City of Mount Dora
Planning and Development
510 N. Baker St. Mount Dora, FL 32757
352-735-7112
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HISTORIC PRESERVATION BOARD

City Hall – First Floor Board Room
510 N. Baker Street, Mount Dora, Florida
September 24, 2025 at 3:00 PM

AGENDA

I. Call To Order

II. Roll Call with Determination of Quorum

III. Approval of Minutes
- a.) June 25, 2025 Meeting Minutes
- b.) July 30, 2025 Meeting Minutes
- c.) August 27, 2025 Meeting Minutes

IV. Public Comment for Items not on the Agenda

V. New Business

a) 906 N Helen Streen – Window and Door Modifications
- i. Ex Parte Communication
- ii. Swearing in Staff & Applicants
- iii. Staff Presentation
- iv. Applicant Presentation
- v. Public Comment
- vi. Board Discussion

b) 340 W 9th Avenue – Window and Door Modifications
- i. Ex Parte Communication
- ii. Swearing in Staff & Applicants
- iii. Staff Presentation
- iv. Applicant Presentation
- v. Public Comment
- vi. Board Discussion

c) 1027 N McDonald – Porch Addition to Detached Garage
- i. Ex Parte Communication
- ii. Swearing in Staff & Applicants
- iii. Staff Presentation
- iv. Applicant Presentation
- v. Public Comment
- vi. Board Discussion

d) 888 N McDonald – Converting Garage to Living Area
- i. Ex Parte Communication
- ii. Swearing in Staff & Applicants
- iii. Staff Presentation
- iv. Applicant Presentation

v. Public Comment
vi. Board Discussion

VI. Other Business

a.) Presentation on the update to the Mount Dora Historic Guidelines

VII. Staff Updates

VIII. Board Updates

IX. Announcement of next scheduled meeting date: **October 29, 2025**

X. Adjournment

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

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

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

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

CITY OF MOUNT DORA
HISTORIC PRESERVATION BOARD
JUNE 25, 2025 MEETING MINUTES

The City of Mount Dora Historic Preservation Board met on Wednesday, June 25, 2025, in the City Chambers on the first floor of City Hall, located at 510 N Baker Street, Mount Dora, Florida to exercise their powers as established in the Land Development Code.

I. Call To Order

Having been duly noticed as required by law, the June 25, 2025, meeting of the Mount Dora Historic Preservation Board was called to order at 3:00 p.m. by Det Joks, Chairman.

II. Roll Call With Determination Of Quorum

Present: Kathleen Benjamin, Daniel Wick, Det Joks, Juan Diaz, Lynn Tipton

Absent: Robert Gordon, Patricia Huizing

City Staff: Michele Janiszewski, Planning Deputy Director; Catherine Hutcheson, Administrative Coordinator; Whitney Scott, Associate Planner, Andrew Hand, City Attorney Esq. (Via Zoom)

III. Approval of Meeting Minutes from May 28, 2025, and April 30, 2025.

MOTION by Lynn Tipton, SECONDED by Mr. Diaz, to APPROVE both sets of meeting minutes, as presented.

FOR: Kathleen Benjamin, Daniel Wick, Det Joks, Juan Diaz, Lynn Tipton
AGAINST: None
MOTION CARRIED, 5 – 0

IV. Public participation/hearing for non-agenda items

No public participation.

V. Certificate of Appropriateness

a. COA for 110 N. Clayton Street- Windows, Doors, and Siding.

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

Mr. Brackins swore in all parties, staff and applicants, who were present for the COA applications.

Ms. Janiszewski gave a presentation on the application for 110 N Clayton Street. Staff reviewed the application and found that requests is in compliance with the historic guidelines and recommended approval.

Jason Malak, the Applicant, discussed the project with the board members.

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

FOR: Kathleen Benjamin, Daniel Wick, Det Joks, Juan Diaz, Lynn Tipton
AGAINST: None
MOTION CARRIED, 5 – 0

b. 530 N. Donnelly Street- Mural Application

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

Ms. Janiszewski gave a presentation on the mural application for the retaining wall at Donnelly Park. The mural will depict the full life of a butterfly to compliment the pollinator garden.

Ms. Benjamin discussed if there is a cost associated with the city for the job.

The applicant, Stevie Hicks, stated yes, and that the Garden Club will be paying for the mural.

Discussion on payment and maintenance of the mural with the applicant. The cost of the mural will be about $2,500.00.

Further discussion on who will upkeep the artwork in future and maintenance cost. The applicant stated that Mr. Bob Austin with Parks and Recreation will clean up and repair the wall, as needed.

The Applicant stated that the sealant should be good for up to five years. They will have to assess the paint colors at that time and touch up the mural as needed.

Mr. Joks stated that it would be a beautiful addition to the park and thanked the applicant.

The Art Committee have already approved of the mural at their last meeting. Discussion on the process for mural applications.

MOTION by Ms. Tipton, SECONDED by Mr. Wick, to recommend APPROVAL of the mural application.

FOR: Kathleen Benjamin, Daniel Wick, Det Joks, Juan Diaz, Lynn Tipton
AGAINST: None
MOTION CARRIED, 5 – 0

c. 650 N. Donnelly Street- Historic Site Designation

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

v. Discussion

Ms. Janiszewski gave a presentation on the Historic Site Designation for the only 19th Century church at 650 N. Donnelly Street in Mount Dora. She gave a history of the property to the board. The staff reviewed the application and found that it meets historic criteria and recommends approval as presented.

Discussion on the church and the history of it. The Board members were excited about learning the history of the church and were happy to approve the application.

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

FOR: Kathleen Benjamin, Daniel Wick, Det Joks, Juan Diaz, Lynn Tipton
AGAINST: None
MOTION CARRIED, 5 – 0

VI. Other Business

a. Simpson Farmhouse Update

Ms. Cathy Lunday, Library Director and Sarah Fuller, Deputy Library Director, were present to give an update of the Simpson Farmhouse. The presentation showed the proposed elevations for the farmhouse expansion and described the scope of the project.

Ms. Lunday stated the library expansion will be paid with Library funds.

Ms. Benjamin stated that she thought the expansion is excellent.

Mr. Joks asked about what the second story is for. Ms. Lunday stated that it will be open space, not an actual second story. It just has the appearance of a second story. She further described what was going to be built internally within the building, pending City Council approval.

Discussion on where the expansion will be located on the property. Ms. Lunday described the location being behind the Simpson Farmhouse, closer to the Library.

Discussion on the easement work with Verizon.

Discussion on the Farmhouse not being within the Historic district but it is a Historic Site and will need to come before the Board for approval.

The Historic Board had no strong objections to the expansion and provided a general consensus of support for the project.

b. Letter of Support for Education Hall Window Grant

Ms. Janiszewski gave a presentation on the historic education hall, which currently houses the Building Department. The Building Department are seeking a grant to replace the historic windows and are seeking a letter of support from the Historic Preservation Board.

MOTION by Ms. Tipton, SECONDED by Mr. Wick, to provide the letter of support to mimic the African American graveyard support letter for the Educational Hall Window Grant.

FOR: Kathleen Benjamin, Daniel Wick, Det Joks, Juan Diaz, Lynn Tipton
AGAINST: None
MOTION: 5-0

c. Historic Ordinance Overview

Ms. Janiszewski went over the ordinance sections 3.6.4-H in Land Development Code with the Board Members.

The board members discussed what should be a required review scope within the historic review area. Ms. Janiszewski gave an example of Tuff Rubber Sheds, and whether that it worth the boards time to review.

Ms. Tipton requested Ms. Janiszewski sending the board members what she envisioned structurally for this section.

Further discussion on the ordinance section and whether the term 'erected' should be included or excluded in the historic review area in.

Discussion on the meaning of 'New Construction' and representation when a building is 50 years or older.

Ms. Janiszewski stated that she would review other jurisdictions and how they worded their historic ordinances pertaining to COAs.

Discussion on the 50-year deadline within the historic review area. The board recommend the clarification of that ordinance.

Discussion on adding to the code stating that if a structure is within the historic district that is a new build/ renovation should be reviewed at less than 50-years.

Further discussion of the word additions to the ordinance.

Discussion on possibly extending the historic review area.

Further discussion on the ordinance section G-H. The board members requested changing 5 days to 10 days within section H for the appeal process.

Discussion on hurricane damaged historical homes and the possibility of demolition. Further discussion on restoration of historic properties.

Ms. Janiszewski stated changing the questions in section H for COA Demolition to affirmative action statements with criteria. Same change for section 5a.

Mr. Joks stated to start next month with 3.6.5.

VII. Staff Updates

Ms. Janiszewski provided an updated on the African American Graveyard Grant. Board will not know if the funds have been granted for about nine months. Ms. Janiszewski stated that she will be going to the next Historic Preservation Conference (Preservation on Main Street) and welcomed the board members to go as well.

Ms. Tipton asked about the legislative Senate Bill 180. Mr. Hand stated there has been no update since it has been given to Governor Desantis on June 18th, 2025. If he does not veto the bill, it will be signed into law.

Ms. Janiszewski discussed the details on the bill with the board members.

Further discussion on the conference.

VIII. Announcement of next scheduled meeting: July 30, 2025

IX. Adjournment

MOTION by Ms. Tipton, SECONDED by Mr. Wick, to adjourn the meeting. The Board unanimously voted to adjourn the meeting at 4:32 p.m.

Dek Joks, Chairman	***Alexandra Stevens,***
Historic Preservation Board	***Administrative Coordinator***

CITY OF MOUNT DORA
HISTORIC PRESERVATION BOARD
JULY 30, 2025 MEETING MINUTES

The City of Mount Dora Historic Preservation Board met on Wednesday, July 30, 2025, in the City Chambers on the first floor of City Hall, located at 510 N Baker Street, Mount Dora, Florida to exercise their powers as established in the Land Development Code.

I. Call To Order

Having been duly noticed as required by law, July 30, 2025 meeting of the Mount Dora Historic Preservation Board was called to order at 3:01 p.m. by Chairman, Det Joks.

II. Roll Call with Determination of Quorum

Present: Kathleen Benjamin, Daniel Wick, Det Joks, Juan Diaz, Lynn Tipton
Absent: Patricia Huizing and Robert Gordon
City Staff: Michele Janiszewski, Deputy Planning Director; Whitney Scott, Associate Planner; Andrew Hand, City Attorney Esq.

III. Approval of Meeting Minutes from June 25, 2025

Staff stated that the meeting minutes dated June 25, 2025 will be forthcoming at the next regularly scheduled meeting.

IV. Public participation/hearing for non-agenda items

No members of the public wished to provide comments.

V. Certificate of Appropriateness

a. 1029 E. 5thAvenue – COA for Roof Renovation

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

Mr. Hand swore in all the Applicants and Staff in attendance for the meeting.

Ms. Janiszewski provided a brief summary of the proposed application.

Mr. Late from Vedder Roofing stated that owner wants to keep the color of the roof, shingle was chosen as a replacement. The current roof doesn't currently leak, unsure of the age. The amount of rust on the surface is extreme. Prudent for owner to take action now before any upcoming storms. Rain gutters will be replaced and will be white.

MOTION by Ms. Tipton, SECONDED by Mr. Diaz, to APPROVE the application, as presented, based on the evidence presented and its compliance with the Land Development Code.

FOR: Kathleen Benjamin, Daniel Wick, Det Joks, Juan Diaz, Lynn Tipton

AGAINST: None
MOTION CARRIED, 5 – 0

b. 625 N. Tremain St- COA for upper/lower-level patio renovation

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

Ms. Janiszewski provided a brief summary of the application. Mr. Jack Leit of Vedder Construction, LLC, clarified the proposed project and its location and stated that the patio structure is not in great condition. The intent is to remove roof, extend gable line and rebuild and screen-in and rail patio. They are seeking to increase the depth of the patio by two feet on both floors and screen in the porch on the second floor.

MOTION by Ms. Tipton, SECONDED by Mr. Wick, to accept staff's findings of fact and approve the application, as presented

FOR: Kathleen Benjamin, Daniel Wick, Det Joks, Juan Diaz, Lynn Tipton

AGAINST: None

MOTION CARRIED, 5 – 0

c. 102 N. Clayton Street- COA for Window to Door Restoration

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

Ms. Janiszewski presented the application. Paige Hargrave, the Applicant, clarified the layout of the home and stated that she wanted to put the doors back to provide better accessibility for ingress/egress purposed. She clarified that she had no intention of making the residence a rental and that she is seeking to provide the doors for privacy and safety.

MOTION by Ms. Tipton, SECONDED by Ms. Benjamin to accept staff's findings of facts and approve the application, as presented.

FOR: Kathleen Benjamin, Daniel Wick, Det Joks, Juan Diaz, Lynn Tipton

AGAINST: None

MOTION CARRIED, 5 – 0

VI. Other Business

a. COA Approval Chart

Ms. Janiszewski discussed special provisions for administration and enforcement, section 3.6.5.

Discussion regarding section eight, economic hardship.

Ms. Janiszewski provided clarification on the boards role when considering economic hardships.

Discussion on formula for undue-hardships discussion on bill 180 being a roadblock for the board in the future.

Mr. Hand stated that there is a list of evidence that provided and evaluated as a whole. Should be considered on a case-by-case scenario. Board recommended adding verbiage to clarify the boards' role in recommending economic hardship to city council. Section 8 e discussion of violations of this ordinance, section 9.

Ms. Janiszewski clarified the processes and procedures for any violations depending on department.

Special magistrate reviews these cases and fines them accordingly. All violations are published and are public record. Code enforcement is active and currently enforces any violations. Board members shared concerns regarding properties within the Historic District that are currently in violation. Ms. Janiszewski stated that she will provide more draft guideline/edits in the near future.

VII. Announcement of next scheduled meeting: August 27, 2025

Ms. Tipton stated that she would not be in attendance at the next scheduled meeting.

VIII. Adjournment

MOTION by Ms. Tipton, SECONDED by Ms. Benjamin, to adjourn the meeting. The Board unanimously voted to adjourn the meeting at 3:52 p.m.

Dek Joks, Chairman	***Alexandra Stevens,***
Historic Preservation Board	***Administrative Coordinator***

CITY OF MOUNT DORA
HISTORIC PRESERVATION BOARD
AUGUST 27, 2025 MEETING MINUTES

The City of Mount Dora Historic Preservation Board met on Wednesday, August 27, 2025, in the City Chambers on the first floor of City Hall, located at 510 N Baker Street, Mount Dora, Florida to exercise their powers as established in the Land Development Code.

I. Call To Order

Having been duly noticed as required by law, the August 27, 2025, meeting of the Mount Dora Historic Preservation Board was called to order at 3:01 p.m. by Det Joks, Chairman.

II. Roll Call With Determination Of Quorum

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

Absent: Patricia Huizing and Lynn Tipton

City Staff: Michele Janiszewski, Deputy Planning Director; Whitney Scott, Associate Planner; Alexandra Stevens, Admin Coordinator; Andrew Hand, City Attorney Esq.

III. Approval of Meeting Minutes

Staff stated that the minutes from the June and July meeting will be presented at the next meeting.

IV. Public participation/hearing for non-agenda items

No public participation

V. Certificate of Appropriateness

a. 825 E. 9th Ave - New roof (Shingles to Metal)

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

Mr. Brackins swore in all parties, staff and applicants, who were present for the COA applications.

Ms. Janiszewski presented the application. The Applicant was not present.

MOTION by Ms. Benjamin, SECONDED by Mr. Wick, to accept staff's findings of fact and approve the application, as presented

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

AGAINST: None

MOTION CARRIED, 5 – 0

b. N. Clayton St. - New Construction

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

Ms. Janiszewski presented the project.

Mr. Randy Lazarus, the Property Owner and Applicant, stated that he has been building custom homes since 1991 and the garage apartment will be occupied by son.

Mr. Joks inquired as to whether or not the home matches surrounding area. Mr. Lazarus stated that the house would not stand out and would fit in. Discussion on the height of the proposed home in comparison to the surrounding area. Discussion on setbacks and the layout of the structures on the lot.

Mr. Gordon asked if any trees would be taken down and Mr. Lazarus stated no.

The Board inquired about whether or not the apartment could be rented out and Staff confirmed that yes, the apartment could be rented out because garage apartments are a permitted use in the zoning district.

MOTION by Mr. Diaz, SECONDED by Mr. Gordon, to accept staff's findings of fact and approve the application, as presented.

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

AGAINST: None

MOTION CARRIED, 5 – 0

c. 308 N. Tremain St. - Renovation to Porch & Siding

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

Suzanne Scheck, Property Owner and Applicant, stated that the previously approved porch renovation is complete except for the molding. She stated that she is seeking to screen in the porch on the first floor and add two screen doors. The screen doors will be located behind the porch posts so they will not be visible, and will be a 'cottage' style and similar to former cornices which were previously on the house.

Ms. Scheck explained her request to replace the wood, novelty dutch siding and replace it with hardi board planks. She stated that there is water rot on the house and the interior paint bubbled

the last time she tried to pressure wash the house. She stated that the quote to redo the house in a novelty drop siding made out of cement board was $350,000 and is not economically feasible.

Mr. Joks stated that he is not a fan of screening in porch due since it takes away from the home.

Ms. Scheck stated that due to the mosquitos, the porch cannot be fully utilized. The screen will be "invisible" and will only encompass a portion of the bottom porch.

MOTION by Mr. Gordon, SECONDED by Ms. Benjamin, to accept staff's findings of fact and approve the application, as presented

FOR: Kathleen Benjamin, Daniel Wick, Juan Diaz, Robert Gordon

AGAINST: Det Joks

MOTION CARRIED, 4 – 1

VI. Other Business

a. COA Approval Chart

Discussion on the grant the City received to redo the Mount Dora Historic Design Guidelines. Staff announced that the Historic Preservationist will be attending next month's meeting to present their work.

Discussion on the amendments to the Land Development Code.

Consensus to defer discussions on the COA chart until another time.

VII. Announcement of next scheduled meeting: September 24, 2025

VIII. Adjournment

MOTION by Mr. Gordon, SECONDED by Ms. Benjamin, to adjourn the meeting. The Board unanimously voted to adjourn the meeting at 3:52 p.m.

Dek Joks, Chairman	***Alexandra Stevens,***
Historic Preservation Board	***Administrative Coordinator***

CITY OF MOUNT DORA

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

DATE: September 24, 2025

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 1 - Certificate of Appropriateness; 906 Helen Street (Location); Windows and Door Replacements (Proposed Work); Steven and Rachel Williams (Owners); Steven Williams (Applicant).**

Property Information:

Address:	906 Helen Street	**Current Use:**	Residential
Zoning District:	R-1A	**Land Use:**	Low Density

Structure Information:

Date of Construction:	1963	**Style:**	Masonry Vernacular
Siding:	Brick & Clapboard	**Stories:**	One
Roof Type:	Cross-Gabled	**Chimneys:**	One; Brick
Roof Material:	Asphalt Shingles	**Porch:**	One, Open

Requested Action:

The Applicant is seeking to:

1. Remove the existing jaloused windows and replace with windows in a different color with a different grid pattern;
2. Convert the windows on the rear of the house to sliding glass doors;
3. Replace the front door with a door featuring three windows; and
4. Replace the garage door with one featuring three windows which complement the proposed door.

Figure 1- Existing Window vs Proposed Window

Figure 2 - Existing Garage Door vs. Proposed Garage Door

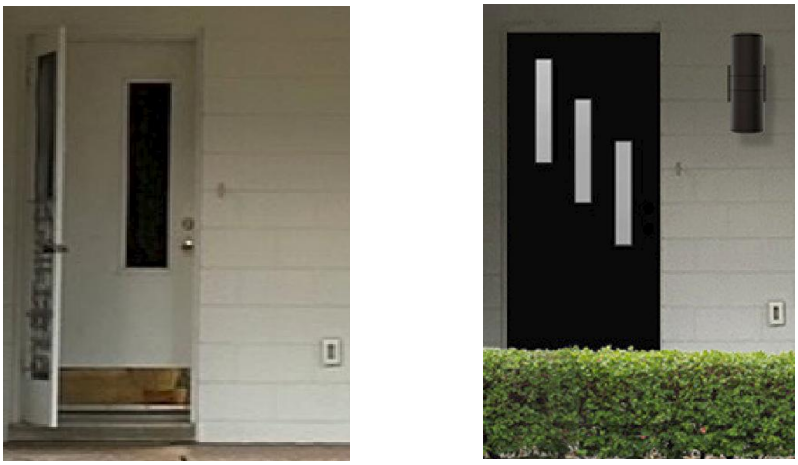


Figure 3 - Existing Front Door vs Proposed Front Door

Figure 4 - Existing vs Proposed Front Elevation

Figure 5 - Existing and Proposed Rear Elevation

Guidance from Land Development Code (LDC):

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

Guidance from the Historic Design Guidelines:

Recommendations:

1. Retain and repair historic door openings, doors, screen doors, trim, and details such as transom, side lights, pediments, frontispieces, hoods, and hardware where they contribute to the architectural character of the building.
2. Protect and maintain the masonry, wood, and architectural metal that comprise entrances through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems.
3. **Replace missing or deteriorated doors with doors that closely match the original, or that are of compatible contemporary design.**
4. Place new entrances on secondary elevations away from the main elevation. Preserve non-functional entrances that are architecturally significant.
5. Add simple or compatibly designed screen doors where appropriate that match the historic materials of the building.
6. **Retain and repair window openings, frames, sash, glass, lintels, sills, pediments, architraves, hardware, awnings and shutters where they contribute to the**

architectural and historic character of the building.

7. Conduct an in-depth survey of the conditions of existing windows early in rehabilitation planning so that repair and upgrading methods and possible replacement options can be fully explored.
8. Protect and maintain the wood and architectural metal which comprise the window frame, sash, muntins, and surrounds through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coating systems.
9. Repair window frames and sash by patching, splicing, consolidating or otherwise reinforcing. Such repair my include replacement in kind of those parts that are either extensively deteriorated or are missing when there are surviving prototypes such as architraves, hoodmolds, sash, sills, and interior or exterior shutters and blinds.
10. **Improve the thermal performance of existing windows and doors through adding or replacing weather stripping and adding storm windows which are compatible with the character of the building and which do not damage window frames.**
11. Replace missing or irreparable windows on significant elevations with new windows that match the original in material, size, general muntin and mullion proportion and configuration, and reflective qualities of the glass.
12. Design and install new windows when the historic windows (frames, sash and glazing) or completely missing. The replacement windows may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the window openings and the historic character of the building.
13. Design and install additional windows on rear or other non-character-defining elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.
14. Retain and repair historic door openings, doors, screen doors, trim, and details such as transom, side lights, pediments, frontispieces, hoods, and hardware where they contribute to the architectural character of the building.
15. Replace missing or deteriorated doors with doors that closely match the original, or that are of compatible contemporary design.
16. Place new entrances on secondary elevations away from the main elevation. Preserve non-functional entrances that are architecturally significant.
17. Add simple or compatibly designed screen doors where appropriate that match the historic materials of the building.

Avoid:

1. Introducing or changing the location of doors and entrances that alter the architectural character of the building.
2. Stripping entrances of historic material such as wood, cast iron, terra cotta tile, and brick.
3. Removing an entrance because the building has been reoriented to accommodate a new use.
4. Altering utilitarian or service entrances so they appear to be formal entrances by adding paneled doors, fanlights, and sidelights.
5. Failing to provide adequate protection to materials on a cyclical basis so that deterioration of entrances results.

6. Removing significant door features that can be repaired.
7. Replacing deteriorated or missing doors with stock doors or doors of inappropriate designs or constructed of inappropriate materials.
8. Removing historic doors, transom, and side lights and replacing them with blocking.
9. Adding aluminum or other inappropriate screen doors.
10. Removing an entrance that is unrepairable and not replacing it; or replacing it with a new entrance or porch that does not convey the same visual appearance.
11. Creating a false historical appearance because the replaced entrance is based on insufficient historical pictorial and physical documentation.
12. Installing secondary service entrances that are incompatible in size and scale with the historic building or obscure, damage, or destroy character-defining features.
13. Introducing or changing the location or size of windows, and other openings that alter the architectural and historic character of a building.
14. Replacing window features on significant facades with historically and architecturally incompatible materials such as anodized aluminum, mirrored or tinted glass.
15. Removing window features that can be repaired where such features contribute to the historic and architectural character of a building.
16. Changing the size or arrangement of window panes, muntins, and rails where they contribute to the architectural and historic character of building.
17. **Replacing windows that contribute to the character of a building with those that are incompatible in size, configuration, and reflective qualities or which alter the setback relationship between window and wall.**
18. Installing heating/air-conditioning units in window frames when the sash and frames may be damaged. Window installations should be considered only when all other visible heating/cooling systems would result in significant damage to historic materials. If installation proves necessary, window units should be placed on secondary elevations not readily visible from public thoroughfares.
19. Replacing windows that contribute to the character of a building with those that are incompatible in size, configuration, and reflective qualities or which alter the setback relationship between window and wall.
20. Introducing or changing the location of doors and entrances that alter the architectural character of the building.
21. Altering utilitarian or service entrances so they appear to be formal entrances by adding paneled doors, fanlights, and sidelights.
22. Failing to provide adequate protection to materials on a cyclical basis so that deterioration of entrances results.
23. Removing significant door features that can be repaired.
24. Replacing deteriorated or missing doors with stock doors or doors of inappropriate designs or constructed of inappropriate materials.
25. Removing historic doors, transom, and side lights and replacing them with blocking.
26. Adding aluminum or other inappropriate screen doors.
27. Removing an entrance that is unrepairable and not replacing it; or replacing it with a new entrance or porch that does not convey the same visual appearance.

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
Elevation Comparison
Application
2020 Site Form

CITY OF MOUNT DORA

Site Photos

Proposed vs. Existing Front Elevation

1. Remove the existing jaloused windows and replace with windows in a different grid pattern;
2. Replace the front door with a door featuring three windows; and
3. Replace the garage door with one featuring three windows which complement the proposed door.

Proposed vs. Existing Rear Elevation

Clear Form Values

Page 1

☒ Original
☐ Update

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

Site#8 LA04860
Field Date 3-4-2020
Form Date 3-4-2020
Recorder # 61

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

LOCATION & MAPPING

Clear Location Values

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	733		Helen	Street	

Cross Streets (nearest / between) Helen Street and West 8th Avenue
USGS 7.5 Map Name EUSTIS — USGS Date 2018 — Plat or Other Map _____
City / Town (within 3 miles) Mount Dora — In City Limits? ☒yes ☐no ☐unknown — County Lake
Township 19S — Range 27E — Section 30 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 29-19-27-0010-038-00003 — Landgrant _____
Subdivision Name _____ — Block 38 — Lot _____
UTM Coordinates: Zone ☐16 ☒17 — Easting 436772 — Northing 3186296
Other Coordinates: X: -81.64792 — Y: 28.80267 — Coordinate System & Datum WGS84
Name of Public Tract (e.g., park) _____

HISTORY

Clear History Values

Construction Year: 1963 ☒approximately ☐year listed or earlier ☐year listed or later
Original Use House — From (year): 1963 — To (year): 2020
Current Use House — From (year): 1963 — To (year): 2020
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown — Date: _____ — Original address _____
Alterations: ☐yes ☒no ☐unknown — Date: _____ — Nature _____
Additions: ☒yes ☐no ☐unknown — Date: 1-1-2016 — Nature Detached Carport
Architect (last name first): Unknown — Builder (last name first): Unknown
Ownership History (especially original owner, dates, profession, etc.)

Gwendolyn and Robert Fox purchased the single family residence from Katherine and Craig Montgomery on March 24, 2014.

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

DESCRIPTION

Clear Description Values

Style Frame Vernacular — Exterior Plan Irregular — Number of Stories 2
Exterior Fabric(s) 1. Clapboard — 2. Brick — 3. _____
Roof Type(s) 1. Cross-gabled — 2. Gable-intersecting — 3. Shed
Roof Material(s) 1. Asphalt shingles — 2. Sheet metal:standing seam — 3. _____
Roof secondary strucs. (dormers etc.) 1. Cupola — 2. Eyebrow dormer

Windows (types, materials, etc.)

1/1 metal sash w/ wood casing & ornamental shutters;

Distinguishing Architectural Features (exterior or interior ornaments)

Carport; cupola; asymmetrical facade; eyebrow dormer; ornamental shutters; gable vents

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

Detached carport

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

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

HISTORICAL STRUCTURE FORM

Site #8 LA04860

DESCRIPTION (continued)

Clear Description Values

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

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

Foundation Type(s): 1. Continuous 2.

Foundation Material(s): 1. Brick 2.

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

Main Entrance (stylistic details)

Main entrance is through rod iron fence, then several steps down from street to single door,Front facing; off-centered;

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

Rear facing; screen enclosed; flat roof extension; exterior wooden staircase leads to porch on 2nd level.

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

Narrative Description of Resource

This residential structure demonstrates architectural charm that contributes to the unique character of Mount Dora. This house is also in excellent condition.

Archaeological Remains N/A ☐ Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

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

☒ other methods (describe) Field visit and documentation

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

OPINION OF RESOURCE SIGNIFICANCE

Clear Significance Values

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

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

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

This structure is significant because its bungalow vernacular architectural style contributes to the overall historic character of Mount Dora.

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

1. Architecture 3. 5.

2. Community planning & developm 4. 6.

DOCUMENTATION

Clear Documentation Values

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

1) Document type Maintaining organization

Document description File or accession #'s

2) Document type Maintaining organization

Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Bradley Benmoshé Affiliation Other

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

(address / phone / fax / e-mail)

Required Attachments

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

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

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

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

Street Map

N

906 HELEN ST MOUNT DORA FL 32757

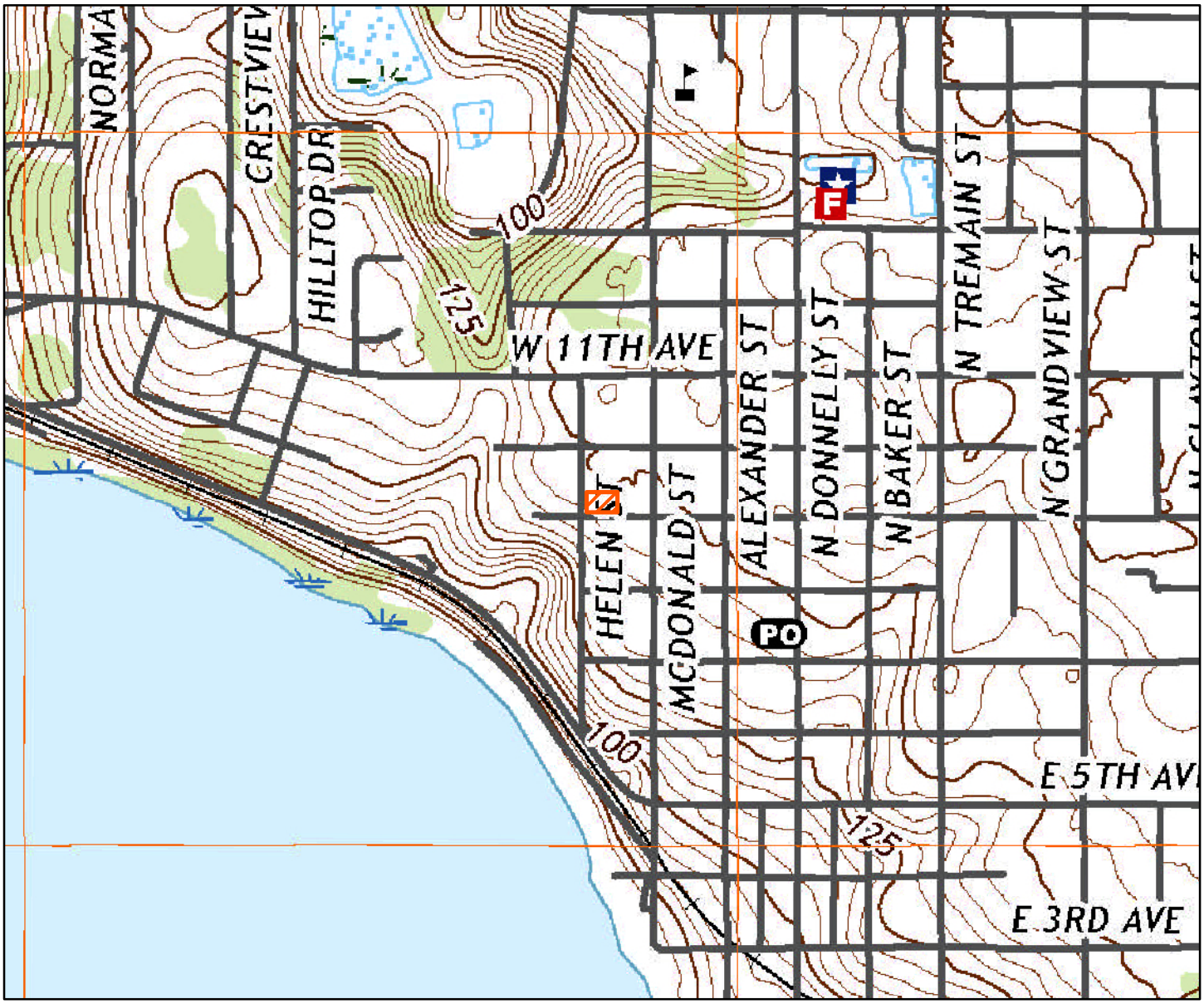
0 40 80 160 Feet

LA04860

KCI TECHNOLOGIES

Data Sources: Lake County, City of Mount Dora

USGS Map



N

LA04860

906 HELEN ST MOUNT DORA FL 32757

Source: United States Geological Survey Eustis, FL 2018

KCI TECHNOLOGIES

906

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: 906 ~~Helen~~ St Alternate Key No.: 1533236

Property Owner: Steven and Rachel Williams

Applicant: Steven Williams

Applicant's Mailing Address: ~~1321 Heim Rd. Mount Dora 32757~~

Applicant's Phone Number: 352/383-3282

Applicant's Email Address: sburrw@gmail.com

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

Application Type:

- ☐ New Construction
- ☐ Addition
- ☒ Renovation

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

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

Existing Materials: Jalousie windows,

Proposed Materials: Energy efficient window replacements

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

Full Description of Proposed Alteration(s) or Construction including materials; please attach additional documentation if needed: We are proposing new, energy efficient windows, garage door and front door that will continue the existing mid-century modern look of the house

Reason for Addition / Modification: Energy efficiency and modernization

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.

Adopted 03-01-2013

File No./Escrow No.: 20937
Print Date & Time: 08/06/2025 2:54 PM
Officer/Escrow Officer: Cynthia Chavis
Settlement Location: 380 W. Alfred Street
Tavares FL 32778

Seaplane Title, LLC

380 W. Alfred Street
Tavares, FL 32778

Property Address: 906 Helen Street, Mount Dora, FL 32757
Buyer: Steven Burr Williams and Rachel Deborah Williams
Seller: Anne D. Richards Living Trust dated June 3, 2002
Lender:

Settlement Date: August 13, 2025
Disbursement Date: August 13, 2025
Additional dates per state requirements:

From: Steve Williams Photo 352/383-3282
To: Stevens, Alexandra
Subject: Re: COA Meeting Notification - 906 Helen St.
Date: Wednesday, September 3, 2025 4:20:49 PM
Attachments: image003.png
image001.png
image005.png
image002.png
image004.png

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

Thanks Alexandra, I got that and paid.
by the way, I want to make sure that my application makes clear that we want to replace all of the windows in the house. We only paid for a rendering showing the front and the back, but there are also windows on the side of the house. Michele said that The historic preservation board is only concerned with windows and doors that can be seen from the street. I just want to make sure that we get cleared for all windows, so that we don't have a problem when we get a permit to change them.
In case I didn't do it with the application, these are the windows on the north side of the house
Regards, Steve
352/383–3282

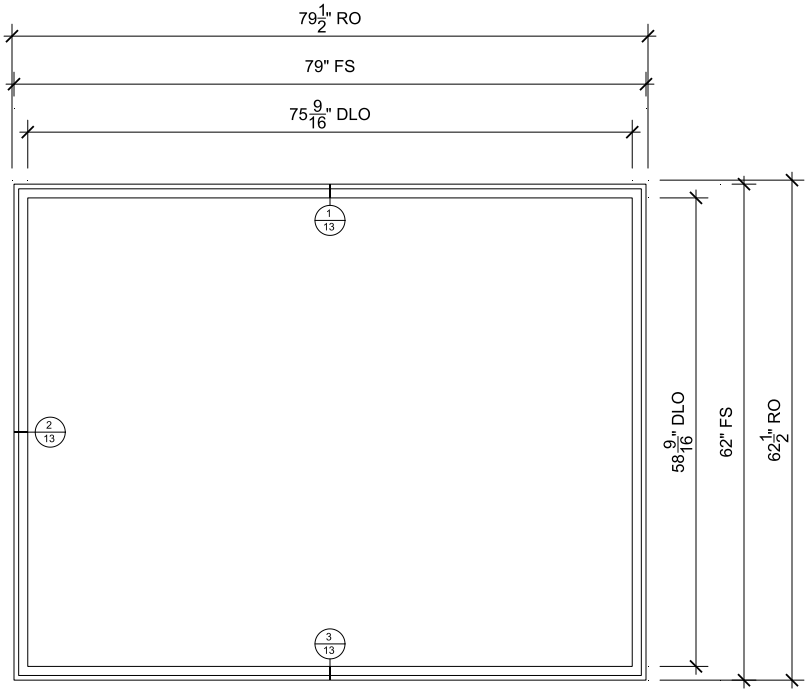
906

906 Helen Street

Front Elevation

906 Helen Street

Rear Elevation



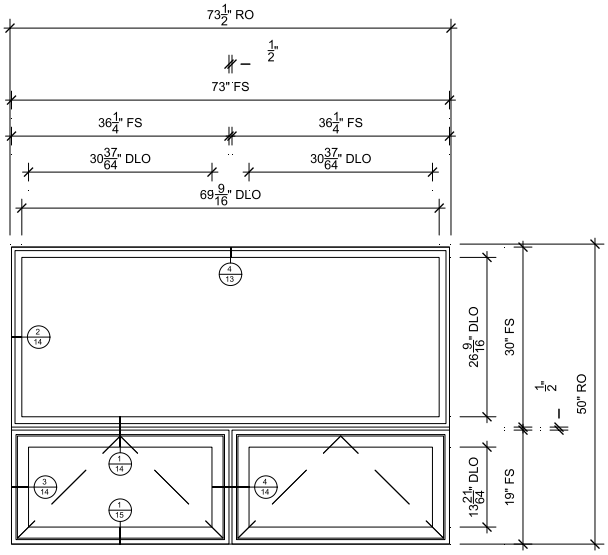
LIVING ROOM

SCALE: 1/2" = 1'-0"

SPECIFICATIONS

Line #: 1
Qty: 1
Mark Unit: Living Room
Product Line: Essential
Unit Description: Direct Glaze Rectangle
Rough Opening: 79 1/2" X 62 1/2"
Frame Size: 79" X 62"
Exterior Finish: Ebony
Species: None
Interior Finish: Ebony
Unit Type: Direct Glaze Rectangle
Call Number: None
Glass Information: IG, Low E3 w/Argon, Stainless
Divider Type: None
Hardware Type: None
Screen Type: None
Hardware Color: None
Screen Surround Color: None
Screen Mesh Type: None
Shades: None
Jamb Depth: 2" Base Frame
Interior Trim: None
Exterior Casing: Casing Type : None
Subsill: None

FOR DESIGN INTENT ONLY, NOT FOR MANUFACTURE.



