



City of Mount Dora
Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7112
planning@mountdora.gov

HISTORIC PRESERVATION BOARD

City Hall – 1st Floor Board Room, 510 N. Baker Street, Mount Dora, FL
January 28, 2026 at 3:00 PM

AGENDA

- I. Call To Order
- II. Roll Call with Determination of Quorum
- III. Election of Chair and Vice Chair
- IV. Approval of Minutes from December 10, 2025
- V. Public participation/hearing for non-agenda items
- VI. Certificate of Appropriateness
 - a. 1022 Donnelly Street - Reroof
 - i Ex Parte Communication
 - ii Swearing in Staff/Applicants
 - iii Staff Presentation
 - iv Applicant Presentation
 - v Public Comment
 - vi Board Discussion
 - b. 710 N Grandview - Reroof
 - i Ex Parte Communication
 - ii Swearing in Staff/Applicants
 - iii Staff Presentation
 - iv Applicant Presentation
 - v Public Comment
 - vi Board Discussion
 - c. 535 N Donnelly Street – Reroof
 - i Ex Parte Communication
 - ii Swearing in Staff/Applicants
 - iii Staff Presentation
 - iv Applicant Presentation
 - v Public Comment
 - vi Board Discussion
 - d. 535 N Donnelly Street – Reroof
 - i Ex Parte Communication
 - ii Swearing in Staff/Applicants
 - iii Staff Presentation
 - iv Applicant Presentation



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- v Public Comment
 - vi Board Discussion
 - e. 415 E 3rd Avenue – Detached Garage
 - i Ex Parte Communication
 - ii Swearing in Staff/Applicants
 - iii Staff Presentation
 - iv Applicant Presentation
 - v Public Comment
 - vi Board Discussion
 - VII. Sunshine Law Refresher
 - VIII. Staff and Board Updates
 - IX. Announcement of next scheduled meeting: February 25, 2026
 - X. Adjournment
-

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

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

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

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

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

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

**CITY OF MOUNT DORA, FLORIDA
HISTORIC PRESERVATION BOARD
DECEMBER 10, 2025 MEETING MINUTES**



The City of Mount Dora Historic Preservation Board met on Wednesday, December 10, 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.

Call To Order

Having been duly noticed as required by law, the December 10, 2025, meeting of the Mount Dora Historic Preservation Board was called to order at 3:08 p.m. by Det Joks, Chairman.

Roll Call With Determination Of Quorum

Present: Kathleen Benjamin, Daniel Wick, Det Joks, Juan Diaz, Lynn Tipton, Robert Gordon, Patricia Huizing

Absent: None

City Staff: Michele Janiszewski, Deputy Planning Director; Alexandra Stevens, Admin Coordinator; Rubi Robinson, Admin Coordinator Andrew Hand, City Attorney Esq.

Approval of Minutes

Approval of Meetings for October 29, 2025

MOTION by Ms. Tipton, SECONDED by Mr. Wick, to approved the minutes, as presented.

FOR: Kathleen Benjamin, Daniel Wick, Det Joks, Juan Diaz, Lynn Tipton, Robert Gordon, Patricia Huizing

AGAINST:

MOTION CARRIED, 7 – 0

Public participation/hearing for non-agenda items

No public participation

Certificate of Appropriateness

- a. 100 E. 4th Ave - Awning
 - i Ex Parte Communication
 - ii Swearing in of staff/Applicant
 - iii Staff presentation

- iv Public input
- v Discussion
- vi Public Comment
- vii Board Discussion

Ms. Janiszewski provides a brief summary of the proposed application. Kris Gyori, Business owner, states that they would make the awning look like the other awnings on the building. Ms. Huizing recommends tabling until the owner of the company gets quotes for a similar awning. Kris states that without the awning, when it rains, they have to shut down and she loses business. Discussion about the elevation of awning. Fixed awning instead of retractable awning.

MOTION by Ms. Huizing, SECONDED by Ms. Tipton, to accept staff’s findings of fact and approve the application, with the conditions of awning complimenting color, shape and height of other current awnings on building.

FOR: Kathleen Benjamin, Daniel Wick, Det Joks, Juan Diaz, Lynn Tipton, Robert Gordon, Patricia Huizing

AGAINST:

MOTION CARRIED, 7 – 0

- b. 615 E. 5th Ave - Door & Windows
 - i Ex Parte Communication
 - ii Swearing in of staff/Applicant
 - iii Staff presentation
 - iv Public input
 - v Discussion
 - vi Public Comment
 - vii Board Discussion

Ms. Janiszewski provides a brief summary of the proposed application. Ms. Benjamin asks why windows and doors are needing/wanting to be replaced. No representative for property was there.

MOTION by Ms. Tipton, 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, Lynn Tipton, Robert Gordon, Patricia Huizing

AGAINST:

MOTION CARRIED, 7 – 0

- c. 322 N. Alexander St - Awning
 - i Ex Parte Communication
 - ii Swearing in of staff/Applicant
 - iii Staff presentation
 - iv Public input
 - v Discussion
 - vi Public Comment
 - vii Board Discussion

Ms. Janiszewski provides a brief summary of the proposed application. Applicant states that the fabric awning does not hold up as well. Michelle who is the representative for property, explains what will be going into the location.

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, Robert Gordon, Patricia Huizing

AGAINST:

MOTION CARRIED, 7 – 0

- d. 348 N. Alexander St - Awning
 - i Ex Parte Communication
 - ii Swearing in of staff/Applicant
 - iii Staff presentation
 - iv Public input
 - v Discussion
 - vi Public Comment
 - vii Board Discussion

Ms. Janiszewski provides a brief summary of the proposed application. Awning material will be the same as the neighboring property due to being same owner.

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

FOR: Kathleen Benjamin, Daniel Wick, Det Joks, Juan Diaz, Lynn Tipton, Robert Gordon, Patricia Huizing

AGAINST:

MOTION CARRIED, 7 – 0

Other Business

- a. 2026 Historic Preservation Board Schedule

Last Wednesday of the month except for November and December.

MOTION by Ms. Tipton, SECONDED by Mr. Wick, to accept 2026 Historic Preservation Board Schedule, as presented.

FOR: Kathleen Benjamin, Daniel Wick, Det Joks, Juan Diaz, Lynn Tipton, Robert Gordon, Patricia Huizing

AGAINST:

MOTION CARRIED, 7 – 0

- b. Review of New Historic Guidelines with Ms. Kathleen Kauffman

Kathleen will be presenting guideline to City Council at a date coming. Discussion about demolition by neglect, city code and guidelines. For example, the Princess Theater being neglected. Discussion of unable to enter private properties. Discussion of "Report a Concern". Discussion of inspections (code, building, or fire). Group of people who want to take care of the Princess Theater. Mr. Gordon was reappointment. Ms. Tipton is moving to Planning & Zoning. Ms. Huizing gives her farewell letter.

Announcement of next scheduled meeting date

Next scheduled meeting is January 28, 2026.

Adjournment

MOTION by Ms. Tipton, SECONDED by Ms. Benjamin, to adjourn the meeting. The Board unanimously voted to adjourn the meeting at 4:09 p.m.

*Dek Joks, Chairman
Historic Preservation Board*

*Michele Janiszewski, AICP
Deputy Planning Director*



DATE: January 28, 2026
TO: Historic Preservation Board
FROM: Michele Janiszewski, AICP, Senior Planner
RE: **Tab 1 - Certificate of Appropriateness; 1022 Donnelly Street (Location); Reroof (Proposed Work); Jennifer Ellison Co Trustee of the Patricia Goff Family Trust (Owners); Jennifer Ellison (Applicant).**

Property Information:

Address: 1022 Donnelly Street **Current Use:** Residential
Zoning District: RP **Land Use:** Residential Professional

Structure Information:

Date of Construction: 1925 **Style:** Bungalow
Siding: Wood; Novelty Siding **Stories:** One
Roof Type: Shed on Gable **Chimneys:** One; brick corbelled cap
Roof Material: 3V Crimp Metal & Asphalt Shingles **Porch:** One, Closed

Background on Architectural Style:

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

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

Plan: regular, rectangular, usually oriented with the narrow side facing the street.

Foundation: brick pier or continuous brick or concrete block.

Height: one story; belvedere, two stories.

Primary Exterior Material: horizontal wood siding, shingles; less frequently, stucco, brick.

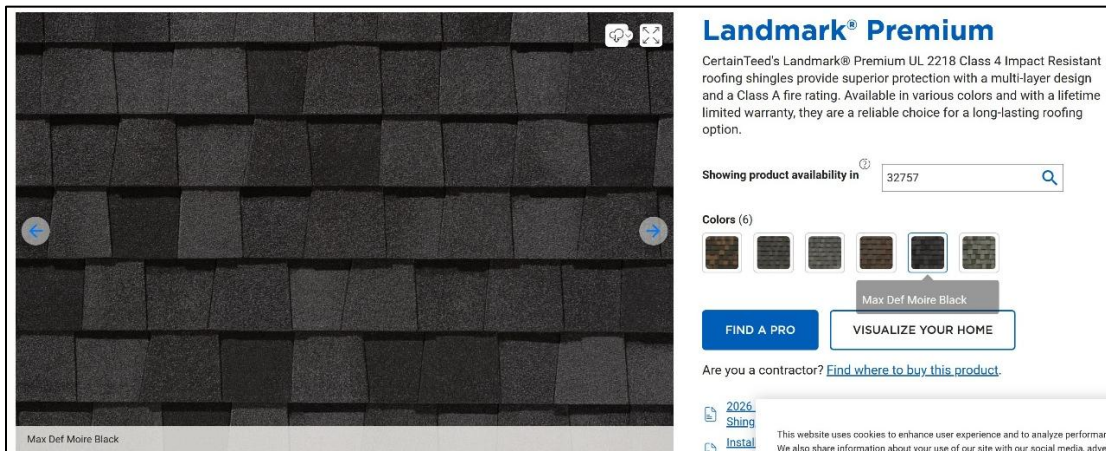
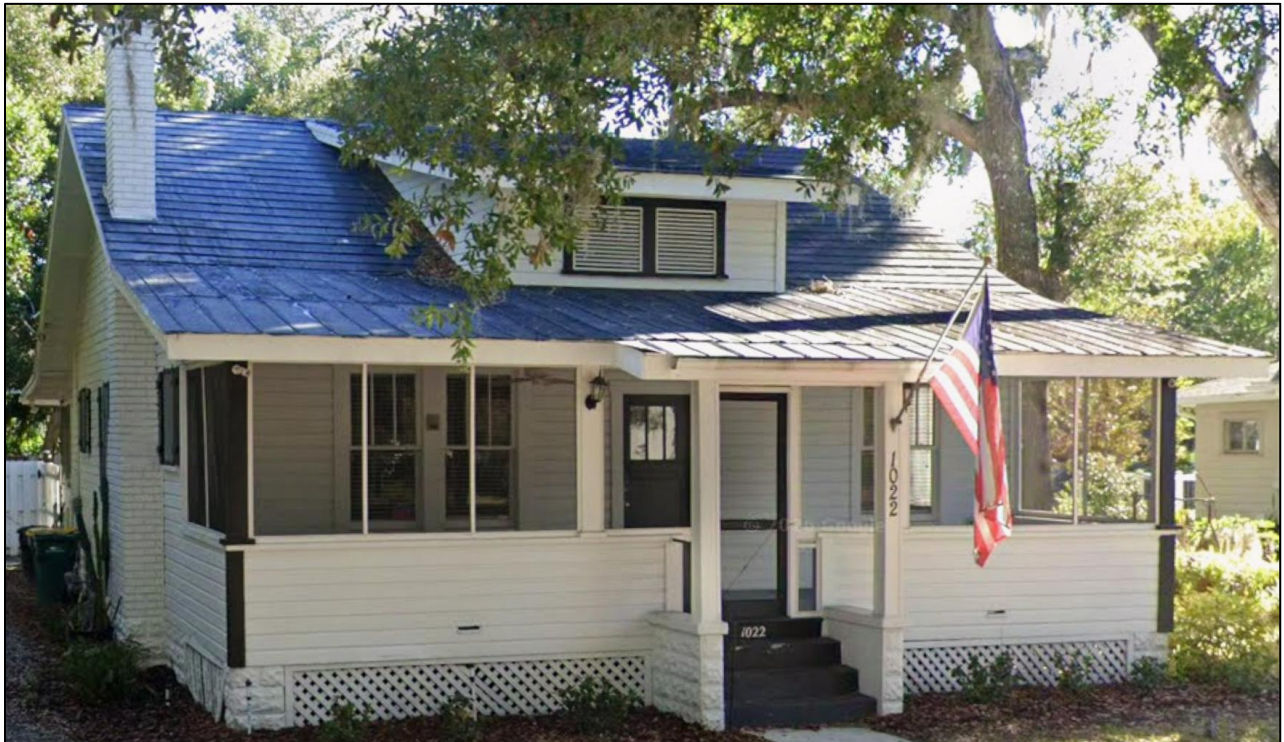
Roof type: gable main roof over gable porch roof; shed dormers frequent secondary roof type; less frequent multiple gable, belvedere.

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

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

Requested Action:

Remove the metal shingle roof and replace with asphalt shingles.



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:

The most appropriate material to use when replacing a roof on a historic building is to utilize whatever the original roof material was, as much as possible.

There are circumstances that allow for alternate roofing materials, and these requests are typically reviewed on a case-by-case basis. Sometimes original materials are no longer available, insurance companies are requesting a change, local building codes require specific materials or installations, or financial hardship is preventing an owner from replacing their roof because the required material is significantly higher in cost. These are all considerations that Staff and the Historic Preservation Board can consider in reviewing a change in material request.

Roofing Replacement

1. **Historic Roofing:** Whenever possible, replace historic roofing materials such as terra cotta tile or metal shingle, with materials that match the existing.
2. **Substitute Materials:** When in-kind replacement of the historic material is not feasible, install substitute materials that are visually and physically compatible with the historic roof material. New materials should match historic materials in the size, shape, profile, and general appearance as much as possible.
3. **Metal Shingle Replacement:** Original metal shingle roofs are scarce and hold significant value, both in terms of their material and their historical and aesthetic appeal. Their retention is heavily encouraged and painting them gives them a much longer lifespan (silver paint specifically designed for metal surfaces). New metal shingles are still available but can be costly. If not feasible, a standing seam galvalume roof is the preferred replacement.

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 state that the most appropriate material to use when replacing a roof on a historic building is to utilize whatever the original roof material was, as much as possible; and
2. The request is consistent with the Mount Dora Historic Design Guidelines which state whenever possible, replace historic roofing materials such as terra cotta tile or metal shingle, with materials that match the existing; and
3. The request is consistent with the Mount Dora Historic Design Guidelines which state when in-kind replacement of the historic material is not feasible, install substitute materials that are visually and physically compatible with the historic roof material. New materials should match historic materials in the size, shape, profile, and general appearance as much as possible; and
4. The request is consistent with the Mount Dora Historic Design Guidelines which state that original metal shingle roofs are scarce and hold significant value, both in terms of their material and their historical and aesthetic appeal; their retention is heavily encouraged and painting them gives them a much longer lifespan (silver paint specifically designed for metal surfaces) and while new metal shingles are still available, they can be costly.

Therefore, based on these Findings of Fact, staff recommends **Approval** of the application, if the roof is unable to be repaired and requires replacement.

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
1987 Site Survey
2008 Site File
2020 Site File
Application



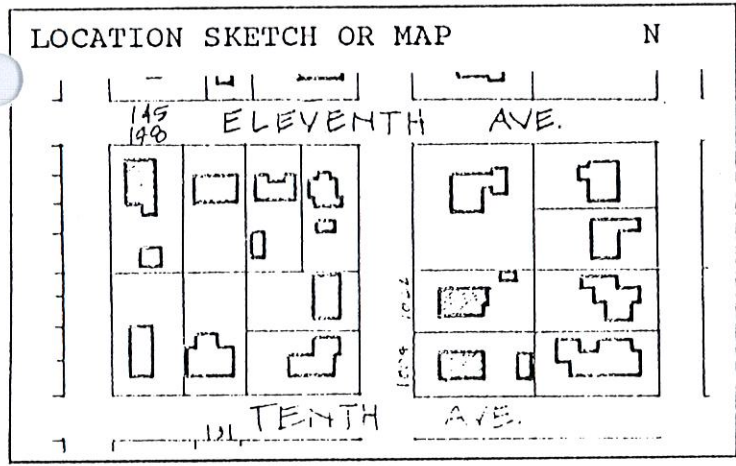
CITY OF MOUNT D O R A

Site Photos



Architect _____
 Builder _____
 Style and/or Period bungalow
 Plan Type rectangular: irregular
 Exterior Fabric(s) wood: novelty siding
 Structural System(s) wood frame: balloon
 Porches W/ 1 story porch, screened
 Orientation W
 Foundation piers, concrete block, cast with lattice infill
 Roof Type shed on gable
 Secondary Roof Structure(s) dormer: shed
 Roof Surfacing metal sheet: 3-V crimp, # metal shingles
 Window Type _____
 Ornament Exterior _____
 Chimney brick with corbelled cap
 Chimney Location N: wall, exterior
 No. of Chimneys 1 No. of Stories 1
 No. of Dormers 1 Outbuildings _____
 Surroundings _____
 Map Reference (incl. scale & date) USGS Eustis 7.5 Min. 1966 (PR1980)
 Latitude and Longitude _____

Site Size (approx. acreage of property) LT1

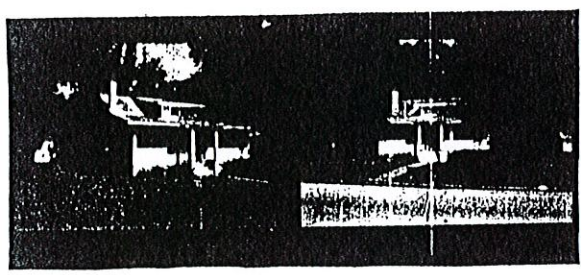


| Township | Range | Section |
|----------|-------|---------|
| 19 | 27 | 30 |

UTM Coordinates:

| Zone | Easting | Northing |
|------|---------|----------|
| | | |

Photographic Records Number K 7,8
 Please attach Photographic Print





HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA00335
 Recorder # 118
 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) 1022 N Donnelly st Multiple Listing (DHR only) _____
 Other Names _____ >> _____
 Survey or Project Name _____ Survey# _____
 National Register Category Building(s)

LOCATION & IDENTIFICATION

| Street No. | Direction | Street Name | Street Type | Direction Suffix |
|-------------|--------------|-----------------|---------------|------------------|
| <u>1022</u> | <u>North</u> | <u>Donnelly</u> | <u>Street</u> | |

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

MAPPING

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

DESCRIPTION

Style Bungalow 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

8IA00335

DESCRIPTION (continued)

Window Descriptions casement 3, 3/1

Main Entrance Description (stylistic details) _____

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

Porch Roof Types(s) _____

Exterior Ornament _____

Interior Plan _____

Other Interior Plan _____

Condition Good

Structure Surroundings

Commercial: _____ Residential: MOSTly this category

Institutional: _____ Undeveloped: _____

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

Archaeological Remains (describe): _____

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

Narrative Description (optional) _____

HISTORY

Construction year 1925

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; 1925;

Other Structure Uses _____

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

RESEARCH METHODS

Research Methods _____ >> Examine local tax records

Other research methods _____

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? YES

Name of Local Register if Eligible _____

Individually Eligible for National Register? NO

Potential Contributor to NR District? YES

Area(s) of historical significance _____

>> _____

Other Historical Associations _____

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

HISTORICAL STRUCTURE FORM

8LA00335

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

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

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

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

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

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 5/24/2008

SHPO's Evaluation of Resource

_____ Date _____

Form Comments: _____

REQUIRED PAPER ATTACHMENTS

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

LA00335-200803

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;1925;

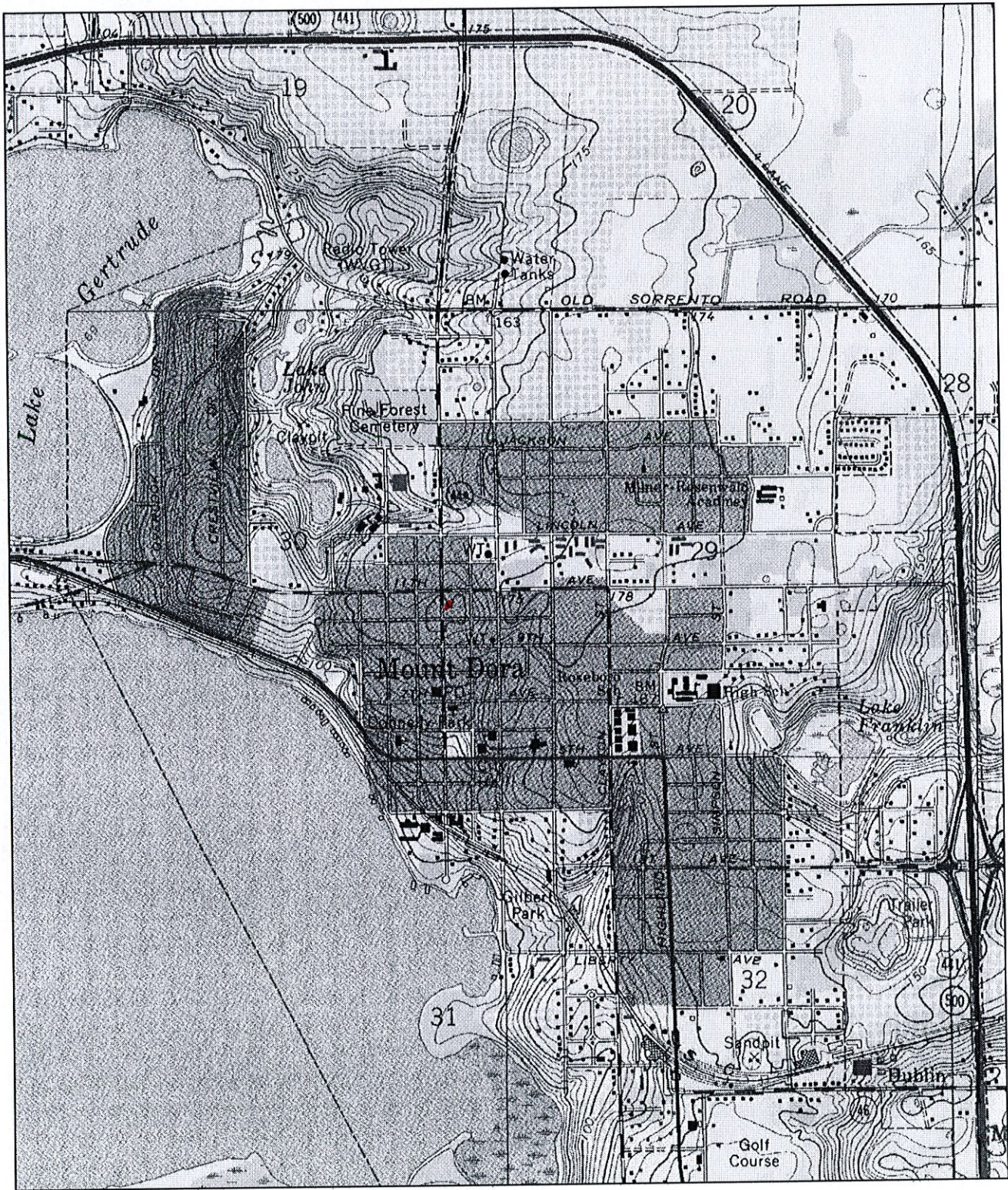
- > **Research methods:**
Examine local tax records
FL Master Site File-Cultural Resources
Pedestrian

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

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

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

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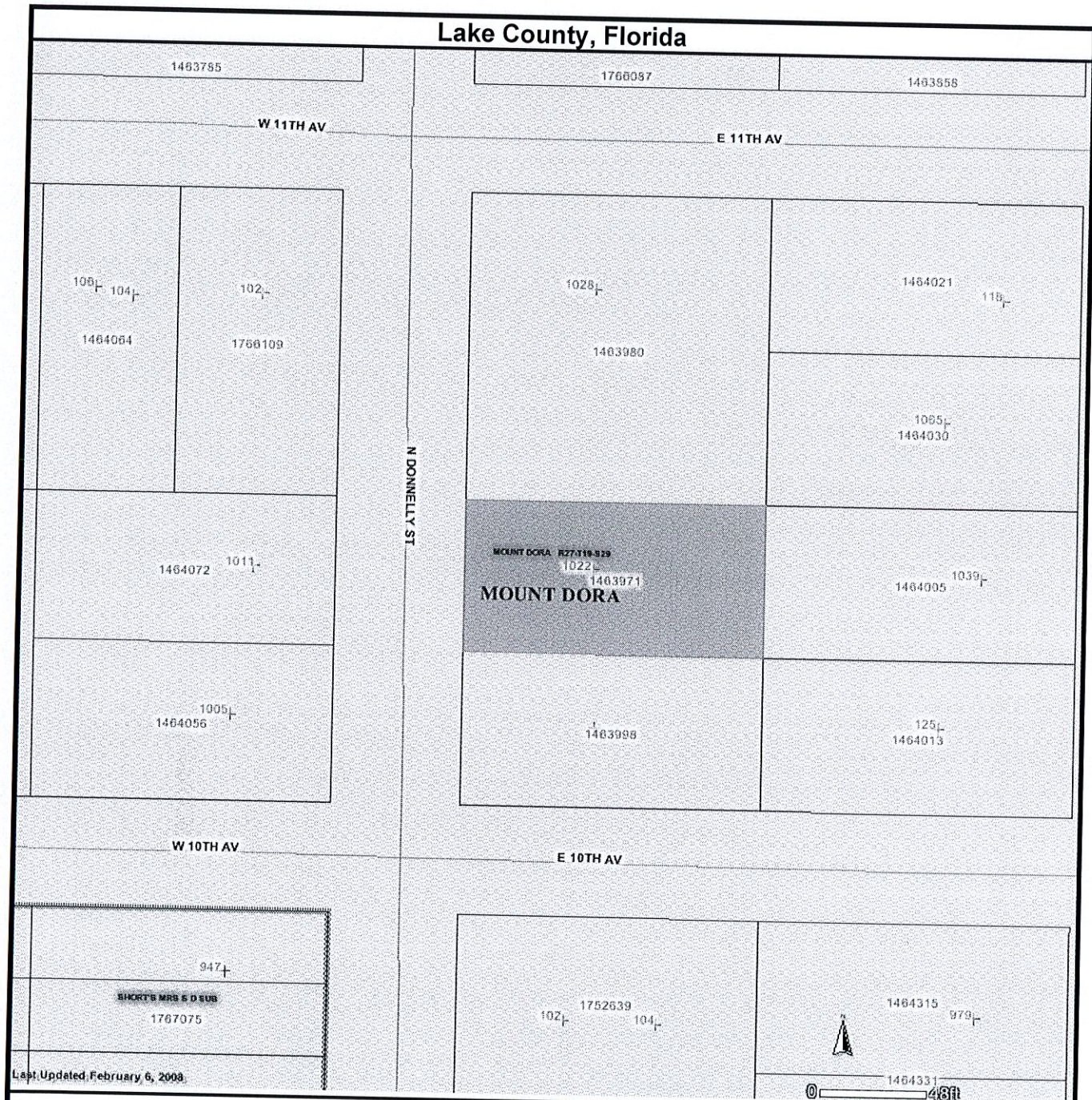


0 0.5 Mi
0 2000 Ft

Map provided by MyTopo.com

LA335

Lake County, Florida



Last Updated: February 6, 2008.

