



City of Mount Dora
Planning and Development
510 North Baker Street
Mount Dora, Florida 32757
352-735-7112
planning@mountdora.gov

HISTORIC PRESERVATION BOARD
Mount Dora City Hall Board Room
510 North Baker Street, Mount Dora, Florida
March 25, 2026 at 3:00 PM

AGENDA

- I. Call To Order
- II. Roll Call With Determination Of Quorum
- III. Approval of Minutes from February 25, 2026
- IV. Public participation/comments on items not on the agenda
- V. New Business
 - 1.) Tab 1 – 610 N Tremain – Door Replacement
 - 2.) Tab 2 – 1148 N Grandview – Reroof
 - 3.) Tab 3 – 811 N Grandview – Window Replacement
 - 4.) Tab 4 – 729 E 8th Avenue – Window Replacement
- VI. Staff Updates
- VII. Board Updates
- VIII. Announcement of next scheduled meeting: April 29, 2026
- IX. Adjournment

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

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

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

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



City of Mount Dora
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510 N. Baker St.
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Fax: 352-735-7191
E-mail: plandev@cityofmoundora.com

HISTORIC PRESERVATION BOARD MEETING
City Hall Conference Room, 510 N. Baker Street, Mount Dora, FL
Wednesday, February 25, 2026 – 3:00 PM

MINUTES

I. CALL TO ORDER

Having been duly noticed as required by law, the February 25, 2026 meeting of the Mount Dora Historic Preservation Board was called to order at 3:00 p.m. by Det Joks. Chairman.

II. ROLL CALL WITH DETERMINATION OF QUORUM, SWEARING IN AND EX PARTE COMMUNICATION DISCLOSURE

Present: Daniel Wick, Det Joks, Juan Diaz, Robert Gordon, Joseph Newton

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

III. APPROVAL OF MINUTES

On a motion by Mr. Wick, seconded by Joseph Newton, the board voted to approve the meeting minutes dated January 28, 2026 unanimously; with a minor amendment referencing the vote count for Chair/Vice-chair. Staff acknowledged and made the revision.

IV. PUBLIC PARTICIPATION/HEARING OF NON-AGENDA ITEMS

None

V. CERTIFICATE OF APPROPRIATENESS

- A. 619 E. 7TH Avenue- Multi Modifications**
 - i. Ex Parte Communication Disclosure**
 - ii. Swearing in of staff/applicants**
 - iii. Staff presentation**
 - iv. Public Input**
 - v. Discussion**



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Ms. Janiszewski provided a summary of the proposed application.

Discussion on the number of chimneys.

Ms. Janiszewski clarified there is one on the west, east and north.

Project architect Mr. Shepler, stated that they are trying to restore the home to the original configuration with improvements. All of the windows currently on the house aren't the originals. The intent is to unify the esthetics of the home.

Ms. Janiszewski clarified the city's code regarding preservation of vinyl windows.

Mr. Shepler reiterated the home doesn't have any of its original windows. The life span of vinyl windows is longer than wood.

Conversation on restoring original windows.

Mr. Shepler stated the originals are not functional and don't fit the vernacular style.

Mr. Shepler clarified that he doesn't believe that restoration of the windows is possible.

The board expressed their concerns with vinyl windows and stated historically accurate windows are available.

Owner Ms. Craycraft confirmed the types of original windows currently installed. She stated that none of them are currently wood and the intent is to make them all consistent.

Mr. Craycraft stated that she is trying to improve proportions, that is why the sizing proposed is different.

Ms. Craycraft provided (exhibit a): a picture of the home in its original state from 1977.

Further discussion on where windows will be added, including proportions of current and proposed windows.



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Ms. Craycraft stated the window sizes on the first floor are not being changed.

The applicant reiterated they plan on keeping the 4/4 windows, making them consistent.

Discussion on the proposed addition. Mr. Shepler stated it's not visible from the street and there is a fence.

Conversation regarding the windows on addition.

Mr. Shepler stated that one window is smaller because it's near the shower.

Discussion on removal of windows. The applicant stated those removals are a part of the addition.

Mr. Shepler stated that the floorplan on the Eastern facade remains all the same, except for the back kitchen window; which is smaller.

Discussion regarding windows located on the West elevation on the second floor.

The board expressed their concerns with vinyl windows.

The Board discussed approving the concept and letting the applicant work with staff, to find an acceptable double hung window.

Conversation on financial hardship for owner, if required to replace with double, two over to windows.

Discussion regarding door on wood deck, applicant stated it's for functionality.

Discussion on removal of the chimneys.

Mr. Shepler stated the main original chimney will be fully restored. The two small chimneys on the back are not believed to be original.



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Mr. Shepler clarified that the two small chimneys have had a lot of water intrusion, are not functional and are a safety hazard.

Conversation regarding owners' responsibility on maintaining chimneys.

Discussion on whether chimneys are visible from the street. The applicant provided (exhibit b): a visual showing the two chimneys from the back of the property, that aren't visible from the street.

Ms. Janiszewski clarified the code pertaining to the removal of chimneys.

Ms. Craycraft further discussed the condition of the two chimneys and stated that they were quoted \$28,000 to repair the non-original chimneys.

Ms. Craycraft provided (exhibit c): a quote from company for chimney repair/ restoration)

Mr. Shepler stated that a new HVAC system will be put in, there will be no window units.

On a motion by Mr. Gordon, seconded by Mr. Diaz, the board voted to approve the application as presented; with a 4-1 vote.

B. 950 McDonald Street - Reroof

- i. Ex Parte Communication Disclosure**
- ii. Swearing in of staff/applicants**
- iii. Staff presentation**
- iv. Public Input**
- v. Discussion**

Ms. Janiszewski provided a summary of the proposed application and stated that staff recommends approval as presented.

Discussion on the proposed metal.

Applicant stated it will be a muted silver/raw metal. Proposed metal will be on main house and guest house.



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On a motion by Mr. Gordon, seconded by Mr. Wick, the board voted to approve the application as presented; unanimously with a 5-0 vote.

VI. OTHER BUSINESS/STAFF UPDATES

A. Mural Application in Sunset Park

Ms. Janiszewski stated staff reviewed the application and determined the Land Development Code established the guidelines to be used by the City in evaluating mural applications and; the application is generally consistent with the other guidelines provided in the LDC section 6.8.4.

Ms. Janiszewski stated the mural is proposed for the eastern facade of the bathrooms.

Discussion regarding the cost of the mural.

Ms. Janiszewski clarified that the mural will be hand painted.

Ms. Janiszewski stated that the board's role is to give their recommendation.

On a motion by Mr. Diaz, seconded by Mr. Newton, the board voted to recommend approval to the Public Arts Commission; with a 4-1 vote.

Ms. Janiszewski clarified that the cost of the mural will be \$5,000.

B. Grants for Historic Preservation & the Mount Dora CRA

Ms. Janiszewski provided a list of grants that she was able to find, including the city's historic boundary map. She stated that the city currently doesn't have the budget to provide historic preservation grants.

Discussion on CRA (Community Redevelopment Agency) funding.

Conversation on private grants.

Discussion on Mount Dora Community Trust

Conversation on CGBD funding.



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Ms. Janiszewski stated she will look into further for more information.

C. Princess Theater Restoration Efforts by the 5th Avenue Revival Group

Ms. Hemsath from 5th Ave Revival, stated that their plan is to start working on a proposal with Main Street Leasing; to create a contract to help find monetary donors and supporters. Currently, they are having fundraisers to raise awareness. At this time, \$5,000.00 has been raised.

Ms. Hemsath stated that the goal is to open a trust. Once a trust is created, they will be able to compound interest and apply for additional funding.

Discussion on the condition of the theater.

Ms. Hemsath stated that cost wise, it will be at least 2 to 3 million dollars in restoration alone. Regarding the interior of the building, the walls are non-existent and there is mold. The biggest issue will be the bathroom accommodations because they are currently located on the second floor, and not ADA compliant.

Discussion on interior capacity.

Ms. Hemsath stated the that with modern seating, the main floor capacity will be 250-260. She clarified that there's not a very deep stage and the intent would be strictly for a movie theater.

Discussion on Mainstreet's intention for the theater.

Ms. Hemsath stated that Mainstreet's hesitation was due to 5th Avenue Revival not having any funding.

Discussion on how the board can help move process along.

Ms. Hemsath stated the obstacles are money and letter of intent with Mainstreet leasing. She stated that she will be working on a proposal to present to Mainstreet.

Ms. Hemsath further stated that unanimous support from board would be extremely helpful, as well as joining their non-profit as members.



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Ms. Janiszewski stated that she can put together a letter of support, signing on behalf of the board.

On a motion by Mr. Gordon, seconded by Mr. Wick, the board voted to approve staff drafting a letter in support of 5th Ave Revival; for the redevelopment/restoration endeavors of the Princess Theater.

For staff updates, Ms. Janiszewski stated that it's the 100-year anniversary of Magnolia Inn.

VII. ANNOUNCEMENT OF NEXT SCHEDULED MEETING DATE: March 25, 2026 (3:00pm)

VIII. ADJOURNMENT

On a motion by Mr. Wick, seconded by Mr. Diaz, the board voted to adjourn the meeting at 4:59 pm.

*Det Joks, Chairman
Historic Preservation Board*

*Whitney Scott
Associate Planner*



CITY OF MOUNT DORA

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DATE: March 25, 2026

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 1 - Certificate of Appropriateness; 610 N Tremain Street (Location); Door Replacement (Proposed Work); John Cataldo and Arthur Natale (Owners and Applicant).**

Property Information:

Address:	610 N Tremain Street	Current Use:	Bed and Breakfast
Zoning District:	R-2	Land Use:	Medium Density

Structure Information:

Date of Construction:	1910	Style:	Masonry Vernacular
Siding:	Brick	Stories:	2.5
Roof Type:	Gable	Chimneys:	Three; Brick with Corbelled Caps
Roof Material:	Metal Shingles	Porch:	One, Screened in

Background on Architectural Style:

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

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

Requested Action:

The Applicant is seeking to remove two, plastic screen doors and replace them with wooden doors with 3/5 windows. Below are the existing (left) and proposed (right) 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:

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.

Historic Entrances

- a. Preservation: Preserve, repair, and maintain historic entrances that are significant to the building and contribute to the building's character.
- b. 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.
- c. Primary Entrances: Preserve and retain the primary entrances of buildings in their historic configurations. Subsequent changes that have become significant in their own right should be retained.

Historic Doorways and Details

- a. **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.**
- b. 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.
- c. 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.
- d. Doorway Alterations: If doorways are to be altered for functional purposes, such as adding a vestibule to a secondary entrance, retain as much original historic fabric and detailing as possible. Design alterations to include and respect historic elements, materials and configurations.
- e. Missing Features: Use historical documentation when reconstructing a missing doorway feature. If there is not sufficient evidence available, new designs should be compatible with the architectural character of the building.
- f. Historic Hardware: Retain and maintain historic door hardware to the maximum extent possible. Original hardware should not be painted.
- g. Weatherstripping: Weatherstripping and door sweeps can be installed around door frames to increase energy efficiency and help protect against water intrusion. New weatherstripping should not alter the character or appearance of the doorway.

Storm and Screen Doors

- a. Storm Doors: Storm or screen doors are acceptable additions for improving thermal performance and providing options for ventilation.
- b. **Wood Storm Doors: Wood storm or screen doors that have been custom-fabricated to fit the historic door frame are preferred, especially for primary entrances.**
- c. Manufactured Storm Doors: Standard manufactured storm and screen doors may be permitted but should be carefully selected and installed to minimize their visual impact.
- d. **Glass Requirements: Storm doors should have transparent glass with full sized panels that allow the inner door to be visible. Dark or reflective glass on storm doors is not appropriate.**

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 Standards which state that new doors should be appropriate to the character and period of the building; and
- e. The request is consistent with the Mount Dora Historic Design Standards which state that Wood storm or screen doors that have been custom-fabricated to fit the historic door frame are preferred, especially for primary entrances; and
2. The proposed work is compatible with the architectural style of the building; and
3. The request is promotes visual compatibility with the exterior architectural of adjacent, neighboring or visually related buildings, structures, sites and streetscapes as required by LDC Section 3.6.4 (2)(b).

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

Board Action:

The Historic Preservation Board may:

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

Attachments:

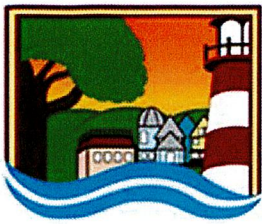
Photos
Application
1987 Site File
2008 Site File



CITY OF MOUNT DORA

Site Photos





CITY OF MOUNT DORA

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plandev@cityofmoundora.com

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS Renovations, Additions and New Construction

Property Address: 610 N. Tremain St. Alternate Key No.: _____

Property Owner: JOHN CATALANO & Arthur NATACE

Applicant: S/A

Applicant's Mailing Address: S/A

Applicant's Phone Number: 352-735-3110

Applicant's Email Address: john@adabrain.com

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

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: Plastic screen doors

Proposed Materials: historic glass wooden doors w/ 3x5 panes.

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 plastic screen doors w/ historic looking glass wooden doors

Reason for Addition / Modification: Upgrade exterior

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.



OLD PLASTIC DOORS



NEW WOOD/GLASS DOORS

Janiszewski, Michele

From: John <John@adorainn.com>
Sent: Wednesday, March 18, 2026 9:37 AM
To: Janiszewski, Michele
Subject: Front Door Photos

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

Hi Michelle, as discussed here are the photos of our front doors for the Historic Board review.

First: Old Doors



Second Photo: New Door's



PROPERTY RECORD CARD

General Information

Name:	CATALDO JOHN & ARTHUR NATALE	Alternate Key:	1472423
Mailing Address:	610 N TREMAIN ST MOUNT DORA, FL 32757 Update Mailing Address	Parcel Number: ⓘ	29-19-27-1300-000-02800
		Millage Group and City:	00MD Mount Dora
		2025 Total Certified Millage Rate:	18.7725
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	610 N TREMAIN ST MOUNT DORA FL, 32757	Property Name:	ADORA INN Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	MOUNT DORA, GULLER'S HOMESTEAD S 104.9 FT OF W 135 FT OF LOT 28 PB 3 PG 43 ORB 2770 PG 2252		
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	MULTI FAMILY <5 UNITS DRY LOT (0800)	0	0		14040.000	Square Feet	\$84,240.00	\$84,240.00
				Click here for Zoning Info ⓘ FEMA Flood Map				

Residential Building(s)

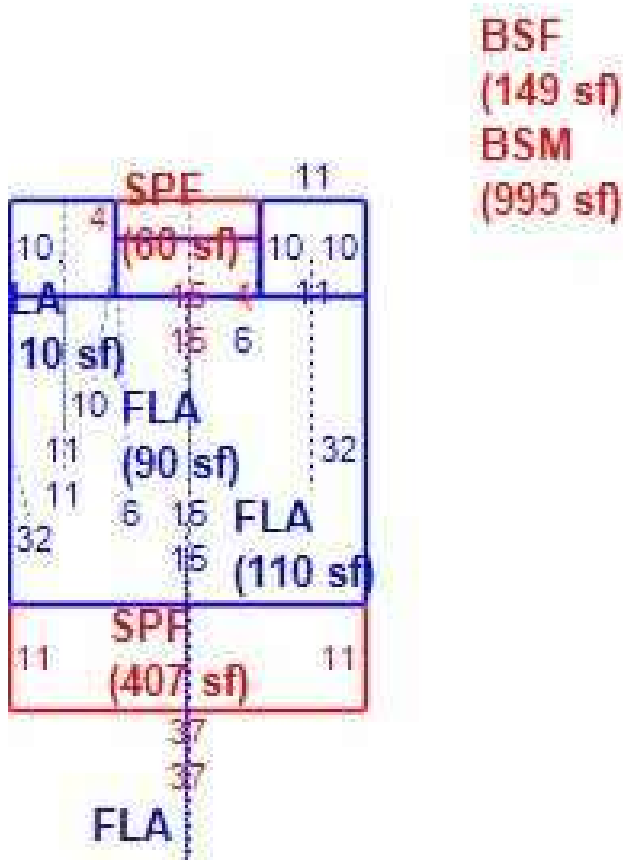
Building 1

Residential		Building Value: \$275,217.00	
Summary			
Year Built: 1910	Total Living Area: 2974 ⓘ	Central A/C: Yes	Fireplaces: 2
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
BASEMENT FINISHED (BSF)		2.25	149
BASEMENT (BSM)		2.25	995
FINISHED LIVING AREA (FLA)	BRICK/BLOCK STUCCO OR SIDING (03)	2.25	1494

FINISHED AREA UPPER STORY
(FUS)
SCREEN PORCH FINISHED (SPF)

2.25 1480
2.25 467

[View Larger / Print / Save](#)



Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	DETACHED GARAGE (DGF4)	361	SF	1943	\$8,664.00

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
2770 / 2252	02/28/2005	Warranty Deed	Qualified	Improved	\$495,000.00
2469 / 168	12/09/2003	Warranty Deed	Qualified	Improved	\$245,000.00

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

Values and Estimated Ad Valorem Taxes [i](#)

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	\$368,121	\$365,880	\$314,469	5.0254	\$1,580.33
SCHOOL BOARD STATE	\$368,121	\$365,880	\$340,880	3.0870	\$1,052.30
SCHOOL BOARD LOCAL	\$368,121	\$365,880	\$340,880	2.9980	\$1,021.96
LAKE COUNTY WATER DISTRICT	\$368,121	\$365,880	\$314,469	0.2940	\$92.45
NORTH LAKE HOSPITAL DIST	\$368,121	\$365,880	\$314,469	0.3859	\$121.35
ST JOHNS RIVER FL WATER MGMT DIST	\$368,121	\$365,880	\$314,469	0.1793	\$56.38
CITY OF MOUNT DORA	\$368,121	\$365,880	\$314,469	6.3000	\$1,981.15
LAKE COUNTY MSTU AMBULANCE	\$368,121	\$365,880	\$314,469	0.4629	\$145.57
LAKE COUNTY VOTED DEBT SERVICE	\$368,121	\$365,880	\$314,469	0.0400	\$12.58
				Total: 18.7725	Total: \$6,064.07

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

p26-28

Site Inventory Form

Site No. _____

Name The Hague Apartments Survey Date 8709
 Address of Site 610-606 Tremain, Mount Dora, Fl. 32757
 Instruction for locating _____

Location Guller's Homestead 000 02800
 Subdivision Name Block No. Lot No.

County Lake
 District name if applicable _____
 Owner of Site: Name Harden, Clifford
 Address 979 Page Lane, Mt. Dora Fl. 32757

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

Condition of Site: (Check One)	Integrity of Site: (Check One or More)	Original Use <u>private residence</u>
☐ Excellent	☒ Altered	Present Use <u>private residence</u>
☒ Good	☐ Unaltered	Dates <u>c. +1916</u>
☐ Fair	☐ Original Use	Cultural Phase <u>American</u>
☐ Deteriorated	☐ Restored/Date	Period <u>20th Century</u>
	☐ Moved/Date	

NR Classification Category building Date Listed on NR _____

Threats to Site:

(Check One or More)

☐ Zoning	☐ Transportation	☐ Borrowing
☐ Development	☐ Fill	☐ Other (See Remarks Below)
☐ Deterioration	☐ Dredge	

Areas of Significance: Early Community Development

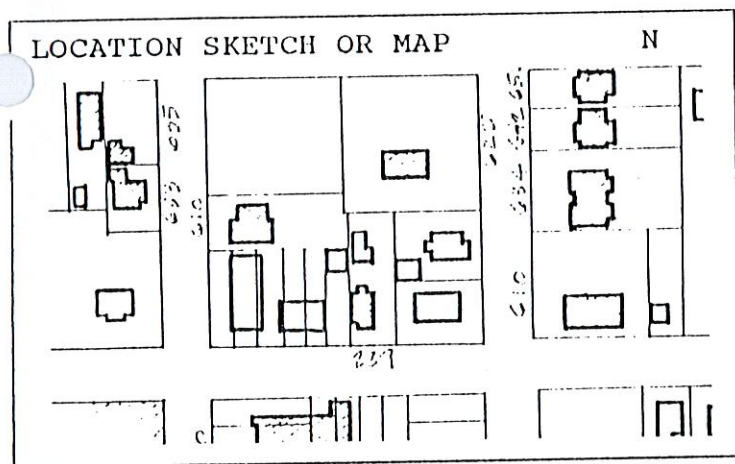
Significance:

This building is a well constructed and beautifully designed early brick duplex. The original owner may have been Louisa Hague. Louisa Hague was thought to have been related to the Monroe Pattersons. She lived with them in a house south of this building, that faced 5th Ave. It is used for the Rehbaum funeral home today. One of the tenants in this duplex was thought to be Miss Emma Taft, the hostess at the Mount Dora Hotel. Monroe Patterson built the Mount Dora Hotel in 1922. Emma Taft was close friends with the Rehbaums. She was an aunt to Ray Einsel who was a druggist and worked at Rehbaum's Hardware at one time. The Einsels may have owned the Patterson home at a later date.

