

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**  
**July 30, 2025 at 3:00 PM**

**AGENDA**

- I. Call To Order
- II. Roll Call with Determination of Quorum
- III. Approval of Minutes from June 25, 2025
- IV. Public Comment (Items not on the agenda)
- V. New Business
  - a) 1029 E. 5<sup>th</sup> Avenue – COA for Roof Renovation
    - i. Ex Parte Communication
    - ii. Swearing in Staff/ Applicants
    - iii. Staff Presentation
    - iv. Applicant Presentation
    - v. Public Comment
    - vi. Board Discussion
  - b) 625 N. Tremain St. - COA for Patio Renovation
    - i. Ex Parte Communication
    - ii. Swearing in Staff/ Applicants
    - iii. Staff Presentation
    - iv. Applicant Presentation
    - v. Public Comment
    - vi. Board Discussion

c) 102 N. Clayton St.- Window to Door Restoration

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

VI. Other Business

VII. Staff Updates

VIII. Board Updates

IX. Announcement of next scheduled meeting date: **August 27, 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@cityofmounddora.com](mailto:clerk@cityofmounddora.com).

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



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

---

**DATE:** July 30, 2025

**TO:** Historic Preservation Board

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

**RE:** **Tab 1 - Certificate of Appropriateness; 1029 E 5<sup>th</sup> Avenue (Location); Reroof (Metal Shingles to Asphalt Shingles (Proposed Work); Thomas Investment Properties, LLC (Owner); Steven F. Harris, Jenney Roofing, LLC. (Applicant).**

---

**Property Information:**

<b>Address:</b>	1029 E 5 <sup>th</sup> Avenue	<b>Current Use:</b>	Bed and Breakfast
<b>Zoning District:</b>	R-2	<b>Land Use:</b>	Medium Density

**Structure Information:**

<b>Date of Construction:</b>	1886	<b>Style:</b>	Frame Vernacular
<b>Siding:</b>	Aluminum siding in the shape of novelty siding.	<b>Stories:</b>	Two
<b>Roof Type:</b>	Cross Gables	<b>Roof Material:</b>	Metal Shingle

**Background on Architectural Style:**

The subject residence was constructed in the Frame Vernacular style. This style of buildings were first constructed by lay or self-taught carpenters to provide basic shelter without attention to architectural style. The buildings reflect locally available building materials, the skills and regional background of the builder and environmental conditions. 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:**

The Applicant is requesting to remove the existing metal shingles and replace them with asphalt shingles in antique silver. The Application states that the roof needs to be replaced due to its age.



<b>Roofing System to be Installed:</b>		
<b>Structure:</b>		Retail Roofing Garage
	<b>Shingle Style</b> Owens Corning Duration / Designer	Antique Silver

**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:**

Roofs are highly visible components of historic buildings. They 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.

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

Recommendations:

1. **Identify, retain, and preserve roofs—and their functional and decorative features—that are important in defining the overall historic character of the building.** This includes the roof's shape, such as hip, gambrel, and mansard; decorative features such as cupolas, cresting, chimneys and weathervanes; and **roofing material** such as slate, wood, clay tile, and metal, as well as its size, color, and patterning.
2. Provide adequate roof drainage and insure that the roofing material provides a weather tight covering for the structure.
3. Protect a leaking roof with plywood or tarp and building paper until it can be properly repaired.
4. **Replace deteriorated roof surfacing with matching materials or new materials, such as composition shingles or tabbed asphalt shingles, in dark shades that match the original in composition, size, shape, color, and texture.**
5. **Repair a roof by reinforcing the historic materials, which comprise roof features. Repairs will also generally include the limited replacement in kind—or with compatible substitute material—of those extensively deteriorated or missing parts of features** when there are surviving prototypes such as cupola louvers, dentils, dormer roofing; or slates, tiles, or wood shingles on a main roof.
6. Replace in kind an entire feature of the roof that is too deteriorated to repair—if the overall form and detailing are still evident—using the physical evidence as a model to reproduce the feature. Examples can include a large section of roofing, or a dormer or chimney. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.
7. 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 the public right-of-ways.
5. **Stripping the roof of sound historic material 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 recommend replacing 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; and

2. The request is consistent with the Mount Dora Historic Design Guidelines which recommend avoiding stripping roofs of sound historic material such as architectural metal since the application indicates that the roof is in need of replacement; and
3. The request is consistent with the Mount Dora Historic Design Guidelines which recommend; and
4. The proposed work is compatible with the architectural style of the building; and
5. 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.

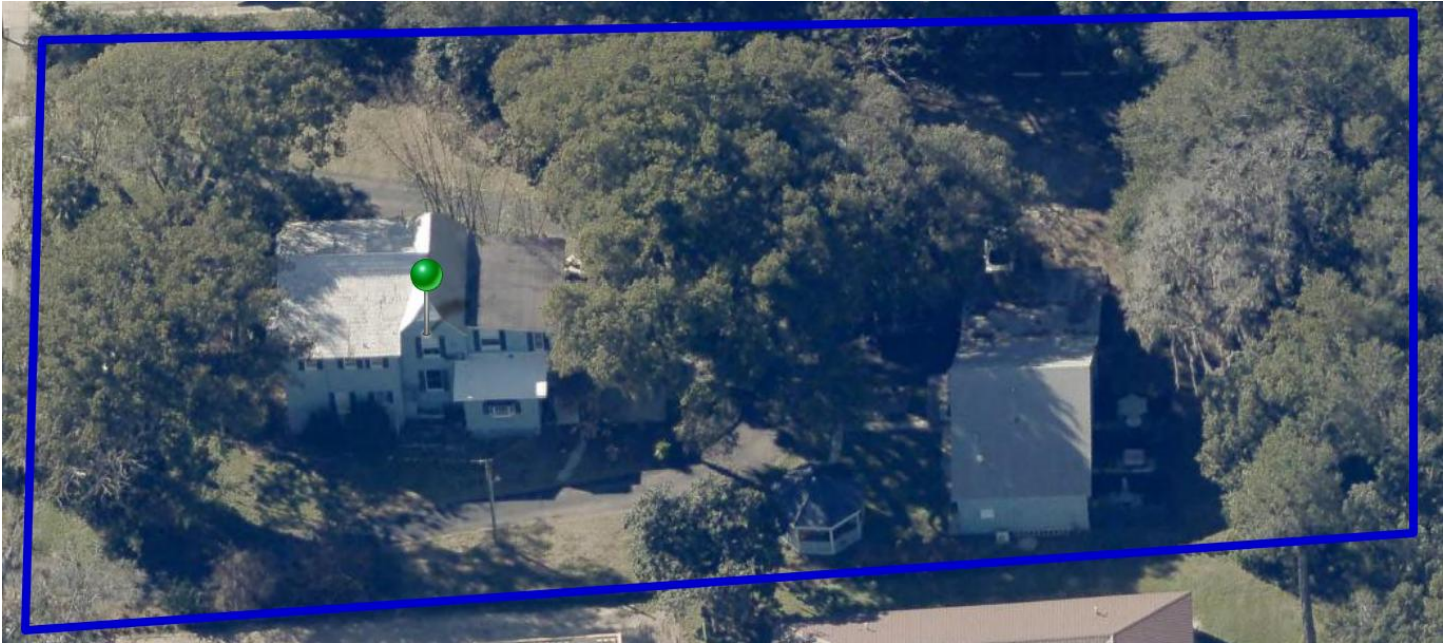
**Attachments:**

Photos  
Application  
Historic Site Designation File



# CITY OF MOUNT D O R A

## 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: 1029 East 5th Avenue Mount Dora, FL 32757 Alternate Key No.: 3863797

Property Owner: Thomas Investment Properties LLC

Applicant: Steven F. Harris / Janney Roofing LLC

Applicant's Mailing Address: 1211 SR 436 Suite 227 Casselberry, FL 32707

Applicant's Phone Number: 321-385-7663

Applicant's Email Address: ptech@janneyroofing.com

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

Application Type:

- New Construction
- Addition
- Renovation

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

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Steps or Stairways | <input type="checkbox"/> Foundation               | <input type="checkbox"/> Siding/Stucco/Façade Work |
| <input type="checkbox"/> Windows            | <input type="checkbox"/> Porches or Porte Cochere | <input type="checkbox"/> Walls/Structural          |
| <input type="checkbox"/> Doors              | <input type="checkbox"/> Chimney                  | <input checked="" type="checkbox"/> Roof           |
| <input type="checkbox"/> Walls or Fences    | <input type="checkbox"/> Exterior Lighting        | <input type="checkbox"/> Landscape Features        |

Existing Materials / Style: Metal - Tin Shingle

Proposed Materials / Style: Shingles - Owens Corning Duration Antique Silver

Full Description of Proposed Alteration(s) or Construction including materials; please attach additional documentation if needed: Re-roof main structure (Remove Metal/Install Shingles) not touching flat roof facets reflected on drawing. Reference P25-06-0164

Reason for Addition / Modification: Age of roof requires replacement

For Window & Door Modifications, will the grid pattern be replicated? N/A

Is there a chimney on the building and will it be affected? N/A

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

# PROPERTY RECORD CARD

## General Information

<b>Name:</b>	THOMAS INVESTMENT PROPERTIES LLC	<b>Alternate Key:</b>	3863797
<b>Mailing Address:</b>	4043 HAMILL RD HIXSON, TN 37343 <a href="#">Update Mailing Address</a>	<b>Parcel Number:</b> ⓘ	29-19-27-0020-000-00100
		<b>Millage Group and City:</b>	0MD1 Mount Dora
		<b>2024 Total Certified Millage Rate:</b>	18.8964
		<b>Trash/Recycling/Water/Info:</b>	<a href="#">My Public Services Map</a> ⓘ
<b>Property Location:</b>	1029 E 5TH AVE MOUNT DORA FL, 32757	<b>Property Name:</b>	-- <a href="#">Submit Property Name</a> ⓘ
		<b>School Information:</b>	<a href="#">School Locator &amp; Bus Stop Map</a> ⓘ <a href="#">School Boundary Maps</a> ⓘ
<b>Property Description:</b>	MARATHON PB 61 PG 72 LOT 1 ORB 5992 PG 2363		
<p><small><b>NOTE:</b> 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.</small></p>			

## Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	MULTI FAMILY >4 AND <10 UNITS (0810)	0	0		44304.000	Square Feet	\$110,760.00	\$110,760.00
				<a href="#">Click here for Zoning Info</a> ⓘ	<a href="#">FEMA Flood Map</a>			

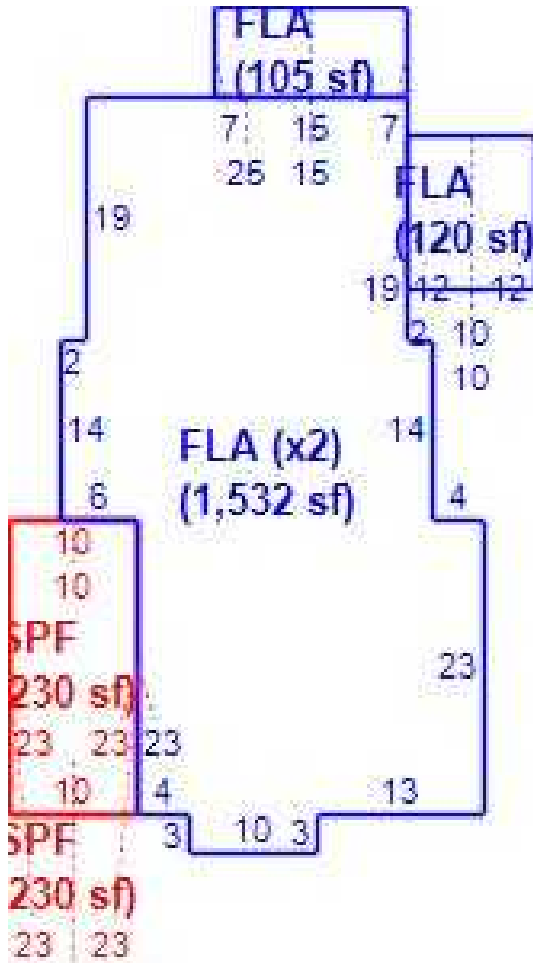
## Residential Building(s)

### Building 1

Residential	Building Value: \$322,206.00		
<b>Summary</b>			
Year Built: 1877	Total Living Area: 3289 ⓘ	Central A/C: Yes	Fireplaces: 1
Bedrooms: 4	Full Bathrooms: 4	Half Bathrooms: 0	
<a href="#">Incorrect Bedroom, Bath, or other information?</a> ⓘ			
<b>Section(s)</b>			
<b>Section Type</b>	<b>Ext. Wall Type</b>	<b>No. Stories</b>	<b>Floor Area</b>

FINISHED LIVING AREA (FLA) WOOD/METAL FRAME W/OUTER FINISH (01)	2.00	3289
SCREEN PORCH FINISHED (SPF)	2.00	460

[View Larger / Print / Save](#)



## Building 2

Residential Building Value: \$149,640.00

### Summary

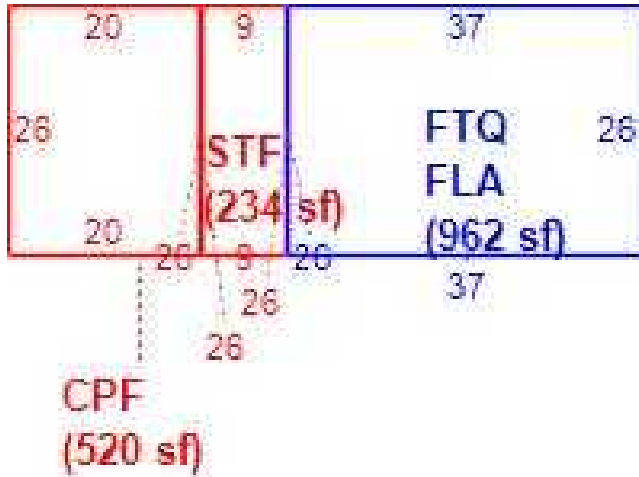
Year Built: 1945	Total Living Area: 1684 ⓘ	Central A/C: Yes	Fireplaces: 0
Bedrooms: 3	Full Bathrooms: 2	Half Bathrooms: 0	

[Incorrect Bedroom, Bath, or other information? ⓘ](#)

### Section(s)

Section Type	Ext. Wall Type	No. Stories	Floor Area
CARPORT FINISHED (CPF)		1.75	520
FINISHED LIVING AREA (FLA)	WOOD/METAL FRAME W/OUTER FINISH (01)	1.75	962
FINISHED AREA UPPER STORY (FUS)		1.75	722
STORAGE ROOM FINISH (STF)		1.75	234

[View Larger / Print / Save](#)



## Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	FINISHED SCREEN PORCH (FSP4)	175	SF	1993	\$1,628.00

## Sales History

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

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
<a href="#">5992 / 2363</a>	07/15/2022	Warranty Deed	Qualified	Improved	\$1,250,000.00
<a href="#">5829 / 609</a>	10/25/2021	Warranty Deed	Qualified	Improved	\$695,000.00
<a href="#">4263 / 2487</a>	12/28/2012	Quit Claim Deed	Unqualified	Improved	\$100.00
<a href="#">4208 / 594</a>	08/31/2012	Warranty Deed	Unqualified	Improved	\$445,000.00
<a href="#">4149 / 1352</a>	04/03/2012	Certificate of Title	Unqualified	Improved	\$100.00
<a href="#">3566 / 1562</a>	12/28/2007	Warranty Deed	Qualified	Improved	\$637,500.00
<a href="#">2879 / 1611</a>	06/30/2005	Warranty Deed	Qualified	Improved	\$800,000.00

[Click here to search for mortgages, liens, and other legal documents.](#) ⓘ

## Values and Estimated Ad Valorem Taxes ⓘ

Values shown below are 2025 CERTIFIED VALUES. 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	\$584,234	\$584,234	\$584,234	5.0364	\$2,942.44
SCHOOL BOARD STATE	\$584,234	\$584,234	\$584,234	3.1240	\$1,825.15
SCHOOL BOARD LOCAL	\$584,234	\$584,234	\$584,234	2.9980	\$1,751.53
LAKE COUNTY WATER AUTHORITY	\$584,234	\$584,234	\$584,234	0.2940	\$171.76
NORTH LAKE HOSPITAL DIST	\$584,234	\$584,234	\$584,234	0.4100	\$239.54
ST JOHNS RIVER FL WATER MGMT DIST	\$584,234	\$584,234	\$584,234	0.1793	\$104.75
CITY OF MOUNT DORA	\$584,234	\$584,234	\$584,234	6.3000	\$3,680.67
LAKE COUNTY MSTU AMBULANCE	\$584,234	\$584,234	\$584,234	0.4629	\$270.44
LAKE COUNTY VOTED DEBT SERVICE	\$584,234	\$584,234	\$584,234	0.0918	\$53.63
				<b>Total:</b> 18.8964	<b>Total:</b> \$11,039.91

## Exemptions Information

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

Homestead Exemption (first exemption up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Additional Homestead Exemption (up to an additional \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior Exemption (applied to city millage - up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Widow / Widower Exemption (up to \$5,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Blind Exemption (up to \$500)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Disability Exemption (up to \$5,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Disability Exemption (\$5,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Combat Related Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Deployed Servicemember Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
First Responder Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Surviving Spouse of First Responder Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Conservation Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Tangible Personal Property Exemption (up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Economic Development Exemption	<a href="#">Learn More</a> <a href="#">View the Law</a>
Government Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>

**NOTE:** Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).

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

**Site Notice**



**CITY OF  
MOUNT  
DORA**

**BUILDING DIVISION**

**Building Division**  
510 North Baker Street  
Mount Dora, FL 32757  
(352) 735-7115  
Fax: (352) 735-7191

Email: [building@cityofmountdora.com](mailto:building@cityofmountdora.com)

## SCOPE OF WORK - ROOFING

BFP-025

Permit: \_\_\_\_\_

Date: \_\_\_\_\_

Job Address: 1029 East 5th Avenue 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 # 32344.1 R-2
- Asphalt Shingle FL # 10674.1 R-20
- Wood Shingle or Shake FL # \_\_\_\_\_
- Modified Bitumen FL # \_\_\_\_\_
- EPDM - hypalon or pvc one ply FL # \_\_\_\_\_
- Smooth Surfaced Built-up FL # \_\_\_\_\_
- Built-up with Aggregate FL # \_\_\_\_\_
- Tile FL # \_\_\_\_\_
- Metal – Direct attachment FL # \_\_\_\_\_
- Metal with Purlins FL # \_\_\_\_\_
- Skylights FL # \_\_\_\_\_

Deck Material: Planked Wood 3/4 inch.

\*Wood deck to be railed per FBC-Existing

Slope of Roof: 4/12

\*Multi-layer underlayment requires inspection(new roof) or digital photographs(re-roof) for verification

**Ventilation:**

Off-ridge Vent - qty 2,  Powered Vent – qty \_\_\_\_\_,  Ridge Vent – length \_\_\_\_\_,  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 jobsite.**

**\*Reroof ONLY\***

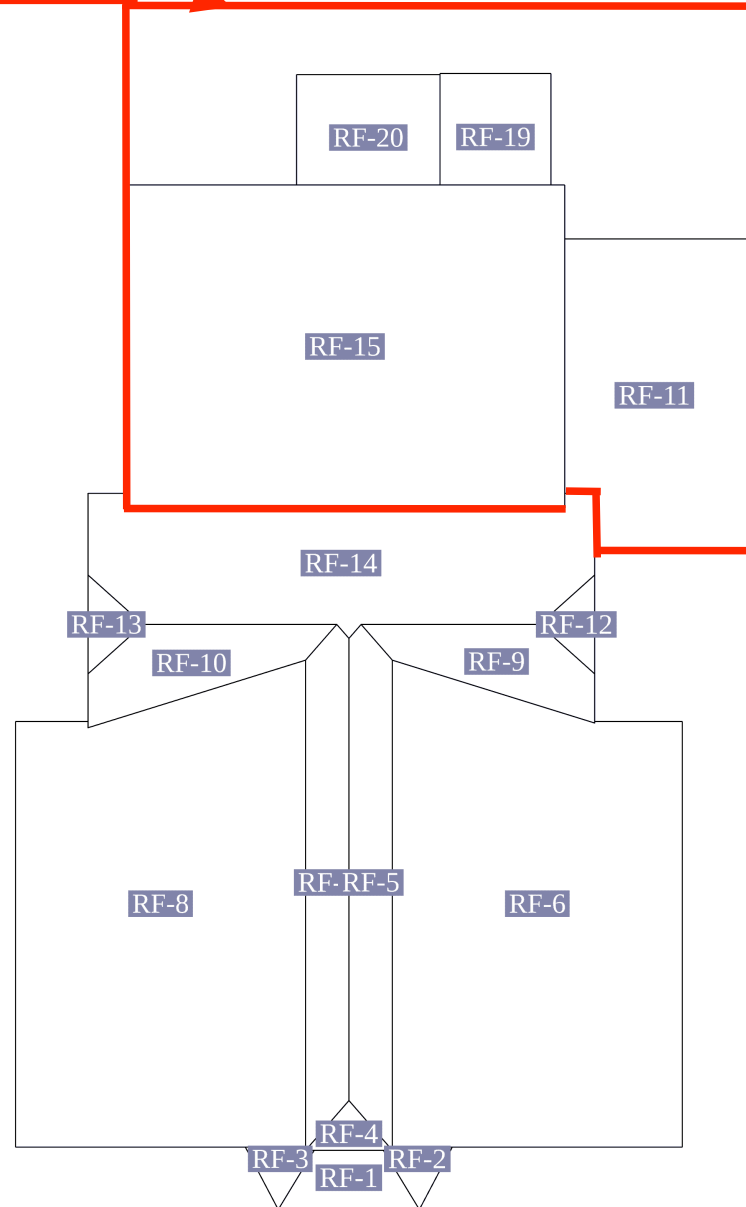
Existing Materials  New Materials

**NOT TOUCHING THESE FLAT ROOF FACETS  
(RF-11, RF-15, RF-19, RF-20)**



1029 East 5th Avenue, Mount Dora...  
ROOF FACETS

**Roof Facets**

Facet	Area	Pitch
RF-1	30 ft <sup>2</sup>	8/12
RF-2	14 ft <sup>2</sup>	8/12
RF-3	14 ft <sup>2</sup>	8/12
RF-4	11 ft <sup>2</sup>	12/12
RF-5	113 ft <sup>2</sup>	14/12
RF-6	477 ft <sup>2</sup>	4/12
RF-7	113 ft <sup>2</sup>	14/12
RF-8	477 ft <sup>2</sup>	4/12
RF-9	64 ft <sup>2</sup>	12/12
RF-10	71 ft <sup>2</sup>	12/12
RF-11	226 ft <sup>2</sup>	0/12
RF-12	13 ft <sup>2</sup>	11/12
RF-13	13 ft <sup>2</sup>	11/12
RF-14	287 ft <sup>2</sup>	12/12
RF-15	504 ft <sup>2</sup>	1/12
RF-16	3 ft <sup>2</sup>	11/12
RF-17	6 ft <sup>2</sup>	12/12
RF-18	3 ft <sup>2</sup>	11/12
RF-19	50 ft <sup>2</sup>	1/12



**Roofing System to be Installed:**

<b>Structure:</b>			Retail Roofing Garage
	<b>Shingle Style</b>	Owens Corning Duration / Designer	Antique Silver
<b>Quantity:</b>			22 SQ
<b>Structure:</b>			Retail Roofing House
	<b>Shingle Style</b>	Owens Corning Duration / Designer	Antique Silver
<b>Quantity:</b>			20 SQ







MEMORANDUM

---

TO: Historic Preservation Board

FROM: Gus Gianikas, Assistant Director Community Development

DATE: August 19, 1998

RE: Historic Marker - 1029 East Fifth Avenue

---

**Site Name** - Farnsworth House

**Date of Construction** - Original construction circa 1886. Modified 1944.

**Architectural Integrity** - The building has been severely altered from its original state. In the 1940's both the downstairs and upstairs porches were closed in and the turret was removed.

**Description of Building**

Siding Aluminum siding in the shape of novelty siding.

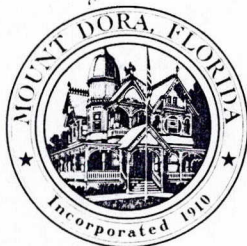
Roof Roofing material is metal shingle.

Window There is a mixture of window types but some of the wood double hung windows remain.

**Significance** - The building has been significantly altered. The significance of the property is that it housed some of the earliest settlers in Mount Dora. An excerpt from "The Story of Mount Dora" is attached with the application. There is not a Florida Master Site File - Site Inventory Form for this property.

**Staff Analysis & Recommendation** Based on the age and historic significance of the property the staff recommends approval.

**Attachments** Application Form  
Pictures of existing building will be available at the meeting.



# CITY OF MOUNT DORA

510 North Baker Street  
P. O. Box 176  
Mount Dora, Florida 32757-0176  
Telephone 352-735-7100  
FAX 352-383-4801

## CITY OF MOUNT DORA HISTORIC PRESERVATION BOARD

### HISTORIC MARKER PROGRAM PLAQUE APPLICATION FORM

Date: \_\_\_\_\_

1. 1029 E. 5<sup>th</sup> AVE  
Physical Location of Plaque (Street Name and Number)

2. FARNSWORTH HOUSE  
BUILT BY LEANDER FARNSWORTH CIRCA 1886  
Proposed Plaque Inscription

3. Applicant Information: SANDRA G SHELTON  
Name  
1029 E. 5<sup>th</sup> AVE  
Address  
MOUNT DORA FL 32757  
City State Zip  
352 735 1894 9  
Business Phone Home Phone

**\*\* (See attached criteria list for terms and conditions) \*\***

4. Historic Survey Master File: \_\_\_\_\_ YES \_\_\_\_\_ NO \_\_\_\_\_ FILE NUMBER

5. Date of construction: CIRCA 1886  
(Circa or exact if known)

6. Comments: SEARCH

Plaque inscription must include actual date of construction or circa date. A documented traditional name of the house may be included on the inscription plate or a non-traditional name as approved by the Historic Preservation Board and City Council.