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

LA335

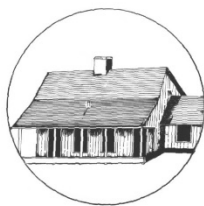
RN118



118

LA
335

- Original
- Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 5.0 3/19

Site#8 _____
 Field Date _____
 Form Date _____
 Recorder # _____

Shaded Fields represent the minimum acceptable level of documentation.
 Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) _____ Multiple Listing (DHR only) _____
 Survey Project Name _____ Survey # (DHR only) _____
 National Register Category (please check one) building structure district site object
 Ownership: private-profit private-nonprofit private-individual private-nonspecific city county state federal Native American foreign unknown

LOCATION & MAPPING

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

HISTORY

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

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

DESCRIPTION

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

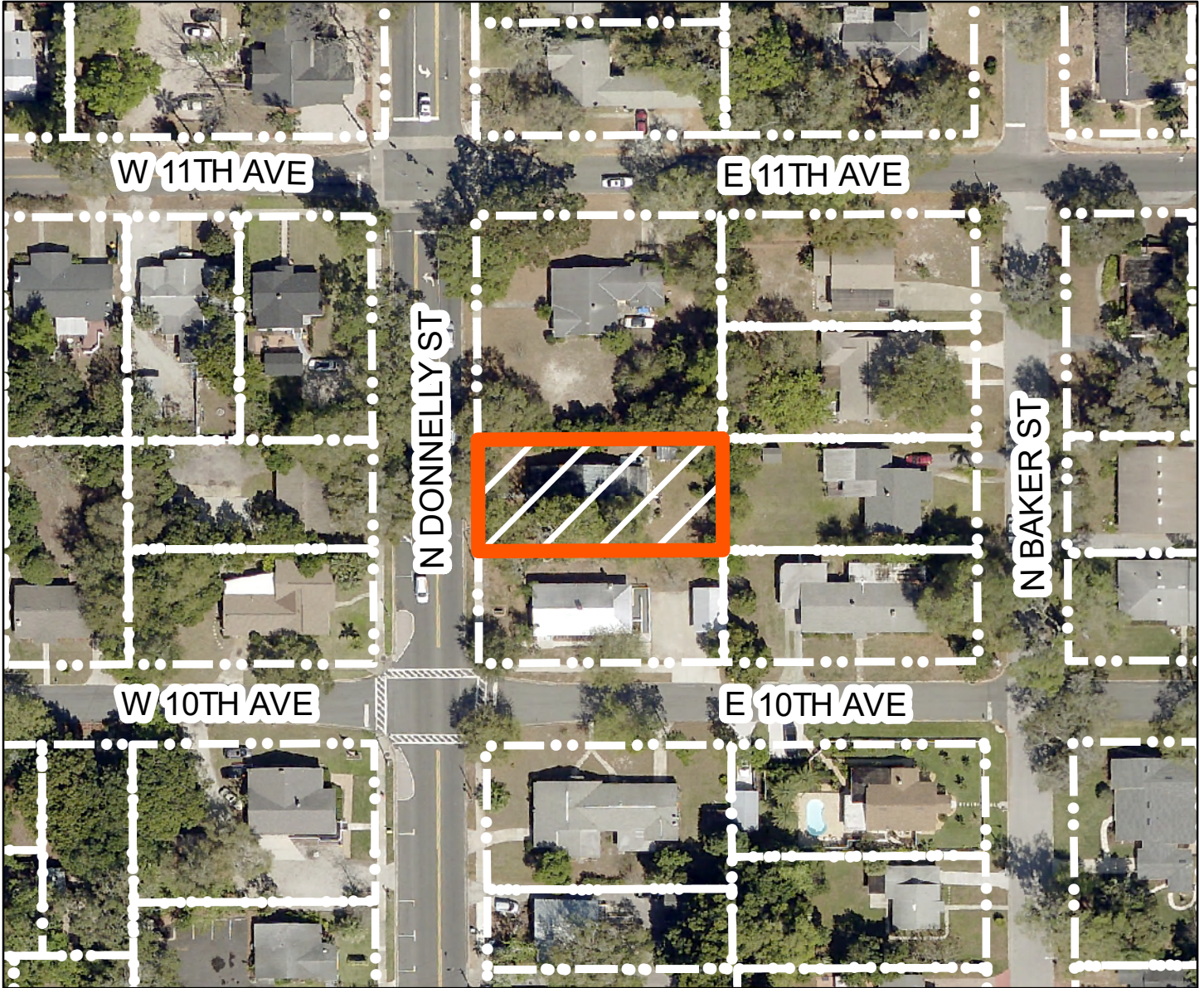
Windows (types, materials, etc.)

Distinguishing Architectural Features (exterior or interior ornaments)

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

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

Street Map



N



1022 NORTH DONNELLY ST MOUNT DORA FL 32757

0 40 80 160 Feet



LA00335



Data Sources: Lake County, City of Mount Dora

DESCRIPTION (continued)

Chimney: No. _____ Chimney Material(s): 1. _____ 2. _____ 3. _____
Structural System(s): 1. _____ 2. _____ 3. _____
Foundation Type(s): 1. _____ 2. _____
Foundation Material(s): 1. _____ 2. _____
Main Entrance (stylistic details)

[Empty box for Main Entrance details]

Porch Descriptions (types, locations, roof types, etc.)
[Empty box for Porch Descriptions]

Condition (overall resource condition): excellent good fair deteriorated ruinous
Narrative Description of Resource
[Empty box for Narrative Description]

Archaeological Remains _____ Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

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

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)
[Empty box for Bibliographic References]

OPINION OF RESOURCE SIGNIFICANCE

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

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)
[Empty box for Explanation of Evaluation]

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

DOCUMENTATION

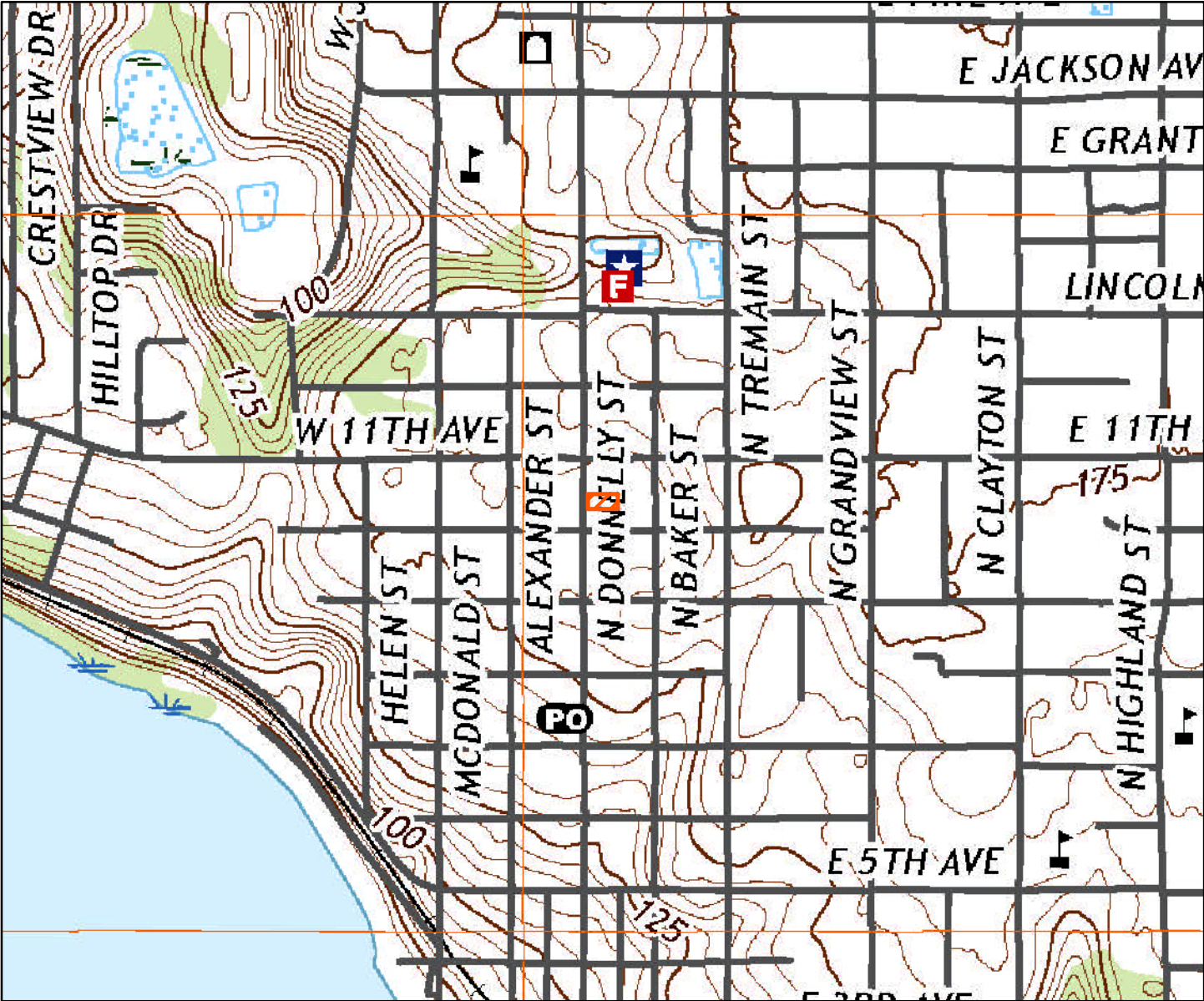
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name _____ Affiliation _____
Recorder Contact Information _____
(address / phone / fax / e-mail)

Required Attachments
1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

USGS Map



LA00335



1022 NORTH DONNELLY ST MOUNT DORA FL 32757

Source: United States Geological Survey Eustis, FL 2018





1022

1022



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: 1022 N Donnelly Street Alternate Key No.: 1463971

Property Owner: Jennifer Ellison Co Trustee of the Patricia Goff Family Trust

Applicant: Jennifer Ellison

Applicant's Mailing Address: 80 Hayden Lane Newman GA 30265

Applicant's Phone Number: 770-294-7519

Applicant's Email Address: jen.ellison@outlook.com

Current Building Use (e.g. residential o commercial): RP

Application Type:

- | | | |
|---|-----------------------------------|-------------------------------------|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Addition | <input type="checkbox"/> Renovation |
|---|-----------------------------------|-------------------------------------|

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

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

Existing Materials: Metal- modified-bitumen

Proposed Materials: Shingle- modified-bitumen

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: Certain-teed 30 year architectural shingle Moire Black and Certain-teed modified bitumen 25 year product Moire Black

Reason for Addition / Modification: Roof needs replacement

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

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



Customer:

Date: November 7, 2025

Phone: (407)948-2874 (James Goff)

Email:

Job Address: 1022 N Donnelly St Mount Dora, FL 32757

Salesperson Name: Matthew Vallejo

Job Description: Roof Replacement

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUBSUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

Homeowner Signature: _____ Date _____

All Roofing and Construction Company, Inc. proposes to supply the labor and materials necessary to apply your roofing as follows:

All Roofing and Construction Company, Inc.

- A) Remove old shingles and underlayment to bare deck and dispose of properly. If the Existing roof is a roof, over meaning two roofs Add **\$50.00 Per 100** Square foot of roof surface. Covers added labor and disposal cost.
 - B) Inspect existing decking for water damage and re-nail according to code. We will remove and replace at a rate of \$90.00 **X:** _____ per sheet of plywood or \$6.00 per linear board foot. Cedar Fascia \$11.00 per linear foot. **X:** _____
 - C) All Roofing and Construction Company, Inc. will provide all applicable permits necessary to perform the scope of work listed. **NOTE: Woodwork is not included in the price below and it is solely the responsibility of the customer to pay.**
1. Supply and install code approved Premium Synthetic underlayment to deck using simplex nails.
 2. Supply and install 2-1/2" Painted 26 ga. Painted galvanized drip edge to all eaves and rakes and shall be nailed to current codes. **Please-specify drip edge color:** _____ **Customer Initials: X** _____
 3. Secure the eave metal with mastic and then apply **Starter** shingles at all eaves with the seal strip at the edge of the roof.
 4. Supply and install all new flashings for plumbing penetrations.
 5. Supply and install color matched kitchen and bath exhaust vents.
 6. Supply and install **Hip and Ridge** shingles as required by manufacturer's warranty.
 7. Remove and deck over existing 4ft off ridge vents. (If applicable)
 8. Supply and install code approved **shingle** over ridge vents (if chosen by customer) Customer Initials: **X** _____
 9. Supply and install code approved **Winter guard** self-adhered underlayment to all roof penetrations.
 10. Supply and install code approved **Winter guard** self-adhered membrane in all valleys.
 11. Supply and install shingles per manufacturer's specifications and all applicable building codes. **Please-specify shingle color:** _____ **Customer Initials: X** _____

All Roofing and Construction Company, Inc., will supply a full coverage warranty on contracted work upon completion.

OPTION 1: ** 130 mph wind warranty* * Lifetime prorated shingle warranty ** 7-year workmanship 10-year labor warranty
Total \$12,490.00 Includes low slope section in rear of the home.

ACCEPT _____ **REJECT** _____ **Option 1**

OPTION 2:

ACCEPT _____ **REJECT** _____ **Option 2**

Total Contract Amount \$ 12,490.00

With payment to be made as follows: 0% at job start and the balance upon completion, per trade. Total Contract amount \$ 12,490.00

Respectfully submitted:

Homeowner Signature: _____

Date: _____

All Roofing and Construction Company, Inc. _____

Date _____

PROPERTY RECORD CARD

General Information

| | | | |
|---|---|---|---|
| Name: | GOFF PATRICIA R TRUSTEE | Alternate Key: | 1463971 |
| Mailing Address: | 1022 N DONNELLY ST MOUNT DORA, FL 32757 Update Mailing Address | Parcel Number: ⓘ | 29-19-27-0010-018-00000 |
| | | Millage Group and City: | OMD1 Mount Dora |
| | | 2025 Total Certified Millage Rate: | 18.7725 |
| | | Trash/Recycling/Water/Info: | My Public Services Map ⓘ |
| Property Location: | 1022 N DONNELLY ST 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 N 70 FT OF S 140 FT OF W 135 FT OF BLK 18 PB 3 PGS 37-43 ORB 4136 PG 1992 ORB 4231 PG 956 ORB 4620 PG 1880 ORB 4954 PG 1687 ORB 5102 PG 2317 ORB 5108 PG 724 | | |
| <p>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.</p> | | | |

Land Data

| Line | Land Use | Frontage | Depth | Notes | No. Units | Type | Class | Value | Land Value |
|------|----------------------|----------|-------|-------|-----------|------|-------|--------------|--------------|
| 1 | SINGLE FAMILY (0100) | 70 | 135 | | 9450.000 | FD | | \$128,803.00 | \$128,803.00 |

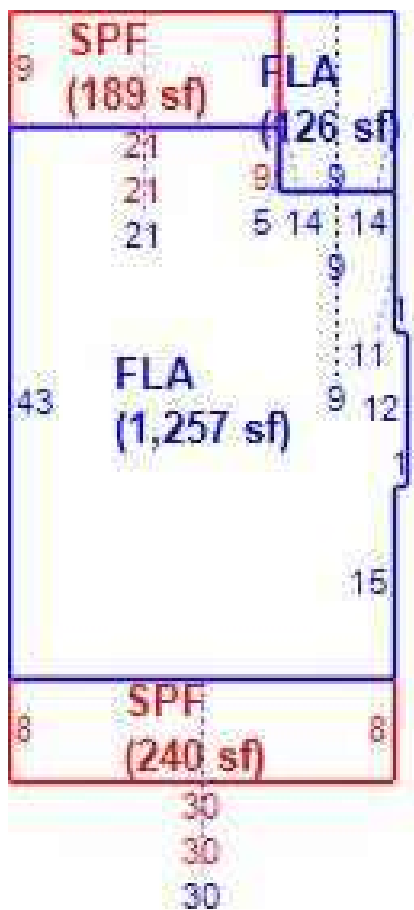
[Click here for Zoning Info](#) ⓘ [FEMA Flood Map](#)

Residential Building(s)

Building 1

| Residential | Building Value: \$195,633.00 | | |
|--|--------------------------------------|-------------------|---------------|
| Summary | | | |
| Year Built: 1923 | Total Living Area: 1383 ⓘ | Central A/C: Yes | Fireplaces: 1 |
| Bedrooms: 3 | Full Bathrooms: 2 | Half Bathrooms: 0 | |
| Incorrect Bedroom, Bath, or other information? ⓘ | | | |
| Section(s) | | | |
| Section Type | Ext. Wall Type | No. Stories | Floor Area |
| FINISHED LIVING AREA (FLA) | WOOD/METAL FRAME W/OUTER FINISH (01) | 1.00 | 1383 |
| SCREEN PORCH FINISHED (SPF) | | 1.00 | 429 |

[View Larger / Print / Save](#)



Miscellaneous Improvements

| No. | Type | No. Units | Unit Type | Year | Depreciated Value |
|-----|----------------------------|-----------|-----------|------|-------------------|
| 1 | DETACHED GARAGE (DGF3) | 240 | SF | 1922 | \$4,320.00 |
| 2 | ACCESSORY STRUCTURE (ASF3) | 240 | SF | 2018 | \$7,206.00 |

Sales History

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

| Book/Page | Sale Date | Instrument | Qualified/Unqualified | Vacant/Improved | Sale Price |
|-----------------------------|------------|-----------------|-----------------------|-----------------|-------------|
| 5108 / 724 | 05/11/2018 | Quit Claim Deed | Unqualified | Improved | \$0.00 |
| 5102 / 2317 | 05/01/2018 | Quit Claim Deed | Unqualified | Improved | \$100.00 |
| 4954 / 1687 | 05/26/2017 | Quit Claim Deed | Unqualified | Improved | \$100.00 |
| 4620 / 1880 | 05/05/2015 | Quit Claim Deed | Unqualified | Improved | \$100.00 |
| 4231 / 956 | 10/25/2012 | Quit Claim Deed | Unqualified | Improved | \$100.00 |
| 4136 / 1992 | 03/09/2012 | Warranty Deed | Unqualified | Improved | \$60,000.00 |
| 4046 / 2480 | 06/24/2011 | Trustees Deed | Unqualified | Improved | \$100.00 |
| 1529 / 682 | 06/25/1997 | 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 are 2026 Working Values. If you need a 2025 Property Record Card, please contact our office.
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 | \$335,962 | \$131,450 | \$30,728 | 5.0254 | \$154.42 |
| SCHOOL BOARD STATE | \$335,962 | \$131,450 | \$106,450 | 3.0870 | \$328.61 |
| SCHOOL BOARD LOCAL | \$335,962 | \$131,450 | \$106,450 | 2.9980 | \$319.14 |
| LAKE COUNTY WATER DISTRICT | \$335,962 | \$131,450 | \$30,728 | 0.2940 | \$9.03 |
| NORTH LAKE HOSPITAL DIST | \$335,962 | \$131,450 | \$80,728 | 0.3859 | \$31.15 |
| ST JOHNS RIVER FL WATER MGMT DIST | \$335,962 | \$131,450 | \$80,728 | 0.1793 | \$14.47 |
| CITY OF MOUNT DORA | \$335,962 | \$131,450 | \$55,728 | 6.3000 | \$351.09 |
| LAKE COUNTY MSTU AMBULANCE | \$335,962 | \$131,450 | \$30,728 | 0.4629 | \$14.22 |
| LAKE COUNTY VOTED DEBT SERVICE | \$335,962 | \$131,450 | \$30,728 | 0.0400 | \$1.23 |
| | | | | Total: | Total: |
| | | | | 18.7725 | \$1,223.36 |

Exemptions Information

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

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

NOTE: Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties

regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).

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

Site Notice

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

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

Requested Action:

Remove the existing asphalt shingle roof and replace it with Standing seam metal mill finish roof.

Example of standing seam metal roof:



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:

The most appropriate material to use when replacing a roof on a historic building is to utilize whatever the original roof material was, as much as possible.

There are circumstances that allow for alternate roofing materials, and these requests are typically reviewed on a case-by-case basis. Sometimes original materials are no longer available, insurance companies are requesting a change, local building codes require specific materials or installations, or financial hardship is preventing an owner from replacing their roof because the required material is significantly higher in cost. These are all considerations that Staff and the Historic Preservation Board can consider in reviewing a change in material request.

Roofing Replacement

1. **Historic Roofing:** Whenever possible, replace historic roofing materials such as terra cotta tile or metal shingle, with materials that match the existing.
2. **Substitute Materials:** When in-kind replacement of the historic material is not feasible, install substitute materials that are visually and physically compatible with the historic roof material. New materials should match historic materials in the size, shape, profile, and general appearance as much as possible.
3. **Metal Replacement for Asphalt Shingle:** Replacement of conventional shingle roofs with new metal roofing is acceptable provided that the new metal roof is standing seam,

concealed fastener, and in an earthy or muted color that is compatible with the character of the district. Greys, tans, greens, and browns are most appropriate for metal colors, while red, blue, black and white metal are not appropriate.

A galvalume (silver) roof is not an appropriate replacement color for asphalt shingle roofs because of its high reflective nature. The proliferation of reflective silver roofs can dramatically change the character of a street or neighborhood.

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 state that the replacement of conventional shingle roofs with new metal roofing is acceptable provided that the new metal roof is standing seam, concealed fastener; and
2. The Mount Dora Historic Design Guidelines recommend standing seam roofs used to replace asphalt shingles are an earthy or muted color that is compatible with the character of the district (Greys, tans, greens, and browns are most appropriate for metal colors); and
3. The Mount Dora Historic Design Guidelines state that A galvalume (silver) roof is not an appropriate replacement color for asphalt shingle roofs because of its high reflective nature; and
4. The proposed work is compatible with the architectural style of the building; and
5. The request is promotes visual compatibility with the exterior architectural of adjacent, neighboring or visually related buildings, structures, sites and streetscapes as required by LDC Section 3.6.4 (2)(b).

Therefore, based on these Findings of Fact, staff recommends **Approval** of the application, with the condition that the metal roof is an earthy or muted color and not silver.

