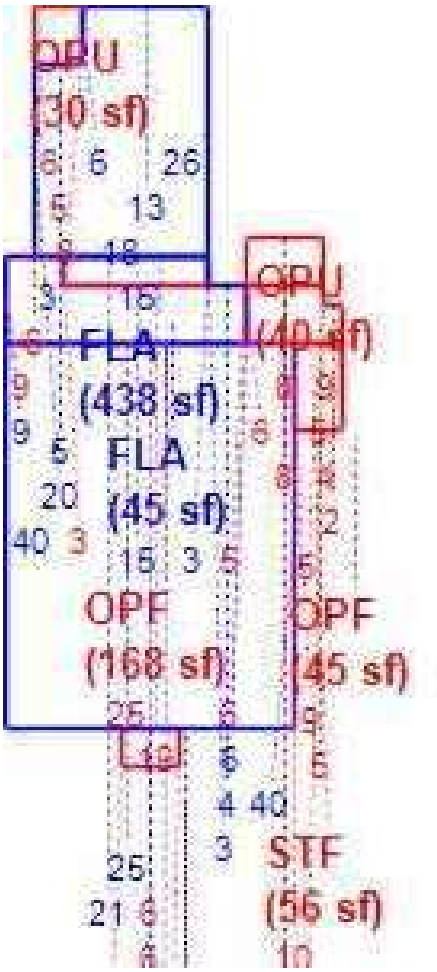
Incorrect Bedroom, Bath, or other information?

Section(s)

Section Type	Ext. Wall Type	No. Stories	Floor Area
FINISHED LIVING AREA (FLA)	Wood (01)	2.00	3096
OPEN PORCH FINISHED (OPF)		2.00	213

OPEN PORCH UNFINISHED (OPU)	2.00	94
STORAGE ROOM FINISH (STF)	2.00	56

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
4947 / 1902	05/22/2017	Warranty Deed	Qualified	Improved	$165,000.00
4731 / 1529	01/19/2016	Warranty Deed	Unqualified	Improved	$84,000.00
4604 / 153	03/17/2015	Certificate of Title	Unqualified	Improved	$0.00
2688 / 2341	10/29/2004	Warranty Deed	Qualified	Improved	$220,000.00
1687 / 2209	02/12/1999	Warranty Deed	Qualified	Improved	$140,000.00
1326 / 2088	10/01/1994	Warranty Deed	Unqualified	Improved	$20,000.00

689 / 1169	01/01/1977	Misc Deed/Document	Qualified	Improved	$35,000.00

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

Values and Estimated Ad Valorem Taxes

Values shown below are 2025 WORKING VALUES which are subject to change until certified. The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	$264,274	$203,390	$153,390	5.0364	$772.53
SCHOOL BOARD STATE	$264,274	$203,390	$178,390	3.1240	$557.29
SCHOOL BOARD LOCAL	$264,274	$203,390	$178,390	2.9980	$534.81
LAKE COUNTY WATER AUTHORITY	$264,274	$203,390	$153,390	0.2940	$45.10
NORTH LAKE HOSPITAL DIST	$264,274	$203,390	$153,390	0.4100	$62.89
ST JOHNS RIVER FL WATER MGMT DIST	$264,274	$203,390	$153,390	0.1793	$27.50
CITY OF MOUNT DORA	$264,274	$203,390	$153,390	6.3000	$966.36
LAKE COUNTY MSTU AMBULANCE	$264,274	$203,390	$153,390	0.4629	$71.00
LAKE COUNTY VOTED DEBT SERVICE	$264,274	$203,390	$153,390	0.0918	$14.08
				Total: 18.8964	**Total:** $3,051.56

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.

CITY OF MOUNT DORA
BUILDING DIVISION

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

SCOPE OF WORK - ROOFING

BFP-025

Permit: _____ **Date:** 04/28/2025

Job Address: 406 North Highland Street Mount Dora, FL 32757

Structure: ☒ Single-Family Residence/Townhouse ☐ Mobile home ☐ Commercial/Condominium

Roof Type: ☐ New ☐ Re-cover ☒ Replacement % being replaced 100

Type of Roof & Florida Product approval numbers:
☐ Coating Only FL # _____
☒ Underlayment FL # FL21895-R10
☐ Asphalt Shingle FL # _____
☐ Wood Shingle or Shake FL # _____
☒ Modified Bitumen FL # FL11288-R24
☐ EPDM - Hypalon or PVC one ply FL # _____
☐ Smooth Surfaced Built-up FL # _____
☐ Built-up with Aggregate FL # _____
☐ Tile FL # _____
☒ Metal – Direct attachment FL # FL29444-R3
☐ Metal with Purlins FL # _____
☐ Skylights FL # _____

Deck Material: plywood
*Wood deck to be renailed per FBC-Existing

Slope of Roof: 6/12
*Multi-layer underlayment requires inspection(new roof) or digital photographs(re-roof) for verification

Ventilation:
☐ Off-ridge Vent - qty_____, ☐Powered Vent – qty_____, ☒Ridge Vent – length 12", ☐ Other / Un-vented:_____

Dry-In:
☐ Self-adhering underlayment ☐ 4" wide self-adhering bitumen over joints + underlayment ☒ 2 layers of underlayment

Flashing:
☒ Use existing ☐ New L-Flashing ☐ New Step Flashing

Drip Edge:
☐ Use Existing ☒ New

Valley Treatment:
☐ Use Existing valley ☒ New Metal ☐ New Mineral Surface

Sky Lights:
☐ Yes ☒ No **If yes, the manufacturer installation instructions are required on the Jobsite.**

Reroof ONLY
Existing Materials asphalt shingles Proposed New Roof Material: Rib metal

Product Approval
USER: Public User

OFFICE OF THE SECRETARY

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_32Al_5VC_plywood.pdf Verified By: David Eng, PE 81377 Created by Independent Third Party: Yes **Evaluation Reports** FL29444_R3_AE_32Al_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_32Al_5VC_plywood-nonHVHZ.pdf Verified By: David Eng, PE 81377 Created by Independent Third Party: Yes **Evaluation Reports** FL29444_R3_AE_32Al_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

INTEGRITY METALS
Architectural Fabrication

FLORIDA PRODUCT APPROVAL
FL 29444.10 – R3

IM 36PBR

26ga (min) 1-1/4” exposed fastener PBR panel over 15/32” (min) plywood

Product Description: Exposed fastener PBR panel with a 36” coverage, and nominal rib height of 1-1/4”.

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

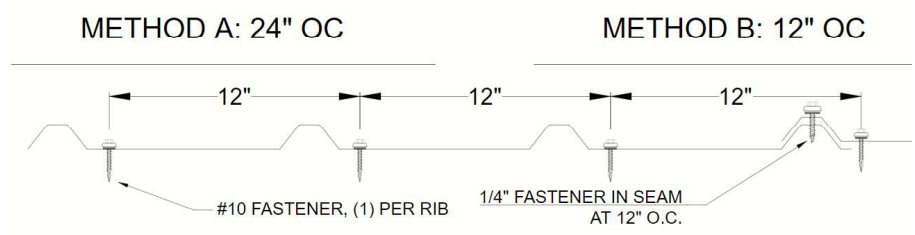
Fastener: #10 x 1.5-inch fastener with sealing washer. #14 sidelap fastener at 12” o.c. max. C*ompliant with FBC 1506.6 where required.*
Larger diameter and longer length fasteners are acceptable. Stainless fasteners are acceptable.

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” fasteners in 12”-12” pattern (1 per rib)	24” o.c	-71 PSF
Method B	#10 x 1.5” fasteners in 12”-12” pattern (1 per rib)	12” o.c	-119.5 PSF

A factor of safety of 2 has been applied.

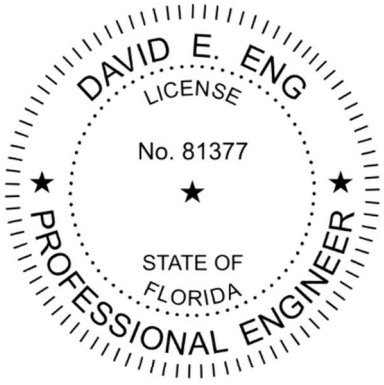


EVALUATED BY:

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 17:28:39-04'00'

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 where required.

Slope: Comply with local building code or FBC 1507.4.2 where required. FBC 1507.4.2 minimum slope is ½:12 with lap sealant, or 3:12 without lap sealant

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

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 UL 580 standard by Intertek Testing (TST-1527), report F7247.02-450-18 R0 as referenced in FL 17022.8-R7. Test used with permission.

Compliance Statement: This product as described has demonstrated compliance with Florida Building Code 2023, 1504.3.2 (**non-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

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 others based on this evaluation report. This report is limited solely to documenting compliance with Rule 61G20-3, and makes no express or implied warranty regarding performance of this product. Installation shall be subject to the local building code and authority having jurisdiction; this report shall not be construed to supersede local codes in force.

Product Approval
USER: Public User

FL #	FL11288-R24
Application Type	Revision
Code Version	2023
Application Status	Approved
	*Approved by DBPR. Approvals by DBPR shall be reviewed and ratified by the POC and/or the Commission if necessary.
Comments	
Archived	☐
Product Manufacturer	CertainTeed, LLC (Roofing)
Address/Phone/Email	20 Moores Road Malvern, PA 19355 (610) 893-5945 Alex.T.James@saint-gobain.com
Authorized Signature	Alex James Alex.T.James@saint-gobain.com
Technical Representative	Daniel Manasco
Address/Phone/Email	20 Moores Road Malvern, PA 19355 (501) 213-9155 Daniel.Manasco@saint-gobain.com
Quality Assurance Representative	
Address/Phone/Email	
Category	Roofing
Subcategory	Underlayments
Compliance Method	Evaluation Report from a Product Evaluation Entity
Evaluation Entity	NEMO CERT, LLC (Eval)
Quality Assurance Entity	NEMO CERT, LLC (INSPECT)
Quality Assurance Contract Expiration Date	12/31/2030
Validated By	NEMO CERT, LLC (Validation)
Certificate of Independence	FL11288_R24_COI_2023_11_COI_NEMO.pdf

Referenced Standard and Year (of Standard)

Standard	Year
ASTM D1970	2017
ASTM D4798	2011
ASTM D6163	2016
ASTM D6164	2016
ASTM D6222	2016
FM 4474	2011
FRSA/TRI Seventh Edition	2023
TAS 103	2020
UL 1897	2015

Equivalence of Product Standards
Certified By

Sections from the Code

Product Approval Method	Method 1 Option C
Date Submitted	06/03/2024
Date Validated	06/03/2024
Date Pending FBC Approval	
Date Approved	06/05/2024