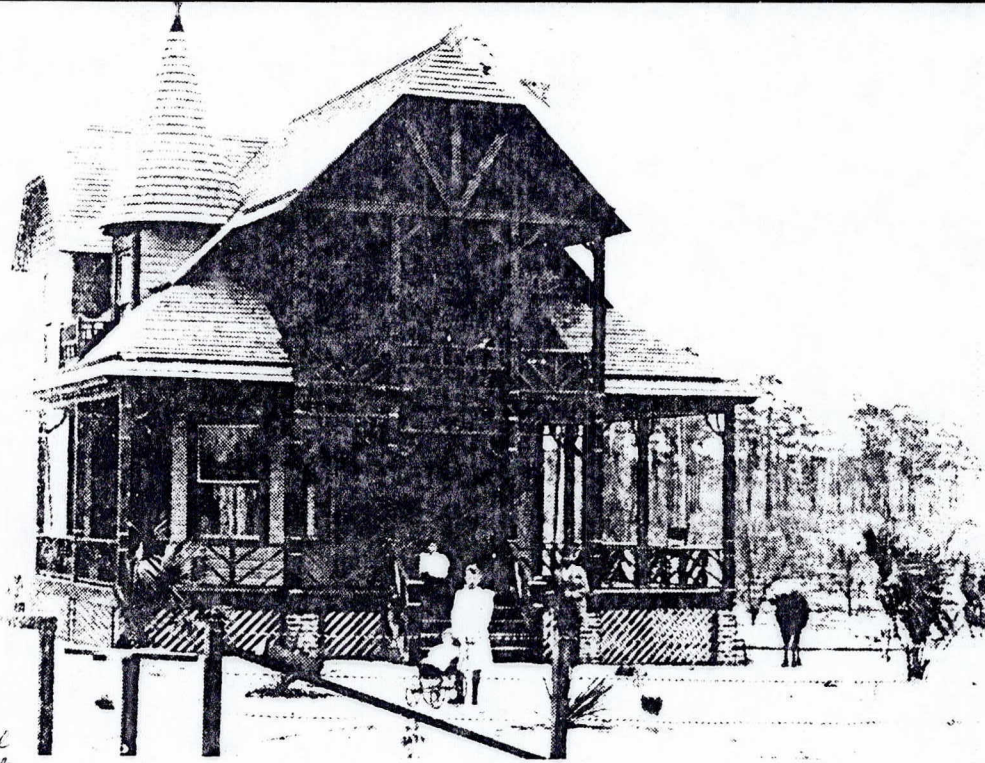


**WELCOME TO THE**



***FARNSWORTH CARRIAGE HOUSE***

***A BED & BREAKFAST***

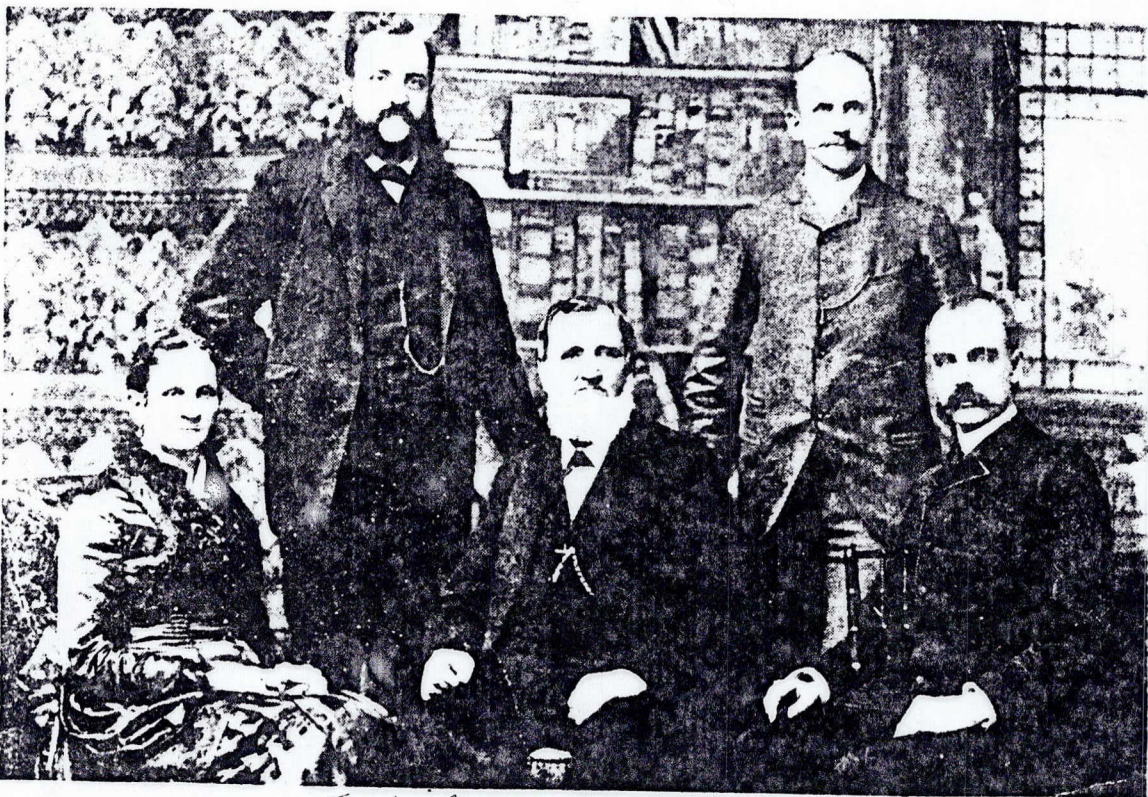


Wenfred Rice  
(wife)

Geraldine  
daughter

Charles

1894 Picture of Farnsworth House



Francess Higgins  
wife

Fredrick  
son

Frank  
son

Charles  
son

1883

Leanda Farnsworth

## History of the Farnsworth House

The information contained here has been taken from the book "The Story of Mount Dora Florida" by R. J. Longstreet and published by the Mount Dora Historical Society in 1960. Also, We have abstracts of titles prepared in 1910 to 1952 documenting the following information. Also, Dick searched government records in the Lake County and Orange county (Mount Dora was in Orange County until 1887).

The original section of land on which the Farnsworth House is located was filed as a homestead in 1881 by Samuel H. Power. It was section #30 and was about 140 acres. The cost was \$199.94 and was patented to him by the U. S. Government in March 1883. Samuel Power lived in a cabin on the north shore of Lake Franklin. This was to become the first school house in Mount Dora. Power began to sell portions of his land in 1884. In May of 1886 Power sold a portion of his land , (approximately ten acres) to Leander L. Farnsworth, a shoe merchant from Michigan. Leander Farnsworth was from Canada and his wife from New York. They had three sons. The Farnsworth family had been spending the winters in Mount Dora since 1882. Tax records show there was a house taxed on this property in 1887. Charles Farnsworth the third son of Leander and his wife Winifred, moved to Mount Dora in 1890. Charles bought the house from his father for \$ 2500 in 1894. A picture of the house was taken in 1894 and included Charles, his wife, and daughter Geraldine, who later married one of the sons (James W.) of the original Simpson family. Charles sold the house in 1908 to J. W. Davis and they sold it to William T. Smith in 1910 who sold it to Elizabeth Hathaway in 1918.

Elizabeth and her husband lived in the house until 1944. During that time the house began to be called the Hathaway Home Place. It served as a rooming house/apartment for several years. In 1944 Hathaway sold the house and land to George B. Ramsdell and his wife Mildred who were from Ohio. Ramsdell modified the house and barn to become an apartment house which had seven apartments. Ramsdell closed in the wrap around lower porch and the upstairs porch and removed the turret. He added two large porches one on the second floor and one on the first floor. It operated as the Ramsdell Apartments until 1993. Mildred's daughter Jackoline and husband Paul Whitestine acquired the house in 1979 and continued operating the apartments. During the time from 1894 the land was reduced to its present size of one and one-half acre. In December 1992 Dick and Sandy Shelton purchased the house and began to ready the house to become a Bed and Breakfast. In the summer of 1993 Mount Dora approved the house as a Bed and Breakfast and it opened for customers on Bike Week in October.

The Bed and Breakfast was named The "Farnsworth House Bed and Breakfast" after the family who built the house in (Circa) 1886.

### Attachments:

Copies from the Historical Society book and abstracts

Sandy and Dick Shelton



**DATE:** July 30, 2025  
**TO:** Historic Preservation Board  
**FROM:** Michele Janiszewski, AICP, Senior Planner  
**RE:** **Tab 2 - Certificate of Appropriateness; 625 N Tremain Street (Location); Porch and Foundation Modifications (Proposed Work); Leah C Germain (Owner); Vedder Construction (Applicant).**

**Property Information:**

**Address:** 642 N Tremain Street                      **Current Use:** Residential  
**Zoning District:** R-2    **Land Use:** Medium Density

**Structure Information:**

**Date of Construction:** 1928                                      **Style:** Bungalow  
**Siding:** Wood, beaded board; block                      **Stories:** Two  
**Roof Type:** Gable    **Chimneys:** One  
**Roof Material:** Asphalt Shingles                      **Porch:** One, Rear

**Background on Architectural Style:**

During the first three decades of the 20th century, the Bungalow became the most common style of residential architecture in the United States. The earliest American Bungalows appeared in the 1890s, but the style's popularity expanded after the turn of the century when plans began to appear in such publications as Bungalow Magazine and The Craftsman. Bungalows came in various shapes and forms, but small size, simplicity, and economy generally characterized the style.

Florida Bungalows appeared in several forms. The more elaborate of them were one-and-one-half stories in height and highly detailed. They included the side-gabled type and the Belvedere or Airplane Bungalow. Sears Roebuck and other companies provided pre-cut Bungalows which could be assembled on site. The most common Bungalow, a one-story type, featured a gable main roof above a gable porch roof. During the 1920s developers used the Bungalow as tract housing in neighborhoods throughout the state.

Plan: regular, rectangular, usually oriented with the narrow side facing the street.  
Foundation: brick pier or continuous brick or concrete block.  
Height: one story; belvedere, two stories.  
Primary Exterior Material: horizontal wood siding, shingles; less frequently, stucco, brick.

Roof type: gable main roof over gable porch roof; shed dormers frequent secondary roof type; less frequent multiple gable, belvedere.

Roof Surfacing: sheet metal, frequently composition, asbestos cement shingles.

Detailing: simple; exposed structural elements (ridge beams, truss work, rafters, purlins); knee braces; battered porch piers; tapered chimneys.

**Requested Action:**

The Applicant is seeking to renovate the second story patio on the rear of the house and finish the ground level patio with a new foundation. The Application indicates that the upper deck patio has been damaged by water.



**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:**

Porches have been a traditional and significant feature of Florida architecture since the early nineteenth century. Porches served as a covered entrance to buildings and a transitional space between the interior and exterior. They provided a protected, shaded area used for relief from the state's frequent hot and humid weather. They were often the principal location for ornamentation

and detailing, such as brackets and other jig-sawn woodwork, posts, columns, and balustrades. Size, style, ornateness or simplicity, sense of openness, and detailing were all-important attributes of porches. Such features should be preserved during the course of rehabilitating a building under Standard 2.

Changes to a porch that are over 50 years old may have achieved significance in their own right. They may reflect changes in ownership, use, style, or improvements in the owner's economic well-being. Under Standard 4, these changes should be recognized and respected.

There are a number of common problems associated with porch treatments. Owners are often tempted to enclose porches for additional weatherproof living space, especially in smaller homes such as Bungalows, Cottages, and some Vernacular structures.

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

***Recommendations:***

1. Identify, retain, and reserve porches, and their functional and decorative features, that are important in defining the overall historic character of the building—such as columns, balustrades, and stairs.
2. Protect and maintain the masonry, wood, and architectural metal that comprise porches through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems.
3. Evaluate the overall condition or materials to determine whether repairs to porch features will be necessary.
4. Retain porches and steps that are appropriate to a building and its subsequent development. Porches and additions reflecting later architectural styles are often important to the building's historical development and should be retained.
5. Repair and replace, where necessary, deteriorated architectural features of wood, terra cotta, tile, brick, and other historical materials.
6. Repair will also generally include the limited replacement in kind – or with compatible substitute material – of those extensively deteriorated or missing parts of repeated features where there are surviving prototypes such as balustrades, columns, and stairs.
7. Replace in kind an entire porch that is too deteriorated to repair – if the form and detailing are still evident – using the physical evidence as a model to reproduce the feature. If using

the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

8. Design and construct a new porch when the historic porch is completely missing. It may be a restoration based on historical, pictorial, and physical documentation; or be a new design that is compatible with the historic character of the building.
9. Design and install additional porches when required for the new use in a manner that preserves the historic character of the buildings, i.e., limiting such alteration to non-character defining elevations.

Most historic buildings in Mount Dora rest on raised masonry foundations, either continuous or piers. Although brick is the most common material, there are also numerous examples of other foundation types, including "Risley Block", our ubiquitous rusticated concrete block. Some buildings, particularly Bungalows, feature foundation elements as an important part of the overall design of the facade. Historically, lattice, pierced brick, and continuous brick or other masonry generally constituted infill between foundation piers. These infill materials protected the underside of a building, allowed ventilation, and, in some instances, provided additional decoration.

In undertaking foundation repairs, the historic materials should be retained, repaired as needed, or replaced with similar materials under Standards 2 and 6. non-historic materials such as unpainted concrete block, plywood, and stucco should not be used to fill raised foundations. Enclosures should be limited to historically appropriate materials under Standard 3 or a compatible new design under Standard 9.

***Recommendations:***

1. Retain, repair as needed or replace historic foundations with matching materials.
2. Retain, repair as needed or replace historic foundation enclosures with matching material.

***Avoid:***

1. Removing historic foundation enclosures unless they are deteriorated and irreparable.
2. Enclosing a pier foundation with continuous infill that prevents ventilation and destroys the openness of the feature.
3. Using a replacement infill material which is inappropriate to the style of the building.
4. Using historically inappropriate material such as concrete block, stucco, or plywood as infill.

**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; 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  
1987 Site Form  
2008 Site Form



# CITY OF MOUNT D O R A

## Site Photos





# CITY OF MOUNT DORA

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

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS Renovations, Additions and New Construction

Property Address: 625 N TREMAIN ST Alternate Key No.: 3870229

Property Owner: SUZANNE DAUSMAN

Applicant: VEDDER CONSTRUCTION, LLC

Applicant's Mailing Address: 4301 W OLD US HWY 441 MOUNT DORA FL 32757

Applicant's Phone Number: (352) 735-3132

Applicant's Email Address: sales@vedderconstructionllc.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 / Style: SHINGLE ROOF + HARDIE PLANK SIDING

Proposed Materials / Style: SAME

Full Description of Proposed Alteration(s) or Construction including materials; please attach additional documentation if needed: COMPLETE RENOVATION OF REAR UPPER LEVEL PATIO AND FINISH GROUND LEVEL PATIO WITH NEW FOUNDATION.

Reason for Addition / Modification: REPAIR WATER DAMAGED UPPER DECK PATIO STRUCTURE

For Window & Door Modifications, will the grid pattern be replicated? N/A

Is there a chimney on the building and will it be affected? YES / NO

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

# PROPERTY RECORD CARD

## General Information

<b>Name:</b>	DAUSMAN SUZANNE R LIFE ESTATE	<b>Alternate Key:</b>	3870229
<b>Mailing Address:</b>	625 N TREMAIN ST MOUNT DORA, FL 32757-5652 <a href="#">Update Mailing Address</a>	<b>Parcel Number:</b> <a href="#">📍</a>	29-19-27-0010-049-00006
		<b>Millage Group and City:</b>	00MD Mount Dora
		<b>2024 Total Certified Millage Rate:</b>	18.8964
		<b>Trash/Recycling/Water/Info:</b>	<a href="#">My Public Services Map</a> <a href="#">📍</a>
<b>Property Location:</b>	625 N TREMAIN ST MOUNT DORA FL, 32757	<b>Property Name:</b>	-- <a href="#">Submit Property Name</a> <a href="#">📍</a>
		<b>School Information:</b>	<a href="#">School Locator &amp; Bus Stop Map</a> <a href="#">📍</a> <a href="#">School Boundary Maps</a> <a href="#">📍</a>
<b>Property Description:</b>	MOUNT DORA 30-19-27 BEG AT NE COR OF BLK 49 RUN S 152.50 FT, W 130 FT, N 152.50 FT, E 130 FT TO POB, E 20 FT OF W 150 FT OF N 140 FT OF BLK 49, N 3.5 FT OF E 28.50 FT OF THE FOLLOWING DESCRIBED PROPERTY: BEG 102 FT W OF SE COR OF BLK 49, RUN W TO E LINE OF TOMPKINS SUB, N 127.50 FT, E TO A POINT 102 FT W OF E LINE OF SAID BLK 49, S 127.50 FT TO POB PB 3 PGS 37-43 ORB 3596 PG 2438 ORB 5155 PG 2263 ORB 5174 PG 335 ORB 5225 PG 506		
<small>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.</small>			

## Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	SINGLE FAMILY (0100)	152	140		21280.000	FD		\$257,747.00	\$257,747.00

[Click here for Zoning Info](#) [📍](#)
[FEMA Flood Map](#)

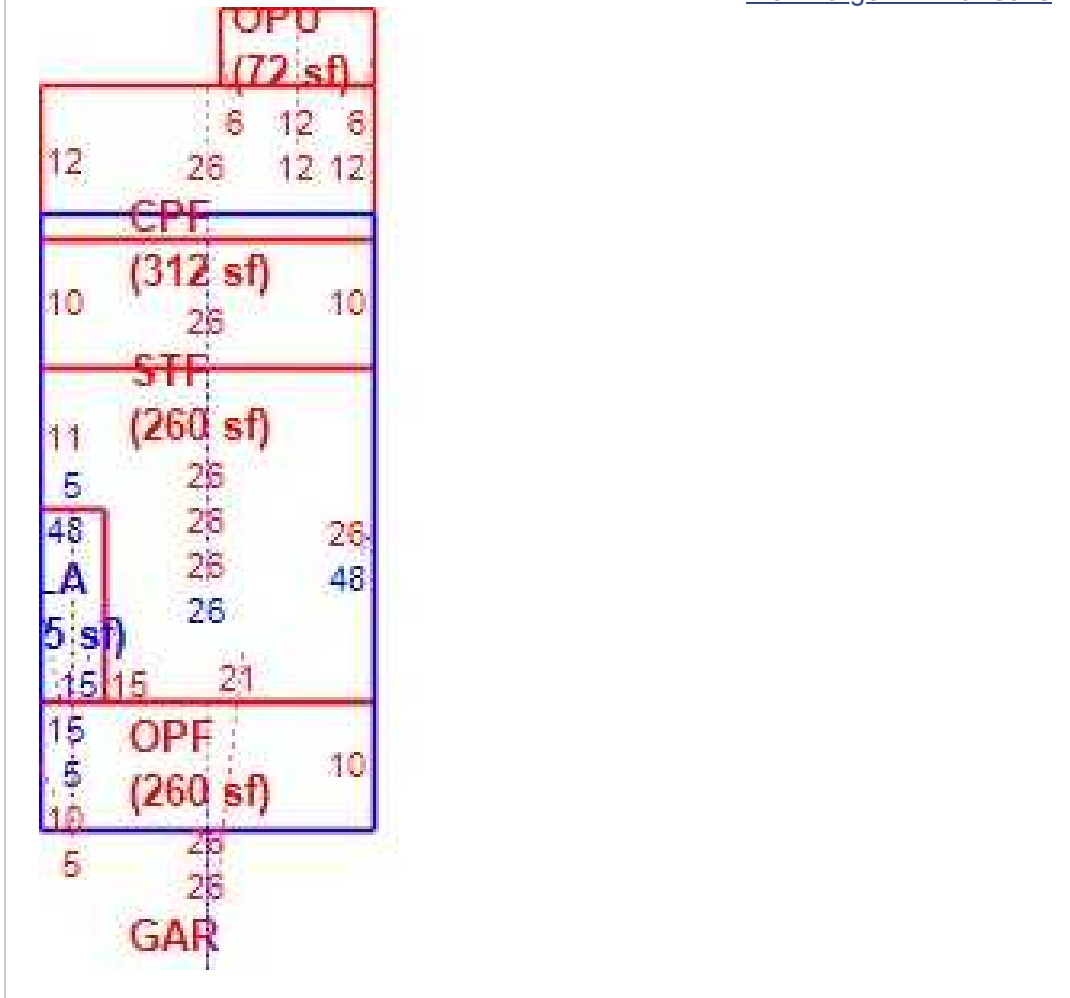
## Residential Building(s)

### Building 1

Residential	Building Value: \$241,356.00		
<b>Summary</b>			
Year Built: 1936	Total Living Area: 1583 <a href="#">📍</a>	Central A/C: Yes	Fireplaces: 0
Bedrooms: 3	Full Bathrooms: 2	Half Bathrooms: 0	
<a href="#">Incorrect Bedroom, Bath, or other information?</a> <a href="#">📍</a>			
<b>Section(s)</b>			
<b>Section Type</b>	<b>Ext. Wall Type</b>	<b>No. Stories</b>	<b>Floor Area</b>
CARPOT FINISHED (CPF)		1.00	312

FINISHED LIVING AREA (FLA)	BRICK/BLOCK STUCCO OR SIDING (03)	1.00	1583
GARAGE FINISH (GAR)		1.00	601
OPEN PORCH FINISHED (OPF)		1.00	260
OPEN PORCH UNFINISHED (OPU)		1.00	144
STORAGE ROOM FINISH (STF)		1.00	260

[View Larger / Print / Save](#)



## Miscellaneous Improvements

There is no improvement information to display.

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](#).



FRONT ELEVATION VIEW

N.T.S.

UNDER ROOF SQUARE FOOTAGE	
GROUND LEVEL DECK	208
2ND LEVEL DECK	208
TOTAL CONSTRUCTION	416

**SCOPE OF WORK**

- 1.) FIELD LOCATED REAR EXISTING 2-STORY COVERED DECK @ 26'-0" x 6'-0"
  - 2.) DEMO EXISTING 2-STORY COVERED DECK AND FOUNDATION.
  - 3.) REPLACE WITH NEW 2-STORY COVERED DECK AND FOUNDATION @ 26'-0" x 8'-0"
- \* WIDTH TO REMAIN AT 26'-0", ADD ADDITIONAL 2'-0" TO THE ORIGINAL DECK DEPTH.  
\* ELECTRICAL PER PLAN

FIELD VERIFY ALL EXISTING FLOOR LEVELS, BARING HEIGHTS & ROOF SPECS PRIOR TO THE CONSTRUCTION TO INSURE A PROPER CONNECTION THE EXISTING STRUCTURE.

INDEX OF DRAWINGS	
A-1	COVER SHEET
A-2	FOUNDATION & FRAMING PLAN
A-3	FLOOR & ELECTRICAL PLAN
A-4	ELEVATIONS & ROOF PLAN
A-5	SPEC SHEET

CODE COMPLIANCE	
THIS PROJECT SHALL COMPLY WITH:	
2023 FLORIDA RESIDENTIAL BUILDING CODE 8TH ED ( GROUP R-3 )	
2023 FLORIDA ENERGY CODE 8TH ED	
2020 NATIONAL ELECTRIC CODE , NEC	
ALTERATION LEVEL 2	
REMOVE EXISTING 2-STORY DECK & REPLACE WITH ADDITIONAL SF	
26'-0" x 8'-0" 2-STORY COVERED DECK ADDITION	
FOUNDATION:	GFCMU STEMWALL
FRAMING:	PRESSURE TREATED POST AND HEADER
FLOOR:	PRESSURE TREATED FLOOR JOIST
BEARING HEIGHT:	20'-0" +/- FIELD MATCH EXISTING CONDITIONS
ROOF:	SHINGLED ROOF OVER 2x SCISSOR TRUSS SYSTEM, 24" O.C.
ELECTRICAL:	TIE INTO EXISTING
HVAC:	NO
PLUMBING	NO
* PROPERTY SITE PLAN AND INFORMATION BY OTHERS.	
* PRE ENGINEERED TRUSS PACKAGE BY OTHERS.	
* EXISTING ELECTRICAL SPECS VERIFIED BY OTHERS.	

**PROPERTY INFORMATION**

DAUSMAN, SUZANNE R LIFE ESTATE  
625 N TREMAIN STREET  
MOUNT DORA, FLORIDA 32757

- \* PARCEL NUMBER : 29-19-27-0010-049-00006
- \* ALTERNATE KEY: 3870229
- \* LAND USE: SINGLE FAMILY (0100)
- \* FRONTAGE: 152
- \* DEPTH: 140

**PROPERTY DESCRIPTION:**

MOUNT DORA 30-19-27 BEG AT NE COR OF BLK 49 RUNS S 152.50 FT, W 130 FT, N 152.50 FT, E 130 FT TO POB, E 20 FT OF W 150 FT OF N 140 FT OF BLK 49, N 3.5 FT OF E 28.50 FT OF THE FOLLOWING DESCRIBED PROPERTY: BEG 102 FT W OF SE COR OF BLK 49, RUN W TO E LINE OF TOMPKINS SUB, N 127.50 FT, E TO A POINT 102 FT W OF E LINE OF SAID BLK 49, S 127.50 FT TO POB PB 3 PGS 37-43 ORB 3596 PG 2438 ORB 5155 PG 2263 ORB 5174 PG 335 ORB 5225 PG 506

**EXISTING RESIDENTIAL BUILDING INFO.**

YEAR BUILT: 1936  
TOTAL LIVING AREA: 1323  
BEDROOMS: 3  
FULL BATHS: 2  
CENTRAL AIR: YES  
EXT. WALLS: WOOD  
FOUNDATION: BLOCK STEMWALL WITH CRAWL SPACE

Prepared for:  
Vedder Construction

Project:  
Dausman  
625 N Tremain Street  
Mt Dora Florida  
32757

2-Story Deck Addition

Prepared By:  
*TJM CAD*  
**DESIGNS, LLC**  
OFFICE# 352-269-1329  
tjmcaaddesigns@gmail.com

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

COVER SHEET

REVISIONS

**DESIGN CRITERIA**

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

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

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

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

DRAWN BY: J. COSSAR  
DATE: 04/25/25  
SCALE: 1/4"=1'