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
2008 Site File
2020 Site File
Application



CITY OF MOUNT D O R A

Site Photos





HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA03735
 Recorder # 222
 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) 710 N Grandview St Multiple Listing (DHR only) _____
 Other Names _____ >> _____
 Survey or Project Name _____ Survey# _____
 National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

| Street No. | Direction | Street Name | Street Type | Direction Suffix |
|------------|--------------|------------------|---------------|------------------|
| <u>710</u> | <u>North</u> | <u>Grandview</u> | <u>Street</u> | |

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

MAPPING

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

DESCRIPTION

Style Bungalow Other Style _____
 Exterior Plan Irregular Other Exterior Plan _____
 Number of Stories 1
 Structural System(s) Wood frame
 Other Structural System(s) _____
 Foundation Type(s) Continuous
 Other Foundation Types _____
 Foundation Material(s) Poured Concrete Footing
 Other Foundation Material(s) _____
 Exterior Fabric(s) 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

8LA03735

DESCRIPTION (continued)

Window Descriptions metal sash, casement 8

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 1923

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; 1923;

Other Structure Uses _____

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

RESEARCH METHODS

Research Methods _____ >> Examine local tax records

Other research methods _____

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? YES

Name of Local Register if Eligible _____

Individually Eligible for National Register? NOPotential 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

8LA03735

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____

Maintaining Organization: _____

File or Accession #: _____

Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

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

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

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

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

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 5/26/2008

SHPO's Evaluation of Resource

_____ Date _____

Form Comments: _____

REQUIRED PAPER ATTACHMENTS

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

LA03735-200803

Supplementary Printout

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

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

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

- > **Foundation types:**
Continuous

- > **Foundation materials:**
Poured Concrete Footing

- > **Exterior fabrics:**
Drop siding

- > **Roof types:**
Gable

- > **Roof materials:**

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

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

- > **Original, intermediate, present uses/year started/year ended:**
Private residence;1923;

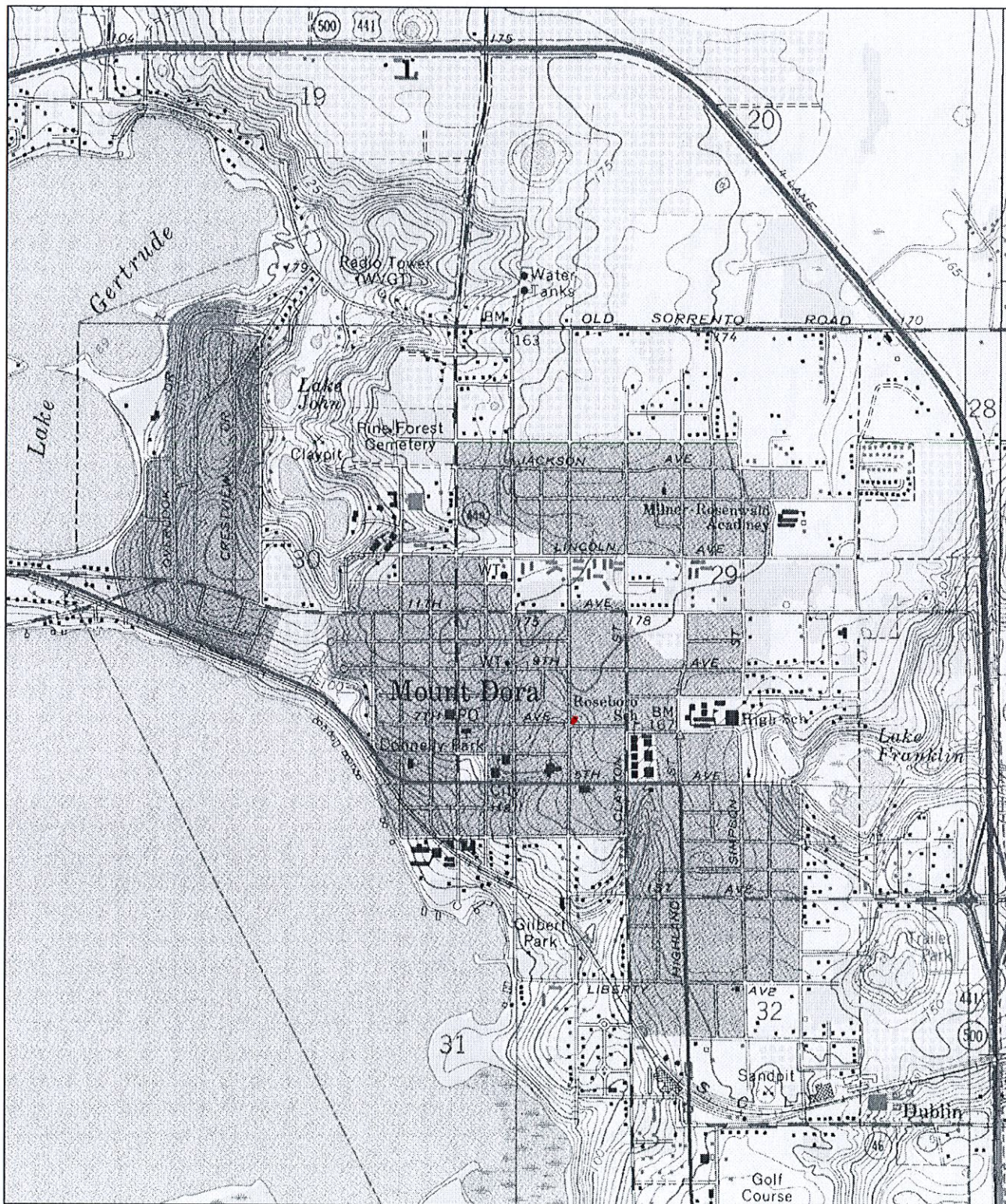
- > **Research methods:**
Examine local tax records
FL Master Site File-Cultural Resources
Pedestrian

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

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

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

222

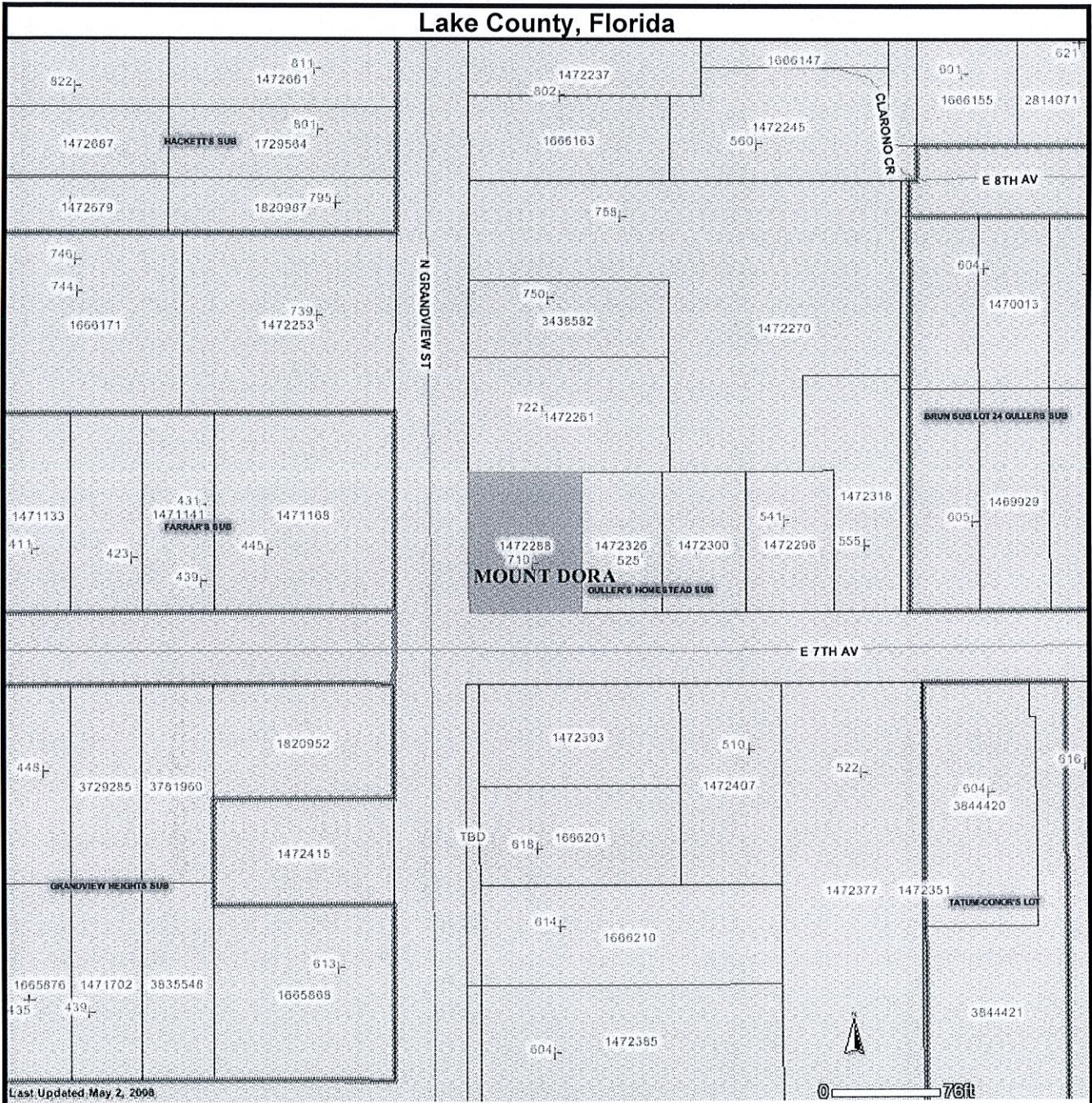


0 ————— 0.5 Mi
 0 ————— 2000 Ft

Map provided by MyTopo.com

LA 3735

222



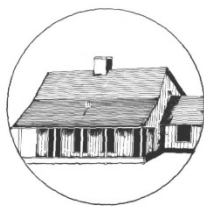
| | | |
|------------------------------|--------------------|--------------------|
| Highlighted Feature | COUNTY PROPERTY | FRUITLAND PARK |
| LAKE APOPKA LDR | STREETS | GROVELAND |
| PARCELS | BUILT | HOWEY-IN-THE-HILLS |
| ALTERNATE KEY NUMBERS | PLATTED NOT BUILT | LADY LAKE |
| STRUCTURE/ADDRESS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

LA3735



222
LA
3735

- Original
- Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 5.0 3/19

Site#8 _____
 Field Date _____
 Form Date _____
 Recorder # _____

Shaded Fields represent the minimum acceptable level of documentation.
 Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) _____ Multiple Listing (DHR only) _____
 Survey Project Name _____ Survey # (DHR only) _____
 National Register Category (please check one) building structure district site object
 Ownership: private-profit private-nonprofit private-individual private-nonspecific city county state federal Native American foreign unknown

LOCATION & MAPPING

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

HISTORY

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

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

DESCRIPTION

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

Windows (types, materials, etc.)

Distinguishing Architectural Features (exterior or interior ornaments)

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

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

DESCRIPTION (continued)

Chimney: No. _____ Chimney Material(s): 1. _____ 2. _____ 3. _____
Structural System(s): 1. _____ 2. _____ 3. _____
Foundation Type(s): 1. _____ 2. _____
Foundation Material(s): 1. _____ 2. _____
Main Entrance (stylistic details)

[Empty box for Main Entrance details]

Porch Descriptions (types, locations, roof types, etc.)
[Empty box for Porch Descriptions]

Condition (overall resource condition): excellent good fair deteriorated ruinous
Narrative Description of Resource
[Empty box for Narrative Description]

Archaeological Remains _____ Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

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

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)
[Empty box for Bibliographic References]

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? yes no insufficient information
Appears to meet the criteria for National Register listing as part of a district? yes no insufficient information
Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)
[Empty box for Explanation of Evaluation]

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

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name _____ Affiliation _____
Recorder Contact Information _____
(address / phone / fax / e-mail)

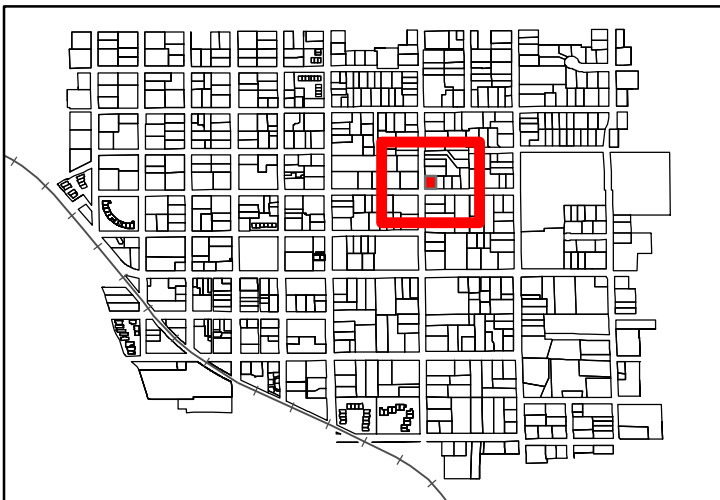
Required Attachments
1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

Street Map



N
710 NORTH GRANDVIEW ST MOUNT DORA FL 32757

0 40 80 160
Feet

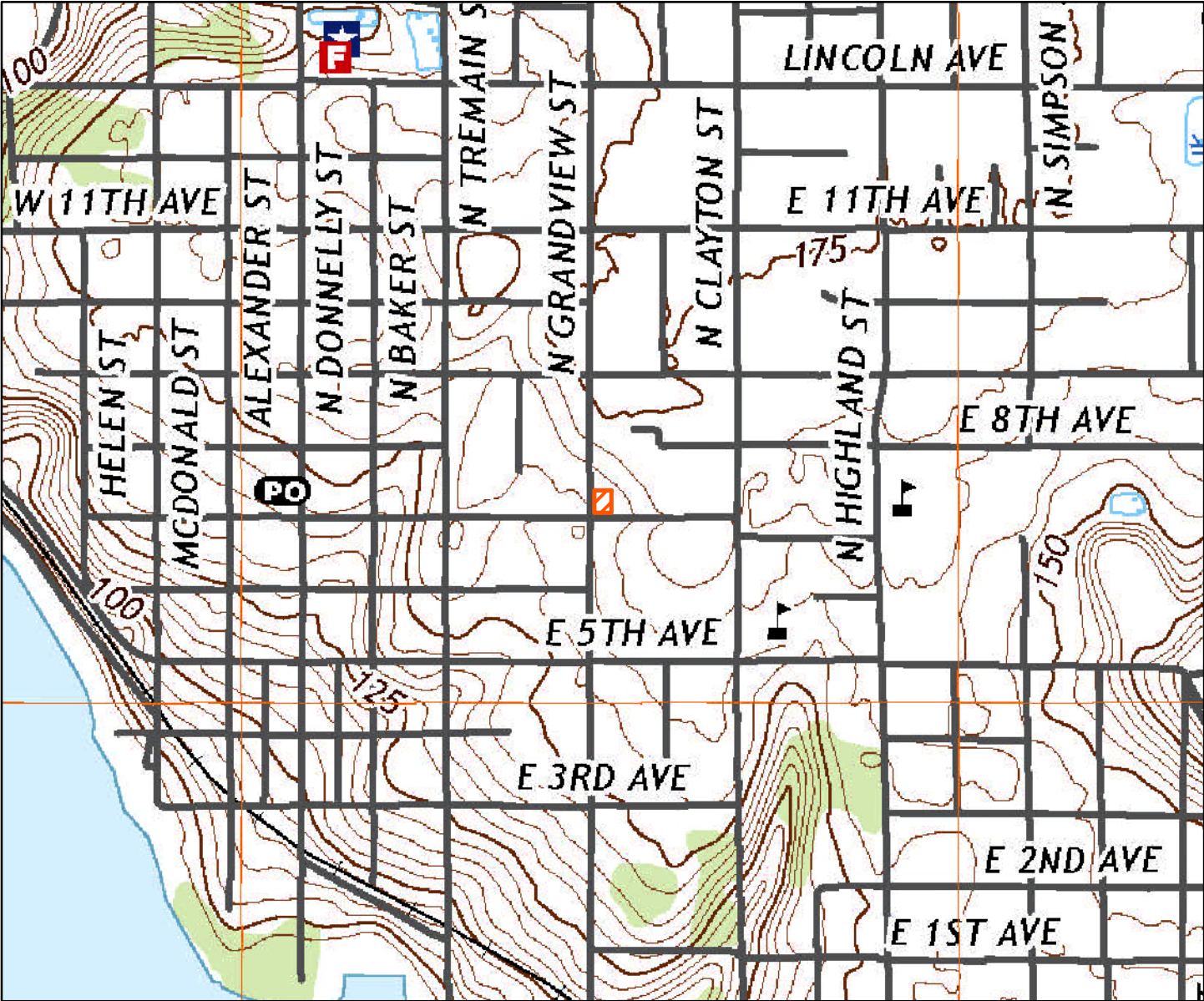


LA03735



Data Sources: Lake County, City of Mount Dora

USGS Map



LA03735



710 NORTH GRANDVIEW ST MOUNT DORA FL 32757

Source: United States Geological Survey Eustis, FL 2018





RECEIVED

By Whitney Scott at 7:54 am, Jan 20, 2026



**CITY OF
MOUNT
DORA**

Planning and Development

510 N. Baker St.

Mount Dora, FL 32757

352-735-7113

plandev@cityofmoundora.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.



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: 710 N Grandview St Alternate Key No.: 1472288

Property Owner: Neal & Sandy Hartman

Applicant: Vedder Roofing

Applicant's Mailing Address: 4301 W Old Hwy 441 Mount Dora FL 32757

Applicant's Phone Number: 352-735-3132

Applicant's Email Address: Permitting@vedderroofingllc.com

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

Application Type:

- New Construction
- Addition
- Renovation

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

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

Existing Materials / Style: Metal and shingles

Proposed Materials / Style: Standing seam metal mill finish

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

Reason for Addition / Modification: Existing roof failing

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

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

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

HOLIDAY CLOSURE In observance of Martin Luther King Jr. Day, our office will be closed on Monday, January 19. We will resume regular business hours on Tuesday, January 20.

PROPERTY RECORD CARD

General Information

| | | | |
|--|---|---|---|
| Name: | HARTMAN NEAL L & SANDRA J | Alternate Key: | 1472288 |
| Mailing Address: | 710 N GRANDVIEW ST MOUNT DORA, FL 32757 Update Mailing Address | Parcel Number: ⓘ | 29-19-27-1300-000-02302 |
| | | Millage Group and City: | 00MD Mount Dora |
| | | 2025 Total Certified Millage Rate: | 18.7725 |
| | | Trash/Recycling/Water/Info: | My Public Services Map ⓘ |
| Property Location: | 710 N GRANDVIEW ST MOUNT DORA FL, 32757 | Property Name: | -- Submit Property Name ⓘ |
| | | School Information: | School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ |
| Property Description: | MOUNT DORA, GULLER'S HOMESTEAD W 78.95 FT OF S 100 FT OF LOT 23 PB 3 PG 43 ORB 5309 PG 1848 | | |
| <p><small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small></p> | | | |

Land Data

| Line | Land Use | Frontage | Depth | Notes | No. Units | Type | Class | Value | Land Value |
|--|----------------------|----------|-------|-------|--------------------------------|------|-------|-------------|-------------|
| 1 | SINGLE FAMILY (0100) | 78 | 133 | | 10374.000 | FD | | \$92,801.00 | \$92,801.00 |
| Click here for Zoning Info ⓘ | | | | | FEMA Flood Map | | | | |

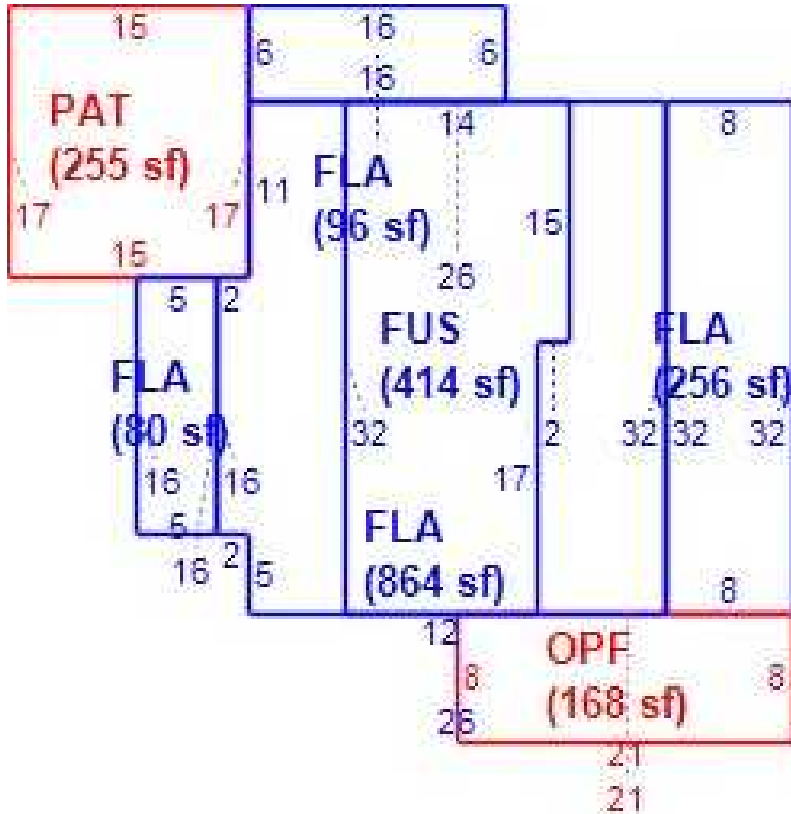
Residential Building(s)

Building 1

| | | | |
|--|--------------------------------------|--------------------|-------------------|
| Residential | Building Value: \$248,595.00 | | |
| Summary | | | |
| Year Built: 1920 | Total Living Area: 1710 ⓘ | Central A/C: Yes | Fireplaces: 0 |
| Bedrooms: 2 | Full Bathrooms: 1 | Half Bathrooms: 1 | |
| 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) | 1.25 | 1296 |

| | | |
|---------------------------------|------|-----|
| FINISHED AREA UPPER STORY (FUS) | 1.25 | 414 |
| OPEN PORCH FINISHED (OPF) | 1.25 | 168 |
| PATIO UNCOVERED (PAT) | 1.25 | 255 |

[View Larger / Print / Save](#)



Miscellaneous Improvements

| No. | Type | No. Units | Unit Type | Year | Depreciated Value |
|-----|--------------------------------------|-----------|-----------|------|-------------------|
| 1 | DETACHED GARAGE (DGF3) | 288 | SF | 1919 | \$5,184.00 |
| 2 | CARPORIT/POLE SHED UNFINISHED (UCP4) | 192 | SF | 1974 | \$691.00 |

Sales History

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

| Book/Page | Sale Date | Instrument | Qualified/Unqualified | Vacant/Improved | Sale Price |
|-----------------------------|------------|-----------------|-----------------------|-----------------|--------------|
| 5309 / 1848 | 07/08/2019 | Warranty Deed | Qualified | Improved | \$250,000.00 |
| 4433 / 131 | 01/18/2014 | Quit Claim Deed | Unqualified | Improved | \$100.00 |
| 4266 / 1932 | 12/28/2012 | Warranty Deed | Unqualified | Improved | \$70,000.00 |
| 3584 / 692 | 02/08/2008 | Quit Claim Deed | Unqualified | Improved | \$100.00 |
| 2062 / 1156 | 01/16/2002 | Quit Claim Deed | Unqualified | Improved | \$0.00 |

[623 / 1632](#) 01/01/1977 Misc
Deed/Document Qualified Improved \$18,000.00

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

Values and Estimated Ad Valorem Taxes ⓘ

Values shown are 2026 Working Values. If you need a 2025 Property Record Card, please contact our office.
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 | \$347,271 | \$217,330 | \$166,608 | 5.0254 | \$837.27 |
| SCHOOL BOARD STATE | \$347,271 | \$217,330 | \$192,330 | 3.0870 | \$593.72 |
| SCHOOL BOARD LOCAL | \$347,271 | \$217,330 | \$192,330 | 2.9980 | \$576.61 |
| LAKE COUNTY WATER DISTRICT | \$347,271 | \$217,330 | \$166,608 | 0.2940 | \$48.98 |
| NORTH LAKE HOSPITAL DIST | \$347,271 | \$217,330 | \$166,608 | 0.3859 | \$64.29 |
| ST JOHNS RIVER FL WATER MGMT DIST | \$347,271 | \$217,330 | \$166,608 | 0.1793 | \$29.87 |
| CITY OF MOUNT DORA | \$347,271 | \$217,330 | \$166,608 | 6.3000 | \$1,049.63 |
| LAKE COUNTY MSTU AMBULANCE | \$347,271 | \$217,330 | \$166,608 | 0.4629 | \$77.12 |
| LAKE COUNTY VOTED DEBT SERVICE | \$347,271 | \$217,330 | \$166,608 | 0.0400 | \$6.66 |
| | | | Total: | 18.7725 | Total: \$3,284.15 |

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







4. **Varied Rooflines** – The roofs in Queen Anne houses are often steep, complex, and gabled, creating dramatic lines. Some homes feature cross-gables, dormers, and asymmetrical eaves.
5. **Textured Surfaces** – Queen Anne homes may feature a mix of brick, stone, and wood, often with a combination of shingles, half-timbering, and stucco.
6. **Expansive Verandas and Porches** – Wraparound porches often grace the front of these homes, creating inviting spaces for relaxation and social gatherings.

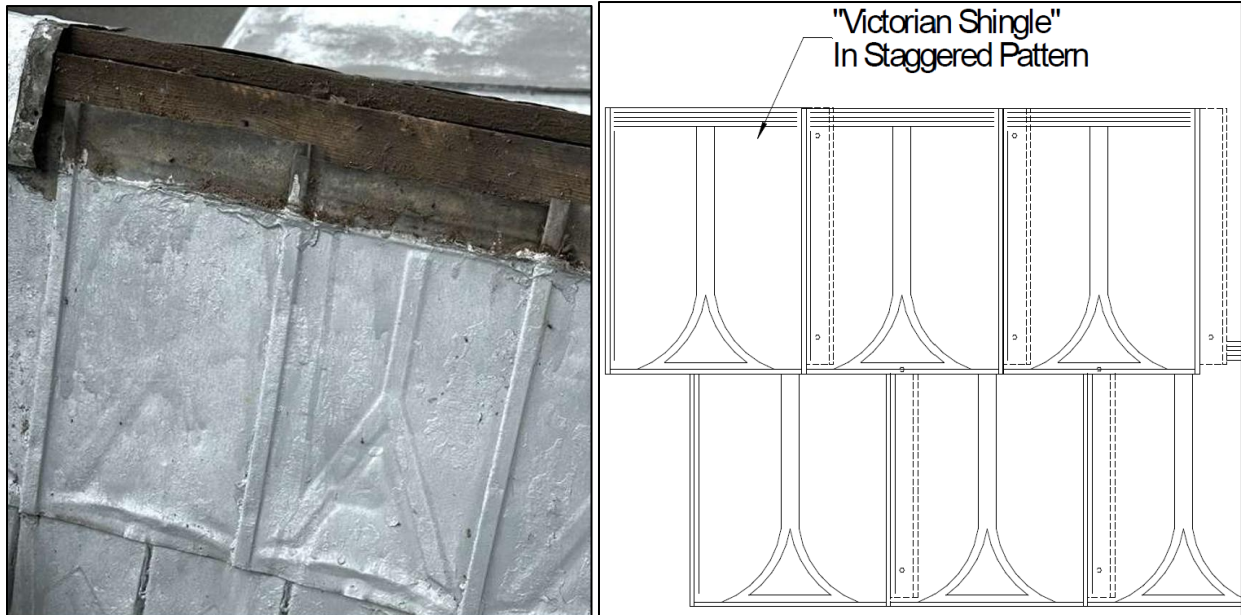
Typical Exterior Materials

1. **Wood Siding & Shingles:** The primary material, often featuring combinations of horizontal clapboards on the lower level and patterned wood shingles (fish-scale, diamond, or scalloped) on upper stories.
2. **Masonry:** Brick or stone was commonly used for the first floor, foundations, or, in higher-end examples, throughout the structure to create a solid base.
3. **Decorative Woodwork:** Known as spindlework or "gingerbread" trim, these machine-lathed, intricate elements were used on porches, gables, and eaves.
4. **Roofing:** Steeply pitched roofs were often covered in slate tiles or cedar shingles, sometimes featuring metallic ornamental cresting.
5. **Accent Materials:** Stucco, terracotta panels, and half-timbering were used in gables or upper stories for added texture.