Summary of Products

FL #	Model, Number or Name	Description
11288.1	CertainTeed Roof Underlayments	Modified bitumen roof underlayments
Limits of Use **Approved for use in HVHZ:** Yes **Approved for use outside HVHZ:** Yes **Impact Resistant:** N/A **Design Pressure:** +N/A/-240 **Other:** Refer to NER Section 4 for Limits of Use.		**Installation Instructions** FL11288_R24_II_2024_05_29_FINAL_NER-CTR-002.R1_FL11288-R24.pdf Verified By: NEMO CERT, LLC (Eval) Created by Independent Third Party: **Evaluation Reports** FL11288_R24_AE_2024_05_29_FINAL_NER-CTR-002.R1_FL11288-R24.pdf

Back Next

NEMO EVALUATION REPORT (NER)

CertainTeed, LLC
20 Moores Road
Malvern, PA 19355
(610) 893-5400

SUBJECT:	**CertainTeed Roof Underlayments**
SCOPE:	This NEMO Evaluation Report (henceforth 'NER') is issued under F.A.C. Rule 61G20-3 and the applicable rules and regulations governing Product Approval of construction materials in the State of Florida and ISO/IEC 17065 via NEMO|cert. NEMO Evaluations has evaluated the product described herein for compliance with the Code sections noted herein.
CODE:	2023 Florida Building Code, 8th Edition 2023 Florida Building Code, Residential, 8th Edition
JURISDICTION:	Non-HVHZ and HVHZ
NEMO CATEGORY:	Steep-Slope
FBC CATEGORY:	Roofing
FBC SUB-CATEGORY:	Underlayments
CSI DIVISION:	07 00 00 Thermal and Moisture Protection 07 30 05 Roofing Felt and Underlayment
METHOD:	Method 1, Option C – Codified Material, Evaluation by Evaluation Entity
COMPLIANCE STATEMENT:	**CertainTeed Roof Underlayments**, as produced by **CertainTeed, LLC,** have demonstrated compliance with the Code sections noted herein through testing in accordance with the referenced Standards, rational analysis and an ongoing quality assurance program. Compliance is subject to the Installation Requirements and Limitations of Use set forth herein.
QUALITY ASSURANCE:	Evidence of current quality assurance shall be listing and labeling in accordance with the requirements of NEMO|cert.
CONTINUED COMPLIANCE:	This NER is valid until such time the named product(s) change, the referenced Quality Assurance changes, or the evaluated Code provisions change. NEMO Evaluations require, at minimum, a complete review of this NER with each 3-year Code Cycle.
BUILDING PERMIT REQUIREMENTS:	As required by the Building Official or Authority Having Jurisdiction to evaluate the installation of this product.
ADVERTISEMENT:	"NEMO Evaluated" may be displayed in advertising literature. If any portion of the NER is displayed, it shall be displayed in its entirety.
CERTIFICATION OF INDEPENDENCE:	✓ Neither NEMO ETC, LLC nor NEMO CERT, LLC have, nor do they intend to acquire or will they acquire, a financial interest in any company manufacturing or distributing products it evaluates. ✓ Neither NEMO ETC, LLC nor NEMO CERT, LLC are owned, operated or controlled by any company manufacturing or distributing products it evaluates. ✓ This is a building code evaluation. Neither NEMO ETC, LLC nor NEMO CERT, LLC are, in any way, the Designer of Record for any project on which this NER, or previous versions thereof, is/was used for permitting or design guidance.

BACK TO TOP

1. CODES, PROPERTIES AND STANDARDS:

CODE	SECTION	PROPERTY	STANDARD
2023 Florida Building Code, 8th Edition	1504.2.1.4	Wind resistance	UL 1897
	1507.1.1, 1507.2.9.2, 1507.2.9.3, 1518.2, TAS 110	Material standard	ASTM D1970
	1507.3.3	Material standard	FRSA/TRI Manual
	1507.10.2, TAS 110	Material standard	ASTM D4601
	1507.11.2, TAS 110	Material standard	ASTM D6163
	1507.11.2, TAS 110	Material standard	ASTM D6164
	1507.11.2, TAS 110	Material standard	ASTM D6222
	1523.6.5.2.1, TAS 110	Material standard	TAS 103
	TAS 110	Accelerated Weathering	ASTM D4798
2023 Florida Building Code, Residential, 8th Edition	R905.1.1, R905.2.8.2, R905.2.8.5	Material standard	ASTM D1970
	R905.3.3	Material standard	FRSA/TRI Manual
	R905.11.2	Material standard	ASTM D6163
	R905.11.2	Material standard	ASTM D6164
	R905.11.2	Material standard	ASTM D6222

2. PRODUCTS:

TABLE 1: EVALUATED UNDERLAYMENTS

PRODUCT[1]	MATERIAL STANDARD	MFG. LOCATION(S)[2]	DESCRIPTION
MetaLayment®	ASTM D1970	ML1	Self-adhering, glass-mat reinforced, film-surfaced, SBS modified bitumen roof underlayment
WinterGuard® Granular	ASTM D1970	ML2	Self-adhering, glass-mat reinforced, granule-surfaced, SBS modified bitumen roof underlayment
WinterGuard® HT	ASTM D1970	ML1	Self-adhering, glass-scrim reinforced, film-surfaced, SBS modified bitumen roof underlayment
WinterGuard® Sand	ASTM D1970	ML2	Self-adhering, glass-mat reinforced, sand-surfaced, SBS modified bitumen roof underlayment
Black Diamond® Base Sheet*	ASTM D1970	ML2	Heat-activated, self-adhering, glass-mat reinforced, slag-surfaced, SBS modified bitumen roof underlayment or base ply membrane
All Weather/Empire® Base Sheet*	ASTM D4601	ML1	Mechanically attached, glass-mat reinforced, mineral-surfaced, SBS modified bitumen base sheet for use in multi-ply underlayment systems
Glasbase™ Base Sheet*	ASTM D4601	ML3, ML4	Mechanically attached, glass-mat reinforced, mineral-surfaced, asphaltic base sheet for use in multi-ply underlayment systems
Flintlastic® SA NailBase*	ASTM D4601	ML1	Mechanically attached, glass-mat reinforced, film-surfaced, SBS modified bitumen base sheet for use in multi-ply underlayment systems
Flintlastic® SA MidPly*	ASTM D6163	ML1	Self-adhering, glass-mat reinforced, film-surfaced, SBS modified bitumen base ply membrane for use in multi-ply underlayment systems
Flintlastic® SA PlyBase*	ASTM D1970	ML1	Self-adhering, glass-mat reinforced, film-surfaced, SBS modified bitumen base ply membrane for use in multi-ply underlayment systems
Flintlastic® Ultra Glass SA*	ASTM D6163	ML1	Self-adhering, glass-mat reinforced, mineral-surfaced, SBS modified bitumen base ply membrane for use in multi-ply underlayment systems
Flintlastic® SA Cap FR*	ASTM D6163	ML1	Self-adhering, glass-mat reinforced, granule-surfaced, SBS modified bitumen cap ply membrane for use in multi-ply underlayment systems

[1] *Products marked with an asterisk* are NEMO Certified. Consult Directory of Certified Products.*
[2] *Building officials, Designers of Record and other Authorities Having Jurisdiction may contact contact@nemocert.com to obtain manufacturing location information for products evaluated herein.*

BACK TO TOP

TABLE 1: EVALUATED UNDERLAYMENTS			
PRODUCT[1]	MATERIAL STANDARD	MFG. LOCATION(S)[2]	DESCRIPTION
Flintlastic® SA Cap	ASTM D1970 ASTM D6164 TAS 103	ML1	Self-adhering, polyester reinforced, granule-surfaced, SBS modified bitumen cap ply membrane for use in multi-ply underlayment systems
Flintlastic® GMS	ASTM D6164	ML1	Asphalt-applied, polyester reinforced, granule-surfaced, SBS modified bitumen cap ply membrane for use in multi-ply underlayment systems
Flintlastic® GTA*	ASTM D6222	ML1	Torch-applied, polyester reinforced, granule-surfaced, APP modified bitumen cap ply membrane for use in multi-ply underlayment systems

3. INSTALLATION:

3.1 Unless otherwise noted, the term "**CertainTeed Roof Underlayments**" herein includes the following products:

MetaLayment, WinterGuard Granular, WinterGuard HT, WinterGuard Sand, Black Diamond Base Sheet, Flintlastic SA Cap FR or Flintlastic SA Cap

3.2 **CertainTeed Roof Underlayments** shall be installed in accordance with **CertainTeed, LLC** published installation instructions, subject to the Limitations of Use noted herein. In case of conflict between published installation instructions and this NER, this NER governs.

3.2.1 The report holder's installation instructions shall be made available at the jobsite at all times during installation.

3.3 Substrates shall be in accordance with codified requirements to the satisfaction of the Authority Having Jurisdiction. Re-fasten any loose decking panels, and check for protruding nail heads. Sweep the substrate thoroughly to remove any dust and debris prior to application, and prime the substrate (if applicable).

3.4 **FBC (non-HVHZ) and FBC Residential:**

3.4.1 Refer to Section 3.4.2 herein for underlayments having prescriptive codified minimum attachment requirements or Section 4.7.2 herein for underlayment systems having maximum design pressures established in accordance with FBC 1504.2.1.4.

3.4.2 Prescriptive Underlayment Systems for use in NON-TILE applications:

3.4.2.1

CODE REFERENCE:	**1507.1.1.1 or R905.1.1.1, Option 1:**
APPLICATION:	Underlayment adhered to deck
DECK DESCRIPTION:	Code-minimum wood or structural concrete deck to the satisfaction of the Authority Having Jurisdiction (refer to **Table 3** herein for specific underlayment/substrate combinations)
UNDERLAYMENT:	**CertainTeed Roof Underlayment (See 3.1)** self-adhered in accordance with FBC Section 1507.1.1.1(1) or R905.1.1.1(1) and back-nailed in accordance with the manufacturer's requirements.
SURFACING:	FBC Approved asphalt shingles, metal roof panels or metal shingles, slate or slate type shingles, subject to the allowable roof covers in **Table 2** herein.