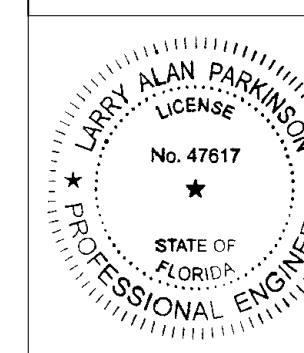
SHEET

**A-1**

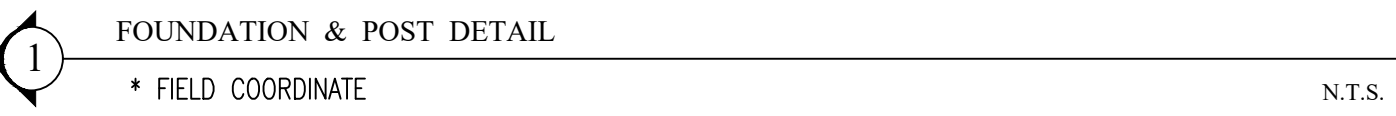
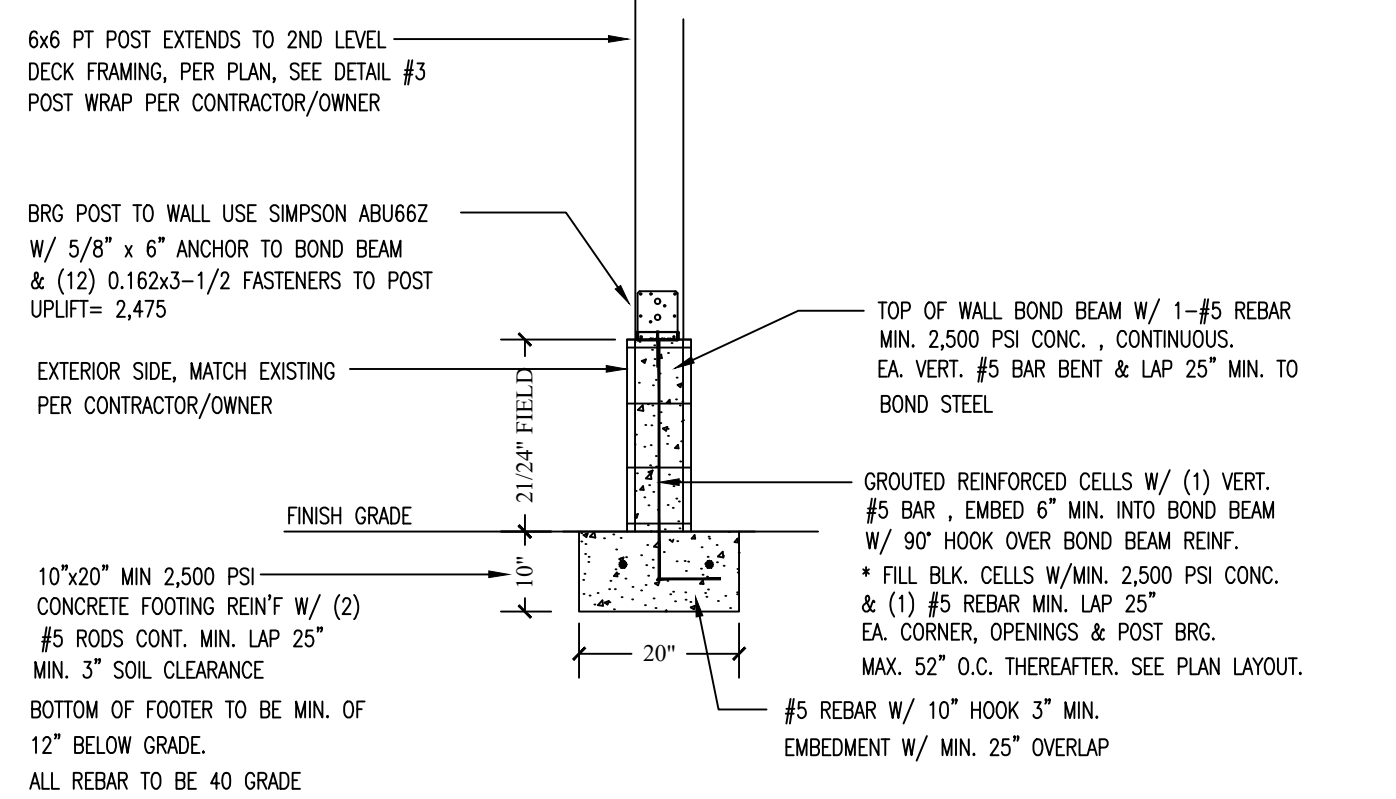
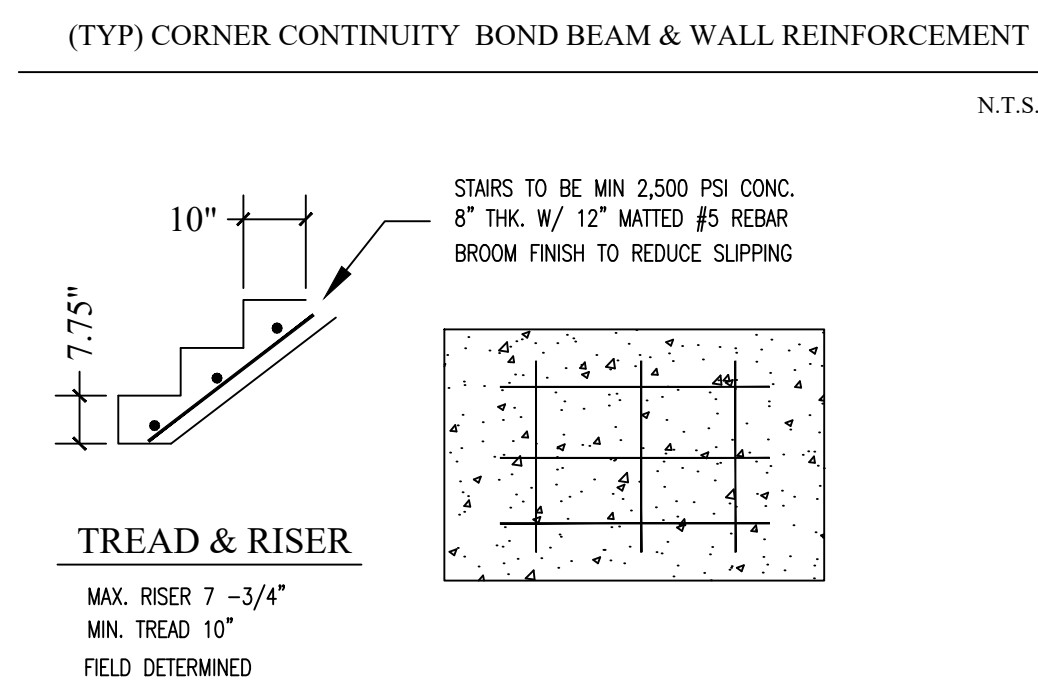
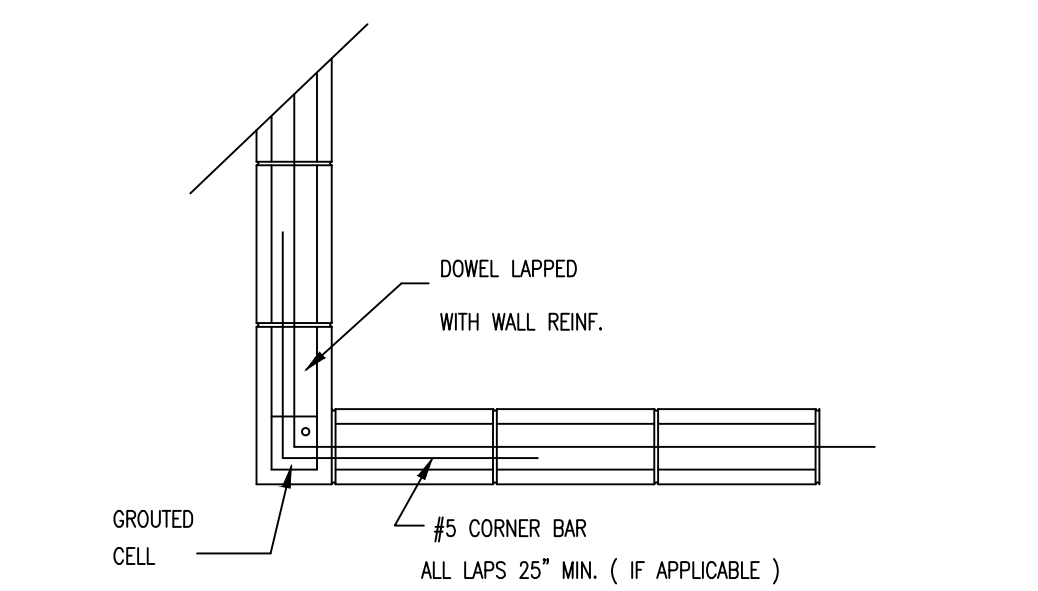
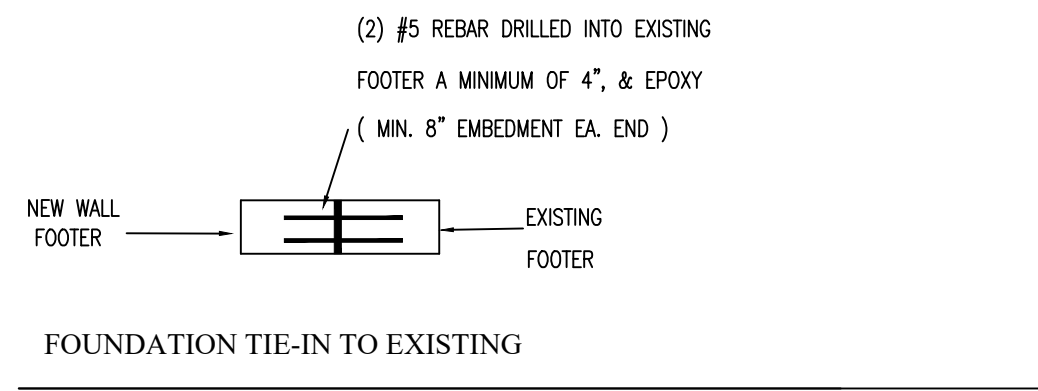
ENGINEER SEAL

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

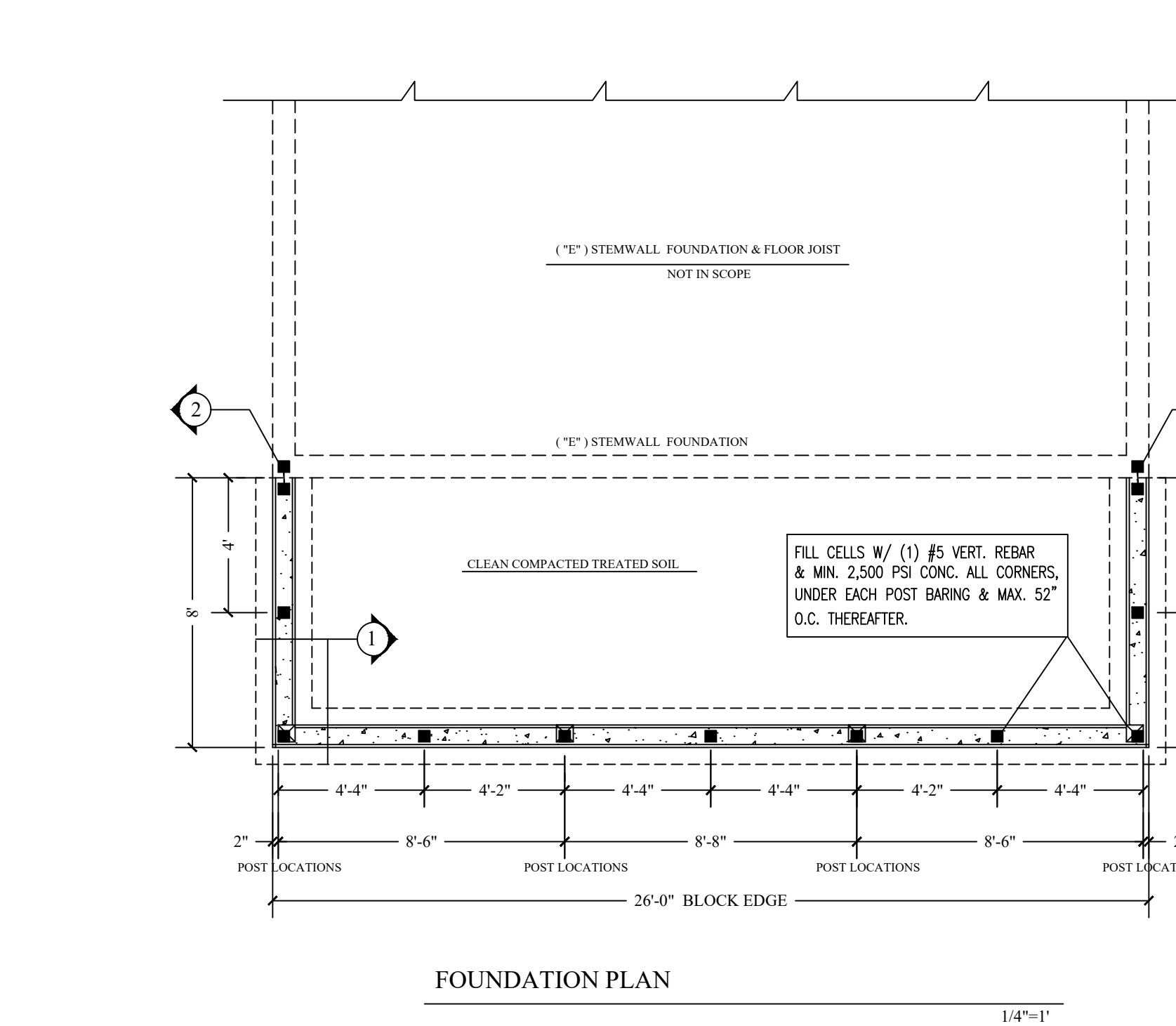
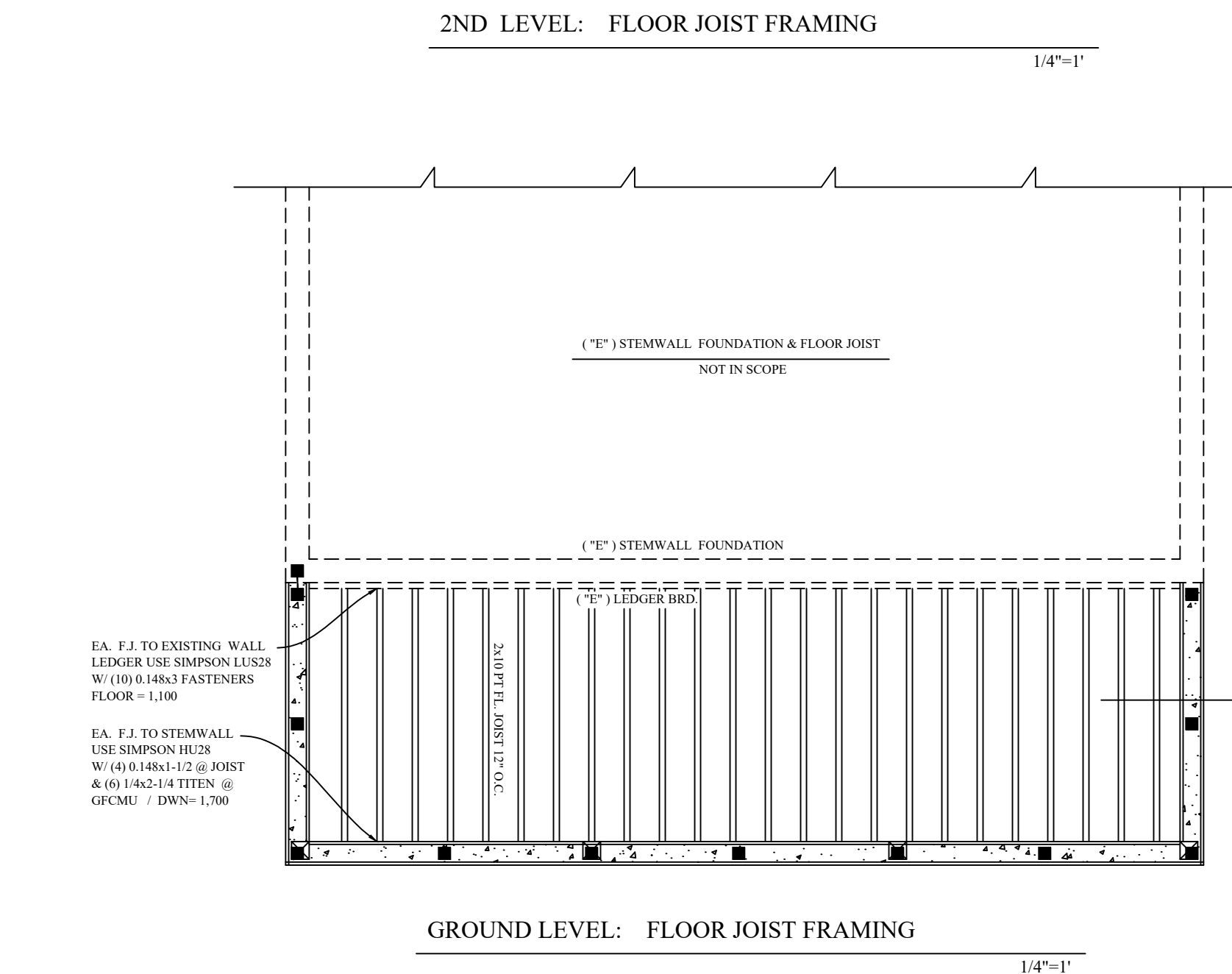
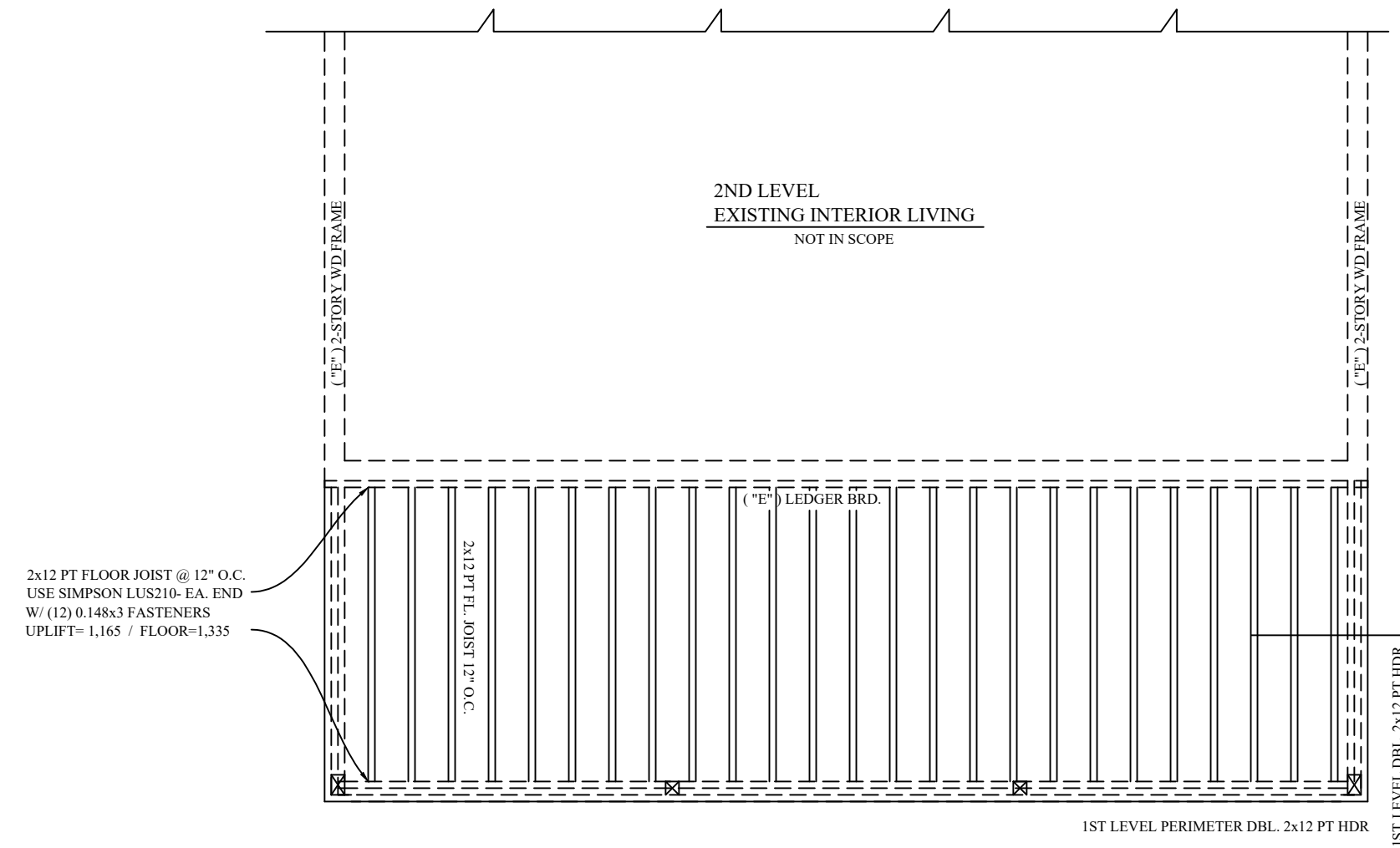
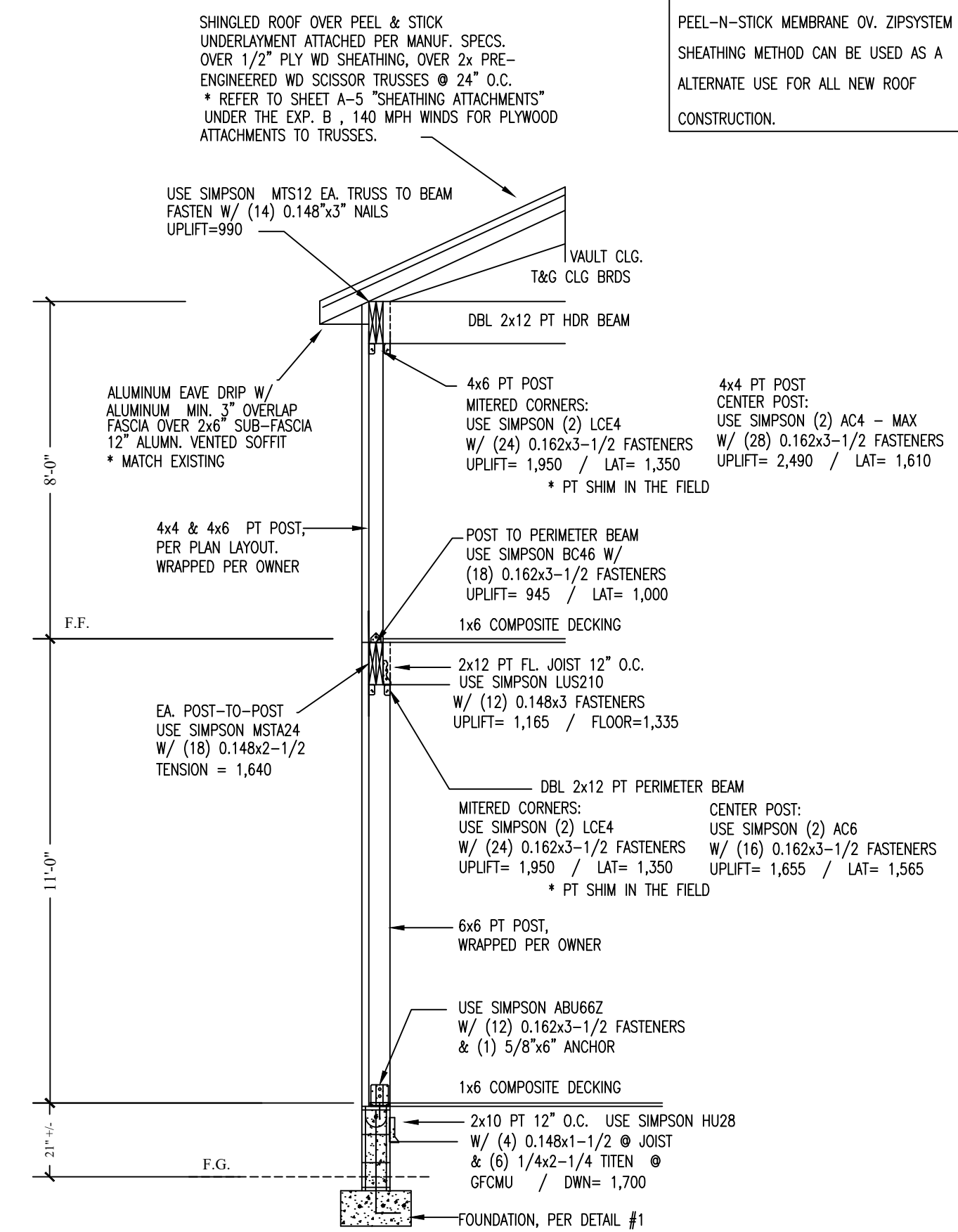
I HEREBY CERTIFY THAT I HAVE REVIEWED THIS STRUCTURE FOR INTEGRITY OF SHEAR WALLS, ROOF DIAGRAMS, ETC., & THAT THIS BUILDING COMPLES WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODES 8TH ED. ( 2023 )



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



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



UNDER ROOF SQUARE FOOTAGE	
GROUND LEVEL DECK	208
2ND LEVEL DECK	208
TOTAL CONSTRUCTION	416

SYMBOLS & ABBREVIATIONS	
	Concrete Block Stemwall
	Detail Designation
	Extra Corrosion Protection
	Existing
	Header
	Not To Scale
	Pressure Treated
	Wood

Prepared for:  
Vedder Construction

Project:  
Dausman  
625 N Tremain Street  
Mt Dora Florida  
32757

2-Story Deck Addition

Prepared By:  
TJM CAD  
DESIGNS, LLC  
OFFICE# 352-269-1329  
tjmcaaddesigns@gmail.com

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

FOUNDATION and FRAMING PLAN

REVISIONS

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

Wind pressures for components & cladding (Based on worst case scenario, Zone 5)  
For wall elements = (+35.3 -47.2 psf)  
Garage Door = (+31.6 -39.8 psf)  
Structural live loads: floors 40 lbs., Balconies & Decks 60 lbs., Stairs 100lbs. Roofs 20 lbs.

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

DRAWN BY: J. COSSAR  
DATE: 04/25/25  
SCALE: 1/4"=1"

SHEET  
A-2

ENGINEER SEAL

**GENERAL FOUNDATION NOTES**

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

**MISC. NOTES:**

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

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

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

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

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

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

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

FLOOR PLAN & FRAMING DETAILS

REVISIONS

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

Wind pressures for components & cladding (Based on worst case scenario, Zone 5)  
For wall elements = (+35.3 -47.2 psf)  
Garage Door = (+31.6 -39.8 psf)  
Structural live loads: floors 40 lbs., Balconies & Decks 60 lbs., Stairs 100lbs. Roofs 20 lbs.

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

DRAWN BY: J. COSSAR  
DATE: 04/25/25  
SCALE: 1/4"=1'