Requested Action:

Remove the metal, Victorian shingles and replace with new metal, Victorian Shingles. The Applicant has indicated that the existing roof is leaking in various spots across the second story of the building.

Existing Shingles and Proposed Shingles:



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:

The most appropriate material to use when replacing a roof on a historic building is to utilize whatever the original roof material was, as much as possible.

There are circumstances that allow for alternate roofing materials, and these requests are typically reviewed on a case-by-case basis. Sometimes original materials are no longer available, insurance companies are requesting a change, local building codes require specific materials or installations, or financial hardship is preventing an owner from replacing their roof because the required material is significantly higher in cost. These are all considerations that Staff and the Historic Preservation Board can consider in reviewing a change in material request.

Roofing

1. **Preservation:** Preserve roofs and roof elements that are significant to a building's historic character, including form, shape, pitch, materials, and decorative features such as gables, dormers, and chimneys.
2. **Selective Repair:** Whenever possible, selectively repair deteriorated sections of the roof or roofing elements rather than completely replacing them.

Roofing Replacement

1. **Historic Roofing:** Whenever possible, replace historic roofing materials such as terra cotta tile or metal shingle, with materials that match the existing.
2. **Substitute Materials:** When in-kind replacement of the historic material is not feasible, install substitute materials that are visually and physically compatible with the historic roof material. New materials should match historic materials in the size, shape, profile, and general appearance as much as possible.
3. **Metal Shingle Replacement:** Original metal shingle roofs are scarce and hold significant value, both in terms of their material and their historical and aesthetic appeal. Their retention is heavily encouraged and painting them gives them a much longer lifespan (silver paint specifically designed for metal surfaces). New metal shingles are still available but can be costly. If not feasible, a standing seam galvalume roof is the preferred replacement.

Metal Materials

Metal materials in the historic district are most frequently found on building exteriors such as hardware, flashing, railings, and other decorative features. Corrosion is the major cause of deterioration of architectural metalwork and is exacerbated by the presence of moisture. The architectural metalwork on historic buildings can be maintained with the application of protective coatings where appropriate. Some metals must be painted for protection while others are best left unpainted.

1. **Replacement:** Replacement of historical metal elements should only be undertaken if the element is deteriorated beyond repair. Most original metal elements in historic buildings are important character-defining features and replacement in-kind can be expensive.
2. **New Metal Features:** The design of new metal features should be sympathetic to the historic character of the building. Most modern stock handrail designs are not appropriate for historic buildings. Simplicity is preferred over highly decorative metal features, especially for vernacular buildings.

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 guidelines recommend preserving and repairing historic roofing material, especially original metal shingles but the Applicant has stated that the roof needs to be replaced; and
2. The request is consistent with the Mount Dora Historic Design Guidelines which recommend replacing historic roofing materials such as terra cotta tile or metal shingle, with materials that match the existing; and
3. The request is consistent with the Mount Dora Historic Design Guidelines which state that new materials should match historic materials in the size, shape, profile, and general appearance as much as possible; and
4. The proposed work is compatible with the architectural style of the building.

Therefore, based on these Findings of Fact, staff recommends **Approval** of the application, as presented, if the original metal shingles are unable to be repaired.

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
2020 Site File
Application



CITY OF MOUNT DORA

Site Photos

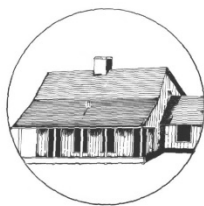








- Original
- Update



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FLORIDA MASTER SITE FILE

Version 5.0 3/19

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 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.)

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

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

DESCRIPTION (continued)

Chimney: No. ___ Chimney Material(s): 1. _____ 2. _____ 3. _____
Structural System(s): 1. _____ 2. _____ 3. _____
Foundation Type(s): 1. _____ 2. _____
Foundation Material(s): 1. _____ 2. _____
Main Entrance (stylistic details)

[Empty box for Main Entrance details]

Porch Descriptions (types, locations, roof types, etc.)
[Empty box for Porch Descriptions]

Condition (overall resource condition): excellent good fair deteriorated ruinous
Narrative Description of Resource
[Empty box for Narrative Description]

Archaeological Remains _____ Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

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

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)
[Empty box for Bibliographic References]

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? yes no insufficient information
Appears to meet the criteria for National Register listing as part of a district? yes no insufficient information
Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)
[Empty box for Explanation of Evaluation]

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

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name _____ Affiliation _____
Recorder Contact Information _____
(address / phone / fax / e-mail)

Required Attachments
1 USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED
2 LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
3 PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

Street Map



N



535 NORTH DONNELLY ST MOUNT DORA FL 32757

0 40 80 160

Feet

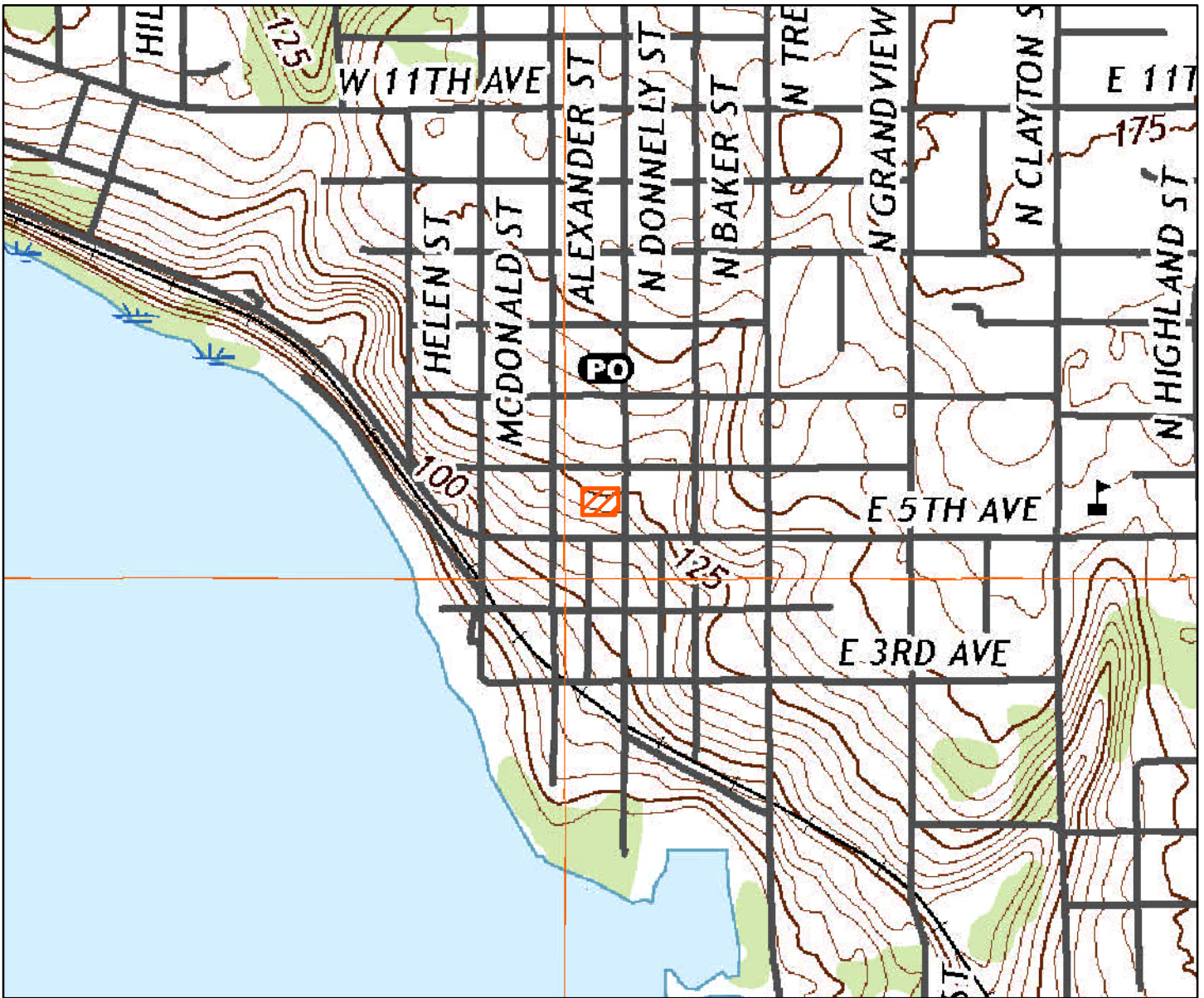


LA00117



Data Sources: Lake County, City of Mount Dora

USGS Map



LA00117



535 NORTH DONNELLY ST MOUNT DORA FL 32757



Mt Dora Lodge #238 F&AM
1st & 3rd Thursday 7:30pm
Mt Dora Chapter #103 OES
2nd & 4th Thursday 7:00pm
Order of the Rainbow #79

**MASONIC
TEMPLE**
MOUNT DORA
LODGE NO. 238
F. & A.M.

JOHN P. DONNOLLY
John P. Donnelly, a native of Mount Dora in 1878, Annie McDonald Stone, in the community. So real estate and business built this imposing Quaker estate in 1895. He was among the first to build a yacht club, and served as its president in 1910. In 1924, the park named for his father was established. He died in 1950. The house was owned by Mount Dora and was listed in the National Register of Historic Places on April 4, 1978.



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: 535 N Donnelly Street, Mt. Dora, FL 32757 Alternate Key No.: 1470854

Property Owner: Mount Dora Lodge #238 F&AM

Applicant: ERA Construction Group

Applicant's Mailing Address: 12478 Woodbury Cove Drive, Orlando, FL 32828

Applicant's Phone Number: 407-927-5267

Applicant's Email Address: crs.richard.own@gmail.com

Current Building Use (e.g. residential or commercial): Club, Lodge, Union Hall (7700)

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: 24 guage steel victorian shingles,

Proposed Materials: 24 guage steel victorian shingles

Is there a chimney on the building and will it be affected? There is a chimney but it will not be affected.

Full Description of Proposed Alteration(s) or Construction including materials; please attach additional

documentation if needed: Remove existing 24 ga. steel victorian shingles (no existing underlayment), hip and ridge cap, and drip edge on second story of building, torret excluded, install underlayment, and replace with new 24 ga. steel victorian shingles (same profile as existing), and drip edge.

Reason for Addition / Modification: Existing roof is leaking in various spots across the second story of building.

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.

Roof Report

Prepared by Roofr

535 North Donnelly Street, Mount Dora, FL 32757

4351 sqft

66 facets

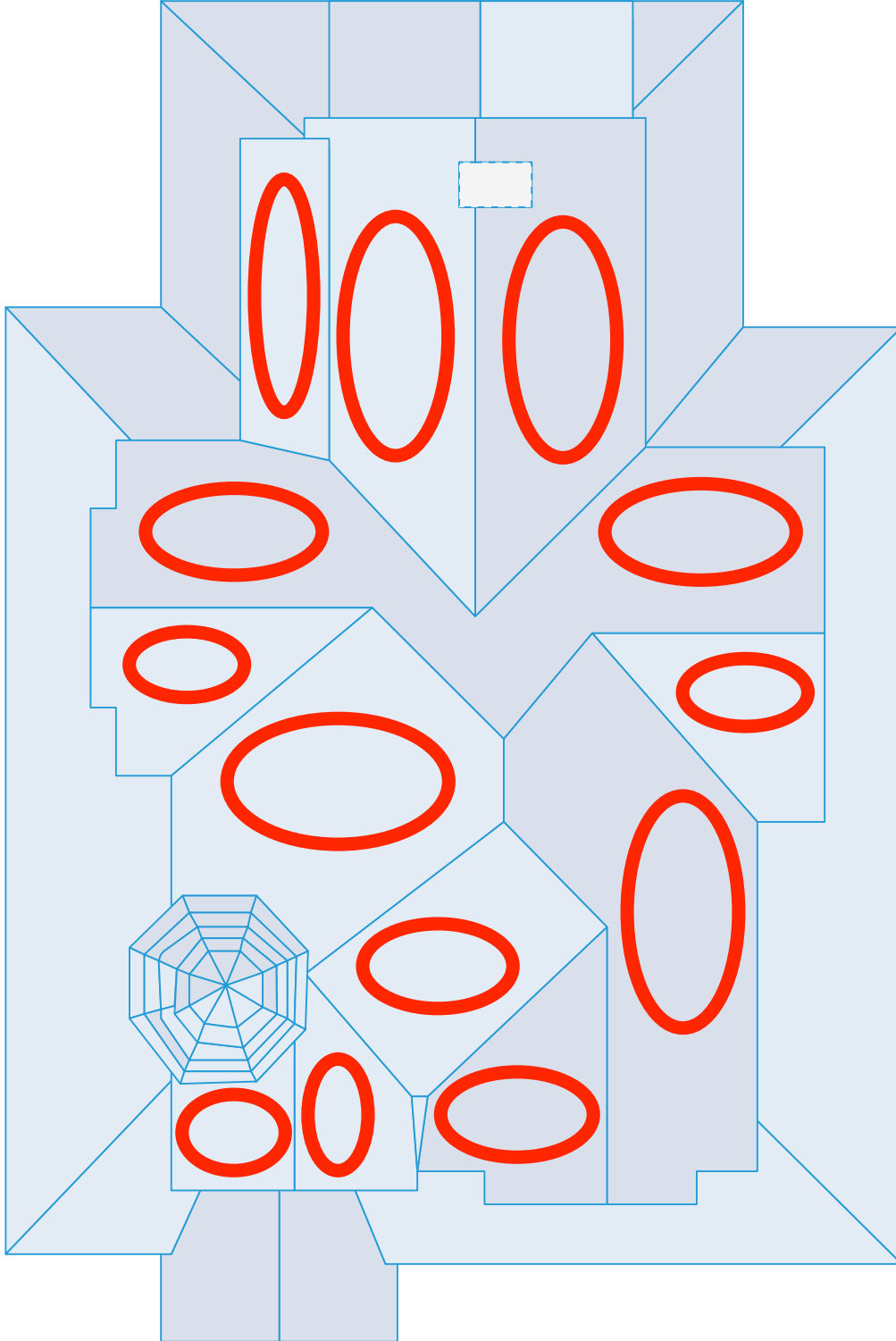
Predominant pitch 14/12



Nearmap Nov 29, 2022

Diagram

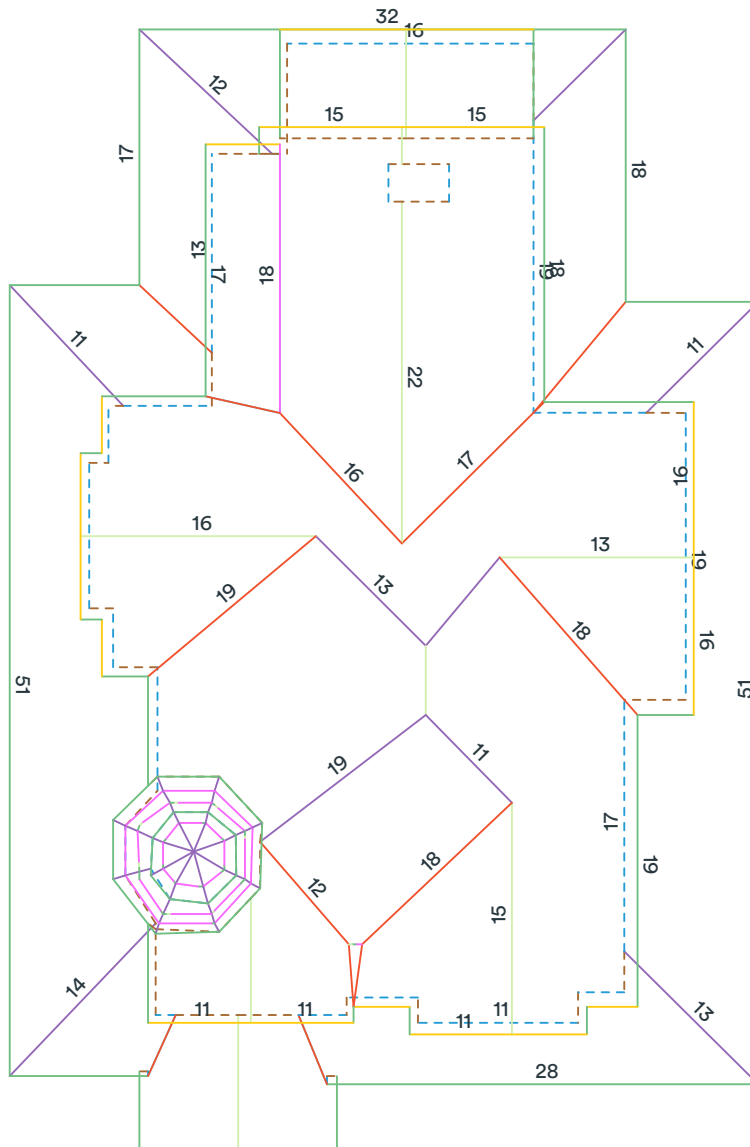
535 North Donnelly Street, Mount Dora, FL 32757



Length measurement report

535 North Donnelly Street, Mount Dora, FL 32757

- Eaves: 397ft 4in
- Valleys: 137ft 0in
- Hips: 244ft 5in
- Ridges: 97ft 3in
- Rakes: 175ft 5in
- Wall flashing: 169ft 7in
- Step flashing: 125ft 0in
- Transitions: 75ft 3in
- Parapet wall: 0ft 0in
- Unspecified: 30ft 8in



Measurements in diagram are rounded up for display. Some edge lengths may be hidden from diagram to avoid overcrowding.

Area measurement report

535 North Donnelly Street, Mount Dora, FL 32757

Total roof area: 4351 sqft

Pitched roof area: 4349 sqft

Flat roof area: 2 sqft

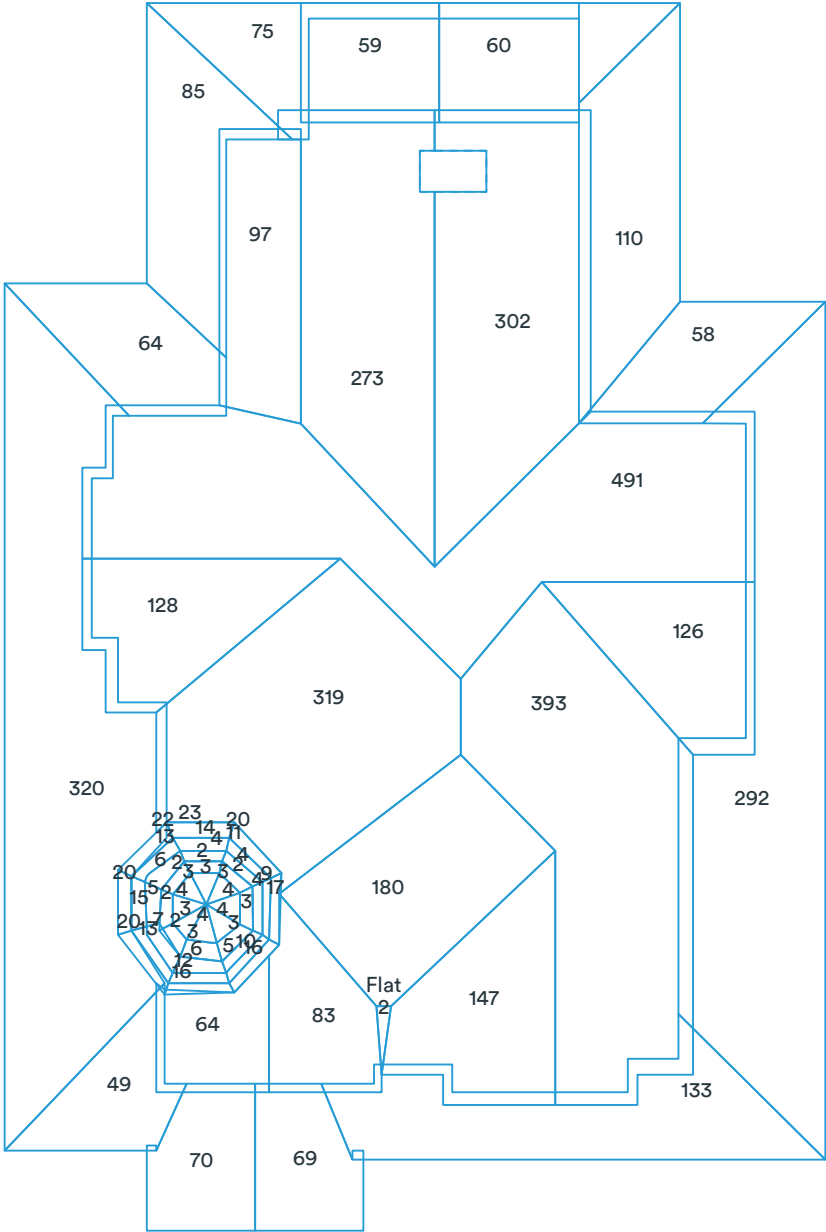
Two story area: 0 sqft

Two layer area: 0 sqft

Predominant pitch: 14/12

Predominant pitch area: 2499 sqft

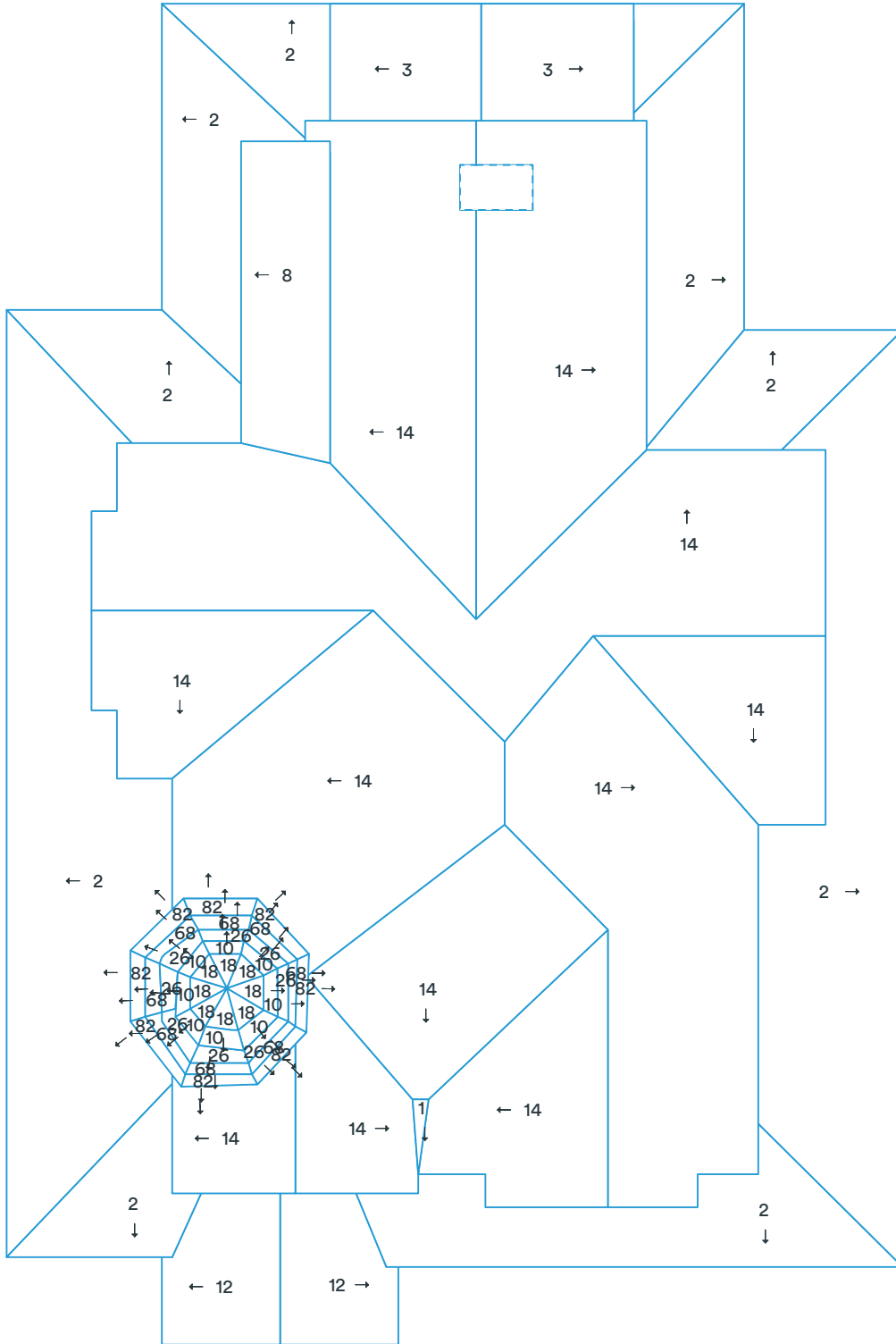
Unspecified pitch area: 0 sqft



Area measurements in diagram are rounded. The totals at the top of the page are the sums of the exact measurements, which are then rounded. Deleted facets (skylights, chimneys, etc.) are designated with a dashed line and are excluded from the calculations.