3.4.2.2	**CODE REFERENCE:**	**1507.1.1.1 or R905.1.1.1, Option 1 combined with Option 2 or 3:**
	APPLICATION:	Optional self-adhering strips to deck-joints followed by base sheet mechanically fastened to deck followed by underlayment adhered to base sheet
	DECK DESCRIPTION:	Code-minimum wood deck to the satisfaction of the Authority Having Jurisdiction
	SECONDARY WATER BARRIER:	(Optional) Min. 3 ¾-inch wide strips of **MetaLayment, WinterGuard HT or WinterGuard Sand** self-adhered over joints of the roof deck prior to installation of subsequent layer(s) in accordance with FBC Section 1507.1.1.1(2) or R905.1.1.1(2). Do not overlap end-joints or T-joints. All end-joints and T-joints shall be butted firmly side by side, flush with each other but not overlapped.
	BASE SHEET:	One (1) layer of **All Weather/Empire Base Sheet, Glasbase Base Sheet** or FBC Approved, ASTM D226 Type II or ASTM D4869 Type III or IV in accordance with FBC Table 1507.1.1.1 or Table R905.1.1.1, with a minimum 4-inch side lap and 6-inch end lap or two (2) layers of **All Weather/Empire Base Sheet, Glasbase Base Sheet** or FBC Approved, ASTM D226 Type II or ASTM D4869 Type III or IV in accordance with FBC Section 1507.1.1.1(3) or R905.1.1.1(3), mechanically fastened to deck
	FASTENERS:	Min. 0.083-inch diameter annular ring or deformed shank nails with metal or plastic caps* with a nominal cap diameter of not less than 1-inch and minimum thickness as follows. The nail shall be of sufficient length to penetrate through the roof sheathing, or not less than 0.75-inch into the roof sheathing. *Metal caps are required where the ultimate design wind speed, V_{ult}, equals or exceeds 170 mph. **Cap Type** — **Minimum thickness** Metal cap — 32 ga. sheet metal Power-driven metal cap — 0.010-inch Plastic cap — 0.035-inch (outside edge thickness)
	FASTENING:	Grid pattern of 12-inches between the overlaps and 6-inch spacing at the overlaps, in accordance with FBC Table 1507.1.1.1 or Table R905.1.1.1.
	UNDERLAYMENT:	**CertainTeed Roof Underlayment (See 3.1)** self-adhered in accordance with FBC Section 1507.1.1.1(1) or R905.1.1.1(1) and back-nailed in accordance with the manufacturer's requirements.
	SURFACING:	FBC Approved asphalt shingles, metal roof panels or metal shingles, slate or slate type shingles or photovoltaic shingles subject to the allowable roof covers in Table 2 herein.
3.4.2.3	**CODE REFERENCE:**	**1507.1.1.1 or R905.1.1.1, Option 1 combined with Option 2:**
	APPLICATION:	Optional self-adhering strips to deck-joints followed by base sheet mechanically fastened to deck followed by underlayment adhered to base sheet
	DECK DESCRIPTION:	Code-minimum wood deck to the satisfaction of the Authority Having Jurisdiction
	SECONDARY WATER BARRIER:	(Optional) Min. 3 ¾-inch wide strips of **MetaLayment, WinterGuard HT or WinterGuard Sand** self-adhered over joints of the roof deck prior to installation of subsequent layer(s) in accordance with FBC Section 1507.1.1.1(2) or R905.1.1.1(2). Do not overlap end-joints or T-joints. All end-joints and T-joints shall be butted firmly side by side, flush with each other but not overlapped.
	THERMAL BARRIER:	(Optional) One (1) or two (2) layers **All Weather/Empire Base Sheet, Glasbase Base Sheet** or FBC Approved, ASTM D4601 Type II with a minimum 4-inch side lap and 6-inch end lap, preliminarily attached to hold in place.
	BASE SHEET:	One (1) layer of **Flintlastic SA NailBase** in accordance with FBC Table 1507.1.1.1 or Table R905.1.1.1, with a minimum 4-inch side lap and 6-inch end lap, mechanically fastened to deck
	FASTENERS:	Min. 0.083-inch diameter annular ring or deformed shank nails with metal or plastic caps* with a nominal cap diameter of not less than 1-inch and minimum thickness as follows. The nail shall be of sufficient length to penetrate through the roof sheathing, or not less than 0.75-inch into the roof sheathing. *Metal caps are required where the ultimate design wind speed, V_{ult}, equals or exceeds 170 mph. **Cap Type** — **Minimum thickness** Metal cap — 32 ga. sheet metal Power-driven metal cap — 0.010-inch Plastic cap — 0.035-inch (outside edge thickness)

BACK TO TOP

FASTENING: Grid pattern of 12-inches between the overlaps and 6-inch spacing at the overlaps, in accordance with FBC Table 1507.1.1.1 or Table R905.1.1.1.

UNDERLAYMENT:
Base Ply: (Optional) **Flintlastic SA MidPly or Flintlastic SA PlyBase**, self-adhered in accordance with FBC Section 1507.1.1.1(1) or R905.1.1.1(1) and back-nailed in accordance with the manufacturer's requirements.
Cap Ply: **Flintlastic SA Cap FR or Flintlastic SA Cap** self-adhered in accordance with FBC Section 1507.1.1.1(1) or R905.1.1.1(1) and back-nailed in accordance with the manufacturer's requirements.

SURFACING: FBC Approved asphalt shingles, slate or slate type shingles, subject to the allowable roof covers in **Table 2** herein.

3.5 **FBC HVHZ (Broward and Miami-Dade Counties):**

3.5.1 Refer to Section 3.5.2 herein for underlayments having prescriptive codified minimum attachment requirements or Section 4.7.2 herein for underlayment systems having maximum design pressures established in accordance with TAS 103.

3.5.2 Prescriptive Underlayment Systems for use in NON-TILE applications:

3.5.2.1
CODE REFERENCE: **1518.2.1, Option 1:**
APPLICATION: Underlayment adhered to deck

DECK DESCRIPTION: Code-minimum wood or structural concrete deck to the satisfaction of the Authority Having Jurisdiction (refer to **Table 3** herein for specific underlayment/substrate combinations)

UNDERLAYMENT: **CertainTeed Roof Underlayment (See 3.1)** self-adhered in accordance with FBC Section 1518.2.1(1) and back-nailed max. 12-inch o.c. using FBC HVHZ Approved nails and tin caps (FBC HVHZ 1517.5) or FBC HVHZ Approved concrete fasteners and plates.

SURFACING: FBC HVHZ Approved asphalt shingles, metal roof panels or metal shingles, slate or slate type shingles, subject to the allowable roof covers in **Table 2** herein.

3.5.2.2
CODE REFERENCE: **1518.2.1, Option 1 combined with Option 2 or 3:**
APPLICATION: Optional self-adhering strips to deck-joints followed by base sheet mechanically fastened to deck followed by underlayment adhered to base sheet

DECK DESCRIPTION: Code-minimum wood deck to the satisfaction of the Authority Having Jurisdiction

SECONDARY WATER BARRIER: (Optional) Min. 3 ¾-inch wide strips of **MetaLayment, WinterGuard HT or WinterGuard Sand** self-adhered over joints of the roof deck prior to installation of subsequent layer(s) in accordance with FBC Section 1518.2.1(2). Do not overlap end-joints or T-joints. All end-joints and T-joints shall be butted firmly side by side, flush with each other but not overlapped.

BASE SHEET: One (1) layer of **All Weather/Empire Base Sheet, Glasbase Base Sheet** or FBC Approved, ASTM D226 Type II or ASTM D4869 Type III or IV in accordance with FBC Table 1518.2.1, with a minimum 4-inch side lap and 6-inch end lap or two (2) layers of **All Weather/Empire Base Sheet, Glasbase Base Sheet** or FBC Approved, ASTM D226 Type II or ASTM D4869 Type III or IV in accordance with FBC Section 1518.2.1(3), mechanically fastened to deck

FASTENING: FBC HVHZ Approved nails and tin caps (FBC HVHZ 1517.5), grid pattern of 12-inches between the overlaps and 6-inch spacing at the overlaps, in accordance with FBC Table 1518.2.1 or FBC Section 1518.2.1(3).

UNDERLAYMENT: **CertainTeed Roof Underlayment (See 3.1)** self-adhered in accordance with FBC Section 1518.2.1(1) and back-nailed max. 12-inch o.c. using FBC HVHZ Approved nails and tin caps (FBC HVHZ 1517.5).

SURFACING: FBC HVHZ Approved asphalt shingles, metal roof panels or metal shingles, slate or slate type shingles or photovoltaic shingles, subject to the allowable roof covers in **Table 2** herein.

3.5.2.3	**CODE REFERENCE:**	**1518.2.1, Option 1 combined with Option 2:**
	APPLICATION:	Optional self-adhering strips to deck-joints followed by base sheet mechanically fastened to deck followed by underlayment adhered to base sheet
	DECK DESCRIPTION:	Code-minimum wood deck to the satisfaction of the Authority Having Jurisdiction
	SECONDARY WATER BARRIER:	(Optional) Min. 3 ¾-inch wide strips of **MetaLayment, WinterGuard HT or WinterGuard Sand** self-adhered over joints of the roof deck prior to installation of subsequent layer(s) in accordance with FBC Section 1518.2.1(2). Do not overlap end-joints or T-joints. All end-joints and T-joints shall be butted firmly side by side, flush with each other but not overlapped.
	THERMAL BARRIER:	(Optional) One (1) or two (2) layers **All Weather/Empire Base Sheet, Glasbase Base Sheet** or FBC Approved, ASTM D4601 Type II with a minimum 4-inch side lap and 6-inch end lap, preliminarily attached to hold in place.
	BASE SHEET:	One (1) layer of **Flintlastic SA NailBase** in accordance with FBC Table 1518.2.1, with a minimum 4-inch side lap and 6-inch end lap, mechanically fastened to deck
	FASTENING:	FBC HVHZ Approved nails and tin caps (FBC HVHZ 1517.5), grid pattern of 12-inches between the overlaps and 6-inch spacing at the overlaps, in accordance with FBC Table 1518.2.1 or FBC Section 1518.2.1(3).
	UNDERLAYMENT:	Base Ply: (Optional) **Flintlastic SA MidPly or Flintlastic SA PlyBase**, self-adhered in accordance with FBC Section 1518.2.1(1) and back-nailed max. 12-inch o.c. using FBC HVHZ Approved nails and tin caps (FBC HVHZ 1517.5). Cap Ply: **Flintlastic SA Cap FR or Flintlastic SA Cap** self-adhered in accordance with FBC Section 1518.2.1(1) and back-nailed max. 12-inch o.c. using FBC HVHZ Approved nails and tin caps (FBC HVHZ 1517.5).
	SURFACING:	FBC HVHZ Approved asphalt shingles, slate or slate type shingles, subject to the allowable roof covers in **Table 2** herein.

4. LIMITATIONS OF USE:

4.1 This is a building code evaluation. NEMO ETC, LLC and NEMO CERT, LLC are not, in any way, the Designer of Record for any project on which this NER, or previous versions thereof, is/was used for permitting or design guidance. NERs are not to be construed as representing any attributes not specifically listed, nor are NERs to be construed as an endorsement of the subject of the report or a recommendation for its use. There is no warranty, express or implied, as to any finding or other matter in this report, or as to any product covered by the report.

4.2 This NER pertains to above-deck roof components. Roof decks and structural members shall be in accordance with the applicable Code requirements to the satisfaction of the Authority Having Jurisdiction.

4.3 **CertainTeed Roof Underlayments** may be used with any prepared roof cover where the product is specifically referenced within applicable approval documents. If not listed, a request may be made to the Authority Having Jurisdiction for approval based on this evaluation combined with supporting data for the prepared roof covering.

4.4 **Fire Classification:**
CertainTeed Roof Underlayments may be used in non-classified roof coverings or as a component of a classified roofing assembly when specifically recognized as such in a listing approved by the Authority Having Jurisdiction. Refer to UL File TGDY.R10269 or TGFU.R11656 for the applicant's baseline fire classification listings.