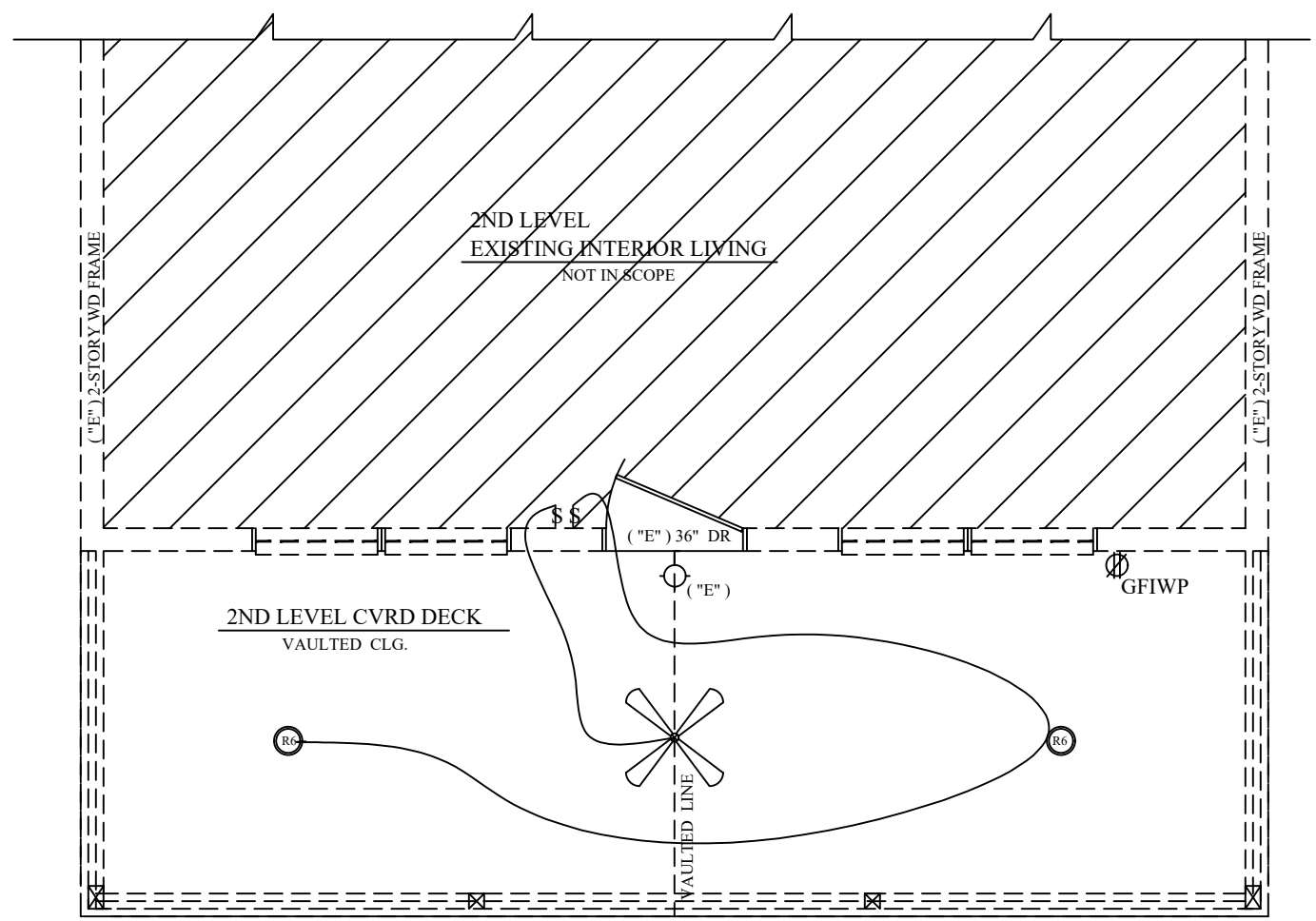
SHEET

**A-3**

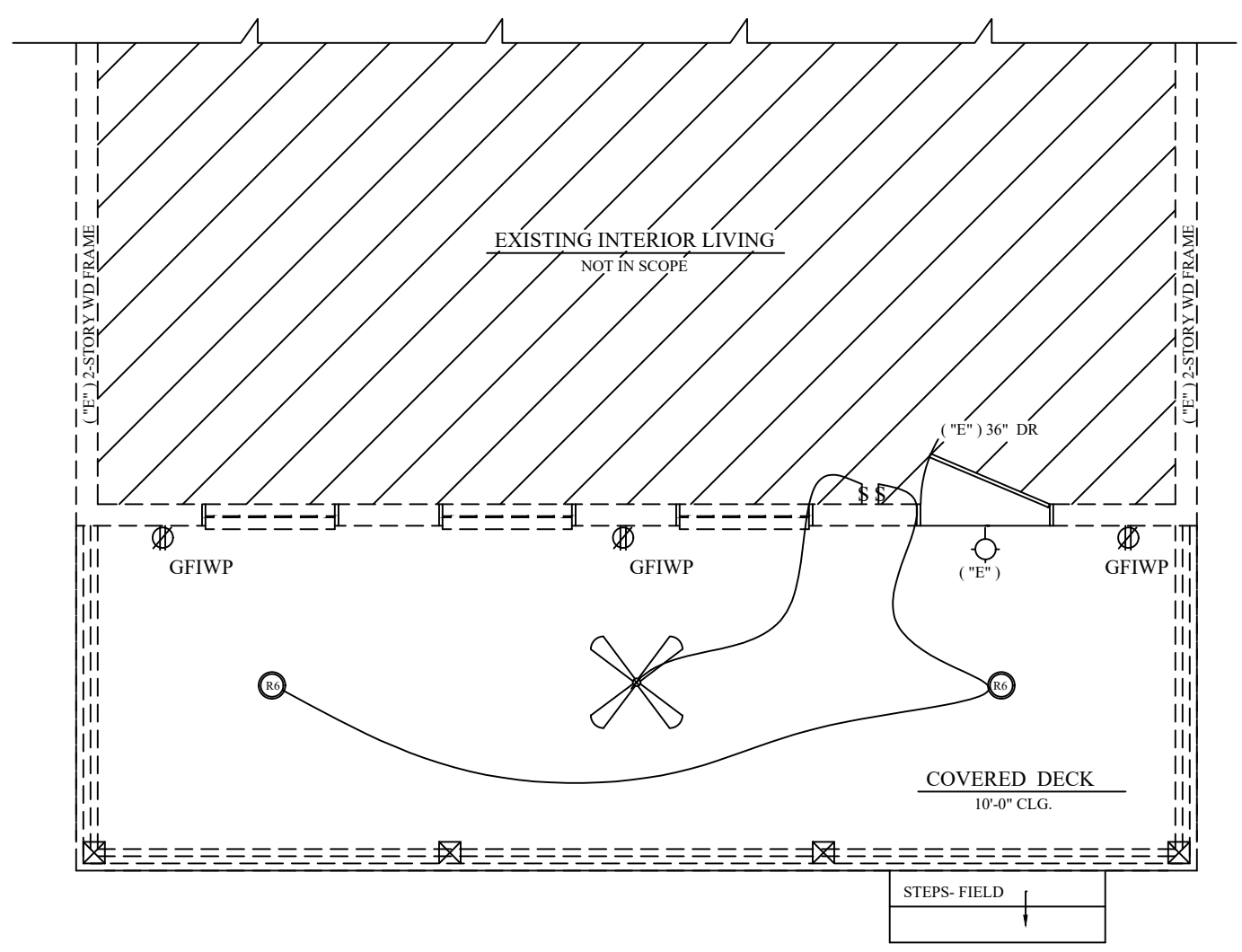
ENGINEER SEAL

UNDER ROOF SQUARE FOOTAGE	
GROUND LEVEL DECK	208
2ND LEVEL DECK	208
TOTAL CONSTRUCTION	416

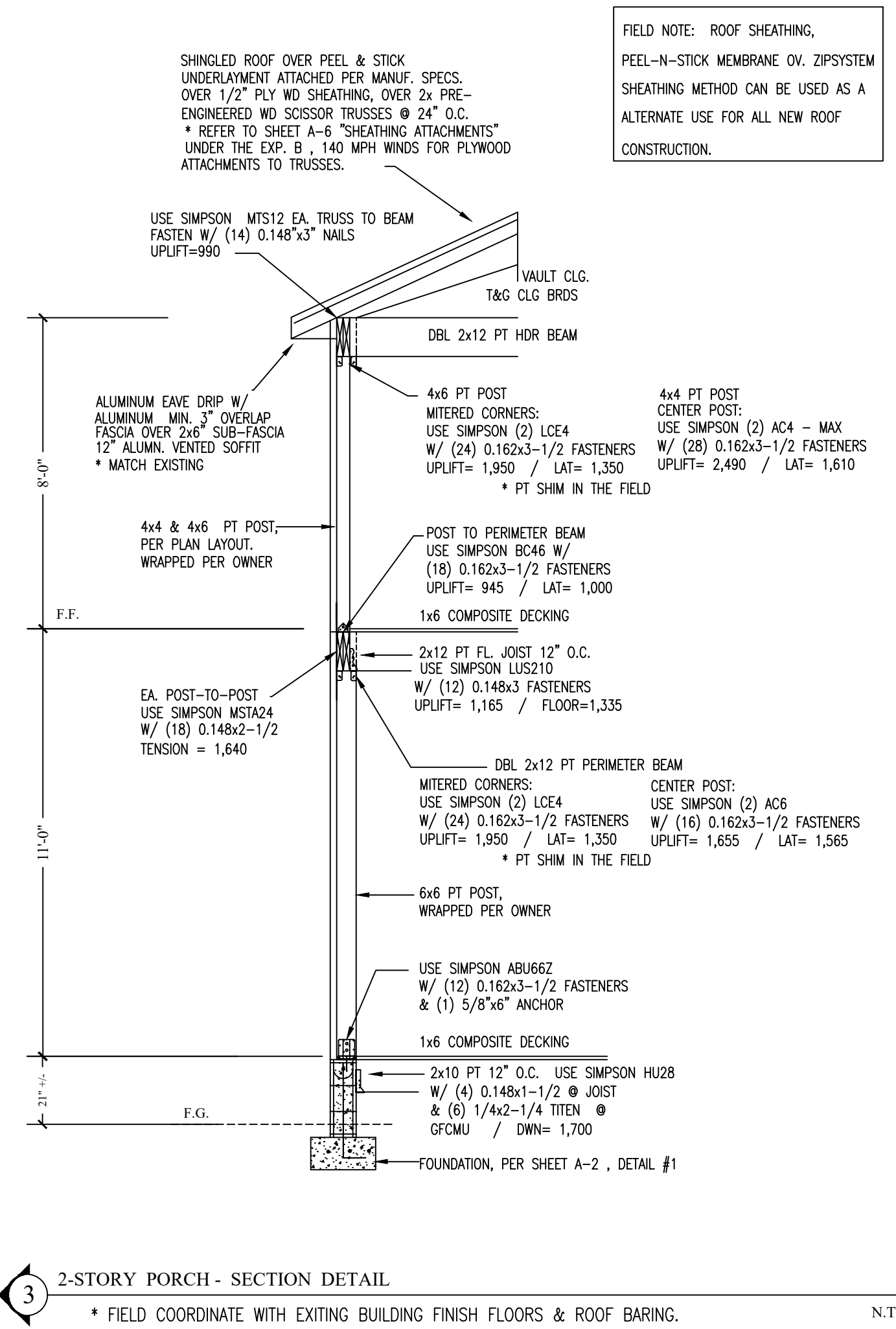
SYMBOLS & ABBREVIATIONS	
	Concrete Block Stemwall
	Detail Designation
	Extra Corrosion Protection
	Existing
	Header
	Not To Scale
	Pressure Treated
	Wood



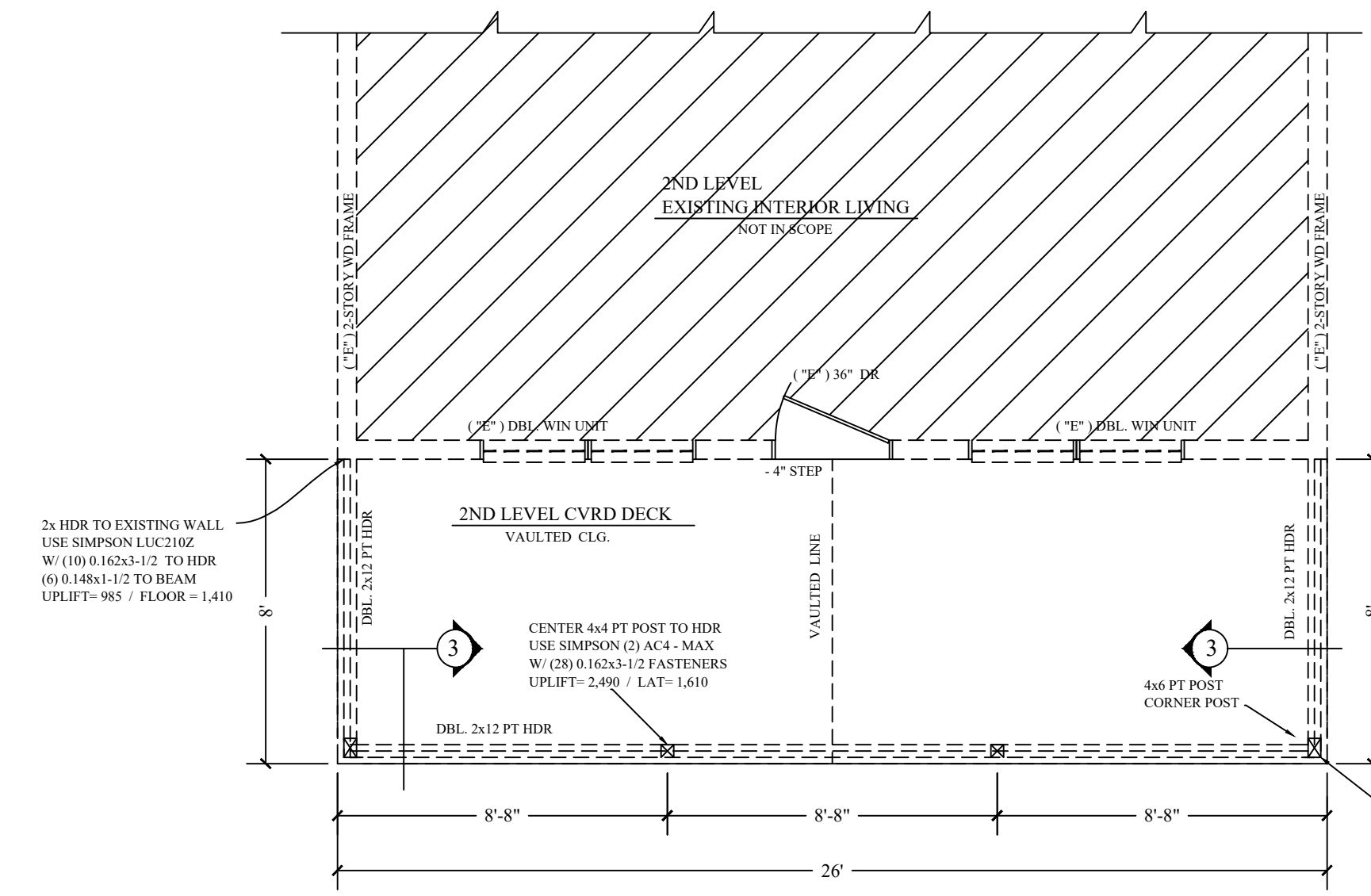
2ND LEVEL: ELECTRICAL PLAN  
1/4"=1'



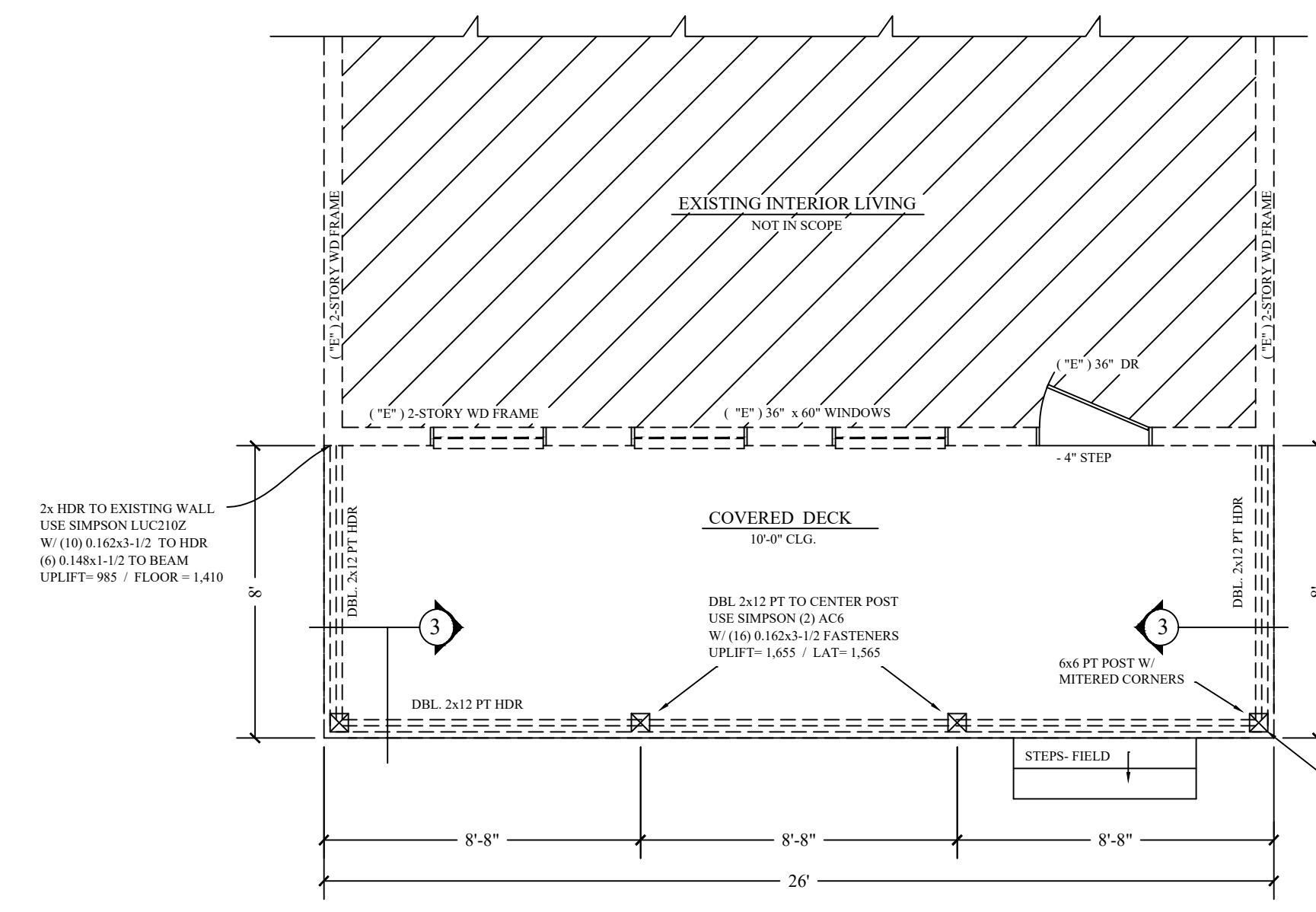
GROUND LEVEL: ELECTRICAL PLAN  
1/4"=1'



2-STORY PORCH - SECTION DETAIL  
\* FIELD COORDINATE WITH EXISTING BUILDING FINISH FLOORS & ROOF BARING. N.T.S.



2ND LEVEL: PLAN VIEW  
1/4"=1'

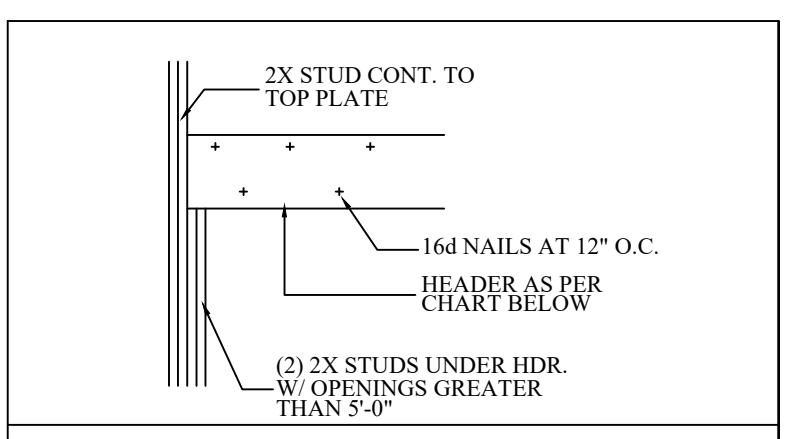


GROUND LEVEL: PLAN VIEW  
1/4"=1'

ELECTRICAL SYMBOLS	
SYMBOL	DESCRIPTION
	SWITCH
	EXTERIOR GFI RECEPT. MUST BE WATER PROOF
	WALL MOUNT COACH LIGHT- PER OWNER
	RECESSED LIGHTING- ( R ) SYMBOLS INDICATE WAFER LIGHTING- ( W ) SYMBOLS INDICATE (6") OR (4") PER OWNER * EXTERIOR MOUNTED TO BE TO COMPLIANT WITH FIXTURES FOR OUTDOOR EXPOSURE.
	CEILING FAN W/ LIGHT- SIZE & STYLE PER OWNER. * EXTERIOR MOUNTED TO BE TO COMPLIANT WITH FIXTURES FOR OUTDOOR EXPOSURE.

- ELECTRICAL GENERAL NOTES:**
- CONSULT UTILITY & LOCAL CODES FOR PROPER GROUNDING REQUIREMENTS.
  - ALL RECEPTACLES IN BATHROOMS, GARAGES, OR OUTDOORS SHALL BE PROTECTED BY A GROUND FAULT INTERRUPTION SYSTEM (GFI) AND AS NOTED ON THE DRAWINGS.
  - SWITCH PLATES TO BE PLACED 42" ABOVE FINISH FLOOR CENTER OF SWITCH TYPICAL.
  - TIE INTO EXISTING SERVICE & EQUIPMENT, BY OTHERS.
  - CONTRACTOR AND OWNER RESPONSIBLE FOR FINAL LAYOUT
  - ALL NEW RECEPTACLES SHALL BE ARCH FAULT, TAMPER RESISTANT PER NEC ARTICLE 210.
  - CONFIRM & COORDINATE ALL FIXTURES, APPLIANCES & MEDIA POWER & PLUG REQUIREMENTS, PER MANUFACTURERS SPECS., PRIOR TO CONSTRUCTION.

- OPTIONAL IN THE FIELD, PER OWNER ALL OF THE BELOW NOTES TO BE COORDINATED & APPROVED BY HOMEOWNER PRIOR TO CONSTRUCTION.
- LED LIGHTING THROUGHOUT PER CONTRACTOR/OWNER.
  - DIMMER SWITCHES PER CONTRACTOR/OWNER.
  - CEILING SPEAKERS PER CONTRACTOR/OWNER.
  - MEDIA PANEL PER CONTRACTOR/OWNER.
  - SERGE PROTECTOR PER CONTRACTOR/OWNER.
  - LOW VOLTAGE LANDSCAPE LIGHTING PER CONTRACTOR/OWNER.
  - SMART SWITCHES PER CONTRACTOR/OWNER.



OPG. WIDTH	BEARING WALL OR SHEARWALL	NON BRG. WALLS
0'-0" - 3'-0"	(2) 2X6s	(2) 2X4s
3'-1" - 6'-0"	(2) 2X10s	(2) 2X4s
6'-1" - 9'-0"	(2) 2X12s	(2) 2X6s
9'-1" - 15'-0"	(2) 2X12 W/ 1/2" PLY WD CENTER PLATE	(2) 2X8s
ANY OPG. GREATER THAN 15'-0"	SEE FLOOR PLAN FOR SIZE	SEE FLOOR PLAN FOR SIZE

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

CONNECTOR	DESCRIPTION	FASTENERS	USE SIMPSON OR EQUIVALENT UPLIFT/TENSION LOADS
ABU44Z	POST ANCHOR	5/8"x6" ANCHOR	1,900
ABU66Z	POST ANCHOR	(12) 0.162x3-1/2	2,475
AC6	POST CAP	(16) 0.162x3-1/2	1,665
BC46	POST CAP	(18) 0.162x3-1/2	945 UPLIFT/LAT 1,000
HU28	FACE HANGER	(6) 1/4x2-1/4 TITEN / (4) 0.148x1-1/2	DWN LOADS 1,700
LCE4	POST CAP	(24) 0.162x3-1/2	1,950
LUS28	FACE HANGER	(10) 0.148x3	1,165
LUC210Z	FACE HANGER	(16) 0.148x3-1/2	985
LSTA24	STRAP TIE	(18) 0.148x2-1/2	1,235
MST16	TWIST STRAP	(14) 0.148x3	660
MST12	TWIST STRAP	(14) 0.148x3	990
MSTA24	STRAP TIE	(18) 0.148x2-1/2	TENSION 1,640

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

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

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

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

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

ELEVATION VIEWS  
& ROOF PLAN

REVISIONS

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

Wind pressures for components & cladding (Based on worst case scenario, Zone 5)  
For wall elements = (+35.3 -47.2 psf)  
Garage Door = (+31.6 -39.8 psf)  
Structural live loads: floors 40 lbs.,  
Balconies & Decks 60 lbs., Stairs 100lbs.  
Roofs 20 lbs.

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

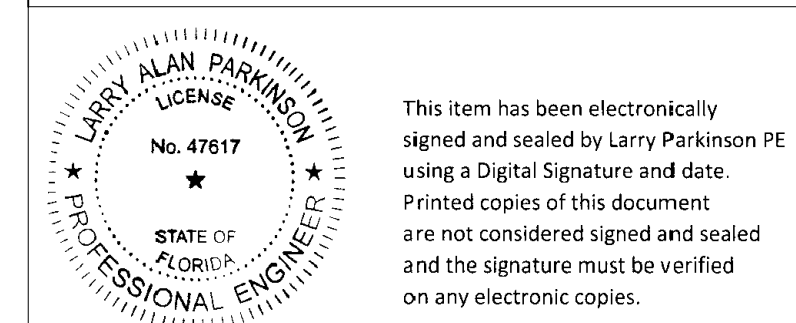
DRAWN BY: J. COSSAR  
DATE: 04/25/25  
SCALE: 1/4"=1'

SHEET  
**A-4**

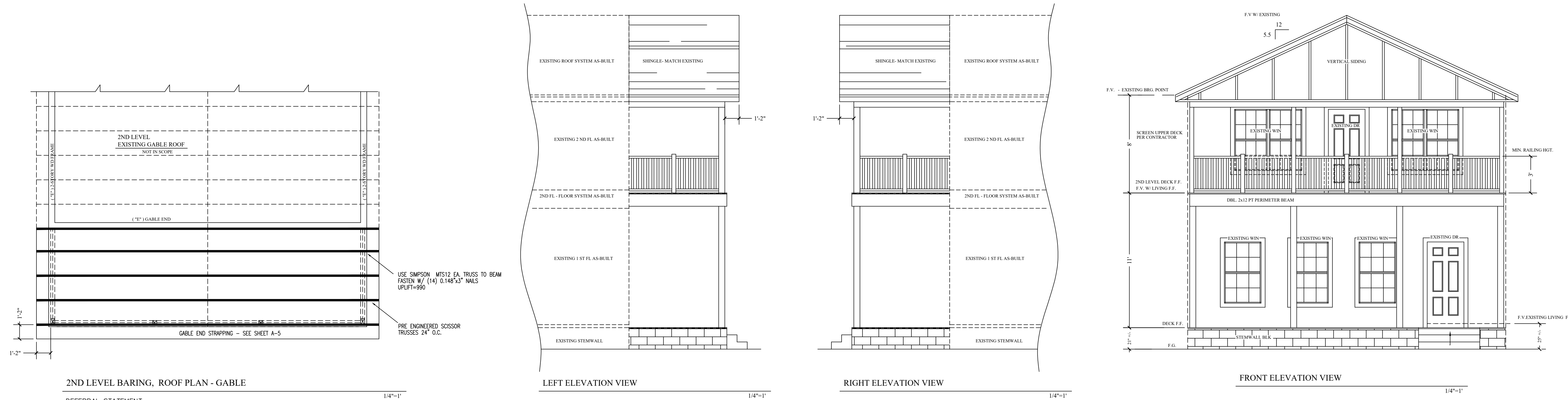
ENGINEER SEAL

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

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



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



2ND LEVEL BARING, ROOF PLAN - GABLE

LEFT ELEVATION VIEW

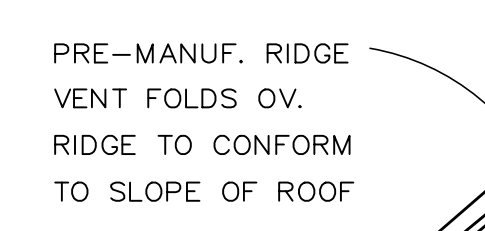
RIGHT ELEVATION VIEW

FRONT ELEVATION VIEW

DEFERRAL STATEMENT  
IN COMPLIANCE WITH FLORIDA BUILDING CODE 2023 8TH ED , CHAPTER 1 , [A]107.3.4.1  
THE FOLLOWING DOCUMENTS SHALL BE DEFERRED TO THE TRUSS PACKAGE.  
DOCUMENTS DEFERRED:  
\* ROOF TRUSS DESIGN & LOADS

FIELD NOTE:  
\* SOFFITS PER FBC R704  
\* DRIP EDGE SHALL COMPLY W/ R905.2.8.5  
\* WHERE UNSUPPORTED SPAN IS GREATER THAN 12" INTERMEDIATE NAILING STRIPS INSTALL PER FBC R704.2.2 UNLESS LARGER SPAN IS PERMITTED IN MANUF. SPECS.  
\* ALL FASTENERS TO CORROSION-RESISTANT.  
\* RIDGE VENTING: METAL ROOFING APPLICATION W/ RIDGE VENTING. RIDGE VENTS SHALL BE INTEGRATED PART OF THE METAL ROOFING MATERIAL & INSTALL PER MANUFACTURER.  
\* CONTRACTOR TO SPECIFY & PROVIDE ALL PRODUCT SPECS, DOCUMENTS & PRODUCT APPROVAL OF ALL VENTING MATERIAL TO BE APPLIED.  
\* NO ROOF VENTING REQUIRED IF SPRAY FOAM INSULATION METHOD IS USED, PER CONTRACTOR.

SOFFIT EAVE VENT (TYP)

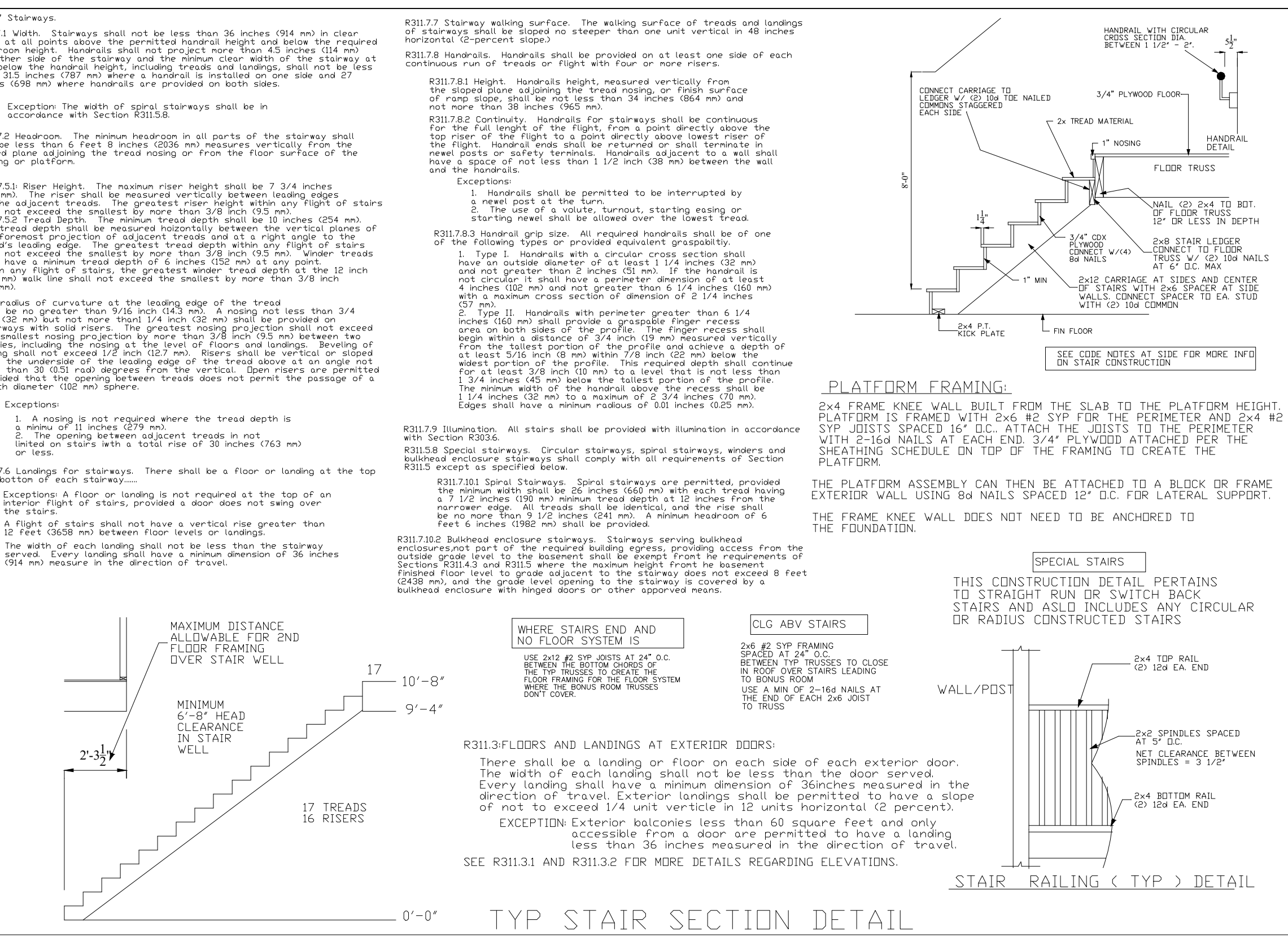


RIDGE CAP OF SAME MATERIAL AS ROOFING NAILED TO SHEATHING THROUGH VENT INSTALLATION & FLASHING AS PER MANUF. SPECS.