Pitch & direction measurement report

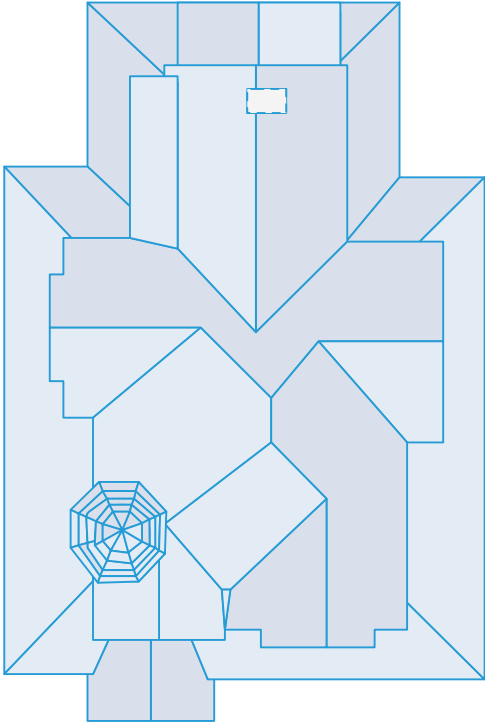
535 North Donnelly Street, Mount Dora, FL 32757



Deleted facets are designated with a dashed line and do not have a pitch.

Report summary

535 North Donnelly Street, Mount Dora, FL 32757



Measurements

| | |
|---------------------|-----------|
| Total roof area | 4351 sqft |
| Total pitched area | 4349 sqft |
| Total flat area | 2 sqft |
| Total roof facets | 66 facets |
| Predominant pitch | 14/12 |
| Total eaves | 397ft 4in |
| Total valleys | 137ft 0in |
| Total hips | 244ft 5in |
| Total ridges | 97ft 3in |
| Total rakes | 175ft 5in |
| Total wall flashing | 169ft 7in |
| Total step flashing | 125ft 0in |
| Total transitions | 75ft 3in |
| Total parapet wall | 0ft 0in |
| Total unspecified | 30ft 8in |
| Hips + ridges | 341ft 8in |
| Eaves + rakes | 572ft 9in |

| Pitch | 1/1 | 2/1 | 3/1 | 8/1 | 10/1 | 12/1 | 14/1 | 18/1 | 26/1 | 68/1 | 82/1 |
|-------|-----|-----|-----|-----|------|------|------|------|------|------|------|
| | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |

| | | | | | | | | | | | |
|-------------|---|-------|-----|----|----|-----|-------|----|----|----|-----|
| Area (sqft) | 2 | 1,180 | 118 | 97 | 17 | 138 | 2,499 | 25 | 37 | 93 | 150 |
|-------------|---|-------|-----|----|----|-----|-------|----|----|----|-----|

Recommended

| Waste % | 0% | 10% | 12% | 15% | 17% | 20% | 22% |
|-------------|-------|-------|-------|-------|-------|-------|-------|
| Area (sqft) | 4,352 | 4,787 | 4,874 | 5,004 | 5,091 | 5,222 | 5,309 |
| Squares | 43.6 | 47.9 | 48.8 | 50.1 | 51.0 | 52.3 | 53.1 |

Recommended waste is based on an asphalt shingle roof with a closed valley system (if applicable). Several other factors are involved in determining which waste percentage to use, including the complexity of the roof and individual roof application style. You will also need to calculate the post-waste quantity of other materials needed (hip and ridge caps, starter shingle, etc.).
 This report was prepared by Roofr. Copyright © 2025 Roofr.com | All rights reserved.

Material calculations

535 North Donnelly Street, Mount Dora, FL 32757

| Product | Unit | Waste (0%) | Waste (10%) | Waste (15%) | Waste (20%) |
|---|--------|------------|-------------|-------------|-------------|
| Shingle (total sqft) | | 4,350 sqft | 4,785 sqft | 5,002 sqft | 5,220 sqft |
| IKO - Cambridge | bundle | 131 | 144 | 151 | 157 |
| CertainTeed - Landmark | bundle | 133 | 146 | 153 | 160 |
| GAF - Timberline | bundle | 133 | 146 | 153 | 160 |
| Owens Corning - Duration | bundle | 133 | 146 | 153 | 160 |
| Atlas - Pristine | bundle | 132 | 145 | 152 | 159 |
| Starter (eaves + rakes) | | 573 ft | 631 ft | 659 ft | 688 ft |
| IKO - Leading Edge Plus | bundle | 5 | 6 | 6 | 6 |
| CertainTeed - SwiftStart | bundle | 5 | 6 | 6 | 6 |
| GAF - Pro-Start | bundle | 5 | 6 | 6 | 6 |
| Owens Corning - Starter Strip | bundle | 6 | 7 | 7 | 7 |
| Atlas - Pro-Cut | bundle | 5 | 5 | 5 | 5 |
| Ice and Water (eaves + valleys + flashings) | | 829 ft | 912 ft | 954 ft | 995 ft |
| IKO - StormShield | roll | 13 | 15 | 15 | 16 |
| CertainTeed - WinterGuard | roll | 13 | 15 | 15 | 16 |
| GAF - WeatherWatch | roll | 13 | 14 | 15 | 15 |
| Owens Corning - WeatherLock | roll | 12 | 13 | 13 | 14 |
| Atlas - Weathermaster | roll | 13 | 15 | 15 | 16 |
| Synthetic (total sqft; no laps) | | 4,350 sqft | 4,785 sqft | 5,002 sqft | 5,220 sqft |
| IKO - Stormtite | roll | 5 | 5 | 6 | 6 |
| CertainTeed - RoofRunner | roll | 5 | 5 | 6 | 6 |
| GAF - Deck-Armor | roll | 5 | 5 | 6 | 6 |
| Owens Corning - RhinoRoof | roll | 5 | 5 | 6 | 6 |
| Atlas - Summit | roll | 5 | 5 | 6 | 6 |
| Capping (hips + ridges) | | 342 ft | 376 ft | 393 ft | 411 ft |
| IKO - Hip and Ridge | bundle | 9 | 10 | 10 | 11 |
| CertainTeed - Shadow Ridge | bundle | 12 | 13 | 14 | 14 |
| GAF - Seal-A-Ridge | bundle | 14 | 16 | 16 | 17 |
| Owens Corning - DecoRidge | bundle | 18 | 19 | 20 | 21 |
| Atlas - Pro-Cut H&R | bundle | 12 | 13 | 13 | 14 |
| Other | | | | | |
| 8' Valley (no laps) | sheet | 18 | 19 | 20 | 21 |
| 10' Drip Edge (eaves + rakes; no laps) | sheet | 58 | 64 | 66 | 69 |

These calculations are estimates and are not guaranteed. Always double check calculations before ordering materials. Estimates are based off of the total pitched area (i.e., flat area is excluded).

Evaluation Report “Victorian” or “Classic” Shingle” Metal Roof Assembly

Manufacturer:
Berridge Manufacturing Company
1720 Maury Road
Houston, TX 77026
(800) 231-8127

for

Florida Product Approval
FL 11422.2 R8
Florida Building Code 8th Edition (2023)

Method: 1 - D
Category: Roofing
Sub - Category: Metal Roofing

Product: “Victorian” or “Classic” Shingle
Material: Steel
Panel Thickness: 24 gauge
Support: Wood Deck

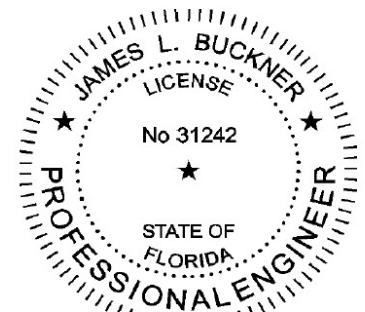
Prepared by:

James L. Buckner, P.E., S.E.C.B.
Florida Professional Engineer # 31242
Florida Evaluation ANE ID: 1916
Project Manager: Diana Galloway
Report No. 23-542-VCS-S4W-ER
(Revises 20-227-VCS-S4W-ER, FL11422.2 R7)
Date: 09/26/2023

Contents:

Evaluation Report Pages 1 – 8

This item has been digitally signed and sealed by James L. Buckner, P.E., on this date below. Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies.



James L. Buckner, P.E.
FL31242

Date: 2023.09.26 15:25:27
-'04'00

| | |
|---------------------------------------|---|
| Manufacturer: | Berridge Manufacturing Company 1720 Maury Road Houston, TX 77026 (800) 231-8127 www.berridge.com |
| Product Name: | “Victorian” or “Classic” Shingle” |
| Product Category: | Roofing |
| Product Sub-Category | Metal Roofing |
| Compliance Method: | State Product Approval Rule 61G20-3.005 (1) (d) |
| Product/System Description: | “Victorian” or “Classic” Roof Shingle 24 gauge Steel roof shingle attached to Plywood Deck with screws. |
| Product Assembly as Evaluated: | Refer to Page 4 of this report for product assembly components/materials & standards: <ol style="list-style-type: none">1. Roof Panel2. Fasteners3. Underlayment |
| Support: | Type: Wood Deck (Design of support and its attachment to support framing is outside the scope of this evaluation.) Description: <ul style="list-style-type: none">• 15/32” (min.) or 19/32”(min.) (Per Table A), or greater plywood,• or Wood plank (min. specific gravity of 0.42) |
| Slope: | Minimum slope shall be in compliance with FBC Chapter 15 based on the type of roof covering, applicable code sections and in accordance with manufacturer’s recommendations. |
| Performance: | Wind Uplift Resistance: <ul style="list-style-type: none">• Design Uplift Pressure: Refer to TABLE A (Refer to “Table A” attachment details herein) |

- Performance Standards:** The product described herein has demonstrated compliance with:
- UL580-06 – *Test for Uplift Resistance of Roof Assemblies*
 - UL 1897-15 – *Uplift test for roof covering systems*
 - TAS 125-03 – *Standard Requirements for Metal Roofing Systems*
- Standards Equivalency:** The UL 580-94 & UL 1897-98 standard version used to test the evaluated product assembly is equivalent with the prescribed standards in UL 580-06 & UL 1897-15 adopted by the Florida Building Code 8th Edition (2023).
- Code Compliance:** The product described herein has demonstrated compliance with Florida Building Code 8th Edition (2023) Section 1504.3.2.
- Evaluation Report Scope:** This product evaluation is limited to compliance with the structural requirements of the Florida Building Code, as related to the scope section to Florida Product Approval Rule 61G20-3.001.
- Limitations and Conditions of Use:**
- Scope of “Limitations and Conditions of Use” for this evaluation:
This evaluation report for “Optional Statewide Approval” contains technical documentation, specifications and installation method(s) which include “Limitations and Conditions of Use” throughout the report in accordance with Rule 61G20-3.005. Per Rule 61G20-3.004, the Florida Building Commission is the authority to approve products under “Optional Statewide Approval”.
 - Option for application outside “Limitations and Conditions of Use”
Rule 61G20-3.005(1)(e) allows engineering analysis for “project specific approval by the local authorities having jurisdiction in accordance with the alternate methods and materials authorized in the Code”. Any modification of the product as evaluated in this report and approved by the Florida Building Commission is outside the scope of this evaluation and will be the responsibility of others.
 - This report is a building code product evaluation per FLPE rule (FAC) 61G15-36 to comply with Florida product approval rule (FAC) 61G20-3. This evaluation report is part of the Florida Building Commission approval for the listed code related criteria. This report by James Buckner, P.E. and CBUGK Engineering is not a design certification of code compliance construction submittal documentation, per FBC section 107, for any individual structure, site specific or permit design.
 - All metal components and fasteners shall be corrosion resistant in accordance with applicable sections of FBC, including but limited to Sections 1504.3.2, 1506.6 and 1507.4.4.
 - Design of support system is outside the scope of this report.
 - Fire Classification is outside the scope of Rule 61G20-3, and is therefore not included in this evaluation.
 - This evaluation report does not evaluate the use of this product for use in the High Velocity Hurricane Zone code section. (Dade & Broward Counties)
- Quality Assurance:** The manufacturer has demonstrated compliance of roof panel products in accordance with the Florida Building Code and Rule 61G20-3.0005 (3) for manufacturing under a quality assurance program audited by an approved quality assurance entity through **UL, LLC (FBC Organization #: QUA 9625)**.

**Components/Materials
(by Manufacturer):**

Roof Panel: "Victorian" or "Classic" Shingle
 Material: Steel
 Thickness: 24 gauge (min.)
 Panel Dimensions: 9" wide x 12" long (max.) Coverage
 Yield Strength: 40 ksi min.
 Steel Grade: 40
 Corrosion Resistance: In compliance with FBC Section 1507.4.3:
 • ASTM A792 coated, or
 • ASTM A653 G90 galvanized steel

Fastener:

Type: Pancake-Head Wood Screw
 Size: Option 1: #12 x 1"
 Option 2: #10 - 9 x 1"
 Corrosion Resistance: Per FBC Section 1506.6 and 1507.4.4
 Standard: Per ANSI/ASME B18.6.1

Underlayment:

Material and application shall be in compliance with FBC Section 1507.1.1 and in accordance with applicable code sections and manufacturer's recommendations.

Installation:

Installation Method:

(Refer to "TABLE A" below and drawings on Pages 6-8 of this report.)

- Fastener Spacing: **Refer to "TABLE A" Below**
(along the length of the shingle)
- Two (2) fasteners per Shingle
(Refer to "Table A" and Drawings at the end of this report for shingle fastener placement)
- Tuck bottom lock of succeeding layer of shingles into top lock of preceding layer of shingles to form an integral interlock.
- Attach shingles in a staggered pattern.
- Minimum fastener penetration thru bottom of support, 3/16".

| TABLE "A" ALLOWABLE LOADS | | | |
|---|-------------|------------|----------|
| | METHOD 1 | METHOD 2 | METHOD 3 |
| Design Pressure: | - 118.5 PSF | -123.5 PSF | -131 PSF |
| Deck Thickness (min) | 15/32" | 15/32" | 19/32" |
| Fastener Spacing: | 9" | 9" | 9" |
| Fastener Type: | #12 | #10 | #10 |
| # of Fasteners per Shingle: | 2 | 2 | 2 |
| Shingle Fastener Placement | Detail A | Detail B | Detail B |
| • Allowable design pressure(s) for allowable stress design (ASD). | | | |

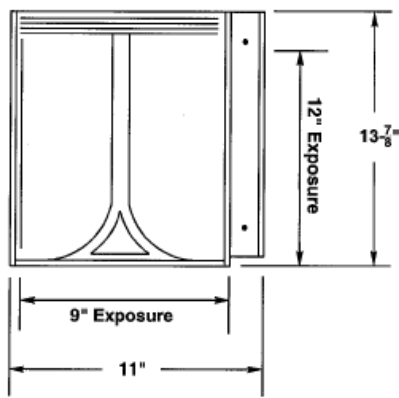
Install the ""Victorian" or "Classic" Shingle" roof panel assembly in compliance with the installation method listed in this report and applicable code sections of FBC 8th Edition (2023). The installation method described herein is in accordance with the scope of this evaluation report. Refer to manufacturer's installation instructions as a supplemental guide for attachment.

Referenced Data:

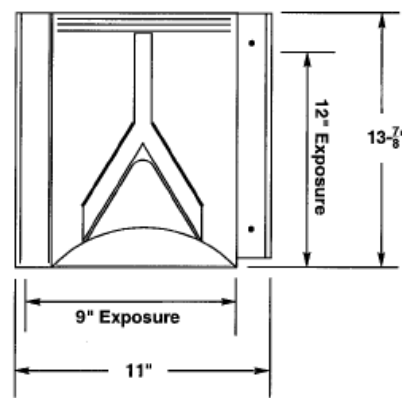
1. TAS 125 (Per UL580 & UL 1897)
By Hurricane Test Laboratory, Inc. (FBC Organization #TST ID: 1527)
Report # 0307-0127-04, Dated: 3/9/04
2. TAS 125 (Per UL580 & UL 1897)
By Force Engineering & Testing, Inc. (FBC ORG # ID: 5328)
Report # 49-0242T-12A, B, Dated: 12/4/12
3. Quality Assurance
UL, LLC (FBC Organization #: QUA 9625)
4. Equivalency of Test Standard Certification
By James L. Buckner, P.E. @ CBUCK Engineering
(FBC Organization # ANE 1916)
5. Certification of Independence
By James L. Buckner, P.E. @ CBUCK Engineering
(FBC Organization # ANE 1916)

Installation Method Berridge Manufacturing Company “Victorian” or “Classic” Shingle” Roof Panel attached to Wood Deck

Profile Drawings

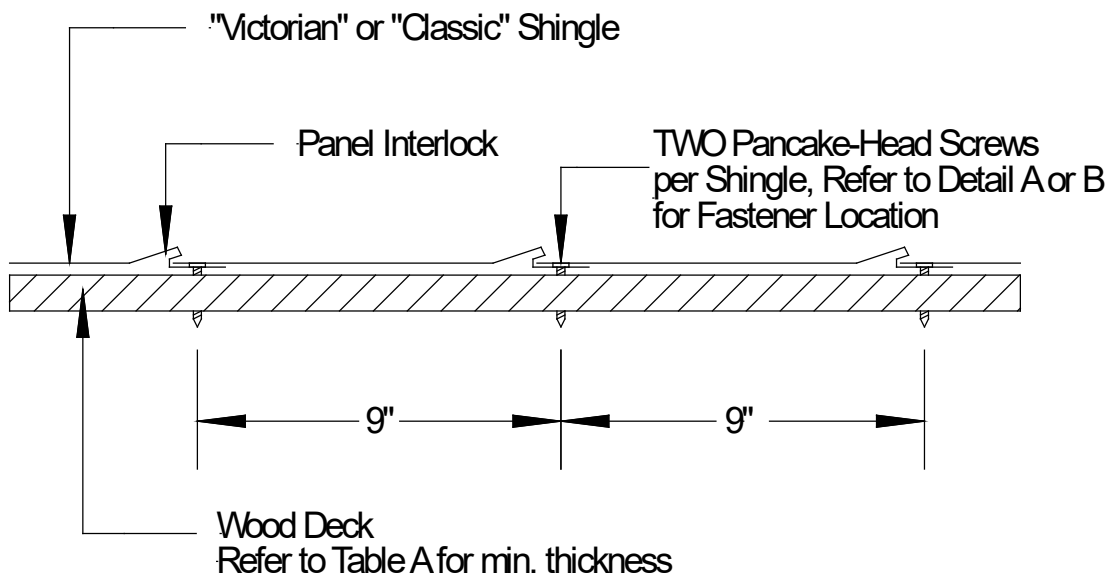


“Victorian Shingle”



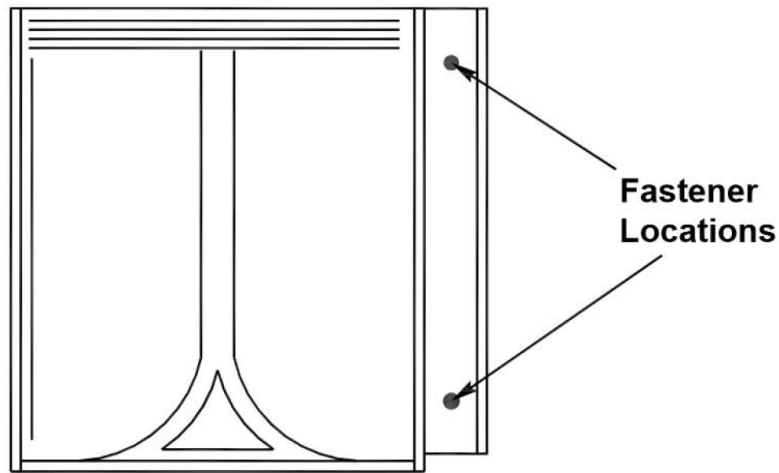
“Classic Shingle”

Typical Panel Profiles

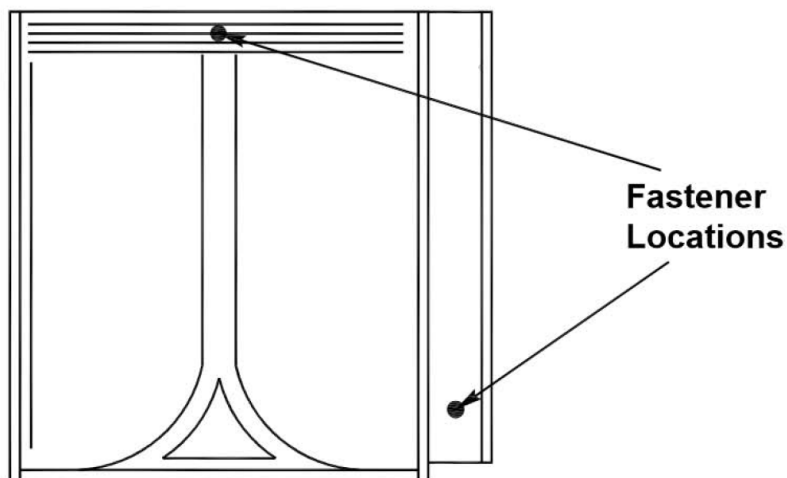


Assembly Section Profile View
(Typical Fastening Pattern Across Width)

Installation Method
Berridge Manufacturing Company
“Victorian” or “Classic” Shingle” Roof Panel attached to Wood Deck

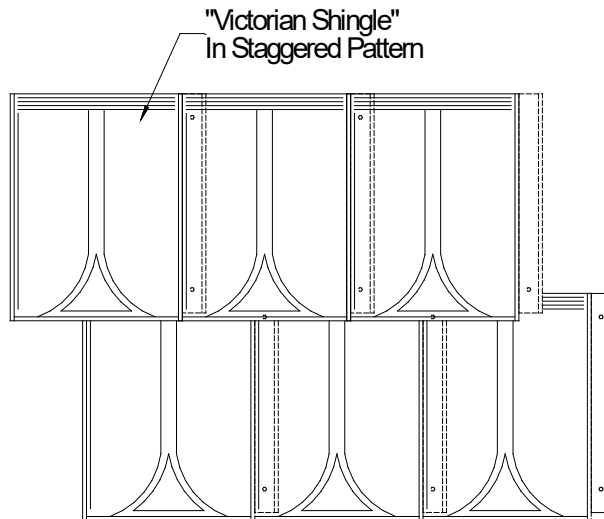


“Detail A”
Shingle Fastener Placement

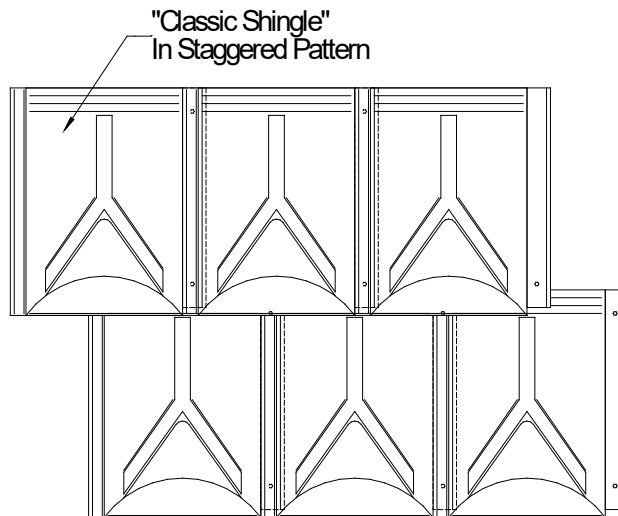


“Detail B”
Shingle Fastener Placement

Installation Method
Berridge Manufacturing Company
“Victorian” or “Classic” Shingle” Roof Panel attached to Wood Deck



**“Victorian Shingle”
Typical Assembly Plan View**



**“Classic Shingle”
Typical Assembly Plan View**

PROPERTY RECORD CARD

General Information

| | | | |
|--|---|---|---|
| Name: | MOUNT DORA LODGE #238 F&AM | Alternate Key: | 1470854 |
| Mailing Address: | PO BOX 1162 MOUNT DORA, FL 32756-1162 Update Mailing Address | Parcel Number: 📍 | 30-19-27-0100-059-00501 |
| | | Millage Group and City: | OMD1 Mount Dora |
| | | 2025 Total Certified Millage Rate: | 18.7725 |
| | | Trash/Recycling/Water/Info: | My Public Services Map 📍 |
| Property Location: | 535 N DONNELLY ST MOUNT DORA FL, 32757 | Property Name: | MASONIC TEMPLE Submit Property Name 📍 |
| | | School Information: | School Locator & Bus Stop Map 📍 School Boundary Maps 📍 |
| Property Description: | MOUNT DORA, DONNELLY'S SUB, BLK 59 LOT 5 BLK 59--LESS S 25 FT OF E 15 FT--PB 10 PG 56 | | |
| <small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small> | | | |

Land Data

| Line | Land Use | Frontage | Depth | Notes | No. Units | Type | Class Value | Land Value |
|------|--------------------------------|----------|-------|---------|-----------|-------------|--------------|--------------|
| 1 | CLUB, LODGE, UNION HALL (7700) | 0 | 0 | 122X165 | 20130.000 | Square Feet | \$354,288.00 | \$354,288.00 |

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

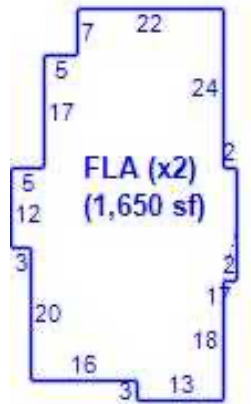
Commercial Building(s)

Building 1

| Commercial | Building Value: \$235,814.00 Building Use: CLUB LODGE UNION HALL (77C) Structure Type: | | |
|-----------------------|--|-----------------------------|-------------------------------|
| Summary | Section(s) | | |
| Year Built: | 1893 | Section Type | No. Stories Ground Floor Area |
| Total Effective Area: | 4502 | COMMERCIAL CANOPY (COP) | 2.00 1202 |
| Full Bathrooms: | 2 | FINISHED LIVING AREA (FLA) | 2.00 3300 |
| Half Bathrooms: | 0 | | |
| Elevators: | 0 | View Larger | |
| Elevator Landings: | 0 | | |
| Residential Units: | 0 | | |
| Kitchens: | 1 | | |

Fireplaces: 2

COP
(1,202 sf)



Miscellaneous Improvements

| No. | Type | No. Units | Unit Type | Year | Depreciated Value |
|-----|----------------|-----------|-----------|------|-------------------|
| 1 | PAVING (CPAV1) | 3156 | SF | 1959 | \$2,557.00 |


Values and Estimated Ad Valorem Taxes

Values shown are 2026 Working Values. If you need a 2025 Property Record Card, please contact our office.
 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 | \$592,659 | \$592,659 | \$0 | 5.0254 | \$0.00 |
| SCHOOL BOARD STATE | \$592,659 | \$592,659 | \$0 | 3.0870 | \$0.00 |
| SCHOOL BOARD LOCAL | \$592,659 | \$592,659 | \$0 | 2.9980 | \$0.00 |
| LAKE COUNTY WATER DISTRICT | \$592,659 | \$592,659 | \$0 | 0.2940 | \$0.00 |
| NORTH LAKE HOSPITAL DIST | \$592,659 | \$592,659 | \$0 | 0.3859 | \$0.00 |
| ST JOHNS RIVER FL WATER MGMT DIST | \$592,659 | \$592,659 | \$0 | 0.1793 | \$0.00 |
| CITY OF MOUNT DORA | \$592,659 | \$592,659 | \$0 | 6.3000 | \$0.00 |
| LAKE COUNTY MSTU AMBULANCE | \$592,659 | \$592,659 | \$0 | 0.4629 | \$0.00 |
| LAKE COUNTY VOTED DEBT SERVICE | \$592,659 | \$592,659 | \$0 | 0.0400 | \$0.00 |
| | | | | Total: 18.7725 | Total: \$0.00 |

Exemptions Information

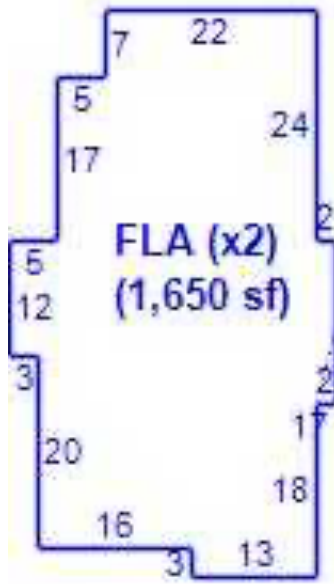
This property is benefitting from the following exemptions with a checkmark ✓

| | |
|--|---|
| 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

COP
(1,202 sf)



Quote Number: 183656
Delivery Type: --

Submitted On: --
Submitted By: Danielle Bryan



1131 Martin Luther King Ave E
Bradenton FL, 34208-2143

ERA CONSTRUCTION GROUP

Customer #1072150

QUOTATION

BILL TO ADDRESS

ERA CONSTRUCTION GROUP
12478 WOODBURY COVE DR
ORLANDO FL, 0

JOB INFO

535 North Donnelly St.
-- --, --

CONTACT INFO

Name:
Phone:

PRODUCT

QUANTITY

Victorian Shingle per SQ
4df15a5c-a541-4d46-b713-6b9507919dd5

26

Victorian Hip & Ridge
b1ca55f7-62e2-d919-9741-8d055e8567c9

20

Titanium PSU-30 Surefoot 2 Square per Roll
9466850002

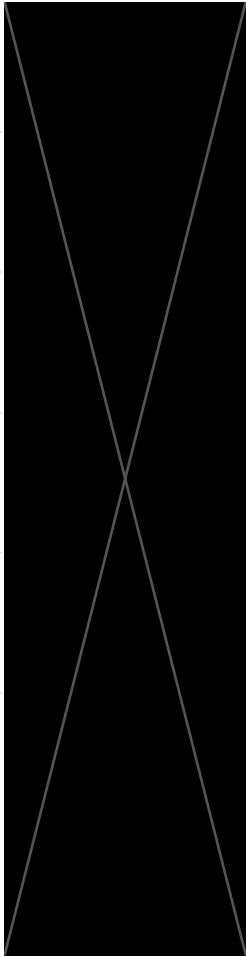
12
RL - Roll

Freight to ABC Orlando from Berridge
7a9dcbf4-b3d4-316c-8042-93fb17da0e1d

1

Prices do not include sales tax, freight, or any other special delivery or special cost, unless expressly shown on the Quotation.