4.5 **Allowable Roof Covers:**

Table 2 lists allowable roof cover types, subject to fire classification documentation set forth in Section 4.4 herein (if applicable).

TABLE 2: ROOF COVER OPTIONS

UNDERLAYMENT	ROOF COVER	FBC AND FBC-R SECTION(S)		FBC HVHZ SECTIONS	
		SECTION	USE	SECTION	USE
MetaLayment or WinterGuard HT	Asphalt Shingles	1507.2, R905.2	Yes	RAS 115, 1518.2.1	Yes
	Roof Tile	1507.3, R905.3	No	RAS 118, 119 or 120	No
	Metal Shingles or Panels	1507.4, 1507.5, R905.4, R905.10	Yes	RAS 133, 1518.2.1	Yes
	Slate or Slate-Type Shingles	1507.7, R905.6	Yes	1518.2.1	Yes
	Wood Shingles or Shakes	1507.8, 1507.9, R905.7, R905.8	Yes[3]	RAS 130, 1518.10	Yes[3]
	Photovoltaic Shingles	1507.17, R905.16	Yes[3]	1518.2.1	Yes[3]
Black Diamond Base Sheet or WinterGuard Sand	Asphalt Shingles	1507.2, R905.2	Yes	RAS 115, 1518.2.1	Yes
	Roof Tile	1507.3, R905.3	No	RAS 118, 119 or 120	No
	Metal Shingles or Panels	1507.4, 1507.5, R905.4, R905.10	No	RAS 133, 1518.2.1	No
	Slate or Slate-Type Shingles	1507.7, R905.6	Yes	1518.2.1	Yes
	Wood Shingles or Shakes	1507.8, 1507.9, R905.7, R905.8	Yes[3]	RAS 130, 1518.10	Yes[3]
	Photovoltaic Shingles	1507.17, R905.16	No	1518.2.1	No
WinterGuard Granular or Flintlastic SA Cap FR	Asphalt Shingles	1507.2, R905.2	Yes	RAS 115, 1518.2.1	Yes
	Roof Tile	1507.3, R905.3	No	RAS 118, 119 or 120	No
	Metal Shingles or Panels	1507.4, 1507.5, R905.4, R905.10	No	RAS 133, 1518.2.1	No
	Slate or Slate-Type Shingles	1507.7, R905.6	Yes	1518.2.1	Yes
	Wood Shingles or Shakes	1507.8, 1507.9, R905.7, R905.8	No	RAS 130, 1518.10	No
	Photovoltaic Shingles	1507.17, R905.16	No	1518.2.1	No
Flintlastic SA Cap	Asphalt Shingles	1507.2, R905.2	Yes	RAS 115, 1518.2.1	Yes
	Roof Tile	1507.3, R905.3	Yes[4]	RAS 118, 119 or 120	Yes[4]
	Metal Shingles or Panels	1507.4, 1507.5, R905.4, R905.10	No	RAS 133, 1518.2.1	No
	Slate or Slate-Type Shingles	1507.7, R905.6	Yes	1518.2.1	Yes
	Wood Shingles or Shakes	1507.8, 1507.9, R905.7, R905.8	No	RAS 130, 1518.10	No
	Photovoltaic Shingles	1507.17, R905.16	No	1518.2.1	No
Flintlastic GMS or Flintlastic GTA	Asphalt Shingles	1507.2, R905.2	No	RAS 115, 1518.2.1	No
	Roof Tile	1507.3, R905.3	Yes[4]	RAS 118, 119 or 120	Yes[4]
	Metal Shingles or Panels	1507.4, 1507.5, R905.4, R905.10	No	RAS 133, 1518.2.1	No
	Slate or Slate-Type Shingles	1507.7, R905.6	No	1518.2.1	No
	Wood Shingles or Shakes	1507.8, 1507.9, R905.7, R905.8	No	RAS 130, 1518.10	No
	Photovoltaic Shingles	1507.17, R905.16	No	1518.2.1	No

4.5.1 Adhesive-set tile is limited to use of the following Approved underlayment / tile-adhesive combinations.

TABLE 2C: ALLOWABLE UNDERLAYMENT / TILE-ADHESIVE COMBINATIONS[5]

UNDERLAYMENT	ADHESIVE	CODE COMPLIANCE REPORT	
		FBC FPA	FBC HVHZ
Flintlastic SA Cap or Flintlastic GMS	Dupont "TILE BOND Roof Tile Adhesive"	FL22525	NOA 22-0614.05
Flintlastic SA Cap, Flintlastic GMS or Flintlastic GTA	ICP "APOC POLYSET AH-160"	FL6332	NOA 22-0614.10
Flintlastic SA Cap, Flintlastic GMS or Flintlastic GTA	Mortar meeting **FRSA/TRI** *Florida High Wind Concrete and Clay Roof Tile Installation Manual*, Seventh Edition requirements and holding current Florida Local or Statewide Product Approval.		

[3] *For wood shakes, wood shingles and photovoltaic shingles, limited to use as joint-strips per FBC 1507.1.1.1(2), 1518.2.1(2) or R905.1.1.1(2) or as cap sheet atop mechanically attached, FBC Approved ASTM D226 Type II or ASTM D4869 Type III or IV base sheet.*

[4] *For roof tile, used with mechanically fastened tile or adhesive-set tile using adhesive options set forth in Table 2c.*

[5] *Refer to Tile Manufacturer's or Adhesive Manufacturer's compliance documentation for Overturning Moment Resistance Performance.*

BACK TO TOP

4.6 Allowable Substrates:

TABLE 3: SUBSTRATE OPTIONS FOR ADHERED UNDERLAYMENTS

UNDERLAYMENT	APPLICATION	SUBSTRATES (DESIGNED TO MEET WIND LOADS FOR PROJECT)		
		TYPE	PRIMER	MATERIAL(S)
MetaLayment, WinterGuard Granular, WinterGuard HT or WinterGuard Sand	Self-adhering	Deck / sheathing	(Optional) ASTM D41 or FlintPrime QD	plywood
		Base Sheet	None	All Weather/Empire Base Sheet, Glasbase Base Sheet or Approved, ASTM D226 Type II or ASTM D4869 Type III or IV
Black Diamond Base Sheet	Self-adhering	Deck / sheathing	(Optional) ASTM D41 or FlintPrime QD	plywood
			ASTM D41 or FlintPrime QD	structural concrete
		Base Sheet	None	All Weather/Empire Base Sheet, Glasbase Base Sheet or Approved, ASTM D226 Type II or ASTM D4869 Type III or IV
Flintlastic SA MidPly, Flintlastic SA PlyBase, Flintlastic Ultra Glass SA, Flintlastic SA Cap or Flintlastic SA Cap FR	Self-adhering	Deck / sheathing	(Optional) ASTM D41 or FlintPrime QD	plywood
			ASTM D41 or FlintPrime QD	structural concrete
		Base Sheet	None	All Weather/Empire Base Sheet, Glasbase Base Sheet, Flintlastic SA NailBase or Approved, ASTM D226 Type II or ASTM D4869 Type III or IV
		Base Ply	None	Flintlastic SA MidPly, Flintlastic SA PlyBase
Flintlastic GMS	Hot asphalt	Deck	ASTM D41 or FlintPrime QD	structural concrete
		Base Sheet	None	All Weather/Empire Base Sheet, Glasbase Base Sheet or Approved, ASTM D226 Type II
		Base Ply	None	Black Diamond Base Sheet or Flintlastic Ultra Glass SA
Flintlastic GTA	Torch-applied	Deck	ASTM D41 or FlintPrime QD	structural concrete
		Base Ply	None	Black Diamond Base Sheet or Flintlastic Ultra Glass SA

4.7 Attachment Limitations:

4.7.1 For use in NON-TILE applications under the FBC and FBC Residential, refer to Section 3 herein and the appliable Code requirements.

4.7.2 Wind Resistance for Underlayment Systems in Tile Roof Applications under the FBC and FBC Residential:
The following wind uplift limitations apply to tile underlayment systems per FBC 1504.2.1.4 and Section 7 of TAS 103. The Maximum Design Pressure ('MDP') is the result of testing for wind load resistance based on allowable wind loads, and reflects the ultimate passing pressure divided by 2 (the 2 to 1 margin of safety has already been applied).

TABLE 4A: ALLOWABLE DESIGN PRESSURES, ADHERED, DIRECT-TO-DECK UNDERLAYMENT SYSTEMS IN TILE ROOF APPLICATIONS

SYSTEM NO.	DECK	PRIMER	JOINT TREATMENT	UNDERLAYMENT		MDP (PSF)
				BASE PLY	CAP PLY	
UDL-1.	**OSB**, APA rated sheathing, 24/16, Exposure 1, PS2, 7/16 category	ASTM D41 or FlintPrime QD	None	Flintlastic SA MidPly, self-adhered and back-nailed max. 12-inch o.c.	Flintlastic SA Cap, self-adhered and back-nailed max. 12-inch o.c.	-90.0 (NO HVHZ)
UDL-2.	**Plywood**, APA rated sheathing, 32/16, Exposure 1, PS1, 15/32 category	(Optional) ASTM D41 or FlintPrime QD	None	(Optional) Flintlastic SA MidPly or Flintlastic SA PlyBase, self-adhered and back-nailed max. 12-inch o.c.	Flintlastic SA Cap, self-adhered and back-nailed max. 12-inch o.c.	-105.0
UDL-3.	**Plywood**, APA rated sheathing, 40/20, Exposure 1, PS1, 19/32 category	ASTM D41 or FlintPrime QD	Flintlastic SA PlyBase	(Optional) Flintlastic SA MidPly or Flintlastic SA PlyBase, self-adhered and back-nailed max. 12-inch o.c.	Flintlastic SA Cap, self-adhered and back-nailed max. 12-inch o.c.	-127.5
UDL-4.	**Plywood**, APA rated sheathing, 32/16, Exposure 1, PS1, 15/32 category	(Optional) FlintPrime QD	None	Flintlastic SA MidPly or Flintlastic SA PlyBase, self-adhered and back-nailed max. 12-inch o.c.	Flintlastic SA Cap, self-adhered and back-nailed max. 12-inch o.c.	-127.5
UDL-5.	Structural concrete	ASTM D41 or FlintPrime QD	N/A	Black Diamond Base Sheet or Flintlastic Ultra Glass SA, self-adhered and back-nailed using Approved fasteners and plates, max. 12-inch o.c.	Flintlastic GMS, applied in hot asphalt and back-nailed using Approved fasteners and plates, max. 12-inch o.c.	-240.0
UDL-6.	Structural concrete	ASTM D41 or FlintPrime QD	N/A	Black Diamond Base Sheet or Flintlastic Ultra Glass SA, self-adhered and back-nailed using Approved fasteners and plates, max. 12-inch o.c.	Flintlastic GTA, torch-applied and back-nailed using Approved fasteners and plates, max. 12-inch o.c.	-240.0
UDL-7.	Structural concrete	ASTM D41 or FlintPrime QD	N/A	(Optional) Flintlastic SA MidPly or Flintlastic SA PlyBase, self-adhered and back-nailed using Approved fasteners and plates, max. 12-inch o.c.	Flintlastic SA Cap, self-adhered and back-nailed using Approved fasteners and plates, max. 12-inch o.c.	-240.0