RIDGE VENT (TYP)

METAL ROOFING APPLICATION W/ RIDGE VENTING. RIDGE VENTS SHALL BE INTEGRATED PART OF THE METAL ROOFING MATERIAL & INSTALL PER MANUFACTURER.  
\* CONTRACTOR TO SPECIFY & PROVIDE ALL PRODUCT SPECS, DOCUMENTS & PRODUCT APPROVAL OF ALL VENTING MATERIAL TO BE APPLIED.  
\* NO ROOF VENTING REQUIRED IF SPRAY FOAM INSULATION METHOD IS USED, PER CONTRACTOR.

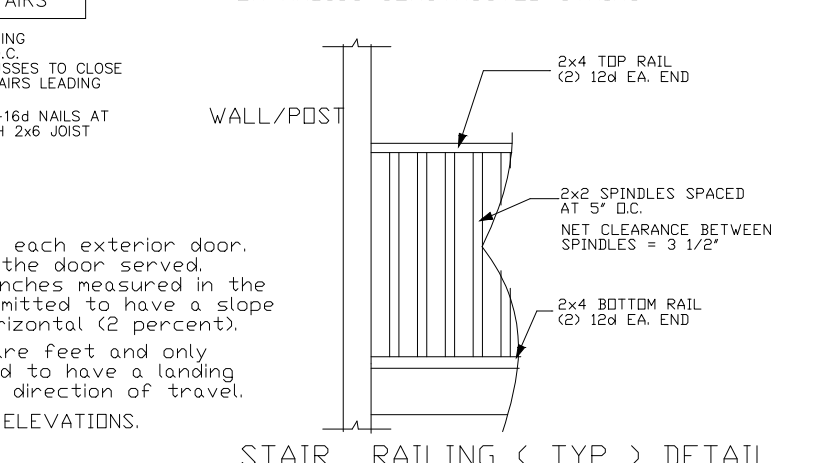
KEEP SHEATHING MIN. 1-1/2" FROM PEAK TO ALLOW FREE AIR PASSAGE



PLATFORM FRAMING:

2x4 FRAME KNEE WALL BUILT FROM THE SLAB TO THE PLATFORM HEIGHT. PLATFORM IS FRAMED WITH 2x6 #2 SYP FOR THE PERIMETER AND 2x4 #2 SYP JOISTS SPACED 16" O.C. ATTACH THE JOISTS TO THE PERIMETER WITH 2-16d NAILS AT EACH END. 3/4" PLYWOOD ATTACHED PER THE SHEATHING SCHEDULE ON TOP OF THE FRAMING TO CREATE THE PLATFORM.  
THE PLATFORM ASSEMBLY CAN THEN BE ATTACHED TO A BLOCK OR FRAME EXTERIOR WALL USING 8d NAILS SPACED 16" O.C. FOR LATERAL SUPPORT.

SPECIAL STAIRS



STAIR RAILING < TYP > DETAIL

FLOORS AND LANDINGS AT EXTERIOR DOORS

There shall be a landing or floor on each side of each exterior door. The width of each landing shall not be less than the door sweep. Every landing shall have a minimum dimension of 36 inches measured in the direction of travel. Exterior landings shall be permitted to have a slope of not to exceed 1/4 unit vertical in 32 units horizontal (2 percent). EXCEPTION: Exterior balconies less than 60 square feet and only accessible from a door are permitted to have a landing less than 36 inches measured in the direction of travel.  
SEE R311.3.1 AND R311.3.2 FOR MORE DETAILS REGARDING ELEVATIONS.

TYP STAIR SECTION DETAIL

**ROOF SHEATHING ATTACHMENT NOTES & SPECS**

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

WHERE THE SHEATHING THICKNESS IS 15/32 INCHES OR LESS, SHEATHING SHALL BE FASTENED WITH ASTM F1667 RSR5-01 (2-3/8"x0.13") NAILS. WHERE THE SHEATHING THICKNESS IS GREATER THAN 15/32 INCHES, SHEATHING SHALL BE FASTENED WITH ASTM F1667 RSR5-03 (2-1/2"x0.131") NAILS OR ASTM F1667 RSR5-04 (3"x0.120") NAILS. RSR5-01, RSR5-03 AND RSR5-04 ARE RING SHANK NAILS MEETING THE SPECIFICATIONS IN ASTM F1667.

**TABLE R803.2.3.1 ROOF SHEATHING ATTACHMENTS**

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

- E = NAIL SPACING LONG PANEL EDGES ( INCHES )
- F = NAIL SPACING ALONG INTERMEDIATE SUPPORTS IN THE PANEL FIELD ( INCHES )
- g. FOR SHEATHING LOCATED IN MINIMUM OF 4 FEET FROM THE PERIMETER EDGE OF THE ROOF, INCLUDING 4 FEET ON EACH SIDE F RIDGES AND HIPS, NAIL SPACING IS PERMITTED TO BE 6 INCHES ON CENTER ALONG PANEL EDGES AND 6 INCHES ON CENTER ALONG INTERMEDIATE SUPPORTS IN THE PANEL FIELD.
- b. WHERE RAFTER/TRUSS SPACING IS LESS HAN 24 INCHES ON CENTER, ROOF SHEATHING FASTENING IS PERMITTED TO BE IN ACCORDANCE WITH THE AWC WFCM OR THE AWC NDS.

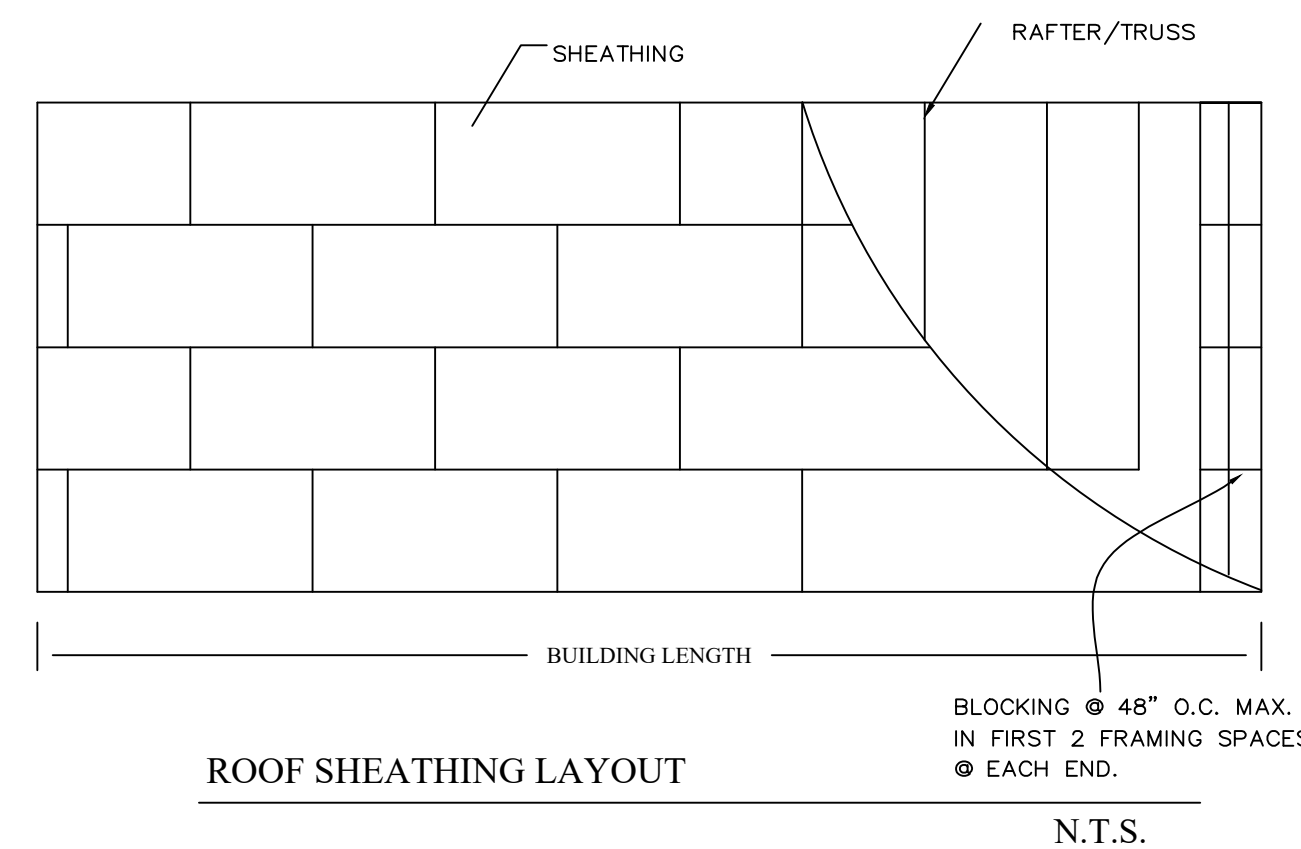
**TABLE R803.2.2 MINIMUM ROOF SHEATHING THICKNESS**

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

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

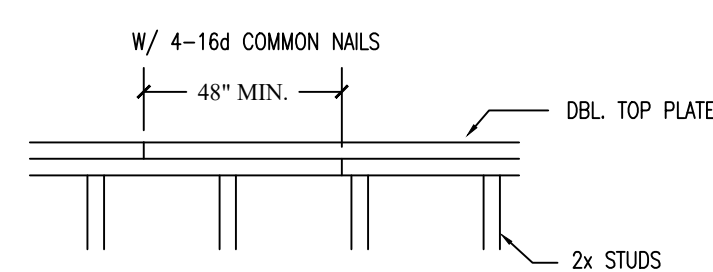
**R803.2.3 INSTALLATION.**

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



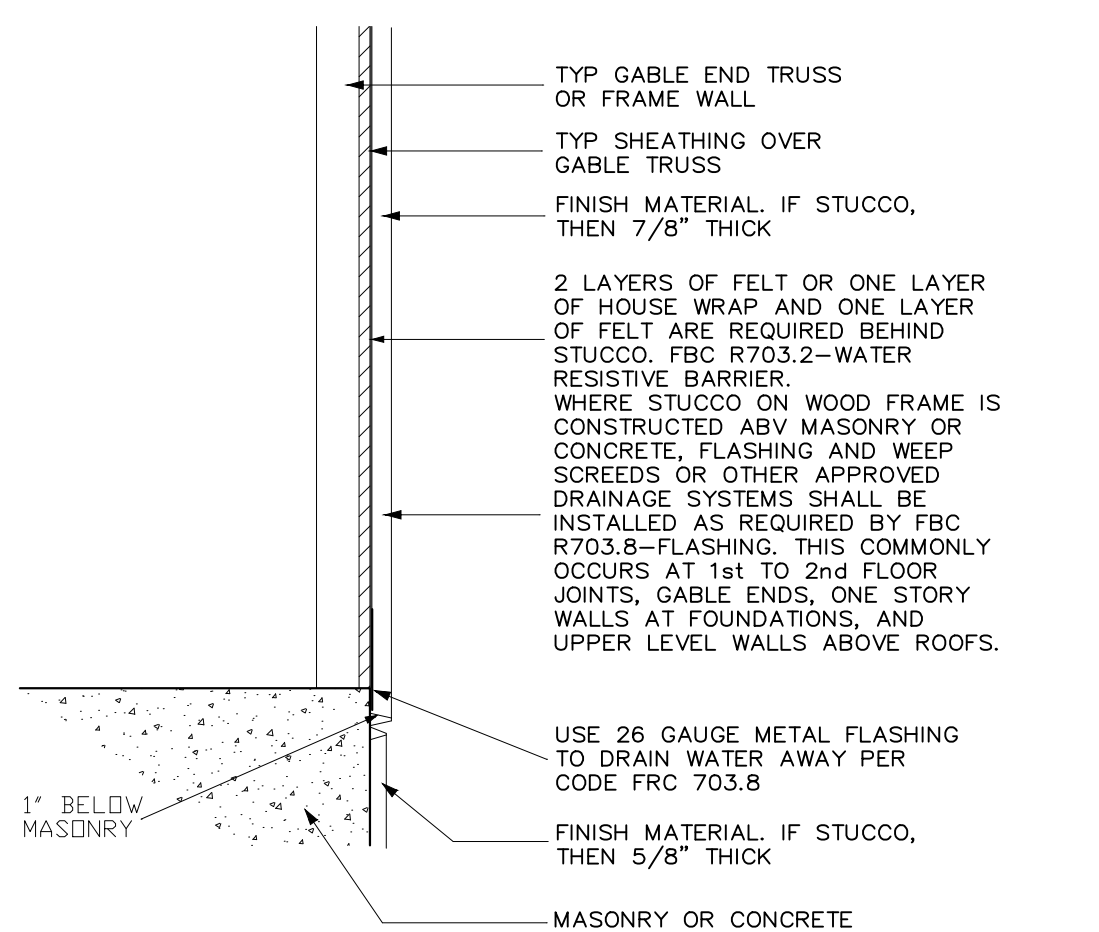
**ROOF SHEATHING LAYOUT**

N.T.S.



**(TYP) TOP PLATE SPLICE DETAIL**

N.T.S.



**R703.7.5 - FLASHING**

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

**R703.2 - WATER RESISTIVE BARRIER**

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

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

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

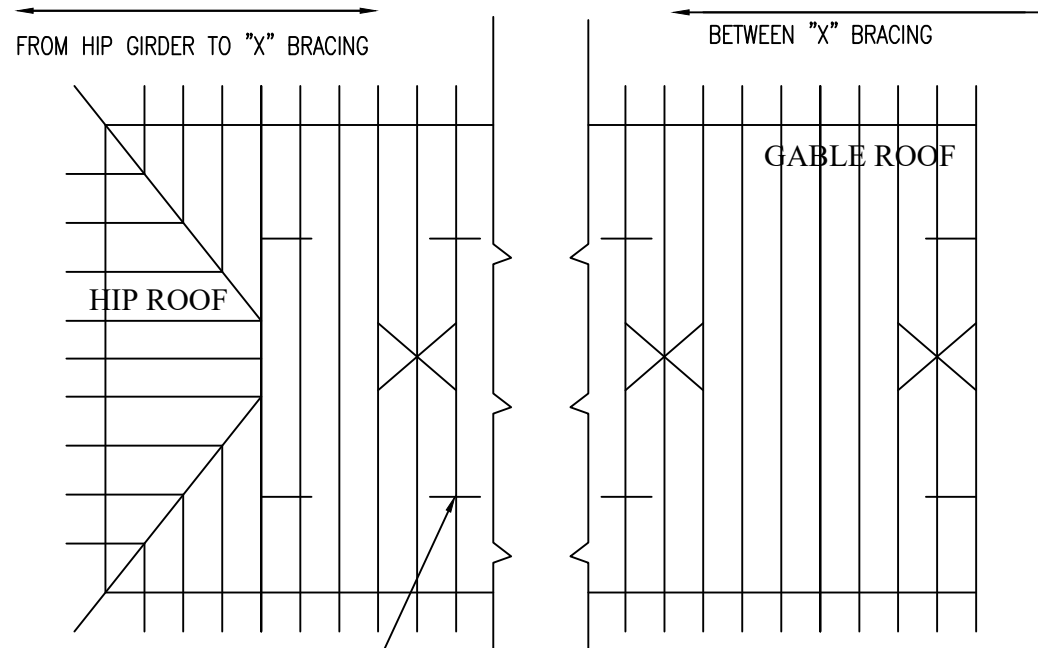
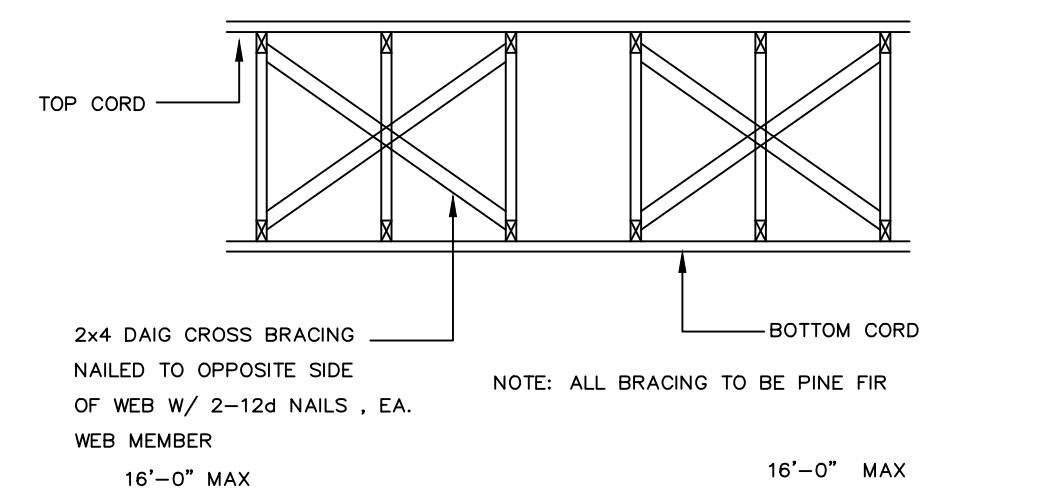
**R703.8 - FLASHING**

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

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

**(TYP) FLASHING DETAIL**

N.T.S.



2x4 CONT PERMANENT LATERAL BRACING W/ 2-12d @ EA. WEB MEMBER PLACEMENT PER TRUSS ENGINEERING

**TRUSS BRACING DETAIL ( TYP )**

N.T.S.

**UNDERLAYMENT PER FBC 2023 8TH ED. CHAPTER 9**

R905.1.1 Underlayment for roof slopes 2:12 and greater shall conform to applicable standards listed in FBC 2023 8TH ED. SECTION R905, CHAPTER 9 SECTION R905. Underlayment materials required to comply w/ ASTM D226, D1970, D4869, D6757, or ASTM D8257, shall bear a label indicating compliance to the standard designation and, if applicable, type classification indicated. Underlayment for roof slopes 2:12 and greater shall be applied and attached in accordance with Section R905.1.1.1 or R905.1.1.2 as applicable.

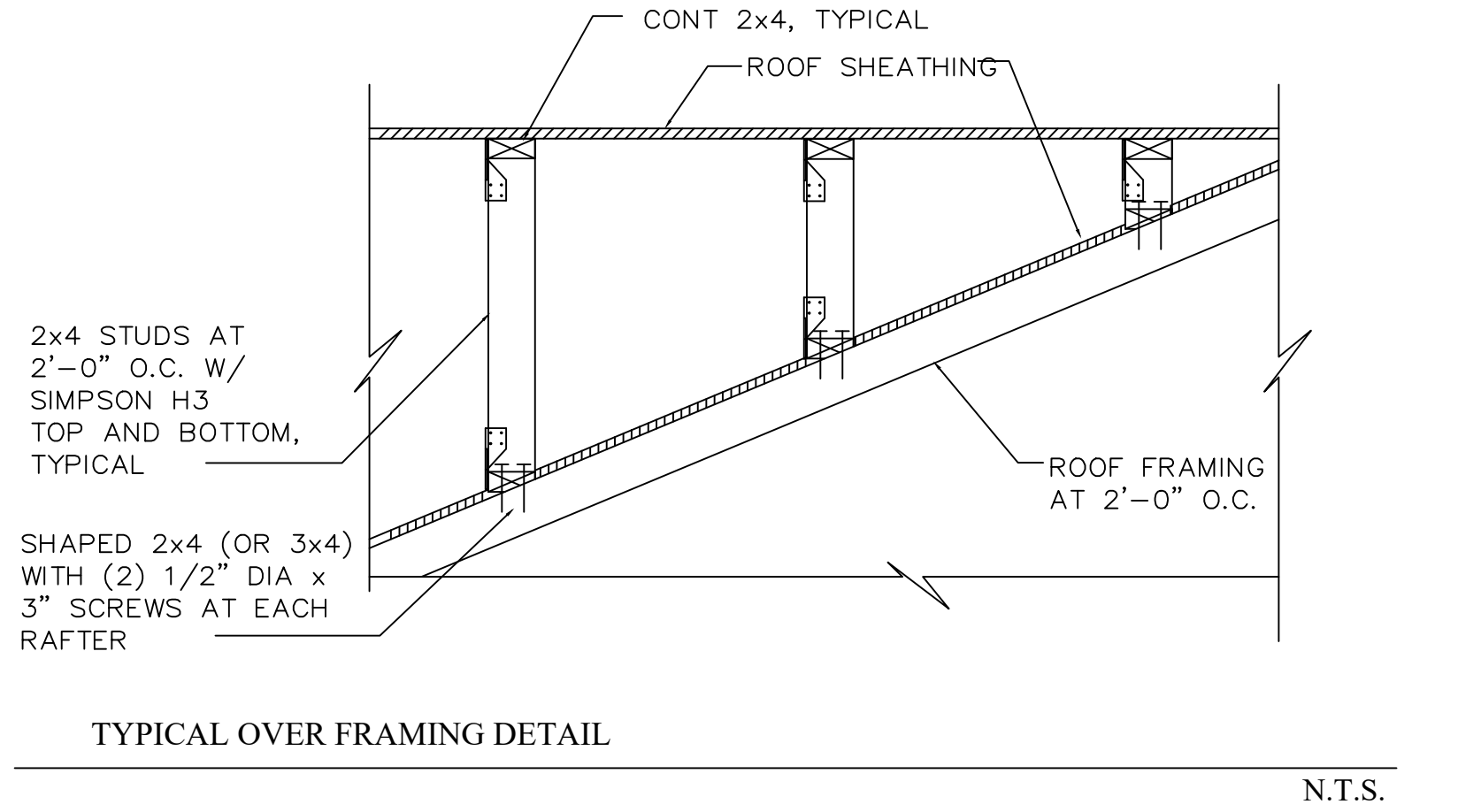
Exception: Compliance with Section R905.1.1.1 is not required for structural metal panels that do not require a substrate or underlayment.

R905.1.1.1 Underlayment for asphalt shingles, metal roof panels, or shingles, mineral surfaced rolled roofing, slate and slate-type shingles, wood shakes and wood shingles. Underlayment shall comply with one of the following methods:

1. The entire roof deck shall be covered with an approved self-adhering polymer-modified bitumen underlayment complying with ASTM D1970 installed in accordance with both the underlayment mfg's and roof covering mfg's installation instructions for the deck material, roof ventilation configuration and climate exposure for the roof covering installed.
  - Exceptions:
    1. This method is not permitted for wood shingles or shakes.
    2. An existing self-adhering modified bitumen underlayment that has been previously installed over the roof decking and, where it is required, retiling of the roof sheathing in accordance with Section 706.7.1 of the Florida Building Code, Existing Building can be confirmed or verified. An approved underlayment in accordance with Table R905.1.1.1 for the applicable roof covering shall be applied over the entire roof over the existing self-adhered modified bitumen underlayment.
2. A minimum 3-3/4 inch wide strip of self-adhering polymer-modified bitumen membrane complying with ASTM D1970, or self-adhering flexible flashing tape complying with AAMA 711, Level 3 [for exposure up to 176 deg. F (80 deg C )] installed in accordance with the manufacturers instructions for the deck material, shall be applied over all joints in the roof decking. An approved underlayment in accordance with Table R905.1.1.1 for the applicable roof covering shall be applied over the entire roof over the membrane strips.
3. Two layers of ASTM D226 type 2 or ASTM D4869 type 3 or type 4 or ASTM D8257 underlayment shall be installed as follows: Apply a strip of underlayment for the first course that is half the width of a full sheet parallel to and starting at the eaves, fastened sufficiently to hold in place. Starting at the eave, apply a full sheet of underlayment, for the second course. Apply the third course of underlayment overlapping the second course half the width of a full sheet plus 2 inches. (Overlap all successive course half the width of a full sheet plus 1 inch. End laps shall be 6 inches and shall be offset by 6 feet. Underlayment shall be attached to a nailable deck with corrosion-resistant fasteners with a maximum fastener spacing, measured horizontally and vertically, of 12 inches o.c. between side laps, and one row at the end and side laps fastened 6 inches o.c. Underlayment shall be attached using annular ring or deformed shank nails with metal or plastic caps with a normal cap diameter of not less than 1 inch . Metal caps are required where the ultimate design wind speed, V ult, equals or exceeds 170 mph. Metal caps shall have a thickness of not less than 32-gage sheet metal. The minimum thickness of the outside edge of plastic caps shall be 0.035 inch. The cap nail shank shall be not less than 0.083 inch for ring shank nails. The cap nail shank shall have a length sufficient to penetrate through the roof sheathing or not less than 3/4 inch into the roof sheathing.

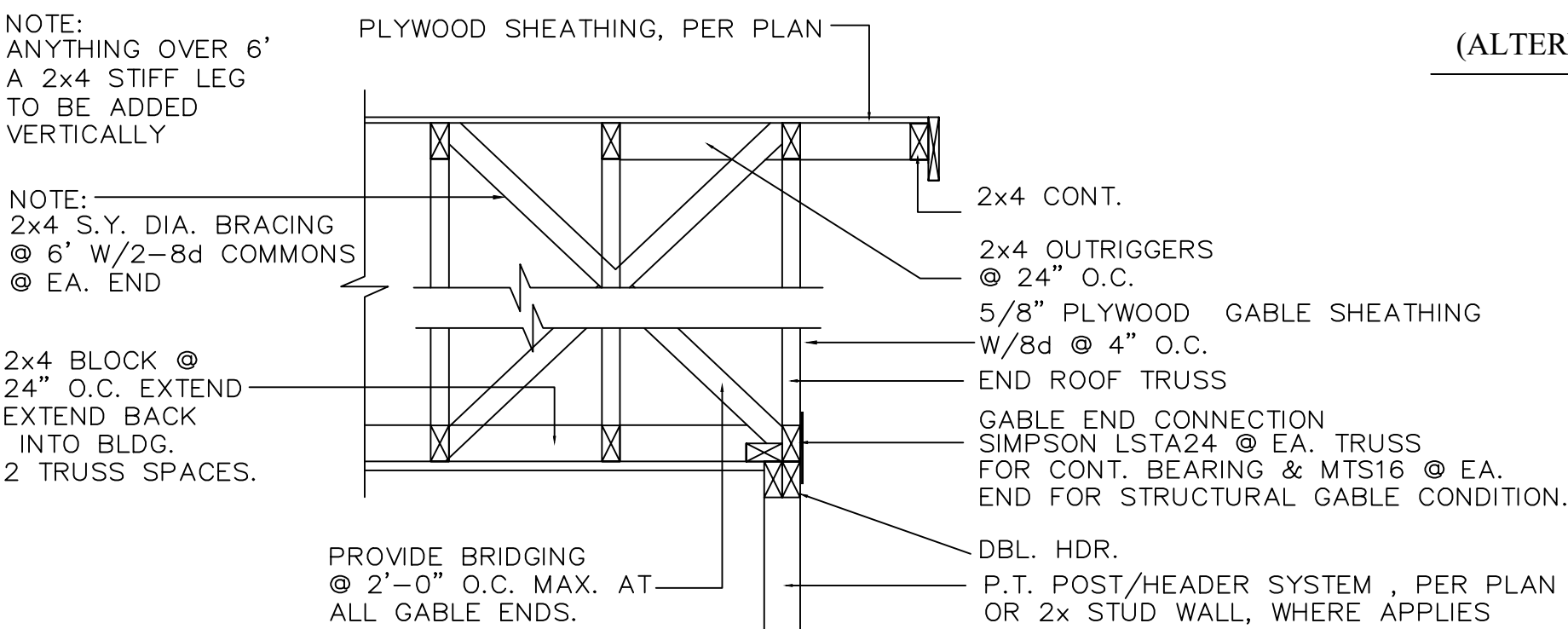
Exception: Use of ASTM D8257 underlayment is not permitted for wood shingles or shakes.