DINING

SCALE: 3/8" = 1'-0"

SPECIFICATIONS

Line #: 2
Qty: 1
Mark Unit: Dining
Product Line: Essential
Unit Description: Essential Assembly
Rough Opening: 73 1/2" X 50"
Frame Size: 73" X 49 1/2"
Exterior Finish: Ebony
Species: None
Interior Finish: Ebony
Unit Type: [A1] Direct Glaze Rectangle,
[B1/B2] Awning, Roto Operating
Call Number: None
Glass Information: IG, Low E3 w/Argon, Stainless
Divider Type: None
Hardware Type: [A1] None,
[B1/B2] Folding Handle, Sash Limiter : None
Screen Type: [A1] None, [B1/B2] Aluminum Screen
Hardware Color: [A1] None,
[B1/B2] Matte Black
Screen Surround Color: [A1] None, [B1/B2] Ebony
Screen Mesh Type: [A1] None, [B1/B2] Bright View Mesh
Shades: None
Jamb Depth: 2" Base Frame
Interior Trim: None
Exterior Casing: Casing Type : None
Subsill: None

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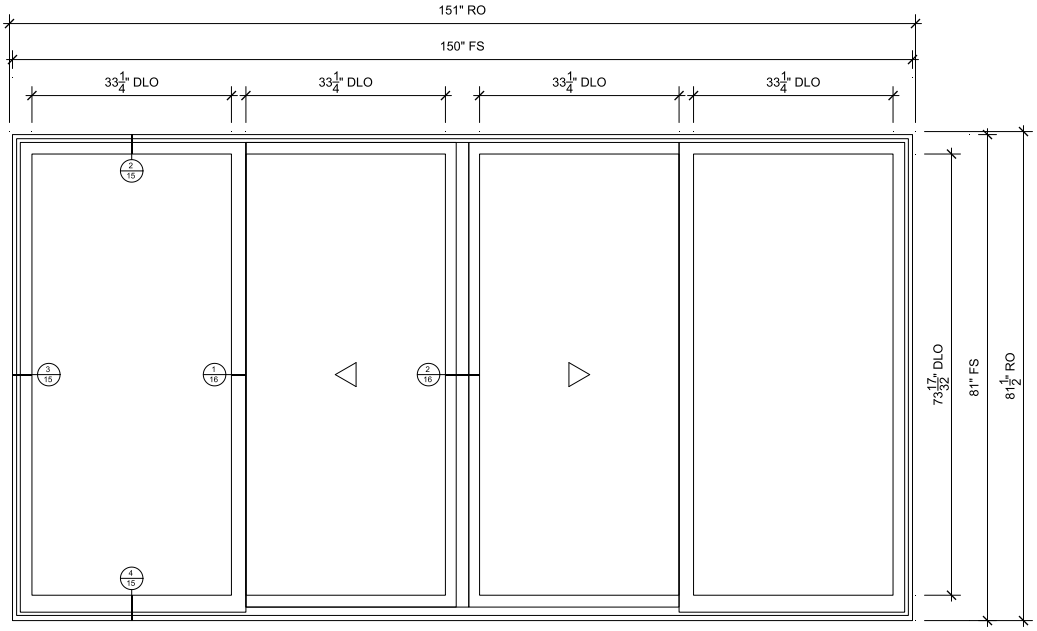

FLORIDA ROOM

SCALE: 3/8" = 1'-0"

SPECIFICATIONS

Line #: 3
Qty: 1
Mark Unit: Florida Room
Product Line: Elevate
Unit Description: Sliding Patio Door
Rough Opening: 151" X 81 1/2"
Frame Size: 150" X 81"
Exterior Finish: Ebony
Species: None
Interior Finish: Painted Interior Finish - Designer Black
Unit Type: Sliding Patio Door, OXXO, Left Hand
Call Number: None
Glass Information: IG, Tempered Low E3 w/Argon, Stainless
Divider Type: None
Hardware Type: Northfield
Screen Type: Sliding Screen
Hardware Color: Matte Black
Screen Surround Color: Ebony
Screen Mesh Type: Bright View Mesh
Shades: None
Jamb Depth: 4 9/16"
Interior Trim: None
Exterior Casing: Casing Type : None
Subsill: None

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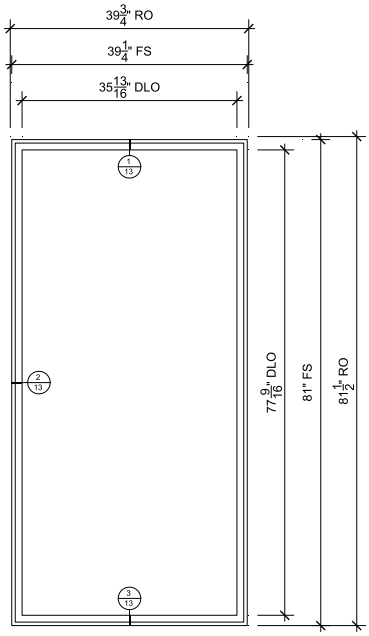

FLORIDA ROOM B

SCALE: 3/8" = 1'-0"

SPECIFICATIONS

Line #: 4
Qty: 1
Mark Unit: Florida Room B
Product Line: Essential
Unit Description: Direct Glaze Rectangle
Rough Opening: 39 3/4" X 81 1/2"
Frame Size: 39 1/4" X 81"
Exterior Finish: Ebony
Species: None
Interior Finish: Ebony
Unit Type: Direct Glaze Rectangle
Call Number: None
Glass Information: IG, Tempered Low E3 w/Argon, Stainless
Divider Type: None
Hardware Type: None
Screen Type: None
Hardware Color: None
Screen Surround Color: None
Screen Mesh Type: None
Shades: None
Jamb Depth: 2" Base Frame
Interior Trim: None
Exterior Casing: Casing Type : None
Subsill: None

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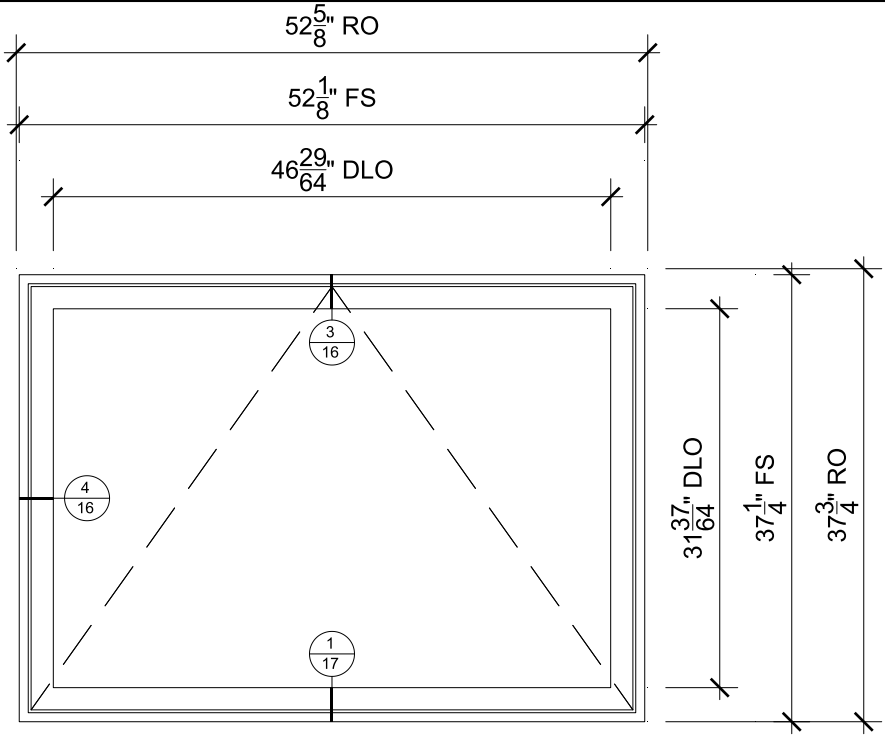

KITCHEN

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 5
Qty: 1
Mark Unit: Kitchen
Product Line: Essential
Unit Description: Awning
Rough Opening: 52 5/8" X 37 3/4"
Frame Size: 52 1/8" X 37 1/4"
Exterior Finish: Ebony
Species: None
Interior Finish: Ebony
Unit Type: Awning, Roto Operating
Call Number: None
Glass Information: IG, Low E3 w/Argon, Stainless
Divider Type: None
Hardware Type: Folding Handle, Sash Limiter : None
Screen Type: Aluminum Screen
Hardware Color: Matte Black
Screen Surround Color: Ebony
Screen Mesh Type: Bright View Mesh
Shades: None
Jamb Depth: 2" Base Frame
Interior Trim: None
Exterior Casing: Casing Type : None
Subsill: None

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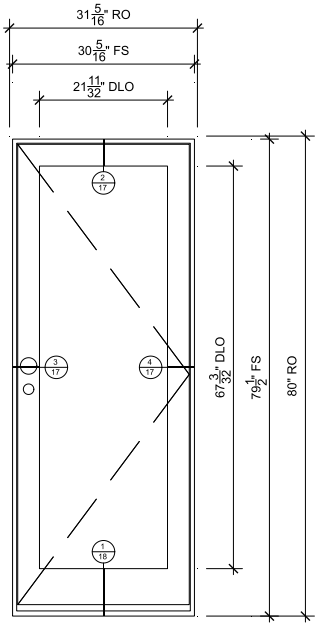

WATER HEATER

SCALE: 3/8" = 1'-0"

SPECIFICATIONS

Line #: 6
Qty: 1
Mark Unit: Water Heater
Product Line: Elevate
Unit Description: Outswing French Door G3
Rough Opening: 31 5/16" X 80"
Frame Size: 30 5/16" X 79 1/2"
Exterior Finish: Ebony
Species: None
Interior Finish: Painted Interior Finish - Designer Black
Unit Type: Outswing French Door G3, X, Left Hand
Call Number: CN2665
Glass Information: IG, Tempered Low E3 w/Argon, Stainless
Divider Type: None
Hardware Type: Performance Options : None, Cambridge, Multi-Point Lock, Adjustable Hinges
Screen Type: None
Hardware Color: Matte Black, Ebony
Screen Surround Color: None
Screen Mesh Type: None
Shades: None
Jamb Depth: 4 9/16"
Interior Trim: None
Exterior Casing: Casing Type : None
Subsill: None

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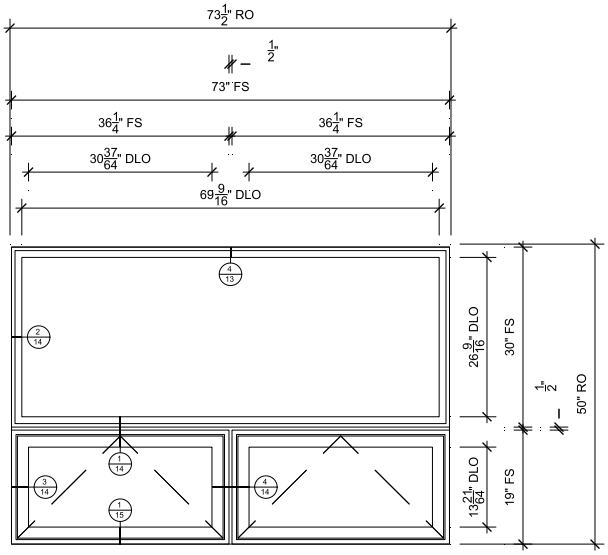

BEDROOM 1

SCALE: 3/8" = 1'-0"

SPECIFICATIONS

Line #: 7
Qty: 1
Mark Unit: Bedroom 1
Product Line: Essential
Unit Description: Essential Assembly
Rough Opening: 73 1/2" X 50"
Frame Size: 73" X 49 1/2"
Exterior Finish: Ebony
Species: None
Interior Finish: Ebony
Unit Type: [A1] Direct Glaze Rectangle,
[B1/B2] Awning, Roto Operating
Call Number: None
Glass Information: IG, Low E3 w/Argon, Stainless
Divider Type: None
Hardware Type: [A1] None,
[B1/B2] Folding Handle, Sash Limiter : None
Screen Type: [A1] None, [B1/B2] Aluminum Screen
Hardware Color: [A1] None,
[B1/B2] Matte Black
Screen Surround Color: [A1] None, [B1/B2] Ebony
Screen Mesh Type: [A1] None, [B1/B2] Bright View Mesh
Shades: None
Jamb Depth: 2" Base Frame
Interior Trim: None
Exterior Casing: Casing Type : None
Subsill: None

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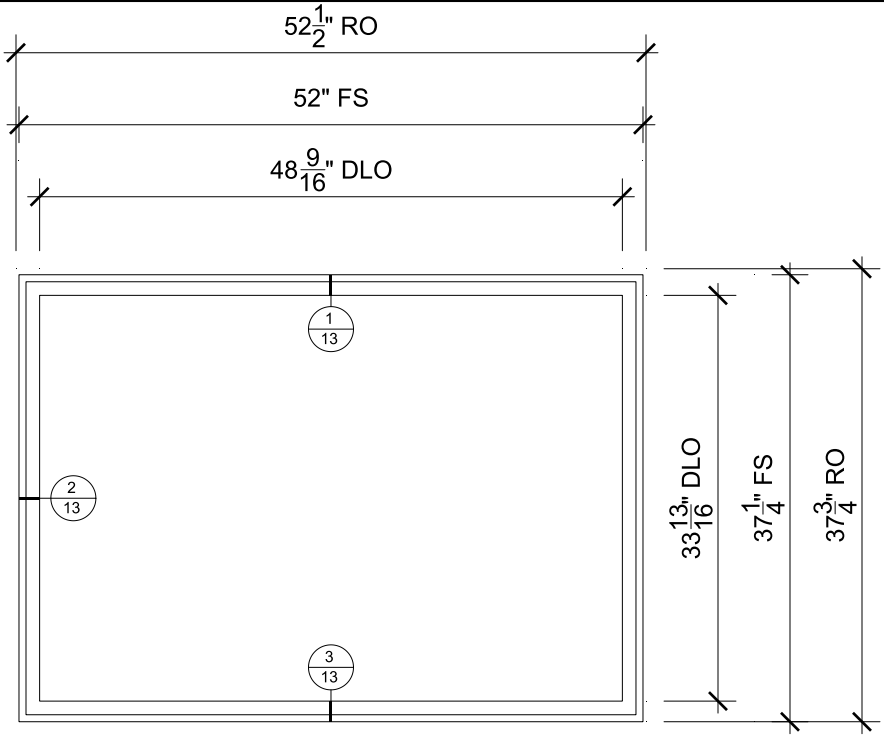

BEDROOM 1B

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 8
Qty: 1
Mark Unit: Bedroom 1B
Product Line: Essential
Unit Description: Direct Glaze Rectangle
Rough Opening: 52 1/2" X 37 3/4"
Frame Size: 52" X 37 1/4"
Exterior Finish: Ebony
Species: None
Interior Finish: Ebony
Unit Type: Direct Glaze Rectangle
Call Number: None
Glass Information: IG, Low E3 w/Argon, Stainless
Divider Type: None
Hardware Type: None
Screen Type: None
Hardware Color: None
Screen Surround Color: None
Screen Mesh Type: None
Shades: None
Jamb Depth: 2" Base Frame
Interior Trim: None
Exterior Casing: Casing Type : None
Subsill: None

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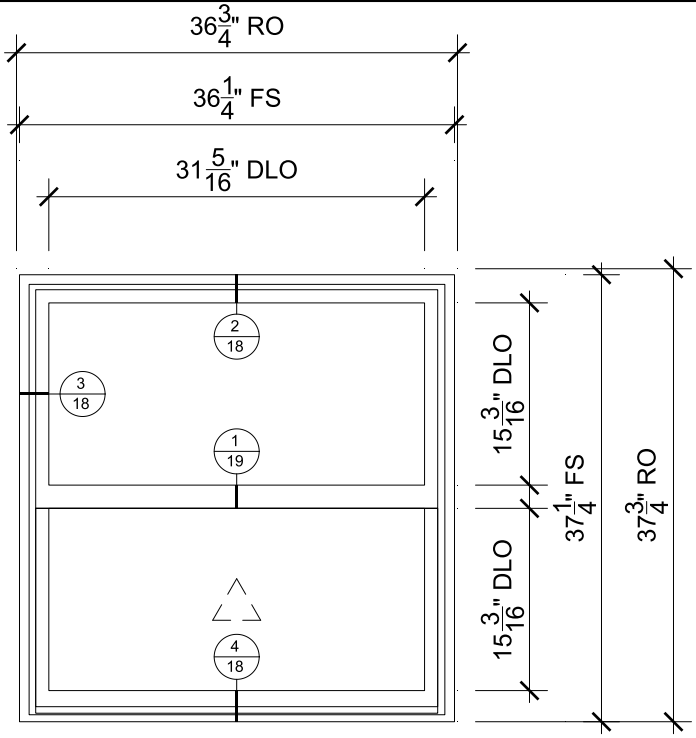

HALLWAY BATH

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 9
Qty: 1
Mark Unit: Hallway Bath
Product Line: Essential
Unit Description: Single Hung
Rough Opening: 36 3/4" X 37 3/4"
Frame Size: 36 1/4" X 37 1/4"
Exterior Finish: Ebony
Species: None
Interior Finish: Ebony
Unit Type: Single Hung
Call Number: None
Glass Information: IG, Low E3 Obscure w/Argon, Stainless
Divider Type: None
Hardware Type: Sash Lock
Screen Type: Aluminum Half Screen
Hardware Color: Matte Black, Ebony
Screen Surround Color: Ebony
Screen Mesh Type: Bright View Mesh
Shades: None
Jamb Depth: 2" Base Frame
Interior Trim: None
Exterior Casing: Casing Type : None
Subsill: None

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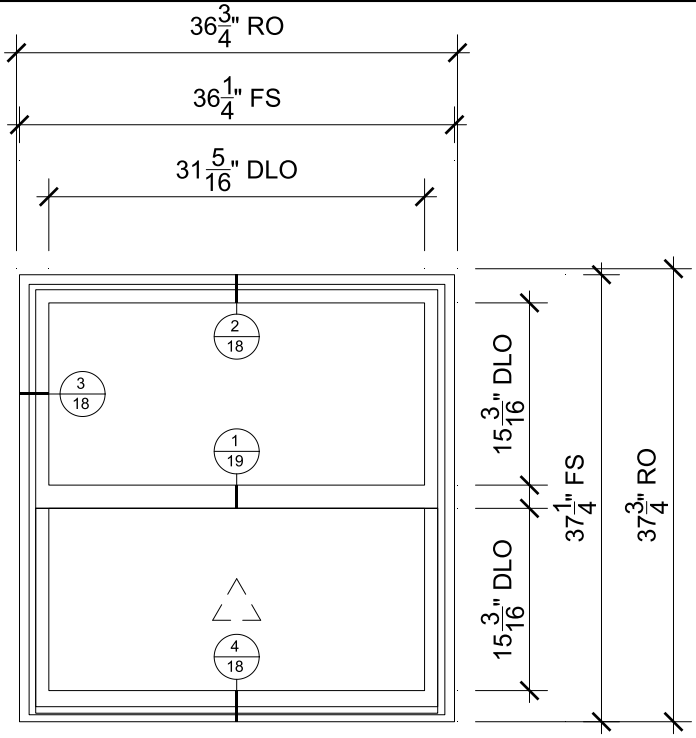

PRIMARY BATH

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 10
Qty: 1
Mark Unit: Primary Bath
Product Line: Essential
Unit Description: Single Hung
Rough Opening: 36 3/4" X 37 3/4"
Frame Size: 36 1/4" X 37 1/4"
Exterior Finish: Ebony
Species: None
Interior Finish: Ebony
Unit Type: Single Hung
Call Number: None
Glass Information: IG, Low E3 Obscure w/Argon, Stainless
Divider Type: None
Hardware Type: Sash Lock
Screen Type: Aluminum Half Screen
Hardware Color: Matte Black, Ebony
Screen Surround Color: Ebony
Screen Mesh Type: Bright View Mesh
Shades: None
Jamb Depth: 2" Base Frame
Interior Trim: None
Exterior Casing: Casing Type : None
Subsill: None

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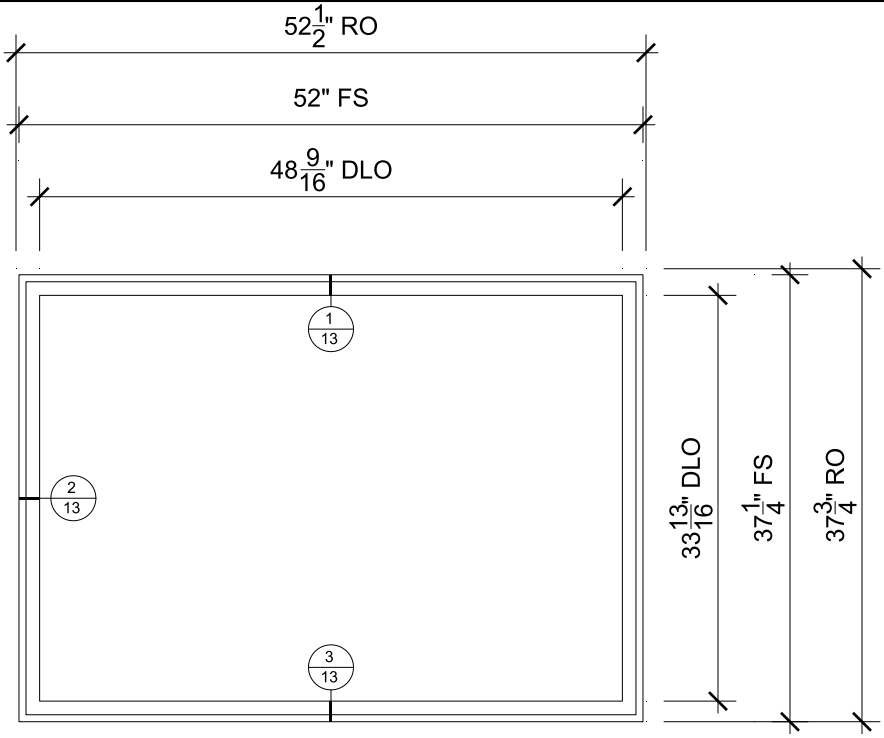


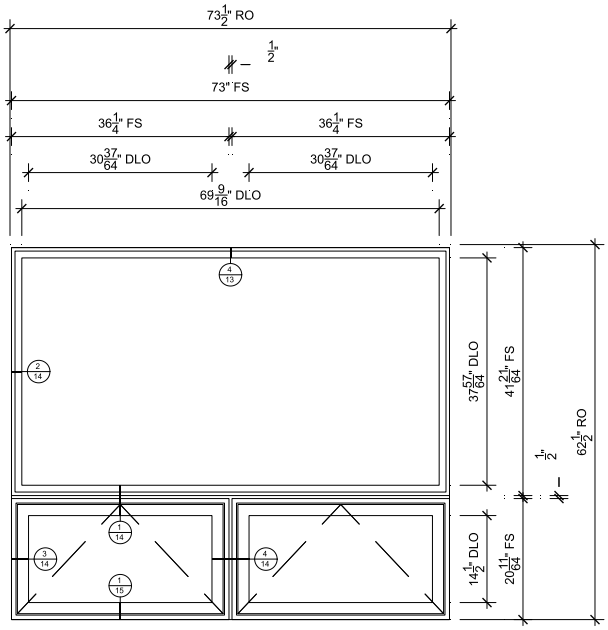
PRIMARY BEDROOM

SCALE: 3/4" = 1'-0"

SPECIFICATIONS

Line #: 11
Qty: 1
Mark Unit: Primary Bedroom
Product Line: Essential
Unit Description: Direct Glaze Rectangle
Rough Opening: 52 1/2" X 37 3/4"
Frame Size: 52" X 37 1/4"
Exterior Finish: Ebony
Species: None
Interior Finish: Ebony
Unit Type: Direct Glaze Rectangle
Call Number: None
Glass Information: IG, Low E3 w/Argon, Stainless
Divider Type: None
Hardware Type: None
Screen Type: None
Hardware Color: None
Screen Surround Color: None
Screen Mesh Type: None
Shades: None
Jamb Depth: 2" Base Frame
Interior Trim: None
Exterior Casing: Casing Type : None
Subsill: None

FOR DESIGN INTENT ONLY, NOT FOR MANUFACTURE.



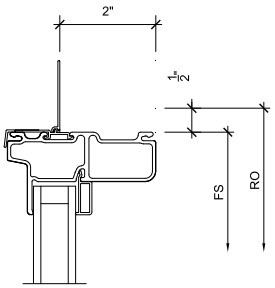
PRIMARY BEDROOM B

SCALE: 3/8" = 1'-0"

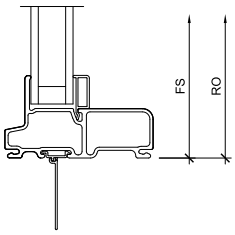
SPECIFICATIONS

Line #: 12
Qty: 1
Mark Unit: Primary Bedroom B
Product Line: Essential
Unit Description: Essential Assembly
Rough Opening: 73 1/2" X 62 1/2"
Frame Size: 73" X 62"
Exterior Finish: Ebony
Species: None
Interior Finish: Ebony
Unit Type: [A1] Direct Glaze Rectangle,
[B1/B2] Awning, Roto Operating
Call Number: None
Glass Information: IG, Low E3 w/Argon, Stainless
Divider Type: None
Hardware Type: [A1] None,
[B1/B2] Folding Handle, Sash Limiter : None
Screen Type: [A1] None, [B1/B2] Aluminum Screen
Hardware Color: [A1] None,
[B1/B2] Matte Black
Screen Surround Color: [A1] None, [B1/B2] Ebony
Screen Mesh Type: [A1] None, [B1/B2] Bright View Mesh
Shades: None
Jamb Depth: 2" Base Frame
Interior Trim: None
Exterior Casing: Casing Type : None
Subsill: None

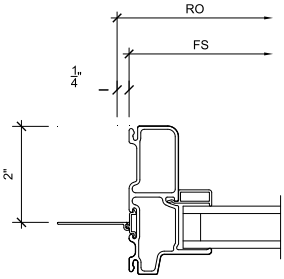
FOR DESIGN INTENT ONLY, NOT FOR MANUFACTURE.



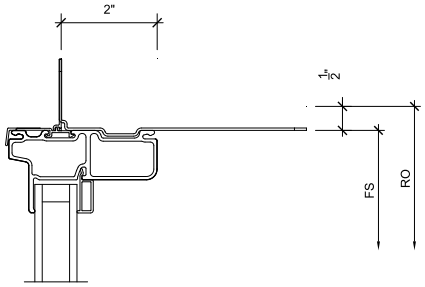
1
13
Head
SCALE: 3" = 1'-0"



3
13
Sill
SCALE: 3" = 1'-0"



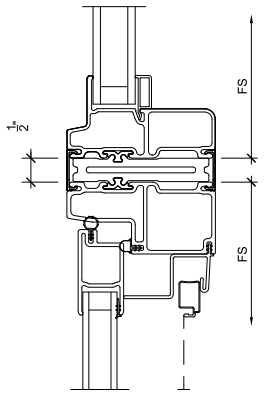
2
13
Jamb
SCALE: 3" = 1'-0"



4
13
Head
SCALE: 3" = 1'-0"

MARVIN

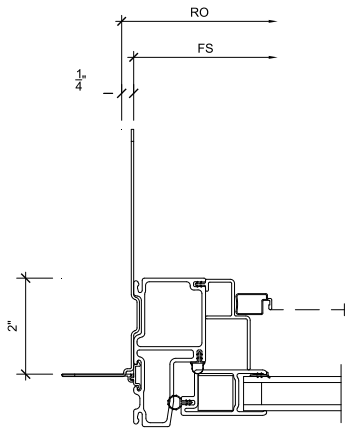
PROJ/JOB: Williams Residence / Essential/Elevate Replacements
DIST/DEALER: WINDOW CLASSICS CORP-1397000
DRAWN: DANIEL FERNANDEZ
QUOTE#: A2N8QPC PK VER: 0004.17.01 CREATED: 09/12/2025 REVISION:



1
14

Horizontal Mullion

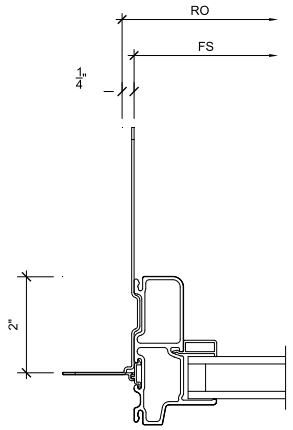
SCALE: 3" = 1'-0"



3
14

Jamb

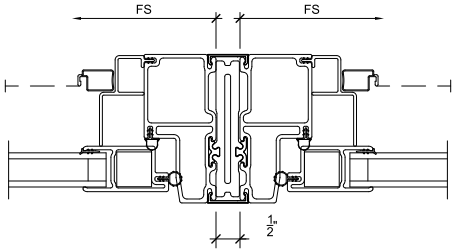
SCALE: 3" = 1'-0"



2
14

Jamb

SCALE: 3" = 1'-0"



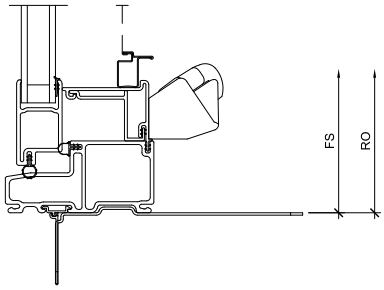
4
14

Vertical Mullion

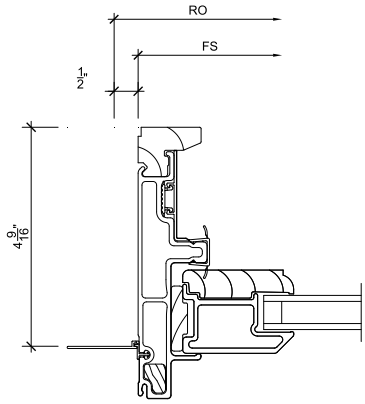
SCALE: 3" = 1'-0"

MARVIN

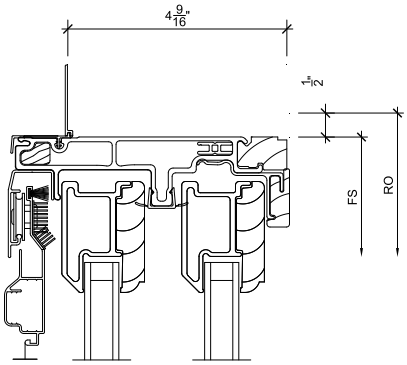
PROJ/JOB: Williams Residence / Essential/Elevate Replacements
DIST/DEALER: WINDOW CLASSICS CORP-1397000
DRAWN: DANIEL FERNANDEZ
QUOTE#: A2N8QPC PK VER: 0004.17.01 CREATED: 09/12/2025 REVISION:



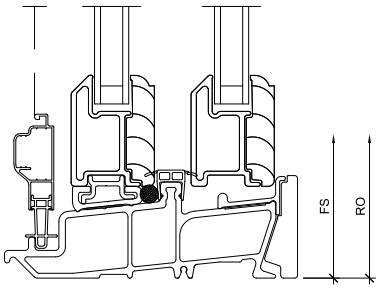
1
15
Sill
SCALE: 3" = 1'-0"



3
15
Jamb
SCALE: 3" = 1'-0"



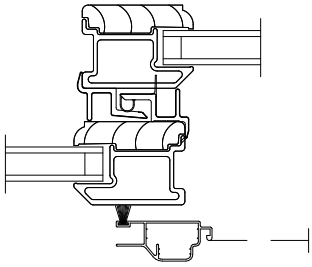
2
15
Head
SCALE: 3" = 1'-0"



4
15
Sill
SCALE: 3" = 1'-0"

MARVIN

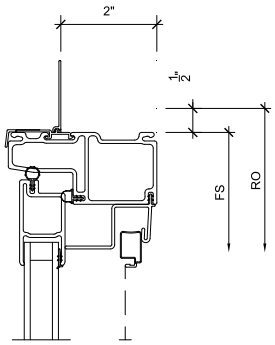
PROJ/JOB: Williams Residence / Essential/Elevate Replacements
DIST/DEALER: WINDOW CLASSICS CORP-1397000
DRAWN: DANIEL FERNANDEZ
QUOTE#: A2N8QPC PK VER: 0004.17.01 CREATED: 09/12/2025 REVISION:



1
16

Meeting Stile

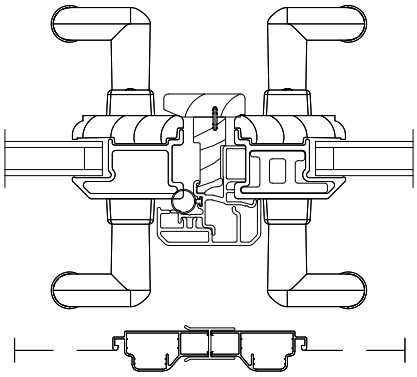
SCALE: 3" = 1'-0"



3
16

Head

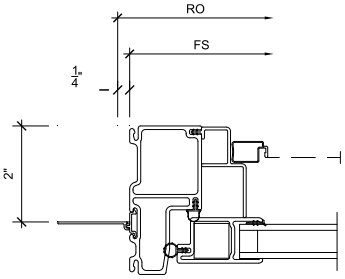
SCALE: 3" = 1'-0"



2
16

Meeting Stile

SCALE: 3" = 1'-0"



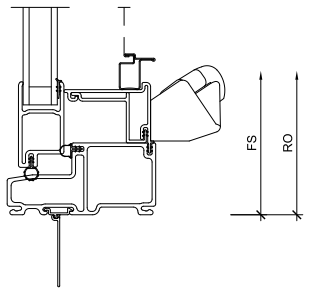
4
16

Jamb

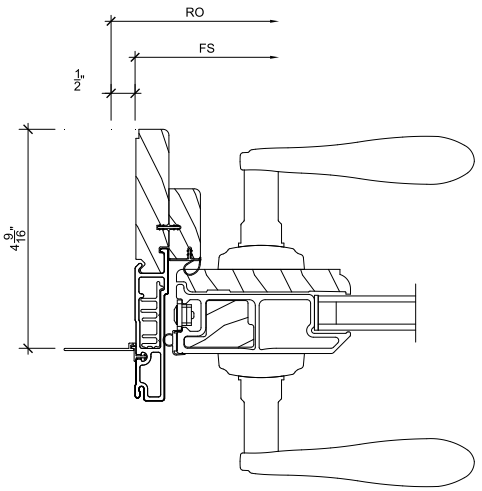
SCALE: 3" = 1'-0"

MARVIN

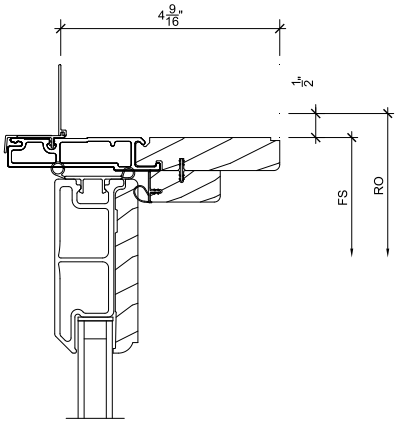
PROJ/JOB: Williams Residence / Essential/Elevate Replacements
DIST/DEALER: WINDOW CLASSICS CORP-1397000
DRAWN: DANIEL FERNANDEZ
QUOTE#: A2N8QPC PK VER: 0004.17.01 CREATED: 09/12/2025 REVISION:



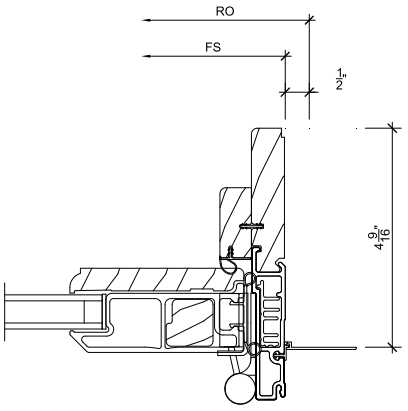
1
17
Sill
SCALE: 3" = 1'-0"



3
17
Jamb
SCALE: 3" = 1'-0"



2
17
Head
SCALE: 3" = 1'-0"



4
17
Jamb
SCALE: 3" = 1'-0"

MARVIN

PROJ/JOB: Williams Residence / Essential/Elevate Replacements
DIST/DEALER: WINDOW CLASSICS CORP-1397000
DRAWN: DANIEL FERNANDEZ
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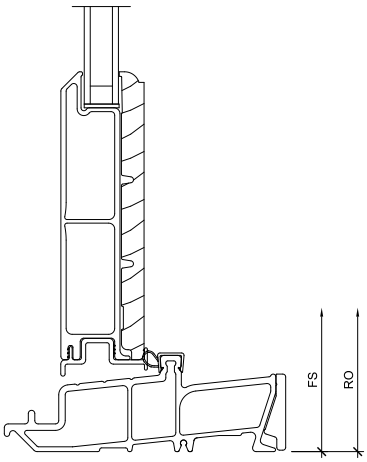
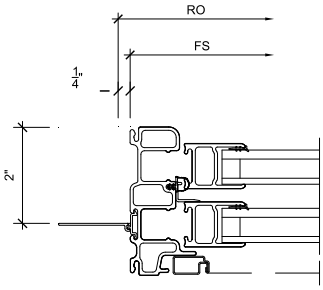


1
18

Sill

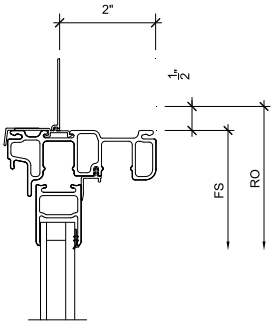
SCALE: 3" = 1'-0"



3
18

Jamb

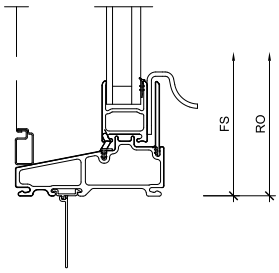
SCALE: 3" = 1'-0"



2
18

Head

SCALE: 3" = 1'-0"



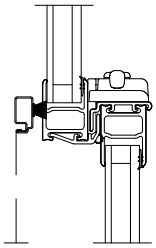
4
18

Sill

SCALE: 3" = 1'-0"

MARVIN

PROJ/JOB: Williams Residence / Essential/Elevate Replacements
DIST/DEALER: WINDOW CLASSICS CORP-1397000
DRAWN: DANIEL FERNANDEZ
QUOTE#: A2N8QPC PK VER: 0004.17.01 CREATED: 09/12/2025 REVISION:



1 / 19 **Check Rail**

SCALE: 3" = 1'-0"

3 / 19 **NOT USED**

SCALE: 3" = 1'-0"

2 / 19 **NOT USED**

SCALE: 3" = 1'-0"

4 / 19 **NOT USED**

SCALE: 3" = 1'-0"

MARVIN

PROJ/JOB: Williams Residence / Essential/Elevate Replacements
DIST/DEALER: WINDOW CLASSICS CORP-1397000
DRAWN: DANIEL FERNANDEZ
QUOTE#: A2N8QPC PK VER: 0004.17.01 CREATED: 09/12/2025 REVISION:

CITY OF MOUNT DORA

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

DATE: September 24, 2025

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 2 - Certificate of Appropriateness; 340 W 9th Avenue (Location); Window and Door Modifications (Proposed Work); Elliot and Leanne Humble (Owners); Patrick Hails (Applicant).**

Property Information:

Address:	340 W 9th Avenue	**Current Use:**	Residential
Zoning District:	R-1A	**Land Use:**	Medium Density

Structure Information:

Date of Construction:	1920	**Style:**	Frame Vernacular
Siding:	Clapboard and Wood Shingles	**Stories:**	Two
Roof Type:	Intersecting Gables	**Chimneys:**	One; Brick
Roof Material:	Metal	**Porch:**	Side Porch

Requested Action:

The Applicant is requesting to:

1. Remove a second story window and install siding in its place;
2. Replace and expand the dining room door; and
3. Remove the Florida room door between the Florida room and the enclosed screen porch.

Figure 1 - Window to be Removed

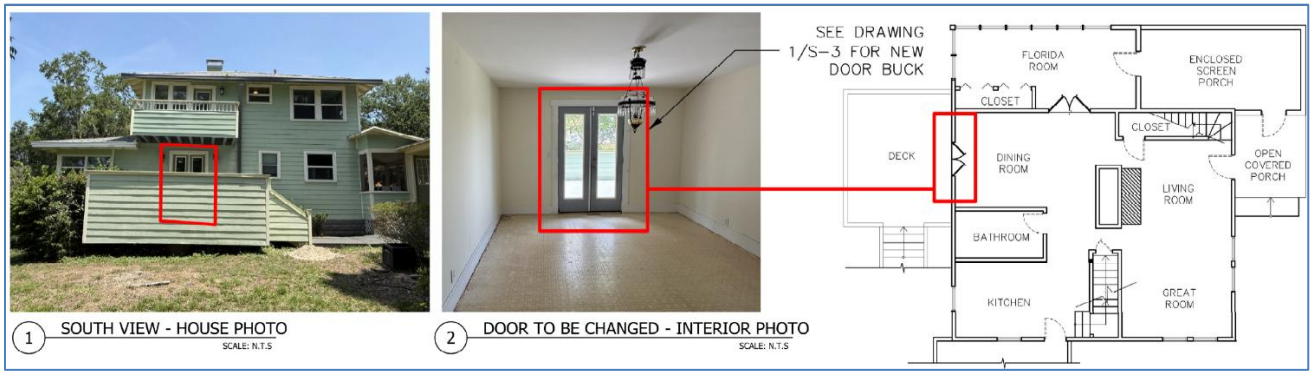


Figure 2 - Deck Door to be Replaced

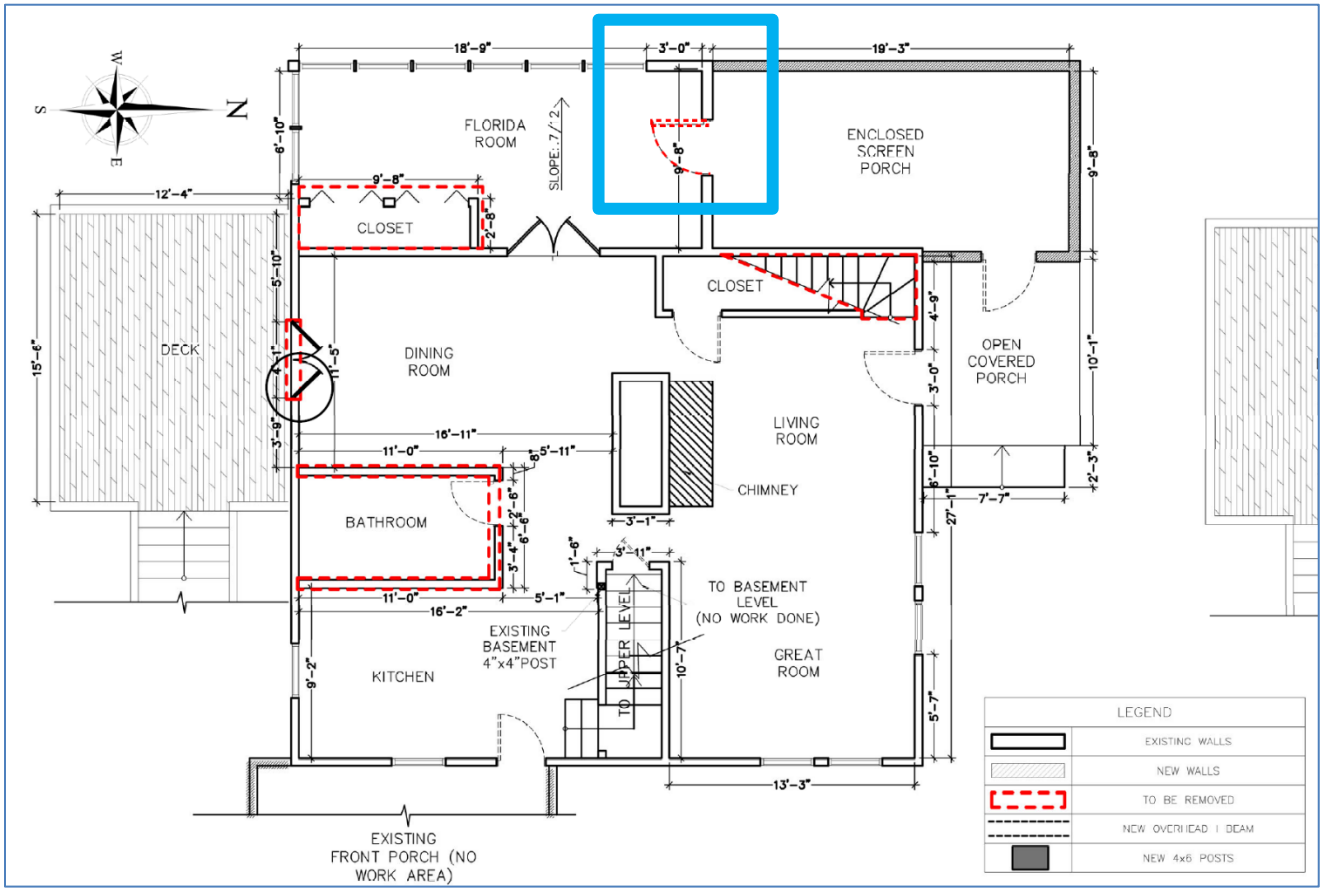


Figure 3 - Door to be Removed (in Blue)

Figure 4 - Existing and Proposed Deck Doors

Figure 5 - Location of Window to be Removed and Deck door to be Replaced

Guidance from Land Development Code (LDC)

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

Guidance from the Historic Design Guidelines:

Recommendations:

1. **Retain and repair historic door openings, doors, screen doors, trim, and details such as transom, side lights, pediments, frontispieces, hoods, and hardware where they contribute to the architectural character of the building.**
2. Protect and maintain the masonry, wood, and architectural metal that comprise entrances through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems.
3. Evaluate the overall condition of materials to determine whether repairs to entrance features will be necessary.
4. **Replace missing or deteriorated doors with doors that closely match the original, or that are of compatible contemporary design.**
5. Place new entrances on secondary elevations away from the main elevation. Preserve non-functional entrances that are architecturally significant.
6. Add simple or compatibly designed screen doors where appropriate that match the historic materials of the building.
7. **Retain and repair window openings**, frames, sash, glass, lintels, sills, pediments, architraves, hardware, awnings and shutters where they contribute to the architectural and historic character of the building.
8. Conduct an in-depth survey of the conditions of existing windows early in rehabilitation planning so that repair and upgrading methods and possible replacement options can be fully explored.
9. Protect and maintain the wood and architectural metal which comprise the window frame, sash, muntins, and surrounds through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coating systems.
10. Repair window frames and sash by patching, splicing, consolidating or otherwise reinforcing. Such repair my include replacement in kind of those parts that are either extensively deteriorated or are missing when there are surviving prototypes such as architraves, hoodmolds, sash, sills, and interior or exterior shutters and blinds.
11. Improve the thermal performance of existing windows and doors through adding or replacing weather stripping and adding storm windows which are compatible with the character of the building and which do not damage window frames.
12. Replace missing or irreparable windows on significant elevations with new windows that match the original in material, size, general muntin and mullion proportion and configuration, and reflective qualities of the glass.
13. Design and install new windows when the historic windows (frames, sash and glazing) or completely missing. The replacement windows may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the window openings and the historic character of the building.
14. **Design and install additional windows on rear or other non-character-defining**

elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.