TABLE 4B: ALLOWABLE DESIGN PRESSURES, MECHANICALLY ATTACHED, MULTI-PLY UNDERLAYMENT SYSTEMS IN TILE ROOF APPLICATIONS
***Nails shall be corrosion resistance and be of sufficient length to penetrate through the sheathing by min. 3/16-inch**

SYSTEM NO.	DECK	BASE SHEET			UNDERLAYMENT		MDP (PSF)
		TYPE	FASTEN	ATTACH	BASE PLY	TOP PLY	
UDL-8.	**Plywood**, APA rated sheathing, 32/16, Exposure 1, PS1, 15/32 category	Flintlastic SA NailBase	12 ga. annular ring shank nails* through 32 ga., 1 5/8-inch diameter tin caps	6-inch o.c. at the 4-inch laps and 12-inch o.c. at two (2) equally spaced, staggered center rows	(Optional) Flintlastic SA MidPly or Flintlastic SA PlyBase, self-adhered and back-nailed* max. 12-inch o.c.	Flintlastic SA Cap, self-adhered and back-nailed* max. 12-inch o.c.	-37.5 (NO HVHZ)
UDL-9.	**Plywood**, APA rated sheathing, 40/20, Exposure 1, PS1, 19/32 category	All Weather/ Empire Base Sheet or Glasbase Base Sheet	12 ga. annular ring shank nails* through 32 ga., 1 5/8-inch diameter tin caps	6-inch o.c. at the min. 4-inch laps and 9-inch o.c. at three (3) equally spaced center rows	None	Flintlastic GMS, applied in hot asphalt and back-nailed using 12 ga. annular ring shank nails* through 32 ga., 1-5/8-inch diameter tin caps, max. 12-inch o.c.	-45.0

TABLE 4B: ALLOWABLE DESIGN PRESSURES, MECHANICALLY ATTACHED, MULTI-PLY UNDERLAYMENT SYSTEMS IN TILE ROOF APPLICATIONS

***Nails shall be corrosion resistance and be of sufficient length to penetrate through the sheathing by min. 3/16-inch**

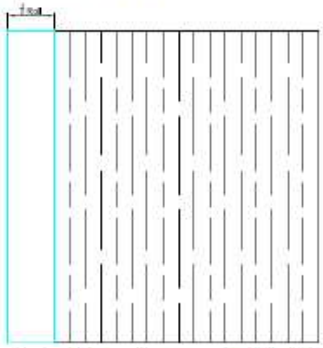
SYSTEM NO.	DECK	BASE SHEET			UNDERLAYMENT		MDP (PSF)
		TYPE	FASTEN	ATTACH	BASE PLY	TOP PLY	
UDL-10.	**Plywood**, APA rated sheathing, 32/16, Exposure 1, PS1, 15/32 category	Flintlastic SA NailBase	12 ga. Simplex Metal Cap Nails*	6-inch o.c. at the min. 2-inch laps and 6-inch o.c. at four (4) equally spaced, staggered center rows	(Optional) Flintlastic SA MidPly or Flintlastic SA PlyBase, self-adhered and back-nailed* max. 12-inch o.c.	Flintlastic SA Cap, self-adhered and back-nailed* max. 12-inch o.c.	-52.5 (NO HVHZ)
UDL-11.	**Plywood**, APA rated sheathing, 40/20, Exposure 1, PS1, 19/32 category	One (1) layer, FBC Approved ASTM D226 Type II	12 ga. annular ring shank nails* through 32 ga., 1 5/8-inch diameter tin caps	6-inch o.c. at the min. 4-inch laps and 9-inch o.c. at three (3) equally spaced, staggered center rows	None	Flintlastic GMS, applied in hot asphalt and back-nailed using 12 ga. annular ring shank nails* through 32 ga., 1-5/8-inch diameter tin caps, max. 12-inch o.c.	-52.5
UDL-12.	**OSB**, APA rated sheathing, 24/16, Exposure 1, PS2, 7/16 category	Flintlastic SA NailBase	TRUFAST Versa-Fast Fasteners & Plates; min. two (2) screws per plate at 180° from each other; FlintPrime QD at stress plates	9-inch o.c. at the 3-inch wide side laps and 12-inch o.c. at two (2) equally spaced, staggered center rows	(Optional) Flintlastic SA MidPly, self-adhered and back-nailed* max. 12-inch o.c.	Flintlastic SA Cap, self-adhered and back-nailed* max. 12-inch o.c.	-60.0 (NO HVHZ)
UDL-13.	**Plywood**, APA rated sheathing, 32/16, Exposure 1, PS1, 15/32 category	Flintlastic SA NailBase	TRUFAST Versa-Fast Fasteners & Plates; min. two (2) screws per plate at 180° from each other; FlintPrime QD at stress plates	9-inch o.c. at the 3-inch wide side laps and 12-inch o.c. at two (2) equally spaced, staggered center rows	(Optional) Flintlastic SA MidPly, self-adhered and back-nailed* max. 12-inch o.c.	Flintlastic SA Cap, self-adhered and back-nailed* max. 12-inch o.c.	-60.0
UDL-14.	**Plywood**, APA rated sheathing, 40/20, Exposure 1, PS1, 19/32 category	Flintlastic SA NailBase	12 ga. annular ring shank nails* through 32 ga., 1 5/8-inch diameter tin caps	8-inch o.c. at the min. 2-inch laps and 8-inch o.c. at three (3) equally spaced, staggered center rows	(Optional) Flintlastic SA MidPly or Flintlastic SA PlyBase, self-adhered and back-nailed* max. 12-inch o.c.	Flintlastic SA Cap, self-adhered and back-nailed* max. 12-inch o.c.	-60.0
UDL-15.	**Plywood**, APA rated sheathing, 32/16, Exposure 1, PS1, 15/32 category	All Weather/ Empire Base Sheet or Glasbase Base Sheet	Cap nails: 1-inch diameter, 0.032-inch thick metal cap with 0.120-inch shank diameter, annular ring shank nails*	6-inch o.c. at 4-inch lap and 6-inch o.c. at five (5) equally spaced, staggered center rows in the field of the sheet	None	Flintlastic GMS, applied in hot asphalt and back-nailed* max. 12-inch o.c.	-67.5 (NO HVHZ)
UDL-16.	**Plywood**, APA rated sheathing, 40/20, Exposure 1, PS1, 19/32 category	Flintlastic SA NailBase	12 ga. annular ring shank nails* through 32 ga., 1 5/8-inch diameter tin caps	6-inch o.c. at the min. 2-inch laps and 6-inch o.c. at four (4) equally spaced, staggered center rows	(Optional) Flintlastic SA MidPly or Flintlastic SA PlyBase, self-adhered and back-nailed* max. 12-inch o.c.	Flintlastic SA Cap, self-adhered and back-nailed* max. 12-inch o.c.	-75.0

TABLE 4B: ALLOWABLE DESIGN PRESSURES,
MECHANICALLY ATTACHED, MULTI-PLY UNDERLAYMENT SYSTEMS IN TILE ROOF APPLICATIONS
***Nails shall be corrosion resistance and be of sufficient length to penetrate through the sheathing by min. 3/16-inch**

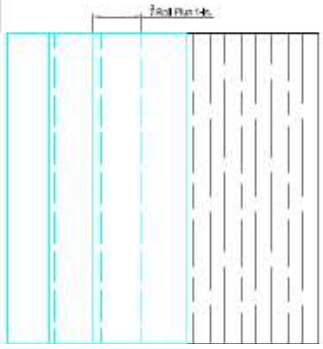
SYSTEM NO.	DECK	BASE SHEET			UNDERLAYMENT		MDP (PSF)
		TYPE	FASTEN	ATTACH	BASE PLY	TOP PLY	
UDL-17.	**Plywood**, APA rated sheathing, 40/20, Exposure 1, PS1, 19/32 category	Double-layer application, Approved ASTM D226 Type II**	12 ga. annular ring shank nails* through 32 ga., 1 5/8-inch diameter tin caps	Start 6-inch o.c. with centerline 1-inch from the start-edge, followed by one (1) row in the centerline of the half-width, 9-inch o.c. Repeat this pattern of 6, 9, at the lap-edge and center-row, respectively.	None	Flintlastic GMS, applied in hot asphalt and back-nailed using 12 ga. annular ring shank nails* through 32 ga., 1-5/8-inch diameter tin caps, max. 12-inch o.c.	-82.5
UDL-18.	**Plywood**, APA rated sheathing, 40/20, Exposure 1, PS1, 19/32 category	Flintlastic SA NailBase	12 ga. annular ring shank nails* through 32 ga., 1 5/8-inch diameter tin caps	4-inch o.c. at the min. 2-inch laps and 4-inch o.c. at four (4) equally spaced, staggered center rows	(Optional) Flintlastic SA MidPly or Flintlastic SA PlyBase, self-adhered and back-nailed* max. 12-inch o.c.	Flintlastic SA Cap, self-adhered and back-nailed* max. 12-inch o.c.	-105.0

** Base sheet applied in double-layer application:

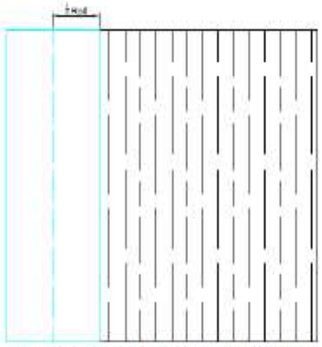
Apply a strip of base sheet for the first course that is half the width of a full sheet, fastened sufficiently to hold in place.



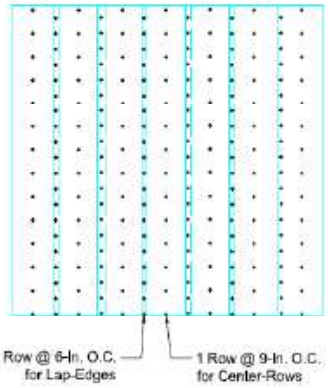
Overlap all successive courses half the width of a full sheet plus 1 inch.



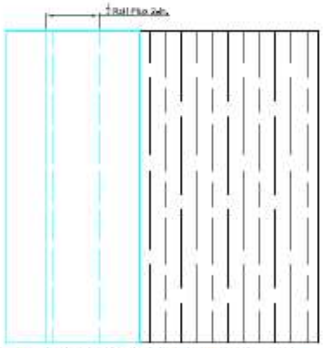
Apply a full sheet of base sheet for the second course, fully overlapping the first half-width course.



Fastening 1: 12 ga. 1.5-inch annular ring shank nails with 32 ga., 1-5/8-inch diameter tin caps; start 6-inch o.c. with the centerline of the half-width, 9-inch o.c. Repeat this patten of 6, 9 at the lap edge and center-row, respectively.