CT 10-11; PS 9-30; CD 24,26,39

Architect _____
 Builder _____
 Style and/or Period masonry vernacular
 Plan Type irregular: irregular
 Exterior Fabric(s) brick: common
 Structural System(s) wood frame: balloon
 Porches W/ 1 story, screened
 Orientation W
 Foundation continuous: concrete
 Roof Type gable
 Secondary Roof Structure(s) dormer: shed # porch: shed
 Roof Surfacing metal shingles # asbestos shingles, hexagon
 Window Type DHS, 9/1, wood # DHS, 12/1, wood
 Ornament Exterior _____
 Chimney brick with corbelled caps
 Chimney Location ridge # E: slope
 No. of Chimneys 3 No. of Stories 2
 No. of Dormers 2 Outbuildings _____
 Surroundings _____
 Map Reference (incl. scale & date) USGS Eustis 7.5 MIN 1966 (PR 1980)
 Latitude and Longitude _____

Site Size (approx. acreage of property) LT1

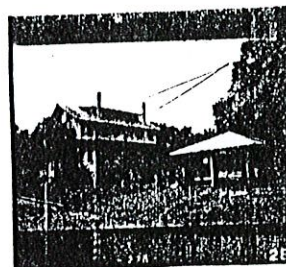
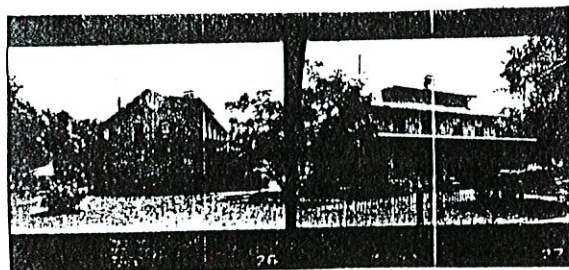


Township	Range	Section
19	27	28

UTM Coordinates:

Zone	Easting	Northing

Photographic Records Number P 26-28
 Please attach Photographic Print





Office of Ed Havill

Lake County Property Appraiser

February 2,
2004

Property Record Card

General Information:			
Alternate Key:	1472423	Parcel:	29-19-27-130000002800
Name:	HARDEN CLIFFORD A	Millage Group:	00MD
Address:	C/O SUNTRUST BANK PO BOX 578 BROOKSVILLE, FL 34605-0578	Loc Notes:	606 NORTH TREMAIN ST MOUNT DORA FL 32757
Legal Description:	MOUNT DORA, GULLER'S HOMESTEAD S 104.9 FT OF W 135 FT OF LOT 28 PB 3 PG 43		

Land Data:									
Line	Use Code	Frontage	Depth	Notes	No. Units	Type	Class	Value	Just Value
1	0800	104.0	135.0		104.00	FF	0		43680

Building Characteristics:					
Bldg No.	Section Type	Section No.	Ext Wall Type	No. of Stories	Floor Area
0001	FLA	001	003	2.25	1184
0001	SPF	002	000	1.00	407
0001	FLA	003	003	1.00	110
0001	SPF	004	000	1.00	150
0001	FLA	005	003	1.00	110

Residential:									
Fireplaces	Baths (2 Fix)	Baths (3 Fix)	Baths (4 Fix)	Baths (Ex Fix)	Bed	A/C	Built In Kitchen	Sq. Ft.	Year Built
0	0	2	0	0	0	No	0	1404	1910

Miscellaneous Improvements:					
No.	Type	No. Units	Type	Year	Depr Value
0001	DGF	361	SF	1944	\$1,037.00

Sales History :						
O.R. Book	O.R. Page	Sale Date	Instrument	Q/U	Vac Impr	Sale Price

Value:	
Total Just Value:	\$167,949.00
Total Exempt Value:	\$0.00

11	15	11	
10	10	10	10
11	38	11	
32			32
	37		
11			11
	37		



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA03676
Recorder # 163
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) 610 N Tremain St Multiple Listing (DHR only) _____
Other Names _____ >> _____
Survey or Project Name _____ Survey# _____
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
<u>610</u>	<u>North</u>	<u>Tremain</u>	<u>Street</u>	

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

MAPPING

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

DESCRIPTION

Style Masonry Vernacular Other Style _____
Exterior Plan Rectangular Other Exterior Plan _____
Number of Stories 2.5
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) _____ >> Brick
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 2
Chimney Material _____
Other Chimney Material(s) _____
Chimney Location(s) _____

HISTORICAL STRUCTURE FORM

8LA03676

DESCRIPTION (continued)

Window Descriptions 9/1, 12/1

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: SOME of this category Residential: SOME of this categoryInstitutional: SOME of this category 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 1910

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; 1910;

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

BIA03676

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, MylesRecorder Address / Phone 4104 St. Augustine Road Jacksonville, FLRecorder Affiliation Bland & Associates, Inc Other Affiliation _____Is a Text-Only Supplement File Attached (Surveyor Only)? NO

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

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

SHPO's Evaluation of Resource

Date _____

FMSF Staffer: _____

Computer Entry Date: 5/25/2008

Form Comments: _____

REQUIRED PAPER ATTACHMENTS

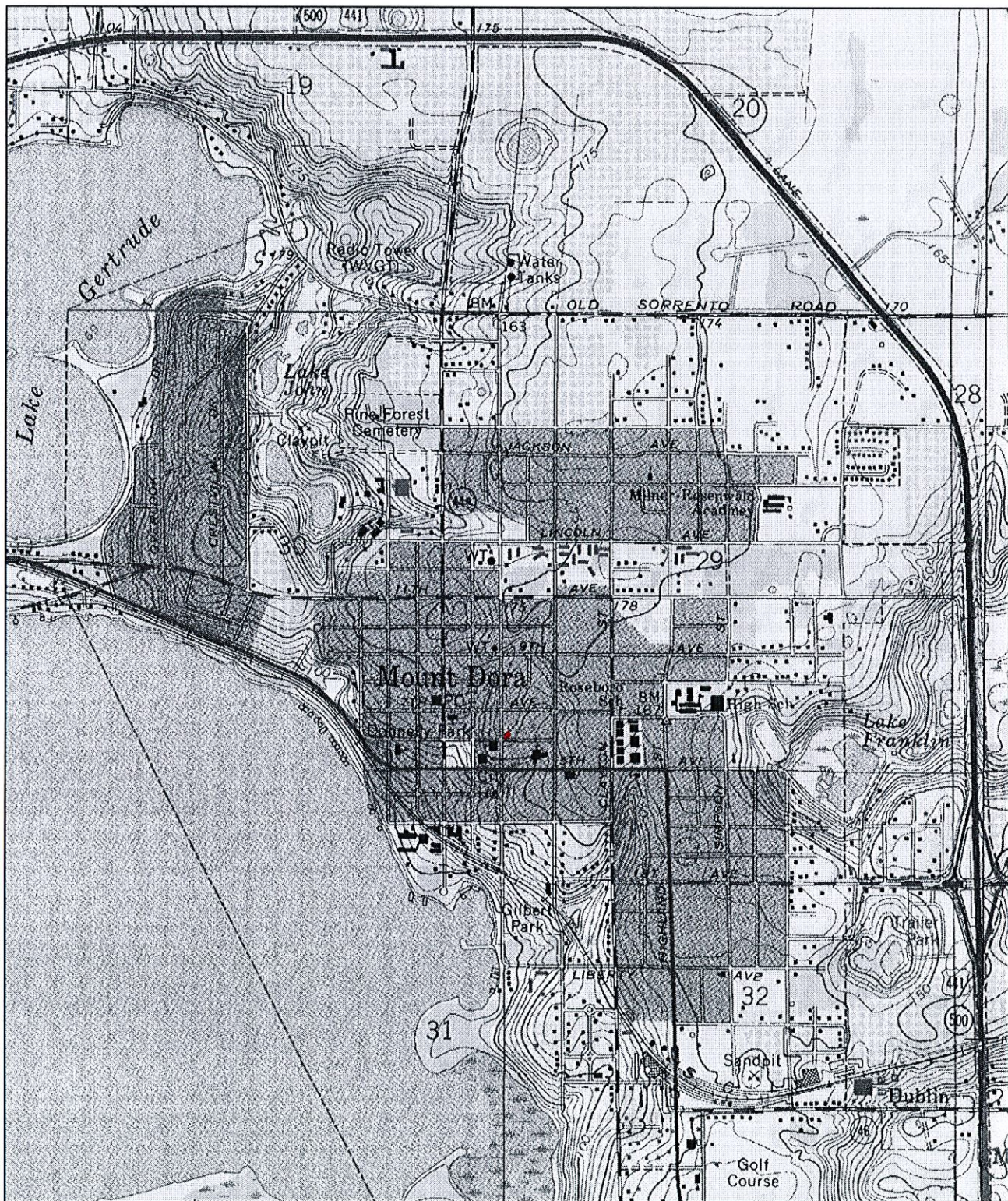
- (1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

LA03676-200803

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:**
Brick
- > **Roof types:**
Gable
- > **Roof materials:**
- > **Roof secondary structures (dormers etc):**
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**
Private residence;1910;
- > **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)]:**

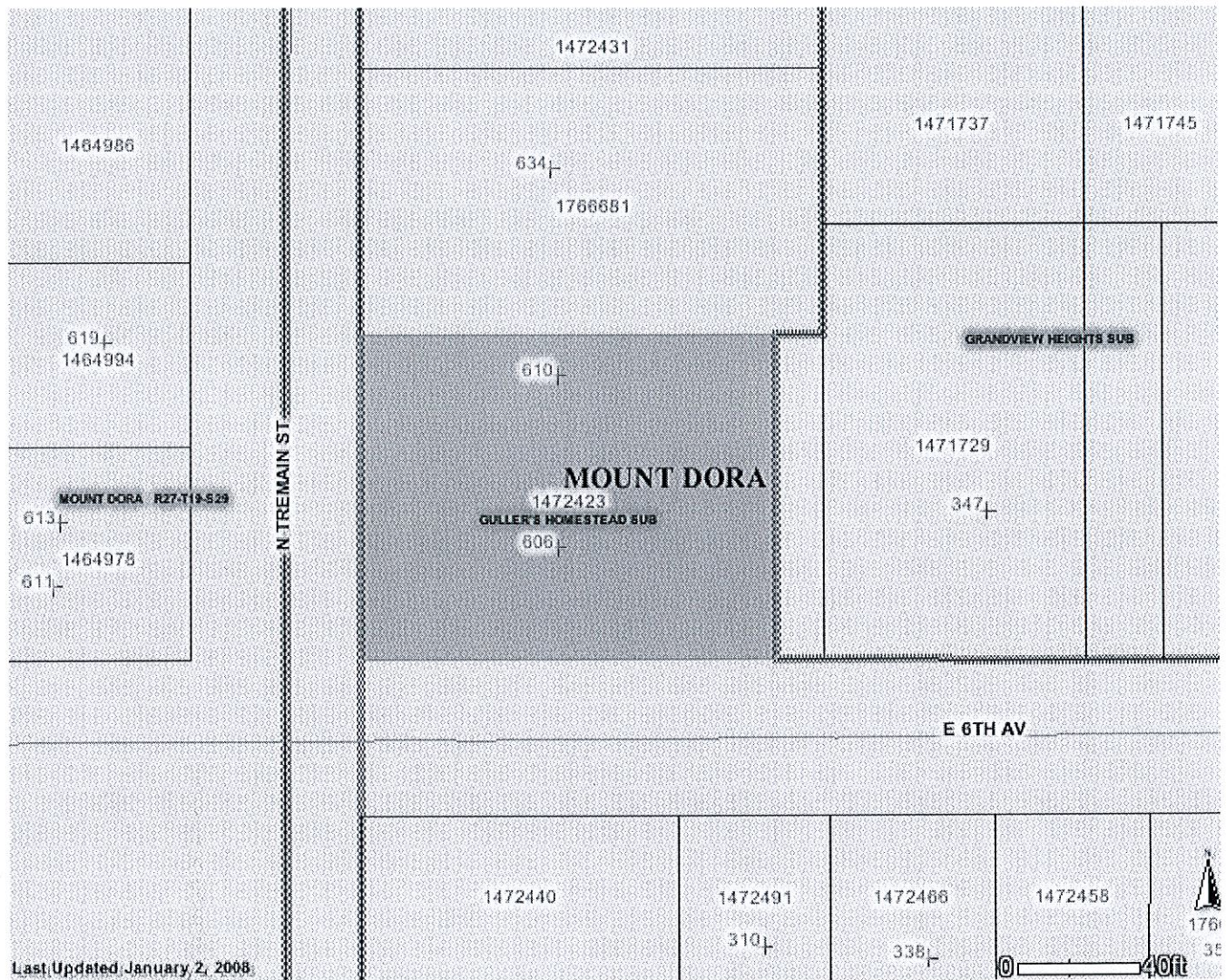
163



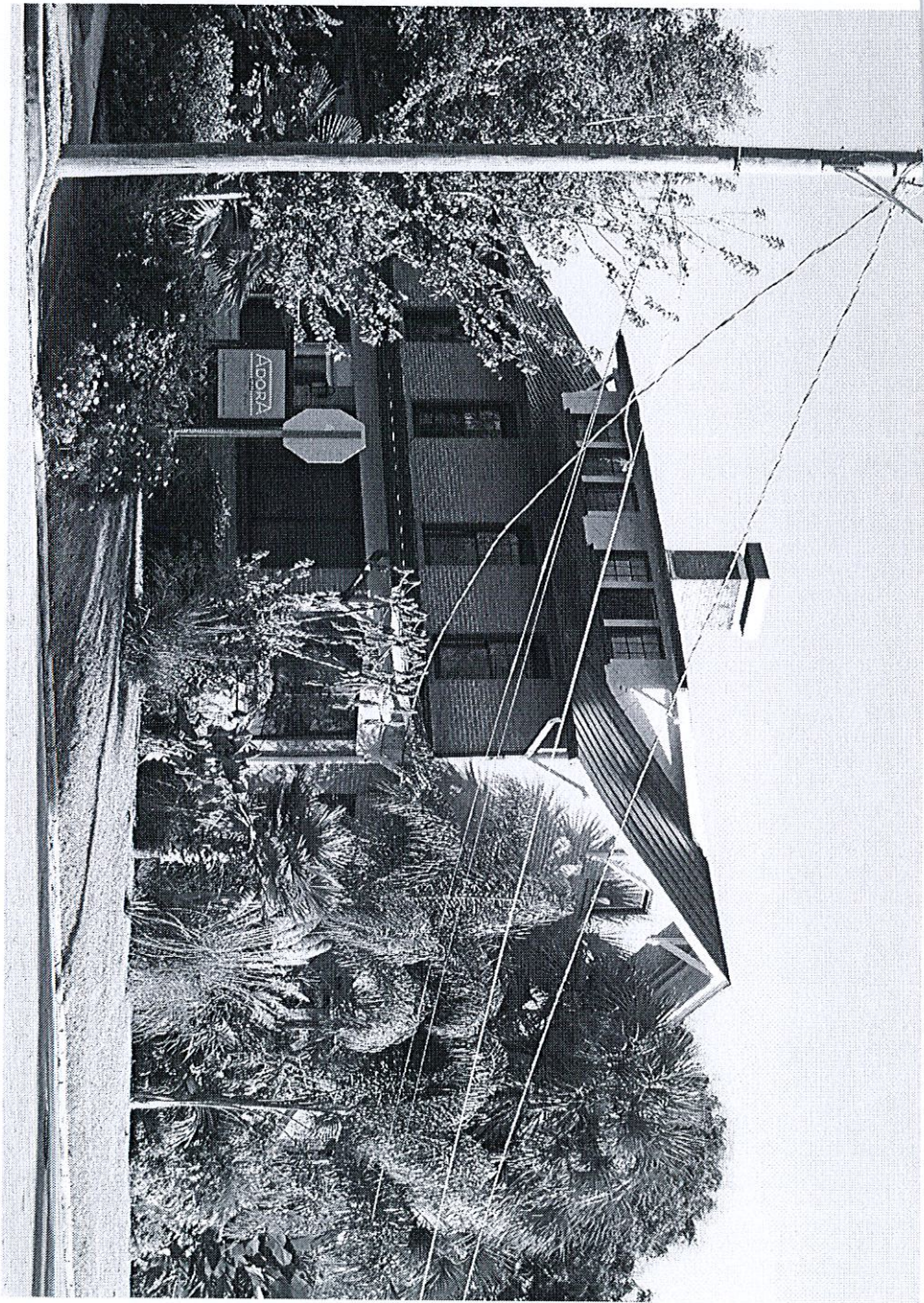
0 0.5 Mi
0 2000 Ft

Map provided by MyTopo.com

LA 3676



RN 163
LA 3676



163

LA

3676



CITY OF MOUNT DORA

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

DATE: March 25, 2026

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: Tab 2 - Certificate of Appropriateness; 1148 N Grandview (Location); Reroof (Proposed Work); Adames Capital LLC (Owner); Mark Orman (Applicant).

Property Information:

Address:	1148 N Grandview	Current Use:	Residential
Zoning District:	R-2	Land Use:	Medium Density

Structure Information:

Date of Construction:	1884	Style:	Frame Vernacular
Siding:	Wood; Novelty Siding	Stories:	One
Roof Type:	Gable	Chimneys:	None
Roof Material:	Sheet Metal; 3V Crimp	Porch:	One, Closed

Background on Architectural Style:

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

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

Plan: regular, rectangular; ell and irregular also common.

Foundation: Piers, wood, tabby or coquina prior to Civil War; brick, concrete block after.

Height: one to two and one-half stories.

Primary Exterior Material: horizontal wood siding; less common, wood shingles, board and batten.

Roof type: gable, less common hip, pyramidal; false front on commercial buildings.

Roof Surfacing: wood shingles during 19th Century; metal during late 19th, composition and asbestos shingles beginning in 1920s.

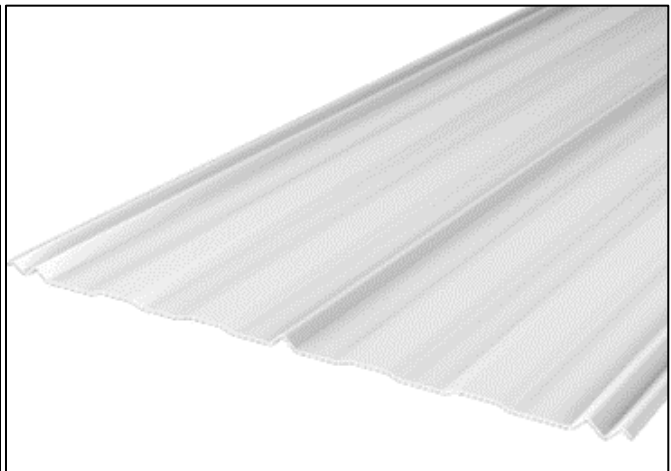
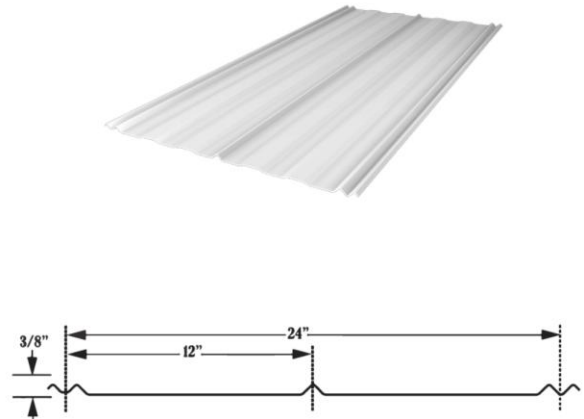
Requested Action:

Remove the existing, 3V crimp sheet metal and replace with 5V, unpainted sheet metal and replace the rolled bitumen.

5V METAL ROOFING PANEL OVERVIEW

5V Metal Roofing panels have a classic look similar to one of the oldest profiles on the market.

- Applications: Residential, Agricultural
- Gauge: 26 gauge 24 gauge, or 0.32 Aluminum
- Panel Profile: 24" Net Coverage
- Substrate: Steel or Aluminum
- Finish: Acrylic coated Galvalume® AZ55, Silver Metallic (0.32 Aluminum), or Regal White. Check with sales representative for other color availability
- Warranty: 50-year limited paint warranty Core or Max, 25-year limited paint warranty Coastal, or 45 years limited Mill Finish warranty



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 roof is one of the most critical features of any building, and its function and physical integrity is critical to a building's long-term care and preservation. When roofs fail, allowing moisture and water to get into the walls, foundation and other building systems, deterioration of these materials is greatly accelerated. Therefore, it is of primary importance that roofing systems be properly maintained.

The roof's shape, pattern of roofing materials, color, and features (dormers, chimneys, cupolas) are all important in defining the building's overall character. Drainage systems, including gutters, scuppers, and downspouts help carry water away from the building. They serve a functional purpose while also being important design features.

Roof Maintenance and Repair

- a. **Condition Inspection:** Inspect roofs on at least an annual basis to ensure all surfaces, flashing, gutters, and downspouts are working properly. Remove leaves and debris from various drainage elements. Ensure flashing is intact at dormers, chimneys, parapets, and projections.
- b. **Make Timely Repairs:** Repair leaks or element failures as soon as possible to avoid the rapid deterioration of adjacent building materials.
- c. **Temporary Coverings:** Protect leaking roofs with appropriate temporary coverings, such as tarps or roll roofing, until permanent repairs can be made to slow deterioration.
- d. **Selective Repair:** Whenever possible, selectively repair deteriorated sections of the roof or roofing elements rather than completely replacing them.

Roofing Replacement

- a. **Historic Roofing:** Whenever possible, replace historic roofing materials such as terra cotta tile or metal shingle, with materials that match the existing.
- b. **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.
- c. **Metal Replacement:** Replacement metal roofing should match the original metal roof in layout, configuration, appearance of the seams, profile of ridges, and trim. Galvalume finish (silver) can be approved for any building that originally had a metal roof.

5-v crimp was historically used for accessory buildings, barns, and carriage houses and is not preferred for a primary structure. Ribbed panels are also not appropriate for a primary structure since they are more industrial in appearance.

Both 5-v crimp and ribbed/PBR panels use exposed fasteners for installation, which are visible on the surface of the roof. Because they are exposed, they are generally not recommended due to their vulnerability to weathering, potential for leaks, and need for more frequent maintenance compared to concealed fastener systems.

- d. **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.

- e. **Flat Roofs:** Flat or gently sloping roofs not visible from the ground may be replaced with appropriate contemporary roofing systems such as EPDM rubber, vinyl membrane, or built up (tar and gravel).
- f. **Substrate Inspection:** During roof replacement, roofing substrates should be inspected and repaired as necessary, such as wood framing members and waterproof underlayment. New roofing should never be applied over old roofing.
- g. **Protection of Features:** During roof replacement, protect adjacent historic features such as dormers, eaves, trim, cupolas and chimneys from damage during construction.

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 Standards which state replacement metal roofing should match the original metal roof in layout, configuration, appearance of the seams, profile of ridges, and trim; and
2. The request is consistent with the Mount Dora Historic Design Standards which state galvalume finish (silver) can be approved for any building that originally had a metal roof; and
3. The request is consistent with the Mount Dora Historic Design Standards which state that flat or gently sloping roofs not visible from the ground may be replaced with appropriate contemporary roofing systems such as EPDM rubber, vinyl membrane, or built up (tar and gravel); and

4. The proposed work is compatible with the architectural style of the building; and
5. The request is promotes visual compatibility with the exterior architectural of adjacent, neighboring or visually related buildings, structures, sites and streetscapes as required by LDC Section 3.6.4 (2)(b).

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

Board Action:

The Historic Preservation Board may:

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

Attachments:

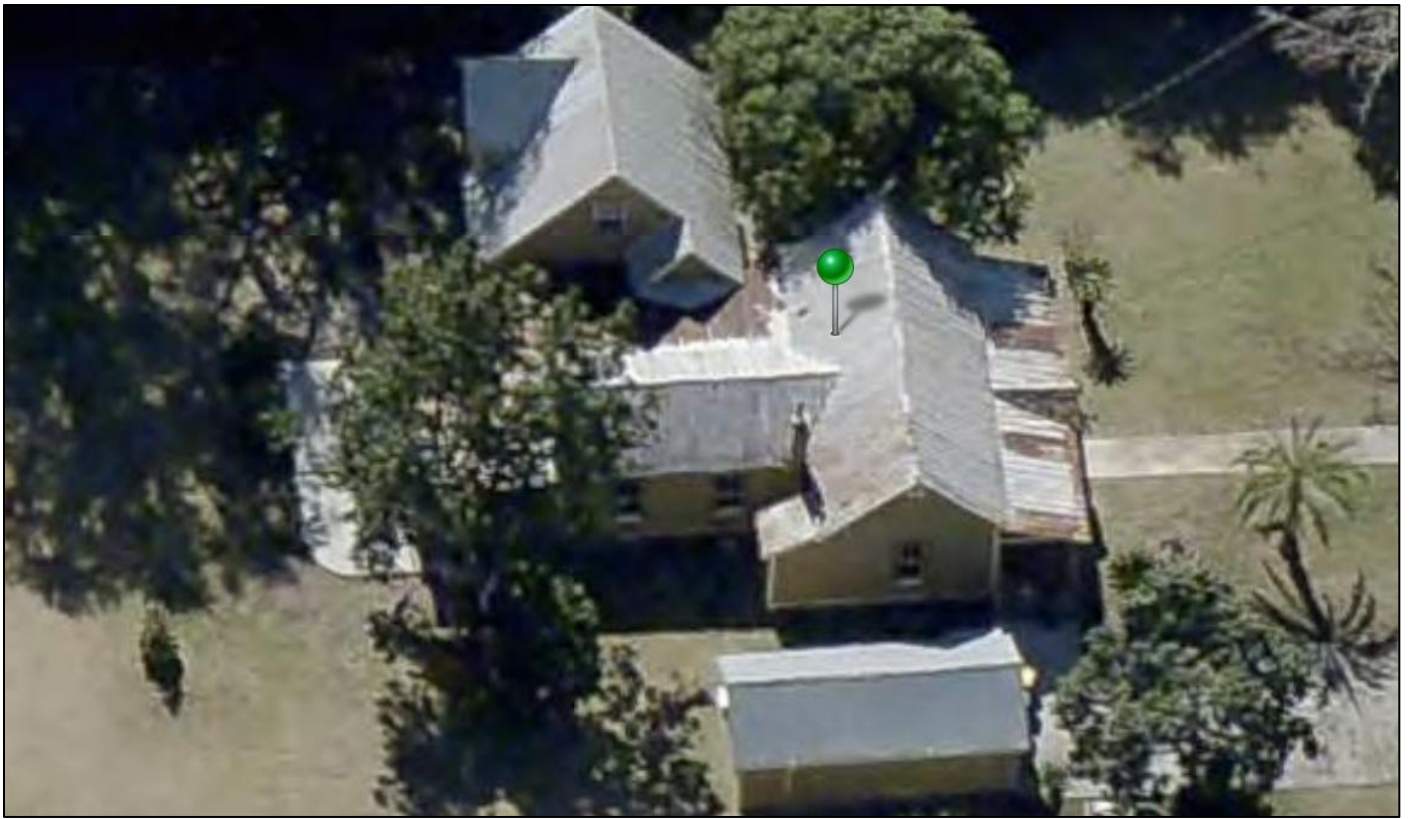
Photos
1998 Site Form
Application



CITY OF MOUNT D O R A

Site Photos





☒ Original
☐ Update
 (give site#)



HISTORICAL STRUCTURE FORM FLORIDA MASTER SITE FILE

Version 3.0 11/96

Consult Guide to Historical Structure Forms for detailed instructions.