Avoid:

1. **Introducing or changing the location of doors and entrances that alter the architectural character of the building.**
2. Stripping entrances of historic material such as wood, cast iron, terra cotta tile, and brick.
3. Removing an entrance because the building has been reoriented to accommodate a new use.
4. Altering utilitarian or service entrances so they appear to be formal entrances by adding paneled doors, fanlights, and sidelights.
5. Failing to provide adequate protection to materials on a cyclical basis so that deterioration of entrances results.
6. Removing significant door features that can be repaired.
7. **Replacing deteriorated or missing doors with stock doors or doors of inappropriate designs or constructed of inappropriate materials.**
8. Removing historic doors, transom, and side lights and replacing them with blocking.
9. Adding aluminum or other inappropriate screen doors.
10. Removing an entrance that is unrepairable and not replacing it; or replacing it with a new entrance or porch that does not convey the same visual appearance.
11. Creating a false historical appearance because the replaced entrance is based on insufficient historical pictorial and physical documentation.
12. Installing secondary service entrances that are incompatible in size and scale with the historic building or obscure, damage, or destroy character-defining features.
13. **Introducing or changing the location or size of windows, and other openings that alter the architectural and historic character of a building.**
14. Replacing window features on significant facades with historically and architecturally incompatible materials such as anodized aluminum, mirrored or tinted glass.
15. Removing window features that can be repaired where such features contribute to the historic and architectural character of a building.
16. Changing the size or arrangement of window panes, muntins, and rails where they contribute to the architectural and historic character of building.
17. Installing on significant facades shutters, screens, blinds, security grills, and awnings which are historically inappropriate and detract from the building's character.
18. Replacing windows that contribute to the character of a building with those that are incompatible in size, configuration, and reflective qualities or which alter the setback relationship between window and wall.
19. Replacing windows that contribute to the character of a building with those that are incompatible in size, configuration, and reflective qualities or which alter the setback relationship between window and wall.

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 making window and door opening modifications, if necessary, on non-significant elevations; and
2. 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
2019 Site Form

CITY OF MOUNT DORA

Site Photos

View from W 9th Avenue

View from Helen Street

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: 340 W 9th Ave, Mount Dora, FL 32757 Alternate Key No.: 1464668

Property Owner: Elliot & Leanne Humble

Applicant: Patrick Hails

Applicant's Mailing Address: 822 Hackett Ct, Mount Dora, FL 32757

Applicant's Phone Number: 337-288-4096

Applicant's Email Address: leannebig@gmail.com

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

Application Type:

- ☐ New Construction
- ☐ Addition
- ☒ Renovation

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

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

Existing Materials / Style: Lap Siding

Proposed Materials / Style: Lap Siding

Full Description of Proposed Alteration(s) or Construction including materials; please attach additional documentation if needed: 1. Remove a 2nd story window and install siding in its place 2. Change Dining Room Door 3. Change Florida Room Door

Reason for Addition / Modification: 1. Interior modification require the hall bath and shower location to be in front of the window. 2. Dining Room Door to change to outswing and increase width. 3. Increase to double door.

For Window & Door Modifications, will the grid pattern be replicated? yes in the case of the doors, while the window in question is to be removed.

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

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

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

AGENT AUTHORIZATION

I/we, (Property owner name(s)) Elliot Humble and Leanne Humble, as the owner(s) of the real property described as follows, 340 W 9th Ave., Mount Dora, FL 32757 (Address, Parcel ID or Alternate Key Number of subject property), do hereby authorize Patrick Hails to act as my/our Agent, to execute any petitions/applications or other documents necessary to affect the request for Application - Historic COA (Application Type), and to appear on my/our behalf before any administrative, legislative or quasi-judicial body in the City pertaining to the application described above and to act in all respects as my/our Agent in matters pertaining to the application and City process.

Elliot Humble		09/11/2025
Printed Name of Property Owner	Signature of Property Owner	Date
Leanne Humble	Leanne Humble	09/11/2025
Printed Name of Property Owner	Signature of Property Owner	Date

State of Florida
County of Orange

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☑ online notarization, this 11th day of September, 20 25, by Elliot Humble and Leanne Humble.

Personally known OR Produced Identification
Type of Identification Produced: FL Drivers License

Notarized online using audio-video communication

ELECTRONIC NOTARY PUBLIC
STATE OF FLORIDA
Debra J. Joyal
Electronic Notary Public
State of Florida
Commission #: HH341983
Commission Expires: 03/11/2027

Notary Signature
Debra J. Joyal

This notarial act was an online notarization along with multi-factor authentication and using audio/video recording.

Note: All applications shall be signed by the Owner(s) of the property, or the Agent as duly authorized herein by the Owner(s).

Property Record Card

General Information

Name:	HUMBLE ELLIOT J & LEANNE O	**Alternate Key:**	1464668
Mailing Address:	340 W 9TH AVE MOUNT DORA, FL 32757 *Update Mailing Address*	**Parcel Number:**	29-19-27-0010-037-00000
		Millage Group and City:	00MD Mount Dora
		2024 Total Certified Millage Rate:	18.8964
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	340 W 9TH AVE MOUNT DORA FL, 32757	**Property Name:**	-- *Submit Property Name*
		School Information:	*School Locator & Bus Stop Map* *School Boundary Maps*
Property Description:	MOUNT DORA, 30-19-27 NW 1/4 OF BLK 37 PB 3 PGS 37-43 ORB 6526 PG 2064		

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

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	SINGLE FAMILY (0100)	140	140		19600.000	FD	$197,832.00	$197,832.00

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

Residential Building(s)

Building 1

Residential	Building Value: $315,586.00

Summary

Year Built: 1925	Total Living Area: 2134	Central A/C: Yes	Fireplaces: 0
Bedrooms: 4	Full Bathrooms: 2	Half Bathrooms: 0	

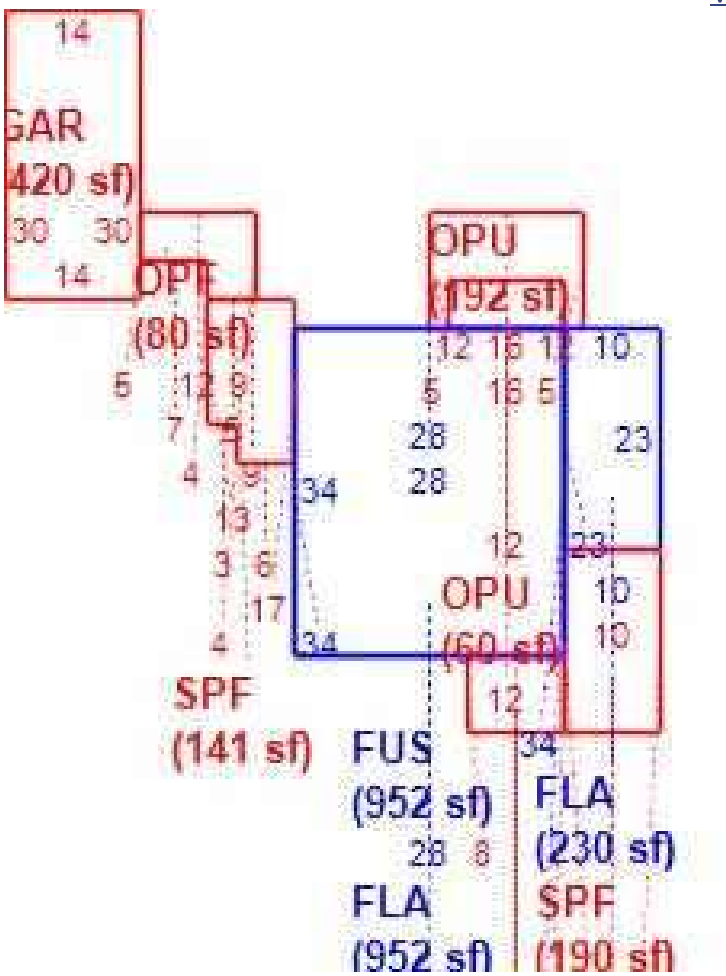
Incorrect Bedroom, Bath, or other information?

Section(s)

Section Type	Ext. Wall Type	No. Stories	Floor Area
FINISHED LIVING AREA (FLA)	WOOD/METAL FRAME W/OUTER FINISH (01)	1.75	1182
FINISHED AREA UPPER STORY (FUS)		1.75	952
GARAGE FINISH (GAR)		1.75	420
OPEN PORCH FINISHED (OPF)		1.75	160

OPEN PORCH UNFINISHED (OPU)	1.75	252
SCREEN PORCH FINISHED (SPF)	1.75	331

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
6526 / 2064	05/06/2025	Warranty Deed	Qualified	Improved	$725,000.00
5456 / 2123	11/22/2019	Quit Claim Deed	Unqualified	Improved	$100.00
4028 / 2123	04/28/2011	Warranty Deed	Qualified	Improved	$249,000.00
1014 / 716	06/01/1989	Warranty Deed	Unqualified	Improved	$0.00

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

Values and Estimated Ad Valorem Taxes

Values shown below are 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	$513,418	$306,360	$255,638	5.0364	$1,287.50
SCHOOL BOARD STATE	$513,418	$306,360	$281,360	3.1240	$878.97
SCHOOL BOARD LOCAL	$513,418	$306,360	$281,360	2.9980	$843.52
LAKE COUNTY WATER AUTHORITY	$513,418	$306,360	$255,638	0.2940	$75.16
NORTH LAKE HOSPITAL DIST	$513,418	$306,360	$255,638	0.4100	$104.81
ST JOHNS RIVER FL WATER MGMT DIST	$513,418	$306,360	$255,638	0.1793	$45.84
CITY OF MOUNT DORA	$513,418	$306,360	$255,638	6.3000	$1,610.52
LAKE COUNTY MSTU AMBULANCE	$513,418	$306,360	$255,638	0.4629	$118.33
LAKE COUNTY VOTED DEBT SERVICE	$513,418	$306,360	$255,638	0.0918	$23.47
				Total: 18.8964	**Total:** $4,988.12

Exemptions Information

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

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

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

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Property data updated nightly.
Site Notice

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE(S) PRIOR TO COMMENCING WORK. CONTRACTOR SHALL REPORT ALL DISCREPANCIES IN THE DRAWINGS AND EXISTING CONDITIONS TO THE ENGINEER PRIOR TO COMMENCING WORK.
2. CONTRACTOR SHALL SUPPLY, LOCATE AND BUILD INTO THE WORK ALL INSERTS, ANCHORS, ANGLES, PLATES, OPENINGS, SLEEVES, HANGERS, SLAB DEPRESSIONS AND PITCHES AS MAY BE REQUIRED TO ATTACH AND ACCOMMODATE OTHER WORK.
3. IT IS THE INTENT OF THE ENGINEER THAT THIS WORK BE IN CONFORMANCE WITH ALL REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY. ALL CONTRACTORS SHALL DO THEIR WORK IN CONFORMANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
4. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
5. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING ERECTION.
6. THE GENERAL CONTRACTOR SHALL SUBMIT ALL NECESSARY DRAWINGS TO THE CITY FOR PERMITTING AND TO THE PROFESSIONAL OF RECORD, IF REQUIRED, FOR REVIEW.
7. SUBSTITUTIONS OF ITEMS BY THE GENERAL CONTRACTOR OR HIS SUB–CONTRACTORS WHICH THEY BELIEVE TO BE EQUAL OR BETTER SHALL BE APPROVED BY THE OWNER AND / OR THE ENGINEER. SAID ITEMS WHEN REQUIRING APPROVAL BY A BUILDING OFFICIAL ARE TO BE SUBMITTED TO THE BUILDING DEPARTMENT.
8. THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND, IF THE OWNER WILL NOT BE PROVIDING ENGINEERING OR CONSTRUCTION INSPECTION SERVICES, THE OWNER AND GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY OF WORKMANSHIP AND FINAL MATERIAL SELECTION OF ALL FINISHES, FIXTURES, HARDWARE, TRIMS, ETC.
9. ALL GYPSUM BOARD WALLS AND CEILINGS SHALL BE TRUE AND LEVEL WITH NO VISIBLE SEAMS OR IMPERFECTIONS. FUR OUT AS REQUIRED AND CONSTRUCT WALLS AS SHOWN ON DRAWINGS.
10. THE GENERAL CONTRACTOR OR HIS SUB–CONTRACTORS SHALL ASK FOR DETAILS WHENEVER UNCERTAIN ABOUT METHODS OF INSTALLATIONS. LACK OF DETAILS NOT REQUESTED SHALL NOT EXCUSE IMPROPER INSTALLATION.
11. ALL SURFACES TO RECEIVE PAINTING, SHALL BE PROPERLY PREPARED AND EACH COAT SHALL BE ALLOWED TO DRY PRIOR TO APPLICATION OF THE NEXT COAT. THE COLORS, PAINT MANUFACTURER, AND NUMBER OF COATS SHALL BE SPECIFIED BY THE OWNER.
12. THERE SHALL BE NO EXPOSED CONDUIT OR J–BOXES UNLESS ELECTRICAL DRAWINGS SPECIFICALLY CALL OUT FOR THESE ITEMS TO BE SURFACE MOUNTED.
13. WHERE WOOD IS REQUIRED TO BE FIRE–TREATED AND IS IN DIRECT CONTACT WITH MASONRY OR CONCRETE, OR IN USE IN CONJUNCTION W/ ROOF FRAMING, THE WOOD SHALL BE PRESSURE – TREATED.
14. TO THE BEST OF THE ENGINEER'S OR ENGINEER'S KNOWLEDGE, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 553 ANSI 633, FLORIDA STATUTES.
15. ALL WALL THICKNESS SHOWN AS NOMINAL.
16. ALL INTERIOR COMPONENTS DOORS CASEWORK, CABINETRY, MILLWORK, FIXTURES, APPLIANCES AND MATERIAL FINISHES ARE TO BE SELECTED BY OWNER.
17. LRP ENGINEERING IS RESPONSIBLE ONLY FOR ELEMENTS PERTAINING TO THE SCOPE OF WORK BEING DONE.

DESIGN DATA

WIND CRITERIA

1. ULTIMATE DESIGN WIND SPEED (VULT) – 140 MPH.
2. 3–SECOND GUST/NOMINAL WIND SPEED (VASD) –108 MPH.
3. RISK CATEGORY – 2.
4. WIND EXPOSURE – CATEGORY B
5. INTERNAL PRESSURE COEFFICIENT ±0.18
6. COMPONENT/CLADDING DESIGN WIND PRESSURE +47.7/ –51.6 (FOR DOORS, WINDOWS, & TRANSOMS) U.N.O. (INTERNAL PRESSURE COEFFICIENT +/– 0.18 INCLUDED)

APPLICABLE CODES: INCLUDING ALL REVISIONS

–FLORIDA BUILDING CODE 2023, 8TH EDITION.
–FLORIDA BUILDING CODE RESIDENTIAL 2023, 8TH EDITION
–ELECTRICAL CODE , NEC 2020
–FLORIDA BUILDING CODE, MECHANICAL 2023, 8TH EDITION
–FLORIDA BUILDING CODE, PLUMBING 2023, 8TH EDITION
–FIRE CODE, NFPA 70E
–LIFE SAFETY CODE – NFPA 101
–ACCESSIBILITY CODE = FLORIDA BUILDING CODE, BUILDING 2023
–ENERGY CODE = FLORIDA BUILDING CODE, BUILDING 2023

METHOD OF DESIGN:

THIS STRUCTURE HAS BEEN DESIGNED TO MEET ALL LOAD REQUIREMENTS OF THE 2023 FBC–RESIDENTIAL.

BUILDING OCCUPANCY CLASSIFICATION:

- ☐ GROUP A – ASSEMBLY
- ☐ GROUP B – BUSINESS
- ☐ GROUP D – DAY CARE CENTER
- ☐ GROUP E – EDUCATIONAL
- ☐ GROUP F – FACTORY INDUSTRIAL
- ☐ GROUP H – HAZARDOUS
- ☐ GROUP I – INSTITUTIONAL
- ☐ GROUP M – MERCANTILE
- ☒ GROUP R – RESIDENTIAL
- ☐ GROUP S – STORAGE

BUILDING CONSTRUCTION TYPE:

- ☐ TYPE I ☐ TYPE IV
- ☐ TYPE II ☒ TYPE V
- ☐ TYPE III

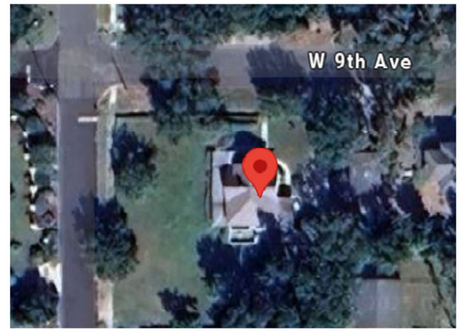
1. DESIGN LIVE LOADS (MINIMUM)

2023 FBC, CHAPTER 3, SECTION 301, TABLE R301.5		
MINIMUM UNIFORMLY DISTRIBUTED & CONCENTRATED LIVE LOADS (IN POUNDS PER SQUARE FOOT)		
OCCUPANCY OR USE	UNIFORM LOAD (PSF)	CONCENTRATED LOAD (LBS)
UNINHABITABLE ATTICS WITH STORAGE [b]	10	–
UNINHABITABLE ATTICS WITH LIMITED STORAGE [b,g]	20	–
HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS	30	–
BALCONIES (EXTERIOR) AND DECKS [e]	40	–
FIRE ESCAPES	40	–
GUARDS AND HANDRAILS [d]	–	200[h]
GUARD IN–FILL COMPONENTS [d]	–	50[h]
PASSENGER VEHICLE GARAGES [a]	50[a]	2,000[a]
ROOMS OTHER THAN SLEEPING ROOMS	40	–
SLEEPING ROOMS	30	–
STAIRS	40[c]	300[c]

FOR FOOT NOTES REFER TO TABLE R301.5 ON FBC 2023 8TH. EDITION

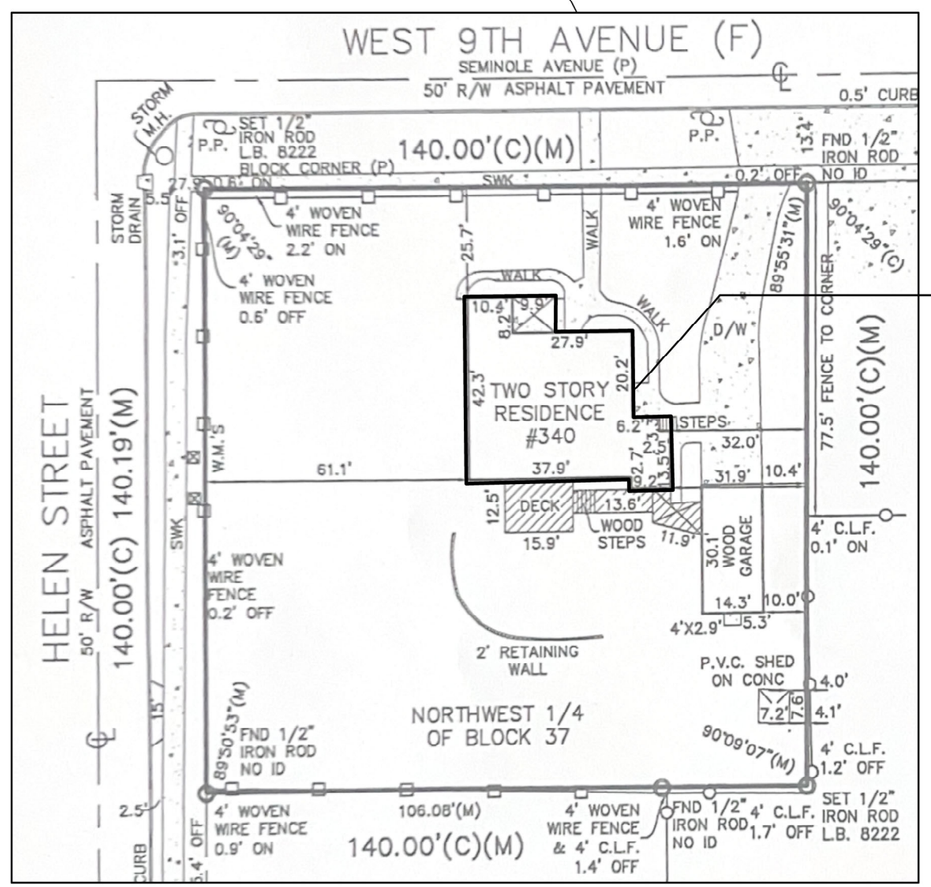
SCOPE OF WORK

1. REMOVE LOAD BEARING WALLS ON BOTH SIDE OF BATHROOM ON 1ST FLOOR. DESIGN NEW SUPPORTS IN DINING & KITCHEN AREA. SEE DRAWING 1/S–1.
2. DESIGN HALF BATH UNDER THE STAIRCASE. SEE A–1.
3. CHANGE EXTERIOR FRENCH DOOR AND ENCLOSE WINDOW. SEE DRAWING A–2.
4. REMOVE WALL IN MASTER BEDROOM ON SECOND FLOOR & DESIGN NEW SUPPORT. SEE DRAWING 2/S–1.
5. DESIGN ENSUITE BATHROOM LAYOUT IN SECOND FLOOR.
6. DESIGN NEW FAMILY BATHROOM AND LAUNDRY ROOM. SEE DRAWING 4/A–1.
7. ENCLOSE PARLOR AREA AND CONVERT TO BEDROOM. SEE DRAWING 4/A–1.



1 LOCATION
SCALE: N.T.S.

NOTE:
DRAWING TAKEN FROM COMPASS SURVEYING



ALL WORK WITHIN THE PERIMETER OF THE HOUSE

2 PLOT PLAN
SCALE: N.T.S.

INDEX		
#	SHEET	DESCRIPTION
1	G–1	GENERAL NOTES, LOCATION & PLOT PLAN
2	A–1	EXISTING & PROPOSED FLOOR PLANS
3	A–2	ELEVATION PHOTOS
4	S–1	STRUCTURAL DETAILS
5	S–2	STRUCTURAL DETAILS
6	S–3	STRUCTURAL DETAILS
7	S–4	STRUCTURAL DETAILS
8	P–1	PLUMBING PLANS
9	P–2	PLUMBING RISER DIAGRAMS

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REVISIONS

REV #	DATE:	DESCRIPTION:

LRP Engineering, Inc.
CONSULTANTS • DESIGNERS • ENGINEERS
RESIDENTIAL • COMMERCIAL • INDUSTRIAL
13361 SUNNY RETREAT LANE
WINTER GARDEN FL. 34787
Telephone #: 732.274.0778
Email: luis@lrpengineering.com

DWG TITLE:
GENERAL NOTES, LOCATION & PLOT PLAN

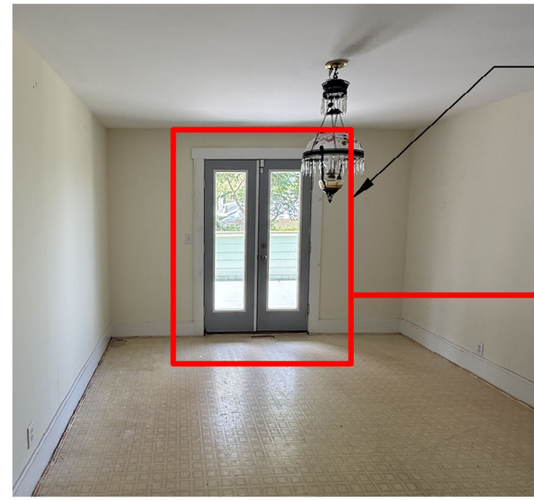
OWNER: ELLIOT HUMBLE

ADDRESS:
340 W 9th Ave
Mount Dora, FL 32757

TELEPHONE#: 407-985-6309

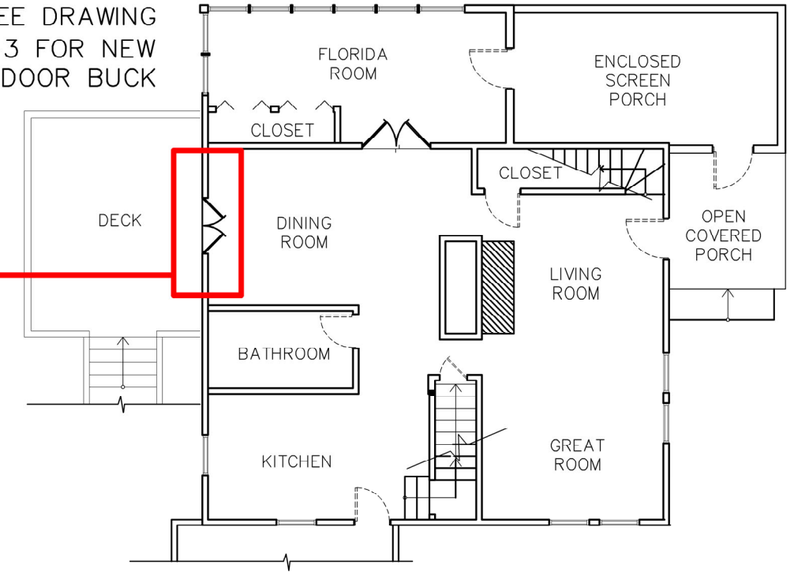
PROJECT NO: 2504020	LUIS R. PEREZ P.E. FL. P.E.NO.80653
DATE: 05/23/2025	
SCALE: AS NOTED	
DRAWN BY: MLR / AA	
REVIEWED BY: LRP	(NOT VALID UNLESS SIGNED & SEALED)
CERT OF AUTHORIZATION NO: 31774	
SHEET NO: G–1 1 OF 9	REV. #:

1 SOUTH VIEW - HOUSE PHOTO
SCALE: N.T.S



2 DOOR TO BE CHANGED - INTERIOR PHOTO
SCALE: N.T.S

SEE DRAWING 1/S-3 FOR NEW DOOR BUCK

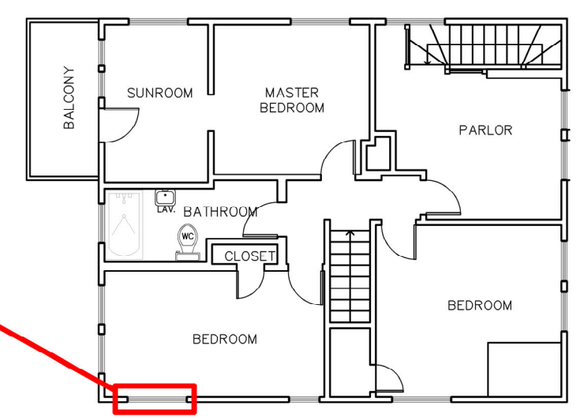


3 KEYMAP - EXISTING 1ST FLOOR
SCALE: N.T.S

WINDOW ENCLOSURE. SEE DRAWING 3/S-3 FOR DETAIL

4 EAST VIEW - HOUSE PHOTO
SCALE: N.T.S

5 WINDOW ENCLOSURE - INTERIOR PHOTO
SCALE: N.T.S



6 KEYMAP - EXISTING 2ND FLOOR
SCALE: N.T.S

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WINTER GARDEN FL. 34787
Telephone #: 732.274.0778
Email: luis@lrpengineering.com

DWG TITLE:
ELEVATIONS PHOTOS

OWNER: ELLIOT HUMBLE

ADDRESS:
340 W 9th Ave
Mount Dora, FL 32757

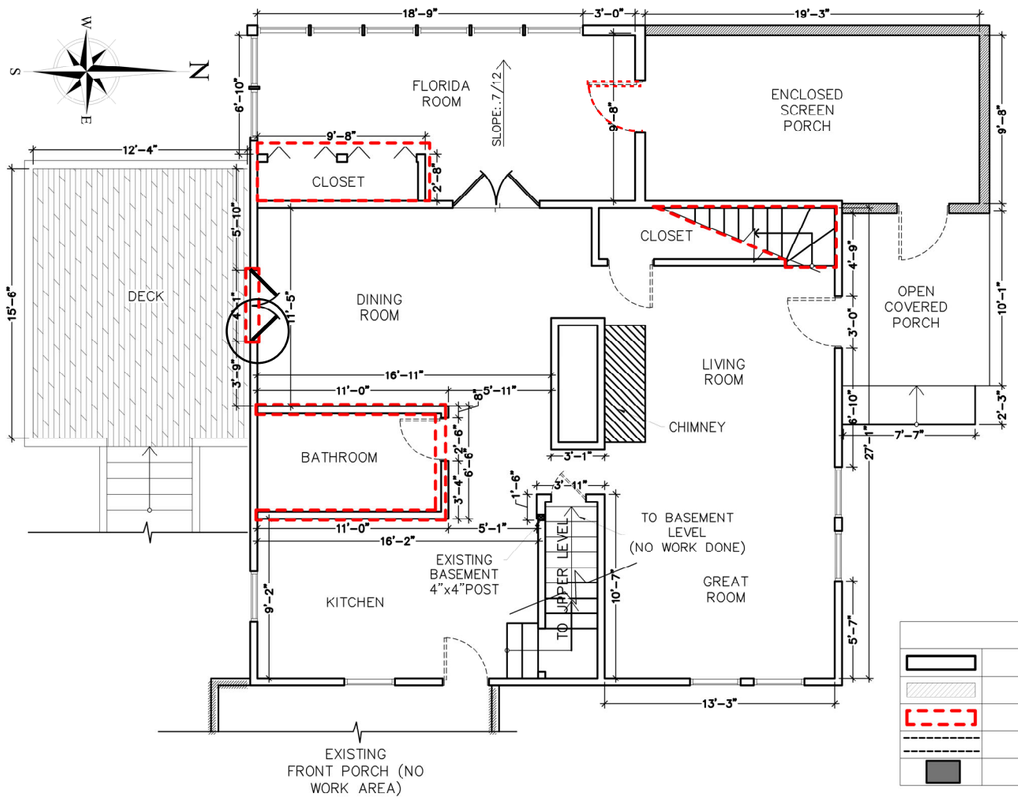
TELEPHONE#: 407-985-6309

PROJECT NO: 2504028	LUIS R. PEREZ P.E. FL. P.E.NO.80653
DATE: 05/23/2025	
SCALE: AS NOTED	
DRAWN BY: MLR / AA	
REVIEWED BY: LRP	(NOT VALID UNLESS SIGNED & SEALED)

CERT OF AUTHORIZATION NO: 31774

SHEET NO: A-2
3 OF 9

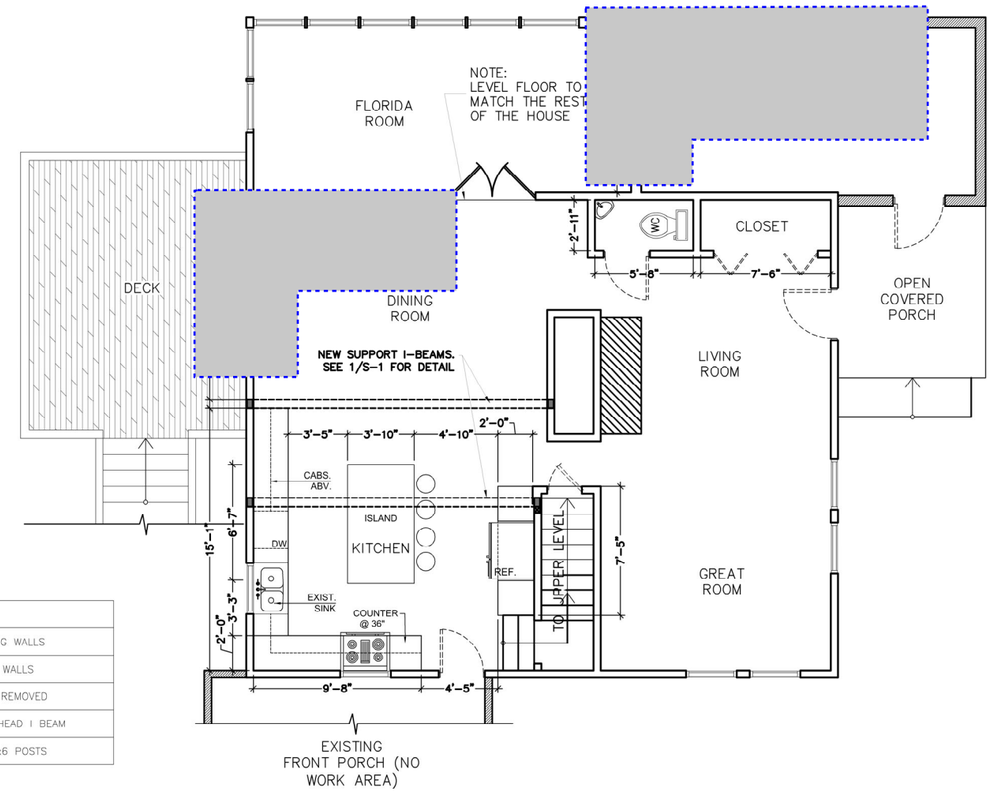
REV. #:



LEGEND	
	EXISTING WALLS
	NEW WALLS
	TO BE REMOVED
	NEW OVERHEAD I BEAM
	NEW 4x6 POSTS

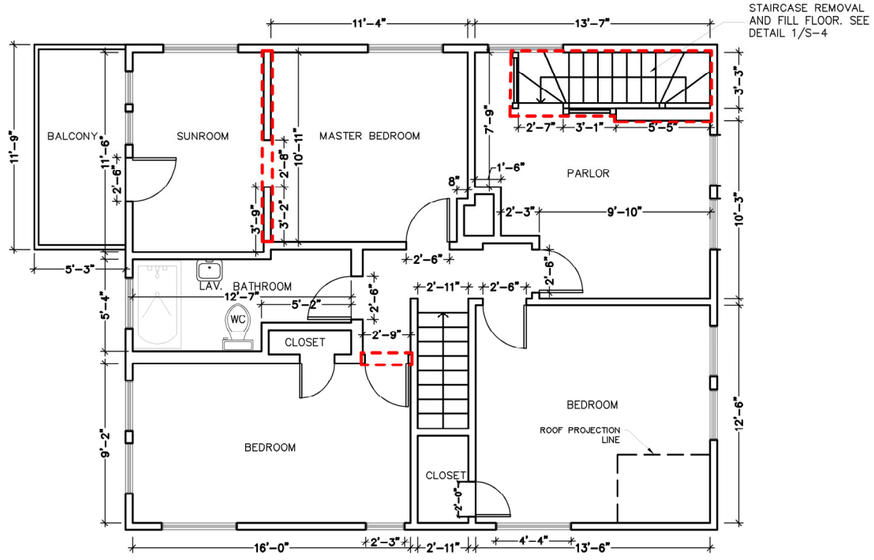
1 EXISTING FIRST FLOOR PLAN

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



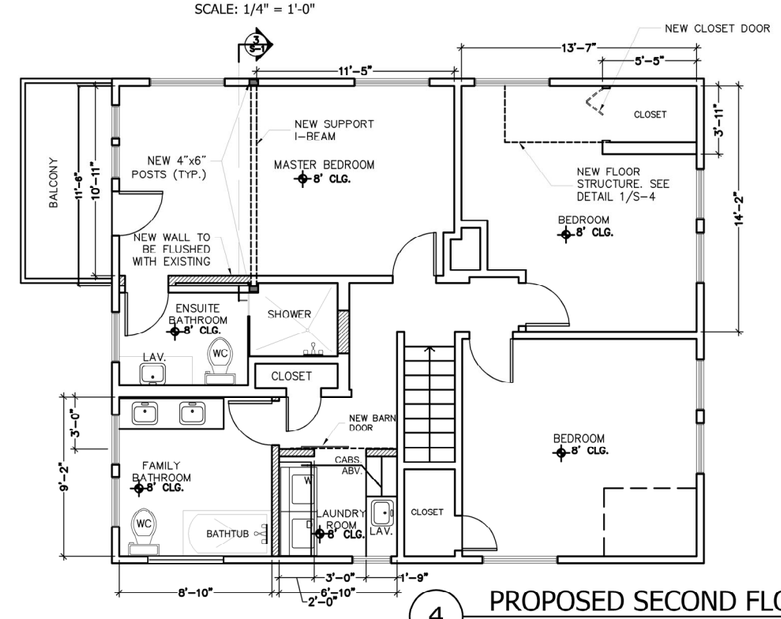
2 PROPOSED FIRST FLOOR PLAN

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



3 EXISTING SECOND FLOOR PLAN

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



4 PROPOSED SECOND FLOOR PLAN

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

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REV #	DATE:	DESCRIPTION:

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Telephone #: 732.274.0778
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DWG TITLE:
EXISTING & PROPOSED FLOOR PLANS

OWNER: ELLIOT HUMBLE

ADDRESS:
340 W 9th Ave
Mount Dora, FL 32757

TELEPHONE#: 407-985-6309

PROJECT NO:	LUIS R. PEREZ P.E. FL. P.E.NO.80653
2504028	
DATE:	
06/23/2025	
SCALE:	
AS NOTED	
DRAWN BY:	
MLR / AA	
REVIEWED BY:	(NOT VALID UNLESS SIGNED & SEALED)
LRP	

CERT OF AUTHORIZATION NO: 31774

SHEET NO: A-1
2 OF 9

REV. #:

15-Lite GBG Fiberglass Patio Prehung Double Door Unit

Model: FG21GBG-DBL

$838.00

~~Compare at: $938.00~~
You save: $100.00!

Special Order: Allow 5-8 Weeks

Width

5'0" 6'0"

Handing

Prehung Left Hand Inswing | Prehung Right Hand Inswing | Prehung Left Hand Outswing | Prehung Right Hand Outswing

- 1 +

Add to cart Get More Info

Share this:

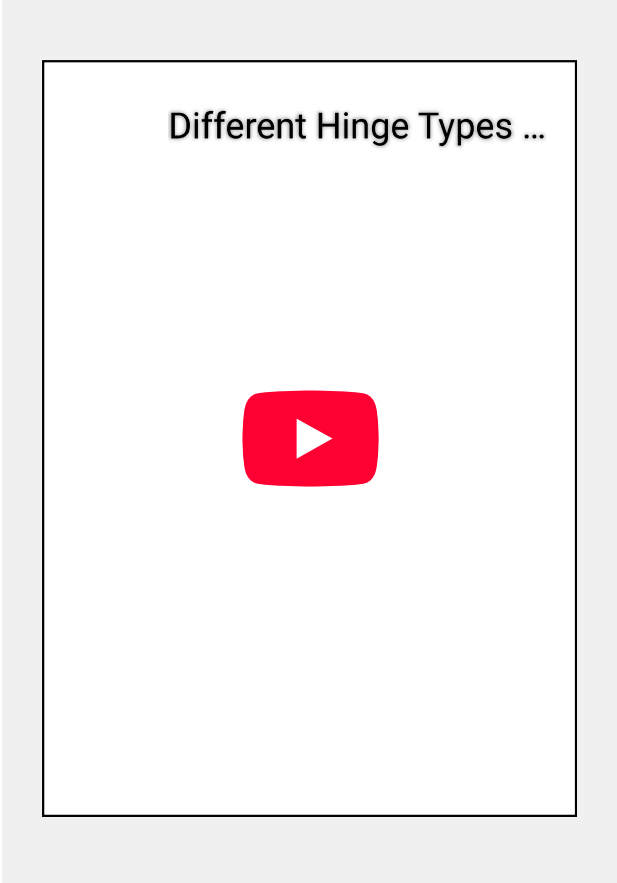
Before ordering: Please read our Shipping and FAQs pages for more information about our store policies.

Due to high demand, orders placed online are only available for shipping and may take 5-8 weeks. To pick up in store, please order by phone.

Please note: Our inventory changes hourly. Please email or call 713-937-9132 for current availability and lead time.

Product Information

- Retrofit, replacement size
- Great for replacing a sliding glass door
- Available 5'0" x 80", 6'0" x 80"
- Actual unit size: 59-1/2" x 79-1/2", 71-1/2" x 79-1/2"
- Fits rough opening: 60" x 80", 72" x 80"
- Fiberglass doors - won't dent, rot or rust!
- Unfinished, wood grain texture
- Paintable & stainable
- Prehung in 4-9/16" primed jambs
- Includes frame, hinges, weatherstripping, sweep, and threshold
- Insulated clear glass
- GBG - internal grilles between glass, easy to clean!
- Double-bored with 2-3/8" backset, lockset not included
- Both doors operate
- **Note on Outswing Units: Actual unit height is 78-1/4" (please see Door Sizes page). When properly installed, the threshold will be on the inside of the house and security hinges will be visible from the exterior of the house. Please see Outswing Door video.**



Stay In Touch

Join our mailing list to receive the latest specials and web only promotions.

Enter Your Email Adress

SUBSCRIBE

Contact Us

Door Clearance Center
11123 Beltline Rd Suite 100
Houston, Texas 77067

Phone

Houston, Texas #: 713-937-9132
Outside of Houston Toll-Free #: 1-877-897-3667

Store Hours

Monday - Friday: **9am - 6pm**
Saturday: **9am - 4pm**

Categories

All Doors
Fiberglass Doors
Interior Doors
Patio Doors
Iron Doors
Wood Doors

Follow us

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8'0" Wide 15-Lite Fiberglass Patio Prehung Double Door Unit with Sidelites

Model: FG21-80SL

$1,299.00 ~~Compare at: $1,699.00~~
You save: $400.00!

Special Order: Allow 5-8 Weeks

Get More Info

Before ordering: Please read our Shipping and FAQs pages for more information about our store policies.

Due to high demand, orders placed online are only available for shipping and may take 5-8 weeks. To pick up in store, please order by phone.

Please note: Our inventory changes hourly. Please email or call 713-937-9132 for current availability and lead time.

Share this:

Product Information

- Retrofit 8'0" wide, replacement size
- Actual unit size: 94-3/4" x 79-1/2"
- Fits rough opening: 95-1/4" x 80"
- Great for replacing a sliding glass door
- Great for replacing a sliding glass door
- Fiberglass double door unit with sidelites
- Fiberglass - won't dent, rot or rust!
- Prehung in 4-9/16" primed jambs
- Includes frame, hinges, weatherstripping, sweep, and threshold
- Insulated clear glass
- External grilles
- Double-bored with 2-3/8" backset, lockset not included
- Both doors operate
- Available left or right hand
- Priced as Inswing Unit
- For Outswing Unit, add $100
- **Note on Outswing Units: Actual unit height is 78-1/4" (please see Door Sizes page). When properly installed, the threshold will be on the inside of the house and security hinges will be visible from the exterior of the house. Please see Outswing Door video.**

Stay In Touch
Join our mailing list to receive the latest specials and web only promotions.
Enter Your Email Adress
SUBSCRIBE

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Categories

All Doors
Fiberglass Doors
Interior Doors
Patio Doors
Iron Doors
Wood Doors

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CITY OF MOUNT DORA

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

SUBMITTAL GUIDE FOR CERTIFICATE OF APPROPRIATENESS
Renovations, Additions and New Construction

Certificates of Appropriateness (COA) are required for demolition, new construction, exterior alterations, or renovations to buildings (residential or non-residential) that lie within the defined historic district or have received Historic Designation from the City. The Historic Preservation Board uses The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and the City of Mount Dora Historic Preservation Design Guidelines to determine if a proposed alteration or addition is historically appropriate. The Board reviews the application materials at their meeting.