Apply the third course of base sheet overlapping the second course half the width of a full sheet plus 2 inches.



Flintlastic GMS Cap Ply Applied in ASTM D312. Type IV hot asphalt and back-nailed using 12 ga. x 1.5-inch annular ring shank nails with 32 ga., 1-5/8-inch diameter tin caps, 12-inch o.c.

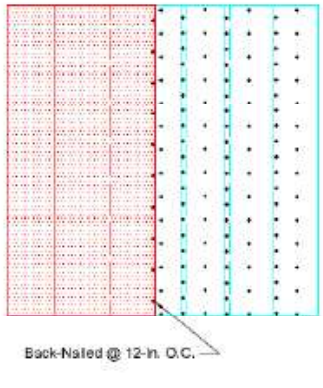


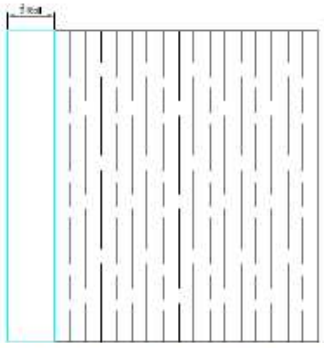
TABLE 4B: ALLOWABLE DESIGN PRESSURES, MECHANICALLY ATTACHED, MULTI-PLY UNDERLAYMENT SYSTEMS IN TILE ROOF APPLICATIONS

***Nails shall be corrosion resistance and be of sufficient length to penetrate through the sheathing by min. 3/16-inch**

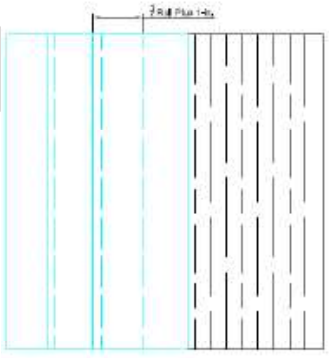
SYSTEM NO.	DECK	BASE SHEET			UNDERLAYMENT		MDP (PSF)
		TYPE	FASTEN	ATTACH	BASE PLY	TOP PLY	
UDL-19.	**Plywood**, APA rated sheathing, 40/20, Exposure 1, PS1, 19/32 category	Double-layer application, Approved ASTM D226 Type II**	12 ga. annular ring shank nails* through 32 ga., 1 5/8-inch diameter tin caps	Start 4-inch o.c. with centerline 1-inch from the start-edge, followed by rows spaced 8-inch o.c. with fasteners spaced 4-inch o.c.	None	Flintlastic GMS, applied in hot asphalt and back-nailed using 12 ga. annular ring shank nails* through 32 ga., 1-5/8-inch diameter tin caps, max. 12-inch o.c.	-195.0
UDL-20.	**Plywood**, APA rated sheathing, 40/20, Exposure 1, PS1, 19/32 category	One (1) layer, FBC Approved ASTM D226 Type II	12 ga. annular ring shank nails* through 32 ga., 1 5/8-inch diameter tin caps	4-inch o.c. at the min. 4-inch laps and 4-inch o.c. at four (4) equally spaced, staggered center rows	None	Flintlastic GMS, applied in hot asphalt and back-nailed using 12 ga. annular ring shank nails* through 32 ga., 1-5/8-inch diameter tin caps, max. 12-inch o.c.	-157.5

** Base sheet applied in double-layer application:

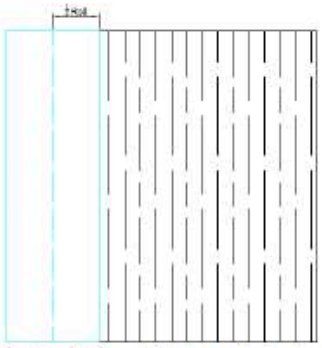
Apply a strip of base sheet for the first course that is half the width of a full sheet, fastened sufficiently to hold in place.



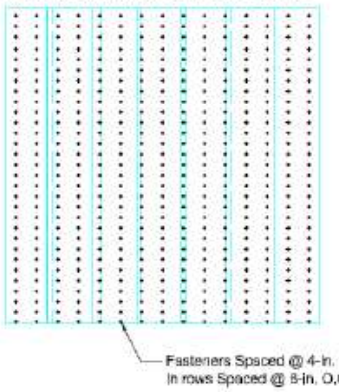
Overlap all successive courses half the width of a full sheet plus 1 inch.



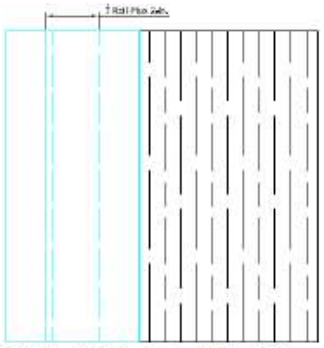
Apply a full sheet of base sheet for the second course, fully overlapping the first half-width course.



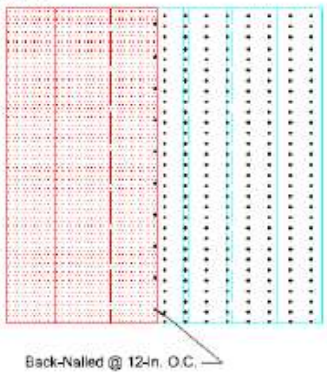
Fastening 2: 12 ga. 1.5-inch annular ring shank nails with 32 ga., 1-5/8-inch diameter tin caps in a 4x8-inch grid; start 4-inch o.c. with centerline 1-inch from the start-edge, followed by rows spaced 8-inch o.c. with fasteners spaced 4-inch o.c.



Apply the third course of base sheet overlapping the second course half the width of a full sheet plus 2 inches.



Flintlastic GMS Cap Ply Applied in ASTM D312. Type IV hot asphalt and back-nailed using 12 ga. x 1.5-inch annular ring shank nails with 32 ga., 1-5/8-inch diameter tin caps, 12-inch o.c.



4.8 Exposure Limitations:

TABLE 5: EXPOSURE LIMITATIONS		
UNDERLAYMENT	PREPARED ROOF COVER TYPE (OVERTOP OF UNDERLAYMENT)	MAXIMUM EXPOSURE (DAYS)
Black Diamond Base Sheet	Mechanically attached	30
MetaLayment, WinterGuard Granular, WinterGuard HT or WinterGuard Sand	Mechanically attached	180
Flintlastic SA Cap, Flintlastic GTA or Flintlastic GMS	Adhesive- or mortar-set tile	180
Flintlastic SA Cap, Flintlastic SA Cap FR, Flintlastic GTA or Flintlastic GMS	Mechanically attached	UNLIMITED

4.9 Tile Slippage Limitations:

When loading roof tiles on the underlayment, the maximum roof slope shall be as follows. Slopes in excess of these limitations require the use of battens or loading boards during loading of the roof tiles, in which case the maximum staging method is a 10-tile stack.

TABLE 6: TILE SLIPPAGE LIMITATIONS			
UNDERLAYMENT	TILE PROFILE	STAGING METHOD	MAXIMUM SLOPE
Flintlastic GMS or Flintlastic SA Cap	All	Max. 6-tile stack (4 over 2)	4:12
Flintlastic GTA	Flat	Max. 10-tile stack	4:12
	Lugged	Prohibited without battens or loading boards	N/A

4.10 For use under the FBC, all components in the roof assembly shall have quality assurance audit in accordance with **F.A.C. Rule 61G20-3**. Refer to the Product Approval of the component manufacturer for components mentioned herein that are produced by a Product Manufacturer other than this report holder.

- END OF NER -

BACK TO TOP

Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA03865
Recorder # 368
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) 406 N HIGHLAND 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
406	North	HIGHLAND	Street	

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

MAPPING

USGS 7.5' Map Name Publication Date >> EUSTIS;1980
Township: Range: Section: 1/4 section: >> 19S ;27E ;32;UNSP
Irregular Section Name:
Landgrant
UTM: Zone Easting Northing
Plat or Other Map (map's name, location)

DESCRIPTION

Style Frame Vernacular Other Style
Exterior Plan Rectangular Other Exterior Plan
Number of Stories 2
Structural System(s) >> Wood frame
Other Structural System(s)
Foundation Type(s) >> Piers
Other Foundation Types
Foundation Material(s) >> Brick
Other Foundation Material(s)
Exterior Fabric(s) >> 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 3
Chimney Material
Other Chimney Material(s)
Chimney Location(s)

HISTORICAL STRUCTURE FORM

8LA03865

DESCRIPTION (continued)

Window Descriptions METAL SASH, 1/1

Main Entrance Description (stylistic details)

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

Porch Roof Types(s)

Exterior Ornament

Interior Plan Other Interior Plan

Condition Good

Structure Surroundings

Commercial: MOSTly this category Residential:

Institutional: Undeveloped:

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

Archaeological Remains (describe):

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

Narrative Description (optional)

HISTORY

Construction year 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? NO Name of Local Register if Eligible

Idividually Eligible for National Register? NO

Potential Contributor to NR District? NO

Area(s) of historical significance >>

Other Historical Associations

Explanation of Evaluation (required) Because the building is isolated from other historic resources that contribute to a potential historic district & lack sufficient architectural features, it doesn't appear to be pot. eligible for the NR & doesn't contribute to a historic district

HISTORICAL STRUCTURE FORM

8LA03865

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____ Maintaining Organization: _____