TABLE R905.1.1.1 UNDERLAYMENT WITH SELF-ADHERING STRIPS OVER ROOF DECKING JOINTS		
		UNDERLAYMENT ATTACHMENT
ROOF COVERING	UNDERLAYMENT TYPE	ROOF SLOPE 2:12 & LESS THAN 4:12
ASPHALT SHINGLES, METAL ROOF PANELS, PHOTOVOLTAIC SHINGLES	ASTM D226 TYPE II ASTM D4869 TYPE III or IV ASTM D6757 ASTM D8257	Underlayment shall be applied shingle fashion, parallel to and starting from eave and lapped 4 inches; end laps shall be 6 inches and shall be offset by 6 feet. Underlayment shall be attached to a nailable deck with corrosion-resistant fasteners with a maximum fastener spacing, measured horizontally and vertically, of 12 inches o.c. between side laps, and one row at the end and side laps fastened 6 inches o.c. Underlayment shall be attached using annular ring or deformed shank nails with metal or plastic caps with a normal cap dia. of not less than 1 inch . Metal caps are required where the ultimate design wind speed, V ult, equals or exceeds 170 mph. Metal caps shall have a thickness of not less than 32-gage sheet metal. Power-driven metal caps shall have a min. thk of 0.010 inch. Min. thk of the outside edge of plastic caps shall be 0.035 inch. The cap nail shank shall be not less than 0.083 inch for ring shank cap nails. Cap nail shank shall have a length sufficient to penetrate through the roof sheathing or not less than 3/4 inch into the roof sheathing.
METAL ROOF SHINGLES, MINERAL-SURFACE ROLL ROOFING, SLATE AND SLATE-TYPE SHINGLES	ASTM D226 TYPE II ASTM D4869 TYPE III or IV ASTM D6757 ASTM D8257	APPLY IN ACCORDANCE W/ SECTION R905.1.1.1 ITEM 3.
WOOD SHINGLES, WOOD SHAKES	ASTM D226 TYPE II ASTM D4869 TYPE III or IV	



**TYPICAL OVER FRAMING DETAIL**

N.T.S.



**GABLE END CONSTRUCTION (TYP)**

N.T.S.

**DESIGN CRITERIA**

**GENERAL NOTES:**

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

**WOOD TRUSSES:**

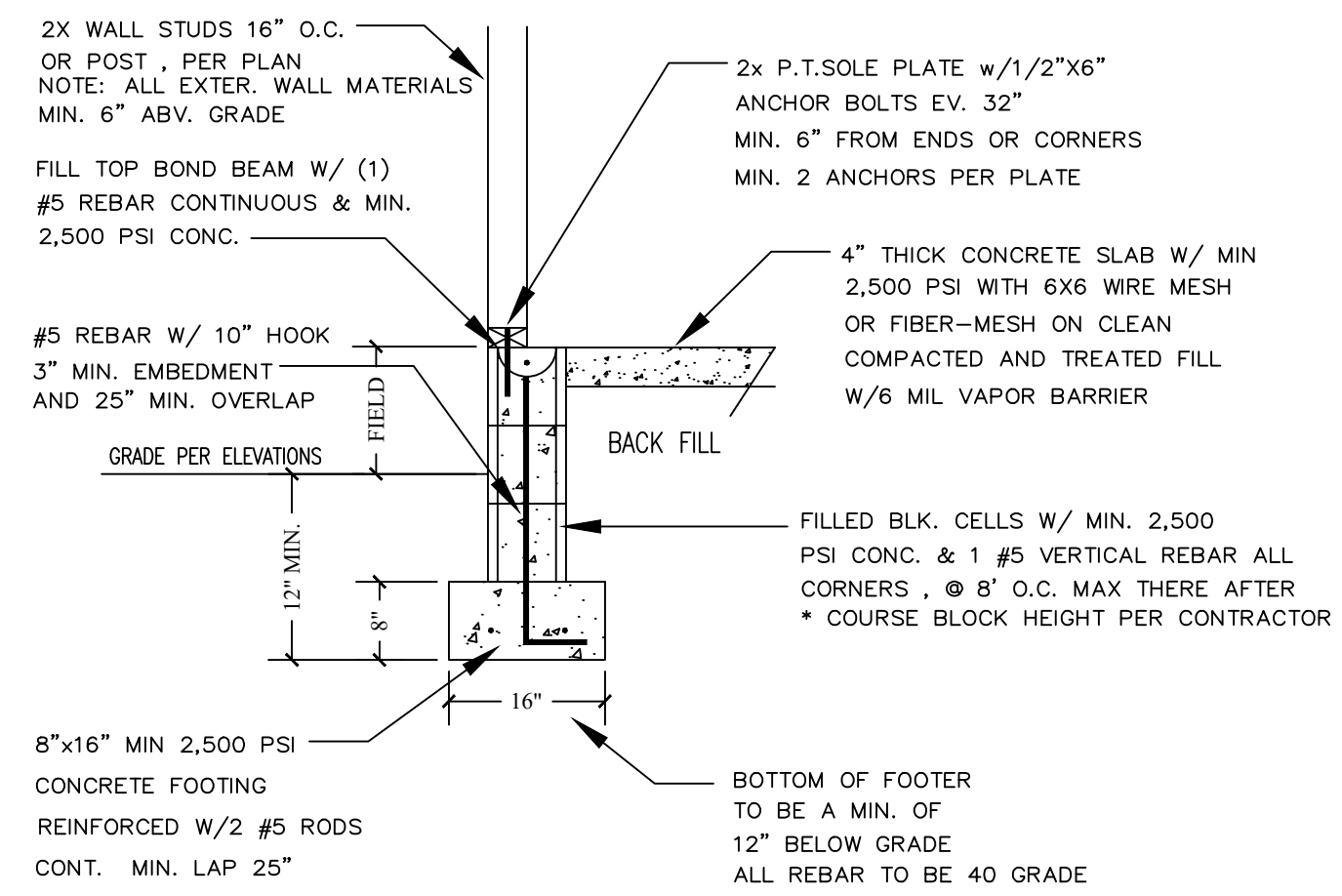
1. DESIGN IN ACCORDANCE WITH TPI SPECIFICATIONS FOR METAL PLATE CONNECTED WOOD TRUSSES.
2. SUBMITTAL SHALL INDICATE DESIGN WIND SPEEDS, HEIGHT ABOVE GROUND, AND AMOUNT OF UPLIFT AT BEARINGS.
3. MINIMUM TRUSS SPACING IS 24" O.C.
4. GIRDER TRUSS SHALL BE DESIGNED TO FUNCTION ALSO AS DRAG STRUTS. SUBMITTAL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

**WOOD FRAMING:**

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

**WALL SHEATHING**

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



**(ALTERNATE USE ) STEM WALL FOOTING DETAIL**

N.T.S.

Prepared for:  
Vedder Construction

Project:  
Dausman  
625 N Tremain Street  
Mt Dora Florida  
32757

2-Story Deck Addition

Prepared By:

TJM CAD  
DESIGNS, LLC  
OFFICE# 352-269-1329  
tjmcaaddesigns@gmail.com

**DISCLAIMER NOTE:**

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

**SPEC SHEET**

**REVISIONS**

**DESIGN CRITERIA**

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

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

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

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

DRAWN BY: J. COSSAR

DATE: 04/25/25

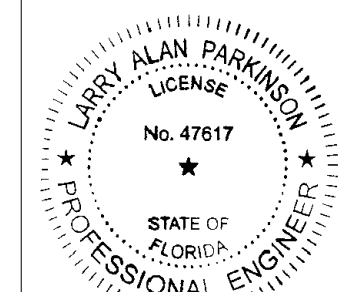
SCALE: N.T.S.

SHEET

**A-5**

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

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



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

ENGINEER SEAL

Site Inventory Form

Site No. \_\_\_\_\_

Site Name \_\_\_\_\_ Survey Date 8709  
 Address of Site 625 Tremain, Mount Dora, Fl. 32757  
 Instruction for locating \_\_\_\_\_

Location Mount Dora Sub. 049 00002  
 Subdivision Name Block No. Lot No.

County Lake  
 District name if applicable \_\_\_\_\_  
 Owner of Site: Name Williams, Betty  
 Address 625 N. Tremain St., Mt. Dora Fl. 32757

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

Condition of Site: (Check One)	Integrity of Site: (Check One or More)	Original Use <u>private residence</u>
<input checked="" type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Altered	Present Use <u>private residence</u>
<input type="checkbox"/> Good	<input type="checkbox"/> Unaltered	Dates <u>c. +1928</u>
<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Original Use	Cultural Phase <u>American</u>
<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Restored/Date	Period <u>20th Century</u>
	<input type="checkbox"/> Moved/Date	

NR Classification Category building Date Listed on NR \_\_\_\_\_

Threats to Site:  
 (Check One or More)

<input type="checkbox"/> Zoning	<input type="checkbox"/> Transportation	<input type="checkbox"/> Borrowing
<input type="checkbox"/> Development	<input type="checkbox"/> Fill	<input type="checkbox"/> Other (See Remarks Below)
<input type="checkbox"/> Deterioration	<input type="checkbox"/> Dredge	

Areas of Significance: building

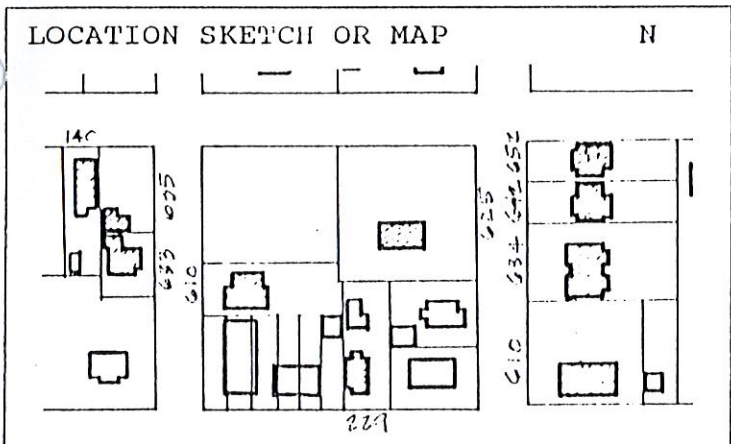
Significance:

This home appears to be so unusual because it is sited on a hill with a foundation taller than the house's main floor at the back. It was probably built so high up in order to drive a car underneath it. It is an early house, but has been recently altered to a large extent. Its bungalow characteristics are still evident in its shape and cast block foundation but the modern siding and windows detract from its original historical and architectural character. Mr. and Mr. Jones, winter visitors from Ohio, are thought to have been the first owners.

CT 10-11

Architect \_\_\_\_\_  
 Builder \_\_\_\_\_  
 Style and/or Period bungalow  
 Plan Type rectangular: irregular  
 Exterior Fabric(s) wood, beaded board # concrete: block, molded # brick: running  
 Structural System(s) wood frame: balloon  
 Porches \_\_\_\_\_  
 Orientation \_\_\_\_\_  
 Foundation continuous: concrete block  
 Roof Type gable  
 Secondary Roof Structure(s) \_\_\_\_\_  
 Roof Surfacing asphalt shingles  
 Window Type DHS, 6/6, metal  
 Ornament Exterior \_\_\_\_\_  
 Chimney \_\_\_\_\_  
 Chimney Location \_\_\_\_\_  
 No. of Chimneys \_\_\_\_\_ No. of Stories 2  
 No. of Dormers \_\_\_\_\_ Outbuildings \_\_\_\_\_  
 Surroundings \_\_\_\_\_  
 Map Reference (incl. scale & date) USGS Eustis 7.5 MIN 1966 (PR 1980)  
 Latitude and Longitude \_\_\_\_\_

Site Size (approx. acreage of property) LT1

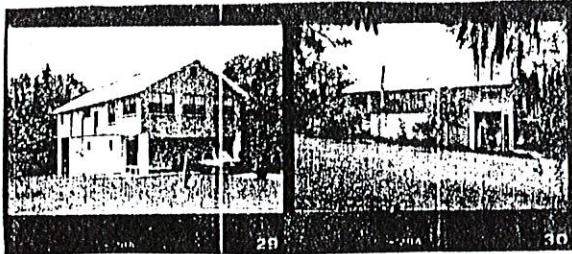


Township	Range	Section
19	27	28

UTM Coordinates:

Zone	Easting	Northing

Photographic Records Number P 29-30  
 Please attach Photographic Print





# HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA03671  
 Recorder # 158  
 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) 625 N Tremain St Multiple Listing (DHR only) \_\_\_\_\_  
 Other Names \_\_\_\_\_ >> \_\_\_\_\_  
 Survey or Project Name \_\_\_\_\_ Survey# \_\_\_\_\_  
 National Register Category Building(s)

## LOCATION & IDENTIFICATION

### Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
<u>625</u>	<u>North</u>	<u>Tremain</u>	<u>Street</u>	

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

## MAPPING

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

## DESCRIPTION

Style Masonry Vernacular Other Style \_\_\_\_\_  
 Exterior Plan Rectangular Other Exterior Plan \_\_\_\_\_  
 Number of Stories 2  
 Structural System(s) Concrete block  
 Other Structural System(s) \_\_\_\_\_  
 Foundation Type(s) Slab  
 Other Foundation Types \_\_\_\_\_  
 Foundation Material(s) Poured Concrete Footing  
 Other Foundation Material(s) \_\_\_\_\_  
 Exterior Fabric(s) Concrete block  
 Other Exterior Fabric(s) \_\_\_\_\_  
 Roof Type(s) Gable  
 Other Roof Type(s) \_\_\_\_\_  
 Roof Material(s) \_\_\_\_\_  
 Other Roof Material(s) \_\_\_\_\_  
 Roof Secondary Structure(s) (dormers etc) \_\_\_\_\_  
 Other Roof Secondary Structure(s) \_\_\_\_\_  
 Number of Chimneys \_\_\_\_\_  
 Chimney Material \_\_\_\_\_  
 Other Chimney Material(s) \_\_\_\_\_  
 Chimney Location(s) \_\_\_\_\_

# HISTORICAL STRUCTURE FORM

8LA03671

## DESCRIPTION (continued)

Window Descriptions metal sash

Main Entrance Description (stylistic details)

Porches: #open \_\_\_\_\_ #closed \_\_\_\_\_ #incised \_\_\_\_\_ Location(s) \_\_\_\_\_

Porch Roof Types(s) \_\_\_\_\_

Exterior Ornament \_\_\_\_\_

Interior Plan \_\_\_\_\_

Other Interior Plan \_\_\_\_\_

Condition Good

### Structure Surroundings

Commercial: \_\_\_\_\_ Residential: MOSTly this category

Institutional: \_\_\_\_\_ Undeveloped: \_\_\_\_\_

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

Archaeological Remains (describe): \_\_\_\_\_

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

Narrative Description (optional)

## HISTORY

Construction year 1936

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; 1936;

Other Structure Uses \_\_\_\_\_

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

## RESEARCH METHODS

Research Methods \_\_\_\_\_ >> Examine local tax records

Other research methods \_\_\_\_\_

## SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? YES

Name of Local Register if Eligible \_\_\_\_\_

Individually Eligible for National Register? NO

Potential Contributor to NR District? YES

Area(s) of historical significance \_\_\_\_\_ >> \_\_\_\_\_

Other Historical Associations \_\_\_\_\_

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

# HISTORICAL STRUCTURE FORM

8LA03671

## DOCUMENTATION (Photos, Plans, etc.)

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

Document type: \_\_\_\_\_

Maintaining Organization: \_\_\_\_\_

File or Accession #: \_\_\_\_\_

Descriptive Information: \_\_\_\_\_

>> \_\_\_\_\_

## RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

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

Recorder Affiliation Bland & Associates, Inc Other Affiliation \_\_\_\_\_

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

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

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: \_\_\_\_\_

Computer Entry Date: 5/25/2008

Form Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SHPO's Evaluation of Resource

\_\_\_\_\_ Date \_\_\_\_\_

### **REQUIRED PAPER ATTACHMENTS**

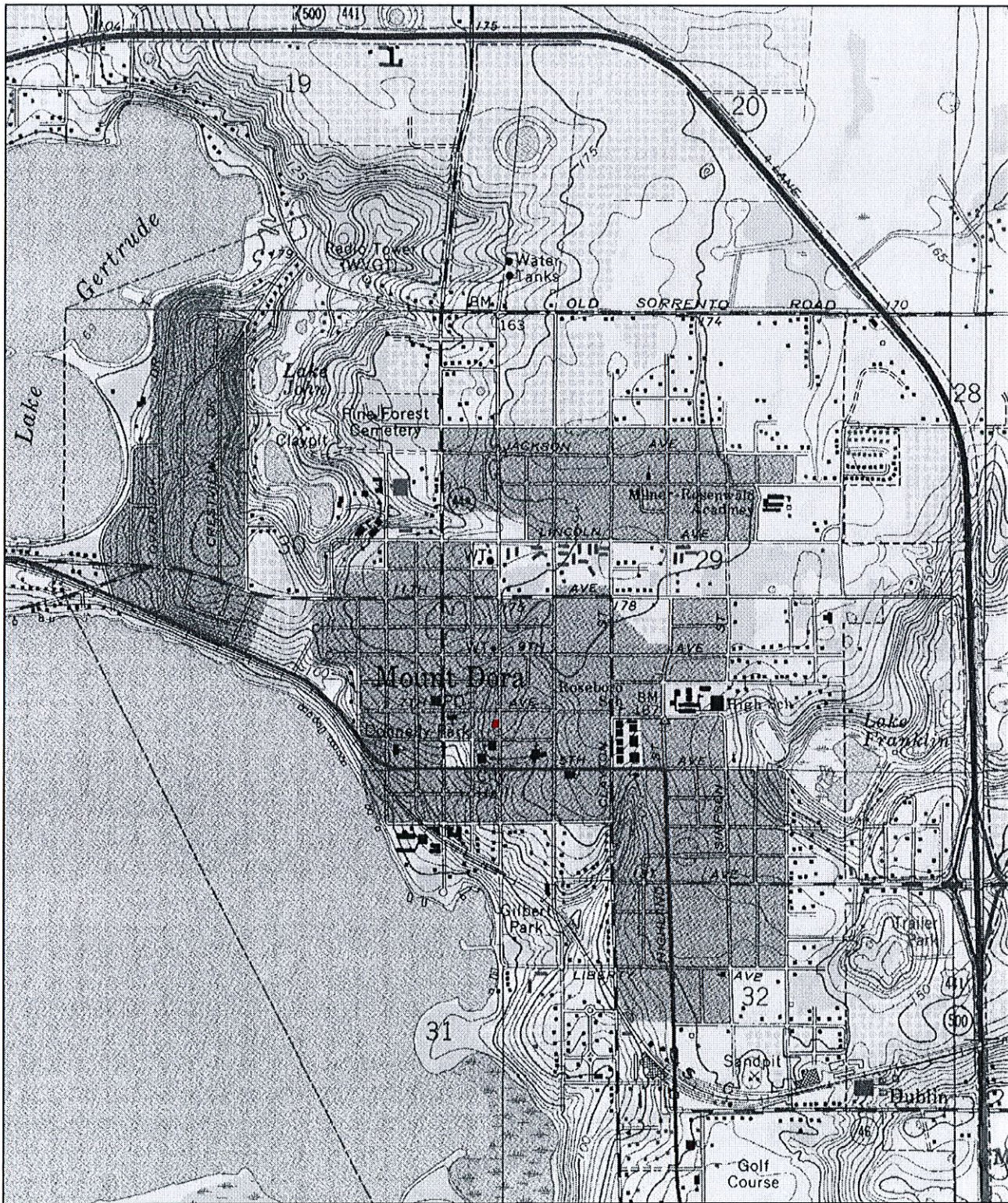
- (1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

# LA03671-200803

## Supplementary Printout

- > **USGS map name/year of publication or revision:**  
EUSTIS;1980
  
- > **Township/Range/Section/Qtr:**  
19S ;27E ;30;UNSP
  
- > **Structural system(s):**  
Concrete block
  
- > **Foundation types:**  
Slab
  
- > **Foundation materials:**  
Poured Concrete Footing
  
- > **Exterior fabrics:**  
Concrete block  
Brick
  
- > **Roof types:**  
Gable
  
- > **Roof materials:**
  
- > **Roof secondary structures (dormers etc):**
  
- > **Change status/year changed/date noted/nature:**
  
- > **Original, intermediate, present uses/year started/year ended:**  
Private residence;1936;
  
- > **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)]:**

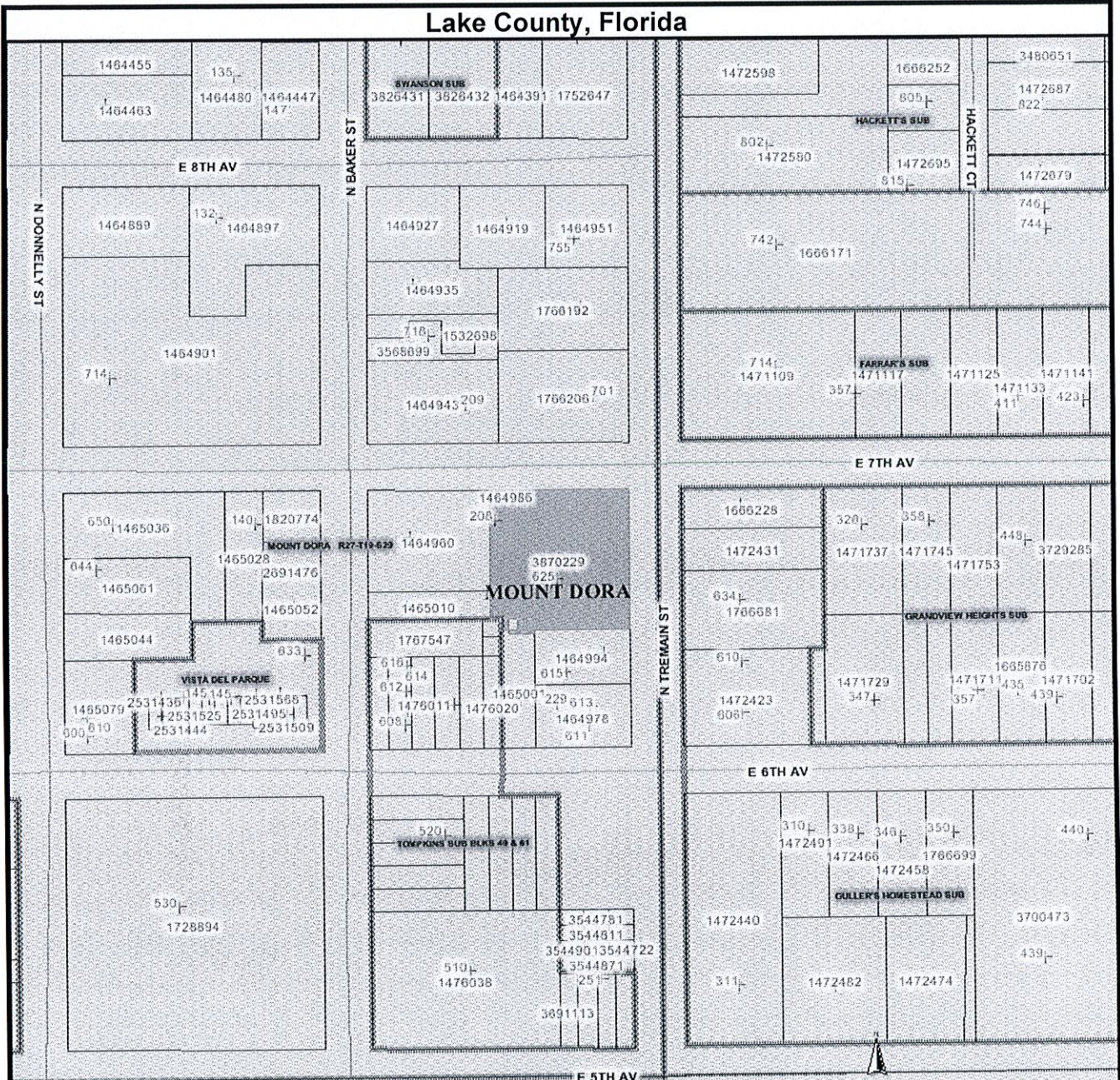
158



Map provided by MyTopo.com

LA 3671

### Lake County, Florida



Last Updated: May 2, 2008 1465320 1465273 1728916

1465257

1478071 1476082 1201 1472784

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

# LA3671

158

LA  
3671





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

---

**DATE:** July 30, 2025

**TO:** Historic Preservation Board

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

**RE:** **Tab 3 - Certificate of Appropriateness; 102 N Clayton Street (Location); Remove Two Windows and Replace with Doors (Proposed Work); Paige Hargrave (Owner and Applicant).**

---

**Property Information:**

<b>Address:</b>	102 N Clayton Street	<b>Current Use:</b>	Residential
<b>Zoning District:</b>	R-2	<b>Land Use:</b>	Medium Density

**Structure Information:**

<b>Date of Construction:</b>	1948	<b>Style:</b>	Masonry Vernacular
<b>Siding:</b>	Stucco	<b>Stories:</b>	One
<b>Roof Type:</b>	Cross-Gabled	<b>Chimneys:</b>	One; stucco
<b>Roof Material:</b>	Asphalt Shingles	<b>Porch:</b>	One, Open on Front

**Background on Architectural Style:**

Masonry Vernacular buildings tend to be simple, largely unornamented, and constructed out of readily available materials. This style's guiding principle is the long tradition of simple masonry construction techniques used in Western architecture. Windows and doors are symmetrically spaced on a façade to form a regular rhythm of solids and voids called "bays." Where there is more than one floor, openings are aligned from floor to floor for structural purposes. Decoration is simple and limited usually to string courses, window and door lintels, and cornices. Vernacular buildings were widely constructed in Mount Dora from the 1880s through the 1930s.

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

**Requested Action:**

The Applicant is seeking to remove two, vinyl windows from the western elevation (along Clayton) and replace with two doors with metal awnings.

The Applicant provided four door options, all of which have glass windows and are consistent with the craftsman style.



Existing Condition  
of the Western  
Façade



Elevation  
Depicting the  
Proposed  
Word on the  
Western  
Façade



Western  
Façade of the  
residence from  
the 2008 Site  
File

**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:**

Although the Guidelines recommend avoiding changing the location of doors and window openings which would alter the architectural character of the building, photo evidence from the 1987 site file shows that the residence originally had doors in those locations.