Site #8 LA 2367
 Recorder# AA 29-25
 Field Date 4 / 20 / 1998
 Form Date 10 / 21 / 1999

Site Name(s) (address if none) Atterberry-Owens House Multiple Listing [DHR only] _____
 Survey Mount Dora Historical Survey Phase II Survey # _____
 National Register Category (Please check one: consult with Site File before using last four): ☒ building ☐ structure ☐ district ☐ site ☐ object

LOCATION & IDENTIFICATION

Address (include N,S,E,W; #; St., Ave., etc.) 1148 N Grandview
 Cross Streets (nearest / between) Grandview / 11th Ave
 City / Town (within 3 miles) Mount Dora In Current City Limits: ☒ y ☐ n ☐ unknown
 County Lake Tax Parcel #(s) 1666074
 Subdivision name Guller's Homestead Block 7 Lot 7-01
 Ownership (Please check one): ☐ private-profit ☒ private-individual ☐ city ☐ county ☐ Native American
☐ private-nonprofit ☐ private-unspecified ☐ state ☐ federal ☐ foreign ☐ unknown
 Name of Public Tract (e.g., park) _____
 Route to (especially if no street address) _____

MAPPING

USGS 7.5' Map Name & Date Eustis 1966 PR 1980
 Township 19S Range 27E Section 29 ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE ☐ Irregular-name: NA
 Landgrant NA UTM: Zone ☐ 16 ☐ 17 Easting _____0 Northing _____0
 Plat or other map (map's name, location) Plat book 3 Page 43

DESCRIPTION

Style* Frame Vernacular Exterior Plan* Irregular Number of Stories 1
 Structural System(s)* Balloon wood frame
 Foundation: Type(s)* Piers Material(s)* Brick
 Exterior Fabric(s)* Novelty siding, vertical beaded board
 Roof: Type(s)* Gable Material(s)* Sheet metal: 3V crimp
 Roof secondary strucs. (dormers etc.)* _____
 Chimney: No. _____ Material(s)* _____ Location(s)* _____
 Windows (types, materials, etc.)* DHS; wood; 1/1 /Jalousie

Main Entrance (stylistic details) Gable dormer with decorative cut wood shingles over entry, columns mark walkway to house at sidewalk
 Porches: #open 0 #closed 1 #incised 0 Location(s) W/ Entrance
 Porch roof type(s) Shed
 Exterior Ornament Patterned wood shingles with staggered butt, straight, half round, and diamond designs in the entry gable; vertical beaded board with diamond shaped ends in gable walls
 Interior Plan* Unknown interior plan
 Condition (Please check one): ☐ excellent ☐ good ☒ fair ☐ deteriorated ☐ ruinous
 Surroundings (N=None, S=Some, M=Most, A=All/nearly all): commercial A residential institutional undeveloped
 Ancillary Features (No., type of outbuildings; major landscape features. Use continuation sheet for descriptions of interior, landscaping, etc)
One story detached garage with plank doors in poor condition. Many large azaleas in yard.

Archaeological Remains _____ ☐ Check if Archaeological Form completed
 * Consult Guide to Historical Structure Forms for preferred descriptions (coded fields at the Site File).

DHR USE ONLY OFFICIAL EVALUATIONS DHR USE ONLY

NR DATE ____/____/____	KEEPER-NR ELIGIBILITY ☐ yes ☐ no	Date ____/____/____
DELIST DATE	SHPO-NR ELIGIBILITY: ☐ yes ☐ no ☐ potentially elig. ☐ insufficient Info	Date ____/____/____
	LOCAL DESIGNATION: _____	Date ____/____/____

Page 2

HISTORICAL STRUCTURE FORM

Site #8 LA 2367

Consult *Guide to Historical Structure Forms* for detailed instructions.

HISTORY

Construction date: Exactly _____ (year) Approximately 1884 (year) Earlier than _____ (year) Later than _____ (year)
Architect (last name first): _____ Builder (last name first): _____
Moves: ☐ yes ☒ no ☐ unknown Dates _____ Original address _____
Alterations: ☒ yes ☐ no ☐ unknown Dates _____ Nature* _____
Additions: ☒ yes ☐ no ☐ unknown Dates _____ Nature* _____
Original Use* (give date ranges) Residence _____
Intermediate Uses* (give date ranges) _____
Present Use* (give date ranges) Residence _____
Ownership History (especially original owner, dates, profession, etc.) Archa F. Atterberry was born in Missouri 11-1-1842, and his wife, Sarah Ella, was born 3-17-1848 in Illinois. Anna Rossiter Stowe remembers the family as being in Mount Dora by 1883. Atterberry and Farrar ran a store on 4th and Donnelly where he operated a telegraph and express office as the depot agent. There is an advertisement in *The Mount Dora Voice* on 4-23-1886 for A.F. Atterberry as a real estate agent with "1000 acres of first-class Orange Lands and Orange Groves", and he was also the agent for the Chautauqua Addition to Mount Dora. He was Postmaster from 11-17-1893 to 9-29-1900 when his daughter Edith took over. Edith was assisted by her sister Emma. Edith was the first, and possibly only woman postmaster in Mount Dora. Sarah Ella purchased a lot in Pine Forest Cemetery on 8-30-1900. William and Daisy Babb, a fruit grower lived here in the 1920s. Stella Owens operated the Storey Brothers Grocery Store with Reggie Parker, which was known as Parker's Market by 1920. Reggie Parker bought out Stella in 1955, when she retired. She lived here from 1937 through the 1950s, and possibly longer.

*Consult *Guide to Historical Structure Forms* for preferred descriptions (coded fields at the Site File).

RESEARCH METHODS (Check all choices that apply; if needed write others at bottom)

- | | | | |
|---|---|--|---|
| ☐ formal archaeological survey | ☐ past surveys search at FMSF | ☒ local library research | ☒ Sanborn maps |
| ☐ informal archaeological inspection | ☐ past sites search at FMSF | ☒ non-local library research | ☒ subdivision maps |
| ☐ Public Lands Survey (DEP) | ☐ FL Archives (Gray Building) | ☐ building permits | ☒ plat maps |
| ☐ tax records/property deeds | ☒ FL Photo Archives (Gray Building) | ☐ demolition permits | ☒ local newspaper files |
| ☒ tax records only | ☐ occupant/owner interview | ☐ commercial permits | |
| ☐ interior inspection | ☐ neighbor interview | ☐ occupation permits | |
| ☒ other methods (specify) _____ | local historical society research, interview with old families, local history books | | |

SURVEYOR'S EVALUATION OF SITE (Check one choice on each line)

Potentially eligible for local register? ☒ yes: name register at right ☐ no ☐ insufficient info Name of local register if eligible: Mount Dora
Individually eligible for National Register? ☐ yes ☐ no ☒ insufficient info
Potential contributor to Nat. Reg. district? ☒ yes ☐ no ☐ insufficient info
Area(s) of Historical Significance (See *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
Community Planning and Development
Explanation of Evaluation (required, whether positive or not; limit to three lines; attach longer statement, if needed, on separate sheet)
This house is one of Mount Dora's oldest houses and the home of a family who had a significant impact on Mount Dora history since Mr. Atterberry was a depot agent, telegraph operator, real estate agent and postmaster. His daughter was also a postmaster.

DOCUMENTATION (Photos, Plans, etc.)

Bibliographic References (Use Continuation Sheet, give FMSF Manuscript # if relevant) Clerk of Court, Archives Research; Longstreet, *The Story of Mount Dora*, *The Mount Dora Topic*, 5-16-30, 1-14-37; 7-25-46, *Mount Dora City Directories*, 1924, 1926, 1939, Pine Forest Cemetery, Deed, 8-30-1900; *The Mount Dora Voice*, 4-23-1886; *History of the United States Post Office*, by Abby Jo Land, 1-9-64,
Photographs (required) B&W print(s) at least 3 x 5, at least one main facade.
Location of negatives & negative numbers Melanie V. Barr 216 NE 5th St. Gainesville FL 32601 352-377-4217

RECORDER

Name (last name first) / Address / Phone / Fax / Email / Affiliation Barr, Melanie, 216 NE 5th St. Gainesville FL 32601
Phone/Fax 352-377-4217, e-mail - mvbda@gru.net

DESIGNATION OF HISTORIC MOUNT DORA STRUCTURE

WHEREAS, Linda Butler and Frank B. Butler is the owner of property described as:

1148 N Grandview Avenue, Mount Dora, Florida
The West 165 feet of Lot 7, Guller's Homestead, according to the plat thereof, as recorded in Plat Book 3, Pages 347-43, of the Public Records of Lake County, Florida

and

WHEREAS, Linda Butler and Frank B. Butler have applied for inclusion in the City of Mount Dora's Historic Marker Program; and

WHEREAS, the property described above has upon it a structure which qualifies as a historic Mount Dora structure; and

WHEREAS, the property described above and the structure located upon it qualify for inclusion in the City of Mount Dora's Historic Marker Program;

NOW, THEREFORE, be it ordered by the City Council of the City of Mount Dora:

SECTION 1. The property described above and the structure located upon it is inducted into the City of Mount Dora's Historic Marker Program.

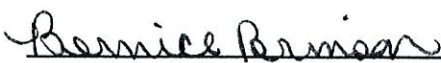
SECTION 2. The property described above and the structure located upon it are subject to all requirements of the City of Mount Dora's Historic Marker Program as set forth in the Land Development Regulations of the City.

SECTION 3. The designation conferred herein shall run with the property.

DONE AND ORDERED by the City Council of the City of Mount Dora, Florida, this 20th day of April, 2004.


James E. Yatsuk, Mayor

Attest:


Bernice Brinson, City Clerk

Let it be known that

The Atterberry-Owens House

at 1148 N Grandview

owned by Linda & Frank B. Butler

is presented this

Certificate of Historic Significance

for architectural significance to the City.

Awarded this 20th day of April, 2004, by

the City of Mount Dora City Council

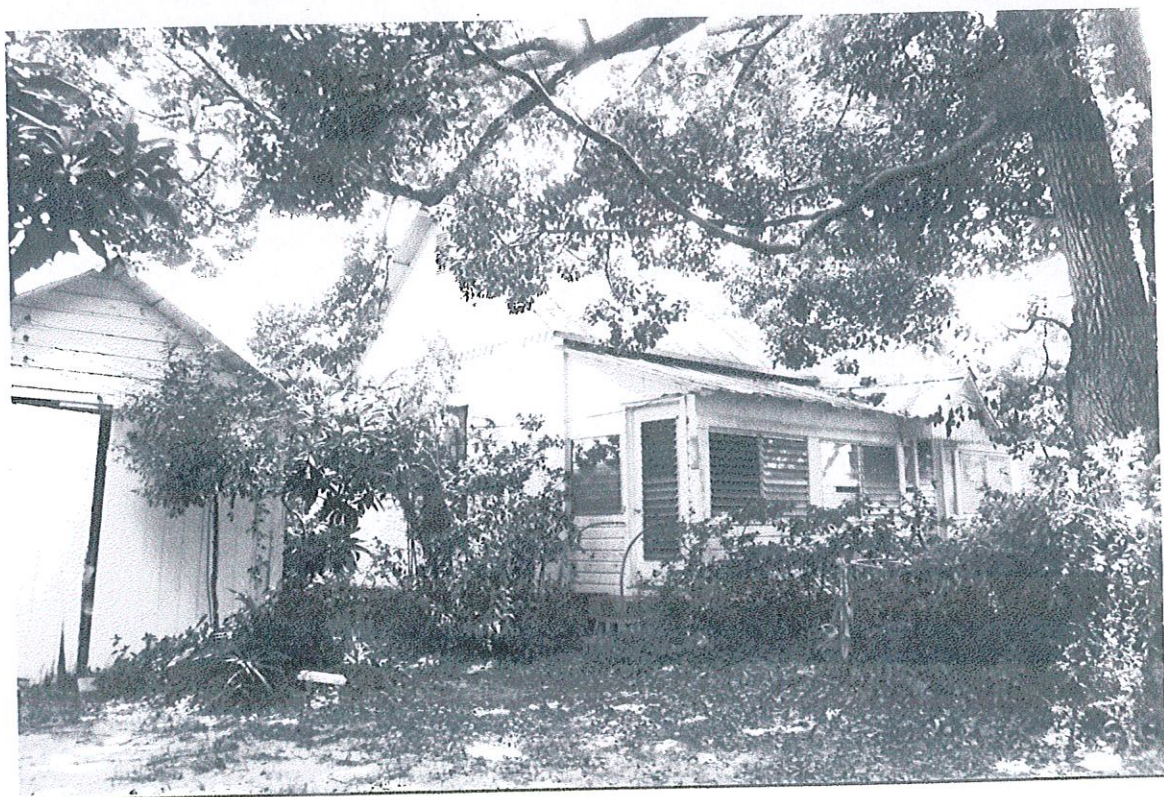
as recommended by the Historic Preservation Board.

James E. Yatsuk

James E. Yatsuk
Mayor, City of Mt. Dora

Lauretia West

Lauretia West,
Historical Preservation Board Chairperson



Metal and rolled bitumen

Metal and rolled bitumen



**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: 1148 N. Grandview Street Alternate Key No.: 1666074

Property Owner: Adames Camital LLC

Applicant: Mark Orman, Contractor

Applicant's Mailing Address: 1035 S. Rose, Mesa AZ 85204

Applicant's Phone Number: 321-945-2500

Applicant's Email Address: markorman1@gmail.com

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

Application Type:

☐ New Construction

☐ Addition

☒ Renovation

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

☐ Steps or Stairways

☐ Foundation

☐ Siding/Stucco/Façade Work

☐ Windows

☐ Porches or Porte Cochere

☐ Walls/Structural

☐ Doors

☐ Chimney

☒ Roof

☐ Walls or Fences

☐ Exterior Lighting

☐ Landscape Features

Existing Materials / Style: Metal and rolled bitumen

Proposed Materials / Style: Metal and rolled bitumen

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

Reason for Addition / Modification: Roof is in need of replacement.

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

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

Janiszewski, Michele

From: Mark Orman <markorman1@gmail.com>
Sent: Wednesday, March 18, 2026 2:11 PM
To: Janiszewski, Michele
Subject: Re: COA for 1148 N Grandview

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

The color is unpainted metal.

5V

Florida Product Approvals for 5V Panels

Click on approval link below for install method details

(review approval detail for more information on the following)

Min. 26 Ga. 5V Roof Panel over 15/32" Plywood

[Florida Product Approval # 36904.2](#)

Min. 26 Ga. 5V Roof Panel over 1×4 Wood Purlins over 15/32" Plywood

[Florida Product Approval # 36904.2](#)

Min. 26 Ga. 5V Roof, fastened through the rib, over 15/32" thick Plywood

[Florida Product Approval # 36904.2](#)

Min. 26 Ga. 5V panel over min. 15/32 CDX , optional #2 SYP min. 1×4 wood battens

Min. 032 Aluminum 5V panel over min. 15/32 CDX Plywood

[Florida Product Approval # 36904.2](#)

Min. 26 Ga. 5V panel fastened Thru Rib over 15/32 Plywood

Min 032 Aluminum 5V panel fastened Thru Rib over 15/32 Plywood

On Wed, Mar 18, 2026 at 9:08 AM Janiszewski, Michele <janiszewskim@mountdora.gov> wrote:

Thank you; and what is the type of metal roof proposed and the color?



Michele Janiszewski, AICP
Deputy Planning Director

T: (352) 735-7112 Ext. 1712

Email: janiszewskim@mountdora.gov

City Hall
510 N Baker St
Mount Dora, FL 32757

From: Mark Orman <markorman1@gmail.com>
Sent: Wednesday, March 18, 2026 11:59 AM
To: Janiszewski, Michele <janiszewskim@mountdora.gov>
Subject: Re: COA for 1148 N Grandview

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

The flat area has rolled asphalt bitumen, and the pitch area has 5v metal panels.

Let me know if you need anything else.

Thanks,

Mark Orman

On Wed, Mar 18, 2026 at 8:05 AM Janiszewski, Michele <janiszewskim@mountdora.gov> wrote:

Good Morning,

Can you please clarify the metal material of the existing and proposed roof for 1148 N Grandview?
Metal shingles, standing seam, v crimp, etc.

Thank you,



Michele Janiszewski, AICP
Deputy Planning Director

T: (352) 735-7112 Ext. 1712
Email: janiszewskim@mountdora.gov

City Hall
510 N Baker St
Mount Dora, FL 32757

Janiszewski, Michele

From: Mark Orman <markorman1@gmail.com>
Sent: Wednesday, March 4, 2026 12:00 PM
To: Janiszewski, Michele
Subject: Re: COA
Attachments: Mt Dora appropriateness.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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

Attached is the completed Certificate of Appropriateness.

Thanks,
Mark Orman
Contractor

On Tue, Mar 3, 2026 at 7:48 AM Janiszewski, Michele <janiszewskim@mountdora.gov> wrote:

Good Morning,

Removing the original, historic metal roof and replacing it with a new roof will require a Certificate of Appropriateness (COA) approved by the Historic Preservation Board (HPB) since the property is listed as a historic site and the roof material is original. Attached is the application and submittal guide; let me know if you have any questions.

Thank you,



Michele Janiszewski, AICP
Deputy Planning Director

T: (352) 735-7112 Ext. 1712
Email: janiszewskim@mountdora.gov

City Hall
510 N Baker St
Mount Dora, FL 32757



CITY OF MOUNT DORA

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

DATE: March 25, 2025

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: Tab 2 - Certificate of Appropriateness; 811 N Grandview (Location); Window Replacement (Proposed Work); Casa de Leah, LLC (Owner); Jimmy Sellers, Renewal by Anderson (Applicant)

Property Information:

Address:	811 N Grandview Street	Current Use:	Residential
Zoning District:	R-2	Land Use:	Medium Density

Structure Information:

Date of Construction:	1926	Style:	Mediterranean Revival
Structural System:	Balloon Wood Frame	Foundation Type:	Continuous Stucco
Exterior Material:	Stucco	Stories:	One
Roof Type:	Flat with Parapet	Chimneys:	One; Stucco

Background on Architectural Style:

The roots of Mediterranean-influenced architecture in Florida can be traced to the Spanish, Italian Renaissance, and Moorish Revival churches and hotels in St. Augustine developed by Henry Flagler and others during the 1880s. Florida's Spanish heritage and semi-tropical climate favored use of Mediterranean designs.

During the great Florida land boom of the 1920s, architects and builders applied Spanish, Spanish Colonial Revival, Mission, and other Mediterranean-influenced designs to a wide spectrum of buildings. Although the term "Mediterranean Revival" is indiscriminately applied to all buildings with features derived from Mediterranean architecture, many, particularly those designed by architects, were consciously modeled on formal styles.

This style of architecture is characterized with an irregular plan; stucco exterior material; hip or flat roof with curvilinear parapet; barrel roof; and a continuous foundation. Common details such as plaster and terra cotta detailing arches, columns window surrounds, cornices, parapets, wrought iron grills, balconies, and balconets.

Requested Action:

Replace 4 double hung windows; 4 fixed windows; and one sliding patio door on primary residence and replace 2 fixed windows in accessory building. The existing windows are metal.

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:

Windows are one of the most significant character defining features of a building and their preservation and appropriate treatment is a crucial part of maintaining historic integrity. How windows are arranged within the building's façade is a key component of the architectural design. The window composition itself – their type, how they function and operate, how sashes are divided – all contribute to the distinguishing elements of the building's architectural expression and often helps define a specific era of construction.

The preservation of existing and authentic historic windows should be a top priority. They should never be replaced unless they are deteriorated to such an extent that repair and rehabilitation are not possible. Consult with a historic preservation professional or an experienced window restoration craftsman in advance of removing original windows, because quite often windows that were deemed as “not salvageable” are actually repairable. Window replacement is an expensive undertaking, and repair of original windows can often result in significant savings. The energy efficiency of historic windows can vastly increase simply by installing weatherstripping, storm windows, or window inserts.

The most common type of historic window in the historic district is the wood double-hung sash. When properly maintained, a historic wood window can outlast a modern window by several decades (and they have already proven this by still existing and functioning after a hundred years or more). These windows were built by hand, which means their various pieces can be pulled apart for repair. Antique, wavy, or imperfect glass is also a valuable part of the historic window.

In contrast, modern windows fabricated by a machine are not as easy to take apart. When a part of the sash or frame fails, the whole window unit has to be replaced. If, as a last resort, window replacement is necessary, new windows should be carefully chosen to match the original size, appearance, function, and pane configuration.

Historic Windows – Preservation and Repair

- a. **Preservation:** As a high priority, retain, preserve, and maintain authentic historic windows if still present from the date of a building's construction.
- b. **Later Windows:** Windows that have been added through subsequent historic periods can also gain significance in their own right. These should be retained unless the window negatively impacts the character of the building.
- c. **Window Elements:** Retain elements that contribute to the character of a historic window, including frames, sash, muntins, mullions, glazing, hardware, sills, lintels, and surrounds. Altering or removing such features diminishes the architectural integrity of the building.

- d. **Window Deterioration:** Do not replace windows that are significant unless they are missing or deteriorated beyond repair. Peeling paint, broken glass, missing putty, stuck sashes, and high air infiltration are all problems that can be remedied and do not constitute valid reasons for replacement.
- e. **Window Repair:** Repair historic windows retaining original materials and fabrication techniques. Replace missing or broken pieces in-kind. Appropriate epoxy consolidates or fillers may be used to strengthen and save deteriorated wood.
- f. **Limited Replacement:** Do not replace an entire window if limited replacement of deteriorated parts is possible. Many elements that are particularly susceptible to weathering, such as muntins, can be replaced without replacing the whole window. Surviving prototypes can be used to reconstruct missing elements. Replacement elements should be visually and physically compatible with the remaining portions of the window.

Replacement Windows

- a. **Replacement:** Only replace historic windows if they are severely deteriorated and cannot be repaired; or that are missing; or that have already been replaced with windows that are not historically significant to the building and are inappropriate to its character.
- b. **Reproduction Windows:** Replacement windows should be accurate reproductions of historic windows using historical, pictorial, and physical documentation in their design.
- c. **Manufactured Windows:** If an accurate reproduction window is not an option, a new manufactured window may be installed provided that the new replacement window is consistent with the historic character of the building and matches the original window's light configuration, muntin profile, operational movement, and size.
- d. **Research:** If new windows are replacing non-original windows in a historic building and the historic window configuration is not known, research similar local historic examples to determine the most appropriate configuration and profile of a new window to be installed in the historic opening.
- e. **Retain Historic Frames:** When possible, replace only the sash, leaving the historic frame and sill intact. Install weatherstripping between a new sash and the historic frame to enhance thermal performance.
- f. **Window Size:** New windows should be fabricated to match the full size of the historic window opening.
- g. **Frame, Sill and Trim:** Retain existing historic frames if only the sashes are being replaced. If an entire new window unit is being installed, the original frame should be removed. Interior and exterior casings and trim should be carefully removed and labeled prior to sash installation, then reinstalled afterwards. Retain existing sills if possible or match the existing sill details with new materials.
- h. **Wood Windows:** When possible, historic wood windows should be replaced with new all-wood windows, with a painted finish. However, aluminum-clad wood windows or composite windows (such a Fibrex) are also acceptable options.
- i. **Vinyl and all-aluminum:** Vinyl windows are not acceptable for use in historic buildings because of their inferior quality and short life spans.
All-aluminum may be allowed, but do not use standard, mass-produced aluminum windows that do not match the original units in size, proportion, or detailing.

- j. **Vinyl as Special Exceptions:** For new construction, accessory buildings, rear additions to historic houses, or non-contributing structures in the district, vinyl windows may be allowed by special exception. Their usage shall be reviewed on a case-by-case basis.
- k. **Window Replacement Types:** Replacement windows should be the same type and operate the same way as the historic windows did. Historic double-hung windows should be replaced with double-hung or single-hung windows; historic casement should be replaced with casement; historic awning windows should be replaced with awning; historic fixed windows should remain fixed; etc. The number of panes within each sash should be replicated in the new windows.
- l. **Jalousie Windows:** Jalousie windows were a popular window type for the 1950s and 1960s. While they very much contribute to the mid-century style, replacement is common since they are not energy efficient. The most appropriate replacement for jalousie windows are single pane casement windows (with no muntins) or single pane fixed windows.
- m. **Steel Casement Windows:** Steel casement windows were popular from the 1930s through the 1950s, partly due to a decrease in the availability of quality lumber. Steel casement windows are a unique window type because they are no longer in standard production. Their restoration should be considered before replacement.
- n. **Insulated Glass:** The use of insulating glass to increase the thermal performance of windows is acceptable.
- o. **Muntins:** Muntins are thin pieces of wood that separate the windowpanes. The historic muntin profile and depth should be replicated in replacement windows or restoration endeavors. While true-divided lights are preferred, simulated divided lights are acceptable, provided they have a raised profile on the exterior of the glass.

Flat muntins, adhered to the surface or applied as a grille between panes of glass, are not appropriate. Flat muntins do not affect light and shadow distribution and therefore do not authentically replicate true divided lights. Flat muntins are less structurally sound and are prone to cracking and peeling.