Sub-Total:
Freight:
Tax:
Total:



The Customer's acknowledgment and acceptance of this Quotation are **EXPRESSLY CONDITIONED** on the Customer agreeing to the Terms and Conditions herein. **ABC EXPRESSLY REJECTS** any terms introduced by the Customer, before of after the date of this Quotation, whether in writing or otherwise, including, but not limited to, any terms and conditions introduced in a Customer's Purchase Order. **THIS QUOTATION IS NOT VALID** for purchases made beyond thirty (30) days of issuance.

TERMS OF CONDITIONS OF QUOTATION BY ABC SUPPLY CO., INC.



DATE: January 28, 2026
TO: Historic Preservation Board
FROM: Michele Janiszewski, AICP, Senior Planner
RE: **Tab 4 - Certificate of Appropriateness; 322 Alexander Street (Location); Door Replacement (Proposed Work); David A Hurley Trustee (Owner); David Hurley and Julie Smith (Applicants).**

Property Information:

Address: 322 Alexander Street **Current Use:** Restaurant (Vacant)
Zoning District: C-2 **Land Use:** Commercial

Structure Information:

Date of Construction: 1883 **Style:** Masonry Vernacular
Siding: Vinyl **Stories:** One
Roof Type: Gables **Chimneys:** One
Roof Material: Metal **Porch:** Open

Background on Architectural Style:

The commercial vernacular style is characterized by a regular, rectangular plan; one to three stories in height; flat roof with a parapet; and brick, concrete block, stucco, rough texture as the primary exterior materials.

Most commercial buildings were rectangular in plan. One narrow elevation, facing the street, became the focus of the design and provided the building’s identifying features. Facades were organized into distinct sections or zones, commonly containing one or two parts. The one-part facade generally was a one-story building. It was formed by a structural framework consisting of columns, bulkheads or kick-panels, and a cornice topped by a parapet. Large show windows were generally placed within this framework to display merchandise and light the interior.

Roofs were usually flat built-up types with parapets. Brick was frequently used in combination with cast iron. Beginning in the 1920s, two new masonry materials, hollow terracotta tile and concrete block, gained wide use in construction of commercial buildings. Stucco finishes and terracotta detailing became widespread.

Beginning in the 1920s, two new masonry materials, hollow terracotta tile and concrete block, gained, wide use in construction of commercial buildings. In Mount Dora "Risley Block", a cut-

face or rusticated block, locally produced by Carl Risley behind his home on Tremain Street, became popular. As strong as fired brick, the new materials were lighter and cheaper.

Requested Action:

Remove two, exterior wood doors and replace with composite doors. The Applicant indicated that the proposed doors will look exactly the same as the existing doors.



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 (2025):

Entrances and doorways are among the most visible and character-defining features of a historic building and are both functional and decorative. Sometimes principal entrances are only used on occasion, especially for visitors, while secondary entrances are more commonly used for the day-to-day ingress and egress. But both the primary and secondary entrances to historic structures are important and should be fully functional.

Entrances often include walkways, steps, small entrance porches, stoops, doorways, and other features. Historic doors usually reflect higher quality craftsmanship than contemporary doors and should be preserved and maintained. Historic wood doors are typically built of denser wood, are thicker and more substantial than most wood doors today.

Recommendations:

1. **Entrance Components:** Preserve and retain the various components of historic entrances, including walkways, steps, railings, entry porch and porch roof, posts, columns, landings, stoops, and detailing.
2. **Preservation:** Preserve, repair and maintain historic doorways and doorway components such as door surrounds and frames, sills, doors, hardware, sidelights, fanlights, transoms, and other features.
3. **Retain Historic Doors:** Retain authentic historic doors where they are present. To preserve the physical and historic integrity of the original entrance, replacement should be a last resort.
4. **Replacement Doors:** If historic doors are deteriorated beyond repair, new doors should be appropriate to the character and period of the building. To the greatest extent possible, new doors should match the original door's characteristics, such as the number of panels, lights, and material. Modern solid flush doors are inappropriate for historic buildings.

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 to replace doors with the original door's characteristics; 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, with the condition that the grid pattern is replicated on the new door.

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
2008 Site Form
Application



CITY OF MOUNT D O R A

Site Photos







HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA03885
 Recorder # 400
 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) 322 N ALEXANDER ST Multiple Listing (DHR only) _____
 Other Names _____ >> _____
 Survey or Project Name _____ Survey# _____
 National Register Category Building(s)

LOCATION & IDENTIFICATION

| Street No. | Direction | Street Name | Street Type | Direction Suffix |
|------------|--------------|------------------|---------------|------------------|
| <u>322</u> | <u>North</u> | <u>ALEXANDER</u> | <u>Street</u> | |

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

MAPPING

USGS 7.5' Map Name _____ Publication Date >> EUSTIS; 1980
 Township: _____ Range: _____ Section: _____ 1/4 section: _____ >> 19S ; 27E ; 31; UNSP
 Irregular Section Name: _____
 Landgrant _____
 UTM: Zone _____ Easting _____ Northing _____
 Plat or Other Map (map's name, location) _____

DESCRIPTION

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

HISTORICAL STRUCTURE FORM

81A03885

DESCRIPTION (continued)

Window Descriptions FIXED

Main Entrance Description (stylistic details)

Porch(es): #open _____ #closed _____ #incised _____ Location(s) _____

Porch Roof Type(s)

Exterior Ornament

Interior Plan

Other Interior Plan

Condition Good

Structure Surroundings

Commercial: MOSTLY this category Residential: _____

Institutional: _____ Undeveloped: _____

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

Archaeological Remains (describe):

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

Narrative Description (optional)

HISTORY

Construction year 1883

Architect (last name first):

Builder (last name first):

Changes in Locations or Conditions

| Type of Change | Year of Change | Date Change Noted | Description of Changes |
|----------------|----------------|-------------------|------------------------|
|----------------|----------------|-------------------|------------------------|

>> _____

Structure Use History

Use _____ Year Use Started _____ Year Use Ended _____ >> Commercial unspecified; 1883;

Other Structure Uses

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

RESEARCH METHODS

Research Methods >> Examine local tax records

Other research methods

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? YES

Name of Local Register if Eligible

Individually Eligible for National Register? NO

Potential Contributor to NR District? YES

Area(s) of historical significance >> _____

Other Historical Associations

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

HISTORICAL STRUCTURE FORM

8LA03885

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____ Maintaining Organization: _____

File or Accession #: _____ Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

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

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

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

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

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 5/29/2008

SHPO's Evaluation of Resource

_____ Date _____

Form Comments: _____

REQUIRED PAPER ATTACHMENTS

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

LA03885-200803

Supplementary Printout

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

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

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

- > **Foundation types:**
Slab

- > **Foundation materials:**
Poured Concrete Footing

- > **Exterior fabrics:**
Vinyl

- > **Roof types:**
Gable

- > **Roof materials:**

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

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

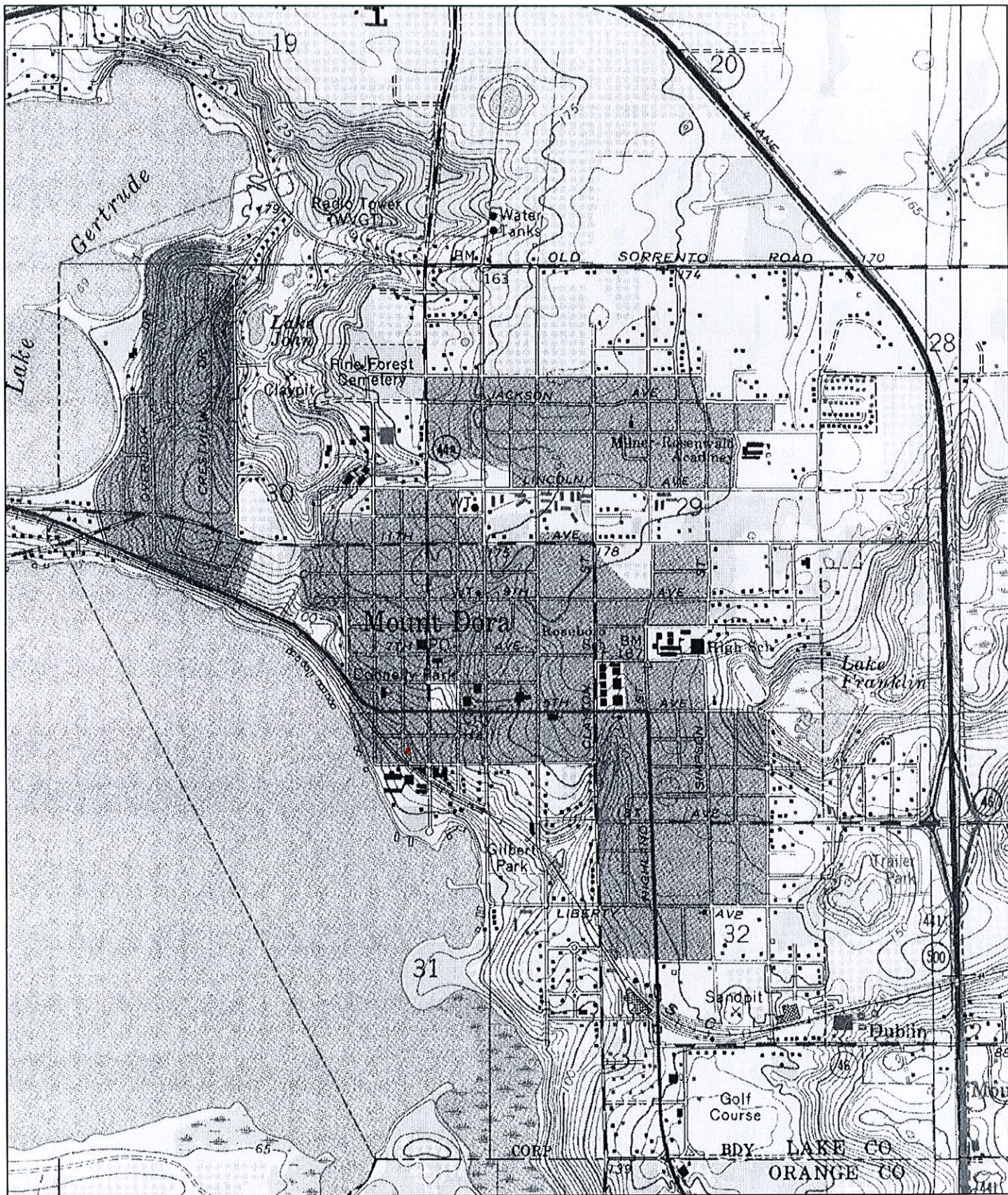
- > **Original, intermediate, present uses/year started/year ended:**
Commercial unspecified;1883;

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

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

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

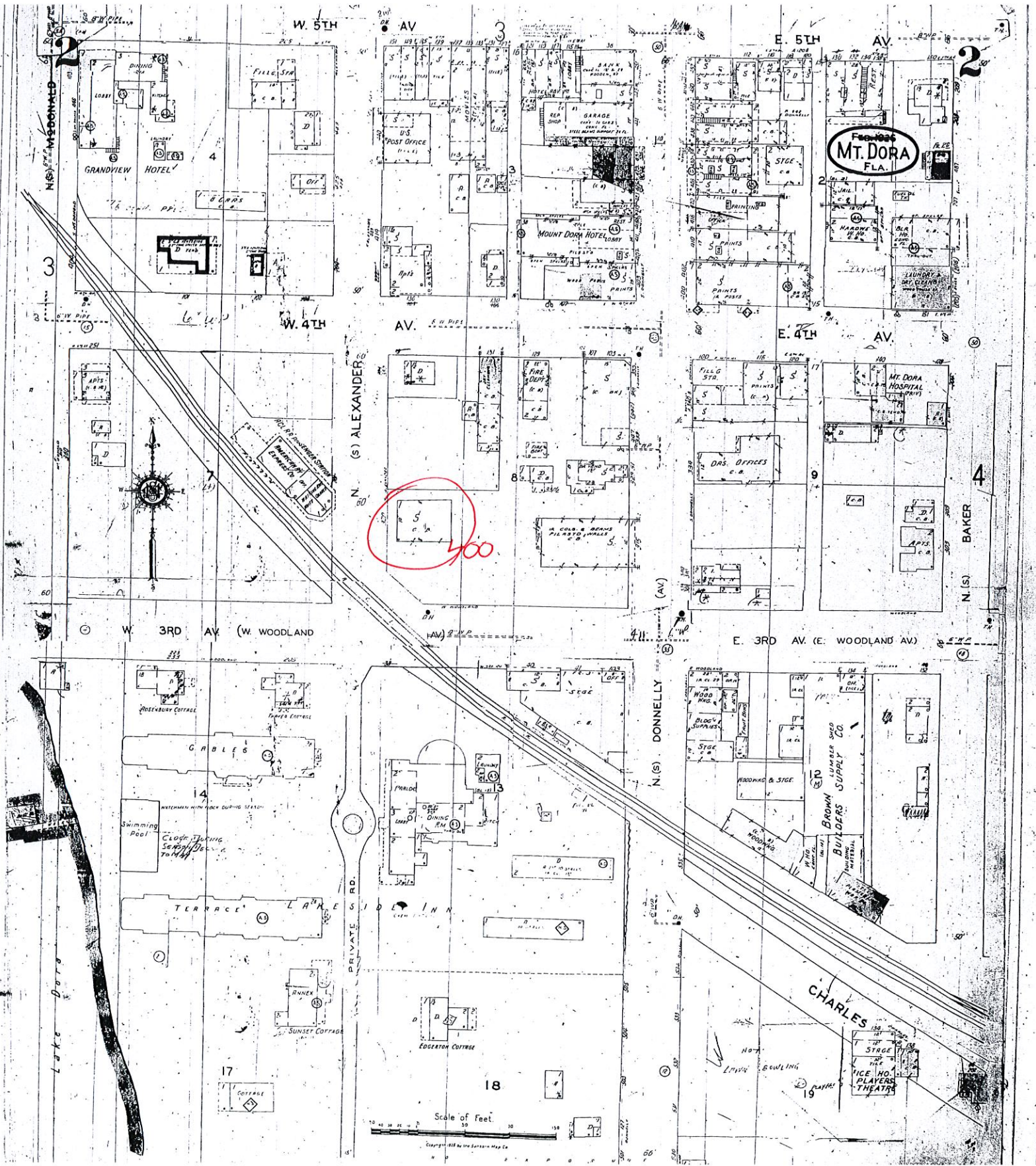
- > **[Other name(s)]:**



0 ————— 0.5 Mi
 0 ————— 3000 Ft

Map provided by MyTopo.com

LA3885
400



LA3885



400

LA
3085



CITY OF MOUNT DORA

Planning and Development

510 N. Baker St.

Mount Dora, FL 32757

352-735-7113

plandev@cityofmoundora.com

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Renovations, Additions and New Construction

Property Address: 322 Alexander St. Alternate Key No.: 1469431

Property Owner: David A. Hurely Trustee

Applicant: Spence Construction Company Inc

Applicant's Mailing Address: 41429 Thomas Beauland Rd, Vinita, FL 32784

Applicant's Phone Number: 352-812-4762

Applicant's Email Address: Spence.55@gmail.com

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

Application Type:

- New Construction
 Addition
 Renovation

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

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

Existing Materials: Wood

Proposed Materials: Composite Exterior Doors

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: Replace side doors exactly the same and front two doors, change to same as side doors

Reason for Addition / Modification: Doors are leaking & falling apart.

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

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

PROPERTY RECORD CARD

General Information

| | | | |
|---|---|---|--|
| Name: | HURLEY DAVID A TRUSTEE | Alternate Key: | 1469431 |
| Mailing Address: | 354 N HIGHLAND STR SUITE 1 MOUNT DORA, FL 32757 Update Mailing Address | Parcel Number: | 31-19-27-0200-008-00100 |
| | | Millage Group and City: | 0MD1 Mount Dora |
| | | 2025 Total Certified Millage Rate: | 18.7725 |
| | | Trash/Recycling/Water/Info: | My Public Services Map |
| Property Location: | 322 ALEXANDER ST MOUNT DORA FL, 32757 | Property Name: | JAMAICA GARDENS/CLOSING BOUTIQUE/OLIVE BRANCH Submit Property Name |
| | | School Information: | School Locator & Bus Stop Map School Boundary Maps |
| Property Description: | MOUNT DORA, RESUB BLK 8, SEC 31 LOT 1, S 80 FT OF W 5.6 FT OF LOT 9, S 80 FT OF LOT 10--LESS FROM NE COR OF LOT 1 RUN S ALONG E LINE OF LOT 1 A DIST OF 10 FT FOR POB, CONT S ALONG SAID E LINE 33 FT, N 65-25-58 W 19.24 FT, W 3 FT, N 25 FT, E 20.50 FT TO POB--PB 10 PG 59 ORB 3902 PG 1378 ORB 3916 PG 1072 | | |
| <p>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.</p> | | | |

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 |
|---|------------|----------------------|-----------------------|-----------------|--------------|
| 3916 / 1072 | 04/22/2010 | Certificate of Title | Unqualified | Improved | \$100.00 |
| 3902 / 1378 | 04/22/2010 | Certificate of Title | Unqualified | Improved | \$200.00 |
| 3637 / 2288 | 09/15/2005 | Warranty Deed | Unqualified | Vacant | \$0.00 |
| 1312 / 1031 | 08/01/1994 | Warranty Deed | Qualified | Improved | \$254,000.00 |
| 756 / 1951 | 09/01/1982 | Warranty Deed | Unqualified | Improved | \$110,000.00 |
| Click here to search for mortgages, liens, and other legal documents. | | | | | |

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

DATE: January 28, 2026
TO: Historic Preservation Board
FROM: Michele Janiszewski, AICP, Senior Planner
RE: **Tab 5 - Certificate of Appropriateness; 415 E 3rd Avenue (Location); Detached Garage (Proposed Work); Larry D. Baker (Owner); Guy Grayford (Applicant).**

Property Information:

| | | | |
|-------------------------|------------------------------|---------------------|----------------|
| Address: | 415 E 3 rd Avenue | Current Use: | Residential |
| Zoning District: | R-1 | Land Use: | Medium Density |

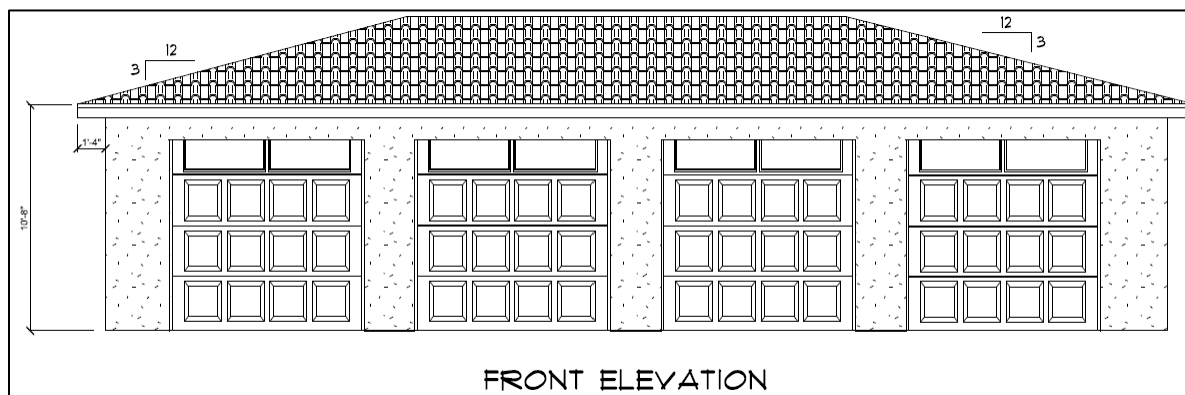
Structure Information:

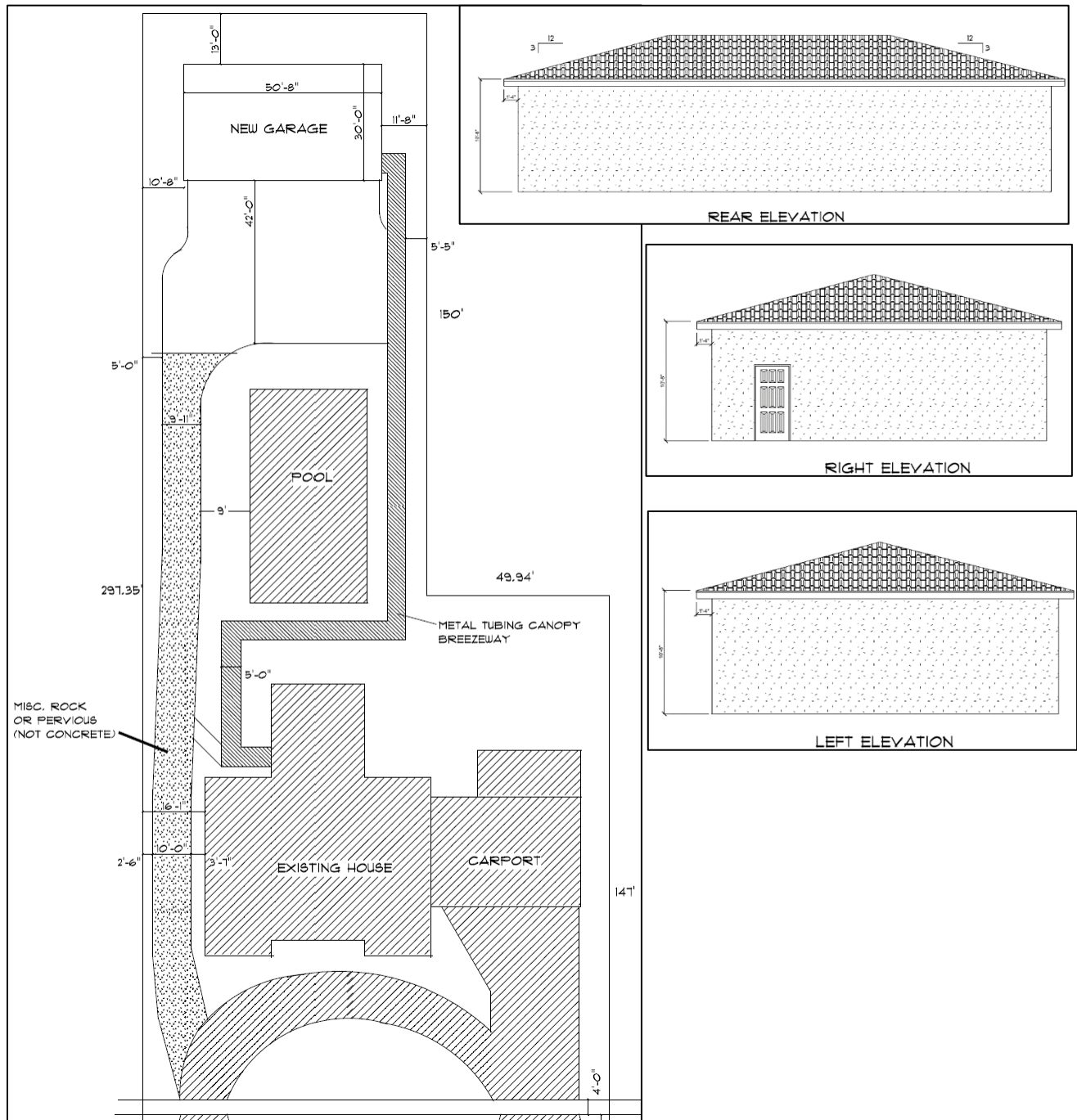
| | | | |
|------------------------------|----------------|------------------|--------------------|
| Date of Construction: | 1954 | Style: | Masonry Vernacular |
| Siding: | Concrete Block | Stories: | One |
| Roof Type: | Hip | Chimneys: | One |
| Roof Material: | Tile | Porch: | One, Open |

Requested Action:

Construct a detached garage with stuccoed, concrete blocks.