**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 recommend the installation of awnings that are historically appropriate to the style of the building or that are of compatible contemporary design because photo evidence shows the proposed awnings will replicate the previous awnings; and
2. The request is consistent with the Mount Dora Historic Design Guidelines which recommend replacing missing or deteriorated doors with doors that closely match the original, or that are of compatible contemporary design; and
3. The proposed work is compatible with the architectural style of the building; and
4. 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:**

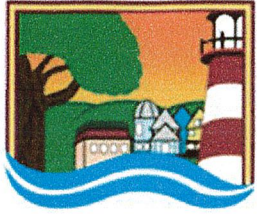
Photos  
Application  
2008 Site Form  
2020 Site Form



# CITY OF MOUNT D O R A

## 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: 102 N CLAYTON Alternate Key No.: 1469651

Property Owner: PAIGE HARGRAVE

Applicant: PAIGE HARGRAVE

Applicant's Mailing Address: 123 E ARIEL RD OAK HILL, FL 32759

Applicant's Phone Number: 512-785-5803

Applicant's Email Address: floridasun1001@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:

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Steps or Stairways | <input type="checkbox"/> Foundation               | <input checked="" type="checkbox"/> Siding/Stucco/Façade Work |
| <input checked="" type="checkbox"/> Windows | <input type="checkbox"/> Porches or Porte Cochere | <input type="checkbox"/> Walls/Structural                     |
| <input type="checkbox"/> Doors              | <input type="checkbox"/> Chimney                  | <input type="checkbox"/> Roof                                 |
| <input type="checkbox"/> Walls or Fences    | <input type="checkbox"/> Exterior Lighting        | <input type="checkbox"/> Landscape Features                   |

Existing Materials: VINYL WINDOWS

Proposed Materials: "WOOD LOOK" DOORS, "WOOD LOOK" TRIM/BRACKETS

Is there a chimney on the building and will it be affected? THE EXISTING CHIMNEY WILL NOT BE AFFECTED

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

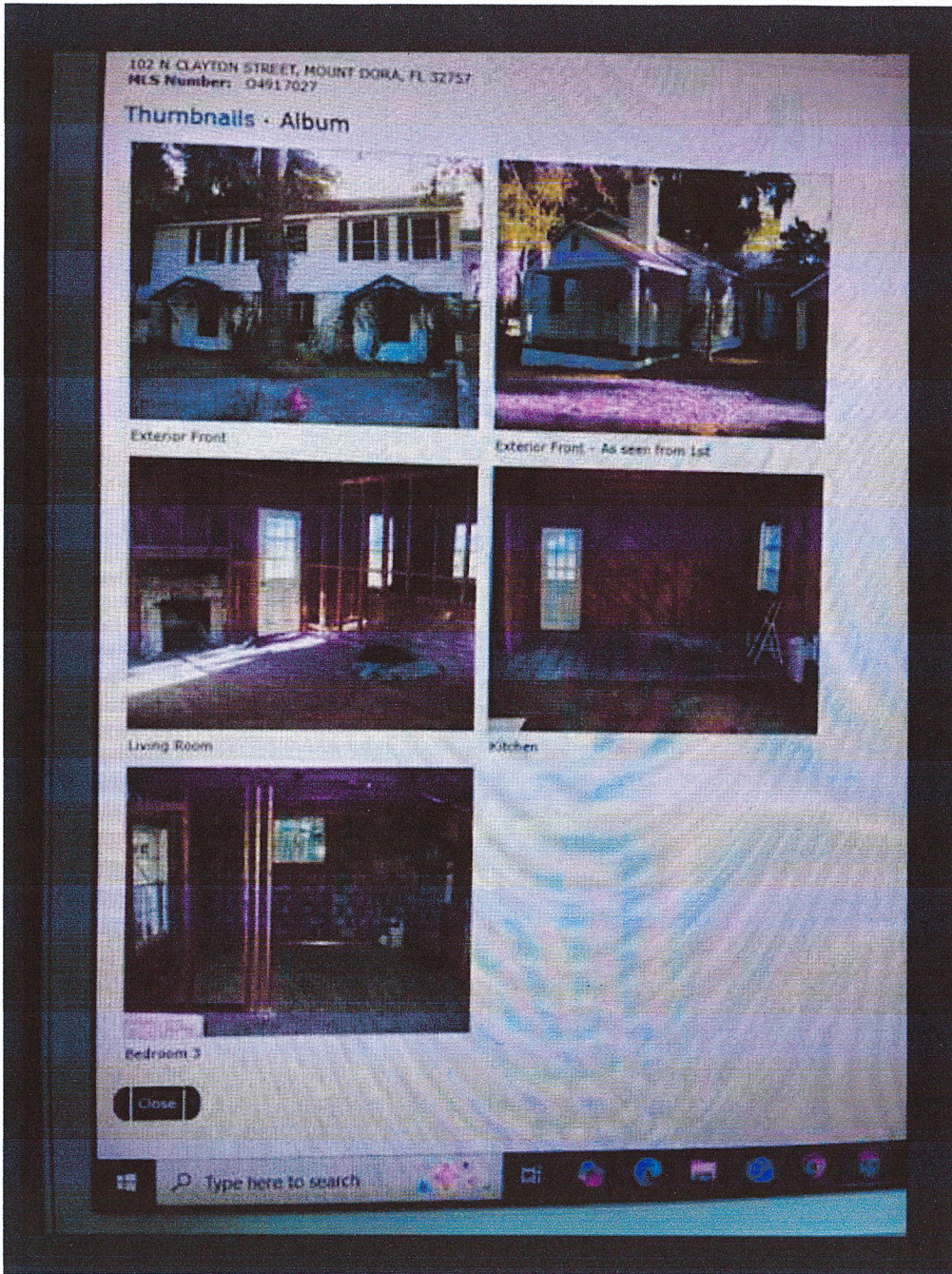
Reason for Addition / Modification: SEE ATTACHED.

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.

## Proposed Alteration – Window-to-Door Restoration

I respectfully submit a request for approval to modify the **102 N Clayton Street** (original front) elevation by removing two non-original windows and replacing them with doors. Based on a photo of the house taken prior to a 2013 renovation (below), **doors originally existed on that side of the structure that were removed and replaced with windows**. The proposed doors will be designed to reflect the home's original character and access to the street-facing side of the home, using materials and proportions that reflect the architectural period and the Mount Dora Historic Preservation Design Guidelines.



The new doors will also enhance **life-safety and accessibility**, providing an emergency exit in the event of a fire or other unforeseen event, as well as safe ingress and egress if any resident becomes unexpectedly incapacitated. This is due to the fact that all bedrooms in the home are currently on the lower level. This practical improvement will be implemented without compromising the home's historic integrity.

The following images provide "before" and "after" views. Please note that the "after" image is AI generated, and shows one door in a different position than the current window. This proposal includes two doors in the **same location as the existing windows**.

PAIGE HARGRAVE - 4



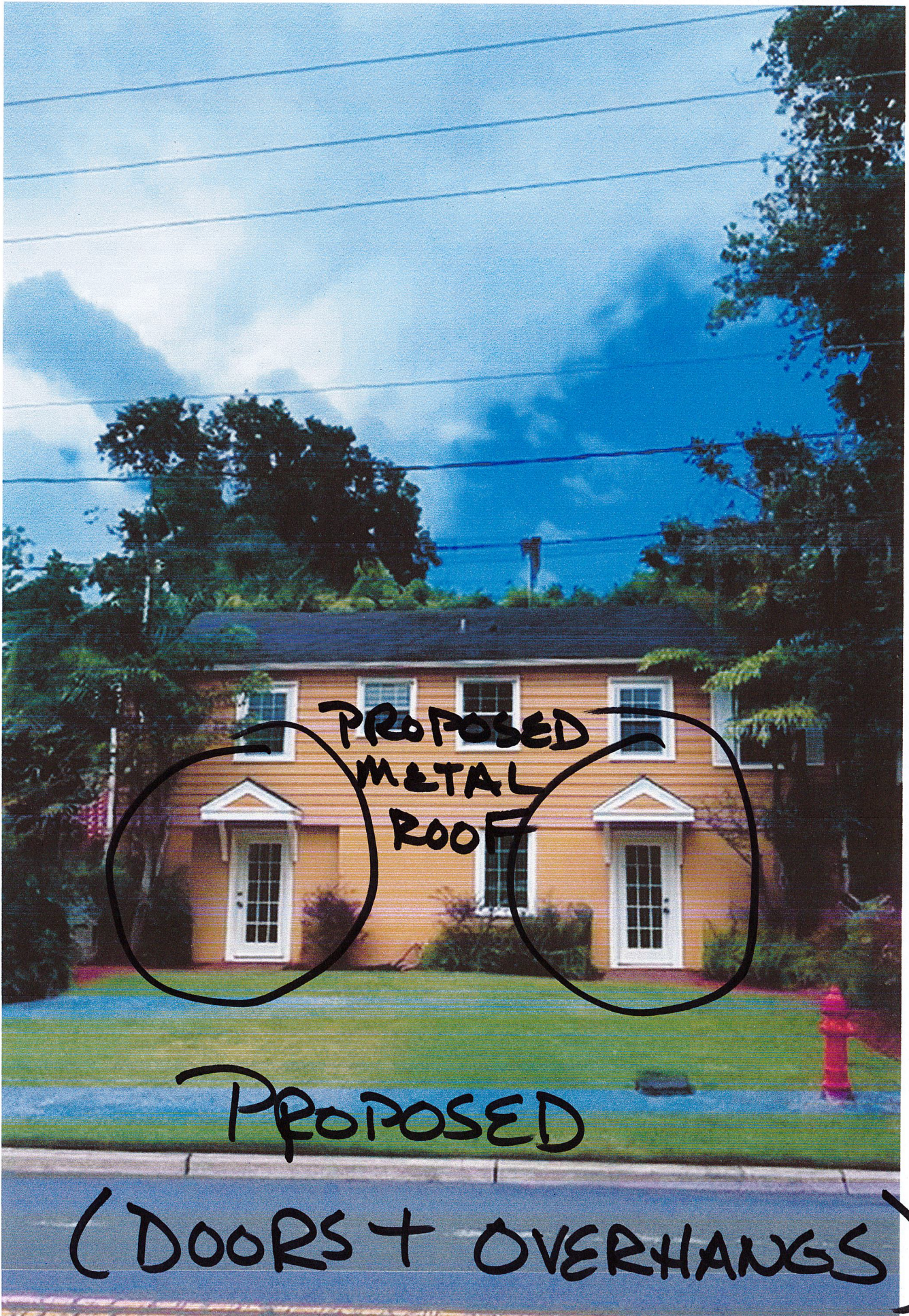
CLAYTON VIEW

07/2025

EXISTING VIEW

CLAYTON VIEW

RAIGE HARGRAVE - 5



PROPOSED  
METAL  
ROOF

PROPOSED

(DOORS + OVERHANGS)

## Proposed Materials

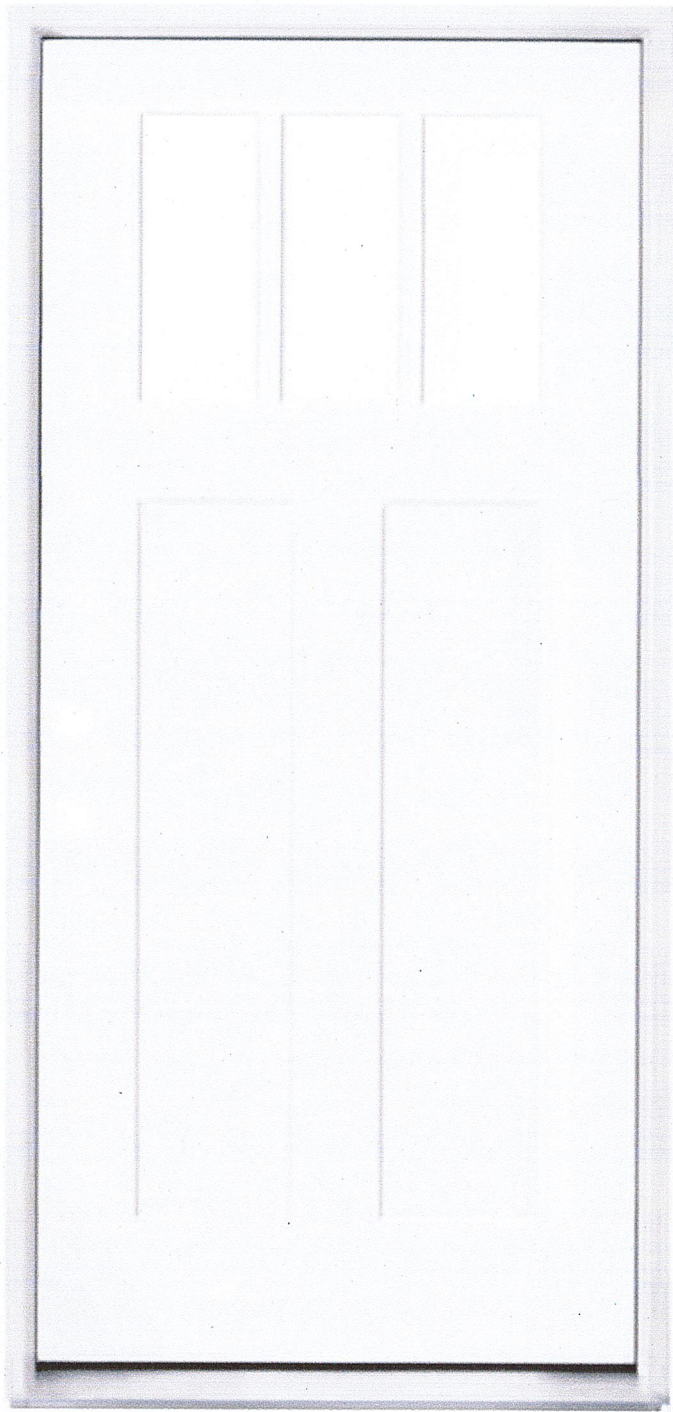
### Doors

- "Wood-look" doors that preserve the original look but reduce maintenance and deterioration.
- Existing doors have 9 light panels:



- I am hoping to be able to use doors with less than 9 light panels for security and privacy reasons. Example images below.

RAIGE HARGRAVE - 7



EXAMPLE OF  
PROPOSED DOOR 1 OF 4  
FACING CLAYTON

PAIGE HARGRAVE - 8



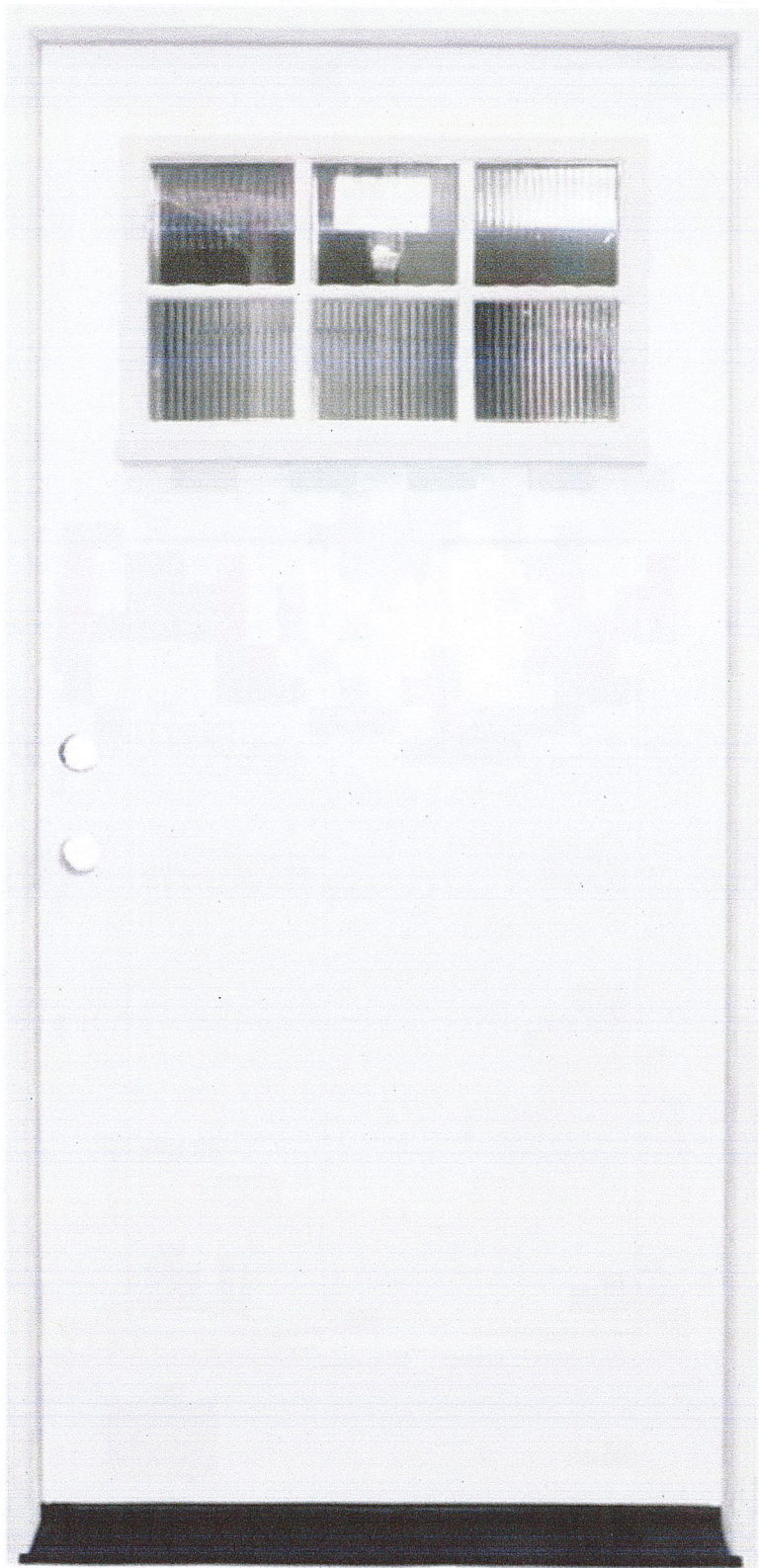
2 OF 4

PAIGE HARGRAVE - 9



3 OF 4

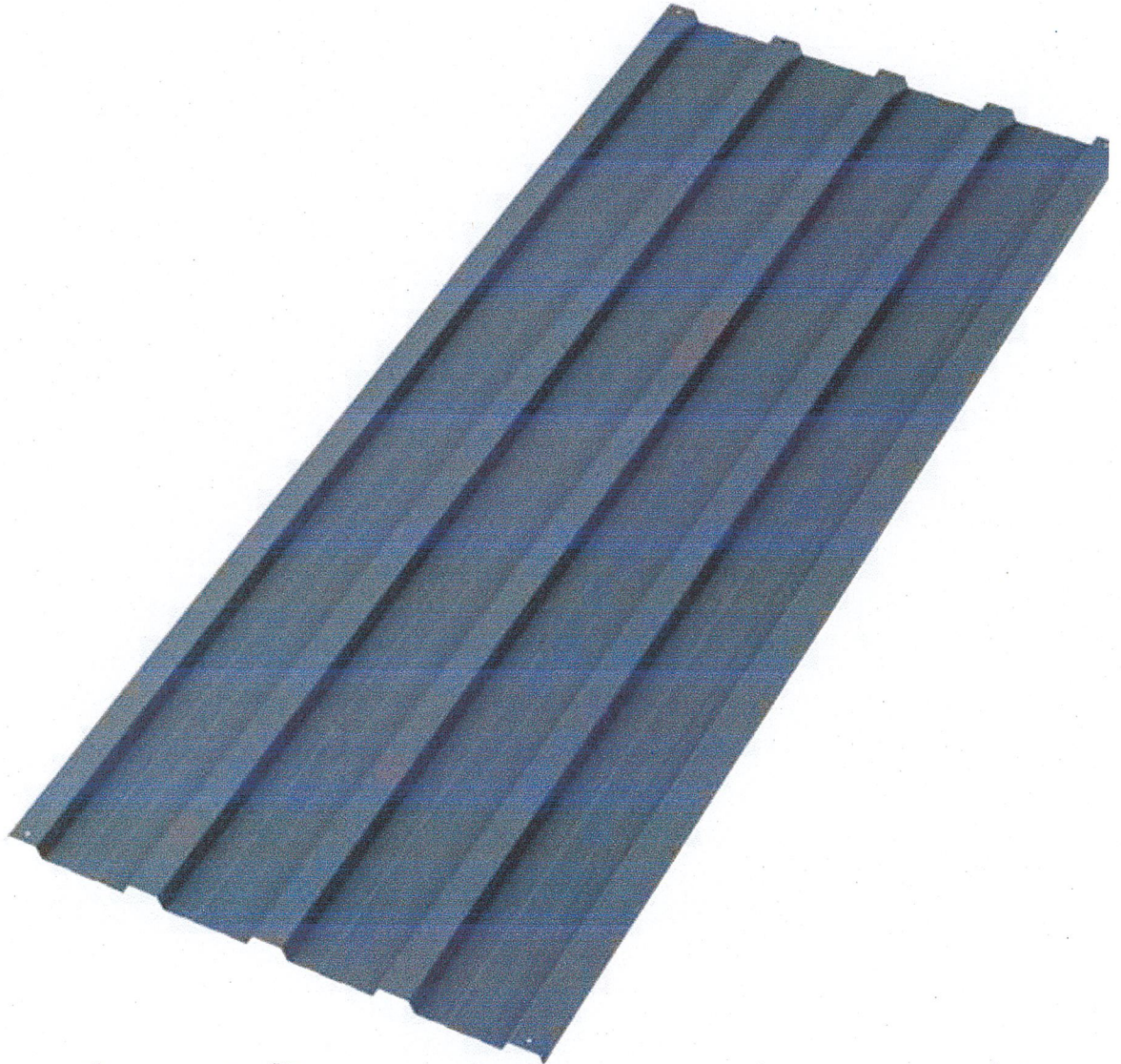
PAIGE HARGRAVE - 10



4 OF 4

## Eyebrow/Door Overhang

- Front facing components:
  - **"Wood-look" framing** with **"wood-look" trim** finish to match the look of the original facade.
  - Keep the **projection shallow and understated** (12–18 inches).
  - **Simple "wood-look" brackets or minimal corbels** for support and visual interest.
- Top of eyebrow/overhang:
  - **Metal covering or shingles** that coordinate/match the existing roof. Example image of metal:



PROPOSED DOOR OVERHANG  
FACING CLAYTON

# PROPERTY RECORD CARD

## General Information

<b>Name:</b>	GERMAIN LEAH C	<b>Alternate Key:</b>	1469651
<b>Mailing Address:</b>	102 N CLAYTON ST MOUNT DORA, FL 32757 <a href="#">Update Mailing Address</a>	<b>Parcel Number:</b>	32-19-27-2600- 00D-00900
		<b>Millage Group and City:</b>	00MD Mount Dora
		<b>2024 Total Certified Millage Rate:</b>	18.8964
		<b>Trash/Recycling/Water/Info:</b>	<a href="#">My Public Services Map</a>
<b>Property Location:</b>	102 N CLAYTON ST MOUNT DORA FL, 32757	<b>Property Name:</b>	-- <a href="#">Submit Property Name</a>
		<b>School Information:</b>	<a href="#">School Locator &amp; Bus Stop Map</a> <a href="#">School Boundary Maps</a>
<b>Property Description:</b>	MOUNT DORA, ALTA VISTA W 90 FT OF LOTS 9, 10, 11 BLK D PB 2 PG 14 ORB 5229 PG 108		
<p><small><b>NOTE:</b> 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.</small></p>			

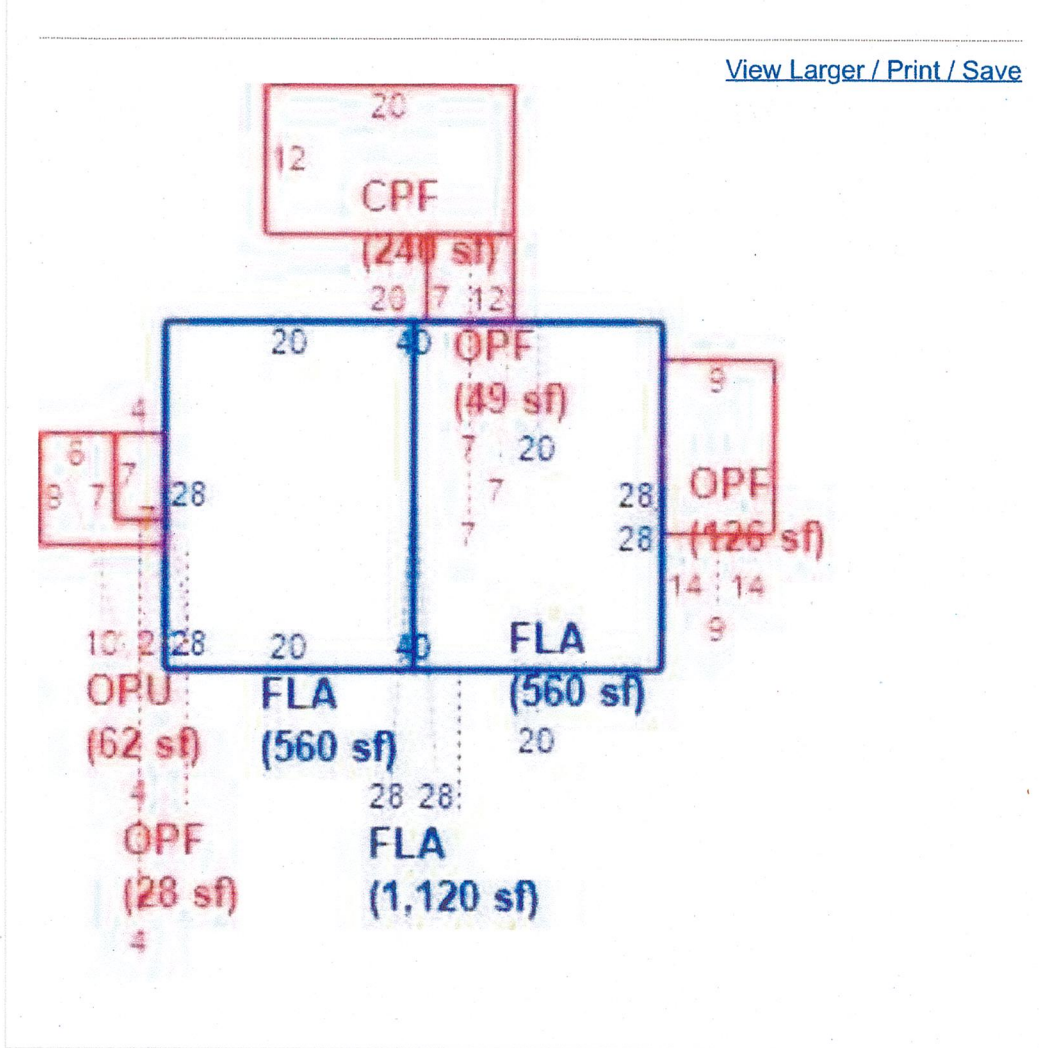
## Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	SINGLE FAMILY (0100)	90	105		9450.000	FD		\$103,849.00	\$103,849.00
				<a href="#">Click here for Zoning Info Map</a>			<a href="#">FEMA Flood Map</a>		

## Residential Building(s)

Residential		Building Value: \$294,685.00	
<b>Summary</b>			
Year Built: 1948	Total Living Area: 2240	Central A/C: Yes	Fireplaces: 1
Bedrooms: 4	Full Bathrooms: 3	Half Bathrooms: 0	
<a href="#">Incorrect Bedroom, Bath, or other information?</a>			
<b>Section(s)</b>			
Section Type	Ext. Wall Type	No. Stories	Floor Area
CARPORT FINISHED (CPF)		1.00	240
FINISHED LIVING AREA (FLA)	WOOD/METAL FRAME W/OUTER FINISH (01)	1.00	2240
OPEN PORCH FINISHED (OPF)		1.00	203
OPEN PORCH UNFINISHED (OPU)		1.00	62

[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
<a href="#">5229 / 108</a>	01/25/2019	Warranty Deed	Qualified	Improved	\$330,000.00
<a href="#">4222 / 2334</a>	09/18/2012	Warranty Deed	Qualified	Improved	\$79,500.00
<a href="#">3787 / 222</a>	06/24/2009	Warranty Deed	Unqualified	Improved	\$63,000.00
<a href="#">3772 / 887</a>	05/19/2009	Certificate of Title	Unqualified	Improved	\$0.00
<a href="#">2632 / 247</a>	08/04/2004	Warranty Deed	Qualified	Improved	\$260,000.00
<a href="#">1192 / 1448</a>	10/01/1992	Warranty Deed	Qualified	Improved	\$69,000.00
<a href="#">934 / 409</a>	09/01/1987	Warranty Deed	Qualified	Improved	\$65,000.00

[Click here to search for mortgages, liens, and other legal documents.](#)

### Values and Estimated Ad Valorem Taxes

Values shown below are 2025 CERTIFIED VALUES. 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	\$398,534	\$315,340	\$264,618	5.0364	\$1,332.72
SCHOOL BOARD STATE	\$398,534	\$315,340	\$290,340	3.1240	\$907.02
SCHOOL BOARD LOCAL	\$398,534	\$315,340	\$290,340	2.9980	\$870.44
LAKE COUNTY WATER AUTHORITY	\$398,534	\$315,340	\$264,618	0.2940	\$77.80
NORTH LAKE HOSPITAL DIST	\$398,534	\$315,340	\$264,618	0.4100	\$108.49
ST JOHNS RIVER FL WATER MGMT DIST	\$398,534	\$315,340	\$264,618	0.1793	\$47.45
CITY OF MOUNT DORA	\$398,534	\$315,340	\$264,618	6.3000	\$1,667.09
LAKE COUNTY MSTU AMBULANCE	\$398,534	\$315,340	\$264,618	0.4629	\$122.49
LAKE COUNTY VOTED DEBT SERVICE	\$398,534	\$315,340	\$264,618	0.0918	\$24.29
				<b>Total:</b> 18.8964	<b>Total:</b> \$5,157.79

## Exemptions Information

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

✓ Homestead Exemption (first exemption up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
✓ Additional Homestead Exemption (up to an additional \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior Exemption (applied to city millage - up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Widow / Widower Exemption (up to \$5,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Blind Exemption (up to \$500)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Disability Exemption (up to \$5,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Disability Exemption (\$5,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Veteran's Combat Related Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Deployed Servicemember Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
First Responder Total and Permanent Disability Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Surviving Spouse of First Responder Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Conservation Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Tangible Personal Property Exemption (up to \$25,000)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>
Economic Development Exemption	<a href="#">Learn More</a> <a href="#">View the Law</a>
Government Exemption (amount varies)	<a href="#">Learn More</a> <a href="#">View the Law</a>

**NOTE:** Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).

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

**Site Notice**



Prepared by and Return to:  
Juliana White , an employee of  
First International Title, LLC  
631 S. Orlando Ave., Ste 200A  
Winter Park, FL 32789

File No.: 256819-48

(Space Above This Line For Recording Data)

### **TRUSTEE'S DEED**

This indenture made on July 11, 2025 by **Leah Case Germain, a married woman, joined by John Grant, her spouse** whose address is: Po Box 697, Mount Dora, FL 32756 hereinafter called the "grantor", to **Paige Allison Hargrave, Trustee of the Far Horizons Revocable Trust u/t/a dated July 7, 2025** whose address is: 102 North Clayton Street, Mount Dora, FL 32757, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Lake County, Florida**, to-wit:

**The West 90 feet of Lots 9,10 and 11, Block "D", ALTA VISTA , according to the Plat thereof, recorded in Plat Book 2, Page 14, of the Public Records of Lake County, Florida.**

Parcel Identification Number: 32-19-27-2600-00D-00900

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**Full power** and authority is hereby granted to Trustee or her/his/their successors to protect, conserve, sell, lease, convey or otherwise encumber, to manage and dispose of the real estate or any part thereof. This deed is given and accepted in accordance with Section 689.073, Florida Statutes.