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 Standards which state that replacement windows should be accurate reproductions of historic windows using historical, pictorial, and physical documentation in their design; and
2. The request is consistent with the Mount Dora Historic Design Standards which state that New windows should be fabricated to match the full size of the historic window opening; 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, with the condition that the grid lines are replicated on the new windows.

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
1998 Site Form
2008 Site Form



CITY OF MOUNT D O R A

Site Photos





**CITY OF
MOUNT
DORA**

Planning and Development

510 N. Baker St.

Mount Dora, FL 32757

352-735-7113

plandev@cityofmoundora.com

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Renovations, Additions and New Construction

Property Address: 811 N GRANDVIEW ST
MOUNT DORA FL, 32757 Alternate Key No.: 1472661

Property Owner: CASA DE LEAH LLC - grantor Angela Highland

Applicant: Jimmy Sellers Renewal By Andersen of FLA

Applicant's Mailing Address: 5655 Carder Rd. Orlando, FL 32810

Applicant's Phone Number: 407-787-9291

Applicant's Email Address: rbapermits@gopermits.org

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: LIKE FOR LIKE WINDOWS/ SLIDING DOOR

Proposed Materials: LIKE FOR LIKE WINDOWS/ SLIDING DOOR

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

Full Description of Proposed Alteration(s) or Construction including materials; please attach additional documentation if needed: MAIN HOUSE - REPLACE 4 DBL HUNG AND 4 FIXED WIINDOWS, AND 1 SLIDING PATIO DOOR.

GUEST HOUSE - REPLACE 2 FIXED WINDOWS. ALL REPLACEMENTS ARE SIZE FOR SIZE WITH NO STRUCTURAL CHANGES. NON-IMPACT RATED. PRIVATE PROVIDER FOR INSPECTIONS ONLY.

Reason for Addition / Modification: UPDATING OLD WINDOWS AND PATIO DOOR W/ NEW ENERGY EFFICIENT

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

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



**CITY OF
MOUNT
DORA**

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

AGENT AUTHORIZATION

I/we, (Property owner name(s)) Angela Highland, as the
owner(s) of the real property described as follows,
811 N Grandview St, Mount Dora FL (Address, Parcel ID or Alternate Key
Number of subject property), do hereby authorize RENEWAL BY ANDERSEN OF FLA / JIMMY SELLERS to act
as my/our Agent, to execute any petitions/applications or other documents necessary to affect the request
for Certificate of Appropriateness (Application Type), and to appear on my/our
behalf before any administrative, legislative or quasi-judicial body in the City pertaining to the application
described above and to act in all respects as my/our Agent in matters pertaining to the application and City
process.

Angela Highland
Printed Name of Property Owner

Signed by:
Angela Highland
626EEA80032A4E3...
Signature of Property Owner

2/20/2026
Date

Printed Name of Property Owner

Signature of Property Owner

Date

State of Florida
County of Lake

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization,
this 20 day of February, 2026, by Angela Highland.

Personally known OR Produced Identification
Type of Identification Produced: FL DL EXP: 10/22/27

DocuSigned by:
Myrna James
E3A4B54AA08F49F...
Notary Signature

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

MYRNA A JAMES
NOTARY PUBLIC
STATE OF FLORIDA
Commission #HH322514
My Commission Expires 10/17/2026
ONLINE NOTARY



dba: RENEWAL BY ANDERSEN OF NORTH AND CENTRAL FLORIDA

Legal Name: JLM Windows, LLC | License # CGC1527613
30 S Keller Rd. Suite 500 | Orlando, FL 32810
Phone: (407)803-4723 | Fax: 407-386-8262 | concierge@rbafla.com
Measure Tech: Chanz Blames,

Angela Highland
811 N Grandview St
Mount Dora, FL 32757
H: (407)760-1645

Installation Package

811 N Grandview St
Mount Dora, FL 32757

PRODUCTS: 11 WINDOWS: 10 PATIO DOORS: 1 ENTRY DOORS: 0 SPECIALTY: 0 MISC: 0
Updated 1/13/26

BUYER

Angela Highland
811 N Grandview St
Mount Dora, FL 32757
H: (407)760-1645
Year Built:
onlyoneang@gmail.com
Est. Duration: 4½ days

REPRESENTATIVE

Denis Bianco
(443)467-9705
dbianco@rbafl.com

TECH MEASURE

Chanz Blames

cbalmes@rbafla.com

dba: RENEWAL BY ANDERSEN OF NORTH AND CENTRAL FLORIDA

Legal Name: JLM Windows, LLC | License # CGC1527613
30 S Keller Rd. Suite 500 | Orlando, FL 32810
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Measure Tech: Chanz Blames,



Order Summary

dba: RENEWAL BY ANDERSEN OF NORTH AND CENTRAL FLORIDA

Legal Name: JLM Windows, LLC | License # CGC1527613
30 S Keller Rd. Suite 500 | Orlando, FL 32810
Phone: (407)803-4723 | Fax: 407-386-8262 | concierge@rbafla.com
Measure Tech: Chanz Blames,

Angela Highland
811 N Grandview St
Mount Dora, FL 32757
H: (407)760-1645

ID#	ROOM	SIZE		DETAILS
JOB				
101	front door	43 " 42"	48 " 47"	Window: Acclaim™ Double-Hung (DG), 1:1, Flat Sill, Base Frame, Modern Checkrail, Exterior Dark Bronze, Interior White Performance Calculator: Winde, Wind Speed 132, Zone 4, PG Rating: 40 DP Rating: + 40 / - 40 Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White, Standard Color Extra Lock, Standard Color Recessed Hand Lift Screen: TruScene, Full Screen Grille Style: Grilles Between Glass (GBG) Grille Pattern: All Sash: Colonial 2w x 1h Misc: None Construction: Interior wood sill (per opening) (1), Interior Trim (per opening) (1), Exterior Trim (per opening) (1), Flush Stucco Install (per unit) (1), Remove and Replace Bucks (per opening) (1) Material: 2.25" x 5/8" L-Trim, (12 ft), White (2), 2.25" x 5/8" L-Trim, (12 ft), Dark Bronze (2), Caulk - Dark Bronze Exterior (1), Caulk - White Exterior (1), Interior Caulk- White (1), 1 x 6 x 16' FJP (1), 1 x 4 x 16' Azec (1)
102	master bathroom	43 " 42"	47 " 46"	Window: Acclaim™ Double-Hung (DG), 1:1, Travel Calculation Unavailable, Flat Sill, Base Frame, Modern Checkrail, Exterior Dark Bronze, Interior White Performance Calculator: Winde, Wind Speed 132, Zone 4, PG Rating: 40 DP Rating: + 40 / - 40 Glass: All Sash: High Performance SmartSun Glass, Obscure, Tempered Glass Hardware: White, Standard Color Extra Lock, Standard Color Recessed Hand Lift Screen: TruScene, Full Screen Grille Style: Grilles Between Glass (GBG) Grille Pattern: All Sash: Colonial 2w x 1h Misc: None Construction: Interior wood sill (per opening) (1), Interior Trim (per opening) (1), Exterior Trim (per opening) (1), Flush Stucco Install (per unit) (1), Remove and Replace Bucks (per opening) (1) Material: 2.25" x 5/8" L-Trim, (12 ft), White (2), 2.25" x 5/8" L-Trim, (12 ft), Dark Bronze (2), Caulk - Dark Bronze Exterior (1), Caulk - White Exterior (1),



Order Summary

dba: RENEWAL BY ANDERSEN OF NORTH AND CENTRAL FLORIDA

Legal Name: JLM Windows, LLC | License # CGC1527613
30 S Keller Rd. Suite 500 | Orlando, FL 32810
Phone: (407)803-4723 | Fax: 407-386-8262 | concierge@rbafla.com
Measure Tech: Chanz Blames,

Angela Highland
811 N Grandview St
Mount Dora, FL 32757
H: (407)760-1645

ID#	ROOM	SIZE		DETAILS
Interior Caulk- White (1), 1 x 6 x 16' FJP (1), 1 x 4 x 16' Azec (1)				
103	sun room	36"	49"	Window: Acclaim™ Picture, Base Frame, Exterior White, Interior White Performance Calculator: Winde, Wind Speed 132, Zone 4, PG Rating: 50 DP Rating: + 50 / - 50 Glass: All Sash: High Performance, No Pattern Grille Style: No Grille Misc: None Construction: Interior wood sill (per opening) (1), Interior Trim (per opening) (1), Exterior Trim (per opening) (1), Flush Stucco Install (per unit) (1), Remove and Replace Bucks (per opening) (1) Material: 2.25" x 5/8" L-Trim, (12 ft), White (2), Caulk - White Exterior (1), Interior Caulk- White (1), 1 x 4 x 16' FJP (1), 1 x 4 x 16' Azec (1)
		35"	48-3/4"	
106	laundry room	36"	39"	Window: Acclaim™ Picture, Base Frame, Exterior White, Interior White Performance Calculator: Winde, Wind Speed 132, Zone 4, PG Rating: 50 DP Rating: + 50 / - 50 Glass: All Sash: High Performance, No Pattern Grille Style: No Grille Misc: None Construction: Interior wood sill (per opening) (1), Interior Trim (per opening) (1), Exterior Trim (per opening) (1), Flush Stucco Install (per unit) (1), Remove and Replace Bucks (per opening) (1) Material: 2.25" x 5/8" L-Trim, (12 ft), White (2), Caulk - White Exterior (1), Interior Caulk- White (1), 1 x 4 x 16' Azec (1), 1 x 6 x 16' Azec (2)
		36"	38-1/4"	
108	laundry room	36"	39"	Window: Acclaim™ Double-Hung (DG), 1:1, Flat Sill, Base Frame, Modern Checkrail, Exterior White, Interior White Performance Calculator: Winde, Wind Speed 132, Zone 4, PG Rating: 40 DP Rating: + 40 / - 40 Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White Screen: TruScene, Full Screen Grille Style: No Grille Misc: None Construction: Interior wood sill (per opening) (1), Interior Trim (per opening)
		36"	38-1/4"	



Order Summary

dba: RENEWAL BY ANDERSEN OF NORTH AND CENTRAL FLORIDA

Legal Name: JLM Windows, LLC | License # CGC1527613
30 S Keller Rd. Suite 500 | Orlando, FL 32810
Phone: (407)803-4723 | Fax: 407-386-8262 | concierge@rbafla.com
Measure Tech: Chanz Blames,

Angela Highland
811 N Grandview St
Mount Dora, FL 32757
H: (407)760-1645

ID#	ROOM	SIZE		DETAILS
				(1), Exterior Trim (per opening) (1), Flush Stucco Install (per unit) (1), Remove and Replace Bucks (per opening) (1) Material: 2.25" x 5/8" L-Trim, (12 ft), White (2), Caulk - White Exterior (1), Interior Caulk- White (1), 1 x 4 x 16' Azec (1), 1 x 6 x 16' Azec (2)
109	laundry room	36" 36"	39" 38-1/4"	Window: Acclaim™ Double-Hung (DG), 1:1, Flat Sill, Base Frame, Modern Checkrail, Exterior White, Interior White Performance Calculator: Winde, Wind Speed 132, Zone 4, PG Rating: 40 DP Rating: + 40 / - 40 Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: White Screen: TruScene, Full Screen Grille Style: No Grille Misc: None Construction: Interior wood sill (per opening) (1), Interior Trim (per opening) (1), Exterior Trim (per opening) (1), Flush Stucco Install (per unit) (1), Remove and Replace Bucks (per opening) (1) Material: 2.25" x 5/8" L-Trim, (12 ft), White (2), Caulk - White Exterior (1), Interior Caulk- White (1), 1 x 4 x 16' Azec (1), 1 x 6 x 16' Azec (2)
110	guest house	56" 55-1/4"	25" 24-3/4"	Window: Acclaim™ Picture, Base Frame, Exterior White, Interior White Performance Calculator: Winde, Wind Speed 132, Zone 4, PG Rating: 50 DP Rating: + 50 / - 50 Glass: All Sash: High Performance SmartSun Glass, No Pattern Grille Style: No Grille Misc: None Construction: Interior wood sill (per opening) (1), Interior Trim (per opening) (1), Exterior Trim (per opening) (1), Flush Stucco Install (per unit) (1), Remove and Replace Bucks (per opening) (1) Material: 2.25" x 5/8" L-Trim, (12 ft), White (2), Caulk - White Exterior (1), Interior Caulk- White (1), 1 x 4 x 16' Azec (1), 1 x 6 x 16' Azec (2)



Order Summary

dba: RENEWAL BY ANDERSEN OF NORTH AND CENTRAL FLORIDA

Legal Name: JLM Windows, LLC | License # CGC1527613
30 S Keller Rd. Suite 500 | Orlando, FL 32810
Phone: (407)803-4723 | Fax: 407-386-8262 | concierge@rbafla.com
Measure Tech: Chanz Blames,

Angela Highland
811 N Grandview St
Mount Dora, FL 32757
H: (407)760-1645

ID#	ROOM	SIZE		DETAILS
111	guest house	57 " 55-1/4"	35 " 34-5/8"	Window: Acclaim™ Picture, Base Frame, Exterior White, Interior White Performance Calculator: Winde, Wind Speed 132, Zone 4, PG Rating: 50 DP Rating: + 50 / - 50 Glass: All Sash: High Performance SmartSun Glass, No Pattern Grille Style: No Grille Misc: None Construction: Interior wood sill (per opening) (1), Interior Trim (per opening) (1), Exterior Trim (per opening) (1), Flush Stucco Install (per unit) (1), Remove and Replace Bucks (per opening) (1) Material: 2.25" x 5/8" L-Trim, (12 ft), White (2), Caulk - White Exterior (1), Interior Caulk- White (1), 1 x 4 x 16' Azec (1), 1 x 6 x 16' Azec (2)
104	sunroom	71-1/4 " 71-1/4"	79-1/2 " 79-1/2"	Patio Door: Gliding, 200 Series Narroline, 2 Panel, Active / Stationary, Aluminum Sill, Exterior White, Interior White Performance Calculator: Winde, Wind Speed 132, Zone 4, PG Rating: 35 DP Rating: + 35 / - 35 Glass: All Sash: Tempered High Perf. Hardware: Tribeca®, White, Auxiliary Foot Lock Color Matched Screen: Gliding, Full Screen Grille Style: No Grille Misc: None Construction: Flush Stucco Install (per unit) (1), Remove and Replace Bucks (per opening) (1) Material: 2.25" x 5/8" L-Trim, (12 ft), White (2), Caulk - White Exterior (1), Interior Caulk- White (1), 1 x 4 x 16' Azec (2)
107	laundry room	27 " 26-1/4"	39 " 38-1/4"	Window: Acclaim™ Picture, Base Frame, Exterior White, Interior White Performance Calculator: Winde, Wind Speed 132, Zone 4, PG Rating: 50 DP Rating: + 50 / - 50 Glass: All Sash: High Performance, No Pattern Grille Style: No Grille Misc: None Construction: Interior wood sill (per opening) (1), Interior Trim (per opening) (1), Exterior Trim (per opening) (1), Flush Stucco Install (per unit) (1), Remove and Replace Bucks (per opening) (1) Material: 2.25" x 5/8" L-Trim, (12 ft), White (1), Caulk - White Exterior



Order Summary

dba: RENEWAL BY ANDERSEN OF NORTH AND CENTRAL FLORIDA

Legal Name: JLM Windows, LLC | License # CGC1527613
30 S Keller Rd. Suite 500 | Orlando, FL 32810
Phone: (407)803-4723 | Fax: 407-386-8262 | concierge@rbafla.com
Measure Tech: Chanz Blames,

Angela Highland
811 N Grandview St
Mount Dora, FL 32757
H: (407)760-1645

ID#	ROOM	SIZE		DETAILS
				(1), Interior Caulk- White (1), 1 x 4 x 16' Azec (1), 1 x 6 x 16' Azec (1)
105	laundry room	27"	39"	Window: Acclaim™ Picture, Base Frame, Exterior White, Interior White Performance Calculator: Winde, Wind Speed 132, Zone 4, PG Rating: 50 DP Rating: + 50 / - 50 Glass: All Sash: High Performance SmartSun Glass, No Pattern Grille Style: No Grille Misc: None Construction: Interior wood sill (per opening) (1), Interior Trim (per opening) (1), Exterior Trim (per opening) (1), Flush Stucco Install (per unit) (1), Remove and Replace Bucks (per opening) (1) Material: Caulk - White Exterior (1), Interior Caulk- White (1), 2.25" x 5/8" L-Trim, (12 ft), White (1)
		26-1/4"	38-1/4"	

PRODUCTS: 11 WINDOWS: 10 PATIO DOORS: 1 ENTRY DOORS: 0 SPECIALTY: 0 MISC: 0

Updated 1/13/26

JOB NOTES
Wood frame/extensionjamb/drywall
Stucco
Please replace all wood sills with new primed white sills
In laundry room please use pvc for sills
Homeowner would like to see how the pvc around the exterior looks before we do stucco repair
2 cats
Park in street
Please communicate with homeowner, she just moved in and wanted to see some options for trim.
Please take all photos for inspection and upload.
A lot of trim work/ stucco repair needed
Homeowner may not be there for whole install
Daughter lives in guest house.
Scaffold needed
Please be careful, bring osb for hot tub to walk on if you absolutely have to, do this at your own risk, she prefers scaffold
Thank you
Please ask h/o where to start
Estimated Duration: 4½ days

FLORIDA DEPARTMENT OF
Business & Professional Regulation



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Product Approval
USER: Public User

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► OFFICE OF THE
SECRETARY

FL #	FL14429-R14
Application Type	Revision
Code Version	2023
Application Status	Approved
Comments	
Archived	☐
Product Manufacturer	Andersen Corporation
Address/Phone/Email	100 Fourth Avenue North Bayport, MN 55003 (651) 264-5308 alan.barstad@AndersenCorp.com
Authorized Signature	Alan Barstad alan.barstad@AndersenCorp.com
Technical Representative	Alan Barstad
Address/Phone/Email	100 Fourth Avenue North Bayport, MN 55033 (651) 265-5308 abarstad@andersencorp.com
Quality Assurance Representative	Alan Barstad
Address/Phone/Email	100 Fourth Avenue North Bayport, MN 55003 (651) 264-5308 abarstad@andersencorp.com
Category	Exterior Doors
Subcategory	Sliding Exterior Door Assemblies
Compliance Method	Evaluation Report from a Florida Registered Architect or a Licensed Florida Professional Engineer ☐ Evaluation Report - Hardcopy Received
Florida Engineer or Architect Name who developed the Evaluation Report	Hermes F. Norero, P.E.
Florida License	PE-73778
Quality Assurance Entity	Window and Door Manufacturers Association-QA
Quality Assurance Contract Expiration Date	12/16/2030
Validated By	Zachary R. Priest, P.E. ☒ Validation Checklist - Hardcopy Received
Certificate of Independence	FL14429_R14_COI_COI Andersen SS 2021-10-18.pdf

Referenced Standard and Year (of Standard)	<u>Standard</u>	<u>Year</u>
--	------------------------	--------------------

AAMA/WDMA/CSA 101/I.S.2/A440	2017
ASTM E1886	2019
ASTM E1996	2020
TAS 201	1994
TAS 202	1994
TAS 203	1994

Equivalence of Product Standards
Certified By

Sections from the Code

Product Approval Method

Method 1 Option D

Date Submitted 12/26/2023
Date Validated 12/28/2023
Date Pending FBC Approval 01/03/2024
Date Approved 02/13/2024

Summary of Products

FL #	Model, Number or Name	Description
14429.1	100 Series Gliding Patio Door, Transom, & Sidelight (Non-HVHZ) (Non-Impact)	100 Series Gliding Patio Door, Transom, & Sidelight (Non-HVHZ)(Non-Impact)
Limits of Use Approved for use in HVHZ: No Approved for use outside HVHZ: Yes Impact Resistant: No Design Pressure: +30/-30 Other: See Installation Instructions and Evaluation report for allowable sizes, installation requirements and limits of use.		Installation Instructions FL14429_R14_II_AWD120 SS 2023-08-14.pdf Verified By: Hermes F. Norero, P.E. Florida P.E. 73778 Created by Independent Third Party: Yes Evaluation Reports FL14429_R14_AE_PER6661 SS 2023-08-14.pdf Created by Independent Third Party: Yes
14429.2	200 Series Narroline Gliding Patio Door (Non-HVHZ)(Non-Impact)	200 Series Narroline Gliding Patio Door (Non-HVHZ)(Non-Impact)
Limits of Use Approved for use in HVHZ: No Approved for use outside HVHZ: Yes Impact Resistant: No Design Pressure: N/A Other: See Installation Instructions and Evaluation report for allowable design pressures, sizes, installation requirements and limits of use.		Installation Instructions FL14429_R14_II_AWD112 SS 2023-08-14.pdf Verified By: Hermes F. Norero, P.E. Florida P.E. 73778 Created by Independent Third Party: Yes Evaluation Reports FL14429_R14_AE_PER6662 SS 2023-08-14.pdf Created by Independent Third Party: Yes
14429.3	200 Series Perma-Shield Gliding Patio Door (Non-HVHZ)(Non-Impact)	200 Series Perma-Shield Gliding Patio Door (Non-HVHZ)(Non-Impact)
Limits of Use Approved for use in HVHZ: No Approved for use outside HVHZ: Yes Impact Resistant: No Design Pressure: N/A Other: See Installation Instructions and Evaluation report for allowable design pressures, sizes, installation requirements and limits of use.		Installation Instructions FL14429_R14_II_AWD191 SS 2023-08-14.pdf Verified By: Hermes F. Norero, P.E. Florida P.E. 73778 Created by Independent Third Party: Yes Evaluation Reports FL14429_R14_AE_PER6663 SS 2023-08-14.pdf Created by Independent Third Party: Yes
14429.4	400 Series Gliding Patio Door (Non-HVHZ)(Non-Impact)	400 Series Gliding Patio Door (Non-HVHZ)(Non-Impact)
Limits of Use Approved for use in HVHZ: No Approved for use outside HVHZ: Yes		Installation Instructions FL14429_R14_II_AWD117 SS 2023-08-14.pdf Verified By: Hermes F. Norero, P.E. Florida P.E. 73778

Impact Resistant: No Design Pressure: N/A Other: See Installation Instructions and Evaluation report for allowable design pressures, sizes, installation requirements and limits of use.		Created by Independent Third Party: Yes Evaluation Reports FL14429_R14_AE_PER6664_SS_2023-08-14.pdf Created by Independent Third Party: Yes
14429.5	A-Series Gliding Patio Door (Non-HVHZ)(Non-Impact)	A-Series Gliding Patio Door (Non-HVHZ)(Non-Impact)
Limits of Use Approved for use in HVHZ: No Approved for use outside HVHZ: Yes Impact Resistant: No Design Pressure: N/A Other: See Installation Instructions and Evaluation report for allowable design pressures, sizes, installation requirements and limits of use.		Installation Instructions FL14429_R14_II_AWD306_SS_2022-08-16.pdf Verified By: Hermes F. Norero, P.E. Florida P.E. 73778 Created by Independent Third Party: Yes Evaluation Reports FL14429_R14_AE_PER8112_SS_2022-08-16.pdf Created by Independent Third Party: Yes
14429.6	A-Series Gliding Patio Door with PG Upgrade (HVHZ)(Non-Impact)	A-Series Gliding Patio Door with PG Upgrade (HVHZ)(Non-Impact)
Limits of Use Approved for use in HVHZ: Yes Approved for use outside HVHZ: Yes Impact Resistant: No Design Pressure: N/A Other: See Installation Instructions and Evaluation report for allowable design pressures, sizes, installation requirements and limits of use.		Installation Instructions FL14429_R14_II_AWD119_SS_2023-12-22.pdf Verified By: Hermes F. Norero, P.E. Florida P.E. 73778 Created by Independent Third Party: Yes Evaluation Reports FL14429_R14_AE_PER9052_SS_2023-12-28.pdf Created by Independent Third Party: Yes
14429.7	A-Series Gliding Patio Door with Stormwatch Protection (HVHZ)(Impact)	A-Series Gliding Patio Door with Stormwatch Protection (HVHZ)(Impact)
Limits of Use Approved for use in HVHZ: Yes Approved for use outside HVHZ: Yes Impact Resistant: Yes Design Pressure: N/A Other: See Installation Instructions and Evaluation report for allowable design pressures, sizes, installation requirements and limits of use.		Installation Instructions FL14429_R14_II_AWD118_SS_2023-12-22.pdf Verified By: Hermes F. Norero, P.E. Florida P.E. 73778 Created by Independent Third Party: Yes Evaluation Reports FL14429_R14_AE_PER9051_SS_2023-12-22.pdf Created by Independent Third Party: Yes

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[Contact Us](#) :: 2601 Blair Stone Road, Tallahassee FL 32399 Phone: 850-487-1824

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Product Approval Accepts:





398 E DANIA BEACH BLVD. SUITE 338, DANIA BEACH, FL 33004

Product Evaluation Report

of

**Andersen Corporation
A-Series Gliding Patio Door
(Non-HVHZ) (Non-Impact)**

for

Florida Product Approval

FL# FL14429

Report No. 8112

Current Florida Building Code

Method: 1 – D (Engineering Evaluation)

Category: Exterior Doors

Sub – Category: Sliding Exterior Door Assemblies

**Product: A-Series Gliding Patio Door
(Non-HVHZ) (Non-Impact)**

Materials: ~~Ponderosa Pine~~

Product Dimensions: See Installation Instructions, AWD306

Prepared for:

**Andersen Corporation
100 Fourth Avenue N.
Bayport, MN 55003-1096**

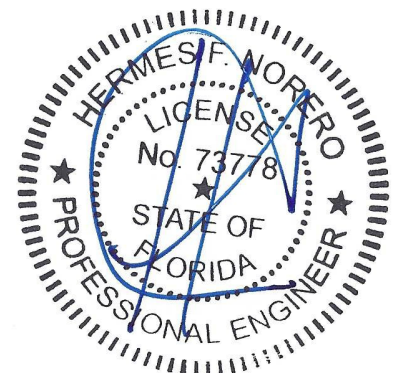
Prepared by:

Hermes F. Norero, P.E.
Florida Professional Engineer # 73778
Date: 8/12/2022

Contents:

Evaluation Report Pages 1 – 3

Digitally signed by Hermes F. Norero, P.E.
Reason: I am approving this document
Date: 2022.08.16 07:08:17 -04'00'



Hermes F. Norero, P.E.
Florida P.E. No. 73778



FL#: FL14429
Report #: 8112
Date: 8/12/2022

398 E DANIA BEACH BLVD. SUITE 338, DANIA BEACH, FL 33004

Manufacturer: Andersen Corporation

Product Category: Exterior Doors

Product Sub-Category: Sliding Exterior Door Assemblies

Compliance Method: State Product Approval Method (1)(d)

Product Name: A-Series Gliding Patio Door
(Non-HVHZ) (Non-Impact)

Scope: This is a Product Evaluation Report issued by Hermes F. Norero, P.E. (FL # 73778) for **Andersen Corporation** based on Method 1d of the State of Florida Product Approval, Department of Business and Professional Regulation - Florida Building Commission.