File or Accession #: _____ Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

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

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

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

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

SHPO's Evaluation of Resource

_____ Date _____

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 6/2/2008

Form Comments: _____

REQUIRED PAPER ATTACHMENTS

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

(2) LARGE SCALE STREET OR PLAT MAP

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

LA03865-200803

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:**
Piers

> **Foundation materials:**
Brick

> **Exterior fabrics:**
Asphalt-rolled

> **Roof types:**
Gable

> **Roof materials:**

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

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

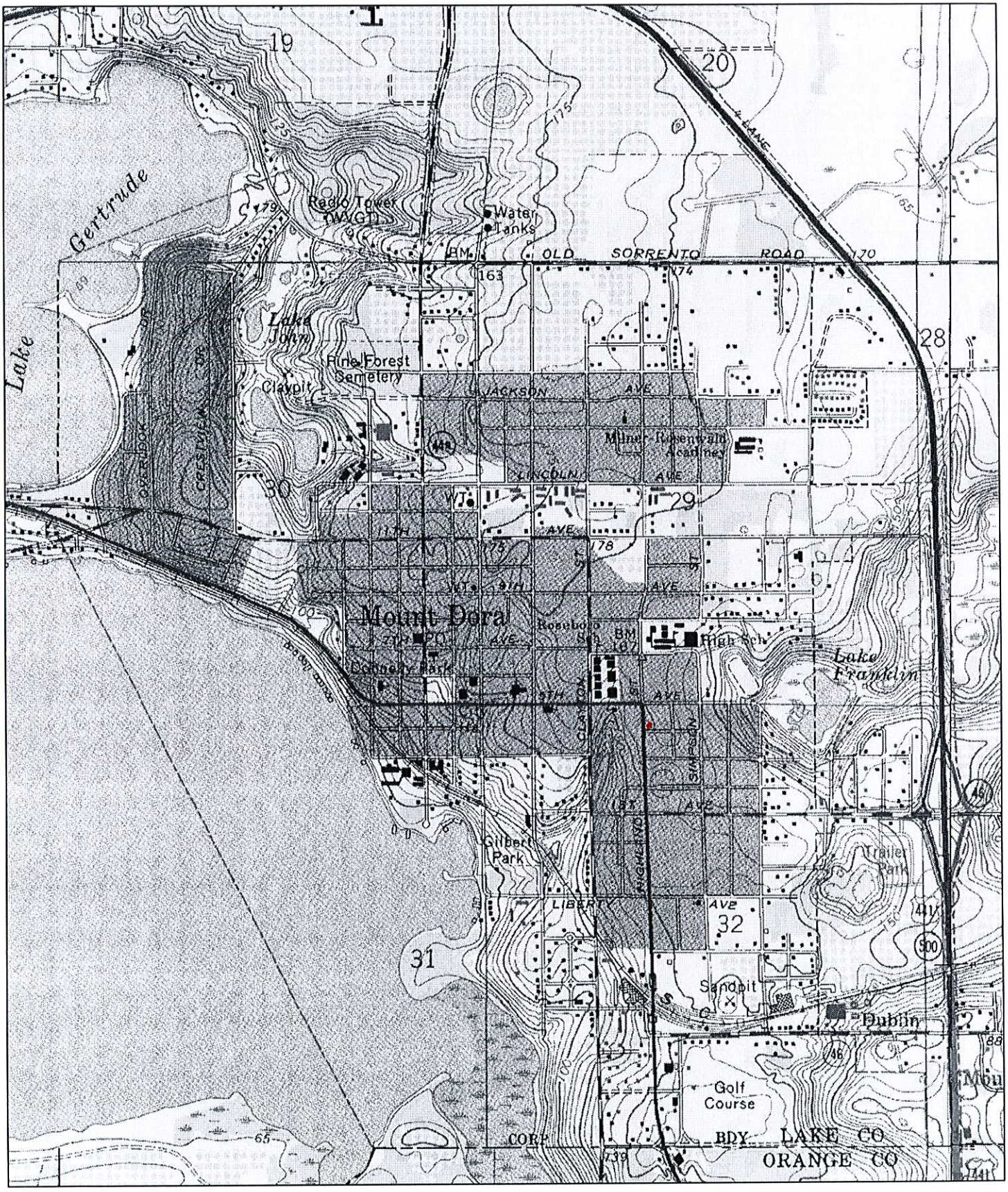
> **Original, intermediate, present uses/year started/year ended:**
Private residence;1924;

> **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

LA3865

368


E. SEVENTH AVENUE
HIGHLAND COURT
N. GRANDVIEW STREET
N. CLAYTON STREET
N. HIGHLAND STREET
HILLCREST COURT
E. FOURTH AVENUE
E. THIRD AVENUE
E. SECOND AVENUE
E. FIRST AVENUE
N. JOHNS STREET
S. GRANDVIEW STREET
S. CLAYTON STREET
S. JOHNS STREET
S. HIGHLAND STREET
S. SHIRLEY AVENUE
LA3865

367

LA3865

Clear Form Values

Page 1

☐ Original
☒ Update

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

Site#8 LA03865
Field Date 5-12-2020
Form Date 7-13-2020
Recorder # 212

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

LOCATION & MAPPING

Clear Location Values

Street Number	Direction	Street Name	Street Type	Suffix Direction
406	N	Highland	Street	

Address:
Cross Streets (nearest / between) NE corner of N Highland St & E 4th Ave
USGS 7.5 Map Name EUSTIS — USGS Date 2018 — Plat or Other Map _____
City / Town (within 3 miles) Mount Dora — In City Limits? ☒yes ☐no ☐unknown — County Lake
Township 19S — Range 27E — Section 32 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 32-19-27-2300-000-00600 — Landgrant _____
Subdivision Name Swartz Subdivision — Block _____ — Lot 6
UTM Coordinates: Zone ☐16 ☒17 — Easting 437919 — Northing 3185967
Other Coordinates: X: -81.63615 — Y: 28.79976 — Coordinate System & Datum WGS84
Name of Public Tract (e.g., park) _____

HISTORY

Clear History Values

Construction Year: 1925 ☐approximately ☒year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Ca — From (year): 1925 — To (year): _____
Current Use Apartment — From (year): _____ — To (year): 2020
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown — Date: _____ — Original address N/A
Alterations: ☒yes ☐no ☐unknown — Date: _____ — Nature Non-original windows
Additions: ☒yes ☐no ☐unknown — Date: _____ — Nature Rear
Architect (last name first): Unknown — Builder (last name first): Unknown
Ownership History (especially original owner, dates, profession, etc.)

John B & Minerva F Barker purchased on 05/24/1921 from Mary C Bradley. Then sold to John O Barker on 12/12/1927.

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

DESCRIPTION

Clear Description Values

Style Frame Vernacular — Exterior Plan Rectangular — Number of Stories 2
Exterior Fabric(s) 1. Wood siding — 2. _____ — 3. _____
Roof Type(s) 1. Gable — 2. _____ — 3. _____
Roof Material(s) 1. Asphalt shingles — 2. _____ — 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ — 2. _____
Windows (types, materials, etc.)

1/1 Metal Sash

Distinguishing Architectural Features (exterior or interior ornaments)

Wood framing around windows, gable vent

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

N/A

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐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 # LA03865

DESCRIPTION (continued)

Clear Description Values

Chimney: No. 3 Chimney Material(s): 1. Concrete block 2.

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

Foundation Type(s): 1. Piers 2.

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

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

Main Entrance (stylistic details)

Double French doors with metal cover (awning) w/ brick stoop

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

Small open side porch

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

Narrative Description of Resource

Archaeological Remains ☐Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

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

☒other methods (describe) Field visit and documentation

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

OPINION OF RESOURCE SIGNIFICANCE

Clear Significance Values

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

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

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

This simple frame vernacular styled structure fits into the character of the overall 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 Kadair Brissett 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

406 NORTH HIGHLAND ST MOUNT DORA FL 32757

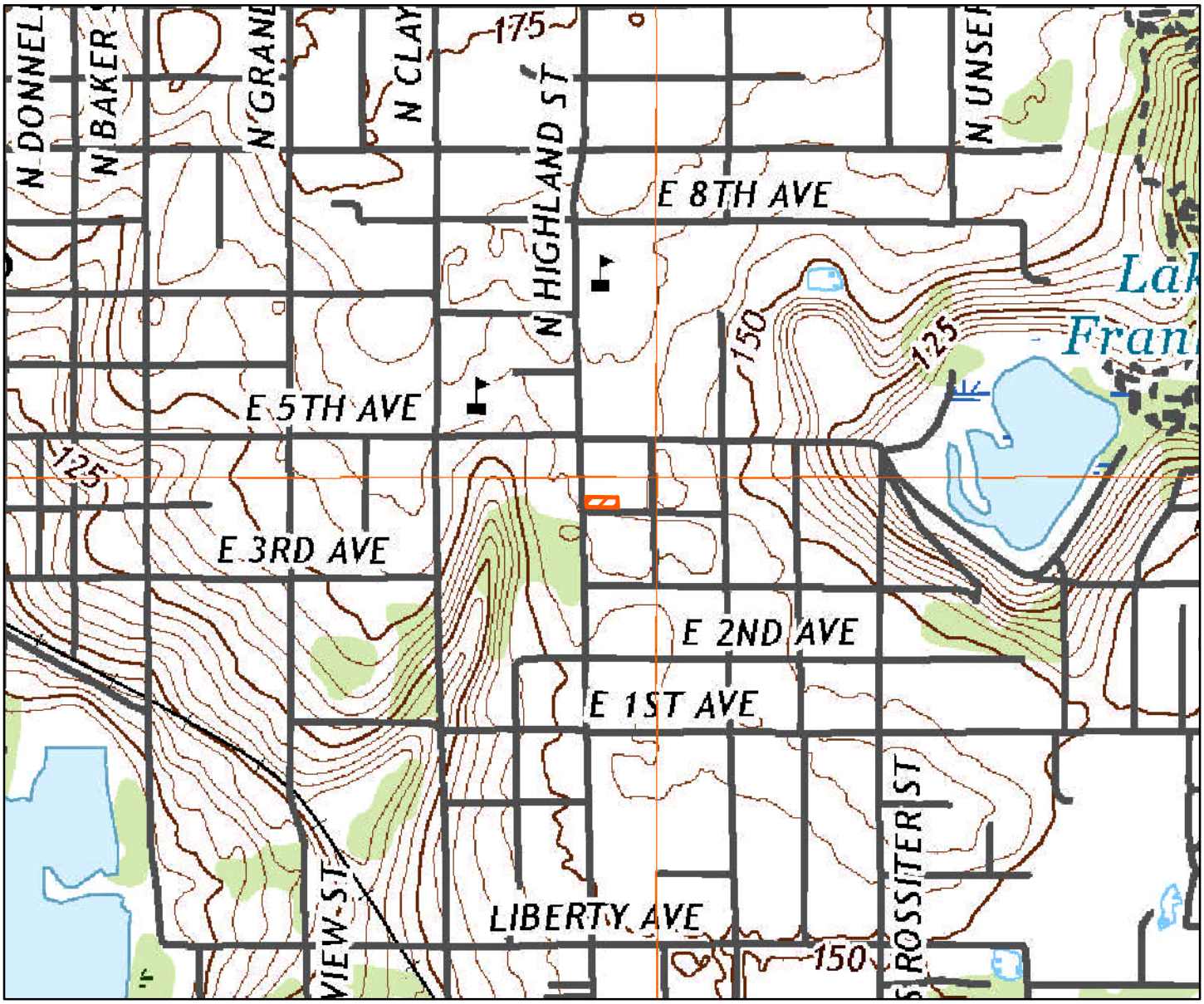
0 37.5 75 150 Feet

LA03865

KCI TECHNOLOGIES

Data Sources: Lake County, City of Mount Dora

USGS Map



N

LA03865

406 NORTH HIGHLAND ST MOUNT DORA FL 32757

Source: United States Geological Survey Eustis, FL 2018

KCI TECHNOLOGIES

CITY OF MOUNT DORA

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

DATE: May 28, 2025

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 2 - Certificate of Appropriateness; 601 N McDonald Street (Location); Storm Doors and Light Fixtures (Proposed Work); The Villa Dora Management, Inc. (Owner); Zachary Franklin, Vice-President, Villa Dora Management, Inc. (Applicant).**

Property Information:

Address:	601 N McDonald Street	**Current Use:**	Residential
Zoning District:	R-3	**Land Use:**	High Density

Structure Information:

Date of Construction:	1974	**Style:**	Condominium
Siding:	Stucco	**Stories:**	Six
Roof Type:	Flat		

Requested Action:
Remove the existing wooden, screen doors and glass and metal light fixtures and replace them with aluminum storm doors with glass and screen and black, dark-sky compliant light fixtures.