The Historic Preservation Board meets the last Wednesday of every month. Applications must be submitted at least three weeks prior to the meeting. Applicants or a representative are encouraged to attend the meeting in order to answer any questions from the board.

Please 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 and additional permits may be required. Approval of a Certificate of Appropriateness is required before a building permit can be issued.

Required Documentation:

Renovations or Additions:

1. ✓ Completed Application
2. ✓ Property Record Card
3. ✓ Survey or scaled plot plan depicting the proposed development
4. ✓ Elevation drawings of each side of the building affected by the proposed work. Drawings must be to scale and clearly illustrate the detail of the work proposed and labeled with 'existing' and 'proposed'
5. ✓ Materials Listing or Cut Sheet
6. ✓ Photographs of existing structure
7. $100 Application Fee

New Construction on Undeveloped Land:

1. Completed Application
2. Survey or scaled plot plan depicting the proposed development
3. Elevations of the Surrounding Structures which will be influenced by New Structure
4. Proposed Design(s) of New Structure
5. Intended Materials to be Used on Exterior of Structure
6. $100 Application Fee

Demolition Requests: Please see separate application for demolition requests.

A certificate of appropriateness will not be required for general, occasional maintenance of any historic buildings, structure or site, or any building or structure within a historic district. General, occasional maintenance will include, but is not limited to, lawn and landscaping care, painting and minor repairs that restore or maintain the historic site or current character of the building or structure. General, occasional maintenance will not include an addition or change of awnings, signs, or alterations to porches and steps. A certificate of appropriateness will not be required for any interior alteration, construction, reconstruction, restoration, renovation or demolition.

Site Inventory Form

Site No.

Name Hendrie House Survey Date 8709
Address of Site 340 W. 9 Ave., Mt. Dora 32757
Instruction for locating

Location Mt. Dora Sub (Subdivision Name) 37 (Block No.) 00000 (Lot No.)

County Lake
District name if applicable
Owner of Site: Name Brown, Sue S.
Address 340 W. 9 Ave. Mt. Dora 32757

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

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

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

Original Use private residence
Present Use private residence
Dates +1920
Cultural Phase American
Period 20th Century

NR Classification Category building Date Listed on NR

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

Areas of Significance: Early Community Development

Significance:

This house was built for Jacob Himelberger in early 1920. He was probably a winter visitor to Mount Dora. Within ten years Jean Hendrie of Sewickly, Pa. owned it. She was reportedly an aunt to Dr. Dickson who lived just north of this house on 9th Ave. His house has been destroyed. It was one of the oldest houses in Mount Dora and was built by Will Wright.

This house is unusual in that it is somewhat of a Victorian style bungalow, and yet it was built in 1920.

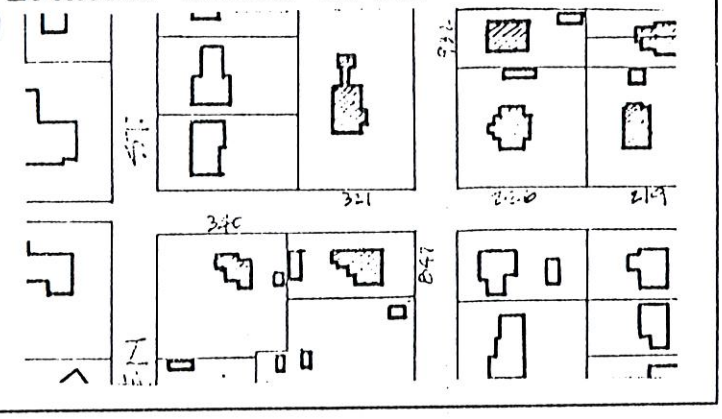
Deed 81,24; MDT 12-4-30

Architect
Builder
Style and/or Period frame vernacular
Plan Type irregular: irregular
Exterior Fabric(s) wood: shingles, immbricated, # wood: shingles, butt, # metal: aluminum siding
Structural System(s)
Porches W. & N: 1 story porch
Orientation
Foundation
Roof Type cross gable
Secondary Roof Structure(s) porch: gable
Roof Surfacing asbestos shingles, hexagon, # asphalt shingles
Window Type awning, # jalousie
Ornament Exterior
Chimney
Chimney Location
No. of Chimneys
No. of Stories 2
No. of Dormers
Outbuildings
Surroundings
Map Reference (incl. scale & date) USGS Eustis 7.5 Min. 1966 (PR1980)

Latitude and Longitude

Site Size (approx. acreage of property) LT1

LOCATION SKETCH OR MAP

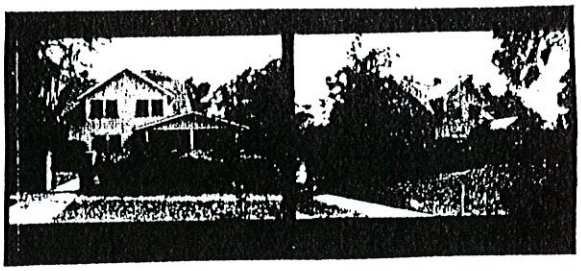


Township	Range	Section
19	27	30

UTM Coordinates:

Zone Easting Northing

Photographic Records Number G 10-13
Please attach Photographic Print



Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA03693
Recorder # 180
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) 340 E 9th Ave
Multiple Listing (DHR only)
Other Names >>
Survey or Project Name
Survey#
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
340	East	9th	Avenue	

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

MAPPING

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

DESCRIPTION

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

HISTORICAL STRUCTURE FORM

8LA03693

DESCRIPTION (continued)

Window Descriptions casement 4, 2

Main Entrance Description (stylistic details)

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

Porch Roof Types(s)

Exterior Ornament

Interior Plan Other Interior Plan

Condition Good

Structure Surroundings

Commercial: 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 1953

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;1953;

Other Structure Uses

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

RESEARCH METHODS

Research Methods >> Examine local tax records

Other research methods

SURVEYOR'S EVALUATION OF SITE

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

Idividually Eligible for National Register? NO

Potential Contributor to NR District? YES

Area(s) of historical significance >>

Other Historical Associations

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

HISTORICAL STRUCTURE FORM

8LA03693

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____ Maintaining Organization: _____

File or Accession #: _____ Descriptive Information: _____

>>

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

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

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

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

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

SHPO's Evaluation of Resource

_____ Date _____

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 5/25/2008

Form Comments: _____

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

LA03693-200803

Supplementary Printout

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

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

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

> **Foundation types:**
Continuous

> **Foundation materials:**
Poured Concrete Footing

> **Exterior fabrics:**
Concrete block

> **Roof types:**
Gable

> **Roof materials:**

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

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

> **Original, intermediate, present uses/year started/year ended:**
Private residence;1953;

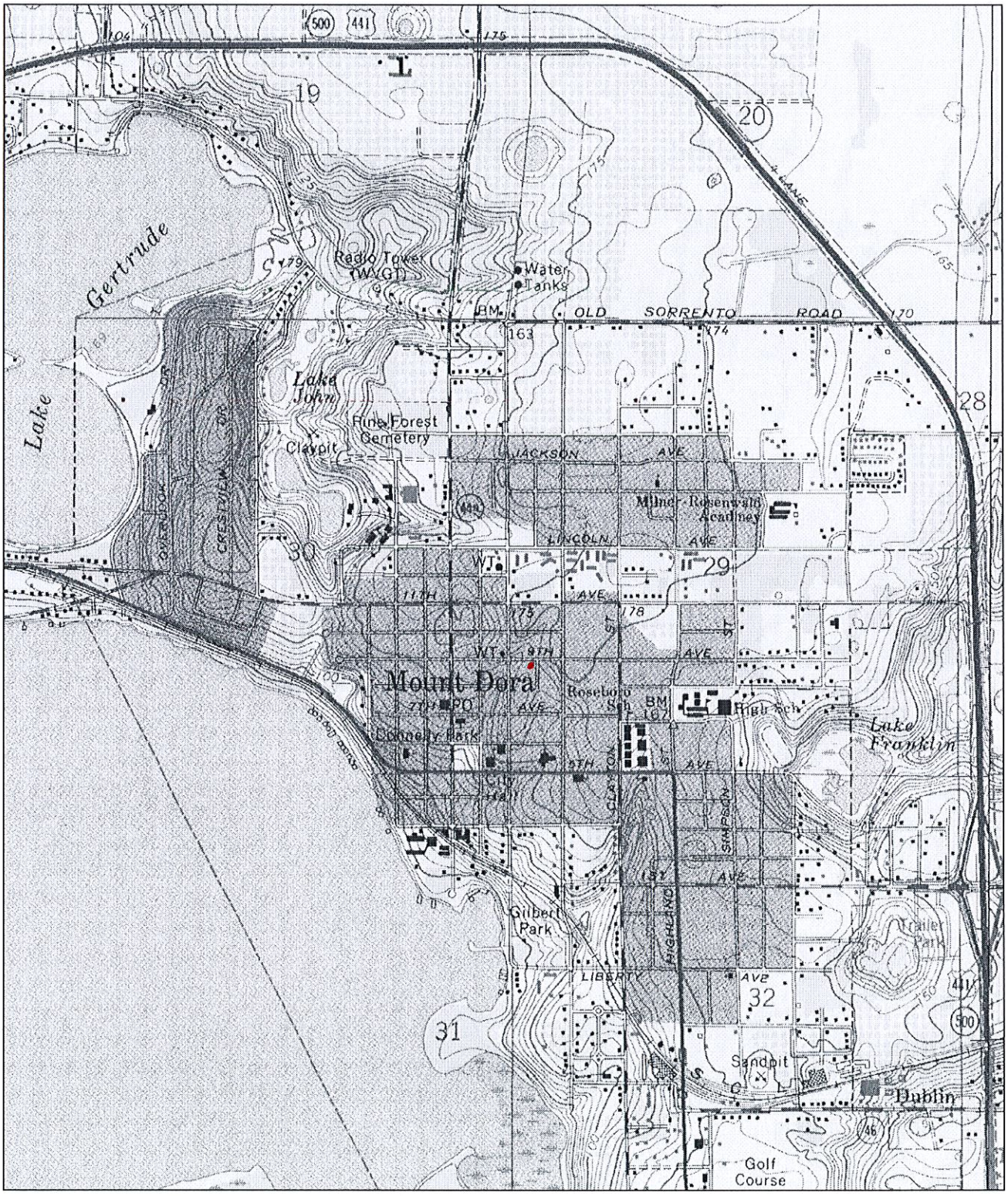
> **Research methods:**
Examine local tax records
FL Master Site File-Cultural Resources
Pedestrian

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

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

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

180



N

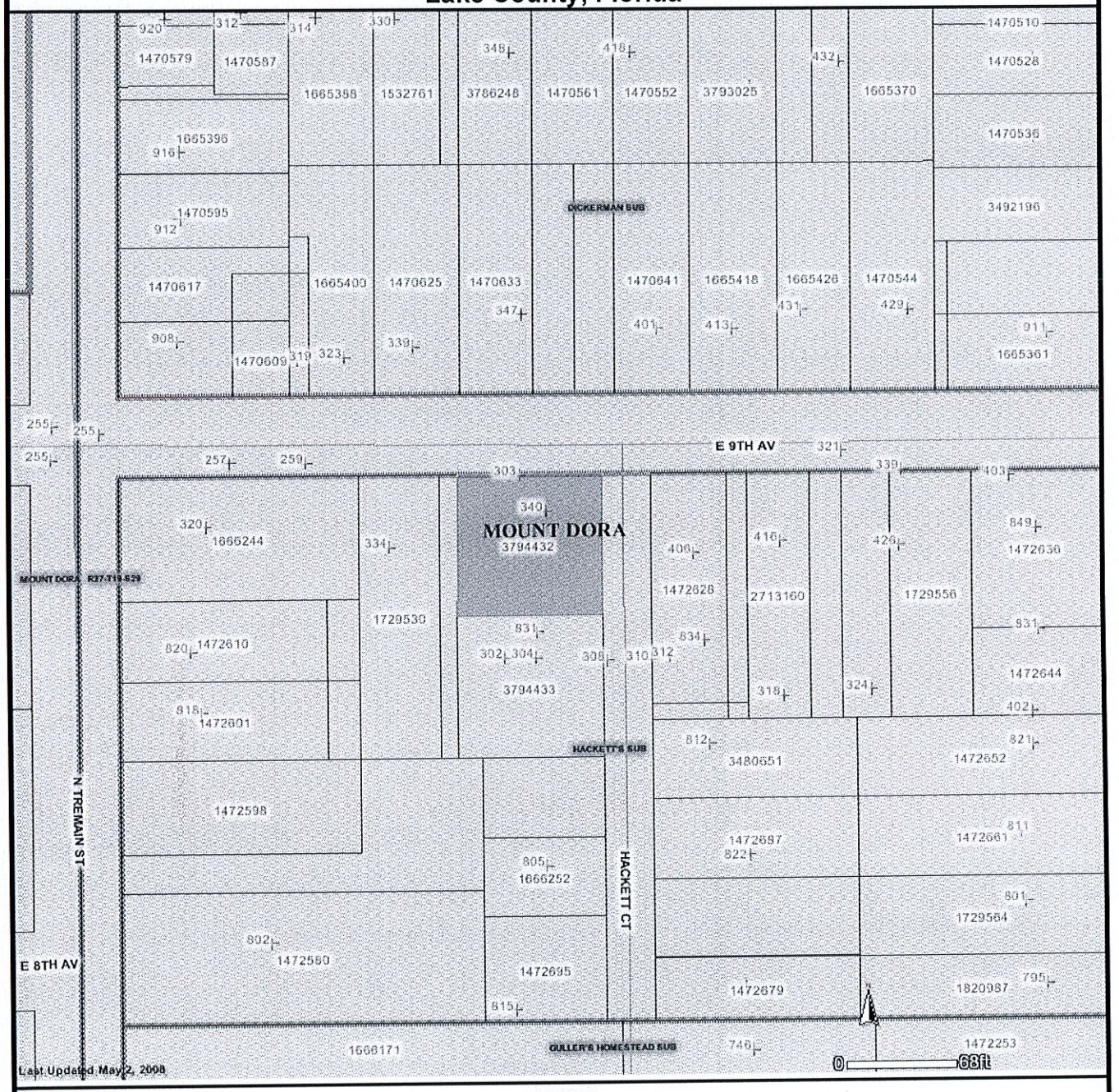
0 0.5 Mi

0 2000 Ft

Map provided by MyTopo.com

LA 3693

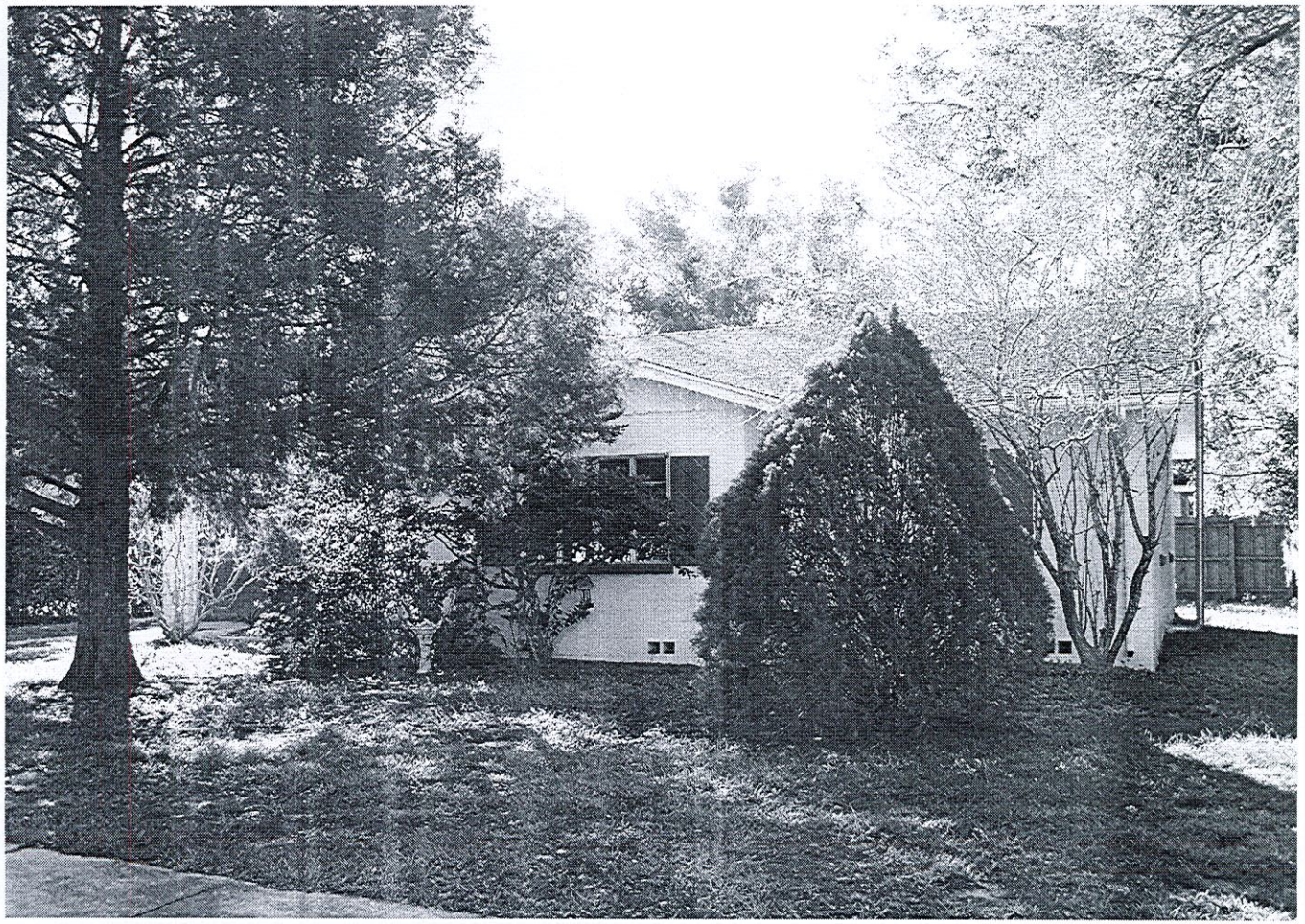
Lake County, Florida



LEGEND

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

LA3693



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LA
3693

Clear Form Values

Page 1

☐ Original
☐ Update

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

Site#8 LA04860
Field Date 3-4-2020
Form Date 3-4-2020
Recorder # 61

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

LOCATION & MAPPING

Clear Location Values

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	733		Helen	ST	

Cross Streets (nearest / between) Helen Street and West 8th Avenue
USGS 7.5 Map Name EUST — USGS Date 2018 — Plat or Other Map _____
City / Town (within 3 miles) Mount Dora — In City Limits? ☐yes ☐no ☐unknown — County LA
Township 19S — Range 27E — Section 30 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 29-19-27-0010-038-00003 — Landgrant _____
Subdivision Name _____ — Block 38 — Lot _____
UTM Coordinates: Zone ☐16 ☐17 — Easting 436772 — Northing 3186296
Other Coordinates: X: -81.64792 — Y: 28.80267 — Coordinate System & Datum WGS84
Name of Public Tract (e.g., park) _____

HISTORY

Clear History Values

Construction Year: 1963 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use RESI — From (year): 1963 — To (year): 2020
Current Use RESI — From (year): 1963 — To (year): 2020
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☐no ☐unknown — Date: _____ — Original address _____
Alterations: ☐yes ☐no ☐unknown — Date: _____ — Nature _____
Additions: ☐yes ☐no ☐unknown — Date: 1-1-2016 — Nature Detached Carport
Architect (last name first): Unknown — Builder (last name first): Unknown
Ownership History (especially original owner, dates, profession, etc.)

Gwendolyn and Robert Fox purchased the single family residence from Katherine and Craig Montgomery on March 24, 2014.

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

DESCRIPTION

Clear Description Values

Style FRAM — Exterior Plan IRRE — Number of Stories 2
Exterior Fabric(s) 1. WTBD — 2. BRIC — 3. _____
Roof Type(s) 1. GAIN — 2. GAIN — 3. SHED
Roof Material(s) 1. ASPH — 2. SMSS — 3. _____
Roof secondary strucs. (dormers etc.) 1. CUPO — 2. DREY
Windows (types, materials, etc.)

1/1 metal sash w/ wood casing & ornamental shutters;

Distinguishing Architectural Features (exterior or interior ornaments)

Carport; cupola; asymmetrical facade; eyebrow dormer; ornamental shutters; gable vents

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

Detached carport

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

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

HISTORICAL STRUCTURE FORM

Site #8 LA04860

DESCRIPTION (continued)

Clear Description Values

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

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

Foundation Type(s): 1. CONT 2.

Foundation Material(s): 1. BRIC 2.

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

Main Entrance (stylistic details)

Main entrance is through rod iron fence, then several steps down from street to single door,Front facing; off-centered;

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

Rear facing; screen enclosed; flat roof extension; exterior wooden staircase leads to porch on 2nd level.

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

Narrative Description of Resource

This residential structure demonstrates architectural charm that contributes to the unique character of Mount Dora. This house is also in excellent condition.

Archaeological Remains N/A ☐Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

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

☒other methods (describe) Field visit and documentation

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

OPINION OF RESOURCE SIGNIFICANCE

Clear Significance Values

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

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

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

This structure is significant because its bungalow vernacular architectural style contributes to the overall historic character of Mount Dora.

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

1. ARCT 3. 5.

2. CPDV 4. 6.

DOCUMENTATION

Clear Documentation Values

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

1) Document type Maintaining organization

Document description File or accession #'s

2) Document type Maintaining organization

Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Bradley Benmoshé Affiliation OTHR

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

(address / phone / fax / e-mail)

Required Attachments

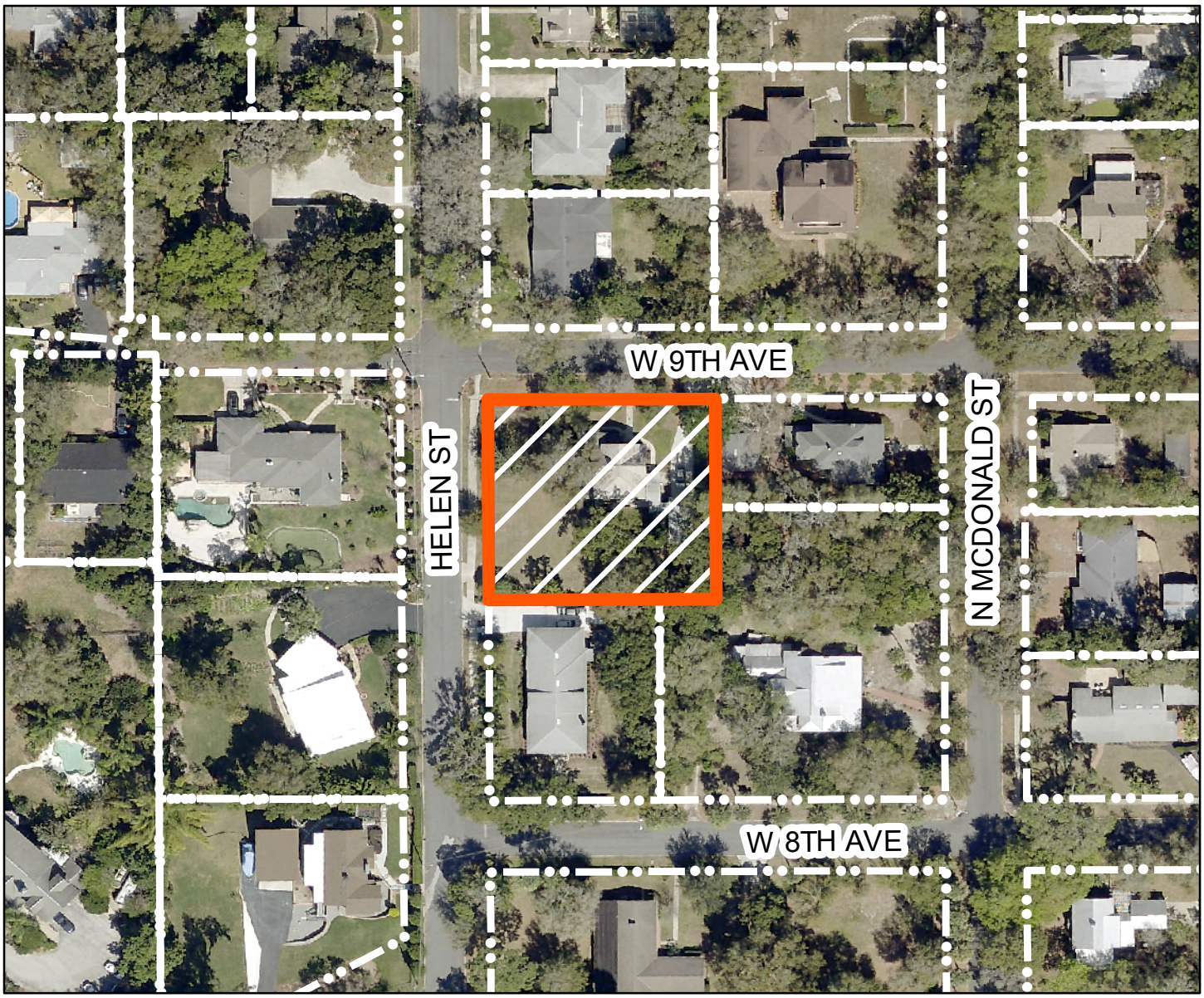
❶ **USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED**

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

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

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

Street Map



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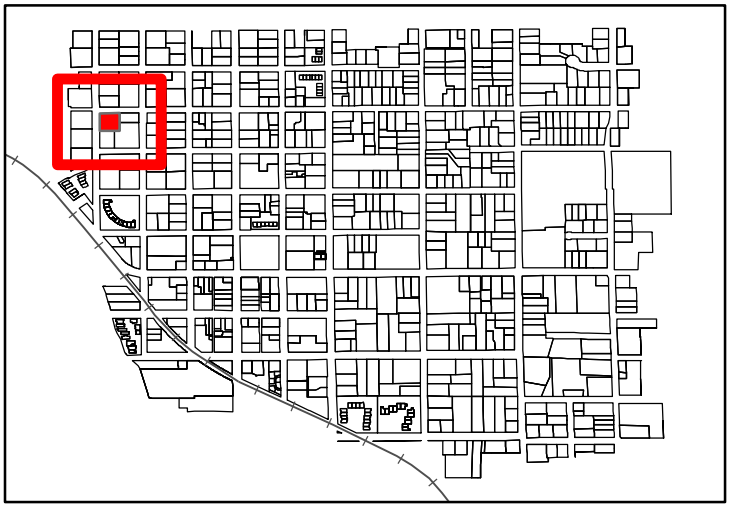
340 WEST 9TH AVE MOUNT DORA FL 32757

0 40 80 160 Feet

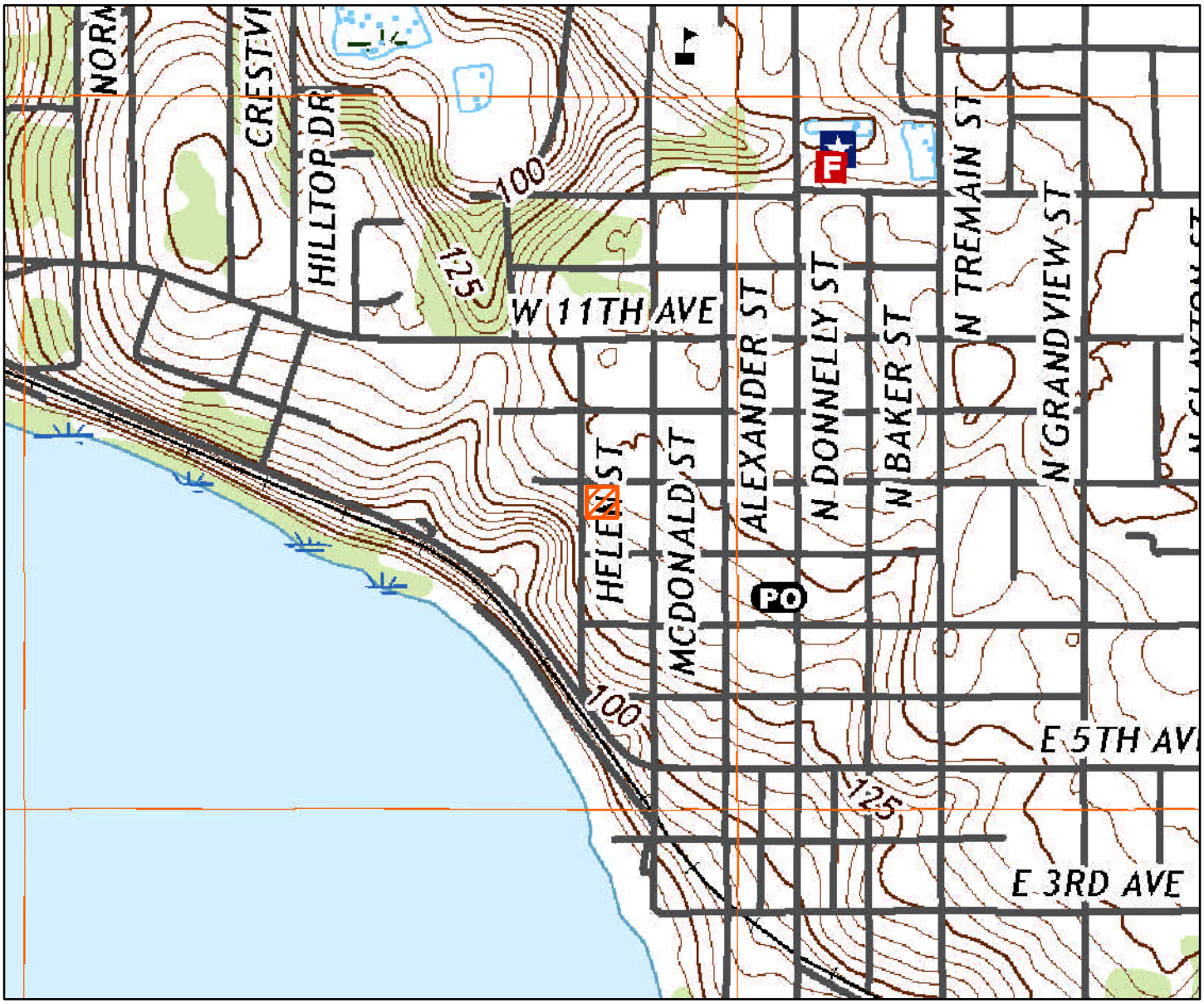


LA00429

KCI TECHNOLOGIES

Data Sources: Lake County, City of Mount Dora

USGS Map



N

LA00429

340 WEST 9TH AVE MOUNT DORA FL 32757

Source: United States Geological Survey Eustis, FL 2018

KCI TECHNOLOGIES

346

CITY OF MOUNT DORA

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

DATE: September 24, 2025

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 3 - Certificate of Appropriateness; 1027 N McDonald (Location); Deck Addition on Detached Garage (Proposed Work); Frank and Patricia Blair (Owners); Alberto Ramudo, Architect, Icon Design Group Inc. (Applicant).**

Property Information:

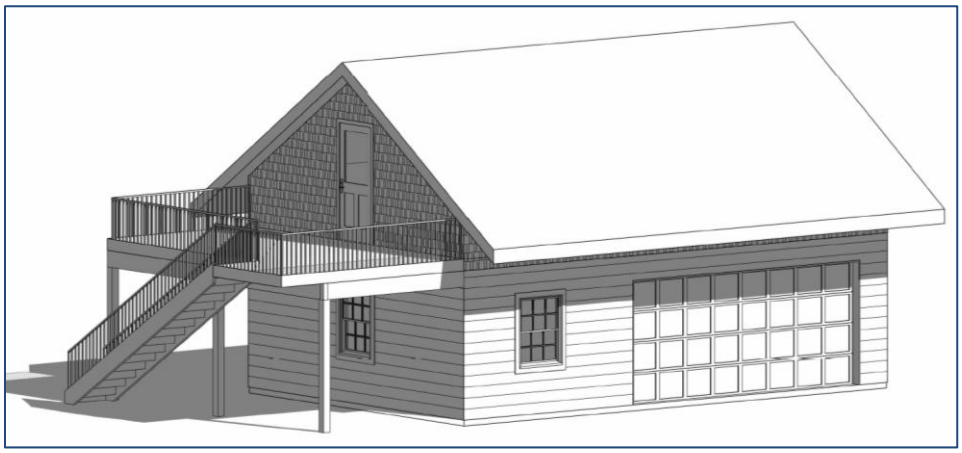
Address:	1027 N McDonald	**Current Use:**	Residential
Zoning District:	R-1A	**Land Use:**	Low Density

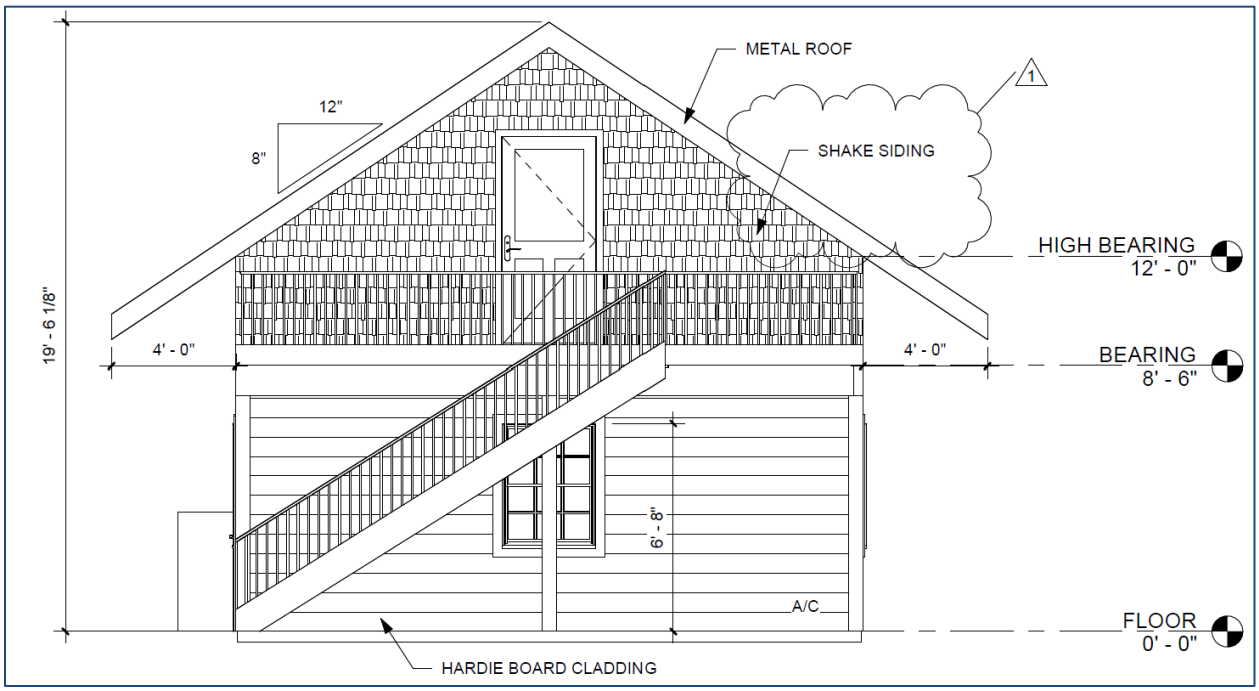
Structure Information:

Date of Construction:	1917	**Style:**	Frame Vernacular
Siding:	Wood; Clapboard / Drop Siding	**Stories:**	Two
Roof Type:	Cross Gables	**Chimneys:**	One; Brick
Roof Material:	Shingles	**Porch:**	One, Closed

Requested Action:
In February 2025, the Owners obtained a COA to Construct a 600 hundred square foot detached garage with hardi plank siding; gable roof with metal panels; windows with grids; and a custom-built gable vent.

The Applicant is now seeking to install a second-story deck on the detached garage to match the existing deck on the residence and install shake siding on the second floor, attic.





Guidance from Land Development Code (LDC)

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

Guidance from the Historic Design Guidelines:

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

Recommendations:

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

Avoid:

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

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 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:

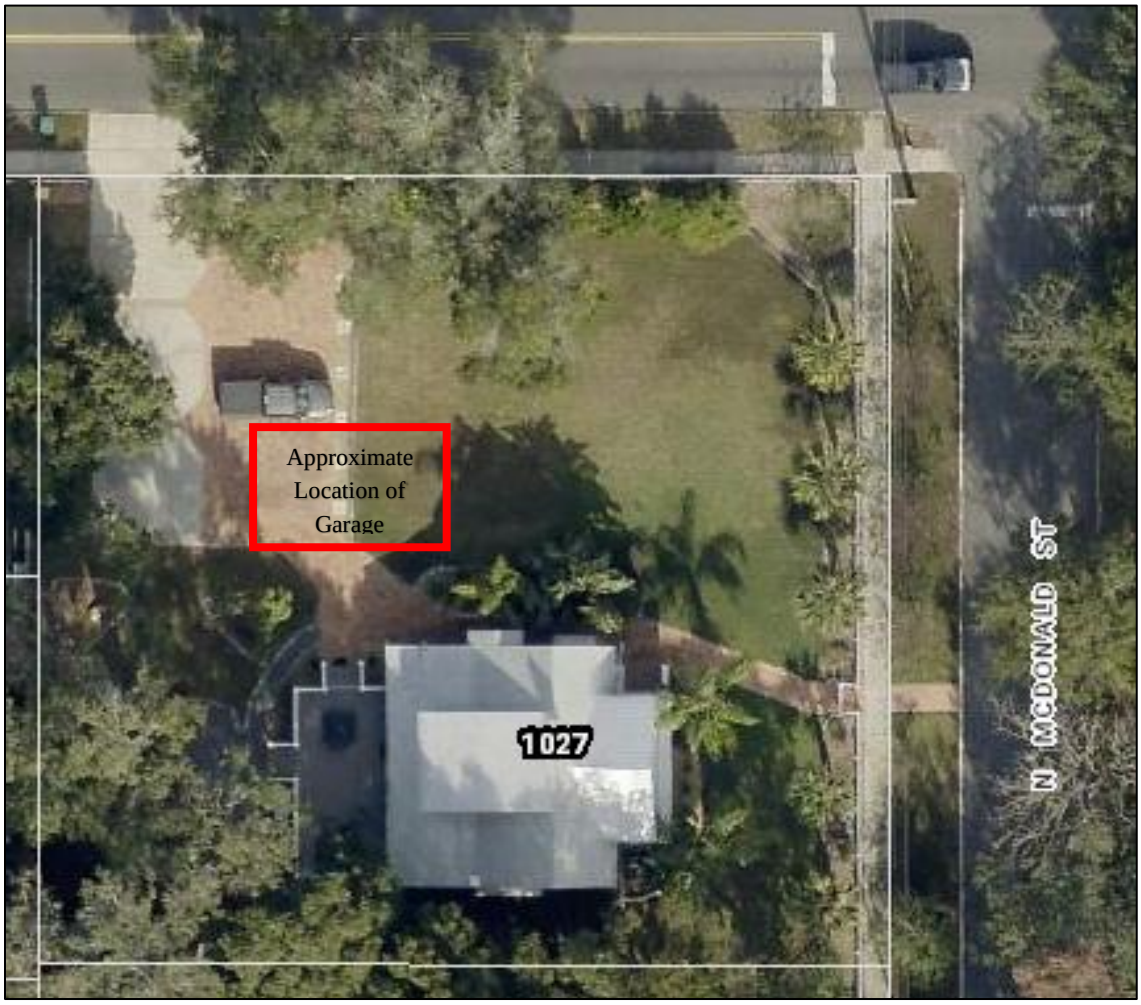
1. Accept Staff's Findings of Fact and Approve the application, as presented;
2. Partially reject Staff's Findings of Fact and Approve the application with conditions to ensure the application is consistent with the Standards of Review.
3. Reject Staff's Findings of Fact and Deny the application based on inconsistencies between the application and the Standards of Review.

Attachments:

Photos
Previously Approved Garage
Application
Site Survey (2008)
Site Survey (2020)

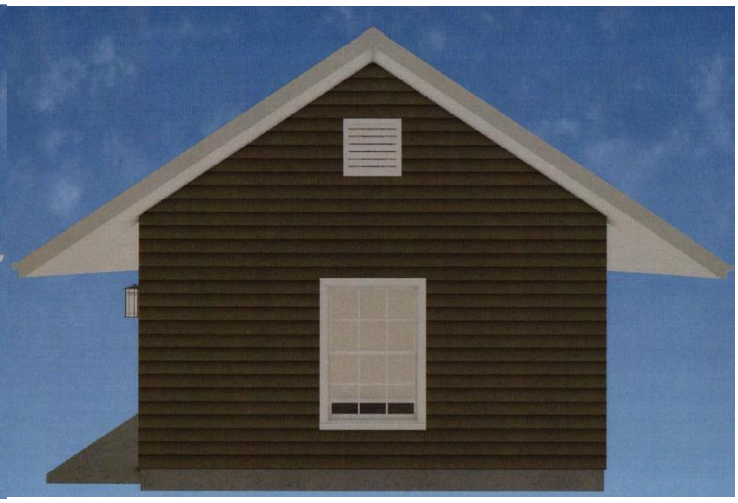
CITY OF MOUNT DORA

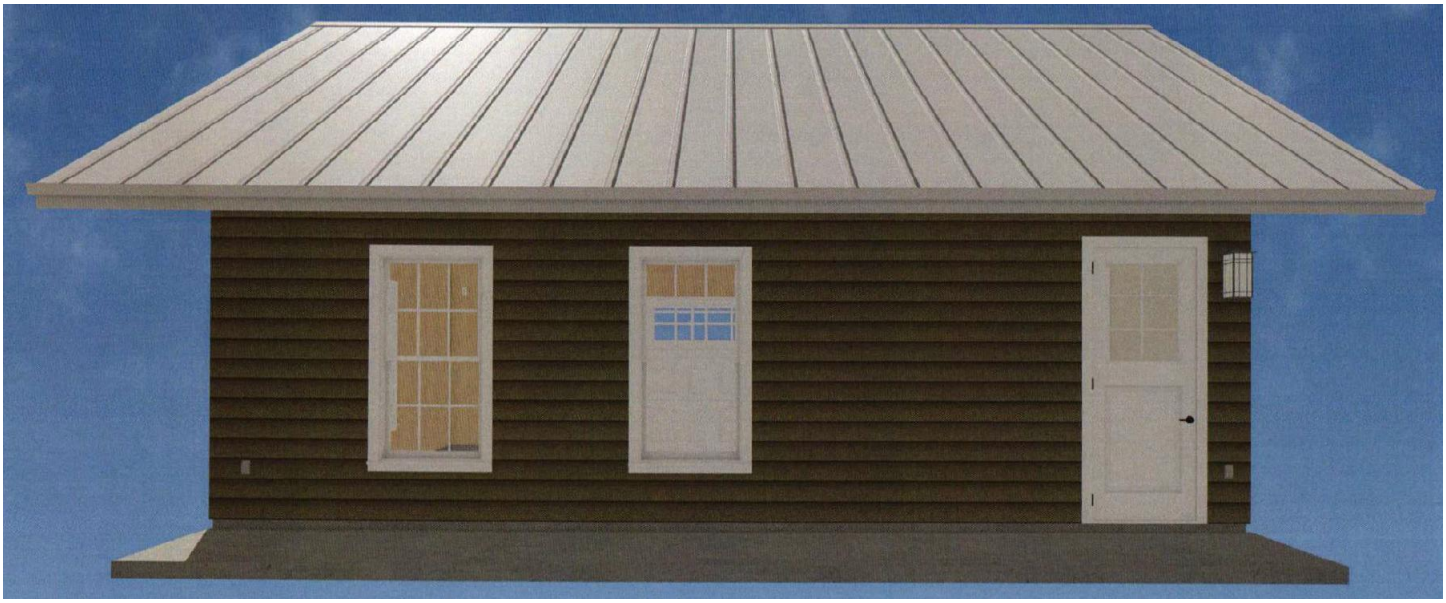
Site Photos


Approximate Location of Garage
1027
N MCDONALD ST

LOT
JOB

Previously Approved Garage





CITY OF MOUNT DORA

Planning and Development
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352-735-7113
plandev@cityofmountdora.com

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Renovations, Additions and New Construction

Property Address: 1027 N. McDonald Mt. Dora, FL Alternate Key No.: 1767067

Property Owner: Timothy Reeves / Elizabeth Regis

Applicant: Timothy J. Reeves + Elizabeth Regis

Applicant's Mailing Address: 1027 N. McDonald St., Mt. Dora, FL 32757

Applicant's Phone Number: 302 354-8451 or 714 642-3388

Applicant's Email Address: TJ Reeves 28 @ Gmail.com

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

Application Type:

- [x] New Construction
- [ ] Addition
- [ ] Renovation

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

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

Existing Materials / Style:

Proposed Materials / Style: The proposed deck + stairs to match existing deck on house nearby. Grey trex boards w/ white rails, supports, spindles, and trim.