Hermes F. Norero, P.E. does not have nor will acquire financial interest in the company manufacturing or distributing the product or in any other entity involved in the approval process of the product named herein.

This product has been evaluated for use in locations adhering to the current Florida Building Code.

See Installation Instructions **AWD306**, signed and sealed by Hermes F. Norero, P.E. (FL # 73778) for specific use parameters.

Limits of Use:

1. This product has been evaluated and is in compliance with the current Florida Building Code, excluding the "High Velocity Hurricane Zone" (HVHZ).
2. Product anchors shall be as listed and spaced as shown on details. Anchor embedment into substrate material shall be beyond wall dressing or stucco.
3. When used in areas requiring wind borne debris protection this product complies with Chapter 16 of the current Florida Building Code and does require an impact resistant covering.
4. Site conditions that deviate from the details of installation instructions **AWD306** require further engineering analysis by a licensed engineer or registered architect.
5. See Installation Instructions **AWD306** for size and design pressure limitations.

 954.399.8478

 954.744.4738

Quality Assurance: The manufacturer has demonstrated compliance of manufacture of products in accordance with the Florida Building Code for manufacturing under a quality assurance program audited by an approved quality assurance entity through **Window and Door Manufacturers Association** (FBC Organization # QUA2515).

Performance Standards: The product described herein has been evaluated per:

- AAMA/WDMA/CSA 101/I.S.2/A440-17

Referenced Data:

1. Product Testing Performed by **Architectural Testing, Inc.**
(FBC Organization # TST1795)
Report: Dated:
N2694.01-201-44 03/01/2022
N2680.01-201-44 03/02/2022
N2682.01-201-44 03/02/2022
N2684.01-201-44 03/02/2022
N2677.01-201-44 03/03/2022
N2675.01-201-44 03/03/2022
N2679.01-201-44 03/03/2022
N2676.01-201-44 03/04/2022
N2693.01-201-44 03/04/2022
N2692.01-201-44 03/04/2022
2. Quality Assurance
Window and Door Manufacturers Association
(FBC Organization #: QUA2515)

Installation: Refer to Installation Instructions (**AWD306**) for anchor types, spacing, and more details of the installation requirements.

Design Pressure: Refer to Installation Instructions (**AWD306**) for design pressure configurations.

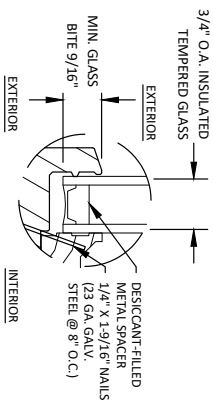
ANDERSEN CORPORATION

A-SERIES GLIDING PATIO DOOR

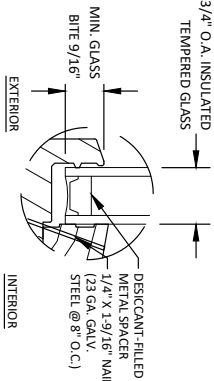
(NON-HVHZ)(NON-IMPACT)

GENERAL NOTES:

1. THE PRODUCT SHOWN HEREIN IS DESIGNED AND MANUFACTURED TO COMPLY WITH THE CURRENT FLORIDA BUILDING CODE (FBC) EXCLUDING HVHZ, AND HAS BEEN EVALUATED ACCORDING TO THE FOLLOWING:
 - AAMA/WDMA/CSA 101/15.2/A440-17
2. ADEQUACY OF THE EXISTING STRUCTURAL CONCRETE/MASONRY, 2X AND METAL STUD FRAMING AS A MAIN WIND FORCE RESISTING SYSTEM, CAPABLE OF WITHSTANDING AND TRANSFERRING APPLIED PRODUCT LOADS TO THE FOUNDATIONS, IS THE RESPONSIBILITY OF THE ENGINEER OR ARCHITECT OF RECORD FOR THE PROJECT OF INSTALLATION.
3. 1X AND 2X BUCKS (WHEN USED) SHALL BE DESIGNED AND ANCHORED TO PROPERLY TRANSFER ALL LOADS TO THE STRUCTURE. BUCK DESIGN AND INSTALLATION IS THE RESPONSIBILITY OF THE ENGINEER OR ARCHITECT OF RECORD FOR THE PROJECT OF INSTALLATION.
4. THE INSTALLATION DETAILS DESCRIBED HEREIN ARE GENERIC AND MAY NOT REFLECT ACTUAL CONDITIONS FOR A SPECIFIC SITE. IF SITE CONDITIONS CAUSE INSTALLATION TO DEVIATE FROM THE REQUIREMENTS DETAILED HEREIN, A LICENSED ENGINEER OR ARCHITECT SHALL PREPARE SITE SPECIFIC DOCUMENTS FOR USE WITH THIS DOCUMENT.
5. APPROVED IMPACT PROTECTIVE SYSTEM **IS REQUIRED** TO PROTECT THIS PRODUCT IN AREAS REQUIRING IMPACT RESISTANCE.
6. DOOR FRAME MATERIAL: PONDEROSA PINE OR EQUIVALENT (MIN. S.G.=0.40).
7. GLASS SHALL COMPLY WITH THE REQUIREMENTS OF ASTM E1300. SEE GLAZING DETAILS ON SHEET 1.
8. DESIGNATIONS "X" AND "O" STAND FOR THE FOLLOWING:
 - X: OPERABLE PANEL
 - O: FIXED PANEL
9. CUSTOM SIZES AVAILABLE UPON REQUEST. CUSTOM DESIGN PRESSURE WILL BE ASSIGNED EQUAL TO NEXT LARGER STANDARD SIZE.
10. IN ACCORDANCE WITH THE FBC, WOOD COMPONENTS SHALL HAVE BEEN PRESERVATIVE TREATED OR SHALL BE OF A DURABLE SPECIES AS SPECIFIED IN CHAPTER 23.
11. IN ACCORDANCE WITH THE FBC, DISSIMILAR METALS INCLUDING FASTENERS THAT MAY COME INTO CONTACT WITH ALUMINUM UNIT FRAMING SHALL BE PROTECTED AS PER CHAPTER 20.



GLAZING DETAIL 1
TRADITIONAL



GLAZING DETAIL 2
CONTEMPORARY

- GLAZING NOTES:
1. GLASS TYPE SHALL COMPLY WITH ASTM E1300 AND FBC SAFETY GLAZING REQUIREMENTS.
 2. SETTING BLOCKS TO BE LOCATED AT 1/4 SPAN LENGTH FOR GLASS WIDER THAN 36" AS PER FBC CHAPTER 24.
 3. SETTING BLOCK DUROMETER HARDNESS OF 70-90 (SHORE A) AS REFERENCED IN FBC CHAPTER 24.
 4. GLASS TYPE SHALL COMPLY WITH APPLICABLE GLAZING REQUIREMENTS PER CHAPTER 24 OF THE FBC.

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1	GENERAL NOTES AND GLAZING DETAILS			
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4	TRADITIONAL ELEVATIONS			
5	CONTEMPORARY ELEVATIONS			
6	ANCHOR LAYOUTS			
7	ANCHOR LAYOUTS			
8	TRADITIONAL VERTICAL SECTIONS			
9	CONTEMPORARY VERTICAL SECTIONS			
10	HORIZONTAL SECTIONS			
11	ANCHOR DETAILS			

SIZE	CONFIGURATION	DESIGN PRESSURE (PSF)		IMPACT RATING
		POS.	NEG.	
189" X 119.5"	OXOX	40	40	NON-IMPACT
189" X 95.5"	OXOX	40	40	
189" X 82.4"	OXOX	50	50	
141" X 119.5"	XOX	40	40	
141" X 95.5"	XOX	40	40	
141" X 82.4"	XOX	50	50	
95.3" X 119.5"	XO	45	45	
95.3" X 95.5"	XO	50	50	
95.3" X 82.4"	XO	50	50	
50.4" X 119.5"	O	45	45	



ANDERSEN
WINDOWS & DOORS

100 FOURTH AVE NORTH
BAYPORT, MN 55003-1096
PH: (651) 264-5150 FX: (651) 264-5485

TITLE: **A-SERIES GLIDING PATIO DOOR**
(NON-HVHZ)(NON-IMPACT)

GENERAL NOTES & GLAZING DETAILS

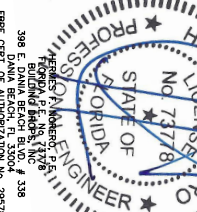
PREPARED BY:



BUILDING DROPS, INC.
398 E. DANIA BEACH BLVD., STE. 338
DANIA BEACH, FL 33004
PH: (954) 399-8478
FAX: (954) 744-4738
WEB: www.buildingdrops.com

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Digitally signed by **Robert P. E. Norero, P.E.** Reason: I am approving this document Date: 2022.08.16 17:05:38 -0400



ROBERT P. E. NORERO, P.E.
LICENSED PROFESSIONAL ENGINEER
STATE OF FLORIDA
NO. 73778

398 E. DANIA BEACH, STE. 338
DANIA BEACH, FL 33004
FBC CERT. OF AUTHORIZATION NO. 29578

FL #: **FL14429**

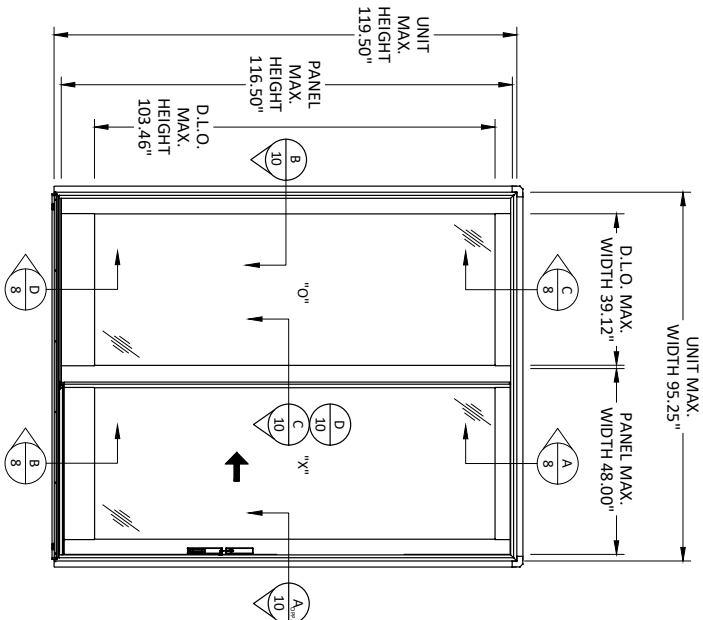
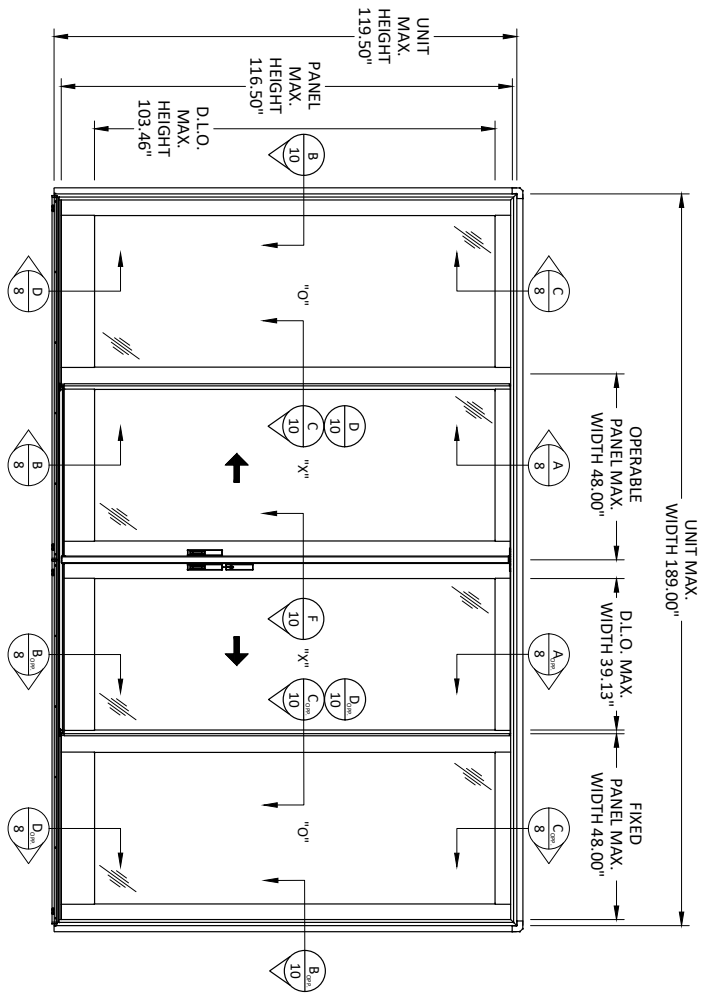
DATE: **07.22.22**

DWG. BY: **SH** CHK. BY: **HFN**

SCALE: **NTS**

DWG. #: **AWD306**

SHEET: **1**



ELEVATION TRADITIONAL

ELEVATION TRADITIONAL

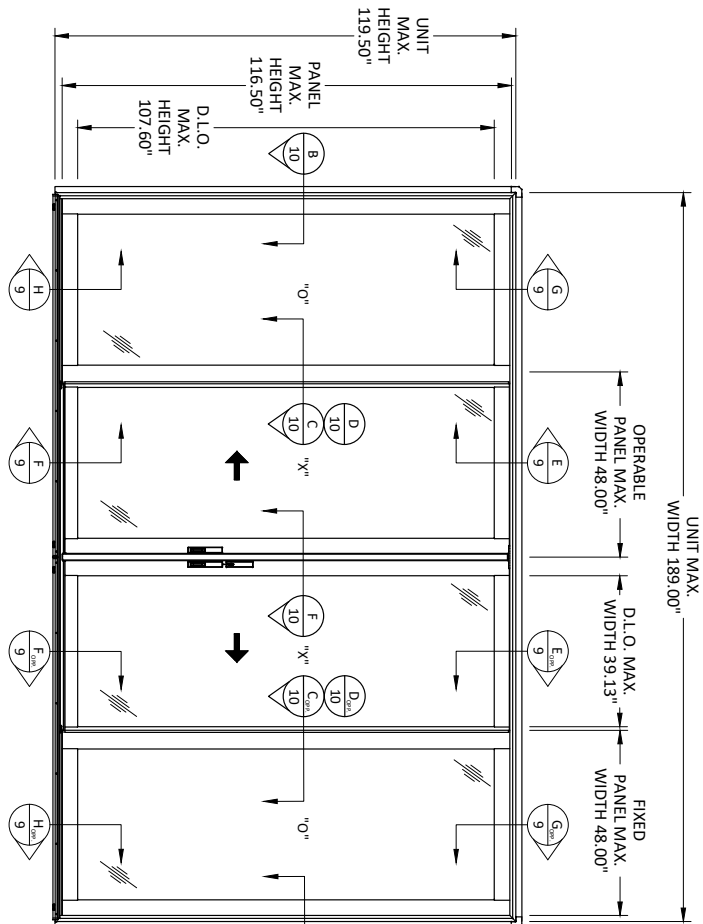
ANDERSEN
WINDOWS & DOORS
100 FOURTH AVE NORTH
BAYPORT, MN 55003-1096
PH: (651) 264-5150 FX: (651) 264-5485

TITLE: **A-SERIES GLIDING PATIO DOOR (NON-HVHZ)(NON-IMPACT)**
ELEVATIONS
PREPARED BY: **BUILDING DROPS, INC.**
398 E. DANIA BEACH BLVD., STE. 338
DANIA BEACH, FL 33004
PH: (954)399-8478
FAX: (954)744.4738
WEB: www.buildingdrops.com

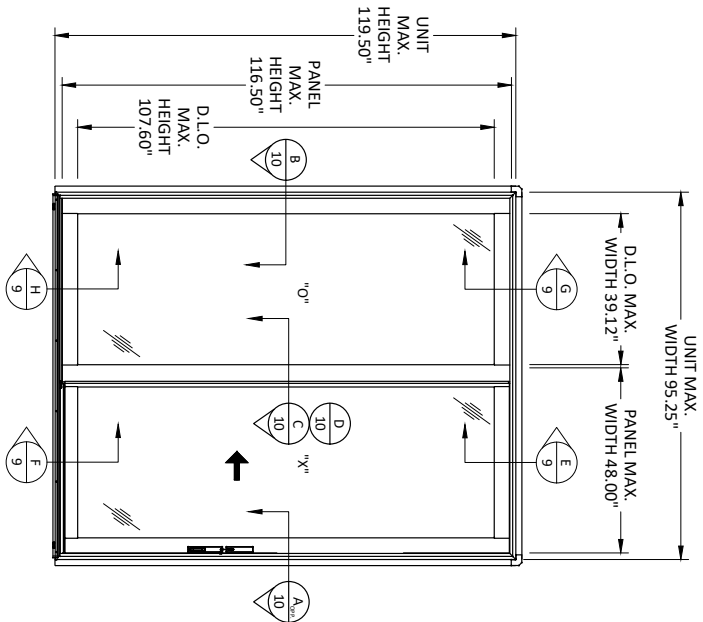
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STATE OF FLORIDA
LICENSE NO. 73778
398 E. DANIA BEACH BLVD., STE. 338
DANIA BEACH, FL 33004
FBIPE CERT. OF AUTHORIZATION NO. 29578

FL #: **FL14429**
DATE: **07.22.22**
DWG. BY: **SH** CHK. BY: **HFN**
SCALE: **NTS**
DWG. #: **AWD306**
SHEET: **2** OF **11**



ELEVATION
CONTEMPORARY



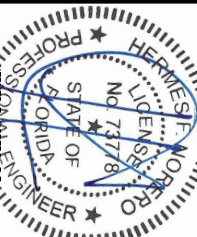
ELEVATION
CONTEMPORARY

TITLE: **A-SERIES GLIDING PATIO DOOR (NON-HVHZ)(NON-IMPACT)**
ELEVATIONS

PREPARED BY: **BUILDING DROPS, INC.**
398 E. DANIA BEACH BLVD., STE. 338
DANIA BEACH, FL 33004
PH: (954)399-8478
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FPEE CERT. OF AUTHORIZATION No. 29578

FL #: **FL14429**

DATE: **07.22.22**

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SCALE: **NTS**

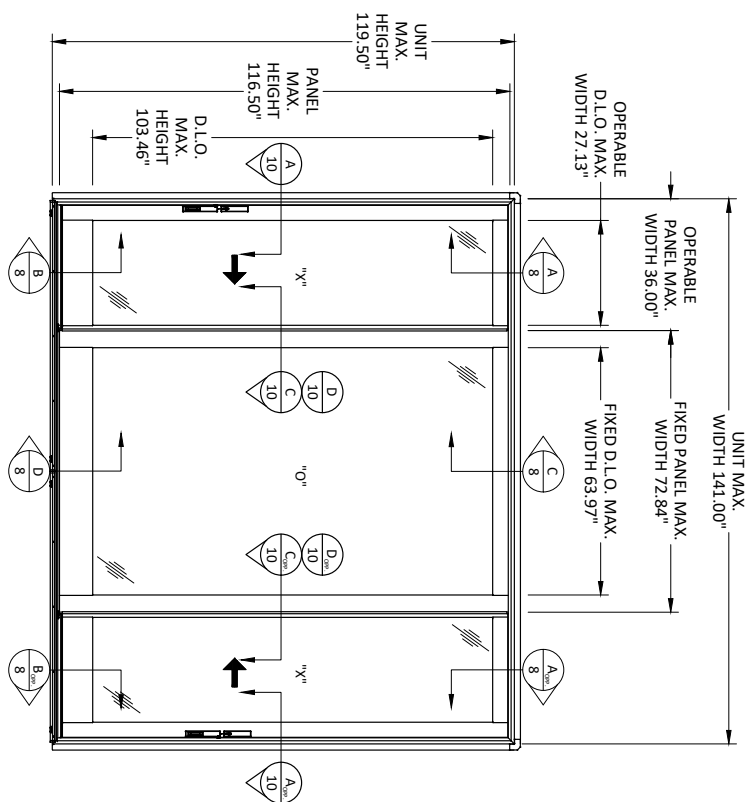
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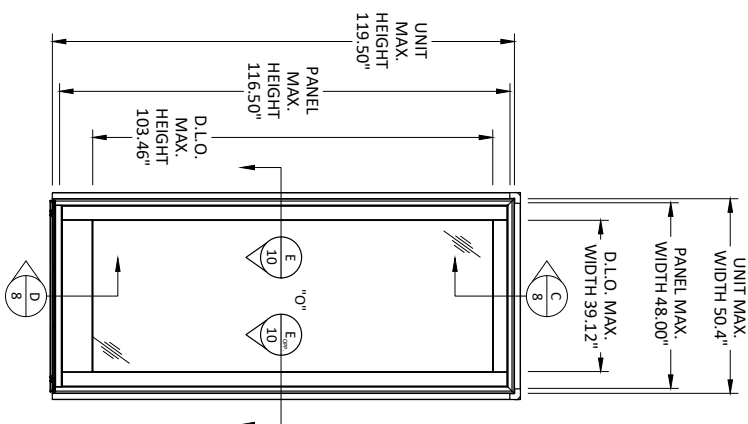
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OF 11





ELEVATION
TRADITIONAL



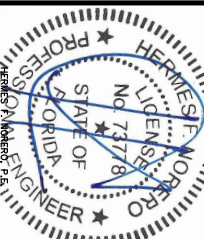
ELEVATION
TRADITIONAL

ANDERSEN
WINDOWS & DOORS
100 FOURTH AVE NORTH
BAYPORT, MN 55003-1096
PH: (651) 264-5150 FX: (651) 264-5485

TITLE: A-SERIES GLIDING PATIO DOOR (NON-HVHZ)(NON-IMPACT)
ELEVATIONS
PREPARED BY: BUILDING DROPS, INC.
398 E. DANIA BEACH BLVD., STE. 338
DANIA BEACH, FL 33004
PH: (954)399-8478
FAX: (954)744.4738
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BUILDING DROPS, INC.
398 E. DANIA BEACH BLVD., STE. 338
DANIA BEACH, FL 33004
FLPE CERT. OF AUTHORIZATION No. 29578