Elevations and Proposed Plot Plan:





Background on Architectural Style:

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

simple and limited usually to string courses, window and door lintels, and cornices. Vernacular buildings were widely constructed in Mount Dora from the 1880s through the 1930s.

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

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:

Additions and new construction should be designed in a manner that is compatible and sympathetic to the character of the buildings and neighborhood, especially those that are immediately adjacent, ensuring that the character and integrity of surrounding historic resources are preserved. New buildings should be consistent with the site layout, orientation, scale, form, materials, features, and details already established by the surrounding historic resources.

Recommendations:

1. **New Garages:** New garages should be located on the side or rear of the main house and should be smaller in footprint and simpler in design than the primary residence. Use roof forms that complement the main house in shape and pitch.
2. **Secondary Structures:** Secondary structures such as garages and sheds should be located in a manner consistent with existing secondary structures in the district, generally to the rear and side of the primary building.
3. **Compatible New Design:** New construction and additions can utilize modern technologies and building systems while still respecting the character of the historic district. New construction should be differentiated from the old, which can be accomplished through subtle changes in details, materials, proportions or presentation. A building can reflect current design trends but still honor historic building traditions.

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 having secondary structures, including garages, on the side or rear of the residence; and
2. The request is consistent with the Mount Dora Historic Design Guidelines which recommend that accessory structures should be compatible in material with the primary residence; and
3. The proposed work is compatible with the architectural style of the building; and
4. The request is promotes visual compatibility with the exterior architectural of adjacent, neighboring or visually related buildings, structures, sites and streetscapes as required by LDC Section 3.6.4 (2)(b).

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

Board Action:

The Historic Preservation Board may:

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

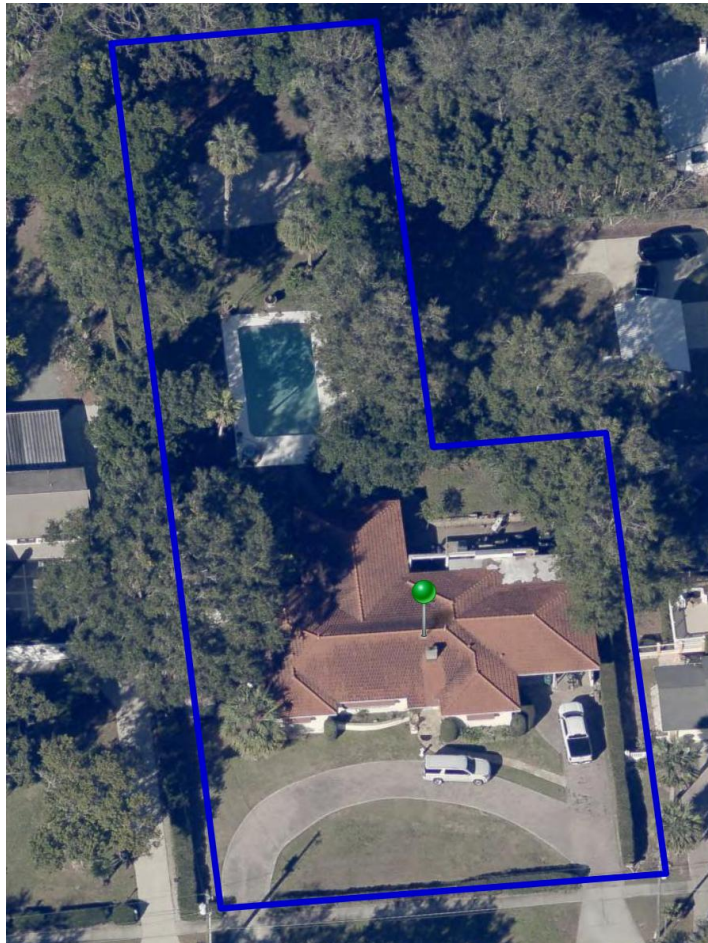
Attachments:

Photos
Application
2008 Site Form



CITY OF MOUNT D O R A

Site Photos





CITY OF MOUNT DORA

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

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS Renovations, Additions and New Construction

Property Address: 415 E 3rd Ave Alternate Key No.: 1666520

Property Owner: Larry Baker

Applicant: Guy Grayford

Applicant's Mailing Address: PO Box 1709 Minneola FL 34755

Applicant's Phone Number: 352 267 4512

Applicant's Email Address: guy.grayford@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: masonry block

Proposed Materials / Style: " " stuccoed

Full Description of Proposed Alteration(s) or Construction including materials; please attach additional documentation if needed: 4 car garage

Reason for Addition / Modification: park vehicles
no garage at this time

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

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

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

R-1

PROPERTY RECORD CARD

General Information

| | | | |
|--|--|---|---|
| Name: | BAKER LARRY D | Alternate Key: | 1666520 |
| Mailing Address: | 415 E 3RD AVE MOUNT DORA, FL 32757 Update Mailing Address | Parcel Number: | 32-19-27-0900-000-00603 |
| | | Millage Group and City: | 0MD1 Mount Dora |
| | | 2024 Total Certified Millage Rate: | 18.8964 |
| | | Trash/Recycling/Water/Info: | My Public Services Map |
| Property Location: | 415 E 3RD AVE MOUNT DORA FL, 32757 | Property Name: | -- Submit Property Name |
| | | School Information: | School Locator & Bus Stop Map School Boundary Maps |
| Property Description: | MOUNT DORA, HOUGH PLAT W 122 FT OF E 222 FT OF S 147 FT OF LOT 6, W 72 FT OF E 222 FT OF N 150 FT OF LOT 6 PB 3 PG 41 ORB 2168 PG 1904 | | |
| <p><small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small></p> | | | |

Land Data

| Line | Land Use | Frontage | Depth | Notes | No. Units | Type | Class | Value | Land Value |
|------|----------------------|----------|-------|-------|-----------|------|-------|--------------|--------------|
| 1 | SINGLE FAMILY (0100) | 73 | 297 | | 21681.000 | FD | | \$237,484.00 | \$237,484.00 |
| 2 | SINGLE FAMILY (0100) | 49 | 147 | | 7203.000 | FD | | \$123,139.00 | \$123,139.00 |

[Click here for Zoning Info Map](#)

[FEMA Flood](#)

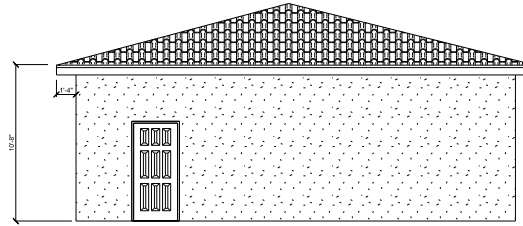
Residential Building(s)

Building 1

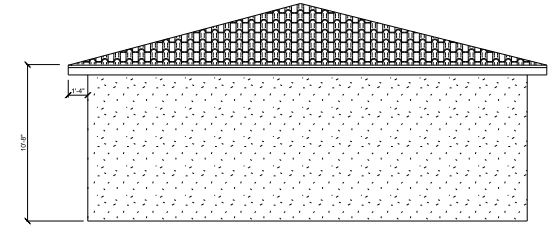
| Residential | Building Value: \$387,629.00 | | |
|--|------------------------------|-------------------|---------------|
| Summary | | | |
| Year Built: 1954 | Total Living Area: 2942 | Central A/C: Yes | Fireplaces: 0 |
| Bedrooms: 4 | Full Bathrooms: 2 | Half Bathrooms: 0 | |
| Incorrect Bedroom, Bath, or other information? | | | |
| Section(s) | | | |
| Section Type | Ext. Wall Type | No. Stories | Floor Area |
| CARPORT FINISHED (CPF) | | 1.00 | 588 |
| ENCLOSED PORCH FINISH (EPF) | | 1.00 | 384 |
| FINISHED LIVING AREA (FLA) | Block (02) | 1.00 | 2942 |
| OPEN PORCH FINISHED (OPF) | | 1.00 | 44 |
| STORAGE ROOM FINISH (STF) | | 1.00 | 192 |



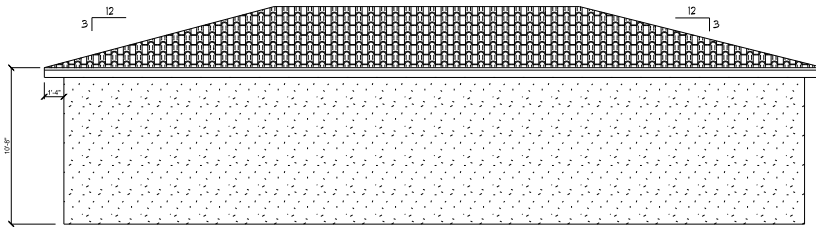
REVIEWED FOR CODE COMPLIANCE



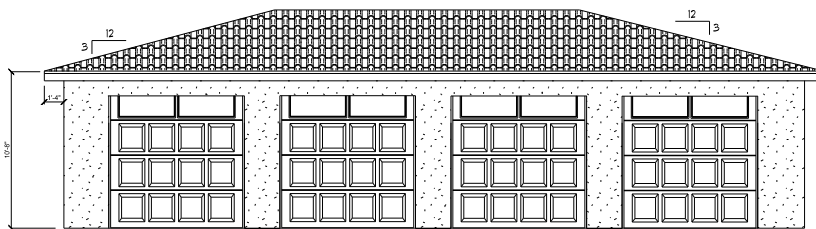
RIGHT ELEVATION
1/4" = 1'-0"



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

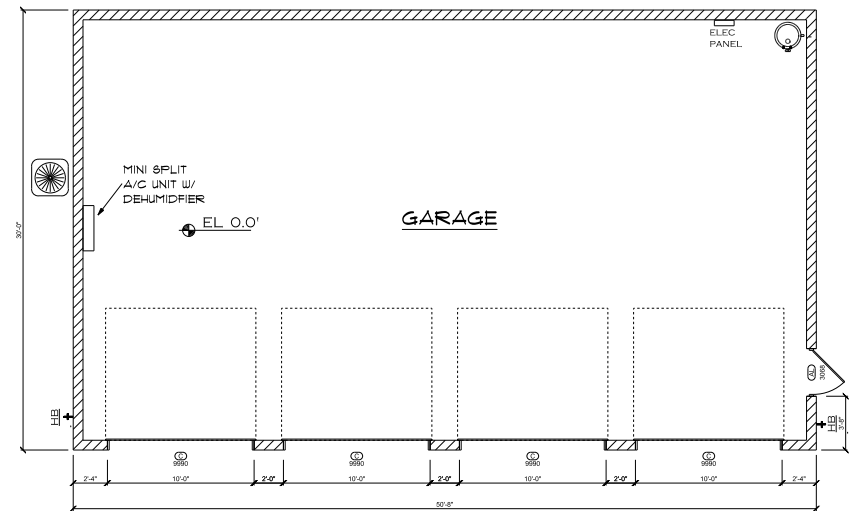


REAR ELEVATION
1/4" = 1'-0"



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

NOTE; OPEN CELL INSULATION IS BEING USED IN ATTIC



FIRST FLOOR
1/4" = 1'-0"

Larry A Parkinson
Digitally signed by Larry A Parkinson
Date: 2025.11.24 15:43:20 -05'00'

OWNER/BUILDER NOTICE:

These plans are for design purposes. Errors and omissions could be present. Draftsman cannot be held liable for building mistakes and exact representations/measurements of drawings.

LP STRUCTURAL DESIGN, LLC
FFE #47617
223 MAGNOLIA CIR.
EUSTIS, FL 32726
(352)-979-1934



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

BAKER GARAGE
412 EAST 3RD AVE.,
MOUNT DORA, FL

DRAWING
1
OF 5

DESIGN CRITERIA
ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
ALL DIMENSIONS ARE TO BE VERIFIED BY THE FIELD ENGINEER.
ALL DIMENSIONS ARE TO BE VERIFIED BY THE FIELD ENGINEER.
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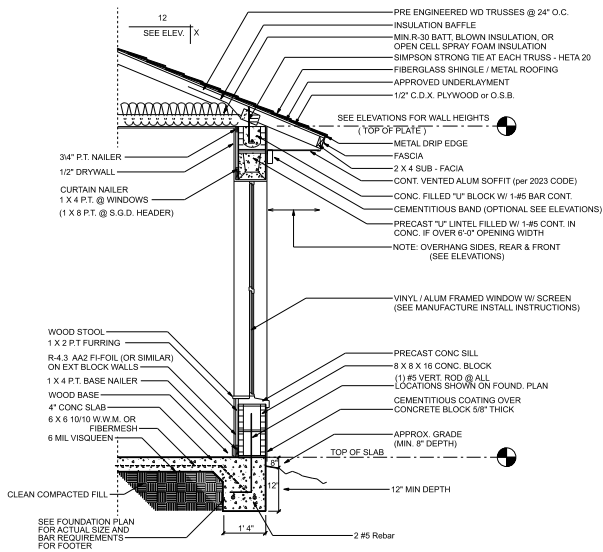
REVIEWED FOR CODE COMPLIANCE

OPTIONAL; METAL BOX HEADERS

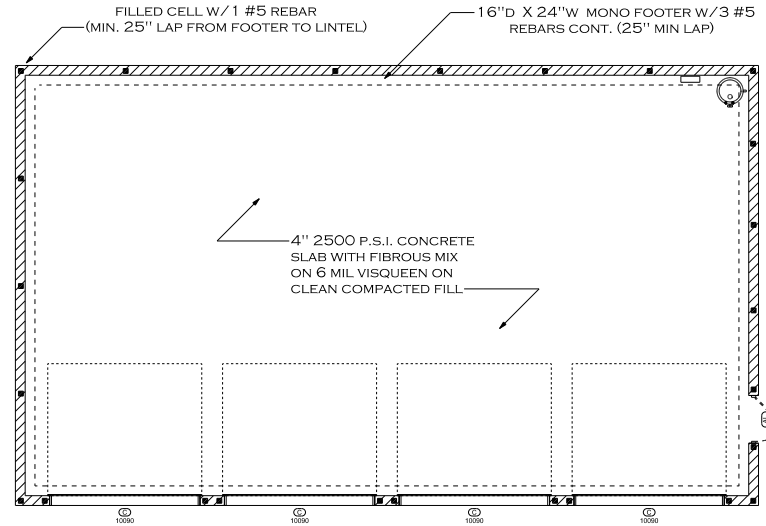
| CAST CRETE LINTEL SCHEDULE | | | | |
|----------------------------|-------|------------|-------|-------------|
| PRODUCT CODE | COUNT | OPENING ID | WIDTH | HEADER |
| 108X96 - 4 PANEL | 4 | C | 10'0" | 8F24-1B/1T |
| 36X80 COLONIAL | 1 | AL | 4'6" | 8RF14-0B/1T |

NOTES:

- 1) NO. 5 BARS VERTICLE DOWEL REQUIRED, TYP. AS SHOWN.
- 2) NO. 5 BAR REQUIRED IN LINTEL EXCEEDING 6' OR MORE.
- 3) PROVIDE CONTROL JOINTS TO INDUCE CRACKING AT SELECTED LOCATIONS
- 4) TROWEL OR CUT JOINTS INTO THE SURFACE OF SLABS TO ABOUT 1/4 OF THE SLAB DEPTH AND AT 20 FT. INTERVALS
- 5) COLD JOINTS CAN ACT AS CONTROL JOINTS



TYPICAL WALL SECTION (MONO-BLOCK)



FOUNDATION
1/4" = 1'-0"

Larry A Parkinson
 Digitally signed by Larry A Parkinson
 Date: 2025.11.24 15:43:35 -05'00'

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BAKER GARAGE
 412 EAST 3RD AVE.,
 MOUNT DORA, FL

DRAWING # 2 OF 5

DESIGN CRITERIA
 ALL DIMENSIONS ARE IN UNITS OF FEET AND INCHES UNLESS OTHERWISE NOTED. DIMENSIONS IN PARENTHESES ARE FOR INFORMATION ONLY. DIMENSIONS IN PARENTHESES TAKE PRECEDENCE OVER DIMENSIONS IN BRACKETS. DIMENSIONS IN BRACKETS TAKE PRECEDENCE OVER DIMENSIONS IN PARENTHESES.

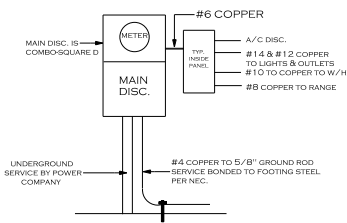
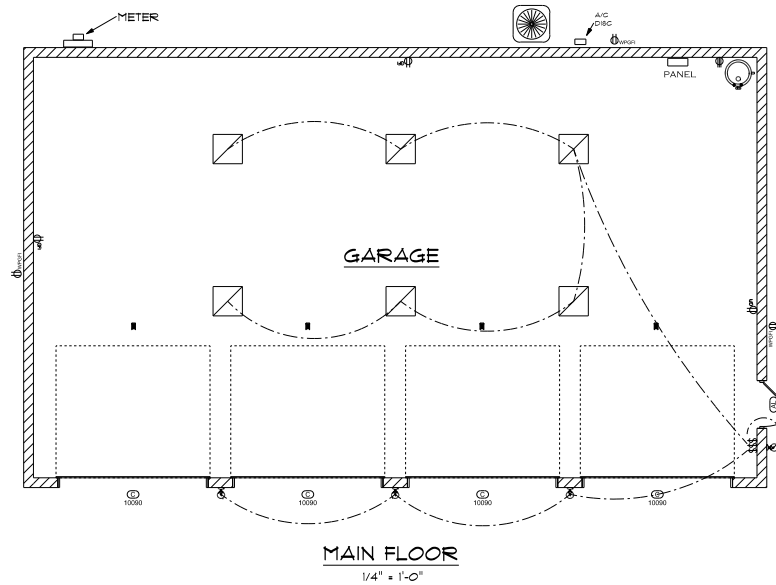


REVIEWED FOR CODE COMPLIANCE

ELECTRICAL NOTES (ALL WORK SHALL BE DONE ACCORDING TO THE LATEST ELECTRICAL CODE BY A LICENSED ELECTRICAL CONTRACTOR), MEETS OR EXCEEDS NFPA 70 NEC 2020.

- * GFCIS for wet areas and outdoor per NFC, Section 210-8.
- * All branch circuits(Not in wet areas) shall be protected by Arc-fault Circuit Interrupter.
- * Smoke alarms shall be listed & labeled & installed in accordance with UL217 and NFPA 72.
- * Electrical plan is for bid purposes only.
- * Owner/ Builder should verify all lighting locations with electrician.

| ELECTRICAL LEGEND | | |
|-------------------------|-------|--------|
| ELECTRICAL | COUNT | SYMBOL |
| fluorescent light 2 x 2 | 6 | |
| ceiling outlet single | 4 | |
| WPGFI | 3 | |
| outlet 220v | 1 | |
| outlet gfi | 3 | |
| switch | 3 | |
| elisa 2 | 4 | |



ELECTRICAL RISER DIAGRAM

Larry A Parkinson Digitally signed by
 Larry A Parkinson
 Date: 2025.11.24
 15:43:47 -05'00'

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BAKER GARAGE
 412 EAST 3RD AVE.,
 MOUNT DORA, FL

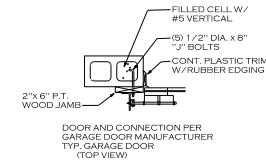
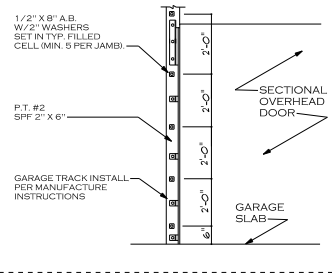
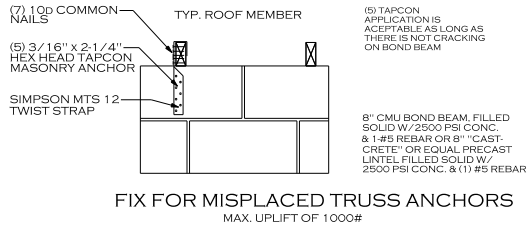
DRAWING
 # **3**
 OF 5

DESIGN CRITERIA
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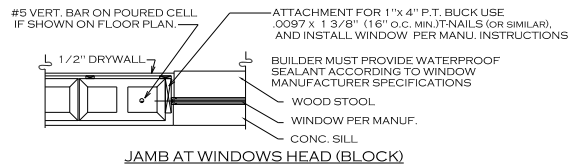
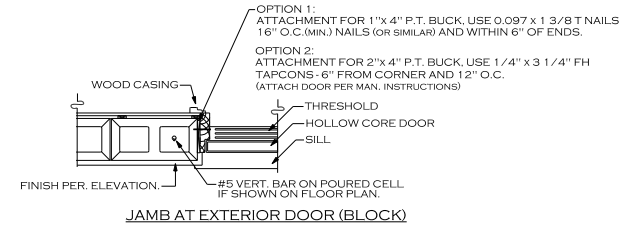
REVIEWED FOR CODE COMPLIANCE

- IF THE DISTANCE OF THE STRAP BEING OFF IS BETWEEN 1/16" TO 9/16", NO CORRECTIVE MEASURES ARE REQ'D.
- IF THE DISTANCE OF THE STRAP BEING OFF IS BETWEEN 9/16" TO 1", A WOOD SHIM OF APPROPRIATE THICKNESS MUST BE INSTALLED BETWEEN THE STRAP AND THE TRUSS WITH AN INCREASE IN NAIL LENGTH TO EQUAL OR EXCEED THE THICKNESS OF THE SHIM.
- IF THE DISTANCE OF THE STRAP BEING OFF EXCEEDS 1", THE STRAP MUST BE REPLACED WITH THE APPROPRIATE CONNECTOR (MIN. MTS 12), OR AS REQUIRED BY THE UPLIFT LOAD.

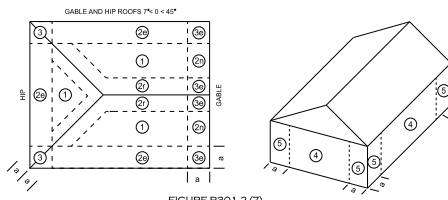


GARAGE JAMB DETAIL

NOTE: WINDOW / DOOR ATTACHMENT TO WOOD FRAME: ATTACH WINDOW / DOOR PER MANUFACTURERS INSTRUCTIONS



TYPICAL WINDOW / DOOR ATTACHMENTS TO CMU



| ROOF SHEATHING | NAILS | ZONE LOCATIONS | ROOF AREA | GABLE ENDS |
|---------------------------|---------------------|--|-----------|------------|
| 1/2" STRUCTURAL SHEATHING | 8d RING SHANK NAILS | PANEL EDGES & SUPPORTS (ZONES 2, 3, 5) | 6" O.C. | 4" O.C. |
| | | PANEL FIELD (ZONE 1) | 6" O.C. | 6" O.C. |

COMPONENT & CLADDING DESIGN PRESSURE ZONE TABLE R301.2(2)

| DESIGN CRITERIA | ZONE 1 | ZONE 2a, 2c, 3 | ZONE 4 (WALLS) | ZONE 5 (WALLS) |
|---|-------------------|-------------------|-------------------|-------------------|
| 40 WIND SPEED DESIGN UP TO MEAN ROOF HEIGHT OF 30' (EXPOSURE B) | 10 SF 15.4, 28.3 | 10 SF 15.8, 30.1 | 10 SF 21.2, 22.9 | 10 SF 21.2, 28.3 |
| EXPOSURE "C" MULTIPLY THE PRESSURE BY 1.40 | 20 SF 11.6, 25.1 | 20 SF 11.8, 34.9 | 20 SF 20.2, 22.0 | 20 SF 20.2, 28.4 |
| | 50 SF 10.6, 20.8 | 50 SF 10.8, 23.4 | 50 SF 16.0, 20.7 | 50 SF 16.0, 22.9 |
| | 100 SF 10.0, 17.6 | 100 SF 10.0, 25.3 | 100 SF 16.0, 17.8 | 100 SF 16.0, 22.9 |
| | | | 500 SF 15.8, 17.8 | 500 SF 15.8, 17.6 |

ROOF SHEATHING FASTENING SCHEDULE

- MIN. 15/32 (1/2") SPAN RATED OSB OR PLYWOOD INSTALLED VERTICALLY OR 7/16" INSTALLED HORIZONTALLY, W/8d COMMON: 6" O.C. AT PANEL EDGES, 12" O.C. IN THE FIELD. 2x4 BLOCKING IS RECOMMENDED AT UNSUPPORTED EDGES.
- ZIP WALL SHEATHING IS AN ACCEPTABLE ALTERNATE FOR WALL AND ROOF SHEATHING.
- FOR SHEATHING THICKNESSES GREATER THAN 15/32" CATEGORY (32/16 SPAN RATING), USE 1 0d RING SHANK NAILS IN LIEU OF 8d RING SHANK NAILS.