Full Description of Proposed Alteration(s) or Construction including materials; please attach additional documentation if needed: 2nd floor open air deck. Pressure treated framing 6x6 posts, rail system painted white, grey comp deck.

Reason for Addition / Modification: Steps, deck, and door will provide a safer access to items stored in garage attic space.

For Window & Door Modifications, will the grid pattern be replicated? Door will match the other door (1/2 lite six panel) previously approved.

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

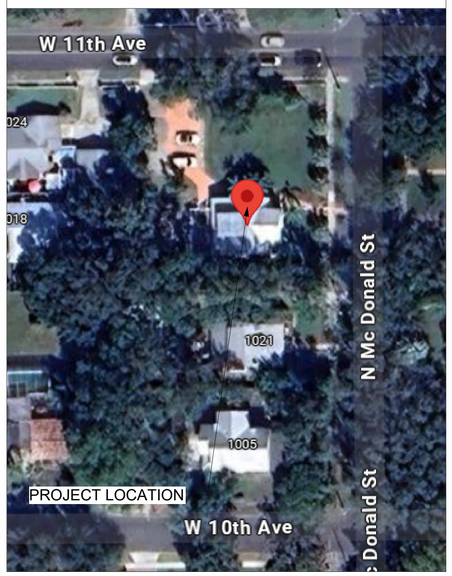
Note: This application is for a Certificate of Appropriateness from the Historic Preservation Board only. The proposed work must also meet Zoning and Building Code Requirements; additional permits may be required. Submission of the application implies permission is granted to the City of Mount Dora to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

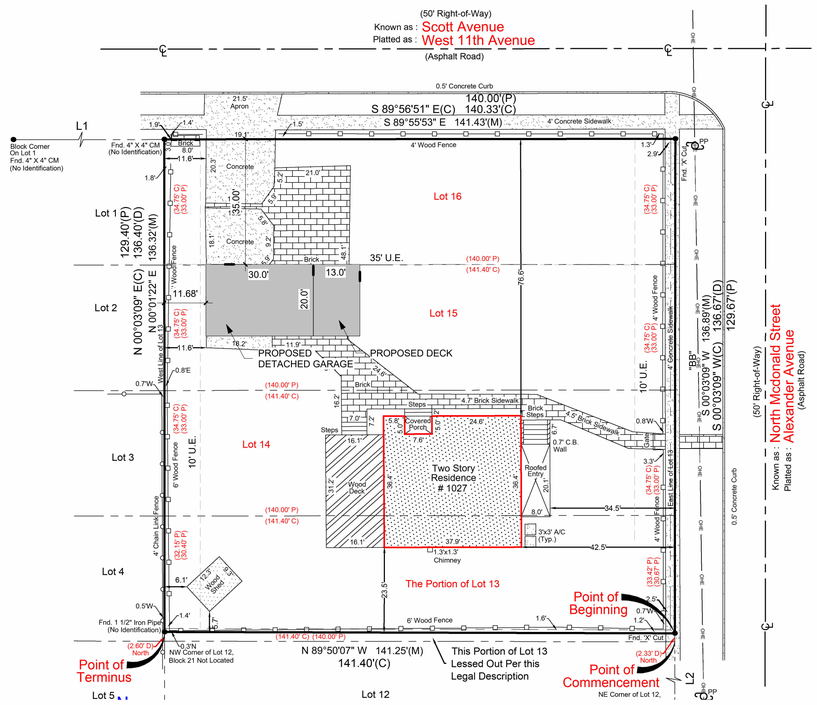
REVISION SCHEDULE		
Date	Mark	Revision
09/19/25	01	Seq. 1 - Revision 1

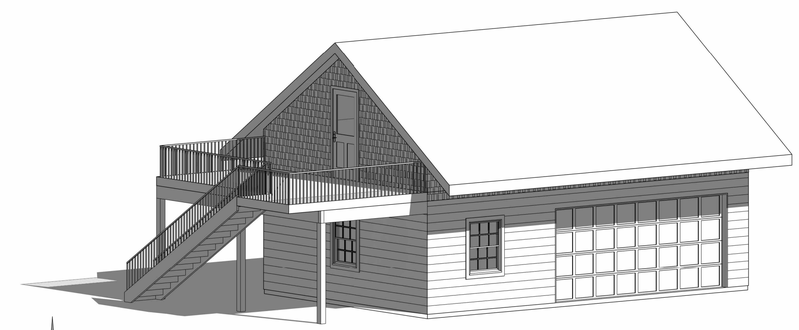
TJ REEVES DETACHED GARAGE

1027 N Mc Donald St, Mt Dora, FL 32757

LOCATION







3 PERSPECTIVE VIEW

GRAPHIC SCALE

0 20 40 60 80

NOTE: CERTIFICATION OF SITE PLAN APPLIES ONLY TO THE LOCATION OF THE PROPOSED WORK AND DO NOT CONSTITUTE A SURVEY. CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND LOCATION BEFORE CONSTRUCTION

4 SITE PLAN
1" = 20'-0"

SCOPE OF WORK

PROPOSED DETACHED GARAGE

Sheet List

Sheet Number	Sheet Name
0-0	COVER SHEET
A-1	FLOOR PLAN
A-2	ELEVATIONS
E-1	ELECTRICAL
P-1	PLUMBING ISOMETRIC
SD-1	STRUCTURAL DETAILS
SD-2	STRUCTURAL DETAILS
SD-3	STRUCTURAL DETAIL
SN	STANDARD NOTES

MATERIAL INDEX

	EARTH
	SAND/MORTAR
	CONCRETE
	BRICK
	METAL
	WOOD
	INSULATION
	CONCRETE MASONRY
	GYPSUM BOARD
	BOARD AND BATTEN

SYMBOLS

- 2 X FRAME WALL
- 2 X BEARING WALL W/ STUDS @ 16" O.C.
- 8" X 16" CMU WALL W/ EXTERIOR STUCCO W/ INTERIOR R-MAX, 3/4" FURRING STRIPS & 1/2" DRYWALL
- 8" X 16" CMU GARAGE WALL W/ EXTERIOR STUCCO
- EXISTING WALL
- EXISTING WALL TO BE DEMOLISHED

ROOM NAME
X'-X 0" CLG
ROOM TAG

DETAIL NUMBER
SHEET NUMBER
1
4
DETAIL KEY

VIEW ORIENTATION
DETAIL NUMBER
SHEET NUMBER
1
4
BUILDING SECTION KEY

VIEW ORIENTATION
DETAIL NUMBER
SHEET NUMBER
1
4
ELEVATION KEY

NOTICE

OWNER AND CONTRACTOR SHALL EXAMINE THE DRAWINGS AND ANY DOCUMENTATION IN DETAIL. IT SHALL BE THE FINAL RESPONSIBILITY OF THE CONTRACTOR TO REVIEW AND CONFIRM THE PLANS ACCURACY AND COMPLIANCE WITH REGULATORY AGENCIES. IT IS ORDINARY NOT TO INCLUDE DETAILS OF COMMON PRACTICE AND KNOWLEDGE OF A LICENSED CONTRACTOR. IF NECESSARY, FURTHER CLARIFICATION OF THESE PLANS SHOULD BE ACHIEVED BEFORE OBTAINING A CONSTRUCTION PERMIT AND START THE CONSTRUCTION. OTHERWISE THE CONTRACTOR AND OWNER ASSUMES RESPONSIBILITY FOR THE CONSTRUCTION IN QUESTION. METHODS OF CONSTRUCTION SHALL BE DETERMINED BY THE CONTRACTOR GENERAL CONTRACTOR SHALL VERIFY WITH SURVEYOR THAT DIMENSIONS INDICATED ON THE PLANS COMPLY WITH ALL YARD SETBACK REQUIREMNTS AND SHALL NOTIFY THE ENGINEER OF RECORD OF ANY CONFLICTS BEFORE CONSTRUCTION.
TO THE BEST OF OUR KNOWLEDGE THESE PLANS ARE DRAWN TO COMPLY WITH OWNER'S AND/ OR BUILDER'S SPECIFICATIONS AND ANY CHANGES MADE ON THEM AFTER PRINTS ARE MADE WILL BE DONE AT THE OWNER'S AND/OR BUILDER'S EXPENSE AND RESPONSIBILITY.

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LEE SMITH
ENGINEERING SERVICES GROUP LLC

Professional Engineer
State of Florida,
Registration # 36177
391 W. Alfred St. CA#8886
Tavares, FL 32778
Ph: (352)388-1735

SIGN/SEAL

DATE

PROJECT INFORMATION

ADDRESS:
1027 N Mc Donald St, Mt Dora, FL 32757

PROJECT # | DATE:
516 09/19/25

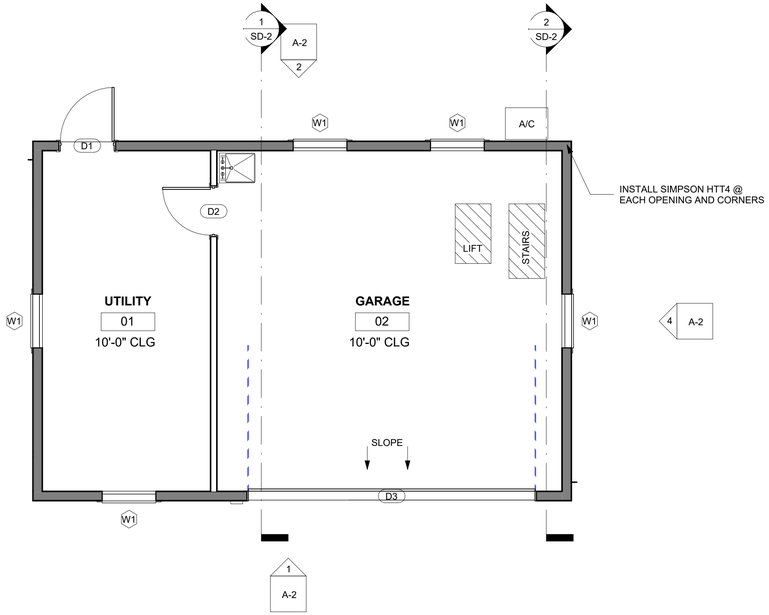
TJ REEVES DETACHED GARAGE

COVER SHEET

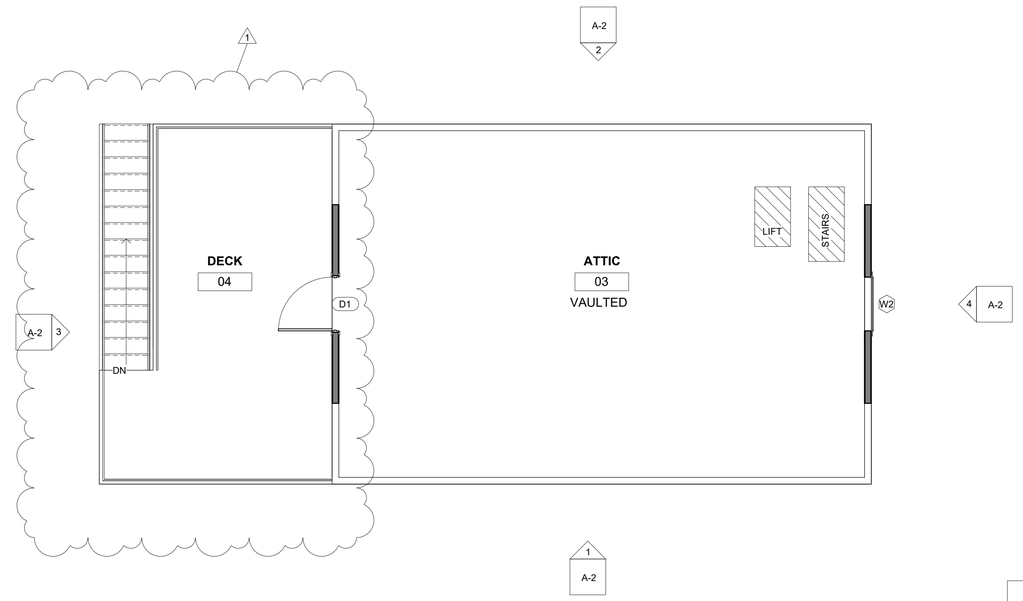
PERMIT SET SHEET

0-0

REVISION SCHEDULE		
Date	Mark	Revision
09/19/25	01	Seq. 1 - Revision 1

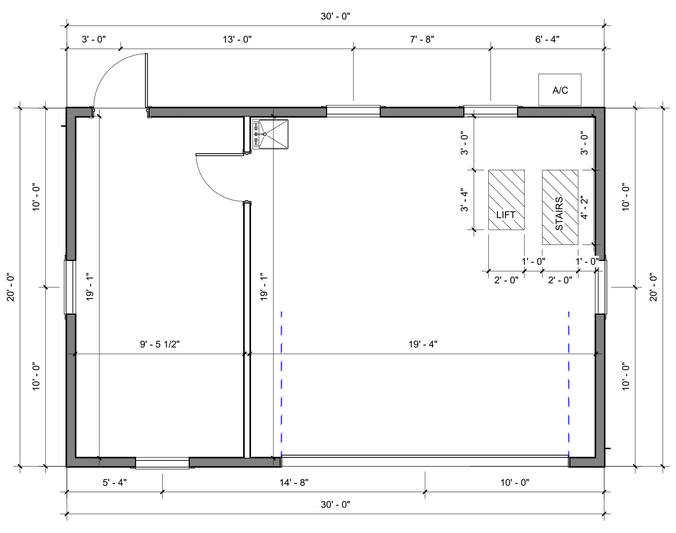


1 FLOOR PLAN-PROPOSED
1/4" = 1'-0"

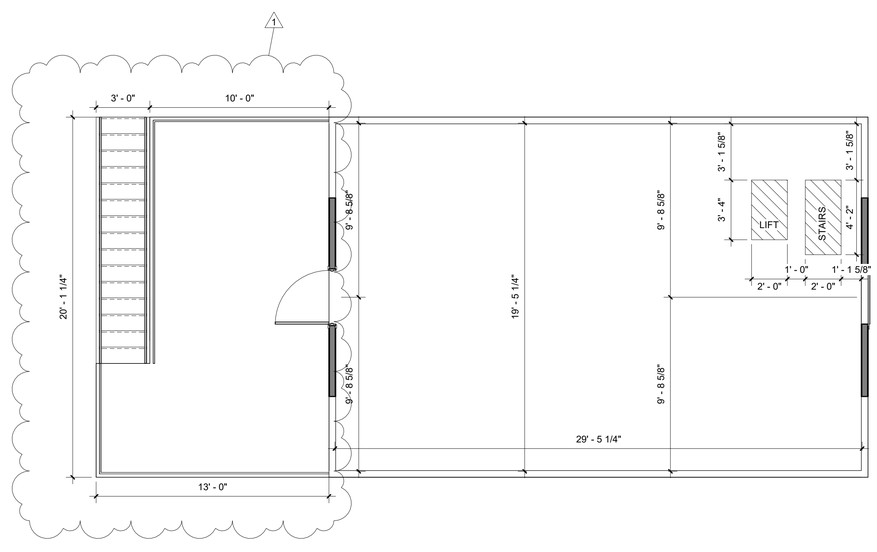


4 ATTIC - PROPOSED
1/4" = 1'-0"

AREA	
Name	Area
GARAGE	395 SF
UTILITY	205 SF
ATTIC	605 SF
DECK	261 SF
	1467 SF



2 FLOOR PLAN - DIMENSION
1/4" = 1'-0"



3 ATTIC - DIMENSION
1/4" = 1'-0"

Window Schedule				
Count	Type Mark	Family	Width	Height
5	W1	SINGLE HUNG 4 MULLIONS	3' - 0"	4' - 0"
1	W2	SINGLE HUNG 4 MULLIONS	3' - 0"	3' - 0"

Door Schedule					
Count	Type Mark	Family	Width	Height	Function
2	D1	SINGLE EXTERIOR HALFLITE	3' - 0"	6' - 8"	Exterior
1	D2	DOOR INTERIOR SINGLE 2 PANEL WOOD	2' - 8"	6' - 8"	Interior
1	D3	EMBOSSED PANEL GARAGE DOOR	16' - 0"	7' - 0"	Exterior

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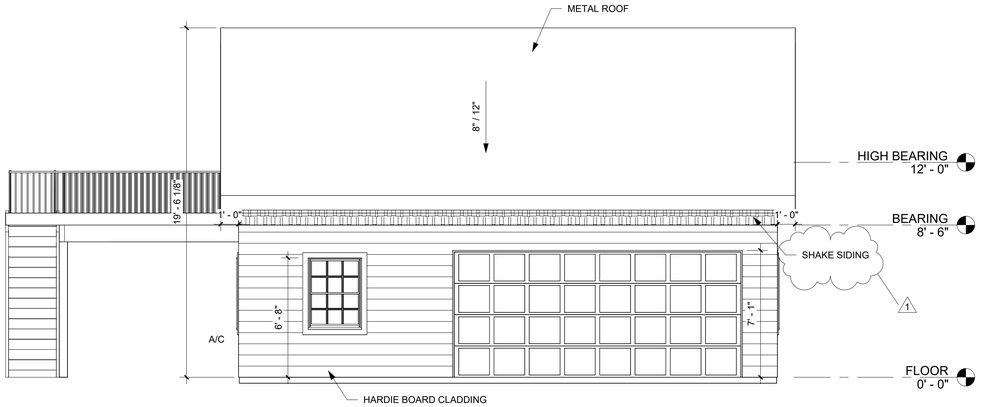
TJ REEVES DETACHED GARAGE

FLOOR PLAN

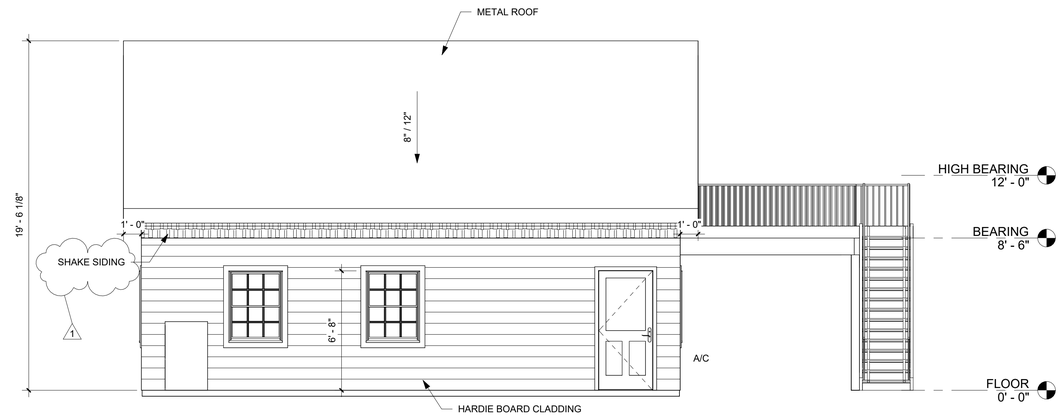
PERMIT SET
SHEET

A-1

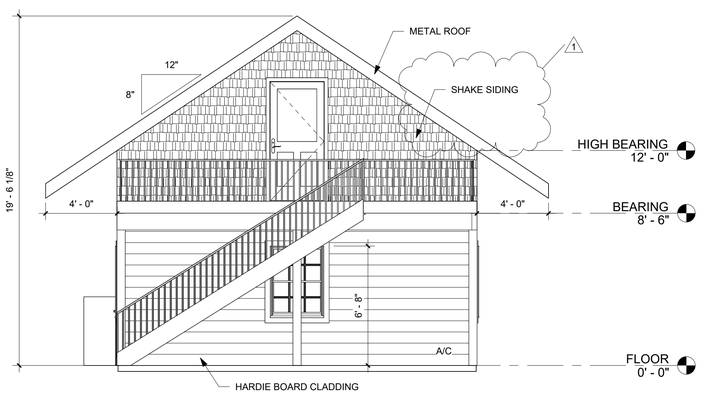
REVISION SCHEDULE		
Date	Mark	Revision
09/19/25	01	Seq. 1 - Revision 1



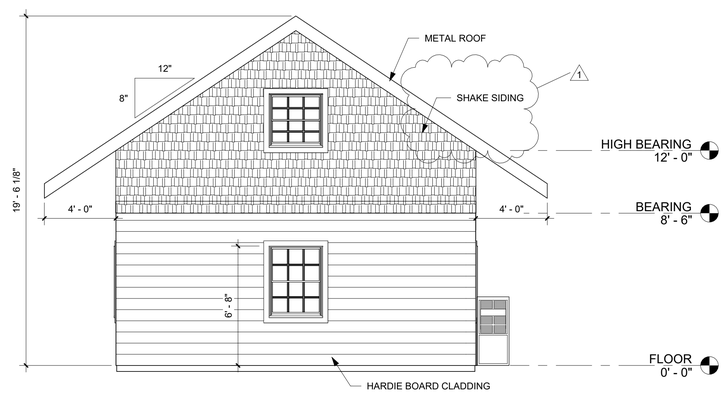
1 FRONT ELEVATION
1/4" = 1'-0"



2 REAR ELEVATION
1/4" = 1'-0"



3 LEFT SIDE ELEVATION
1/4" = 1'-0"



4 RIGHT SIDE ELEVATION
1/4" = 1'-0"

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PROJECT # | DATE:
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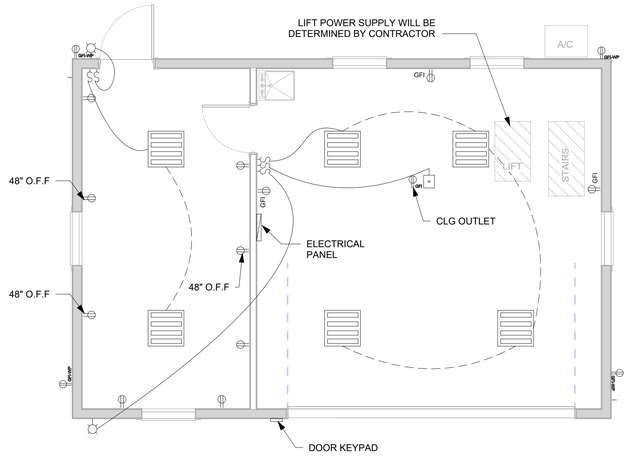
TJ REEVES DETACHED GARAGE

ELEVATIONS

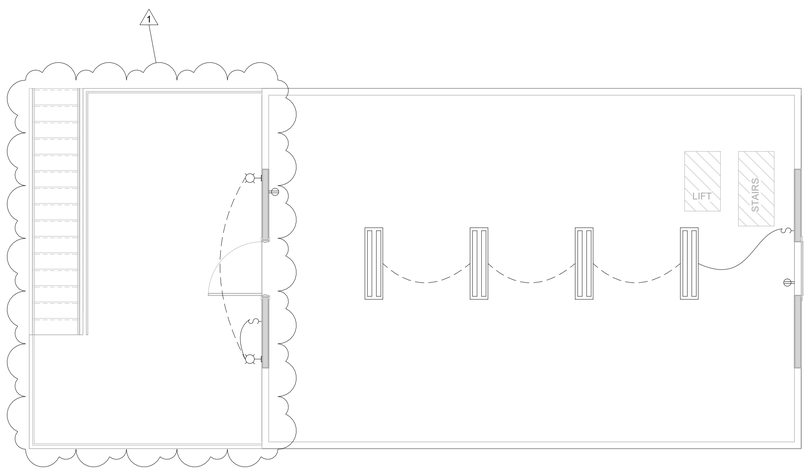
PERMIT SET
SHEET

A-2

REVISION SCHEDULE		
Date	Mark	Revision
09/19/25	01	Seq. 1 - Revision 1



1 FLOOR PLAN - ELECTRICAL
1/4" = 1'-0"



3 ATTIC - ELECTRICAL
1/4" = 1'-0"

ELECTRICAL LEGEND

S	SINGLE SWITCH		200 AMP PANEL 120/240
S3	TREE WAY SWITCH		CHIMES
	DUPLEX OUTLET		PENDANT LIGHT
GFI	GFI DUPLEX OUTLET		SCONCE/ WALL HUNG LIGHT
GFI-WP	GFI- WATER PROOF DUPLEX OUTLET		DROP CORD CLG LIGHT
220v	220V OUTLET		FLUORESCENT FIXTURE 3-BULBS
CD	CLOTHES DRYER DUPLEX OUTLET		FLUORESCENT FIXTURE 4-BULBS
	FLOOR MOUNT OUTLET		FLUORESCENT FIXTURE 8-BULBS
R	REFRIGERATOR	A/C	A/C AIR HANDLER
R	ELECTRIC RANGE		HVAC COMPRESSOR
CW	CLOTHES WASHER		ELECTRICAL WATER HEATER
DW	DISHWASHER OUTLET		DOOR BELL
GD	GARBAGE DISPOSAL	TV	TV CONNECTION
M	MICROWAVE		DUPLEX SPECIAL OUTLET
EH	EXHAUST HOOD		FLUORECENT LIGHT
SD CD	SMOKE/CARBON MONOXIDE COMBO DECTECTOR		VENT/LIGHT COMBO
	RECESSED LIGHT		CLG FAN
	EXHAUST FAN		CLG FAN W/ LIGHT
	PHONE- DATA- INTERNET	T	TERMOSTAT
	BUZZER/ GARAGE DOOR	M	METER/ VERIFY LOCATION W/ UTILITY CO.
	150 PAR FLOOD LIGHT		ELECTRICAL METER
			CHANDELIER

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ADDRESS:
1027 N Mc Donald St, Mt Dora, FL 32757

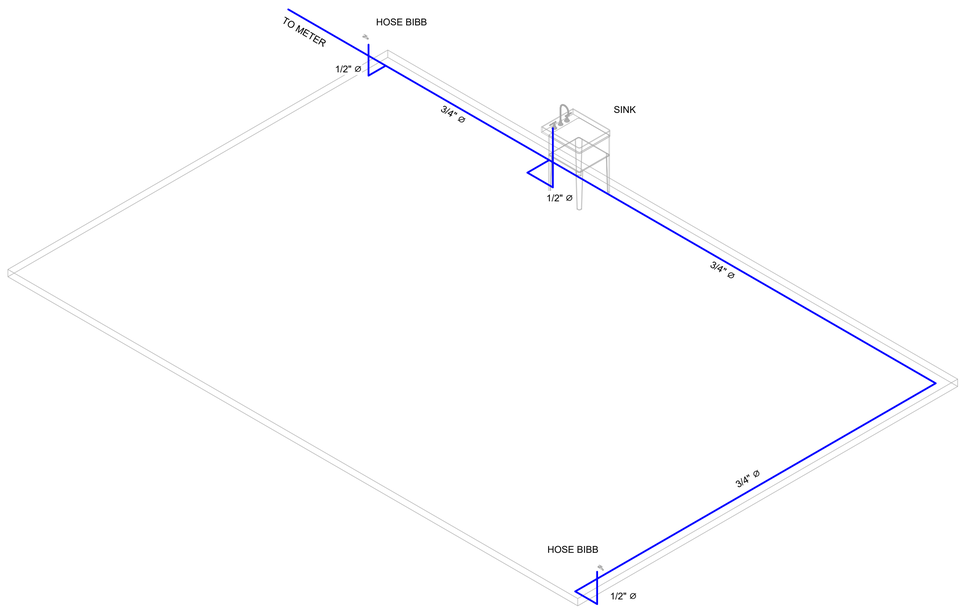
PROJECT # 516 | DATE: 09/19/25

TJ REEVES DETACHED GARAGE

ELECTRICAL

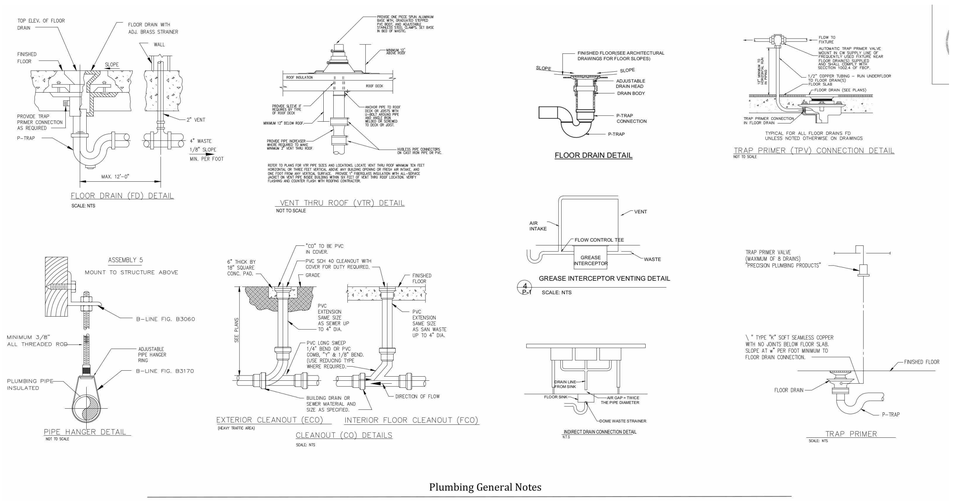
PERMIT SET
SHEET

E-1



2 POTABLE WATER

NOTE: PUMBLING FOR REFERENCE ONLY. REFER TO PUMBLING CONTRACTOR FOR SPECIFICATIONS

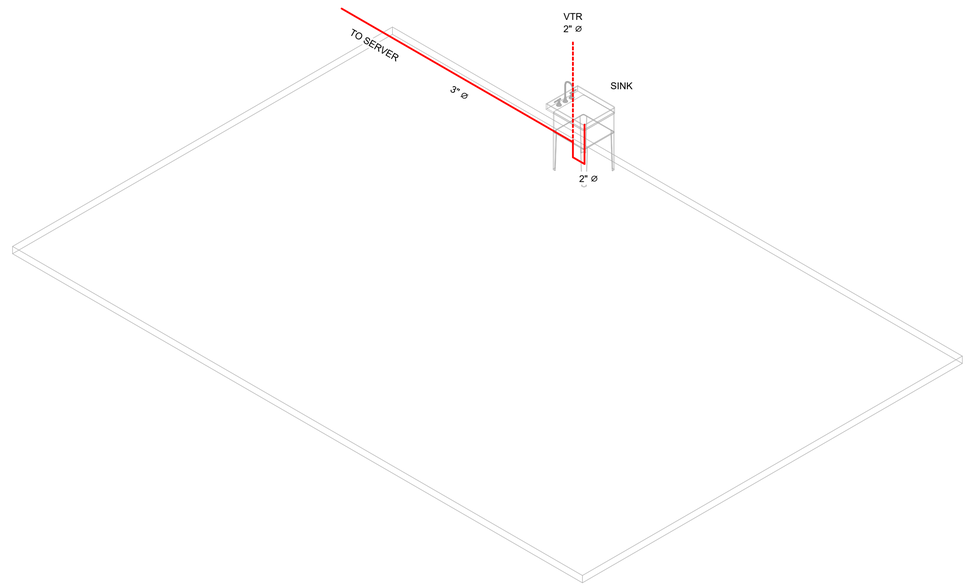


Plumbing General Notes

1. Coordinate All Pipe Routing With All Other Trades Prior To Installation. Route All Piping To Avoid Ductwork, Electrical Raceways, and Building Structure.
2. Penetrations Through Structural Members Are Required For Plumbing Systems. Notify Architect and Structural Engineer Prior To Installation To Ensure That Structural Integrity is Maintained.
2. This Contractor Shall Base His Proposal Upon The Equipment As Scheduled Or Specified.
3. Equipment Manufacturer and Model Numbers are Called For in The Specifications and Shown Scheduled on The Drawings.
3. The Contractor is Expected To Enter All Materials in Sufficient Time To Prevent Delays.
The Completion Of The Project. Delay in Deliveries Will Not Be Considered A Justifiable Reason For Submission Of Substitute Materials.
4. Provide Specified Insulation on Domestic Water Piping, or in Chases Or Walls Adjacent To Mechanical Rooms. Piping Shall Not Be Run Thru Electrical Rooms or Closets.
5. Sleeve and Fire Stop All Penetrations Of Rated Walls, Ceilings, Floors, Etc. In Accordance With Applicable UL Standards and Local Codes. To Coordinate With See Specifications. See Architectural Drawings For Rated Walls and Floors.
6. Pipe Routing Shown is Schematic and is Intended To Indicate General Pipe Routing Only. Contractor Shall Provide All Necessary Offsets and Fittings Required For Proper Installation and To Maintain Clearances As Encountered In Field.
7. All Plumbing Installation and Materials Shall Be In Strict Accordance With All Local, State, and Federal Codes, Laws, Ordinances, Regulations, Standards, and Lateest Adopted Editions of Uniform Plumbing Code.
8. Provide Access Panels To All Valves Which Chases or Above Non-Accessible Ceilings. Refer To Architectural Drawings For Ceiling Types.
9. Install Water Hammer Shock Arrestors At Each Fixture or Battery Of Fixtures Where Required. Arrestors Shall Be Factory Fabricated, Sized And Installed In Accordance With Manufacturer's Recommendations. PDI-WH-201, Accepted Manufacturers, Sioux Chief, Josam, Jay R. Smith, Wolfe (W.O.S Series), Mode, or Chambers are Not Acceptable.
10. Site Connections Shall Be Provided On Civil Site Utilities Drawings. All Utilities Shown On Plumbing Drawings Are Shown For Reference Only Unless Shown Otherwise on Drawings. The Contractor Shall Make All Final Plumbing Service Connections To Site Work Utilities.
11. Drainage Piping Shall Slope No Less Than 1/8" Fall Per Foot. See Drawings.
12. Furnish and Install Hose Bibbs and Wall Hydrants 24" Above Finished Grade/Floor - And Provide Vacuum Breakers as Shown on Drawings With 10" Minimum Perimeter Intervals.
13. See Architectural Drawings For Exact Plumbing Fixture Locations, Mounting Heights, Dimensions, and Handicapped Requirements.
14. Position Roof Drains at Low Points. For Exact Location See Architectural Drawings.
15. Plumber Shall Be Licensed By State And Local Authorities To Install Natural Gas Piping.
16. Verify Invert Elevations and Exact Locations Of Sewers To Which New Sewer Lines Are To Be Connected Before Installation.
17. All Vents Through Roof Shall Be A Min. 10'-0" From Any Air Intakes.
18. Plumbing Contractor Shall Install Dielectric Unions At All Connections Of Dissimilar Metals.
19. Rough-In All Wastes And Supplies To Special Equipment In Strict Accordance With Manufacturer Recommendations And Make Final Connections. All Supplies Shall Be Valved. Install Vacuum Breakers Where Required By Code.
20. Submit Shop Drawings (Including Pipe Routing and Equipment Location) To Architect/Engineer For Review Prior To The Installation or Purchasing Of Any Piping And/Or Equipment.
21. Provide Minimum Air Gap as Defined In ANSI A112.1.2 For All Water Supplies Entering Equipment Or Fixtures Subject To Backflow Or Backsiphonage. Minimum Air Gap, The Outlet Shall Be Equipped With An Accessible Back flow Preventi Complying With The Requirements Of The Standard Plumbing Code, Table 608.1.
22. All Water Piping Installed In Exterior Walls Shall Be Placed On The Heated Side Of The Insulation. Hot And Cold Water Lines, Too Not Insulation Shall Be Placed On The Exterior Side Of The Piping.
23. Pressure Reducing Valves Shall Be Installed On Branch Lines Serving Fixtures And/Or Equipment When The Pressure In The Line Exceeds 80 P.S.I. Or Recommended Test A Velocity Between 3 and 8 Feet Per Second Be Maintained.
24. Do Not Penetrate Roof Footings With Piping. Coordinate With General Contractor Prior To Installation Of Footings. Provide Penetrations As Required To Clear Plumbing Services Where Absolutely Necessary.
25. Fixture Fr-Trap Distance From Fixture Outlet To Trap Weir Shall Not Exceed 24 Inches.
26. Plumbing Contractor Shall Install Horizontal Combination Waste And Vent Systems In Strict Accordance With 2021 Florida Building Code Plumbing Edition.
27. Any Piping in Unconditioned Spaces Shall Be Fully Insulated And Protected From Freezing Temperatures.
28. Absolutely No PVC or CPVC Piping Will Be Allowed In Return Air Plenums.
29. Indirect Waste Per FBCP 2021 802.1.1 And 801.2.