FL #: FL14429

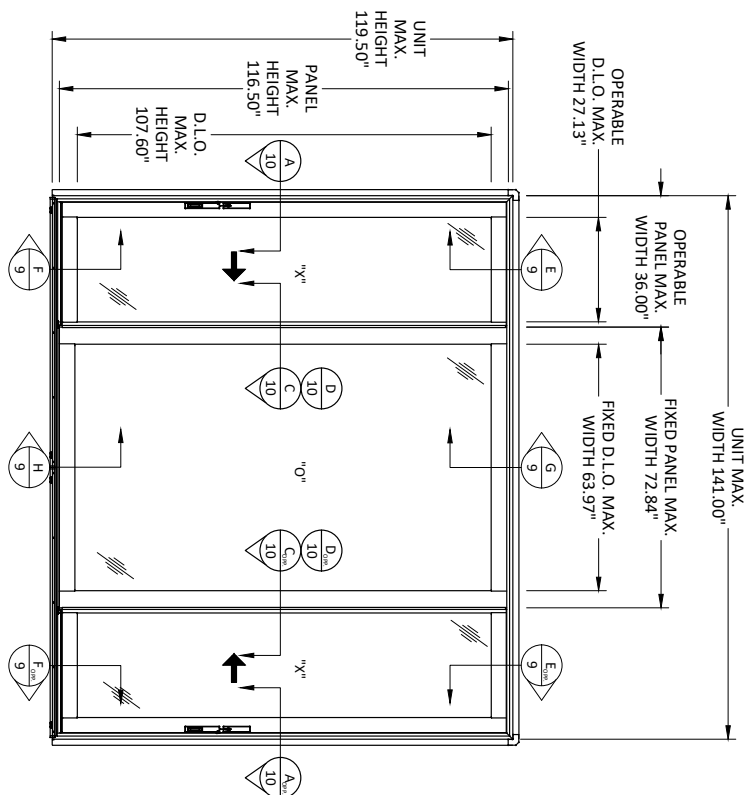
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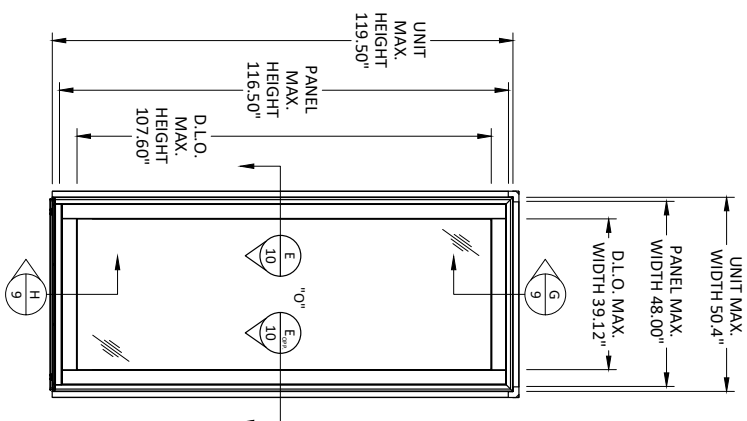
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DWG. #: AWD306

SHEET:



ELEVATION CONTEMPORARY



ELEVATION **CONTEMPORARY**

TITLE: *A-SERIES GLIDING
PATIO DOOR
(NON-HVHZ)(NON-IMPACT)*

ELEVATIONS

PREPARED BY:

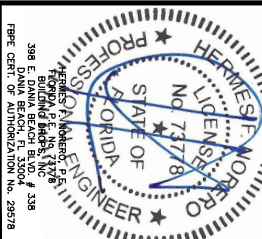
**BUILDING DROPS**

BUILDING DROPS, INC.
398 E. DANIA BEACH BLVD., STE. 338
DANIA BEACH, FL 33004
PH: (954)399-8478
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FL#: 214400

FL14429

DATE: 07.22.22

DWG. BY: SH	CHK. BY: HFN
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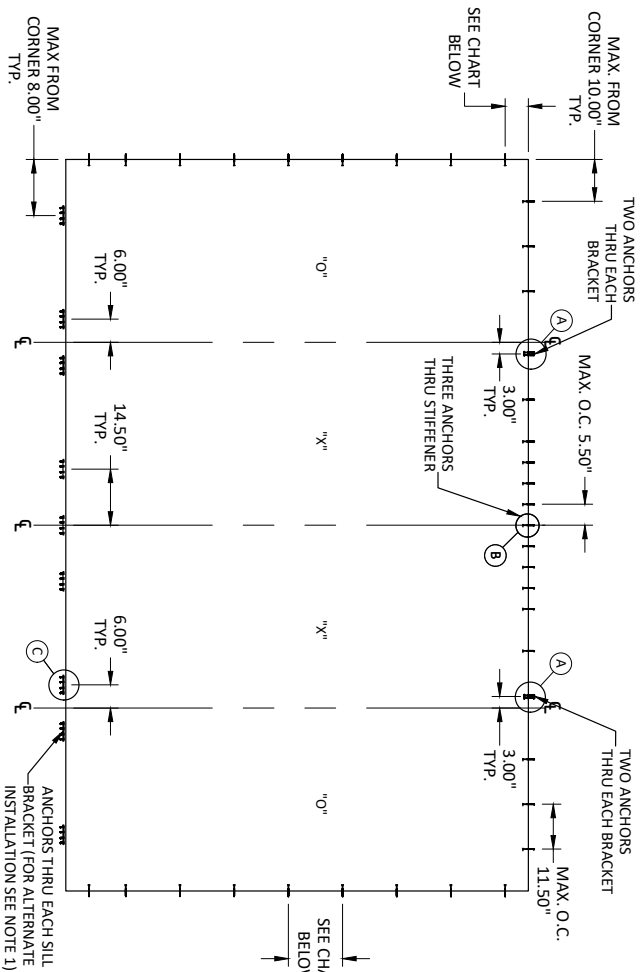
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DWG. #: AWD306

SHEET:



OF 11

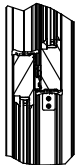


ANCHOR LAYOUT

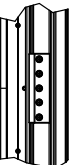
JAMB ANCHOR SPACING (OXO & XO)	MAX. CORNER SPACING	MAX. O.C. SPACING
HEIGHT	119.5"	14.0"
SPACING	6.0"	6.0"
	95.5"	14.0"
	82.4"	17.75"

NOTE 1

USE OF CONTINUOUS SILL CLIP
REQUIRES A MAXIMUM O.C. SPACING OF:
• 21.62" O.C. @ 189" WIDTH
• 35.50" O.C. @ 141" WIDTH
• 35.62" O.C. @ 95.25" WIDTH



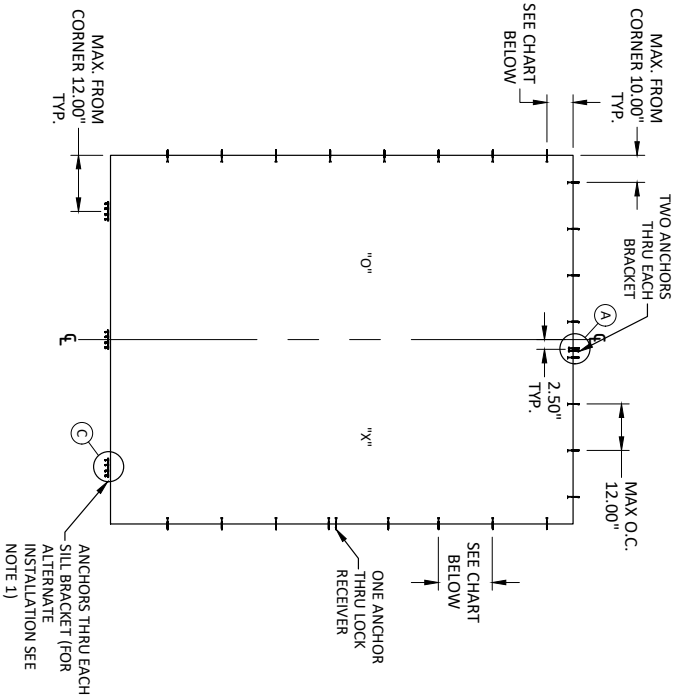
DETAIL A
HEAD JAMB BRACKET
2 ANCHORS THROUGH
BRACKET REQUIRED



DETAIL B
HEAD JAMB STIFFENER
3 ANCHORS THROUGH
STIFFENER REQUIRED



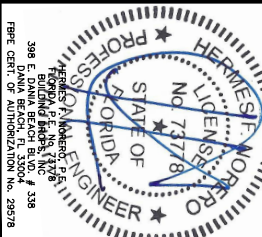
DETAIL C
SILL BRACKET
SEE ABOVE FOR
ANCHOR QUANTITIES



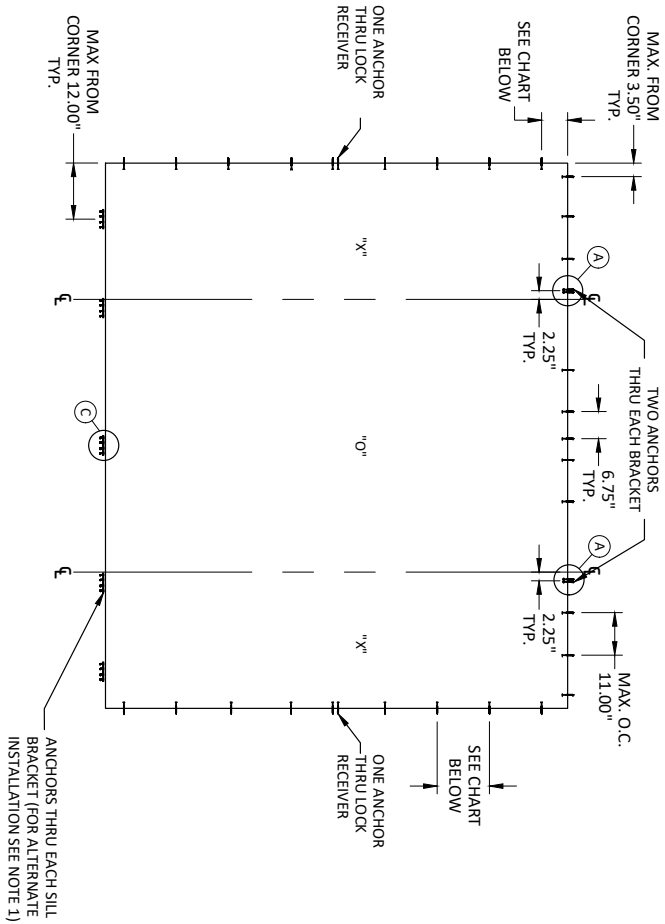
ANCHOR LAYOUT

TITLE: A-SERIES GLIDING PATIO DOOR (NON-HVHZ)(NON-IMPACT)
ANCHOR LAYOUTS

PREPARED BY: BUILDING DROPS, INC.
398 E. DANIA BEACH BLVD., STE. 338
DANIA BEACH, FL 33004
PH: (954)399-8478
FAX: (954)744.4738
WEB: www.buildingdrops.com



FL #:	FL14429
DATE:	07.22.22
DWG. BY:	SH
CHK. BY:	HFN
SCALE:	NTS
DWG. #:	AWD306
SHEET:	6
OF 11	

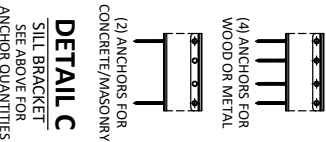
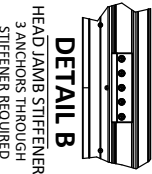


ANCHOR LAYOUT

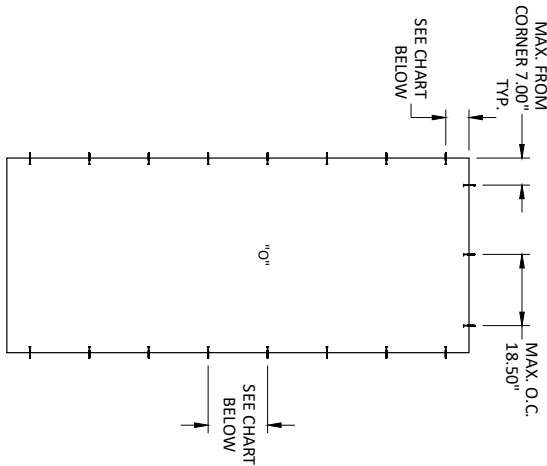
JAMB ANCHOR SPACING (XOX & O)		
HEIGHT	MAX. CORNER SPACING	MAX. O.C.
119.5"	5.0"	14.0"
95.5"	6.0"	14.0"
82.5"	6.0"	17.0"

NOTE 1

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• 21.62" O.C. @ 189" WIDTH
• 35.50" O.C. @ 141" WIDTH
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ANCHOR LAYOUT





ANDERSEN
WINDOWS & DOORS
100 FOURTH AVE NORTH
BAYPORT, MN 55003-1096
PH: (651) 264-5150 FX: (651) 264-5485

TITLE: **A-SERIES GLIDING PATIO DOOR (NON-HVHZ)(NON-IMPACT)**

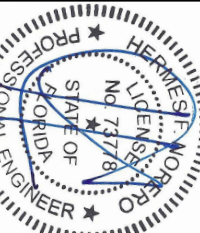
ANCHOR LAYOUTS

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DANIA BEACH, FL 33004
PH: (954)399-8478
FAX: (954)744.4738
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BUILDING DROPS

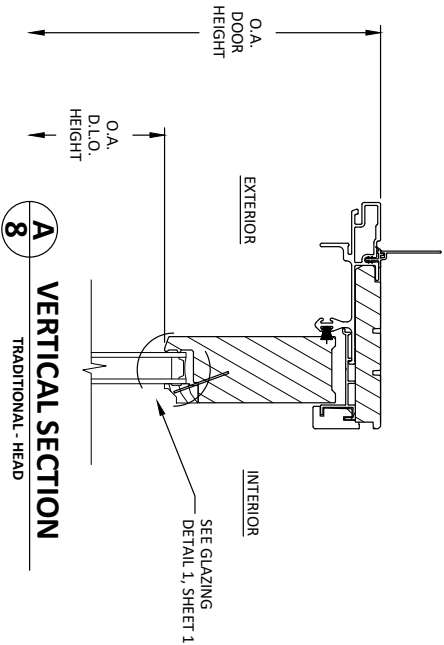
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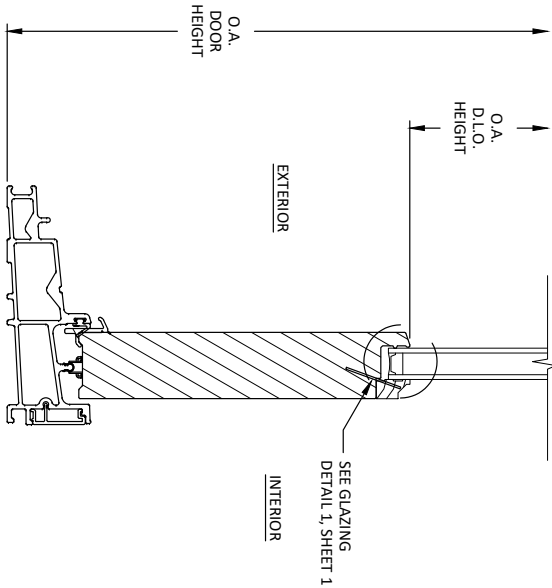
HERMES F. NORBERG
LICENSED PROFESSIONAL ENGINEER
STATE OF FLORIDA
NO. 73778

398 E. DANIA BEACH BLVD., STE. 338
DANIA BEACH, FL 33004
PHONE CERT. OF AUTHORIZATION NO. 29578

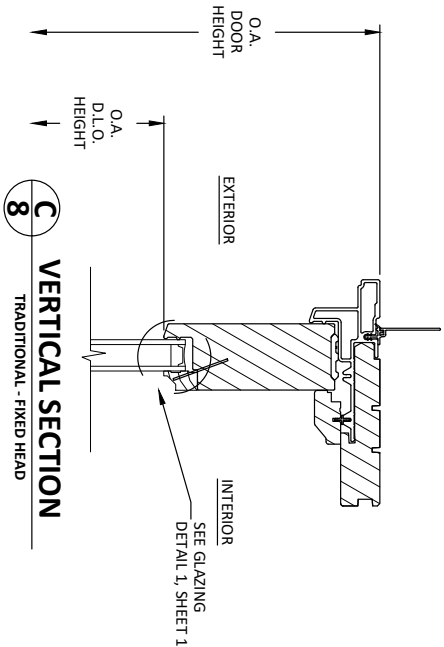
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DATE:	07.22.22
DWG. BY:	SH
CHK. BY:	HFN
SCALE:	NTS
DWG. #:	AWD306
SHEET:	7



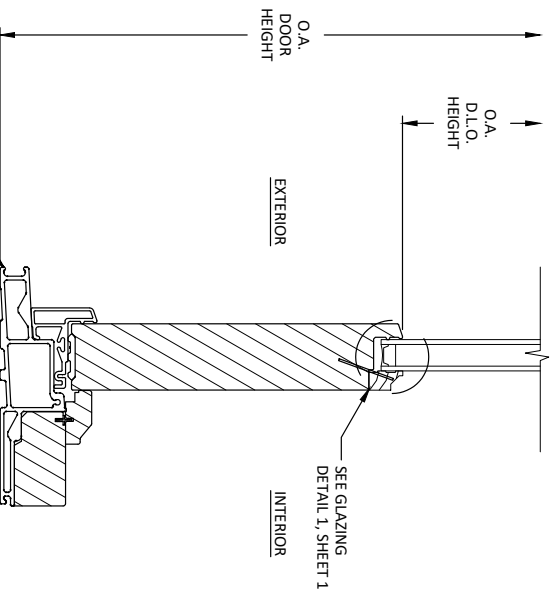
A
VERTICAL SECTION
TRADITIONAL - HEAD



B
VERTICAL SECTION
TRADITIONAL - SILL



C
VERTICAL SECTION
TRADITIONAL - FIXED HEAD



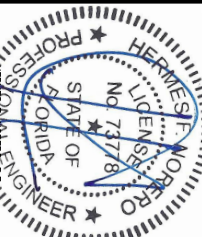
D
VERTICAL SECTION
TRADITIONAL - FIXED SILL

ANDERSEN
WINDOWS & DOORS
100 FOURTH AVE NORTH
BAYPORT, MN 55003-1096
PH: (651) 264-5150 FX: (651) 264-5485

TITLE: **A-SERIES GLIDING PATIO DOOR (NON-HVHZ)(NON-IMPACT)**
VERTICAL SECTIONS
PREPARED BY: **BUILDING DROPS, INC.**
398 E. DANIA BEACH BLVD., STE. 338
DANIA BEACH, FL 33004
PH: (954)399-8478
FAX: (954)744.4738
WEB: www.buildingdrops.com

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FL #: **FL14429**

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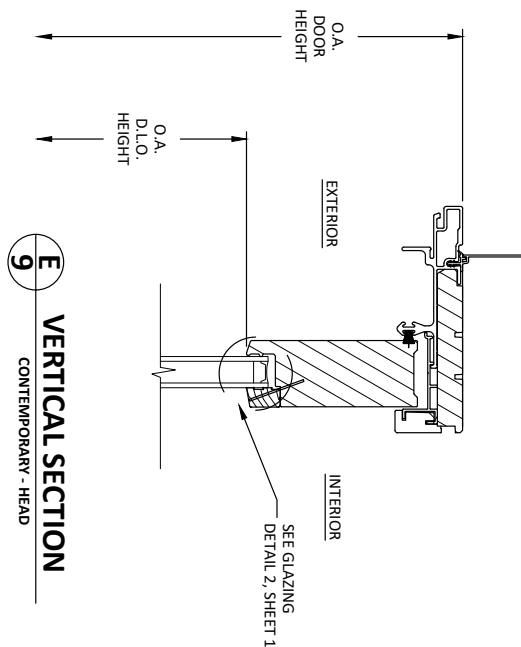
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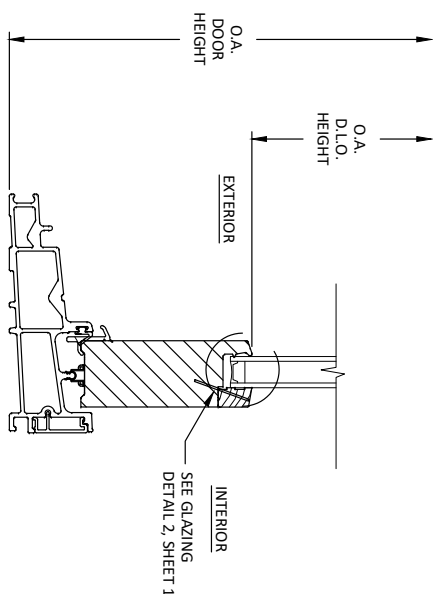
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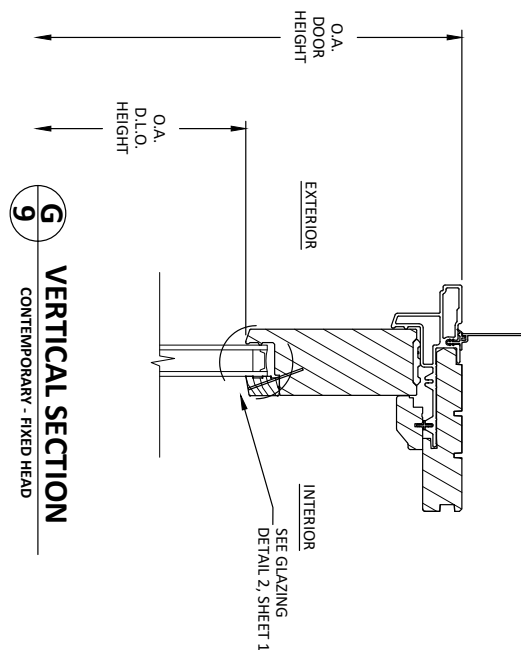




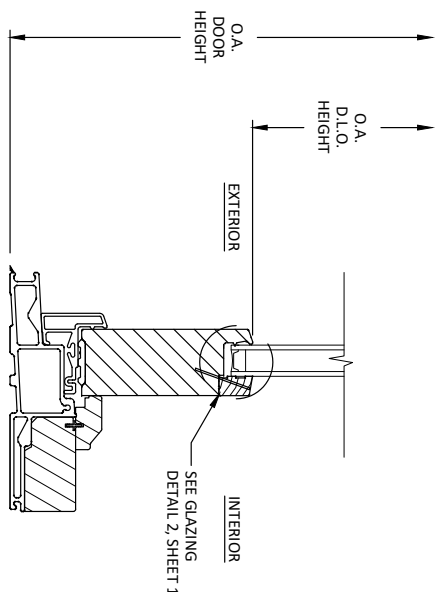
E
9
VERTICAL SECTION
CONTEMPORARY - HEAD



F
9
VERTICAL SECTION
CONTEMPORARY - SILL



G
9
VERTICAL SECTION
CONTEMPORARY - FIXED HEAD



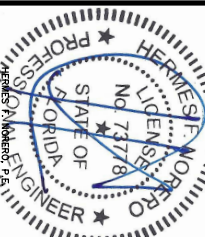
H
9
VERTICAL SECTION
CONTEMPORARY - FIXED SILL

ANDERSEN
WINDOWS & DOORS
1001 FOURTH AVE NORTH
BAYPORT, MN 55003-1096
PH: (651) 264-5150 FX: (651) 264-5485

TITLE: **A-SERIES GLIDING PATIO DOOR (NON-HVHZ)(NON-IMPACT)**
VERTICAL SECTIONS
PREPARED BY: **BUILDING DROPS, INC.**
398 E. DANIA BEACH BLVD., STE. 338
DANIA BEACH, FL 33004
PH: (954)399-8478
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DANIA BEACH, FL 33004
FILE CERT. OF AUTHORIZATION NO. 29578