Note: The condominium building is a non-contributing structure (those buildings and structures, within a historic preservation review area, not listed in the city historic preservation survey).

Guidance from Land Development Code (LDC)
LDC Section 3.4.6 (2)(b) states that it is also the intent to promote visually compatible, contemporary designs that are harmonious with the exterior architectural and landscape features of adjacent, neighboring or visually related buildings, structures, sites and streetscapes. Visual compatibility will be defined in terms of the following criteria:

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

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

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

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

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

7. *Relationship to materials and texture.* The relationship of materials and texture of the facade of a building will be visually compatible with the predominant materials used in the historic sites, buildings and structures within a historic preservation review area.

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

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

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

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

Findings of Fact:

LDC Section 3.6.4 (2) (a), states that the Historic Preservation Board shall 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. The Mount Dora Historic Design

Guidelines are based on the U.S. Secretary of Interior's Standards for Historic Rehabilitation and Guidelines for Rehabilitation.

LDC Section 3.6.4 (2)(b), states 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 has reviewed the application for consistency with the U.S. Secretary of Interior's Standards for Historic Rehabilitation, Mount Dora Historic Preservation Design Guidelines, and the standards for visual compatibility established in LDC Section 3.6.4 (2)(b) (hereto referred to the 'Standards of Review'), and found:

1. The request affects a non-contributing building within the Historic Review Area; and
2. Chapter VIII of the LDC defines non-contributing buildings as "A building within a historic district which does not add to a historic district's sense of time and place and historical development; or a building where the location, design, setting, materials, workmanship, and association have been so changed, or have so deteriorated that the overall integrity of the building has been irretrievably lost"; and
3. The request does not adversely impact the visual compatibility with the exterior architectural of adjacent, neighboring or visually related buildings, structures, sites and streetscapes as required by LDC Section 3.6.4 (2)(b).

Therefore, based on these Findings of Fact, staff recommends **Approval** of the application, as presented.

Board Action:
The Historic Preservation Board may:

1. Accept Staff's Findings of Fact and Approve the application, as presented;
2. Partially reject Staff's Findings of Fact and Approve the application with conditions to ensure the application is consistent with the Standards of Review. Note: The motion should clearly state the Standards of Review the proposed conditions will address.
3. Reject Staff's Findings of Fact and Deny the application based on inconsistencies between the application and the Standards of Review. Note: The motion will need to include reasoning as to why the application is inconsistent with the Standards of Review.

Attachments:
Photos
Application

CITY OF MOUNT DORA

Site Photos

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: 601 N. McDonald St. Alternate Key No.: 3891858

Property Owner: The Villa Dora Management, Inc.

Applicant: Zachary Franklin, Villa Dora Management, Inc. vice-president

Applicant's Mailing Address: 601 N. McDonald St.

Applicant's Phone Number: 786-742-9010

Applicant's Email Address: vdtreasurer2024@gmail.com

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

Application Type:

- ☐ New Construction
- ☐ Addition
- ☒ Renovation

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

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

Existing Materials: Wooden screen doors and existing glass and metal light fixtures

Proposed Materials: aluminum/glass with screens storm doors and dark sky compliant Progress P5712-31 black light fixtures

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

Full Description of Proposed Alteration(s) or Construction including materials; please attach additional documentation if needed: www.larsondoors.com/storm-doors/retractable-screen-doors www.bescolights.com/p5712-31

see attached photos of existing building and doors along with Southern Oaks 101 N. Grandview

Reason for Addition / Modification: Existing screen doors are no longer commercially available, existing door are 51 years old and are a continual maintenance problem. One unit has no door due to hurricane damage several others need to be replaced.

Light fixtures are being replaced to mitigate insect attraction to outdoor lights

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

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

PROJECT QUOTE

Document Created: 11-16-2024

Salesperson: Wolfe, Robert

CUSTOMER ACCOUNT

ZacharyFranklin

(786) 742-9010

VDtreasurer2024@gmail.com

INSTALL ADDRESS

ZacharyFranklin

601 N. McdonaldSt.
Mountdora, FL 32757

(786) 742-9010

LOCAL STORE

LOWE'S OF MT. DORA, FL #2577

18795 Us Highway441
Mt. dora, FL 32757

(352) 385-3600

Storm/Security Do

Project Quote: **Franklin_STORM/SECURITY DOORS_11/16/2024_Estimate**

Product Total	$ 20,199.28
Labor Price	$ 15,000.00
PROvider Measurement (Deduction)	($ 0.00)
Delivery Fees	
Tax (Est.)	$ 0.00
Total Price	**$ 35,199.28**

This Quote is valid until 12/16/2024. This is an estimate only. This estimate does not include tax, special fees (e.g., White Goods Tax), or delivery charges. Delivery of all materials contained in this estimate are subject to availability from the manufacturer or supplier. All the above quantities, dimensions, specifications and accessories have been verified and accepted. I understand that this order will be placed according to these specifications and any returns are subject to Lowe's return policy (www.lowes.com/returns).

PROJECT QUOTE

Quote Created: 11-16-2024

Salesperson: Wolfe, Robert

Detailed Breakdown

Item Summary	Item #	Model #	Fulfillment Type	Unit Price	Quantity	Pre-tax Total
1-In X 4-In X 8-Ft Revers...	238343	2826...	PL	$ 11.56	62	$ 716.72
quick Fit Handle - Straig...	5736425	QFHRDW...	PL	$ 38.04	62	$ 2358.48
plastic Wood 16-Oz Natura...	5283022	70798005...	PL	$ 6.04	3	$ 18.12
1-1/2-In X 8-Ft Pvc Latti...	209626	L182018L...	PL	$ 2.62	62	$ 162.44
36 X 79 Tradewinds - Almo...	5736425	146FV...	PL	$ 544.26	2	$ 1088.52
36 X 80 Tradwinds - Almon...	5736425	146FV...	PL	$ 264.25	60	$ 15855.00
haul Away & Dispose Of Do...	6531349		DD	$ 1.00	516	$ 516.00
storm/Security Custom Wor...	1240714		DD	$ 1.00	1072	$ 1072.00
install Storm Door...	236981		DD	$ 173.78	1	$ 173.78
furr Out 1-In To 3-In S/S...	167775		DD	$ 42.94	1	$ 42.94
install Storm Door...	236981		DD	$ 174.08	1	$ 174.08
furr Out 1-In To 3-In S/S...	167775		DD	$ 42.94	1	$ 42.94
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Pre-tax Total:	$ 35199.28
Est. Tax:	$ 0.00
Total Price:	**$ 35199.28**

This Quote is valid until 12/16/2024. This is an estimate only. This estimate does not include tax, special fees (e.g., White Goods Tax), or delivery charges. Delivery of all materials contained in this estimate are subject to availability from the manufacturer or supplier. All the above quantities, dimensions, specifications and accessories have been verified and accepted. I understand that this order will be placed according to these specifications and any returns are subject to Lowe’s return policy (www.lowes.com/returns).

To be dark sky compliant, a light fixture must minimize light pollution by directing light downward and minimizing glare and light trespass. This is achieved through features like full shielding, warm color temperatures (3000K or less), and appropriate lighting controls like dimmers and timers.

Here's a more detailed breakdown:

1. Shielding and Direction:

- Fixtures should be fully shielded to prevent light from escaping upwards or outwards.
- Light should be directed downward, only illuminating the area where it is needed.

2. Color Temperature:

- Use warm-toned light sources (3000K or less) to minimize the impact of short-wavelength (bluish) light on the night sky.

3. Lighting Controls:

- Employ dimmers, timers, or motion sensors to control the amount and duration of light use.
- Avoid over-lighting and only illuminate areas when needed.

4. Other Considerations:

- **Lumens:** Consider the maximum number of lumens per fixture, especially in areas with strict light pollution regulations.
- **Surface Reflection:** Be mindful of how surfaces may reflect light, potentially increasing light trespass.
- **Local Ordinances:** Review and adhere to any local outdoor lighting ordinances or guidelines.

BESCO
ELECTRIC SUPPLY CO & LIGHTING SHOWROOM

711 South 14th Street
Leesburg, FL 34748

352-787-4542
Fax: 532-365-0554

bescolights.com

showroom@bescoleesburg.com

Villa Dora

General Sales
Consultant

Zachary Franklin	786.742.9010	zfdvm57@gmail.com
Name	Phone	Email

04/16/2025	04/16/2025	5	5
Date Started	Date Printed	Number of Items	Total Quantity

One Light Outdoor Wall Lantern

*Qty: **1***

*Item ID:**0014151***
*Manufacturer: **Maxim***
*MFG #: **26106BK***
*Finish: **Black***

6.00"W x 7.25"H
*# of Bulbs: **1***
*Max Watts: **40.00 W***
*Bulb Type: **PAR38***

Notes	Ins.

One Light Outdoor Wall Lantern

*Qty: **1***

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*Manufacturer: **Maxim***
*MFG #: **26106BK***
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*Max Watts: **40.00 W***
*Bulb Type: **PAR38***

Notes	Ins.

LED Outdoor Wall Sconce

*Qty: **1***

*Item ID:**0460906***
*Manufacturer: **Maxim***
*MFG #: **86421BK***
*Finish: **Black***

2.50"W x 7.50"H
*# of Bulbs: **2***
*Max Watts: **7.00 W***
*Bulb Type: **LED***

Notes	Ins.

One Light Wall Lantern

Qty: ***1***

*Item ID:****038698***
Manufacturer: ***Progress Lighting***
MFG #: ***P5674-31***
Finish: ***Black***

5.00"W x 7.25"H
# of Bulbs: ***1***
Max Watts: ***75.00 W***
Bulb Type: ***PAR-30 or BR-30***

Notes	Ins.

One Light Outdoor Wall Lantern

Qty: ***1***

*Item ID:****038177***
Manufacturer: ***Progress Lighting***
MFG #: ***P5712-31***
Finish: ***Black***

5.00"W x 7.25"H
# of Bulbs: ***1***
Max Watts: ***75.00 W***
Bulb Type: ***A19***

Notes	Ins.

Southside Electrical Services
33609 Picciola Dr
Fruitland Park, FL 34731
3529016484
southsideelectricalservices@gmail.com

Estimate

ADDRESS
Terry Hom Villa Dora Condominiums 601 N McDonald St Mount Dora, FL 32757

ESTIMATE #	DATE	EXPIRATION DATE
250425.001	04/25/2025	05/26/2025

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Install Customer Supplied Replace 65 Customer Supplied Wall Sconces LABOR ONLY Price does not include light fixtures	1	2,129.99	2,129.99
	Furnish and Install Progress Lighting P5712-31	65	72.40	4,706.00
	Furnish and Install 60W Yellow Bug Light	65	4.95	321.75

TOTAL **$7,157.74**

Accepted By

Accepted Date


203
304
204


105


106