PLUMBING DETAIL SHEET

1 PLUMBING ESPEC.
1/4" = 1'-0"



3 SANITARY

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PROJECT INFORMATION

ADDRESS:
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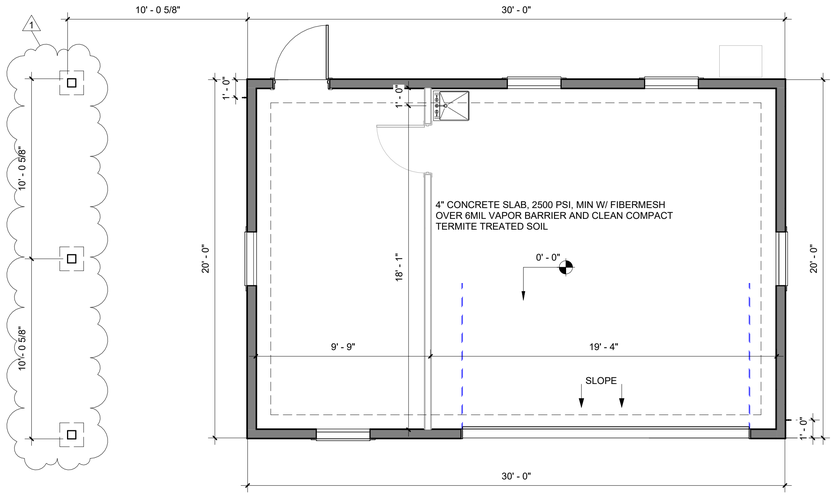
PROJECT # 516 | DATE: 09/19/25

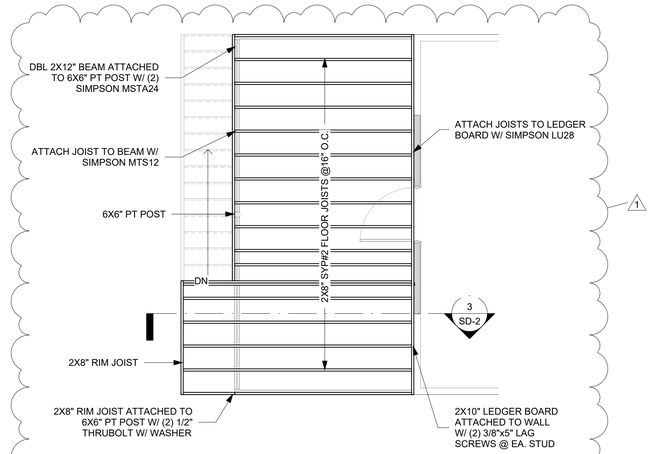
TJ REEVES DETACHED GARAGE

PLUMBING ISOMETRIC

PERMIT SET
SHEET
P-1



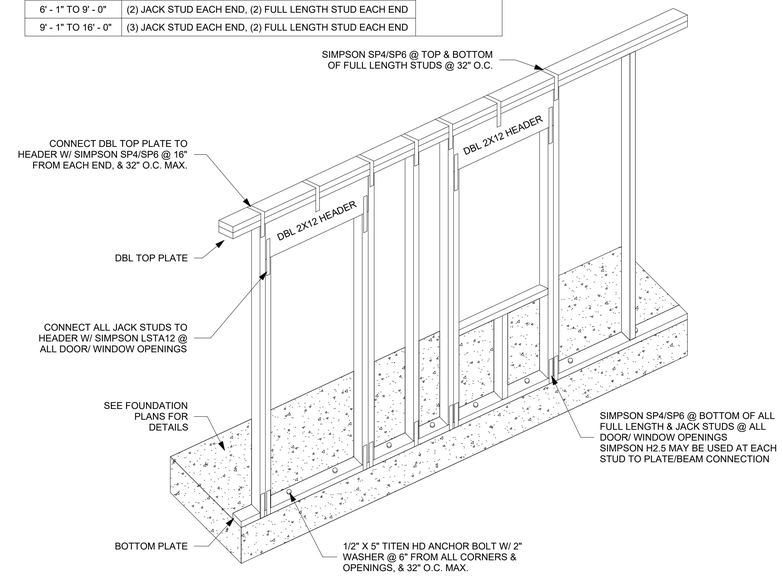
5 FOUNDATION PLAN
1/4" = 1'-0"



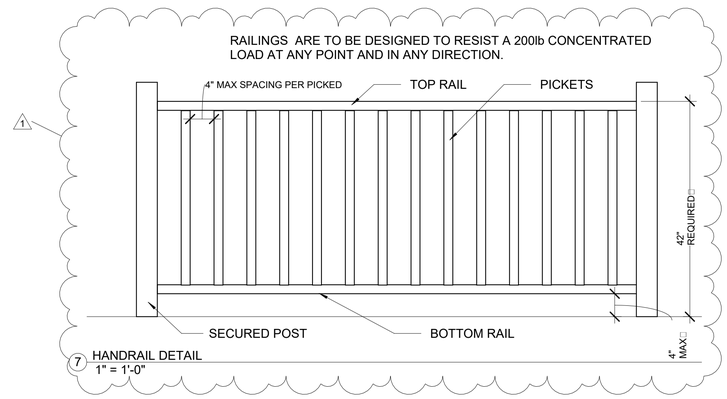
6 FRAMING PLAN
1/4" = 1'-0"

REVISION SCHEDULE		
Date	Mark	Revision
09/19/25	01	Seq. 1 - Revision 1

FULL LENGTH/ JACK STUD SCHEDULE		NOTE: DBL 2X12 HEADER MAX. SPAN = 12'-1" ALL OTHER SPANS SHALL BE SPECIFIED
OPENING WIDTH		
1' - 0" TO 4' - 0"	(1) JACK STUD EACH END, (1) FULL LENGTH STUD EACH END	
4' - 1" TO 6' - 0"	(1) JACK STUD EACH END, (2) FULL LENGTH STUD EACH END	
6' - 1" TO 9' - 0"	(2) JACK STUD EACH END, (2) FULL LENGTH STUD EACH END	
9' - 1" TO 16' - 0"	(3) JACK STUD EACH END, (2) FULL LENGTH STUD EACH END	

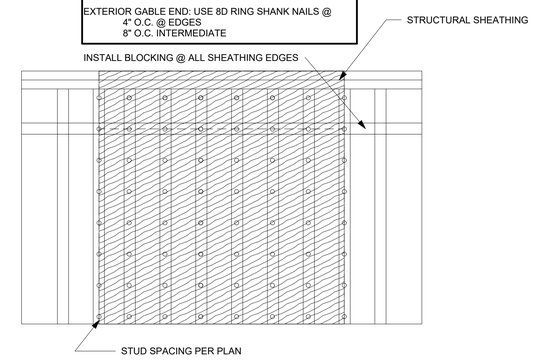


1 2X FRAME WALL W/HEADER TO CONCRETE
NTS

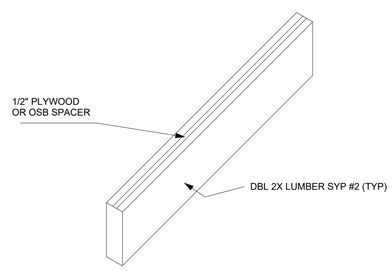


7 HANDRAIL DETAIL
1" = 1'-0"

COMMON AREAS : USE 8D RING SHANK NAILS @
4" O.C. @ TOP & BOTTOM PLATES 6" O.C. @ EDGES 12" O.C. ITERMEDIATE
SHEAR WALL SEGMENTS: USE 8D RING SHANK NAILS @ 4" O.C. @ TOP & BOTTOM PLATES 4" O.C. @ EDGES 8" O.C. INTERMEDIATE
EXTERIOR GABLE END: USE 8D RING SHANK NAILS @ 4" O.C. @ EDGES 8" O.C. INTERMEDIATE



4 PLYWOOD SHEATHING NAILING PATTERN
NTS

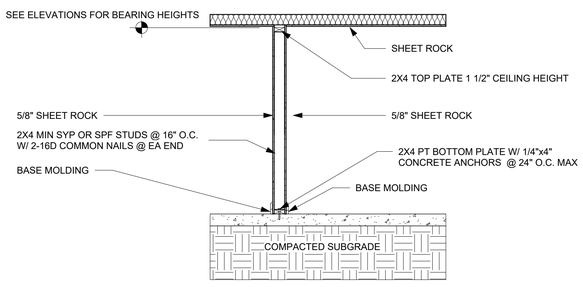


SIZE	NAILING REQUIREMENT
DBL 2X12	3-ROWS 16D @ 12" O.C., STAGGERED
DBL 2X10	3-ROWS 16D @ 12" O.C., STAGGERED
DBL 2X8	2-ROWS 16D @ 12" O.C., STAGGERED

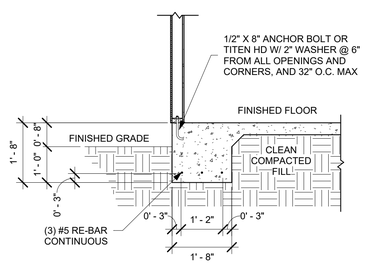
DBL SYP#2 OR BETTER BEAM W/ 1/2" PLYWOOD OR OSB SPACER, NAILED TOGETHER AS INDICATED TO AVOID SPLITTING

USE CONSTRUCTION ADHESIVE BETWEEN PLY

11 DBL 2X12 HEADER DETAIL
NTS

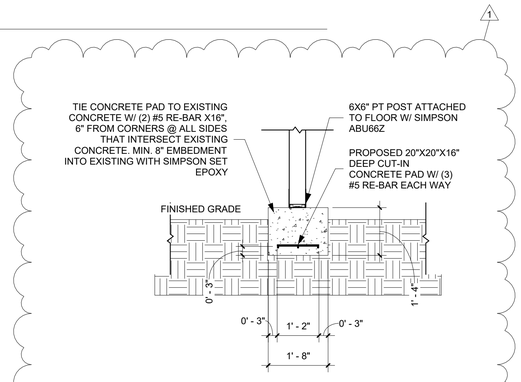


8 INTERIOR FRAME WALL NON BEARING
1/2" = 1'-0"

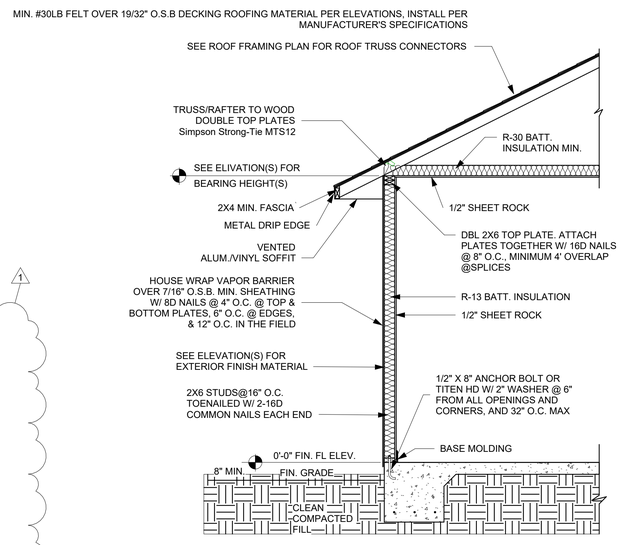


FOUNDATION - Mono-Frame

3 FOUND - MONO FRAME
1/2" = 1'-0"



2 POST CUT IN PAD DETAIL 20X20X16
1/2" = 1'-0"



SEE SIMPSON STRONG-TIE MANUAL FOR NAILING REQ. FOR ALL STRONG-TIE CONNECTORS

13 FRAME - 2x4 FRAME WALL SECTION - MONOLITHIC
1/2" = 1'-0"

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SIGN/SEAL

DATE

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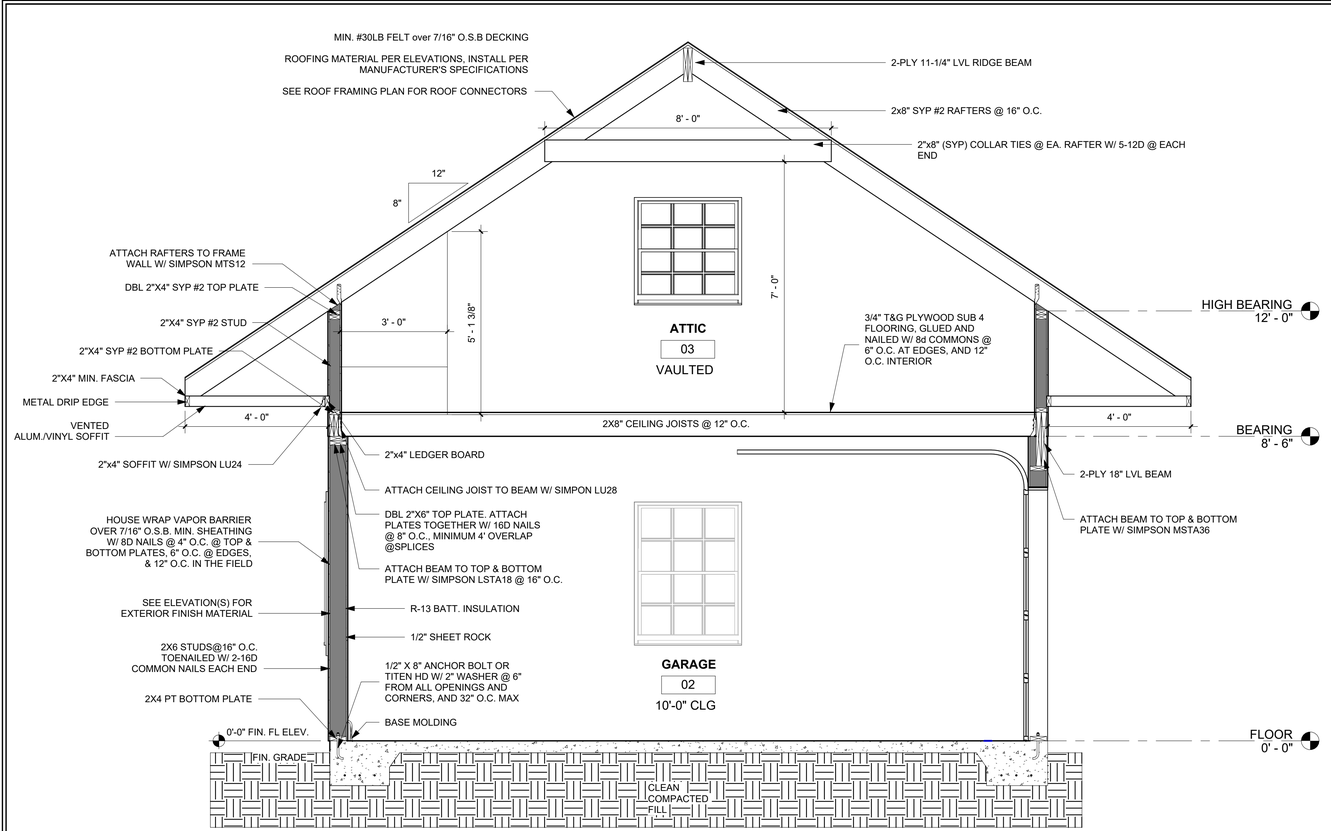
PROJECT #	DATE:
516	09/19/25

TJ REEVES DETACHED GARAGE

STRUCTURAL DETAILS

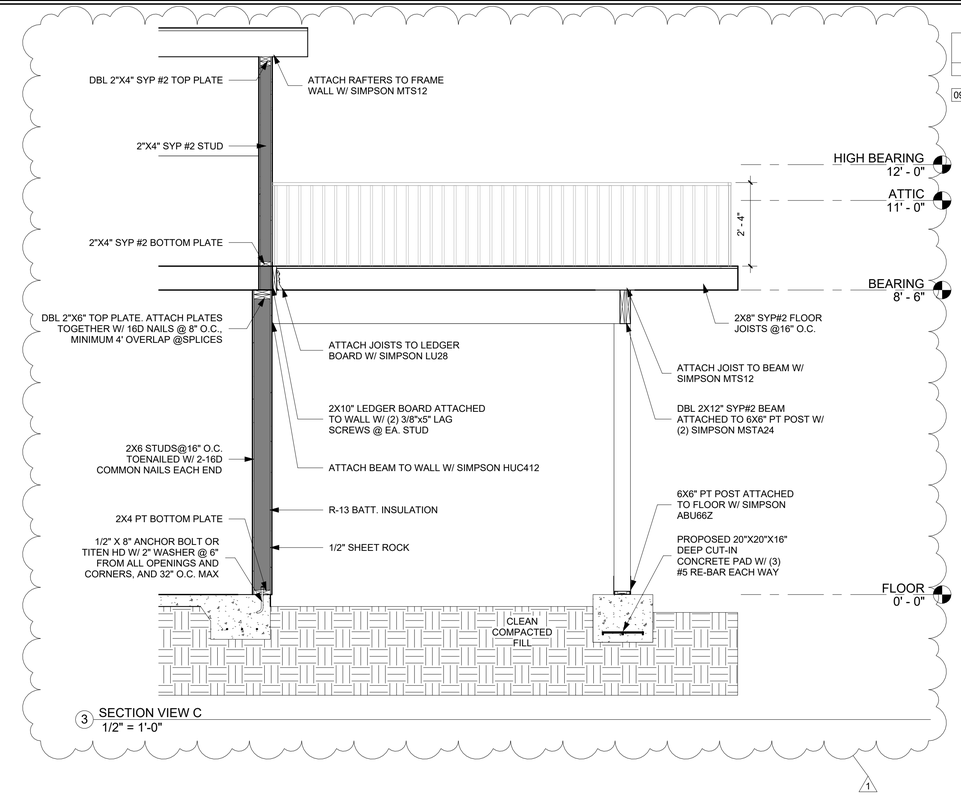
PERMIT SET
SHEET

SD-1

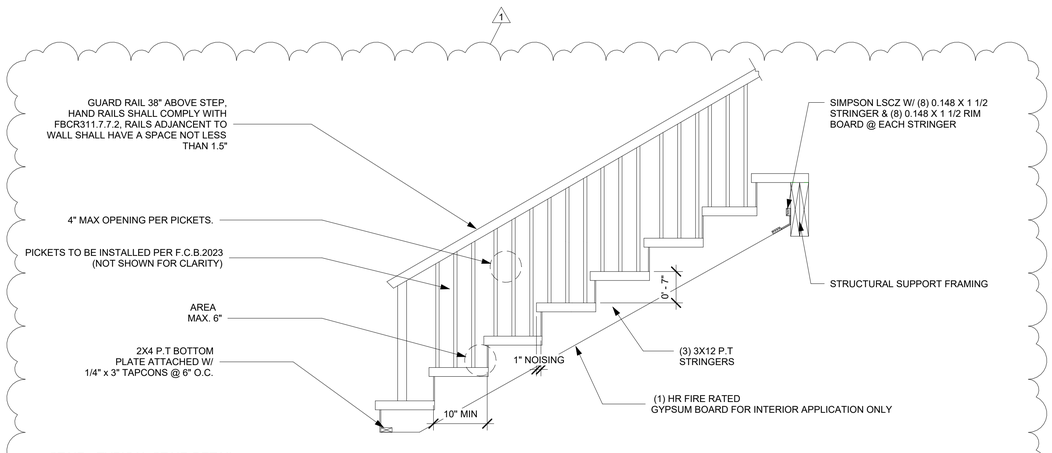


SEE SIMPSON STRONG-TIE MANUAL FOR NAILING REQ. FOR ALL STRONG-TIE CONNECTORS

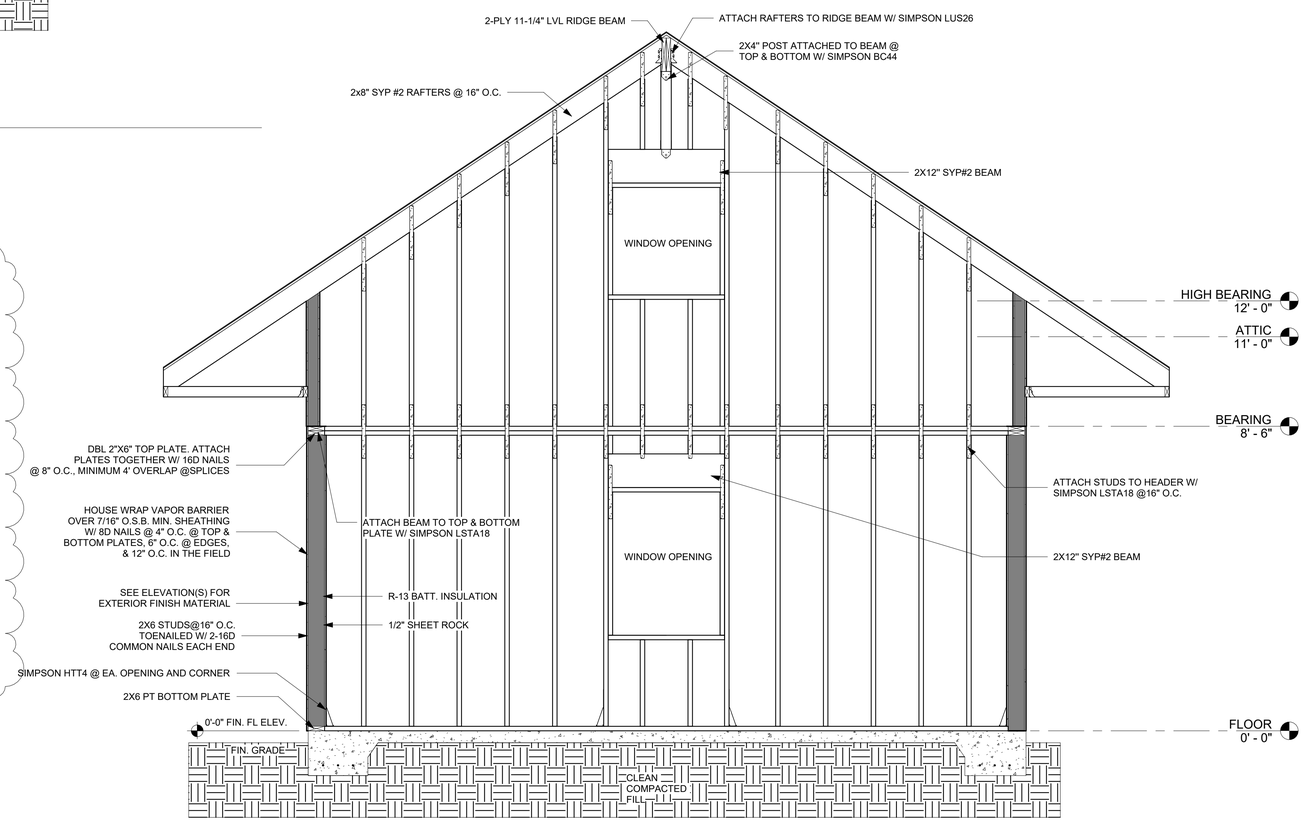
1 SECTION VIEW A
1/2" = 1'-0"



3 SECTION VIEW C
1/2" = 1'-0"



4 STAIR - TYPICAL STAIR DETAIL
3/4" = 1'-0"



2 SECTION VIEW B
1/2" = 1'-0"

REVISION SCHEDULE

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09/19/25	01	Seq. 1 - Revision 1

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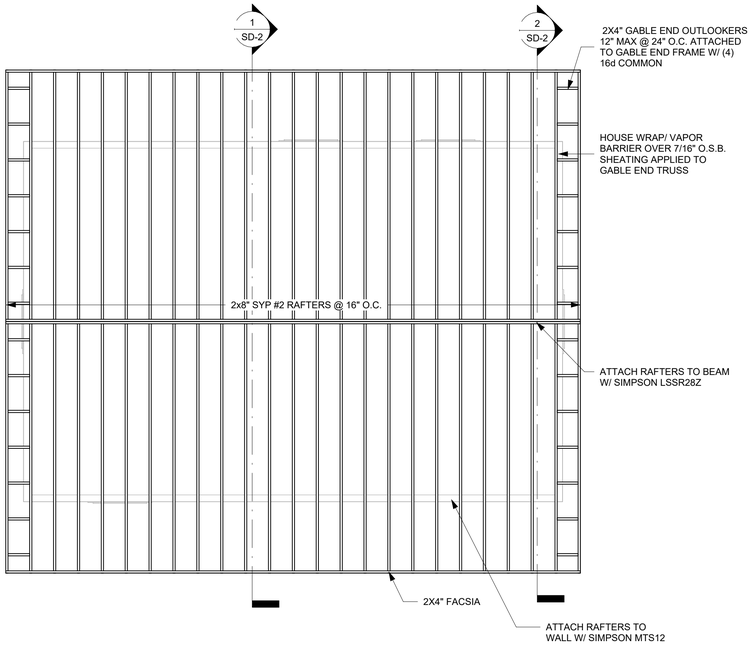
PROJECT # 516 | DATE: 09/19/25

TJ REEVES DETACHED GARAGE

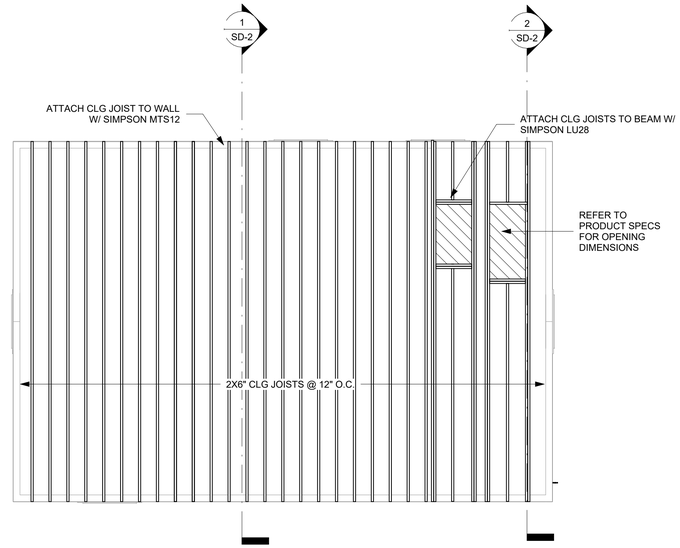
STRUCTURAL DETAILS

PERMIT SET SHEET

SD-2



7 ROOF PLAN
1/4" = 1'-0"



8 CEILING PLAN
1/4" = 1'-0"

ANCHOR SCHEDULE

ANCHOR: RAFTER TO WOOD FRAME

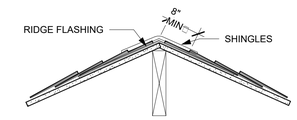
No.	DESCRIPTION	MAX. UPLIFT (LBS)
1	H10A W/9-10d	1105
2	MTS12	990

1.5" TRUSS NAILS MAY BE USED ON SHINGLE PLY RAFTERS

ROOF VENT CALCULATION

BASED ON 1205 SQ. FT. AND THE 1:150 GUIDELINE, IT WILL BE NEEDED A MINIMUM OF:

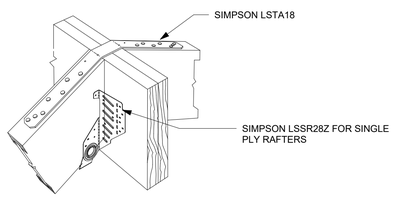
578 SQ. IN. EXHAUST NFVA (NEAR RIDGE OF THE ROOF)	578 SQ. IN. INTAKE NFVA (ON SOFFITS / UNDEREAVE)



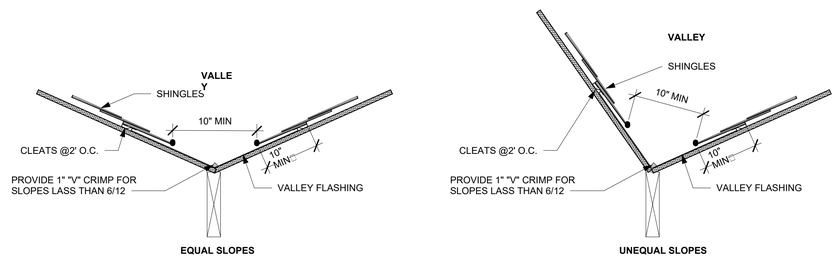
CONCEALED RIDGE FLASHING

RIDGE FLASHING FORMED IN 10" LENGTHS AND LAPPED 4". FLASHING IS NAILED TO SHEATHING AFTER SHINGLES ARE INSTALLED , THEN FLASHING IS COVERED WITH RIDGE SHINGLES

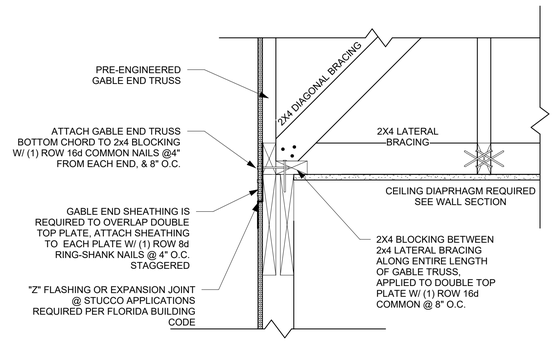
3 ROOF - RIDGE FLASHING DETAIL
1 1/2" = 1'-0"



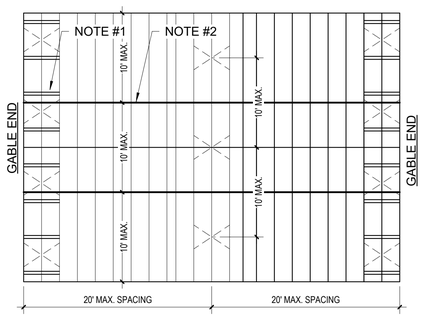
10 RIDGE TO RAFTER CONNECTION
1 1/2" = 1'-0"



1 VALLEY FLASHING DETAIL
1 1/2" = 1'-0"



6 GABLE END CONNECTION DETAIL FRAME
1 1/2" = 1'-0"

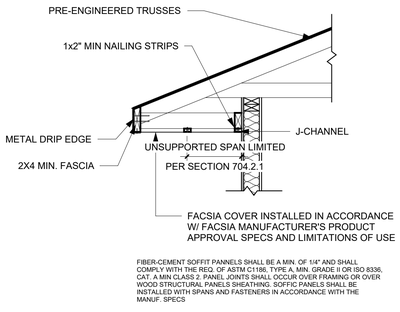


4 ROOF - Roof Bracing Detail (GABLE)
1/2" = 1'-0"

ROOF BRACING NOTES

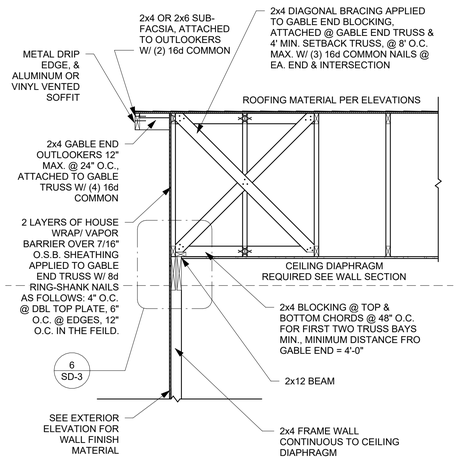
#1. 2X4 GABLE END BLOCKING @ 48" O.C. APPLIED ALONG TOP & BOTTOM CHORDS, IN FIRST TWO BAYS FROM GABLE END. (SEE GABLE END FRAMING DETAILS)

#2 1X4 MIN. CONTINUOUS COLLAR TIE LATERAL BRACING, 10'-0" MAX. SPACING BETWEEN BRACING SEGMENTS AND BEARING POINTS



FIBER-CEMENT SOFFIT PANNELS SHALL BE A MIN. OF 1/4" AND SHALL COMPLY WITH THE REQ. OF ASTM C1186, TYPE A, MIN. GRADE II OR ISO 8336, CAT. A MIN CLASS 2. PANEL JOINTS SHALL OCCUR OVER FRAMING OR OVER WOOD STRUCTURAL PANELS SHEATHING. SOFFIC PANELS SHALL BE INSTALLED WITH SPANS AND FASTENERS IN ACCORDANCE WITH THE MANUF. SPECS

13 SOFFIT DETAIL - FRAME
NTS



5 GABLE END CONNECTION FRAME
1/2" = 1'-0"

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TJ REEVES DETACHED GARAGE

STRUCTURAL DETAIL

PERMIT SET SHEET

SD-3

DESIGN LOADS

(THESE DESIGN LOADS BELOW ARE ALSO INTENDED TO SERVE AS INSTRUCTIONS TO THE DELEGATED (TRUSS) ENGINEER FOR THIS PROJECT).

ROOF TRUSSES: LIVE LOAD = 20psf. DEAD LOAD = 7psf (TC) + 10psf (BC). (SHINGLES).
FLOOR TRUSSES: LIVE LOAD = 40psf. DEAD LOAD = 10psf (TC) + 5psf (BC).

DESIGN WIND LOADS IN ACCORDANCE WITH SECTION R301 OF THE 2023 FLORIDA RESIDENTIAL BUILDING CODE 8TH EDITION, AND ASCE 7-22:
WIND SPEED: VULT = 140 mph, VASD= 108 mph
RISK CATEGORY II
EXPOSURE CATEGORY B
FULLY ENCLOSED
TOPOGRAPHIC FACTOR = 1.0
WIND DIR. FACTOR KD = 0.85
GUST EFFECT, G = 0.85
WINDBORNE DEBRIS AREA = NO

DESIGN LIVE LOAD:
ROOFS = 20psf
FLOORS = 40psf
GARAGE FLOOR = 50psf
BALCONIES = 60psf
PORCHES, LOFTS, DECKS = 40psf

NOTE TO DELEGATED ENGINEER

PRE-FABRICATED WOOD JOIST AND TRUSSES FOR ROOF ASSEMBLIES AND FLOOR SYSTEMS (IF APPLICABLE) SHALL BE DESIGNED AND MANUFACTURED IN CONFORMANCE TO ASTM D5055, ANSI/TPI 1-1995 AND WTCA 1-1995 AND SHALL BE CERTIFIED BY A FLORIDA REGISTERED ENGINEER AS EMPLOYED BY THE TRUSS MANUFACTURER (DELEGATED ENGINEER).

ALL ROOF AND FLOOR TRUSSES SHALL BE DESIGNED TO RESIST THE WORST CASE LOAD COMBINATION WHICH RESULTS IN THE MAXIMUM STRESSES BEING PLACED ON THAT COMPONENT.

GALVANIZED SEAT-PLATES ARE TO BE ATTACHED TO EACH TRUSS AS A PROTECTIVE BARRIER WHERE THEY BEAR ON CONCRETE OR CMU.

SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD, TO FABRICATION TO ENSURE CONFORMANCE TO THE DESIGN INTENT OF THE PROJECT.

SOIL

FOOTINGS HAVE BEEN DESIGNED FOR 2000psf SOIL BEARING CAPACITY. ANY LESSER BEARING SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OR THE CONTRACTOR. WHERE THE SOIL BEARING CAPACITY IS NOT KNOWN OR IS IN QUESTION, THE SOIL SHALL BE TESTED BY A QUALIFIED GEOTECHNICAL ENGINEER, WHO SHALL ESTABLISH THE BEARING CAPACITY. SAID ENGINEERING SHALL COORDINATE WITH THE STRUCTURAL ENGINEER WHEN NECESSARY. COMPACTED SOIL SHALL BE TESTED TO A MINIMUM OF 95% MODIFIED PROCTOR IN ACCORDANCE ASTM D 1557.

SLAB ON GRADE

SLAB SHALL BE OVER .006" POLYETHYLENE VAPOR RADON BARRIER SEALED ON TERMITE -TREATED SOIL WHICH HAS COMPACTED TO 95% MODIFIED PROCTOR IN ACCORDANCE WITH ASTM D 1557, OR UNDISTURBED SOIL SLABS SHALL BE AT A MINIMUM ELEVATION OF 8" ABOVE FINISHED GRADE. HIGHER ELEVATION MAYBE SUBSTITUTED OR REQUIRED.

REBAR EMBEDMENT AND HOOK LENGTH/BEND RADIUS:

FOR #5 REBAR FOR 90deg HOOK SHALL BE 10", MINIMUM EMBEDMENT SHALL BE 7" AND BEND RADIUS SHALL BE 2"

CONNECTORS

ALL METAL FASTENERS SHALL CONFORM TO ISANTA NER-272, AND SHALL BE GALVANIZED OR STAINLESS STEEL (WITHIN 3 MILES OF COASTAL SALT WATER AREA). FASTENERS SHALL NOT BE OVER-DRIVEN BY MORE THAN 1/8".

CONCRETE

UNLESS OTHERWISE SPECIFIED, CAST IN PLACE CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000psi. CAST IN PLACE GROUT 2,000psi, PRECAST CONCRETE LINTELS 3000psi AND PRE-STRESSED CONCRETE LINTELS 5000psi, AT 28 DAYS.

CONCRETE SHALL CONSIST OF 1" MAX AGGREGATE CONCRETE MIX SLUMP BETWEEN 6" AND 7" AT THE TIME OF PLACEMENT. SEE ASTM AND SPECIFICATIONS FOR ADDITIONAL CRITERIA.

CONSTRUCTION JOINTS ARE TO BE PROVIDED IN ACCORDANCE WITH THE DESIGN CODES AND GUIDELINES AT THE ENGINEER'S DIRECTION.

METHOD OF CONCRETE FORMING, PLACEMENT, AND CURING SHALL BE CONDUCTED IN ACCORDANCE WITH ACI AND ASTM SPECIFICATIONS.

CMU

ALL CONCRETE MASONRY UNITS SHALL BE STANDARD WEIGHT BLOCK CONFORMING TO ASTM C-90, TYPE II NON-MOISTURE CONTROLLED AND SHALL HAVE A MINIMUM NET AREA COMPRESSIVE STRENGTH OF 1,900psi.

MORTAR

MORTAR SHALL BE EITHER TYPE M OR S IN ACCORDANCE WITH ASTM C 270 AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,000psi.

GROUT

GROUT SHALL HAVE A MINIMUM COARSE AGGREGATE SIZE OF 3/8" PLACED AT AN 8" TO 10" SLUMP AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,000psi AT 28 DAYS. SEE ACI AND ASTM SPECIFICATIONS FOR ADDITIONAL CRITERIA.

ELECTRICAL

ALL WIRING PER 2020 NEC CODE WHICH INCLUDE, ARC FAULT BREAKERS, TAMPER PROOF RECEPTACLES, GFI RECEPTACLES, WEATHER PROOF RECEPTACLES, IN SERVICE COVERS, SMOKE AND CO2 DETECTOR RULES TO BE FOLLOWED.

WIRING SHALL BE 14AWG ROMEX EXCEPT KITCHEN AND BATH RECEPTACLES.

SINGLE APPLIANCES WIRE TO BE SIZED ACCORDING TO MANUFACTURER SPECIFICATIONS. BONDING HOME TO EARTH SHALL BE ACCOMPLISHED BY A SLAB UNDERGROUND AND ONE DRIVEN COPPER CLAD 5/8" DIA. ROD, 8 FEET DEEP ALL ON #4 SOLID BARE WIRE.

REINFORCING STEEL

REINFORCING STEEL SHALL BE A MINIMUM OF GRADE 40 AND SHALL CONFORM TO ASTM A615 UNLESS OTHERWISE NOTED.

ALL CONTINUOUS VERTICAL AND HORIZONTAL REBAR SHALL BE LAP SPLICED WHERE NECESSARY BY WIRING TOGETHER. LAP SPLICES SHALL BE CLASS B WITH A MINIMUM LAP OF 40 BAR DIAMETERS UNLESS SPECIFIED OTHERWISE.

IN LIEU OF 6"X 6" WELDED WIRE MESH OF 10 GAUGE STEEL, CONCRETE MAY BE REINFORCED WITH AN APPROVED FIBERMESH PRODUCT AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. FIBER MANUFACTURER MUST DOCUMENT COMPLIANCE WITH ASTM C-1116.

COVER FOR REINFORCING SHALL BE MEASURED FROM CENTER OF BAR AND BE AS FOLLOWS UNLESS NOTED OTHERWISE:
CAST IN PLACE CONCRETE AGAINST EARTH = 3"
CAST IN PLACE CONCRETE EXPOSED TO EXTERIOR =2"
CAST IN PLACE CONCRETE NOT EXPOSED TO EXTERIOR = 1-1/2"
GROUT FILLED MASONRY = 1-1/2"
PRE-CAST AND RESTRESSED GROUT FILLED LINTELS = 1-1/2"

STEEL REINFORCEMENT MAY NOT BE WELDED.

WELDED WIRE MESH

WELDED WIRE MESH SHALL CONFORM TO ASTM A185.
WELDED WIRE MESH SHALL BE SUPPLIED IN SHEETS NOT ROLLS.

ANCHOR BOLTS

CAST IN PLACE ANCHOR BOLTS SHALL BE GALVANIZED AND MUST EXTEND 7" MINIMUM INTO CONCRETE UNLESS OTHERWISE NOTED.

RAILINGS

RAILINGS (IF APPLICABLE) ARE TO BE DESIGNED TO RESIST A 200lb CONCENTRATED LOAD AT ANY POINT AND IN ANY DIRECTION.

TYPE OF LUMBER

FOR WOOD FRAME CONSTRUCTION, USE #2 SPF FOR ALL EXTERIOR AND INTERIOR BEARING WALLS. ALL ROOF FRAMING MEMBERS TO BE #2 YELLOW PINE.

TREATED LUMBER

ALL WOOD MEMBERS THAT ARE WITHIN 8" OF FINISHED GRADE LEVEL, ALL EXPOSED UNFINISHED WOOD AND ALL WOOD MEMBERS IN CONTACT WITH CONCRETE AND/OR OTHER MASONRY SHALL BE PRESERVATIVE TREATED WITH DISODIUM OCTABORATE TETRA HYDRATE TO A MINIMUM GRADE OF 0.40pcf RETENTION AND SHALL CONFORM AWPA STANDARD C1 THROUGH C23 DEPENDING ON THE APPLICATION.

ROOF DECKING

UNLESS OTHERWISE SPECIFIED, ROOF SHEATHING SHALL BE 1/2" CDX PLYWOOD INSTALLED WITH EDGE CLIPS IN EACH BAY. ALL SHEATHING SHALL BE APA RATED FOR THE USE INTENDED.

PRE-FABRICATED PRODUCTS

LAMINATED VENEER LUMBER SHALL CONFORM TO ASTM D5456 STANDARD SPECIFICATION FOR EVALUATION OF STRUCTRAL COMPOSITE LUMBER PRODUCTS. ALL WOOD STRUCTURAL PANELS, INCLUDING BUT NOT LIMITED TO PLYWOOD, O.S.B, WAFER BOARD AND MEDIUM DENSITY FIBERBOARD (MFB) SHALL CONFORM TO PS-1 AND PS-2 PERFORMANCE STANDARDS FOR WOOD BASED STRUCTURAL USE PLYWOOD. MFD SHALL NOT BE USED IN ANY EXTERIOR APPLICATIONS.

THE USE OF FORMALEHYDE-BASED GLUES AND RESINS IS DISCOURAGED.
ALL FINGER JOINTED LUMBER SHALL CONFORM TO NDS SECTION 4.1.6. AND SHALL BE USED IN A MANNER INCONSISTENT WITH THE LIMITATIONS OF FINGER-JOINTED LUMBER WITH RESPECT TO THE INTENDED APPLICATION.

PREFABRICATED WOOD JOISTS AND TRUSSES SHALL BE DESIGNED AND MANUFACTURED IN CONFORMANCE TO ASTM D5055, ANSI/TPI 1-1995 AND WTCA 1-1995 AND SHALL BE CERTIFIED BY A FLORIDA REGISTERED ENGINEER (DELEGATED ENGINEER).

CONTRACTOR RESPONSIBILITIES

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO FABRICATION OR START OF CONSTRUCTION. WRITTEN DIMENSIONS SHALL TAKE PRECEDENT OVER SCALED DIMENSIONS, ANY DEVIATIONS OR DISCREPANCIES SHALL BE PROMPTLY REPORTED TO THE ENGINEER OF RECORD. CONTRACTOR SHALL MAKE ALL EFFORTS TO PROTECT THE STRUCTURE, THE WORK PERSONS AND OTHER PEOPLE DURING CONSTRUCTION.

HE/SHE SHALL SUPERVISE AND DIRECT THE WORK AND BE RESPONSIBLE FOR ALL CONSTRUCTION THE CONTRACTOR SHALL COORDINATE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AND CONSTRUCTION FOR ANCHORS, EMBEDS AND SUPPORTS OR ANY OTHER ITEMS WHICH AFFECT THE STRUCTURAL DRAWINGS.

THERE SHALL NOT BE ANY CHANGES TO THESE CONSTRUCTION DOCUMENTS DURING THE DEVELOPMENT OF SHOP DRAWINGS OR DURING CONSTRUCTION WITHOUT PRIOR WRITTEN APPROVAL BY THE ENGINEER OF RECORD.

GENERAL NOTES

1. ALL CONNECTIONS HAVE BEEN CHECKED TO WITHSTAND ALL APPLICABLE LOADS.
2. ALL DETAILS AND SECTIONS SHOWN ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUCTED TO APPLY TO ANY SIMILAR SITUATION ON THE PROJECT UNLESS OTHERWISE NOTED.
3. ALL CONCRETE BLOCKS SHALL BE STANDARD WEIGHT BLOCKS CONFORMING TO ASTM C90, GRADE N1 WITH FM=1,000psi, LAID IN RUNNING BOND WITH TYPE S MORTAR.
4. WHERE SHOWN, CORES OF CONCRETE BLOCK SHALL BE 1-#5 RE-BAR CONTINUOUS FROM FOUNDATION TO BOND BEAM AND FILLED WITH PEA GRAVEL CONCRETE. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,500psi @ 28 DAYS AND SLUMP EQUAL TO 8 TO 10 INCHES.
5. IN MASONRY HEADERS, EXTEND THE BOTTOM STEEL REINFORCEMENT A MINIMUM OF 6" INTO PILASTER OR POURED COLUMN AND WIRE TIE TO VERTICAL STEEL REINFORCEMENT (REBAR).
6. SOIL BORINGS HAVE NOT BEEN MADE. FOOTINGS HAVE BEEN DESIGNED FOR A SOIL BEARING CAPACITY OF 2,000psf. LESSOR SOIL BEARING CAPACITY IS THE RESPONSIBILITY OF THE BUILDING CONTRACTOR.
7. FOOTING SHALL BEAR ON SOIL COMPACTED TO A DENSITY OF AT LEAST 95% OF THE STANDARD PROCTOR MAXIMUM DENSITY AND TREATED FOR TERMITES IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2023 FLORIDA RESIDENTIAL BUILDING CODE 8TH EDITION.
8. FILL UNDER THE FLOOR SLAB SHALL BE COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR MAXIMUM DENSITY AND TREATED FOR TERMITES IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2023 FLORIDA RESIDENTIAL BUILDING CODE 8TH EDITION.
9. CONCRETE SHALL HAVE AN UNCONFIRMED COMPRESSIVE STRENGTH OF 2,500psi AT 28 DAYS.
10. THE BUILDING CONTRACTOR SHALL CHECK ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR OPENINGS, SLEEVES, ANCHORS, HANGERS, SLAB DEPRESSIONS, DIMENSIONS, PITCH, AND OTHER RELATED ITEMS AND SHALL ASSUME RESPONSIBILITY FOR THEIR PROPER LOCATION, PLACEMENT, AND CONTINUITY.
11. ALL REINFORCING STEEL SHALL BE NEW BILLET STEEL CONFORMING TO ASTM 615 GRADE 40.
12. ALL CONTINUOUS VERTICAL OR HORIZONTAL REBAR IN FOOTING, BEAMS AND OTHER CONCRETE SHALL BE SPLICED WHERE NECESSARY OR DESIRABLE BY WIRING TOGETHER IN CONTACT. THE LENGTH OF ALL OVERLAPS SHALL BE A MINIMUM OF 40 BAR DIAMETERS.
13. THE PRECAST LINTEL SUPPLIER SHALL DESIGN THE LINTELS FOR ADEQUATE SUPER IMPOSED LOADS, THE DESIGN SHALL A.C.I. STANDARD AND THE STANDARD BUILDING CODES.
14. ALL FRAMING SHALL BE FABRICATED AND INSTALLED AS PER A.I.T.C., T.P.I., AND THE NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION.
15. ALL WOOD STRUCTURAL MEMBERS SHALL BE CONTROLLED STRESS GRADE LUMBER HAVING A FIBER STRESS OF AT LEAST 1,200psi.
16. ALL WOOD MATERIALS ARE TO BE FASTENED IN ACCORDANCE WITH THE 2023 FLORIDA RESIDENTIAL BUILDING CODE 8TH EDITION TABLE 2306.1 UNLESS NOTED OTHERWISE.
17. CONCRETE SLABS WILL BE REINFORCED WITH EITHER 6X6 #10 WIRE MESH OR FIBER MESH CONCRETE.
18. SPECIFIED CONNECTORS MAY BE SUBSITUTED WITH CONNECTORS FROM MANUFACTURERS WITH EQUAL OR GREATER VALUE.