FL #: **FL14429**

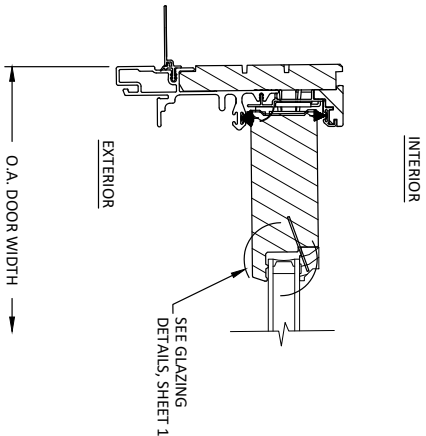
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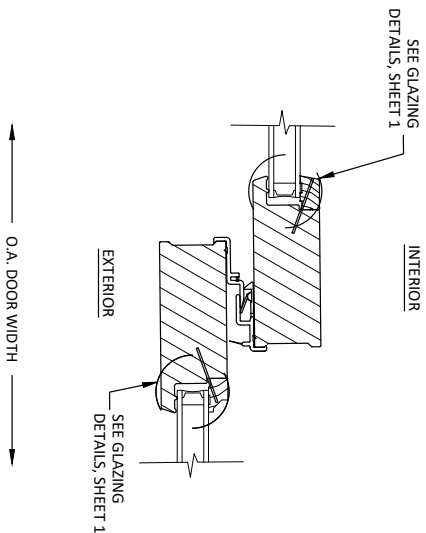
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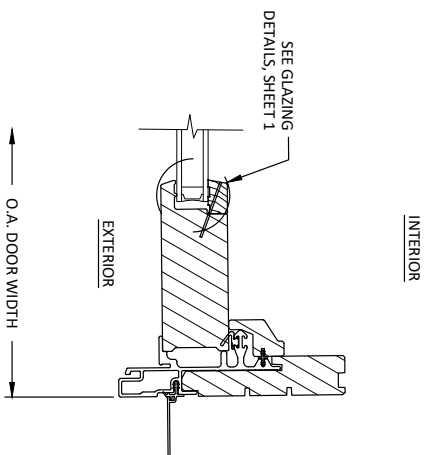
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A
10
HORIZONTAL SECTION
JAMB

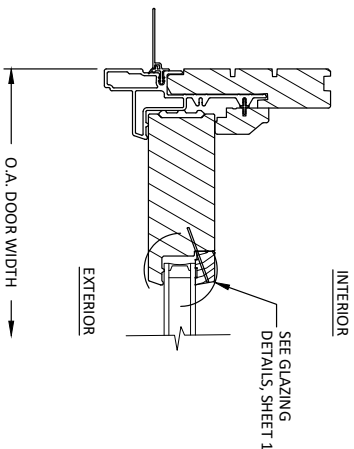


C
10
HORIZONTAL SECTION
PANEL INTERLOCK - FOR UNITS 8' TALL AND SHORTER

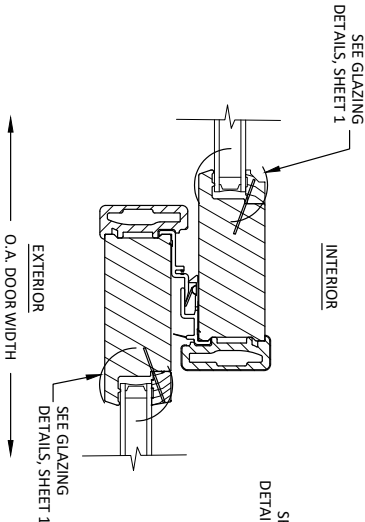


E
10
HORIZONTAL SECTION
JAMB

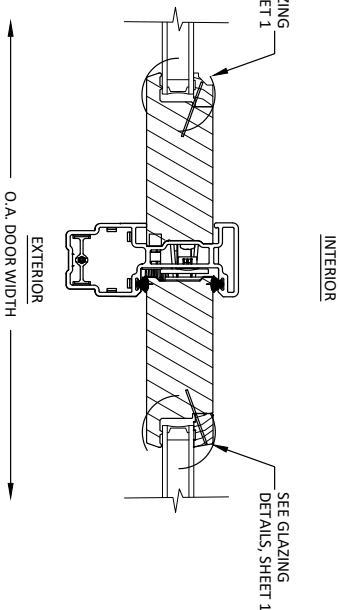
NOTE: DETAILS SHOWN ARE
TYPICAL OF TRADITIONAL
AND CONTEMPORARY DOORS



B
10
HORIZONTAL SECTION
FIXED JAMB



D
10
HORIZONTAL SECTION
PANEL INTERLOCK - UNITS TALLER THAN 8'



F
10
HORIZONTAL SECTION
BUTT STILE

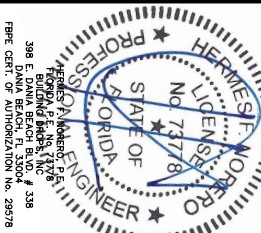


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BAYPORT, MN 55003-1096
PH: (651) 264-5150 FX: (651) 264-5485

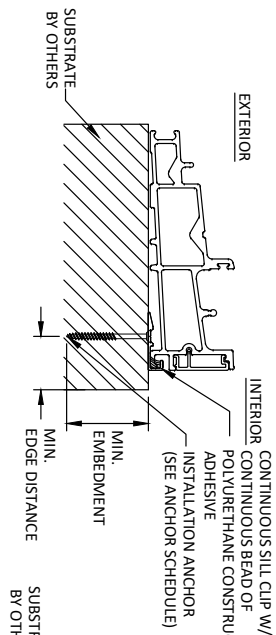
TITLE: **A-SERIES GLIDING PATIO DOOR (NON-HVHZ)(NON-IMPACT)**
HORIZONTAL SECTIONS
PREPARED BY: **BUILDING DROPS, INC.**
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DANIA BEACH, FL 33004
PH: (954)399-8478
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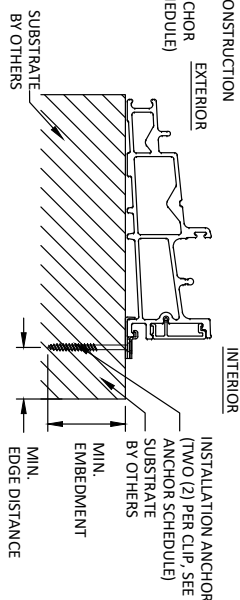
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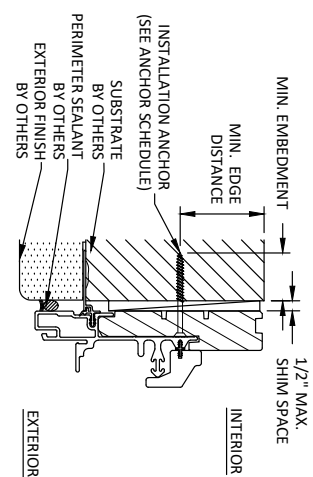
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DWG. BY: **SH** CHK. BY: **HFN**
SCALE: **NTS**
DWG. #: **AWD306**
SHEET: **10**



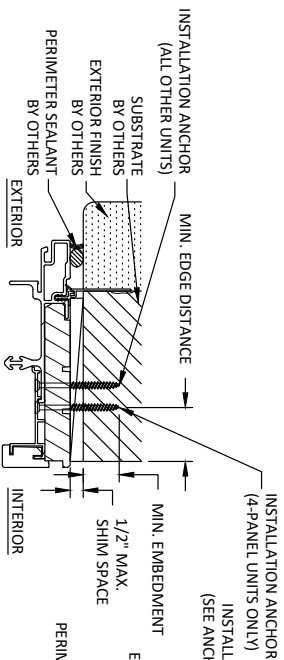
A
ANCHOR DETAIL
SILL - INSTALLATION CLIP



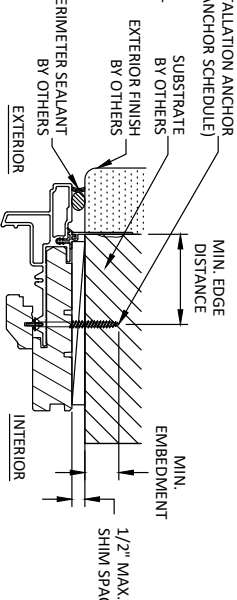
C
ANCHOR DETAIL
SILL - INSTALLATION CLIP



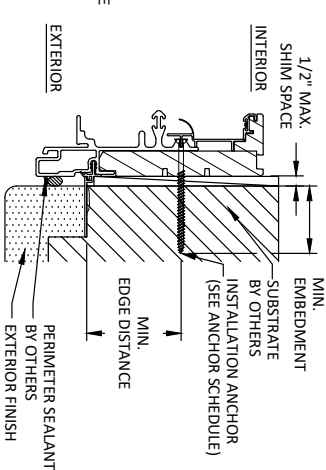
E
ANCHOR DETAIL
JAMB - THROUGH FRAME



B
ANCHOR DETAIL
HEAD - THROUGH FRAME



D
ANCHOR DETAIL
HEAD - THROUGH FRAME



F
ANCHOR DETAIL
JAMB - THROUGH FRAME

INSTALLATION NOTES:

- ONE (1) INSTALLATION ANCHOR IS REQUIRED AT EACH ANCHOR LOCATION SHOWN.
- THE NUMBER OF INSTALLATION ANCHORS DEPICTED IS THE MINIMUM NUMBER OF ANCHORS TO BE USED FOR PRODUCT INSTALLATION OF THE MAXIMUM SIZE LISTED.
- INSTALL INDIVIDUAL INSTALLATION ANCHORS WITHIN A TOLERANCE OF $\pm 1/2$ INCH THE DEPICTED LOCATION & SPACING IN THE ANCHOR LAYOUT DETAILS (I.E., WITHOUT CONSIDERATION OF TOLERANCES). TOLERANCES ARE NOT CUMULATIVE FROM ONE INSTALLATION ANCHOR TO THE NEXT.
- SHIMS AS REQUIRED AT EACH INSTALLATION ANCHOR WITH LOAD BEARING SHIMS). MAXIMUM ALLOWABLE SHIM STACK TO BE 1/2 INCH. SHIM WHERE SPACE OF 1/16 INCH OR GREATER OCCURS. SHIM(S) SHALL BE CONSTRUCTED OF HIGH DENSITY PLASTIC OR BETTER.
- MINIMUM EMBEDMENT AND EDGE DISTANCE EXCLUDE WALL FINISHES, INCLUDING BUT NOT LIMITED TO STUCCO, FOAM, BRICK VENER, AND SIDING.
- INSTALLATION ANCHORS AND ASSOCIATED HARDWARE MUST BE MADE OF CORROSION RESISTANT MATERIAL OR HAVE A CORROSION RESISTANT COATING.
- FOR MASONRY OR CONCRETE OPENINGS, A 1X WOOD BUCK MAY BE USED (OPTIONAL) AS LONG AS THE MINIMUM EMBEDMENT AND EDGE DISTANCE REQUIREMENTS ARE STILL MET WITHIN THE CORRESPONDING HOST SUBSTRATE. SEE GENERAL NOTE #3 ON SHEET 1 FOR MORE INFORMATION.
- FOR HOLLOW BLOCK AND GROUT FILLED BLOCK, DO NOT INSTALL INSTALLATION ANCHORS INTO MORTAR JOINTS. EDGE DISTANCE IS MEASURED FROM FREE EDGE OF BLOCK OR EDGE OF MORTAR JOINT INTO FACE SHELL OF BLOCK.
- INSTALLATION ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH ANCHOR MANUFACTURER'S INSTALLATION INSTRUCTIONS, AND ANCHORS SHALL NOT BE USED IN SUBSTRATES WITH STRENGTHS LESS THAN THE MINIMUM STRENGTH SPECIFIED BY THE ANCHOR MANUFACTURER.

ANCHOR SCHEDULE				
INSTALLATION TYPE	SUBSTRATE	ANCHOR TYPE	EMBEDMENT (IN.)	EDGE DISTANCE (IN.)
THROUGH FRAME	WOOD - 2X WOOD BUCK (MIN. S.G. = 0.55)	#10 WOOD SCREW	1.500	0.750
	METAL STUD (STEEL MIN. 18GA, Fy = 36 KSI, OR ALUMINUM MIN. 1/8", 6063-T5)	#10 SMS OR SELF DRILLING SCREW	3 THREADS PENETRATION BEYOND METAL WALL	0.500
	*CONCRETE (MIN. F'C = 3000 PSI) OR CMU (PER ASTM C90)	3/16" TTW TAPCON	1.250	2.125
INSTALLATION CLIP	CONCRETE (MIN. F'C = 3000 PSI) OR CMU (PER ASTM C90)	3/16" TTW TAPCON	1.250	2.125



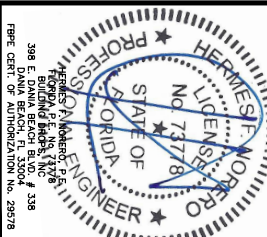
TITLE: A-SERIES GLIDING PATIO DOOR (NON-HVHZ)(NON-IMPACT)

ANCHOR DETAILS

PREPARED BY: BUILDING DROPS, INC.
398 E. DANIA BEACH BLVD., STE. 338
DANIA BEACH, FL 33004
PH: (954)399-8478
FAX: (954)744-4738
WEB: www.buildingdrops.com

REMARKS: BY DATE

THE INSTALLATION DETAILS DESCRIBED HEREIN ARE THE PROPERTY OF BUILDING DROPS, INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM BUILDING DROPS, INC. CONDITIONS CAUSE INSTALLATION TO BE THE RESPONSIBILITY OF THE INSTALLER. A LICENSED ENGINEER OR ARCHITECT SHALL PREPARE SITE SPECIFIC DOCUMENTS FOR USE WITH THIS DOCUMENT.



FL #: FL14429

DATE: 07.22.22

DWG. BY: SH CHK. BY: HFN

SCALE: NTS

DWG. #: AWD306

SHEET: 1

FLORIDA DEPARTMENT OF
Business & Professional Regulation



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Product Approval
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► OFFICE OF THE
SECRETARY

FL #	FL19562-R10
Application Type	Revision
Code Version	2023
Application Status	Approved
Comments	
Archived	☐
Product Manufacturer	Andersen Corporation
Address/Phone/Email	100 Fourth Avenue North Bayport, MN 55003 (651) 264-5308 alan.barstad@AndersenCorp.com
Authorized Signature	Alan Barstad alan.barstad@AndersenCorp.com
Technical Representative	
Address/Phone/Email	
Quality Assurance Representative	Alan Barstad
Address/Phone/Email	100 Fourth Avenue North Bayport, MN 55003 (651) 264-5308 abarstad@andersencorp.com
Category	Windows
Subcategory	Fixed
Compliance Method	Evaluation Report from a Florida Registered Architect or a Licensed FI Professional Engineer ☐ Evaluation Report - Hardcopy Received
Florida Engineer or Architect Name who developed the Evaluation Report	Hermes F. Norero, P.E.
Florida License	PE-73778
Quality Assurance Entity	Window and Door Manufacturers Association-QA
Quality Assurance Contract Expiration Date	12/01/2030
Validated By	Zachary R. Priest, P.E. ☒ Validation Checklist - Hardcopy Received
Certificate of Independence	FL19562_R10_COI_COI Andersen SS 2021-10-18.pdf

Referenced Standard and Year (of Standard)	Standard	Year
	AAMA/WDMA/CSA 101/I.S.2/A440	2011
	AAMA/WDMA/CSA 101/I.S.2/A440	2017
	ASTM E1886	2013
	ASTM E1886	2019
	ASTM E1996	2020
	ASTM E1996	2017

TAS 201	1994
TAS 202	1994
TAS 203	1994

Equivalence of Product Standards
Certified By

Sections from the Code

Product Approval Method Method 1 Option D

Date Submitted 10/16/2025
Date Validated 10/20/2025
Date Pending FBC Approval 10/21/2025
Date Approved 12/09/2025

Summary of Products

FL #	Model, Number or Name	Description
19562.1	Renewal by Andersen Casement Window - Fixed (HVHZ) (Impact)	Renewal by Andersen Casement Window - Fixed (HVHZ) (Impact)
Limits of Use Approved for use in HVHZ: Yes Approved for use outside HVHZ: Yes Impact Resistant: Yes Design Pressure: +60/-70 Other: See Installation Details and Evaluation Report for allowable sizes, configurations, installation requirements and limits of use.		Installation Instructions FL19562_R10_II_AWD321_SS_2022-12-19.pdf Verified By: Hermes F. Norero, P.E. Florida P.E. 73778 Created by Independent Third Party: Yes Evaluation Reports FL19562_R10_AE_PER8118_SS_2022-10-10.pdf Created by Independent Third Party: Yes
19562.2	Renewal by Andersen Casement Window - Fixed (Non-HVHZ)(Non-Impact)	Renewal by Andersen Casement Window - Fixed (Non-HVHZ)(Non-Impact)
Limits of Use Approved for use in HVHZ: No Approved for use outside HVHZ: Yes Impact Resistant: No Design Pressure: N/A Other: See Installation Instructions and Evaluation report for allowable design pressures, sizes, installation requirements and limits of use.		Installation Instructions FL19562_R10_II_AWD094_SS_2020-10-11.pdf Verified By: Hermes F. Norero, P.E. FL PE No. 73778 Created by Independent Third Party: Yes Evaluation Reports FL19562_R10_AE_PER6698_SS_2020-10-11.pdf Created by Independent Third Party: Yes
19562.3	Renewal by Andersen Fixed Window - (HVHZ)(Impact)	Renewal by Andersen Fixed Window - (HVHZ)(Impact)
Limits of Use Approved for use in HVHZ: Yes Approved for use outside HVHZ: Yes Impact Resistant: Yes Design Pressure: N/A Other: See Installation Instructions and Evaluation report for allowable design pressures, sizes, installation requirements and limits of use.		Installation Instructions FL19562_R10_II_AWD292_SS_2025-10-16.pdf Verified By: Hermes F. Norero, P.E. Florida P.E. 73778 Created by Independent Third Party: Yes Evaluation Reports FL19562_R10_AE_PER10158_SS_2025-10-16.pdf Created by Independent Third Party: Yes
19562.4	Renewal by Andersen Fixed Window - Full Frame (Non-HVHZ)(Non-Impact)	Renewal by Andersen Fixed Window - Full Frame (Non-HVHZ)(Non-Impact)
Limits of Use Approved for use in HVHZ: No Approved for use outside HVHZ: Yes Impact Resistant: No Design Pressure: N/A Other: See Installation Instructions and Evaluation report for allowable design pressures, sizes, installation requirements and limits of use.		Installation Instructions FL19562_R10_II_AWD092_SS_2020-10-11.pdf Verified By: Hermes F. Norero, P.E. FL PE No. 73778 Created by Independent Third Party: Yes Evaluation Reports FL19562_R10_AE_PER6696_SS_2020-10-11.pdf Created by Independent Third Party: Yes

19562.5	Renewal by Andersen Fixed Window - Insert Frame (Non-HVHZ)(Non-Impact)	Renewal by Andersen Fixed Window - Insert Frame (Non-HVHZ)(Non-Impact)
Limits of Use Approved for use in HVHZ: No Approved for use outside HVHZ: Yes Impact Resistant: No Design Pressure: N/A Other: See Installation Instructions and Evaluation report for allowable design pressures, sizes, installation requirements and limits of use.		Installation Instructions FL19562_R10_II_AWD091_SS_2020-10-11.pdf Verified By: Hermes F. Norero, P.E. FL PE No. 73778 Created by Independent Third Party: Yes Evaluation Reports FL19562_R10_AE_PER6699_SS_2020-10-11.pdf Created by Independent Third Party: Yes
19562.6	Renewal by Andersen Fixed Window - Universal Frame (Non-HVHZ)(Non-Impact)	Renewal by Andersen Fixed Window - Universal Frame (No HVHZ)(Non-Impact)
Limits of Use Approved for use in HVHZ: No Approved for use outside HVHZ: Yes Impact Resistant: No Design Pressure: N/A Other: See Installation Instructions and Evaluation report for allowable design pressures, sizes, installation requirements and limits of use.		Installation Instructions FL19562_R10_II_AWD244_SS_2023-11-28.pdf Verified By: Hermes F. Norero, P.E. FL PE No. 73778 Created by Independent Third Party: Yes Evaluation Reports FL19562_R10_AE_PER8980_SS_2023-11-28.pdf Created by Independent Third Party: Yes

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Product Approval Accepts:





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Certificate of Authorization: 29578

398 E. Dania Beach Blvd.
Suite 338
Dania Beach, FL 33004
954.399.8478 PH
954.744.4738 FX
contact@buildingdrops.com

Product Evaluation Report

of

Andersen Corporation
Renewal by Andersen Fixed Windows - Full Frame
(NON-HVHZ) (NON-IMPACT)

for

Florida Product Approval

FL# FL19562

Report No. 6696

Current Florida Building Code

Method: 1 – D (Engineering Evaluation)
Category: Windows
Sub – Category: Fixed Window

Product: Renewal by Andersen Fixed Windows - Full
Frame
(NON-HVHZ) (NON-IMPACT)

Material: Fibrex® and PVC

Product Dimensions: See Installation Instructions, AWD092

Prepared for:

Andersen Corporation
100 Fourth Avenue North
Bayport, MN 55003

Prepared by:

Hermes F. Norero, P.E.

Florida Professional Engineer # 73778

Date: 09/04/2020

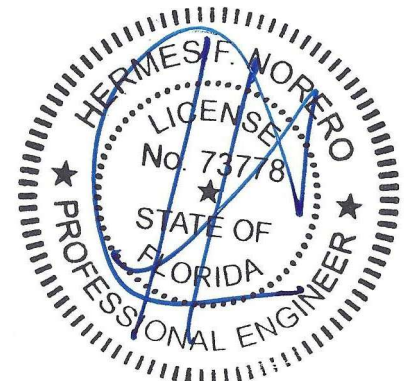
Contents:

Evaluation Report Pages 1 – 4

Digitally signed by Hermes F Norero

Reason: I am approving this document

Date: 2020.10.11 18:23:45 +02'00'



Hermes F. Norero, P.E.
Florida P.E. No. 73778



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Certificate of Authorization: 29578

FL#: FL19562

Date: 09/04/20

Report No: 6696

Manufacturer: Andersen Corporation

Product Category: Windows

Product Sub-Category: Fixed Window

Compliance Method: State Product Approval Method (1)(d)

Product Name: Renewal by Andersen Fixed Windows - Full Frame
(NON-HVHZ) (NON-IMPACT)

Scope: This is a Product Evaluation Report issued by Hermes F. Norero, P.E. (FL # 73778) for **Andersen Corporation** based on Method 1d of the State of Florida Product Approval, Florida Department of Business and Professional Regulation - Florida Building Commission.

Hermes F. Norero, P.E. does not have nor will acquire financial interest in the company manufacturing or distributing the product or in any other entity involved in the approval process of the product named herein.

This product has been evaluated for use in locations adhering to the Current Florida Building Code.

See Installation Instructions **AWD092**, signed and sealed by Hermes F. Norero, P.E. (FL # 73778) for specific use parameters.

Limits of Use:

1. This product has been evaluated and is in compliance with the Current Florida Building Code, **excluding** the "High Velocity Hurricane Zone" (HVHZ).
2. Product anchors shall be as listed and spaced as shown on details. Anchor embedment into substrate material shall be beyond wall dressing or stucco.
3. When used in areas requiring wind borne debris protection this product complies with Chapter 16 of the Current Florida Building Code and **does** require an impact resistant covering.
4. Site conditions that deviate from the details of Installation Instructions **AWD092** require further engineering analysis by a licensed engineer or registered architect.
5. See Installation Instructions **AWD092** for size and design pressure limitations.

Hermes F. Norero, P.E.

Florida P.E. No. 73778

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Certificate of Authorization: 29578

FL#: **FL19562**

Date: 09/04/20

Report No: 6696

Quality Assurance:

The manufacturer has demonstrated compliance of products in accordance with the Current Florida Building Code for manufacturing under a quality assurance program audited by an approved quality assurance entity through **Window and Door Manufacturers Association** (FBC Organization #: QUA2515).

Performance Standards:

The product described herein has been evaluated per:

- AAMA/WDMA/CSA 101/I.S.2/A440-11

Referenced Data:

1. Product Testing performed by **Architectural Testing**
(FBC Organization # TST1795)
Report: B7527.01-201-47-R0 Dated: 05/02/12
Report: B7529.01-201-47-R1 Dated: 05/02/12
Report: B7528.01-201-47-R0 Dated: 05/02/12
Report: E9920 01-201-47-R0 Dated: 09/25/15
Report: E9919 01-201-47-R0 Dated: 09/25/15
Report: E9921 01-201-47-R0 Dated: 09/25/15
Report: B7529.02-201-47-R0 Dated: 05/02/12
Report: B7528.02-201-47-R0 Dated: 05/02/12
2. Quality Assurance
Window and Door Manufacturers Association
(FBC Organization #: QUA2515)

Installation:

Refer to Installation Instructions (**AWD092**) for anchor type, embedment, edge distance and anchor spacing details.