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

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

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2024.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

Leah Case Germain  
Leah Case Germain

John Grant  
John Grant

Signed, sealed and delivered in our presence:

Veronica Harrison  
1st Witness Signature

Print Name: Veronica Harrison  
2755 S. Bay Street, Ste A.  
Address: Eustis, FL 32726

Lori A. Bulecza-Hoffman  
2nd Witness Signature

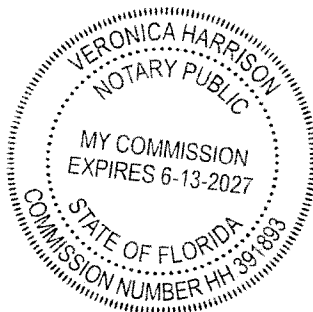
Print Name: Lori A. Bulecza-Hoffman  
Address: 13136 Glenview Lane  
Grand Island, FL 32735

State of Florida  
County of Lake

The Foregoing Instrument Was Acknowledged before me by means of (  ) physical presence or (  ) online notarization on 7-7-2025, by **Leah Case Germain and John Grant**, who (  ) is/are personally known to me or who (  ) produced a valid FLDL as identification.

Veronica Harrison  
Notary Public Signature  
Printed Name:  
My Commission Expires:

(NOTARY SEAL)





# HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA03904  
 Recorder # 448  
 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) 102 N CLAYTON ST Multiple Listing (DHR only) \_\_\_\_\_  
 Other Names \_\_\_\_\_ >> \_\_\_\_\_  
 Survey or Project Name \_\_\_\_\_ Survey# \_\_\_\_\_  
 National Register Category Building(s)

## LOCATION & IDENTIFICATION

Street No.	Direction	Street Name	Street Type	Direction Suffix
<u>102</u>	<u>North</u>	<u>CLAYTON</u>	<u>Street</u>	

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 Masonry Vernacular Other Style \_\_\_\_\_  
 Exterior Plan Irregular Other Exterior Plan \_\_\_\_\_  
 Number of Stories 1  
 Structural System(s) \_\_\_\_\_ >> Wood frame  
 Other Structural System(s) \_\_\_\_\_  
 Foundation Type(s) \_\_\_\_\_ >> slab  
 Other Foundation Types \_\_\_\_\_  
 Foundation Material(s) \_\_\_\_\_ >> Poured Concrete Footing  
 Other Foundation Material(s) \_\_\_\_\_  
 Exterior Fabric(s) \_\_\_\_\_ >> stucco  
 Other Exterior Fabric(s) \_\_\_\_\_  
 Roof Type(s) \_\_\_\_\_ >> Gable  
 Other Roof Type(s) \_\_\_\_\_  
 Roof Material(s) \_\_\_\_\_ >> \_\_\_\_\_  
 Other Roof Material(s) \_\_\_\_\_  
 Roof Secondary Structure(s) (dormers etc) \_\_\_\_\_ >> \_\_\_\_\_  
 Other Roof Secondary Structure(s) \_\_\_\_\_  
 Number of Chimneys 1  
 Chimney Material \_\_\_\_\_  
 Other Chimney Material(s) \_\_\_\_\_  
 Chimney Location(s) \_\_\_\_\_

# HISTORICAL STRUCTURE FORM

81A03904

## DESCRIPTION (continued)

Window Descriptions CASEMENT 3,6/6, 8/8

Main Entrance Description (stylistic details) \_\_\_\_\_

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

Porch Roof Types(s) \_\_\_\_\_

Exterior Ornament \_\_\_\_\_

Interior Plan \_\_\_\_\_

Other Interior Plan \_\_\_\_\_

Condition Good

### Structure Surroundings

Commercial: \_\_\_\_\_ Residential: MOSTly this category

Institutional: \_\_\_\_\_ Undeveloped: \_\_\_\_\_

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

Archaeological Remains (describe): \_\_\_\_\_

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

Narrative Description (optional) \_\_\_\_\_

## HISTORY

Construction year 1948

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; 1948;

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 \_\_\_\_\_

Individually 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

8LA03904

## 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: \_\_\_\_\_

&gt;&gt; \_\_\_\_\_

## RECORDER INFORMATION

Recorder Name (Last, First) Bland, MylesRecorder Address / Phone 4104 St. Augustine Road Jacksonville, FLRecorder Affiliation Bland & Associates, Inc Other Affiliation \_\_\_\_\_Is a Text-Only Supplement File Attached (Surveyor Only)? NO

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

Cultural Resource Type: SSElectronic Form Used: S110Form Type Code: NORMForm Quality Ranking: NEWForm Status Code: SCATSupplement Information Status: NO SUPPLEMENTSupplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: \_\_\_\_\_

Computer Entry Date: 5/31/2008

SHPO's Evaluation of Resource

Date \_\_\_\_\_

Form Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

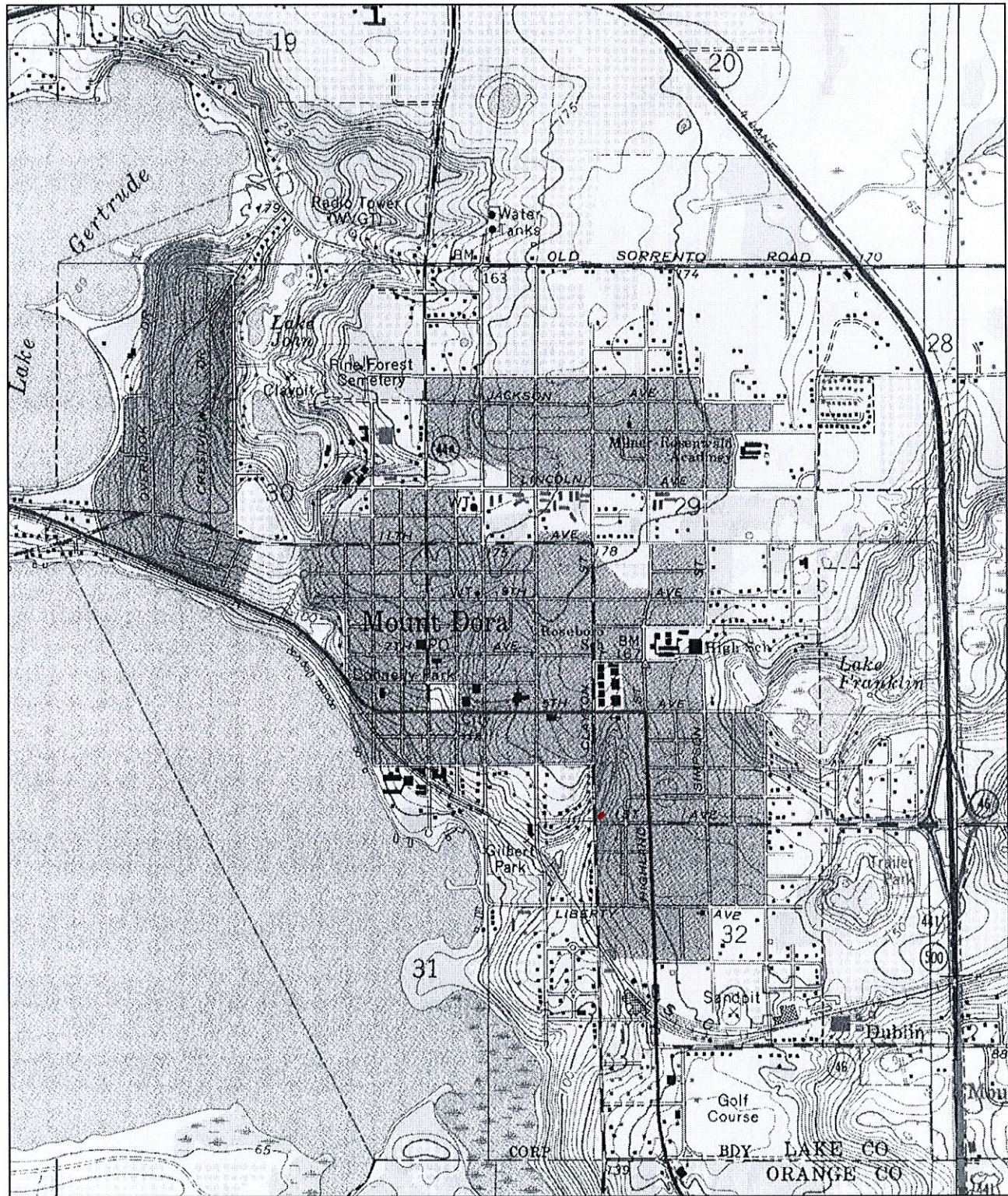
### REQUIRED PAPER ATTACHMENTS

- (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"

# LA03904-200803

## Supplementary Printout

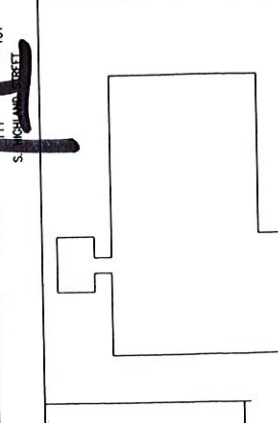
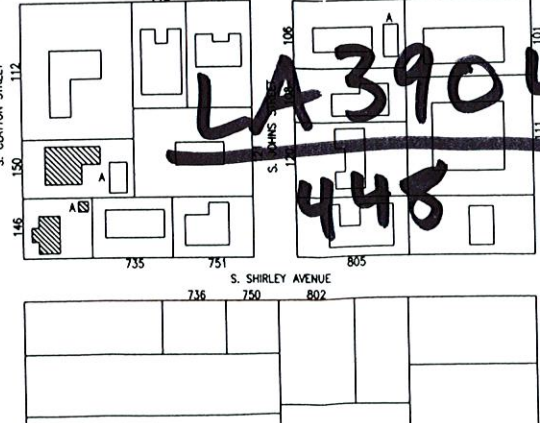
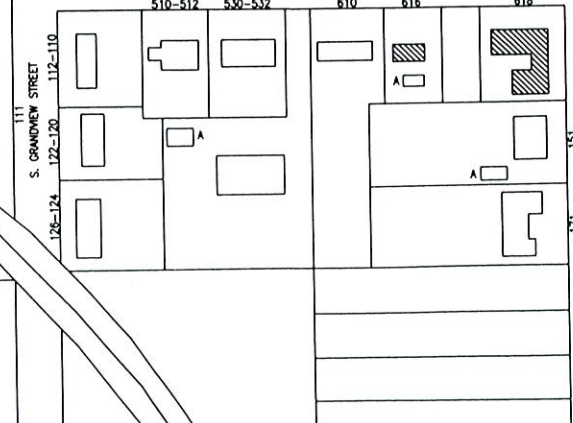
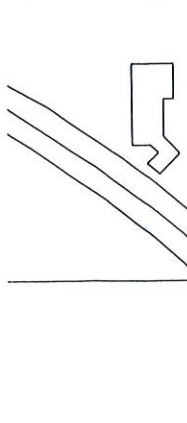
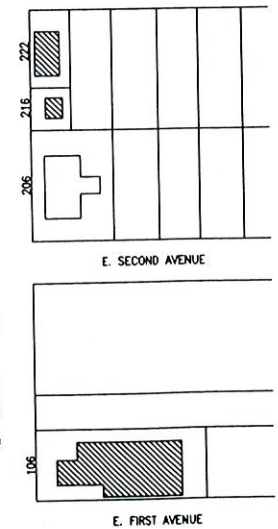
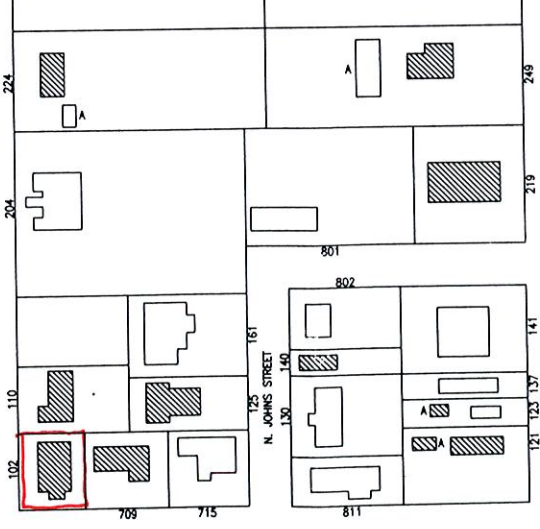
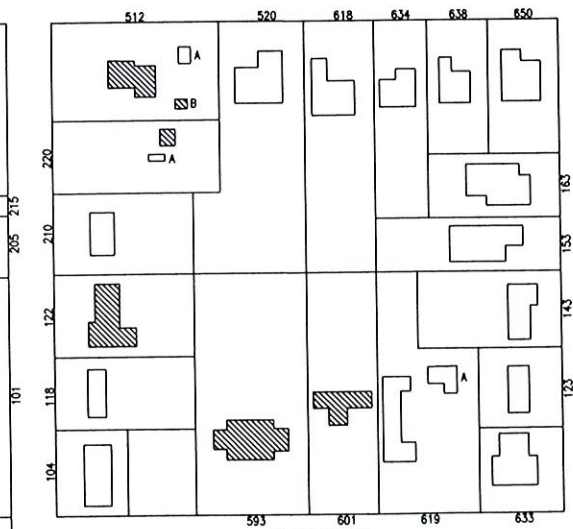
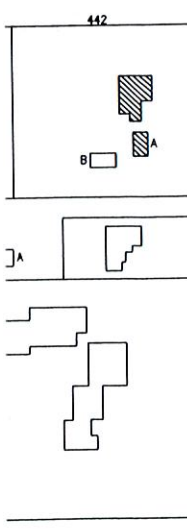
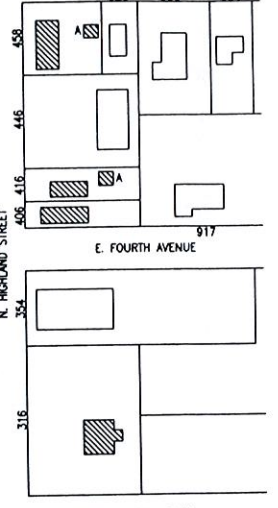
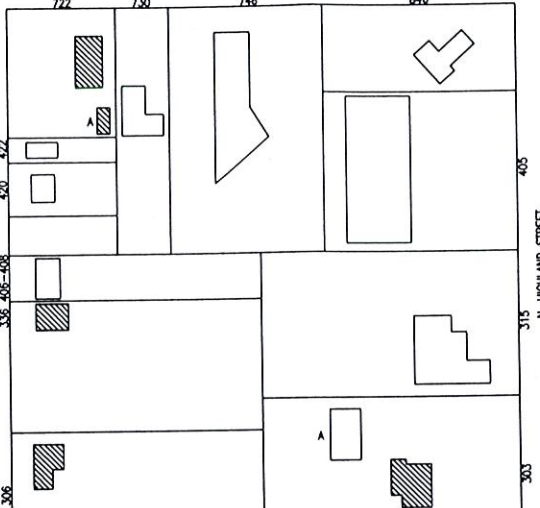
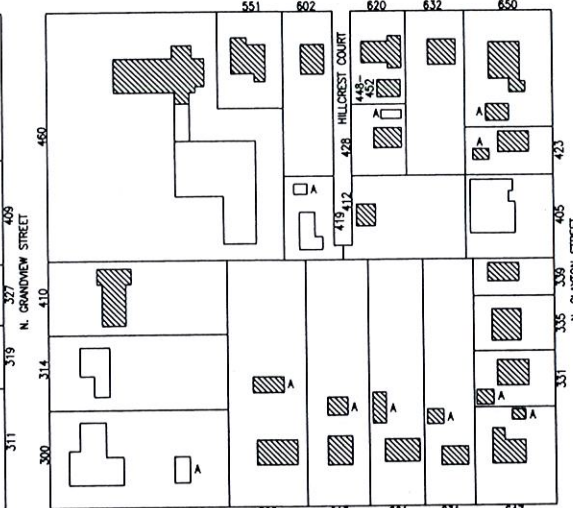
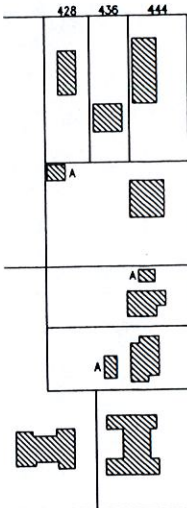
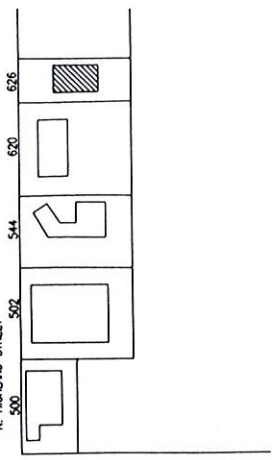
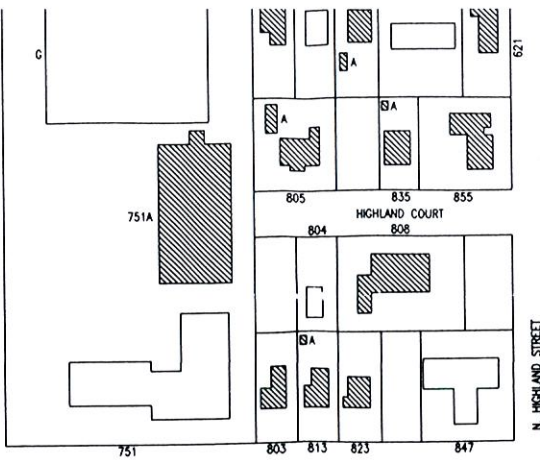
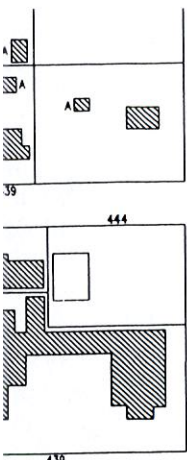
- > **USGS map name/year of publication or revision:**  
EUSTIS;1980
  
- > **Township/Range/Section/Qtr:**  
19S ;27E ;32;UNSP
  
- > **Structural system(s):**  
Wood frame  
Brick
  
- > **Foundation types:**  
Slab
  
- > **Foundation materials:**  
Poured Concrete Footing
  
- > **Exterior fabrics:**  
Stucco  
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;1948;
  
- > **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)]:**



0 0.5 Mi  
0 3000 Ft

Map provided by MyTopo.com

448  
LA3904



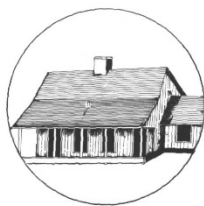
LA 3904  
448



LA  
3904

442

- Original
- Update



# HISTORICAL STRUCTURE FORM

## FLORIDA MASTER SITE FILE

Version 5.0 3/19

Site#8 \_\_\_\_\_  
 Field Date \_\_\_\_\_  
 Form Date \_\_\_\_\_  
 Recorder # \_\_\_\_\_

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) \_\_\_\_\_ Multiple Listing (DHR only) \_\_\_\_\_  
 Survey Project Name \_\_\_\_\_ 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

Address: Street Number \_\_\_\_\_ Direction \_\_\_\_\_ Street Name \_\_\_\_\_ Street Type \_\_\_\_\_ Suffix Direction \_\_\_\_\_  
 Cross Streets (nearest / between) \_\_\_\_\_  
 USGS 7.5 Map Name \_\_\_\_\_ USGS Date \_\_\_\_\_ Plat or Other Map \_\_\_\_\_  
 City / Town (within 3 miles) \_\_\_\_\_ In City Limits?    yes    no    unknown    County \_\_\_\_\_  
 Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_ ¼ section:    NW    SW    SE    NE    Irregular-name: \_\_\_\_\_  
 Tax Parcel # \_\_\_\_\_ Landgrant \_\_\_\_\_  
 Subdivision Name \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_  
 UTM Coordinates: Zone    16    17    Easting \_\_\_\_\_ Northing \_\_\_\_\_  
 Other Coordinates: X: \_\_\_\_\_ Y: \_\_\_\_\_ Coordinate System & Datum \_\_\_\_\_  
 Name of Public Tract (e.g., park) \_\_\_\_\_

### HISTORY

Construction Year: \_\_\_\_\_ approximately    year listed or earlier    year listed or later  
 Original Use \_\_\_\_\_ From (year): \_\_\_\_\_ To (year): \_\_\_\_\_  
 Current Use \_\_\_\_\_ From (year): \_\_\_\_\_ To (year): \_\_\_\_\_  
 Other Use \_\_\_\_\_ From (year): \_\_\_\_\_ To (year): \_\_\_\_\_  
 Moves:    yes    no    unknown    Date: \_\_\_\_\_ Original address \_\_\_\_\_  
 Alterations:    yes    no    unknown    Date: \_\_\_\_\_ Nature \_\_\_\_\_  
 Additions:    yes    no    unknown    Date: \_\_\_\_\_ Nature \_\_\_\_\_  
 Architect (last name first): \_\_\_\_\_ Builder (last name first): \_\_\_\_\_  
 Ownership History (especially original owner, dates, profession, etc.)  
 \_\_\_\_\_  
 \_\_\_\_\_

Is the Resource Affected by a Local Preservation Ordinance?     yes     no     unknown    Describe \_\_\_\_\_

### DESCRIPTION

Style \_\_\_\_\_ Exterior Plan \_\_\_\_\_ Number of Stories \_\_\_\_\_  
 Exterior Fabric(s) 1. \_\_\_\_\_ 2. \_\_\_\_\_ 3. \_\_\_\_\_  
 Roof Type(s) 1. \_\_\_\_\_ 2. \_\_\_\_\_ 3. \_\_\_\_\_  
 Roof Material(s) 1. \_\_\_\_\_ 2. \_\_\_\_\_ 3. \_\_\_\_\_  
 Roof secondary strucs. (dormers etc.) 1. \_\_\_\_\_ 2. \_\_\_\_\_

Windows (types, materials, etc.)  
 \_\_\_\_\_  
 \_\_\_\_\_

Distinguishing Architectural Features (exterior or interior ornaments)  
 \_\_\_\_\_  
 \_\_\_\_\_

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

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____	SHPO – Appears to meet criteria for NR listing: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info    Date _____ Init. _____ KEEPER – Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no    Date _____ NR Criteria for Evaluation: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d    (see <i>National Register Bulletin</i> 15, p. 2)	Owner Objection _____

DESCRIPTION (continued)

Chimney: No. \_\_\_ Chimney Material(s): 1. \_\_\_\_\_ 2. \_\_\_\_\_ 3. \_\_\_\_\_
Structural System(s): 1. \_\_\_\_\_ 2. \_\_\_\_\_ 3. \_\_\_\_\_
Foundation Type(s): 1. \_\_\_\_\_ 2. \_\_\_\_\_
Foundation Material(s): 1. \_\_\_\_\_ 2. \_\_\_\_\_

Main Entrance (stylistic details)
\_\_\_\_\_

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

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

Narrative Description of Resource
\_\_\_\_\_

Archaeological Remains \_\_\_\_\_ Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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)
\_\_\_\_\_

Area(s) of Historical Significance (see National Register Bulletin 15, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
1. \_\_\_\_\_ 3. \_\_\_\_\_ 5. \_\_\_\_\_
2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

DOCUMENTATION

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 \_\_\_\_\_ Affiliation \_\_\_\_\_
Recorder Contact Information \_\_\_\_\_
(address / phone / fax / e-mail)

Required Attachments
1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 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



102 NORTH CLAYTON ST MOUNT DORA FL 32757

0 40 80 160 Feet

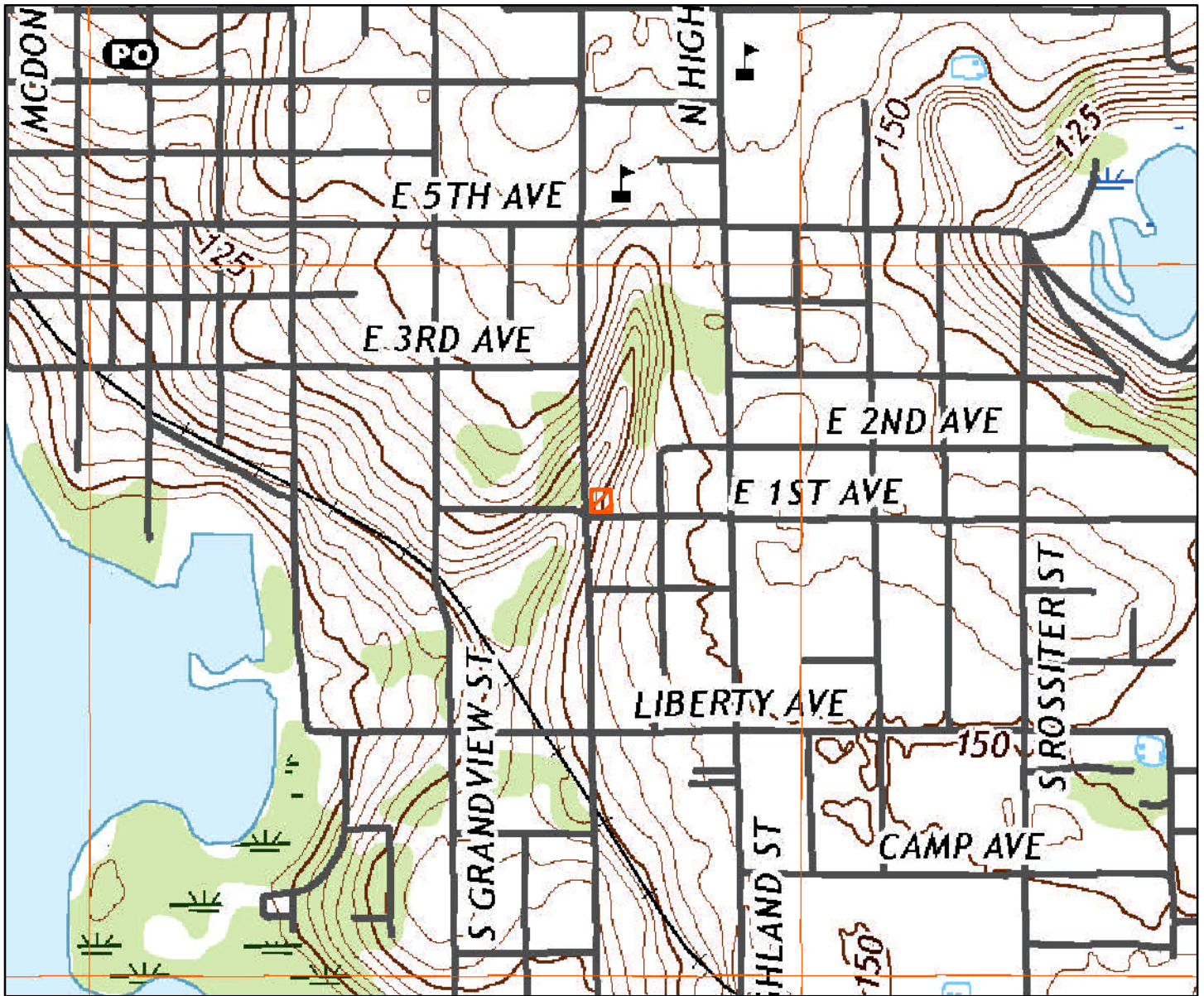


## LA03904



Data Sources: Lake County, City of Mount Dora

# USGS Map



**LA03904**



102 NORTH CLAYTON ST MOUNT DORA FL 32757



WELCOME

102