COMPONENTS AND CLADDING (WORST CASE)
EXPOSURE CAT B | ROOF HEIGHT 30FT | 140 MPH
FOR EXPOSURE CAT. FACTOR SEE TABLE BELOW

GABLE ROOF SLOPE (0-7 DEGREES)
ZONE 1 +8.6 -33.7
ZONE 2 +8.6 -44.5
ZONE 3 +8.6 -60.6

ROOFS SLOPE (7-27 DEGREES)

	GABLE/FLAT	HIP	
ZONE 1	+14.0	-39.1+15.8	-35.5
ZONE 2	+14.0	-51.6+15.8	-46.3
ZONE 3	+14.0	-67.8+15.8	-49.8

ROOFS SLOPE (27 TO 45 DEGREES)

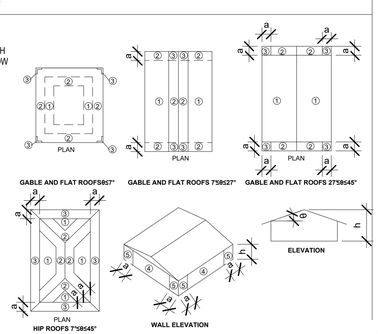
	GABLE/FLAT	HIP	
ZONE 1	+19.4	-35.5+15.8	-30.1
ZONE 2	+19.4	-39.1+15.8	-35.5
ZONE 3	+19.4	-48.0+15.8	-46.3

WALLS
ZONE 4 +21.2 -22.9
ZONE 5 +21.2 -28.3

a=4 feet h=30 feet

COEFFICIENT ADJUSTMENT
EXPOSURE CATEGORY

RH	B	C	D
15	0.82	1.21	1.47
20	0.89	1.29	1.55
25	0.94	1.35	1.61
30	1.00	1.40	1.66
35	1.05	1.45	1.70
40	1.06	1.49	1.74
45	1.10	1.53	1.78
50	1.13	1.56	1.81
55	1.16	1.59	1.84
60	1.19	1.62	1.87



UNLESS OTHERWISE NOTED USE LINTELS DETAIL "C" FOR ALL CMU OPENINGS

DETAIL A (0' - 7 7/8")

8X8 PRECAST LINTEL (FILLED AND UNFILLED)
TOTA ALLOWABLE SUPERIMPOSED LOAD - POUNDS PER LINEAR FOOT

NOMINAL CLEAR SPAN	TOTAL LINTEL SIZE	NO FILL	FILLED (1) #5
		NO STEEL	A
L-1	1'-6"	2'-10"	6192	7845
L-2	2'-2"	3'-8"	4277	5413
L-3	2'-8"	4'-0"	3466	4383
L-4	3'-2"	4'-6"	2917	3686
L-5	4'-0"	5'-4"	2304	2906
L-6	4'-6"	5'-10"	2045	2577
L-7	5'-2"	6'-8"	1722	2167
L-8	6'-2"	7'-8"	1484	1882
L-9	7'-0"	8'-4"	1304	1836
L-10	8'-0"	9'-4"	1138	1425
L-11	9'-2"	10'-8"	989	1236
L-12	10'-0"	11'-4"	904	1128
L-13	11'-2"	12'-8"	807	1004
L-14	12'-0"	13'-4"	749	931
L-15	12'-8"	14'-0"	708	783
L-16 (P.S.)	13'-4"	14'-8"	548	760
L-17 (P.S.)	14'-0"	15'-4"	491	687
L-18 (P.S.)	16'-0"	17'-4"	332	521
L-19 (P.S.)	18'-0"	19'-4"	233	406
L-20 (P.S.)	18'-8"	20'-0"	208	376
L-21 (P.S.)	20'-8"	21'-4"	188	203
L-22 (P.S.)	22'-8"	24'-0"	111	237

DETAIL C (1' - 3 5/8")

8X16 PRECAST LINTEL (COMPOSIT)
TOTA ALLOWABLE SUPERIMPOSED LOAD - POUNDS PER LINEAR FOOT

NOMINAL CLEAR SPAN	TOTAL LINTEL SIZE	FILLED (1) #5 T&B
		C
L-1	1'-6"	2'-10"	12374
L-2	2'-2"	3'-8"	8488
L-3	2'-8"	4'-0"	8868
L-4	3'-2"	4'-6"	5772
L-5	4'-0"	5'-4"	4546
L-6	4'-6"	5'-10"	4028
L-7	5'-2"	6'-8"	3382
L-8	6'-2"	7'-8"	2908
L-9	7'-0"	8'-4"	2548
L-10	8'-0"	9'-4"	2216
L-11	9'-2"	10'-8"	1918
L-12	10'-0"	11'-4"	1749
L-13	11'-2"	12'-8"	1554
L-14	12'-0"	13'-4"	1438
L-15	12'-8"	14'-0"	1356
L-16 (P.S.)	13'-4"	14'-8"	1395
L-17 (P.S.)	14'-0"	15'-4"	1326
L-18 (P.S.)	16'-0"	17'-4"	1153
L-19 (P.S.)	18'-0"	19'-4"	1019
L-20 (P.S.)	18'-8"	20'-0"	980
L-21 (P.S.)	20'-8"	21'-4"	880
L-22 (P.S.)	22'-8"	24'-0"	740

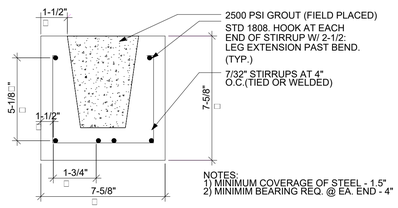
DETAIL L (1' - 11 5/8")

8X24 PRECAST LINTEL (COMPOSIT)
TOTA ALLOWABLE SUPERIMPOSED LOAD - POUNDS PER LINEAR FOOT

NOMINAL	TOTAL LINTEL SIZE	FILLED (1) #5 T&B
		L
L-1	1'-6"	2'-10"	19724
L-2	2'-2"	3'-8"	13599
L-3	2'-8"	4'-0"	11004
L-4	3'-2"	4'-6"	9250
L-5	4'-0"	5'-4"	7287
L-6	4'-6"	5'-10"	6458
L-7	5'-2"	6'-8"	5548
L-8	6'-2"	7'-8"	4885
L-9	7'-0"	8'-4"	4089
L-10	8'-0"	9'-4"	3558
L-11	9'-2"	10'-8"	3081
L-12	10'-0"	11'-4"	2809
L-13	11'-2"	12'-8"	2497
L-14	12'-0"	13'-4"	2312
L-15	12'-8"	14'-0"	2180
L-16 (P.S.)	13'-4"	14'-8"	1956
L-17 (P.S.)	14'-0"	15'-4"	1857
L-18 (P.S.)	16'-0"	17'-4"	1611
L-19 (P.S.)	18'-0"	19'-4"	1412
L-20 (P.S.)	18'-8"	20'-0"	1368
L-21 (P.S.)	20'-8"	21'-4"	1223
L-22 (P.S.)	22'-8"	24'-0"	1106

APPLICABLE CODES

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



NOTES:
1) MINIMUM COVERAGE OF STEEL = 1.5"
2) MINIMIM BEARING REQ. @ EA. END - 4"

GENERAL NOTES

1) CODES
1. FLORIDA BUILDING CODE
1.2 BUILDING CODE REQUIREMENTS FOR REINFORCER CONCRTE (ACI 318). STRUCTURES (ASCE 7-22)
1.3 AMERICAN BUILDING SICIETY OF CIVIL ENGINEERS MIN. DESIGN LOADS FOR BUILDINGS AND OTHER
2) CONCRETE:
2.1 CONCRETE COMPRESSIVE STRENGHT @ 28 DAYS
2.1.1 PRECAST W/STANDARD REINFORCEMENT - 3500 PSI
2.1.2 PRECAST W/ PRESTRESSED REINFORCEMENT - 5000 PSI
2.1.3 CONCRETE FILL (FIELD PLACED) - 2500 PSI
2.2 REINFORCING BARS
2.2.1 STEEL PLACED IN PRECAST LINTL @ TIME OF FABRICATION ASTM A615 (GRADE 60)
2.2.2 STEEL IN LINTEL & KNOCK OUT BLOCK (FIELD PLACED) ASTM A615 (GRADE 40)
2.3 PRESTRESSED STRANDS ASTM 416 7-WIRE
2.4 DETAIL REINFOCEMENT IN ACCORDANCE WITH ACO 315
2.5 CONCRETING OPERATIONS SHALL COMPLY WITH ACI STANDARDS
3) MASONRY:
3.1 DESIGN AND CONSTRUCTION SALL CONFIRM TO THE SPECIFICATION OF THE NCMA AND ACI 530/TM6402
3.2 MINIMUM MANSORY UNIT STRENGHT 1250 PSI
3.3 MORTAR SHALL BE TYPE S
4) STRUCTURAL:
4.1 SAFE LOAD VALUES ARE BASED ON LINTELS HAVING A BEARING OF 8'

6 LINTEL SCHEDULE
N.T.S

NAIL SPECIFICATIONS:

IN ACCORDANCE WITH THE 2023 FLORIDA BUILDING CODE, RESIDENTIAL, 8TH EDITION, THE MINIMUM FASTNER TO BE EMPLOYED IN SECURING ROOF SHEATHING MATERIALS IS TO BE AN 8d RING SHANK NAIL WITH THE FOLLOWING DIMENSIONS:

NOMINAL SHANK DIAMETER: 0.113"
RING DIAMETER: 0.012" OVER SHANK DIAMETER
RINGS PER INCH: 16 TO 20
FULL ROUND HEAD DIAMETER: 0.28"
MINIMUM TOTAL LENGTH: 2"

MINIMUM WOOD STRUCTURAL PANEL ROOF SHEATHING THICKNESS

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

SHEATHING LESS THAN 15/32" SHALL BE FASTENED W/ ASTM F1667 RSRS/01 (2-3/8" X 0.113") NAILS
SHEATHING GREATER THAN 15/32" SHALL BE FASTENED W/ ASTM 1667 RSRS-03 (2-1/2" X 0.13") NAILS OR ASTM F1667 RSRS-04 (3" X 0.131") NAILS

ROOF SHEATTHING ATTACHMENT NAIL SPACING (a,b)

RAFTER/TRUSS SPACING 24" O.C. (MAX)	WIND SPEED															
	115 MPH		120 MPH		130 MPH		140 MPH		150 MPH		160 MPH		170 MPH		180 MPH	
	E	F	E	F	E	F	E	F	E	F	E	F	E	F	E	F
	EXPOSURE B															
RAFTER/ TRUSS SG=0.42	6	6	6	6	6	6	6	6	6	6	4	4	4	4	4	4
RAFTER/ TRUSS SG=0.49	6	12	6	12	6	6	6	6	6	6	6	6	6	6	6	6
	EXPOSURE C															
RAFTER/ TRUSS SG=0.42	6	6	6	6	6	6	4	4	4	4	4	4	3	3	3	3
RAFTER/ TRUSS SG=0.49	6	6	6	6	6	6	6	6	6	6	6	6	4	4	4	4
	EXPOSURE D															
RAFTER/ TRUSS SG=0.42	6	6	6	6	4	4	4	4	4	4	3	3	2	3	3	3
RAFTER/ TRUSS SG=0.49	6	6	6	6	6	6	6	6	4	4	4	4	4	4	4	4

E = NAIL SPACING ALONG PANEL EDGES (INCHES)
F = NAIL SPACING ALONG INTERMEDIATE SUPPORTS IN THE PANEL FIELD (INCHES)
SG=0.42 (HEMLOCK FIR OR SPRUCE PINE FUR)
SG=0.49 DOUGLAS FIR OR SOUTHERN PINE)

A. FOR SHEATHING LOCATED AT MINIMUM 4 FEET FROM THE PERIMETER EDGE OF THE ROOF, INCLUDING 4 FEET ON EACH SIDE OF 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 THAN 24 INCHES ON CENTER, ROOF SHEATHING FASTENING IS PERMITTED TO BE IN ACCORDANCE WITH THE AWC WFCM OR THE AWC NDS

FLOOR SHEATHING
PLYWOOD FLOORING TO BE MIN. 3/4" T&G PLYWOOD GLUE AND NAILED WITH 10d NAILS @ 6" O.C. ALL EDGES & 12" O.C. INTERMEDIATE U.N.O (GENERAL FLOOR FINISHES ARE ACCEPTABLE IF LIGHTWEIGHT CONCRETE OR SELF LEVELING CONCRETE IS REQUIRED CONTACT E.O.R. ALONG TRUSS COMPANY TO VERIFY FLOOOR TRUSS DESIGN.

ROOF SHEATHING
TILE ROOFING SYSTEM OVER MIN. 1/2" CDX (4 PLY) PLYWOOD, SHINGLE OR METAL ROOFING SYSTEM VER MIN 7/16" OSB SPAN RATED 24/16 ON PRE-ENGINEERED TRUSSES WOOD TRUSSES AT 2'-0" O.C. MAX. OR CONVENTIONAL FRAME ROOF. (SEE PLAN FOR SIZE AND SPACING. SEE PLANS FOR TYPICAL AND OTHER INFORMATION. ALL SHEATHING SHALL BE APA RATED FOR THE USE INTENDED

PORCH SHEATHING
THE EXTERIOR CEILINGS FOR THE ENTRIES AND PORCHES SHALL HAVE 7/16" OSB EXPOSURE 1 SHEATHING TO THE UNDERSIDE OF THE ROOF TRUSSES. ALL PANEL EDGES ARE TO BE BLOCKED SOLID @ 2x4" SYP#2 W 3-16d TOENAILS @ EA. END SHEATHING TO BE NAILED @ 4" O.C. AT ALL EDGES AND THEN 8" O.C. IN FIELD.

1 ROOF SHEATHING PATTERN
NTS

ULTIMATE DESIGN WIND SPEED (Vult) DETERMINED IN ACCORDANCE WITH SECTION R301.2.1 (MPH–3 SECOND GUST)

Door Size WIDHT	HEIGHT	100 mph		110 mph		120 mph		130 mph		140 mph		150 mph		160 mph		170 mph		180 mph		190 mph		200 mph	
9	7	+10.0	-10.9	+11.4	-12.9	+13.7	-15.5	+16.1	-18.2	+18.5	-20.9	+21.3	-24.1	+24.3	-27.5	+27.6	-31.2	+30.6	-34.6	+34.2	-38.6	+38.0	-43.0
16	7	+10.0	-10.3	+10.9	-12.2	+13.1	-14.6	+15.5	-17.2	+17.7	-19.7	+20.4	-22.7	+23.3	-26.0	+26.4	-29.4	+29.3	-32.6	+32.7	-36.5	+36.4	-40.6
		78 mph		85 mph		93 mph		101 mph		108 mph		116 mph		124 mph		132 mph		139 mph		147 mph		155 mph	

Nominal Design Wind Speed (Vasd) converted from Vult per Section R301.2.1.3
For SI: 1 foot = 304.8 mm, 1 mile per hour = 1.609 km/h, 1 psf = 47.88 N/m2.

CONNECTOR SCHEDULE

| NAME | FASTENERS | UPLIFT LOADS (DF/SP) | UPLIFT LOADS (SPF/HF) | DOWNLOA

PLOT PLAN

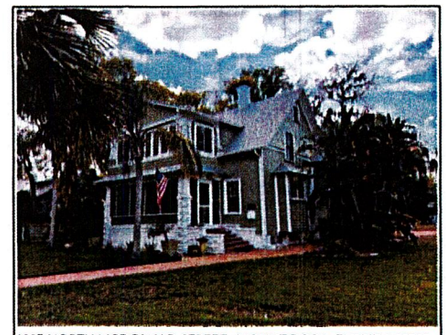
LEGAL DESCRIPTION:

FLOOD INFORMATION:

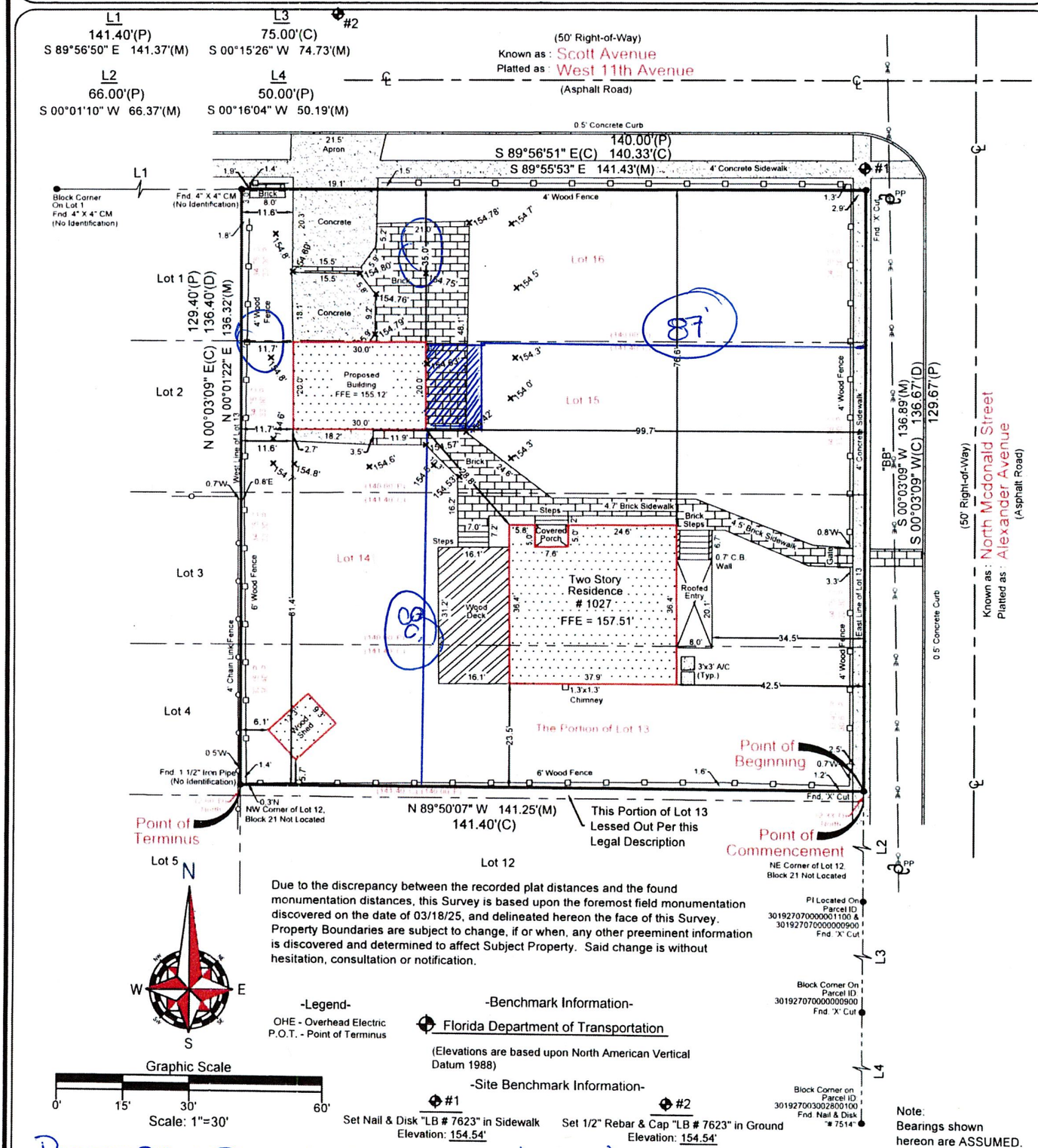
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN CITY OF MOUNT DORA, COMMUNITY NUMBER 120137, DATED 12/18/2012.

CERTIFIED TO:

TIMOTHY JOHN REEVES AND ELIZABETH ANN REGIS



1027 NORTH MCDONALD STREET, MOUNT DORA, FLORIDA 32757



Proposed Development: 13' x 20' Deck

Field Date: 6/19/2025	Date Completed: 06/19/25
Drawn By: .P	File Number: IS-140451 PP

-Legend-

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

-NOTES-

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

POINTS OF INTEREST

NONE VISIBLE

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

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

PATRICK IRELAND 6637 LB: 7623

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

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

Clear Form Values

Page 1

☐ Original
☐ Update

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

Site#8 LA04860
Field Date 3-4-2020
Form Date 3-4-2020
Recorder # 61

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

LOCATION & MAPPING

Clear Location Values

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	733		Helen	ST	

Cross Streets (nearest / between) Helen Street and West 8th Avenue
USGS 7.5 Map Name EUST — USGS Date 2018 — Plat or Other Map _____
City / Town (within 3 miles) Mount Dora — In City Limits? ☐yes ☐no ☐unknown — County LA
Township 19S — Range 27E — Section 30 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 29-19-27-0010-038-00003 — Landgrant _____
Subdivision Name _____ — Block 38 — Lot _____
UTM Coordinates: Zone ☐16 ☐17 — Easting 436772 — Northing 3186296
Other Coordinates: X: -81.64792 — Y: 28.80267 — Coordinate System & Datum WGS84
Name of Public Tract (e.g., park) _____

HISTORY

Clear History Values

Construction Year: 1963 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use RESI — From (year): 1963 — To (year): 2020
Current Use RESI — From (year): 1963 — To (year): 2020
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☐no ☐unknown — Date: _____ — Original address _____
Alterations: ☐yes ☐no ☐unknown — Date: _____ — Nature _____
Additions: ☐yes ☐no ☐unknown — Date: 1-1-2016 — Nature Detached Carport
Architect (last name first): Unknown — Builder (last name first): Unknown
Ownership History (especially original owner, dates, profession, etc.)

Gwendolyn and Robert Fox purchased the single family residence from Katherine and Craig Montgomery on March 24, 2014.

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

DESCRIPTION

Clear Description Values

Style FRAM — Exterior Plan IRRE — Number of Stories 2
Exterior Fabric(s) 1. WTBD — 2. BRIC — 3. _____
Roof Type(s) 1. GAIN — 2. GAIN — 3. SHED
Roof Material(s) 1. ASPH — 2. SMSS — 3. _____
Roof secondary strucs. (dormers etc.) 1. CUPO — 2. DREY
Windows (types, materials, etc.)

1/1 metal sash w/ wood casing & ornamental shutters;

Distinguishing Architectural Features (exterior or interior ornaments)

Carport; cupola; asymmetrical facade; eyebrow dormer; ornamental shutters; gable vents

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

Detached carport

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

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

HISTORICAL STRUCTURE FORM

Site #8 LA04860

DESCRIPTION (continued)

Clear Description Values

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

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

Foundation Type(s): 1. CONT 2.

Foundation Material(s): 1. BRIC 2.

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

Main Entrance (stylistic details)

Main entrance is through rod iron fence, then several steps down from street to single door,Front facing; off-centered;

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

Rear facing; screen enclosed; flat roof extension; exterior wooden staircase leads to porch on 2nd level.

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

Narrative Description of Resource

This residential structure demonstrates architectural charm that contributes to the unique character of Mount Dora. This house is also in excellent condition.

Archaeological Remains N/A ☐Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

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

☒other methods (describe) Field visit and documentation

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

OPINION OF RESOURCE SIGNIFICANCE

Clear Significance Values

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

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

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

This structure is significant because its bungalow vernacular architectural style contributes to the overall historic character of Mount Dora.

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

1. ARCT 3. 5.

2. CPDV 4. 6.

DOCUMENTATION

Clear Documentation Values

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

1) Document type Maintaining organization

Document description File or accession #'s

2) Document type Maintaining organization

Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Bradley Benmoshé Affiliation OTHR

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

(address / phone / fax / e-mail)

Required Attachments

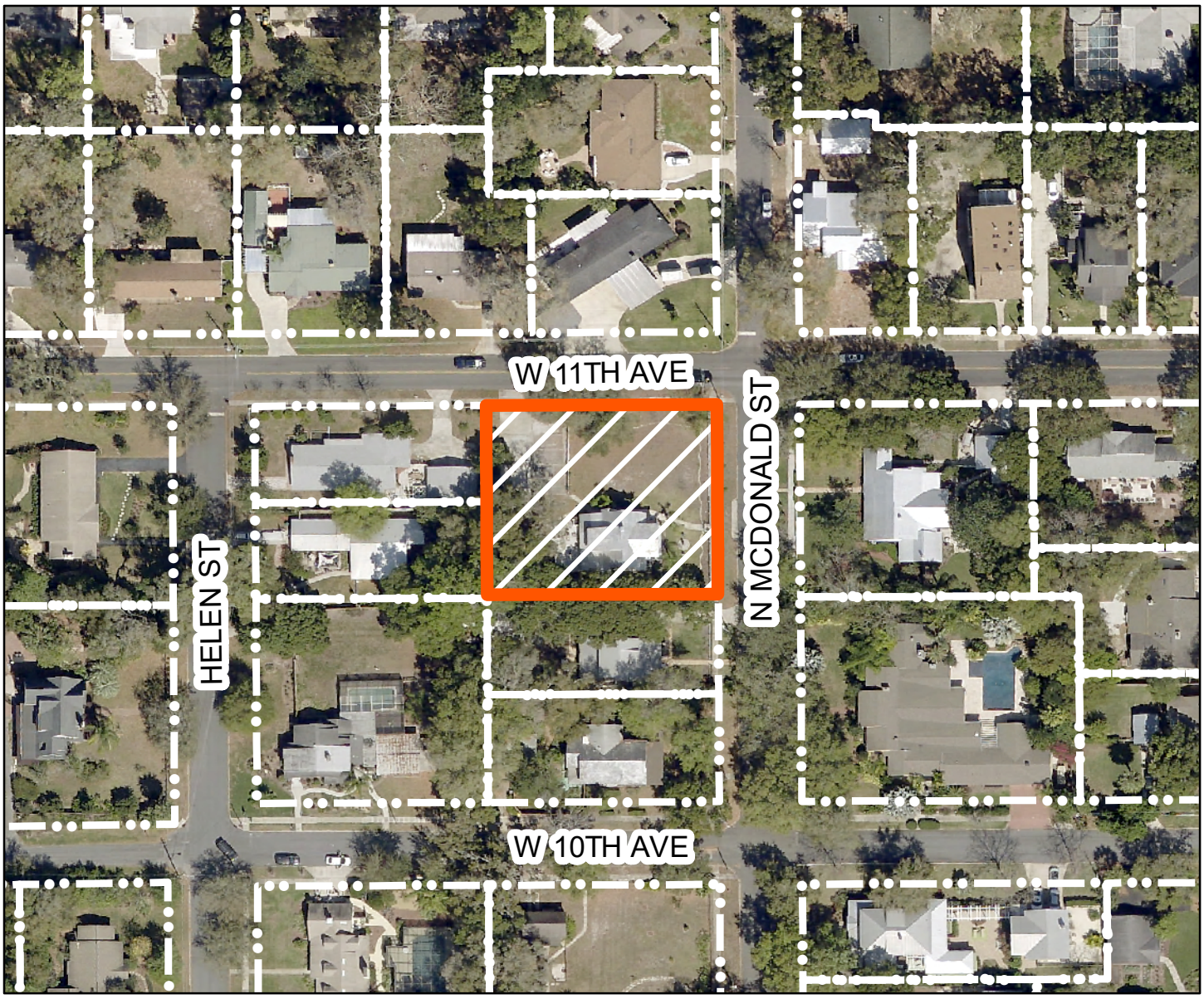
❶ **USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED**

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

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

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

Street Map



N

1027 NORTH MCDONALD ST MOUNT DORA FL 32757

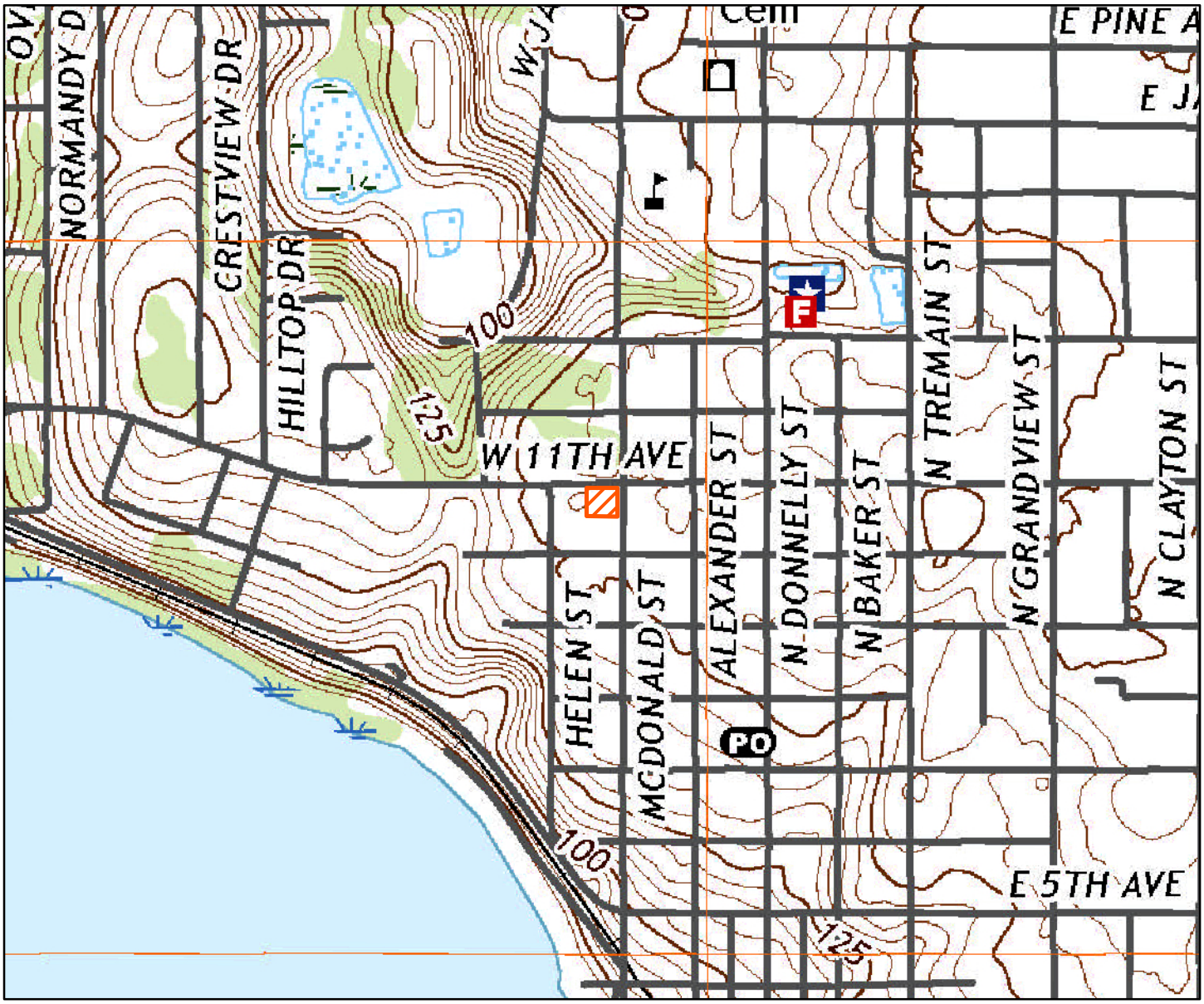
0 40 80 160 Feet

LA00353

KCI TECHNOLOGIES

Data Sources: Lake County, City of Mount Dora

USGS Map



N

LA00353

1027 NORTH MCDONALD ST MOUNT DORA FL 32757

Source: United States Geological Survey Eustis, FL 2018

KCI TECHNOLOGIES

Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA00353
Recorder # 48
Field Date 3/15/2008
Form Date 3/15/2008
FormNo 200803
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

GENERAL INFORMATION

Site Name (address if none) 1027 N Macdonald 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
1027	North	Macdonald	Street	

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

MAPPING

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

DESCRIPTION

Style Frame Vernacular
Other Style
Exterior Plan Irregular
Other Exterior Plan
Number of Stories 1.5
Structural System(s) >> Wood frame
Other Structural System(s)
Foundation Type(s) >> Piers
Other Foundation Types
Foundation Material(s) >> Brick
Other Foundation Material(s)
Exterior Fabric(s) >> Drop siding
Other Exterior Fabric(s)
Roof Type(s) >> Gable
Other Roof Type(s)
Roof Material(s) >>
Other Roof Material(s)
Roof Secondary Structure(s) (dormers etc) >>
Other Roof Secondary Structure(s)
Number of Chimneys 1
Chimney Material
Other Chimney Material(s)
Chimney Location(s)

HISTORICAL STRUCTURE FORM

8LA00353

DESCRIPTION (continued)

Window Descriptions 6/1, 8/1, casement 6, 10

Main Entrance Description (stylistic details)

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

Porch Roof Types(s)

Exterior Ornament

Interior Plan Other Interior Plan

Condition Good

Structure Surroundings

Commercial: Residential: MOSTly this category

Institutional: Undeveloped:

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

Archaeological Remains (describe):

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

Narrative Description (optional)

HISTORY

Construction year 1917

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

Changes in Locations or Conditions

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

Structure Use History

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

Other Structure Uses

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

RESEARCH METHODS

Research Methods >> Examine local tax records

Other research methods

SURVEYOR'S EVALUATION OF SITE

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

Idividually Eligible for National Register? NO

Potential Contributor to NR District? 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

8LA00353

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____ Maintaining Organization: _____

File or Accession #: _____ Descriptive Information: _____

>>

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

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

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

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

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

SHPO's Evaluation of Resource

_____ Date _____

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 5/21/2008

Form Comments: _____

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

LA00353-200803

Supplementary Printout

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

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

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

> **Foundation types:**
Piers

> **Foundation materials:**
Brick

> **Exterior fabrics:**
Drop siding
Wood shingles

> **Roof types:**
Gable

> **Roof materials:**

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

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

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

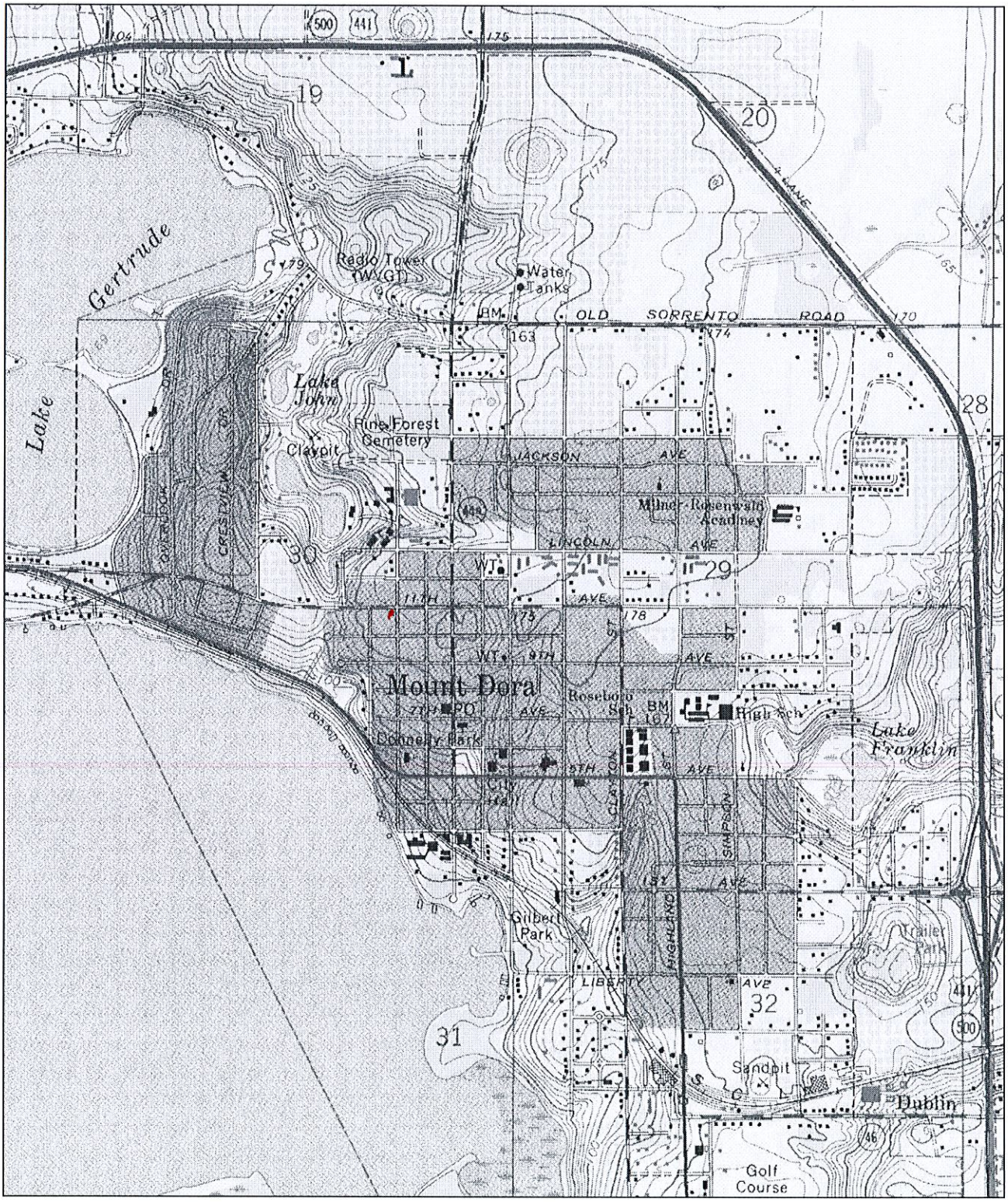
> **Research methods:**
Examine local tax records
FL Master Site File-Cultural Resources
Pedestrian

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

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

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

48



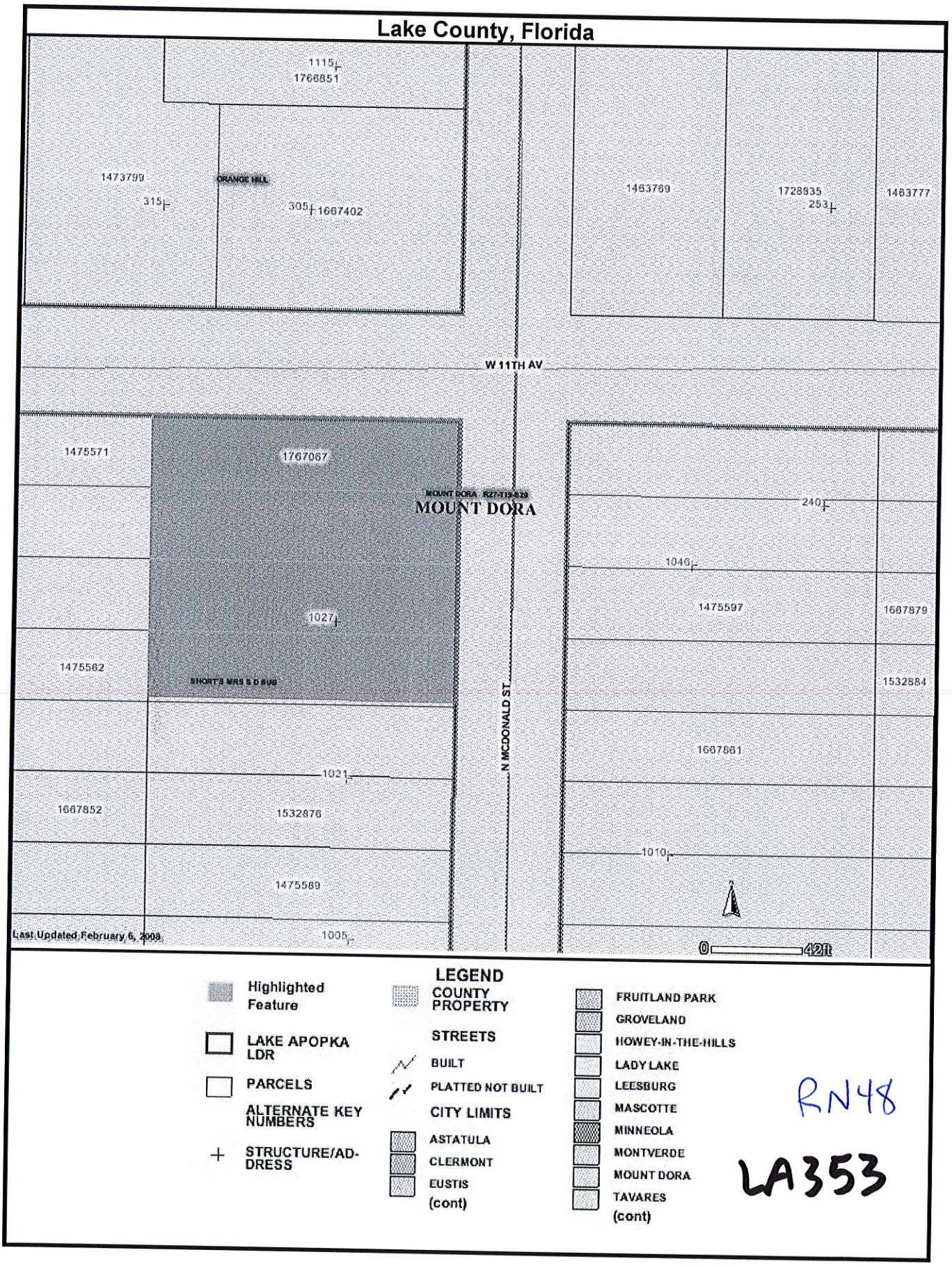
N

0 0.5 Mi

0 2000 Ft

Map provided by MyTopo.com

LA 353


Lake County, Florida
1115
1766851
1473799
ORANGE HILL
315
305
1667402
1463769
1728835
253
1463777
W 11TH AV
1475571
1767067
MOUNT DORA R27-719-629
MOUNT DORA
240
1040
1475597
1667879
1027
1475562
SHORT'S MRS S D SUB
1532884
N MCDONALD ST
1667661
1021
1667852
1532876
1010
1475589
Last Updated February 6, 2008
1005
0
42ft
LEGEND
Highlighted Feature
LAKE APOPKA LDR
PARCELS
ALTERNATE KEY NUMBERS
STRUCTURE/ADDRESS
COUNTY PROPERTY
STREETS
BUILT
PLATTED NOT BUILT
CITY LIMITS
ASTATULA
CLERMONT
EUSTIS
(cont)
FRUITLAND PARK
GROVELAND
HOWEY-IN-THE-HILLS
LADY LAKE
LEESBURG
MASCOTTE
MINNEOLA
MONTVERDE
MOUNT DORA
TAVARES
(cont)

RN48

LA353

LA 353

48

CITY OF MOUNT DORA

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

DATE: September 24, 2025

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 4 - Certificate of Appropriateness; 888 N McDonald Street (Location); Modifications to Detached Garage (Proposed Work); Frank and Patricia Blair (Owners); Alberto Ramudo, Architect, Icon Design Group (Applicant).**

Property Information:

Address:	888 N McDonald	**Current Use:**	Residential
Zoning District:	R-1A	**Land Use:**	Medium Density

Residence Information:

Date of Construction:	1949	**Style:**	Masonry Vernacular
Siding:	Concrete Block	**Stories:**	One
Roof Type:	Gable	**Chimneys:**	One
Roof Material:	Asphalt Shingles	**Porch:**	One, Open

Structure Information:

Date of Construction:	1948	**Stories:**	One
Siding:	Concrete Block	**Porch:**	None
Roof Type:	Gable	**Roof Material:**	Asphalt Shingles

Requested Action:

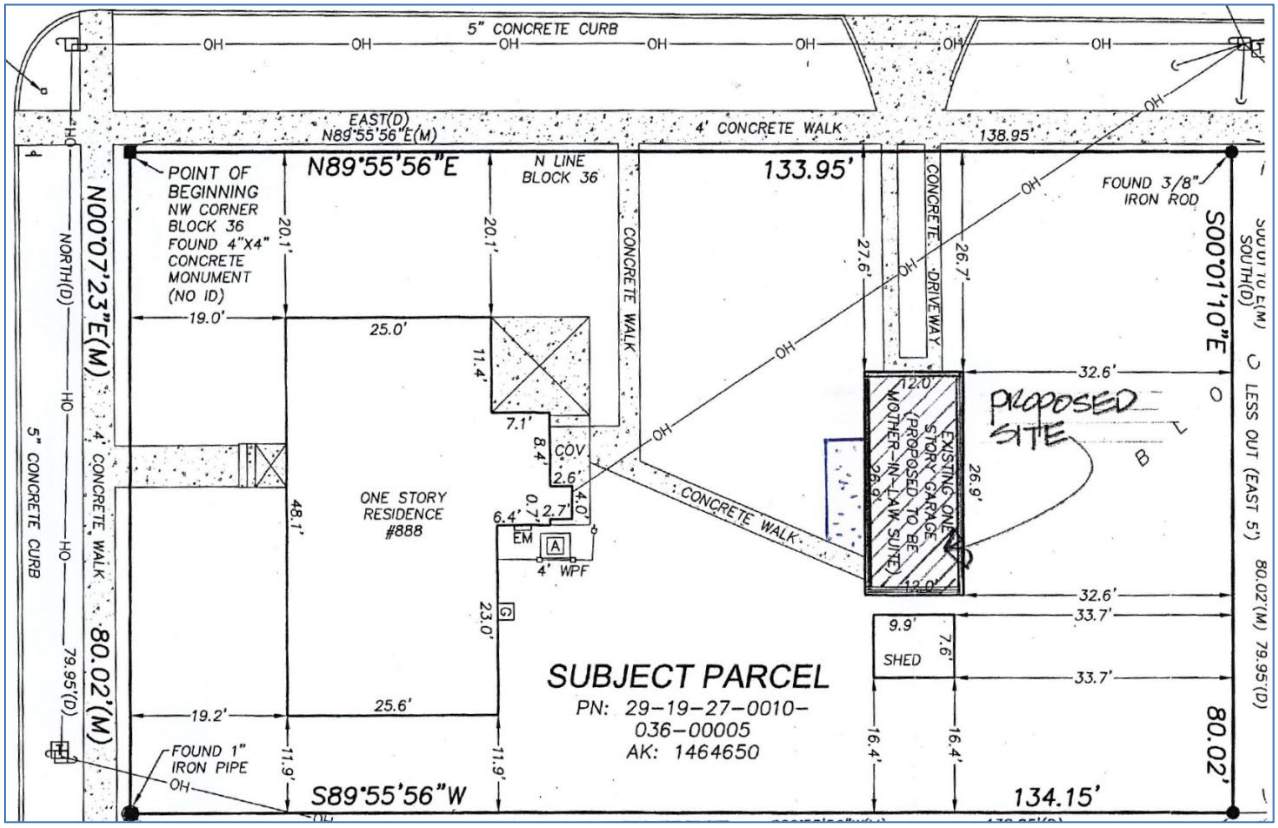
The Applicant is requesting to convert the existing, detached garage into a guest cottage which includes:

1. Blocking up the garage door and installing a window with shutters on the northern elevation;
2. Installing a roof extension on the western elevation; and
3. Blocking in the existing door on the western elevation and created a new entrance centered on the western elevation with sidelights and shutters.