WALL AND GABLE END SHEATHING REQUIREMENTS

Larry A Parkinson Digitally signed by Larry A Parkinson
Date: 2025.11.24 15:43:59 -05'00'

OWNER/BUILDER NOTICE:

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LP STRUCTURAL DESIGN, LLC
FFE #47617
223 MAGNOLIA CIR.
EUSTIS, FL 32726
(352)-979-1934



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BAKER RESIDENCE
412 EAST 3RD AVE.,
MOUNT DORA, FL

DRAWING # 4 OF 5

DESIGN CRITERIA
ALL WALLS AND ROOF SHEATHING TO BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS AND TO BE VERIFIED BY THE CONTRACTOR. ALL WALLS AND ROOF SHEATHING TO BE VERIFIED BY THE CONTRACTOR.

GENERAL NOTES (All Building, Mech, and Plumbing done according to 2023 FBC--R 8th Add.)



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

DESIGN WIND LOADS IN ACCORDANCE WITH SECTION R301.1 OF THE FLORIDA RESIDENTIAL BUILDING CODE 2023 8th EDITION, AND ASCE 7-22:

WIND SPEED: $V_{ult} = 140$ MPH, $V_{asd} = 108$ MPH

RISK CATEGORY II

EXPOSURE CATEGORY B

FULLY ENCLOSED

TOPOGRAPHIC FACTOR = 1.0

WIND DIR. FACTOR $K_d = 0.85$

GUST EFFECT, $G = 0.85$

DESIGN PRESSURES FOR COMPONENTS AND CLADDING, $= +25.6$ PSF, -33.9 PSF

GARAGE DOOR DESIGN PRESSURES: $+22.4$ PSF, -25.3 PSF

NOTE TO DELEGATED ENGINEER

PREFABRICATED WOOD JOISTS 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 PRIOR TO FABRICATION TO ENSURE CONFORMANCE TO THE DESIGN INTENT OF THE PROJECT.

SOIL

FOOTINGS HAVE BEEN DESIGNED FOR 2000 PSF 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 ENGINEER SHALL CO-ORDINATE WITH STRUCTURAL ENGINEER WHEN NECESSARY. COMPACTED SOILS SHALL BE TESTED TO A MINIMUM OF 95% MODIFIED PROCTOR IN ACCORDANCE WITH ASTM D 1557.

SLAB ON GRADE

SLAB SHALL BE OVER .006" POLYETHYLENE VAPOR/RADON BARRIER SEALED ON TERMITETREATED SOIL WHICH HAS BEEN COMPACTED TO 95% MODIFIED PROCTOR IN ACCORDANCE WITH ASTM D 1557, OR UNDISTURBED SOIL. SLABS SHALL BE AT A MINIMUM ELEVATION OF 6" ABOVE FINISHED GRADE. HIGHER ELEVATION MAY BE SUBSTITUTED OR REQUIRED.

REBAR EMBEDMENT AND HOOK LENGTH / BEND RADIUS:

FOR #6 REBAR FOR 90 DEG HOOK, LENGTH 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 AREAS). FASTENERS SHALL NOT BE OVER-DRIVEN BY MORE THAN 1/8".
 FOR PRESSURE TREATED WOOD, USE GALVANIZED FASTENERS.

CONCRETE

UNLESS OTHERWISE SPECIFIED, CAST IN PLACE CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI. CAST IN PLACE GROUT 2,000 PSI, PRECAST CONCRETE LINTELS 3000 PSI AND PRE-STRESSED CONCRETE LINTELS 5000 PSI. AT 28 DAYS. CONCRETE SHALL CONSIST OF 1" MAX AGGREGATE CONCRETE MIX WITH SLUMP BETWEEN 6" AND 7" AT THE TIME OF PLACEMENT. SEE ASTM AND ACI 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 1,900 PSI.

PRECAST LINTELS

ALL PRECAST LINTELS SHALL BE DESIGNED AND MANUFACTURED IN ACCORDANCE WITH PCI-MNL-116

MORTAR

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

GROUT

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

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 48 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 PRE-STRESSED 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 200 LB.

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 TETRAHYDRATE TO A MINIMUM GRADE OF 0.40PCF RETENTION AND SHALL CONFORM TO 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.

PREFABRICATED PRODUCTS

LAMINATED VENEER LUMBER SHALL CONFORM TO ASTM D5456 STANDARD SPECIFICATION FOR EVALUATION OF STRUCTURAL COMPOSITE LUMBER PRODUCTS. ALL WOOD STRUCTURAL PANELS, INCLUDING BUT NOT LIMITED TO PLYWOOD, OSB, WAFFERBOARD AND MEDIUM DENSITY FIBERBOARD (MDF) SHALL CONFORM TO PS-1 AND PS-2 PERFORMANCE STANDARDS FOR WOOD BASED STRUCTURAL-USE PLYWOOD. MDF SHALL NOT BE USED IN ANY EXTERIOR APPLICATIONS. THE USE OF FORMALDEHYDE-BASED GLUES AND RESINS IS DISCOURAGED.

ALL FINGER JOINTED LUMBER SHALL CONFORM TO NDS SECTION 4.1.6 AND SHALL NOT 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 PRECEDENCE 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 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.

ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ARCHITECTURAL, PLUMBING, ELECTRICAL, HVAC, FIRE PROTECTION OR FIRE, MECHANICAL, CODE PROVISIONS, FABRICATION, INSTALLATION/ERECTION, SUPERVISION, PLAN DIMENSIONS, UNKNOWN FIELD CONDITIONS OR OTHER CONDITIONS NOT FULLY REPRESENTED IN THESE DRAWINGS.

STRUCTURAL NOTES

- FBC--R, M1307.2: GROUND MECHANICAL UNITS SHALL BE ANCHORED IN ACCORDANCE WITH THIS SECTION.
- FBC--R, M1305.1.1: MIN. 4" CLEARANCE AROUND ALL SIDES OF MECHANICAL EQUIPMENT AND COMPONENTS, INCLUDING DUCT, WITH THE TOTAL WIDTH OF THE ENCLOSING SPACE BEING 12" WIDER THAN THE FURNACE OR AIR HANDLER.
- FBC--R322.1.6, FEMA P-348, PAGES 3-8: ALL ELECTRICAL, MECHANICAL, AND PLUMBING EQUIPMENT IS TO BE LOCATED AT OR ABOVE DFE (CCO SEC 18-193)
- FBC--R302.6: GARAGE SHALL BE SEPARATED FROM RESIDENCE AND ITS ATTIC WITH A 1/2" GYPSUM BOARD.
- FBC--R703.6.3: WHERE STUCCO IS APPLIED TO THE LATH OVER WOOD FRAMING, A BOND BREAKER IS REQUIRED BETWEEN THE WATER RESISTIVE BARRIER AND THE STUCCO PER ONE OF THE FOLLOWING METHODS:
 - 2 LAYERS OF APPROVED WATER RESISTIVE BARRIER MATERIAL, OR 1 LAYER OF APPROVED WATER RESISTIVE BARRIER OVER AN APPROVED PLASTIC HOUSE WRAP, OR OTHER METHOD IN ACCORDANCE WITH THE MANUFACTURERS INSTALLATION INSTRUCTIONS.
- FBC-R302.5.1: AND DOOR BETWEEN THE DWELLING AND THE GARAGE IS TO BE EITHER A 1 3/8" MIN. THICK SOLID WOOD OR HONEYCOMB CORE STEEL OR THE DOOR IS TO HAVE A 20 MINUTE FIRE RATING.

Larry A Parkinson

Digitally signed by
 Larry A Parkinson
 Date: 2025.11.24
 15:44:14 -05'00'

LP STRUCTURAL DESIGN, LLC
 FFE #47617
 223 MAGNOLIA CIR.
 EUSTIS, FL 32726
 (352)979-1934



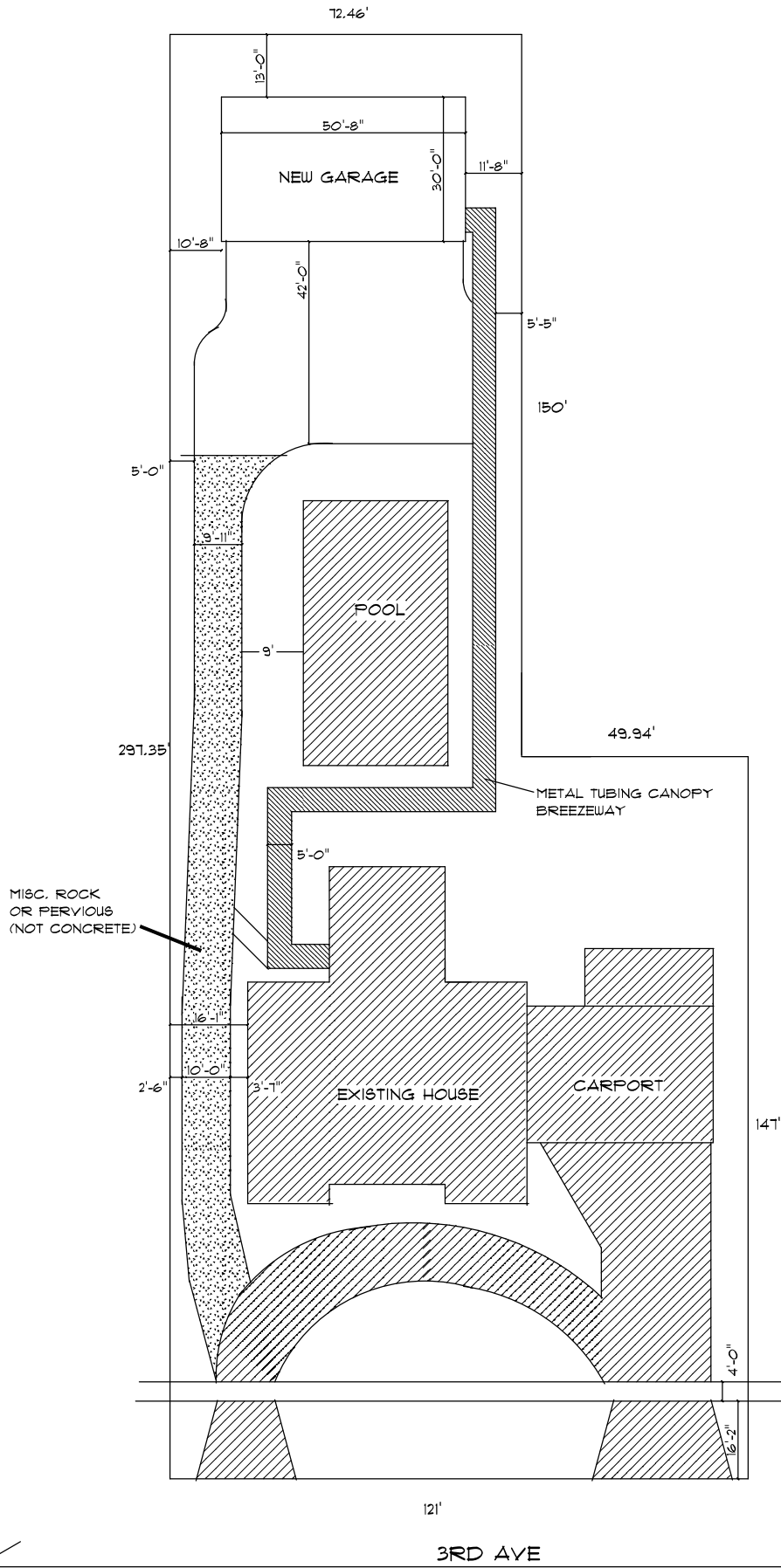
This item has been electronically signed and sealed by Larry Parkinson PE using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

OWNER/BUILDER NOTICE:
 These plans are for design purposes. Errors and omissions could be present. Draftsman cannot be held liable for building mistakes and exact representations/measurements of drawings.

BAKER RESIDENCE
 412 EAST 3RD AVE.,
 MOUNT DORA, FL

DRAWING
 # 5
 OF 5

DESIGN CRITERIA
 THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO FABRICATION OR START OF CONSTRUCTION. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE 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 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.



TOTAL PROPERTY
 SQUARE FOOTAGE
 28,905

IMPERVIOUS SOIL
 15,180

SITE PLAN

1" = 20'

| |
|------------------------------|
| LARRY BAKER |
| 415 E 3RD AVE MT. DORA FL |
| DATE: 11/25/2025 |



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA03837
 Recorder # 326
 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) 415 E 3RD 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 |
|------------|-------------|-------------|---------------|------------------|
| <u>415</u> | <u>East</u> | <u>3RD</u> | <u>Avenue</u> | |

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

MAPPING

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

DESCRIPTION

Style Masonry Vernacular Other Style _____
 Exterior Plan E-shaped 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) _____ >> Hip
 Other Roof Type(s) _____
 Roof Material(s) _____ >> _____
 Other Roof Material(s) _____
 Roof Secondary Structure(s) (dormers etc) _____ >> _____
 Other Roof Secondary Structure(s) _____
 Number of Chimneys 1
 Chimney Material _____
 Other Chimney Material(s) _____
 Chimney Location(s) _____

HISTORICAL STRUCTURE FORM

8LA03837

DESCRIPTION (continued)

Window Descriptions CASEMENT 4

Main Entrance Description (stylistic details)

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

Porch Roof Types(s)

Exterior Ornament

Interior Plan

Other Interior Plan

Condition Good

Structure Surroundings

Commercial: _____ Residential: MOSTLY this category

Institutional: _____ Undeveloped: _____

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

Archaeological Remains (describe):

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

Narrative Description (optional)

HISTORY

Construction year 1954

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; 1954;

Other Structure Uses

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

RESEARCH METHODS

Research Methods

>> Examine local tax records

Other research methods

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? YES

Name of Local Register if Eligible

Individually Eligible for National Register? NO

Potential Contributor to NR District? YES

Area(s) of historical significance

>>

Other Historical Associations

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

HISTORICAL STRUCTURE FORM

8LA03837

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____ Maintaining Organization: _____

File or Accession #: _____ Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

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

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

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

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

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

SHPO's Evaluation of Resource

_____ Date _____

FMSF Staffer: _____

Computer Entry Date: 5/28/2008

Form Comments: _____

REQUIRED PAPER ATTACHMENTS

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

LA03837-200803

Supplementary Printout

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

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

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

- > **Foundation types:**
Continuous

- > **Foundation materials:**
Poured Concrete Footing

- > **Exterior fabrics:**
Concrete block

- > **Roof types:**
Hip

- > **Roof materials:**

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

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

- > **Original, intermediate, present uses/year started/year ended:**
Private residence;1954;

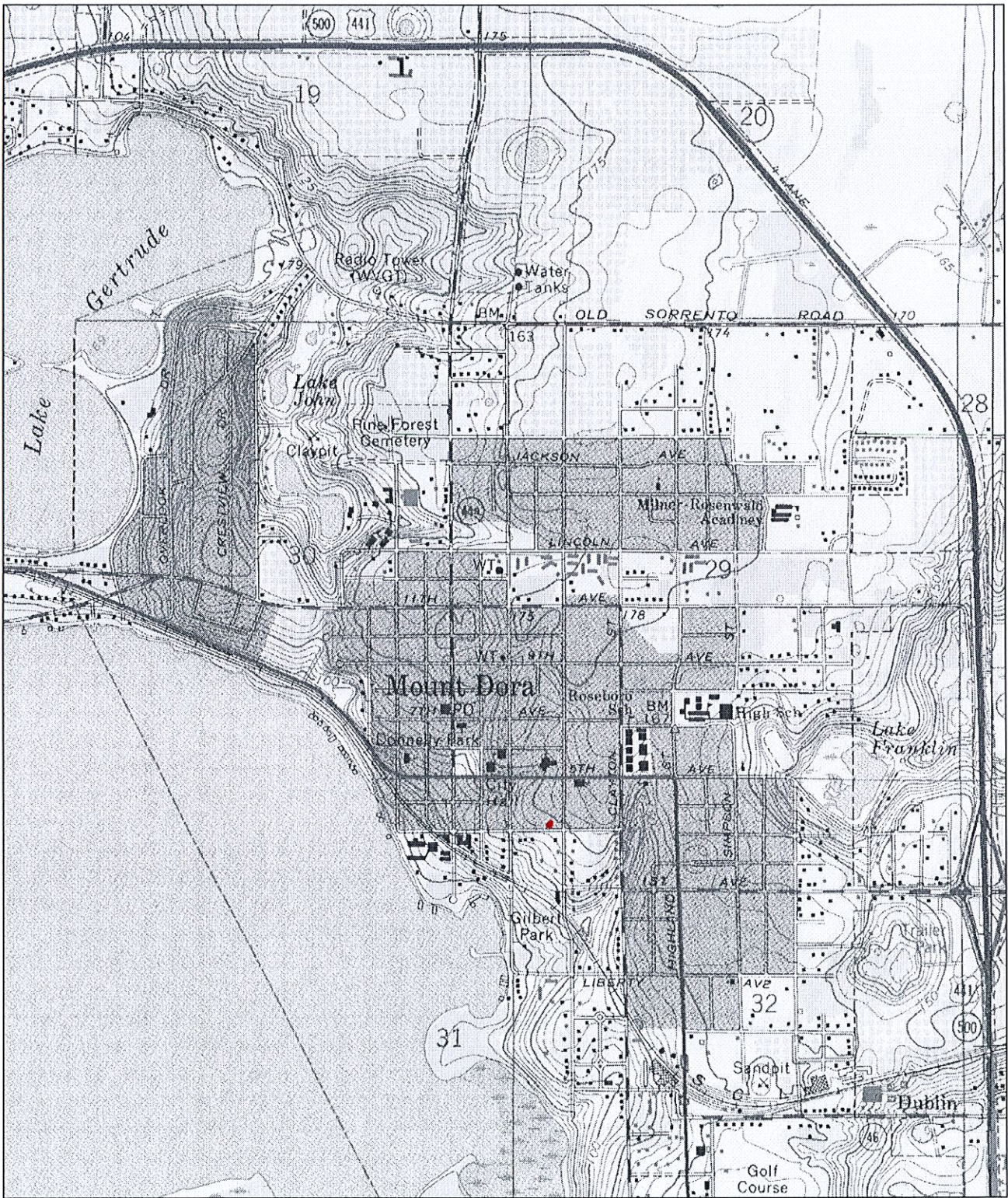
- > **Research methods:**
Examine local tax records
FL Master Site File-Cultural Resources
Pedestrian

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

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

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

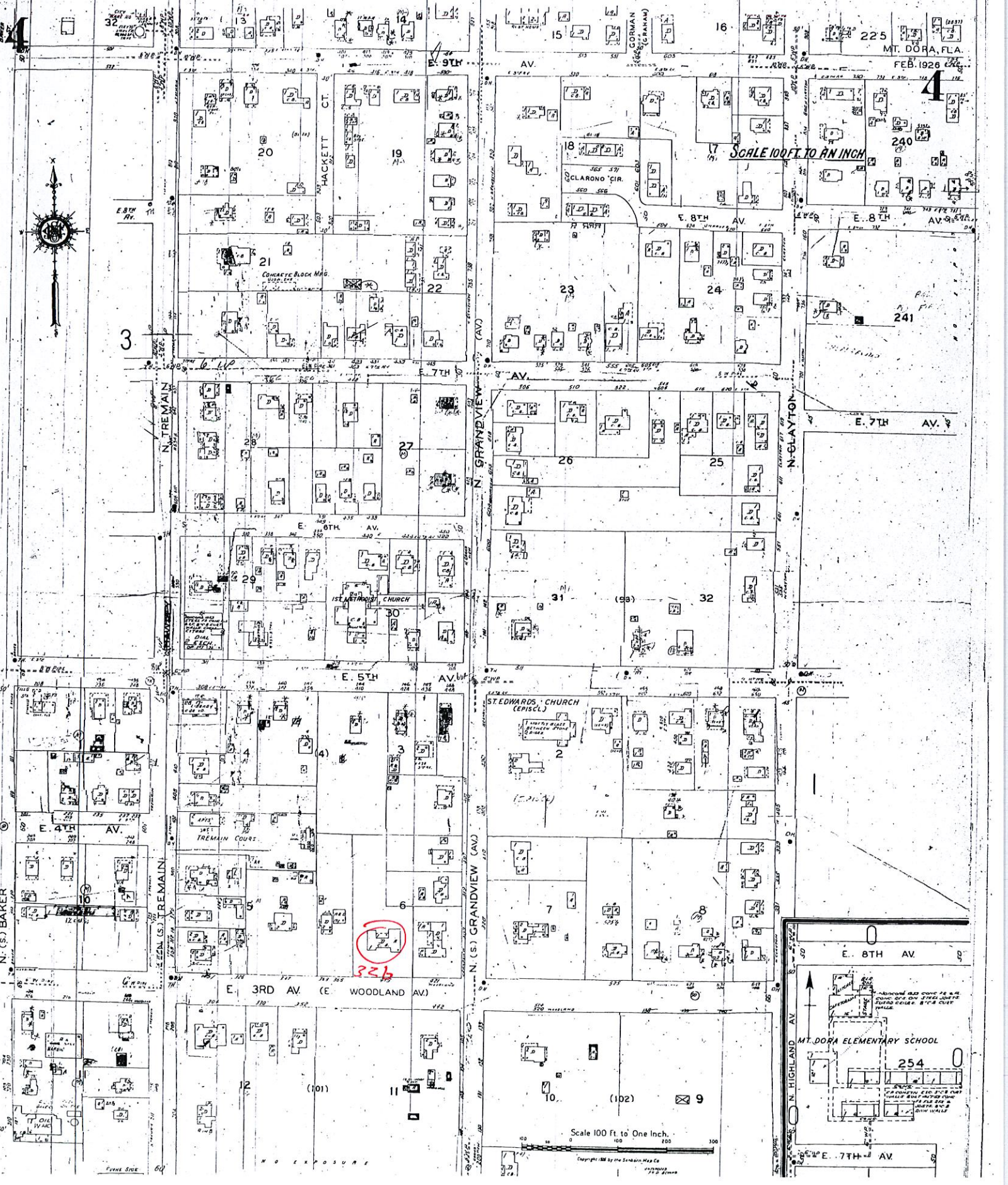
326



Map provided by MyTopo.com

LA 3837

SCALE 100 FT. TO AN INCH



E. 8TH AV.

MT. DORA ELEMENTARY SCHOOL

254

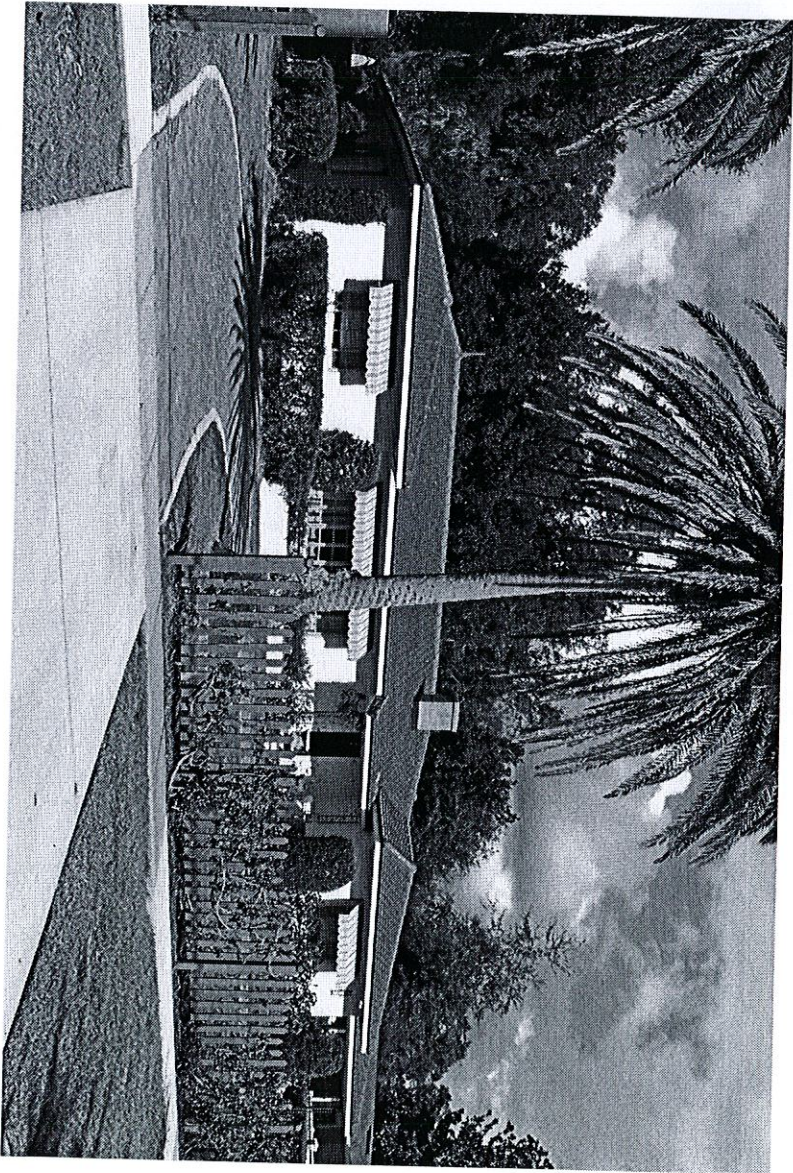
E. 7TH AV.

N. HIGHLAND AV.

Scale 100 ft. to One Inch.

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