Land Development Code (LDC) Chapter VIII defines 'guest cottage' as, "a detached accessory building located on the same premises of the main residential building, intended for intermittent or temporary occupancy by a nonpaying guest, and which has no cooking facilities."

Guest Cottages are permitted within the R-1A zoning district but LDC Section 3.5.25(1) requires all single-family and duplex residential structures to include a garage. LDC Chapter VIII defines 'garage' as "a structure consisting of three solid walls and one door of appropriate size to allow parking of at least one standard size automobile. Minimum garage size shall be 12 feet by 20 feet. Garages shall not extend into any setback. Garages must also be architecturally similar to the primary structure in design and materials."

As such, the conversion of the existing garage to guest cottage may only be permitted if the Owner constructs another garage on the property.



Guidance from Land Development Code (LDC)

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

Guidance from the Historic Design Guidelines:

Recommendations:

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

4. Retain and repair historic door openings, doors, screen doors, trim, and details such as transom, side lights, pediments, frontispieces, hoods, and hardware where they contribute to the architectural character of the building.
5. Protect and maintain the masonry, wood, and architectural metal that comprise entrances through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems.
6. Evaluate the overall condition of materials to determine whether repairs to entrance features will be necessary.
7. Replace missing or deteriorated doors with doors that closely match the original, or that are of compatible contemporary design.
8. Place new entrances on secondary elevations away from the main elevation. Preserve non-functional entrances that are architecturally significant.
9. Add simple or compatibly designed screen doors where appropriate that match the historic materials of the building.

Avoid:

1. Designing new buildings whose massings and scale is inappropriate and whose materials and textures are non-historic.
2. Imitating an earlier style or period of architecture in new construction, except in rare cases where a contemporary design would detract from the architectural unity of an ensemble or group.
3. Introducing or changing the location of doors and entrances that alter the architectural character of the building.
4. Stripping entrances of historic material such as wood, cast iron, terra cotta tile, and brick.
5. Removing an entrance because the building has been reoriented to accommodate a new use.
6. Altering utilitarian or service entrances so they appear to be formal entrances by adding paneled doors, fanlights, and sidelights.
7. Failing to provide adequate protection to materials on a cyclical basis so that deterioration of entrances results.
8. Removing significant door features that can be repaired.
9. Replacing deteriorated or missing doors with stock doors or doors of inappropriate designs or constructed of inappropriate materials.
10. Removing historic doors, transom, and side lights and replacing them with blocking.
11. Removing an entrance that is unrepairable and not replacing it; or replacing it with a new entrance or porch that does not convey the same visual appearance.
12. Creating a false historical appearance because the replaced entrance is based on insufficient historical pictorial and physical documentation.

Original shutters in Florida are rare. Under Standard 3, unless there is physical or documentary evidence of their existence, shutters should not be mounted. If shutters are found to be appropriate, they should be operable or appear to be operable and measure the full height and one-half the width of the window frame. They should be attached to the window casing rather than the exterior wall. Wood shutters with horizontal louvers are the preferred type. Avoid metal and vinyl.

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 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, with the understanding that the Property Owners must construct another detached garage to be compliant with the Land Development Code.

Board Action:

The Historic Preservation Board may:

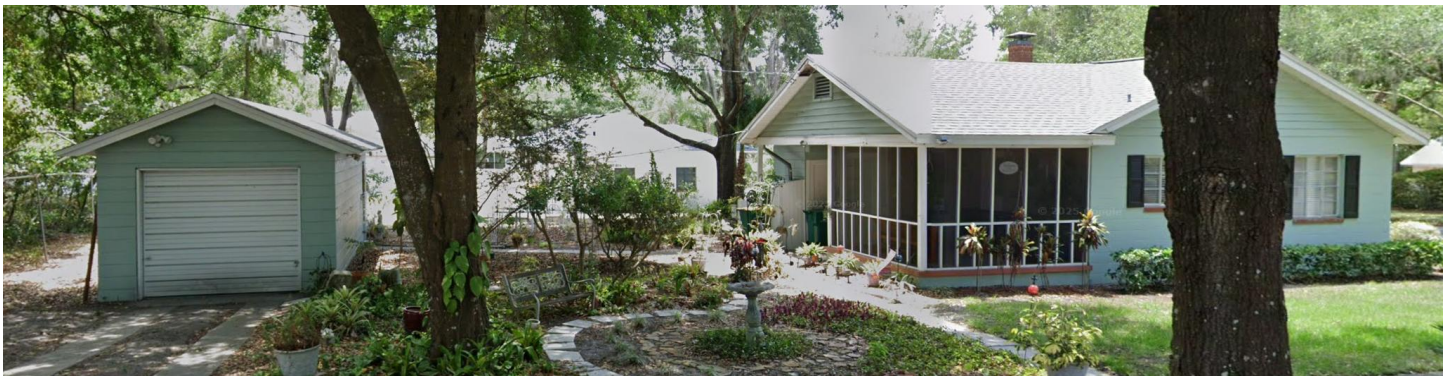
1. Accept Staff's Findings of Fact and Approve the application, as presented;
2. Partially reject Staff's Findings of Fact and Approve the application with conditions to ensure the application is consistent with the Standards of Review. Note: The motion should clearly state the Standards of Review the 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

CITY OF MOUNT DORA

Site Photos



CITY OF MOUNT DORA

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

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Renovations, Additions and New Construction

Property Address: 888 N. McDONALD ST Alternate Key No.: 1464650

Property Owner: FRANK & PATRICIA BLAIR

Applicant: ALBERTO RAMUDO ARCHITECT / ICON DESIGN GROUP INC.

Applicant's Mailing Address: 6015 ALLEN ST. MOUNT DORA, FL. 32757

Applicant's Phone Number: 561-305-4477

Applicant's Email Address: ARAMUDO@ICONDESIGNGROUPINC.COM

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

Application Type:

- ☐ New Construction
- ☐ Addition
- ☒ Renovation

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

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

Existing Materials: EXPOSED CBS, PAINTED

Proposed Materials: SAME TO MATCH

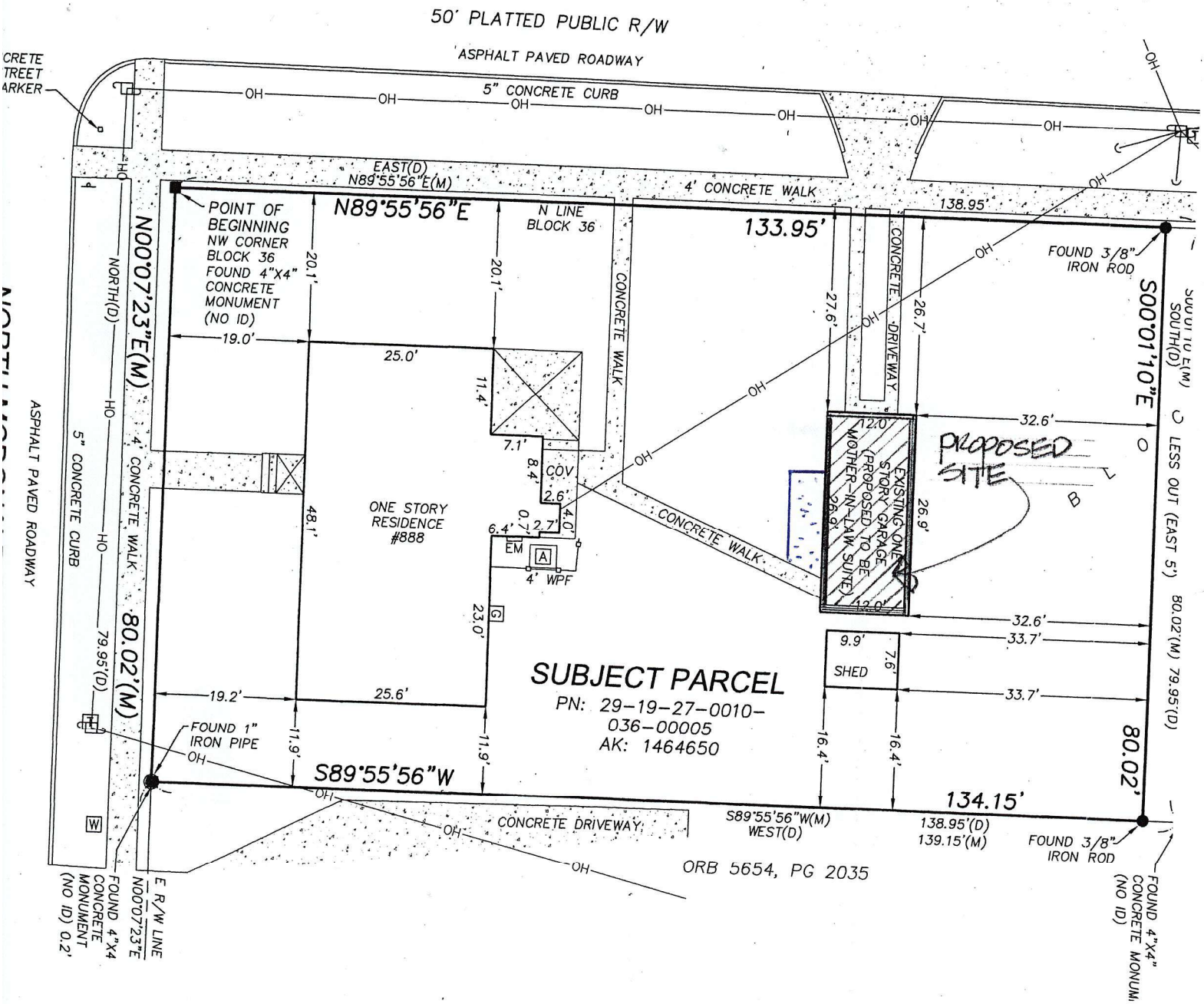
Is there a chimney on the building and will it be affected? NONE

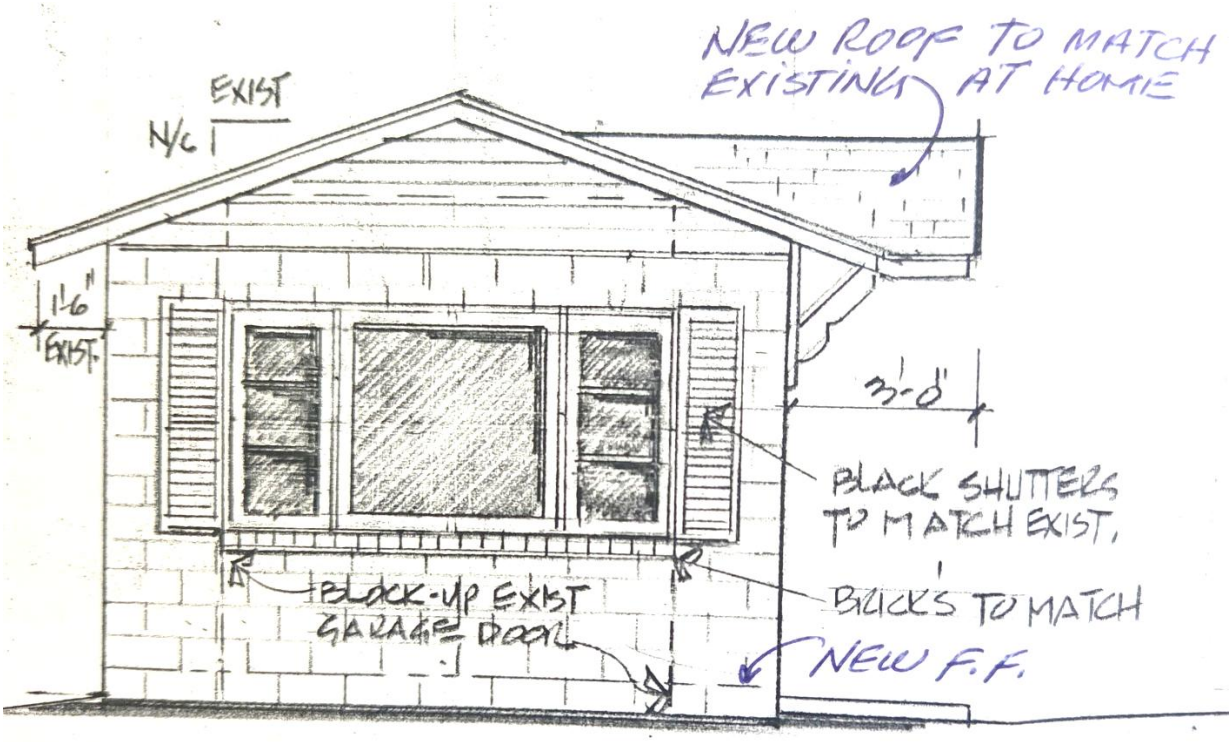
Full Description of Proposed Alteration(s) or Construction including materials; please attach additional documentation if needed: CONVERTING THE EXISTING ONE CAR GARAGE TO A MOTHER-IN-LAW LIVING (NO KITCHE)

Reason for Addition / Modification: AS LISTED ABOVE

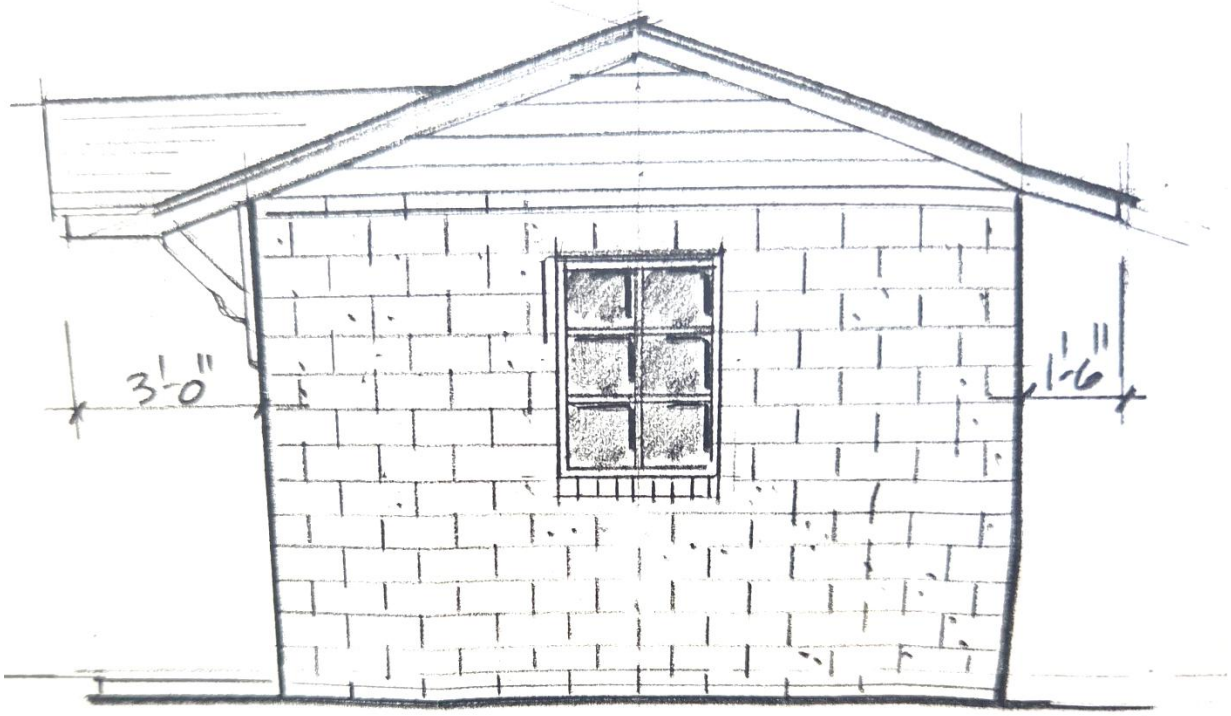
Note: This application is for a Certificate of Appropriateness from the Historic Preservation Board only. The proposed work must also meet Zoning and Building Code Requirements; additional permits may be required.

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.

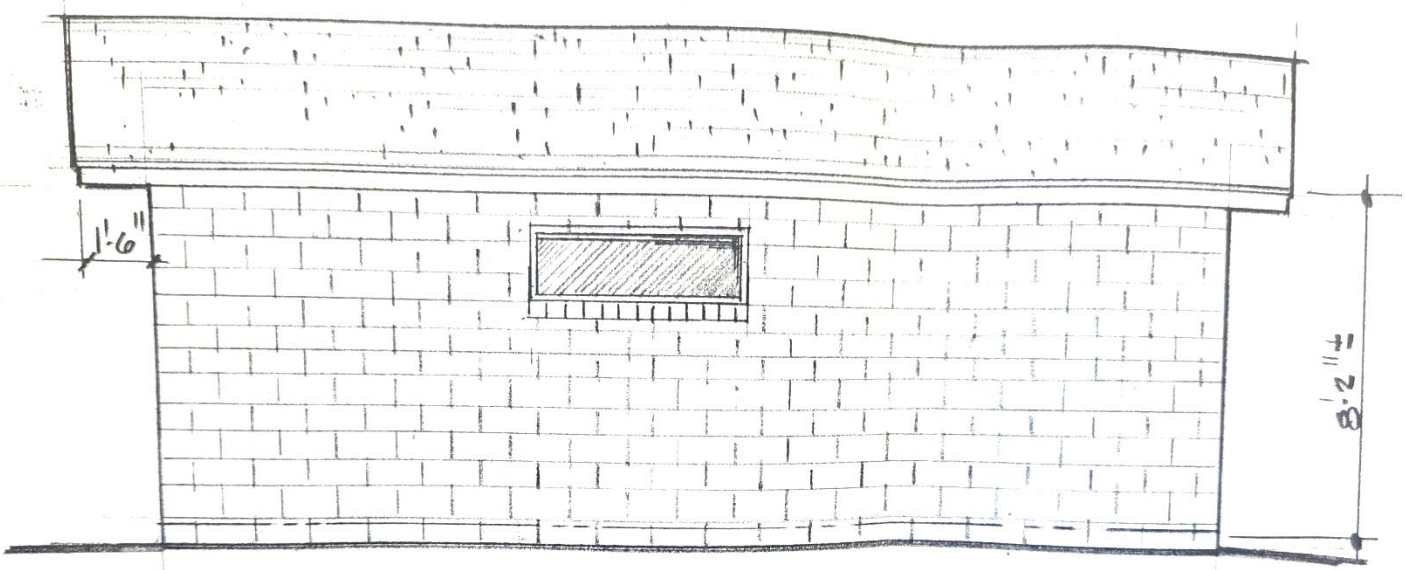

50' PLATTED PUBLIC R/W
ASPHALT PAVED ROADWAY
5" CONCRETE CURB
4' CONCRETE WALK
EAST(D)
N89°55'56"E(M)
POINT OF BEGINNING
NW CORNER BLOCK 36
FOUND 4"X4" CONCRETE MONUMENT (NO ID)
N89°55'56"E
N LINE BLOCK 36
133.95'
138.95'
FOUND 3/8" IRON ROD
S00°01'10"E
SOUTH(D)
LESS OUT (EAST 5')
80.02'(M) 79.95'(D)
N00°07'23"E(M)
NORTH(D)
CONCRETE WALK
CONCRETE DRIVEWAY
PROPOSED SITE
EXISTING ONE STORY GARAGE (PROPOSED TO BE MOTHER-IN-LAW SUITE)
ONE STORY RESIDENCE #888
COV
EM
4' WPF
SUBJECT PARCEL
PN: 29-19-27-0010-036-00005
AK: 1464650
SHED
FOUND 1" IRON PIPE
S89°55'56"W
134.15'
S89°55'56"W(M)
WEST(D)
138.95'(D)
139.15'(M)
CONCRETE DRIVEWAY
ORB 5654, PG 2035
ASPHALT PAVED ROADWAY
5" CONCRETE CURB
80.02'(M)
79.95'(D)
E R/W LINE N00°07'23"E
FOUND 4"X4" CONCRETE MONUMENT (NO ID) 0.2'
FOUND 4"X4" CONCRETE MONUM. (NO ID)



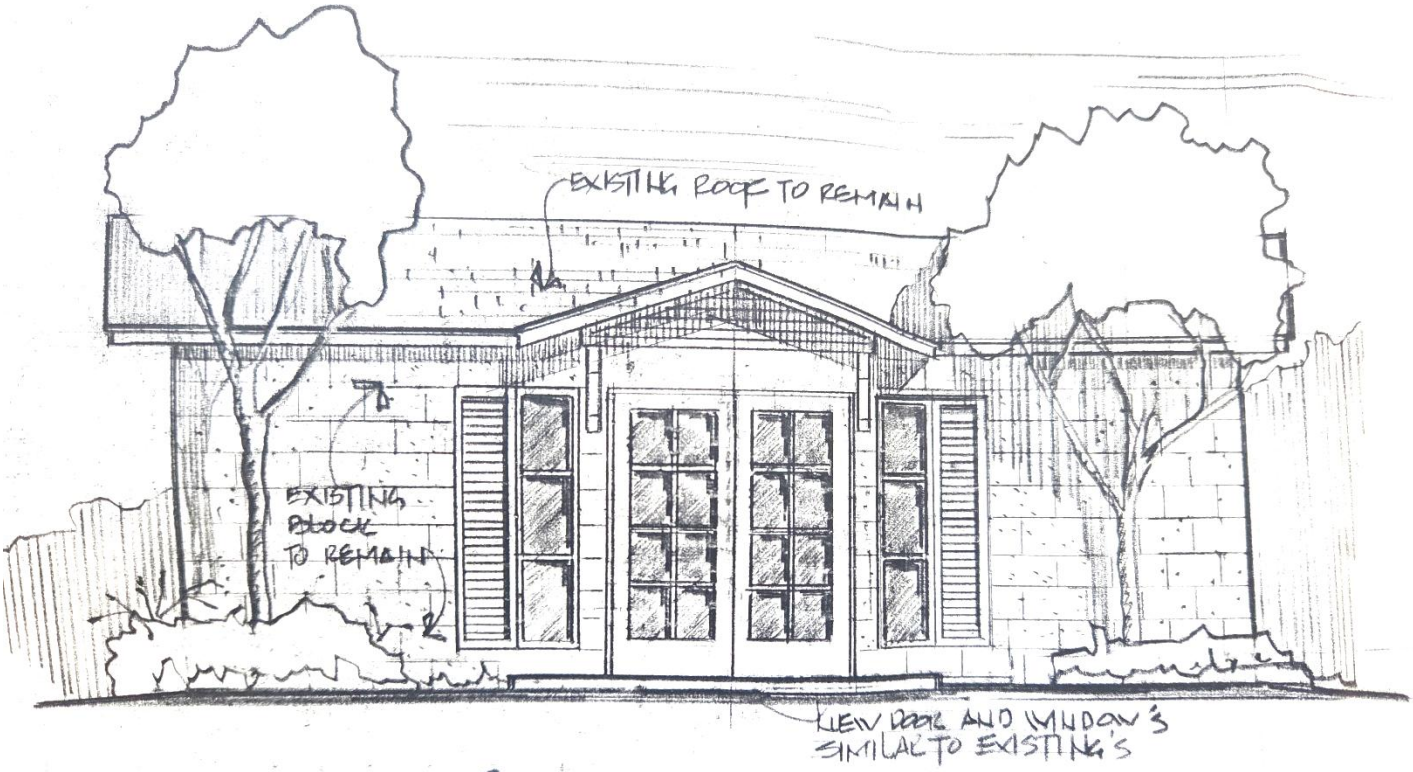
1 NORTH ELEVATION



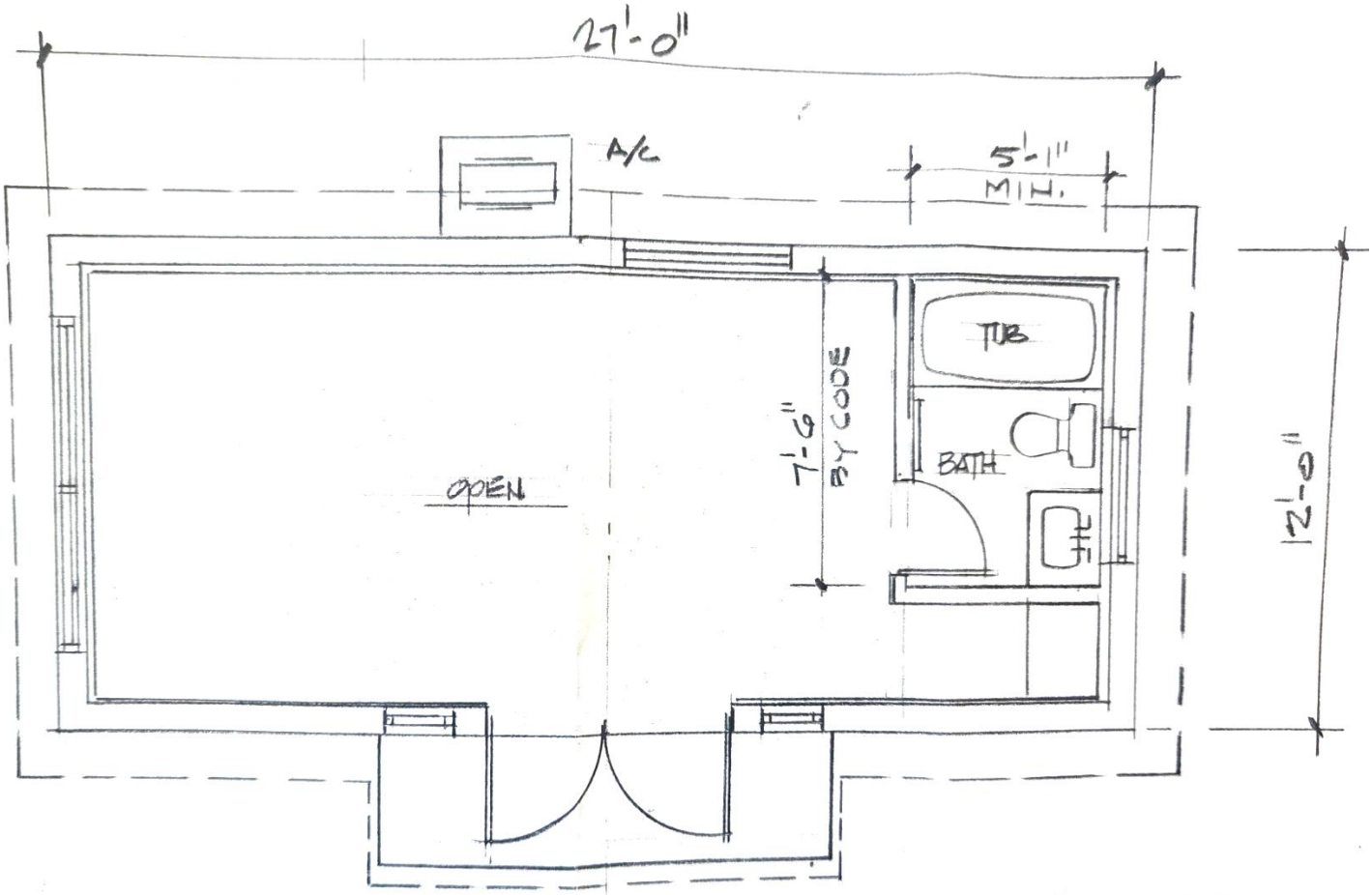
3 SOUTH-ELEVATION



5 EAST ELEVATION



2 WEST ELEVATION NO. 2 1/4"



4 PROPOSED FLOOR PLAN No. 2

Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA03594
Recorder # 20
Field Date 3/15/2008
Form Date 3/15/2008
FormNo 200803
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

GENERAL INFORMATION

Site Name (address if none) 888 N Macdonald 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
888	North	Mcdonald	Street	

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

MAPPING

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

DESCRIPTION

Style Masonry Vernacular
Other Style
Exterior Plan Irregular
Other Exterior Plan
Number of Stories 1
Structural System(s) >> Concrete block
Other Structural System(s)
Foundation Type(s) >> Continuous
Other Foundation Types
Foundation Material(s) >> Concrete Block
Other Foundation Material(s)
Exterior Fabric(s) >> Concrete block
Other Exterior Fabric(s)
Roof Type(s) >> Gable
Other Roof Type(s)
Roof Material(s) >>
Other Roof Material(s)
Roof Secondary Structure(s) (dormers etc) >>
Other Roof Secondary Structure(s)
Number of Chimneys 1
Chimney Material
Other Chimney Material(s)
Chimney Location(s)

HISTORICAL STRUCTURE FORM

8LA03594

DESCRIPTION (continued)

Window Descriptions fixed metal sash 4 casement

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 1949

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;1949;

Other Structure Uses

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

RESEARCH METHODS

Research Methods >> Examine local tax records

Other research methods

SURVEYOR'S EVALUATION OF SITE

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

Idividually Eligible for National Register? NO

Potential Contributor to NR District? YES

Area(s) of historical significance >>

Other Historical Associations

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

HISTORICAL STRUCTURE FORM

8LA03594

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____ Maintaining Organization: _____

File or Accession #: _____ Descriptive Information: _____

>>

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

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

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

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

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

SHPO's Evaluation of Resource

_____ Date _____

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 5/21/2008

Form Comments: _____

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

LA03594-200803

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:**
Continuous

> **Foundation materials:**
Concrete Block

> **Exterior fabrics:**
Concrete block

> **Roof types:**
Gable

> **Roof materials:**

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

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

> **Original, intermediate, present uses/year started/year ended:**
Private residence;1949;

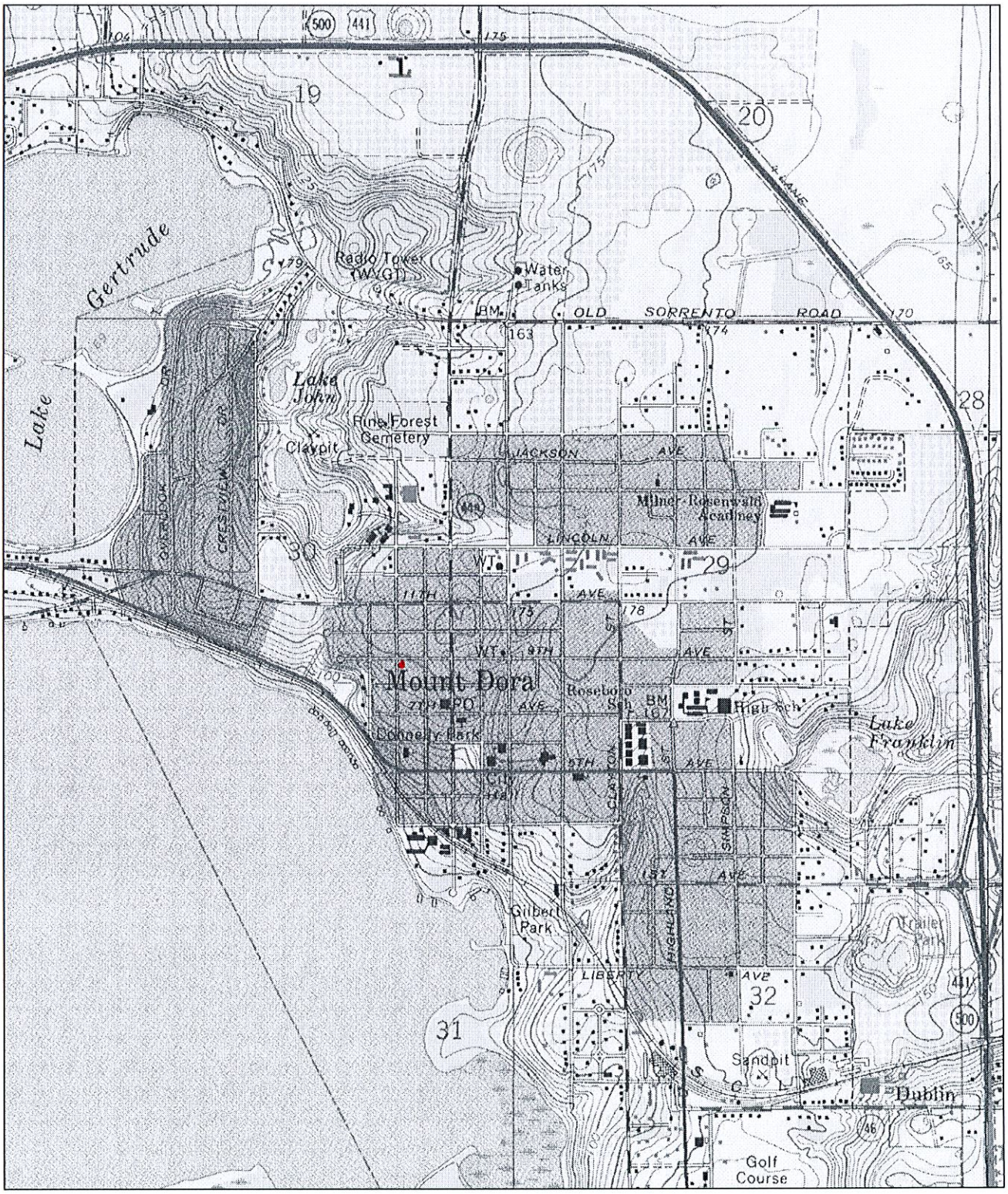
> **Research methods:**
Examine local tax records
FL Master Site File-Cultural Resources
Pedestrian

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

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

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

20



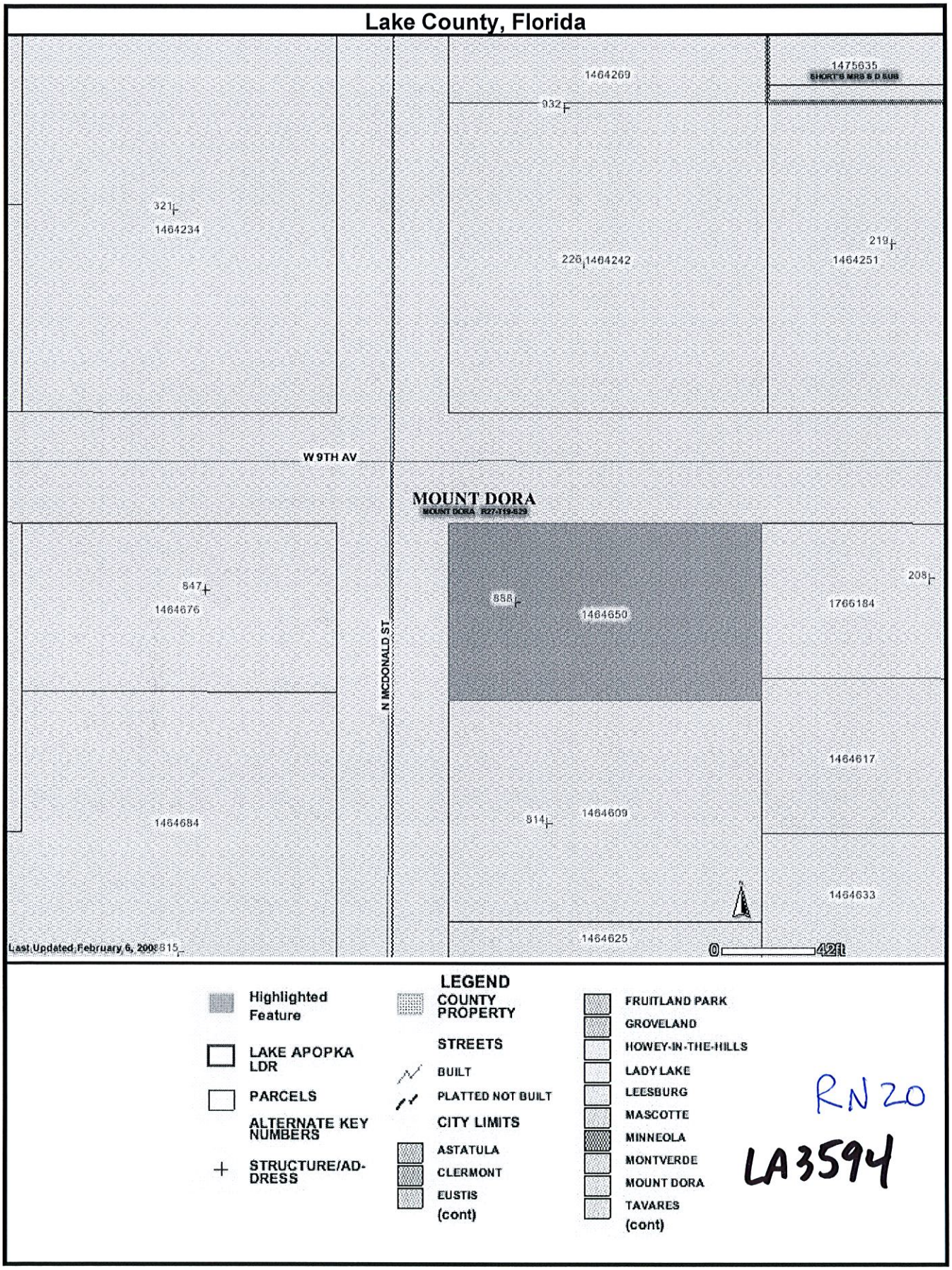
N

0 0.5 Mi

0 2000 Ft

Map provided by MyTopo.com

LA3599


Lake County, Florida
1464269
1475635
SHORT'S MRB & D SUB
932
321
1464234
226
1464242
219
1464251
W 9TH AV
MOUNT DORA
MOUNT DORA R27-T19-S29
847
1464676
858
1464650
208
1766184
N MCDONALD ST
1464617
1464684
814
1464609
1464633
1464625
815
Last Updated February 6, 2008
0
42ft
LEGEND
Highlighted Feature
LAKE APOPKA LDR
PARCELS
ALTERNATE KEY NUMBERS
STRUCTURE/ADDRESS
COUNTY PROPERTY
STREETS
BUILT
PLATTED NOT BUILT
CITY LIMITS
ASTATULA
CLERMONT
EUSTIS
(cont)
FRUITLAND PARK
GROVELAND
HOWEY-IN-THE-HILLS
LADY LAKE
LEESBURG
MASCOTTE
MINNEOLA
MONTVERDE
MOUNT DORA
TAVARES
(cont)

RN 20

LA3594

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