Design Pressure:

Refer to Installation Instructions (**AWD092**) for design pressures based on unit construction, size, and configuration.

Hermes F. Norero, P.E.

Florida P.E. No. 73778

Page 3 of 4



BUILDING DROPS

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Certificate of Authorization: 29578

FL#: FL19562

Date: 09/04/20

Report No: 6696

Equivalence of Test Standards:

Various test standards have been evaluated for differences in test methodology, if any, between tested editions of the test standards listed below and those editions referenced in the current Florida Building Code. Andersen Corporation has tested their products to the following test standard edition(s):

- 1) AAMA/WDMA/CSA 101/I.S.2/A440-08

Chapter 35 of the current Florida Building Code references the following editions of the above mentioned test standards:

- 1) AAMA/WDMA/CSA 101/I.S.2/A440-11

After review of the above mentioned referenced standards and editions, it has been found that the results and tests carried out meet the requirements for compliance. All referenced standards have been found to be equivalent.

Hermes F. Norero, P.E.

Florida P.E. No. 73778

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INSTALLATION NOTES:

1. INSTALLATION CLIPS: ONE (1) INSTALLATION ANCHOR CLIP IS REQUIRED AT EACH ANCHOR LOCATION SHOWN, EACH CLIP IS TO USE TWO (2) INSTALLATION ANCHORS.
2. THROUGH FRAME AND NAIL FIN: ONE (1) INSTALLATION ANCHOR IS REQUIRED AT EACH ANCHOR LOCATION SHOWN.
3. *INSTALL INDIVIDUAL INSTALLATION ANCHORS WITHIN A TOLERANCE OF ±1/2 INCH OF THE DEPICTED LOCATION IN THE ANCHOR LAYOUT DETAIL (I.E., WITHOUT CONSIDERATION OF TOLERANCES). TOLERANCES ARE NOT CUMULATIVE FROM ONE INSTALLATION ANCHOR TO THE NEXT.*
4. **INSTALLATION CLIP:** FOR INSTALLATION THROUGH 1X BUCK TO CONCRETE/MASONRY, OR DIRECTLY INTO CONCRETE/MASONRY, USE TWO (2) *3/16 INCH HWH ITW TAPCON* PER INSTALLATION CLIP OF SUFFICIENT LENGTH TO ACHIEVE *1 1/4 INCH* MINIMUM EMBEDMENT AND SHALL MAINTAIN MINIMUM 2 EDGE DISTANCE.
5. **INSTALLATION CLIP:** FOR INSTALLATION INTO 2X BUCK USE TWO (2) #8 PAN HEAD WOOD SCREWS PER INSTALLATION CLIP OF SUFFICIENT LENGTH TO ACHIEVE *1 1/2 INCH* MINIMUM EMBEDMENT INTO WOOD SUBSTRATE AND SHALL MAINTAIN MINIMUM 3/4" EDGE DISTANCE.
6. **INSTALLATION CLIP:** FOR INSTALLATION THROUGH METAL STUD USE TWO (2) #8 HWH GRADE 5 SELF-DRILLING OR SELF-TAPPING SCREWS PER INSTALLATION CLIP OF SUFFICIENT LENGTH TO ACHIEVE *3 THREADS* MINIMUM PENETRATION BEYOND METAL FRAME SUBSTRATE AND SHALL MAINTAIN MINIMUM 3/4" EDGE DISTANCE.
7. **THROUGH FRAME:** FOR INSTALLATION INTO 2X BUCK USE #10 WOOD SCREWS OF SUFFICIENT LENGTH TO ACHIEVE *1 1/2 INCH* MINIMUM EMBEDMENT INTO WOOD SUBSTRATE AND SHALL MAINTAIN MINIMUM 3/4" EDGE DISTANCE.
8. **THROUGH FRAME:** FOR INSTALLATION INTO METAL SUBSTRATES USE #10 HWH GRADE 5 SELF-DRILLING OR SELF-TAPPING SCREWS OF SUFFICIENT LENGTH TO ACHIEVE *3 THREADS* MINIMUM PENETRATION BEYOND METAL FRAME SUBSTRATE AND SHALL MAINTAIN MINIMUM 3/4" EDGE DISTANCE.
9. **THROUGH FRAME:** FOR INSTALLATION THROUGH 1X BUCK TO CONCRETE/MASONRY, OR DIRECTLY INTO CONCRETE/MASONRY, USE ONE (1) *3/16 INCH ITW TAPCON* OF SUFFICIENT LENGTH TO ACHIEVE *1 1/4 INCH* MINIMUM EMBEDMENT AND SHALL MAINTAIN MINIMUM 2" EDGE DISTANCE.
- 10.**NAIL FIN:** FOR INSTALLATION INTO 2X BUCK USE #8 PAN HEAD WOOD SCREWS OF SUFFICIENT LENGTH TO ACHIEVE *1 1/2 INCH* MINIMUM EMBEDMENT INTO WOOD SUBSTRATE AND SHALL MAINTAIN MINIMUM 3/4" EDGE DISTANCE.
- 11.**NAIL FIN:** FOR INSTALLATION INTO METAL SUBSTRATES USE #8 HWH GRADE 5 SELF-DRILLING OR SELF-TAPPING SCREWS OF SUFFICIENT LENGTH TO ACHIEVE *3 THREADS* MINIMUM PENETRATION BEYOND METAL FRAME SUBSTRATE AND SHALL MAINTAIN MINIMUM 3/4" EDGE DISTANCE.
- 12.MINIMUM EMBEDMENT AND EDGE DISTANCE EXCLUDE WALL FINISHES, INCLUDING BUT NOT LIMITED TO STUCCO, FOAM, BRICK VENEER, AND SIDING.
- 13.INSTALLATION ANCHORS AND ASSOCIATED HARDWARE MUST BE MADE OF CORROSION RESISTANT MATERIAL OR HAVE A CORROSION RESISTANT COATING.
- 14.FOR HOLLOW BLOCK AND GROUT FILLED BLOCK, DO NOT INSTALL INSTALLATION ANCHORS INTO MORTAR JOINTS. EDGE DISTANCE IS MEASURED FROM FREE EDGE OF BLOCK OR EDGE OF MORTAR JOINT INTO FACE SHELL OF BLOCK.
- 15.INSTALLATION ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH ANCHOR MANUFACTURER'S INSTALLATION INSTRUCTIONS, AND ANCHORS SHALL NOT BE USED IN SUBSTRATES WITH STRENGTHS LESS THAN THE MINIMUM STRENGTH SPECIFIED BY THE ANCHOR MANUFACTURER.
- 16.INSTALLATION ANCHOR CAPACITIES FOR PRODUCTS HEREIN ARE BASED ON SUBSTRATE MATERIALS WITH THE FOLLOWING PROPERTIES:

A. WOOD - MINIMUM SPECIFIC GRAVITY OF *0.55*.

B. CONCRETE -MINIMUM COMPRESSIVE STRENGTH OF *3000 PSI*.

C. GROUT-FILLED CMU- UNIT STRENGTH CONFORMS TO ASTM C-90 WITH MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI AND GROUT CONFORMS TO ASTM C 476, MINIMUM GROUT COMPRESSIVE STRENGTH OF 2000 PSI.

D. HOLLOW BLOCK CMU - UNIT STRENGTH CONFORMS TO ASTM C-90 WITH MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI.

E. STEEL - MINIMUM YIELD STRENGTH OF 33 KSI. MINIMUM WALL THICKNESS OF 48 MILS (18 GAUGE).

F.ALUMINUM - MINIMUM WALL THICKNESS OF 1/8", 6063-T5 ALLOY OR BETTER.

ANDERSEN CORPORATION, INC

RENEWAL BY ANDERSEN FIXED WINDOWS - FULL FRAME

(NON-HVHZ)(NON-IMPACT)

GENERAL NOTES:

1. THE PRODUCT SHOWN HEREIN IS DESIGNED AND MANUFACTURED TO COMPLY WITH THE CURRENT EDITION FLORIDA BUILDING CODE, EXCLUDING HVHZ. THE PRODUCT HAS BEEN EVALUATED TO THE FOLLOWING:

AAMA/WDMA/CSA 101/I.S.2/A440-11
2. ADEQUACY OF THE EXISTING STRUCTURAL CONCRETE/MASONRY, 2X AND METAL STUD FRAMING AS A MAIN WIND FORCE RESISTING SYSTEM CAPABLE OF WITHSTANDING AND TRANSFERRING APPLIED PRODUCT LOADS TO THE FOUNDATION IS THE RESPONSIBILITY OF THE ENGINEER OR ARCHITECT OF RECORD FOR THE PROJECT OF INSTALLATION.
3. 1X AND 2X BUCKS (WHEN USED) SHALL BE DESIGNED AND ANCHORED TO PROPERLY TRANSFER ALL LOADS TO THE STRUCTURE. BUCK DESIGN AND INSTALLATION IS THE RESPONSIBILITY OF THE ENGINEER OR ARCHITECT OF RECORD FOR THE PROJECT OF INSTALLATION.
4. THE INSTALLATION DETAILS DESCRIBED HEREIN ARE GENERIC AND MAY NOT REFLECT ACTUAL CONDITIONS FOR A SPECIFIC SITE. IF SITE CONDITIONS CAUSE INSTALLATION TO DEVIATE FROM THE REQUIREMENTS DETAILED HEREIN, A LICENSED ENGINEER OR ARCHITECT SHALL PREPARE SITE SPECIFIC DOCUMENTS FOR USE WITH THIS DOCUMENT.
5. APPROVED IMPACT PROTECTIVE SYSTEM **IS REQUIRED** TO PROTECT THIS PRODUCT IN AREAS REQUIRING IMPACT RESISTANCE.
6. WINDOW FRAME MATERIAL: *FIBREX®* AND PVC.
7. GLASS MEETS THE REQUIREMENTS OF ASTM E1300. SEE GLAZING DETAILS ON SHEET 3.
8. *DESIGNATIONS "X" AND "O" STAND FOR THE FOLLOWING:*

X: OPERABLE PANEL

O: FIXED PANEL

TABLE OF CONTENTS	
SHEET	SHEET DESCRIPTION
1	GENERAL & INSTALLATION NOTES
2	ELEVATIONS & ANCHOR LAYOUTS
3	THROUGH FRAME & NAIL FIN INSTALLATION DETAILS & GLAZING DETAIL
4	NAIL FIN INSTALLATION DETAILS
5	CLIP INSTALLATION DETAILS
6	QUALIFIED SHAPES

DESIGN PRESSURE RATING			
SIZE	DESIGN PRESSURE (DP/PG)	INSTALLATION OPTIONS	INSTALLATION SUBSTRATES
48x48	+/- 50 PSF	Through Frame & Optional Nail Fin	Wood, Concrete/Masonry, Metal Stud
		Installation Clip	Wood, Concrete/Masonry, Metal Stud
84x84	+/- 35 PSF	Through Frame & Optional Nail Fin	Wood, Concrete/Masonry, Metal Stud
		Installation Clip	Wood, Concrete/Masonry, Metal Stud
		Nail Fin Only	Wood or Metal Stud Only
84x84	+/- 50 PSF	Through Frame & Nail Fin Required	Wood or Metal Stud Only
		Installation Clip	Wood, Concrete/Masonry, Metal Stud
106x62	+/- 35 PSF	Through Frame & Optional Nail Fin	Wood, Concrete/Masonry, Metal Stud
		Installation Clip	Wood, Concrete/Masonry, Metal Stud
		Nail Fin Only	Wood Or Metal Stud Only
106x62	+/- 50 PSF	Through Frame & Nail Fin Required	Wood or Metal Stud Only
		Installation Clip	Wood, Concrete/Masonry, Metal Stud



ANDERSEN
WINDOWS & DOORS

100 FOURTH AVE NORTH
BAYPORT, MN 55003-1096

PH: (651) 264-5150 FX: (651) 264-5485

TITLE:

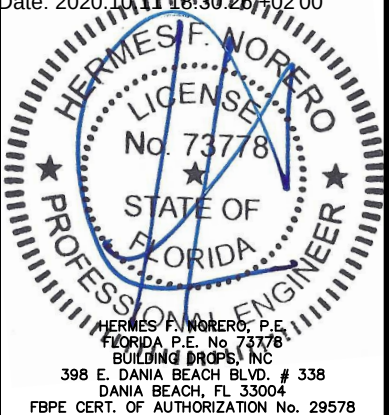
RENEWAL BY ANDERSEN FIXED
WINDOWS - FULL FRAME
(NON-HVHZ)(NON-IMPACT)

GENERAL & INSTALLATION NOTES

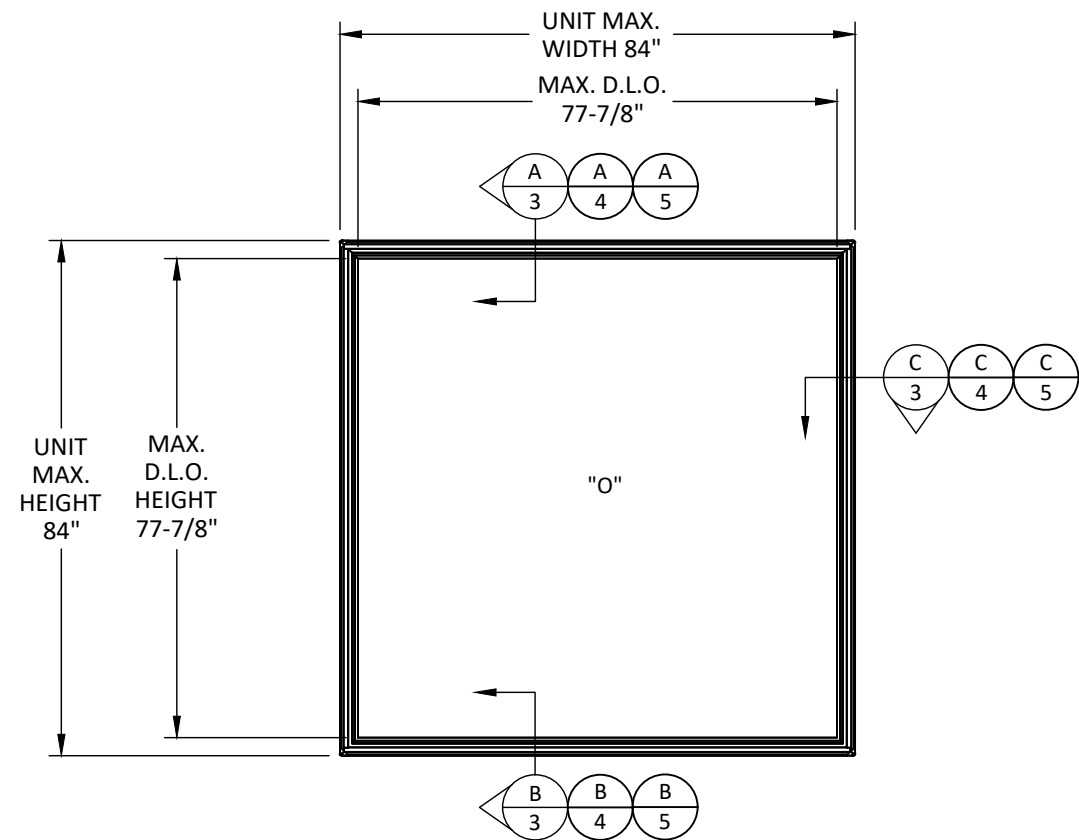
PREPARED BY:

BUILDING DROPS, INC.
398 E. DANIA BEACH BLVD., STE. 338
DANIA BEACH, FL 33004
PH: (954) 399-8478
FAX: (954) 744-4738
WEB: www.buildingdrops.com

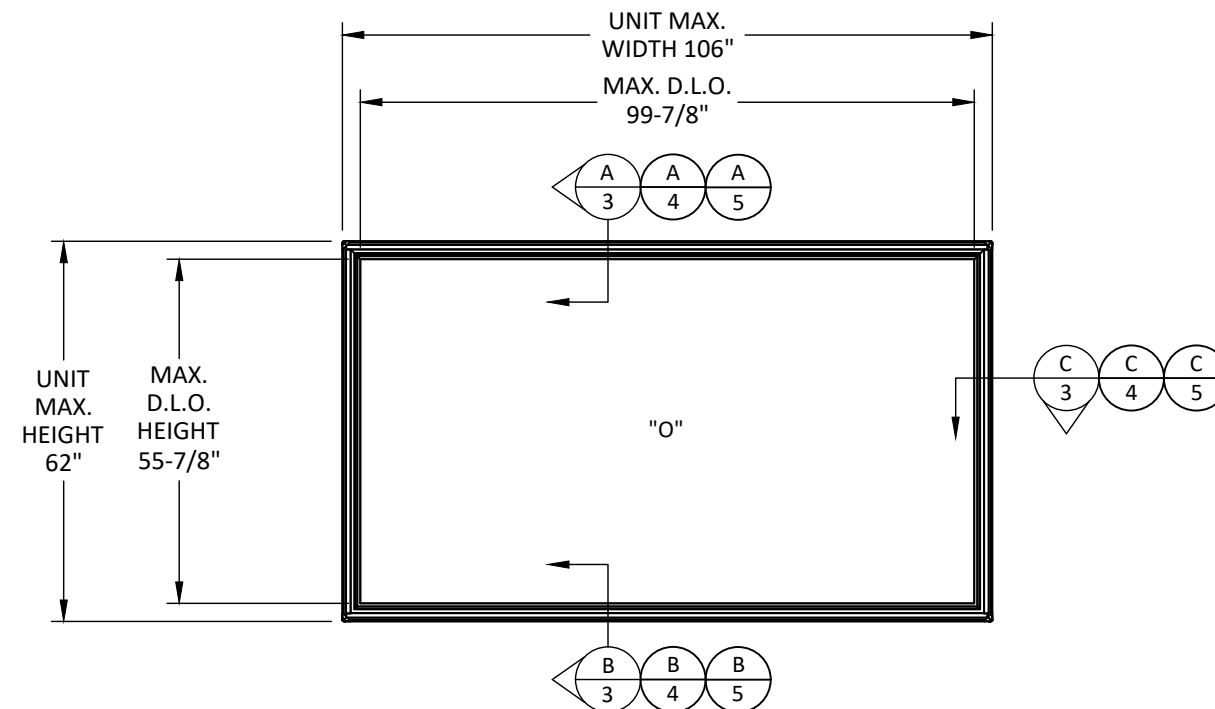


REMARKS	BY	DATE		
REV.FOR PG50 UNITS	MS	2.15.16		
FBC UPDATE	SM	12.17.18		
7TH FBC CODE CHANGE	SR	3.24.20		
THE INSTALLATION DETAILS DESCRIBED HEREIN ARE GENERIC AND MAY NOT REFLECT ACTUAL CONDITIONS FOR A SPECIFIC SITE. IF SITE CONDITIONS CAUSE INSTALLATION TO DEVIATE FROM THE REQUIREMENTS DETAILED HEREIN, A LICENSED ENGINEER OR ARCHITECT SHALL PREPARE SITE SPECIFIC DOCUMENTS FOR USE WITH THIS DOCUMENT.				
Digitally signed by Hermes F Norero Reason: I am approving this document Date: 2020.10.11 18:30:26 +02'00'				
 HERMES F. NORERO, P.E. FLORIDA P.E. No. 73778 BUILDING DROPS, INC 398 E. DANIA BEACH BLVD. # 338 DANIA BEACH, FL 33004 FBPE CERT. OF AUTHORIZATION No. 29578				
FL #: FL19562				
DATE: 12.17.15				
DWG. BY: SM	CHK. BY: MSS			
SCALE: NTS				
DWG. #: AWD092				
SHEET: 1 OF 6				

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ELEVATION

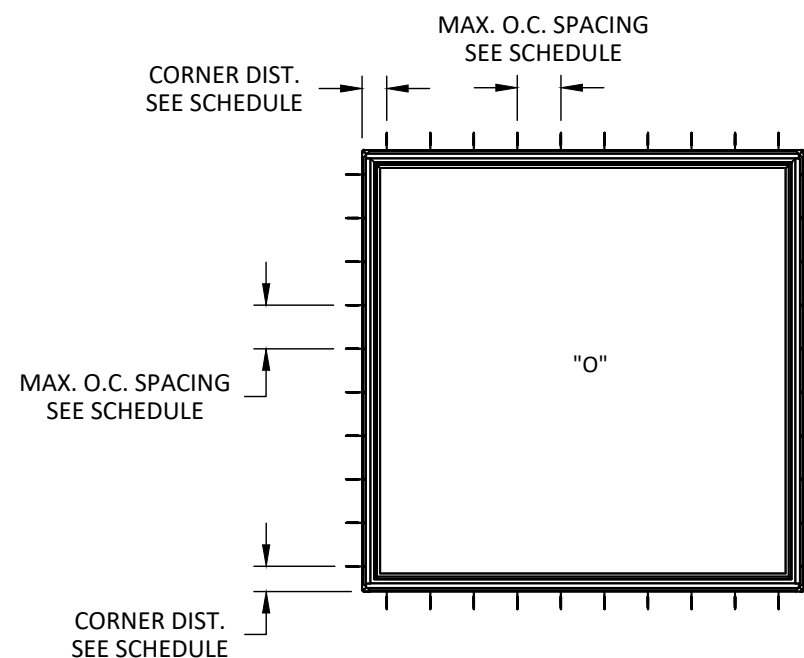


ELEVATION

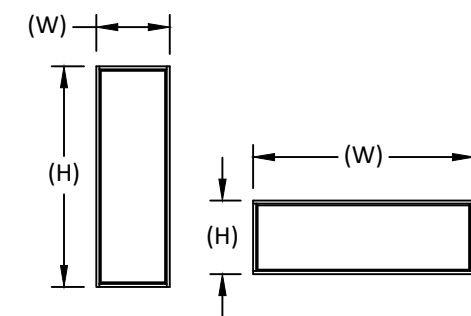
RENEWAL SERIES PICTURE WINDOW - FULL FRAME				
ANCHOR SPACING				
INSTALLATION METHOD	FROM CORNERS (IN)	MAX. O.C. HEAD (IN)	MAX. O.C. SILL (IN)	MAX. O.C. JAMBS (IN)
NAIL FIN	3.5	3.5	3.5	3.5
INSTALLATION CLIP	10	12	12	12
THROUGH FRAME	10	12.875	12.875	12.875

NOTES:

- ALL TYPICAL SUBSTRATES & INSTALLATION METHODS SHOWN HEREIN MAY BE USED AT THE HEAD, JAMBS, OR SILL. ANCHOR EDGE DISTANCE AND EMBEDMENT SHALL BE AS SPECIFIED IN TYPICAL DETAILS. SEE INSTALLATION NOTES 4-11, SHEET 1, FOR ANCHOR SPECIFICATIONS FOR EACH INSTALLATION METHOD.



ANCHOR LAYOUT



NOTE:
WINDOW WIDTH (W) AND HEIGHT (H) ARE INTERCHANGEABLE FOR ALL SIZES SHOWN HEREIN NOT TO EXCEED MAXIMUM TESTED SQUARE FOOT AREA. ANCHOR SPACING SHALL NOT EXCEED THOSE SHOWN FOR LONG OR SHORT LEG OF UNIT.



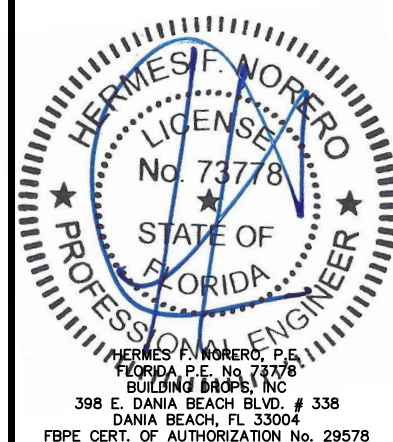
100 FOURTH AVE NORTH
BAYPORT, MN 55003-1096
PH: (651) 264-5150 FX: (651) 264-5485

TITLE:
RENEWAL BY ANDERSEN FIXED
WINDOWS - FULL FRAME
(NON-HVHZ)/(NON-IMPACT)
ELEVATIONS & ANCHOR LAYOUTS

PREPARED BY:
BUILDING DROPS, INC.
398 E. DANIA BEACH BLVD., STE. 338
DANIA BEACH, FL 33004
PH: (954) 399-8478
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REMARKS	BY	DATE
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FBC UPDATE	SM	12.17.18
7TH FBC CODE CHANGE	SR	3.24.20

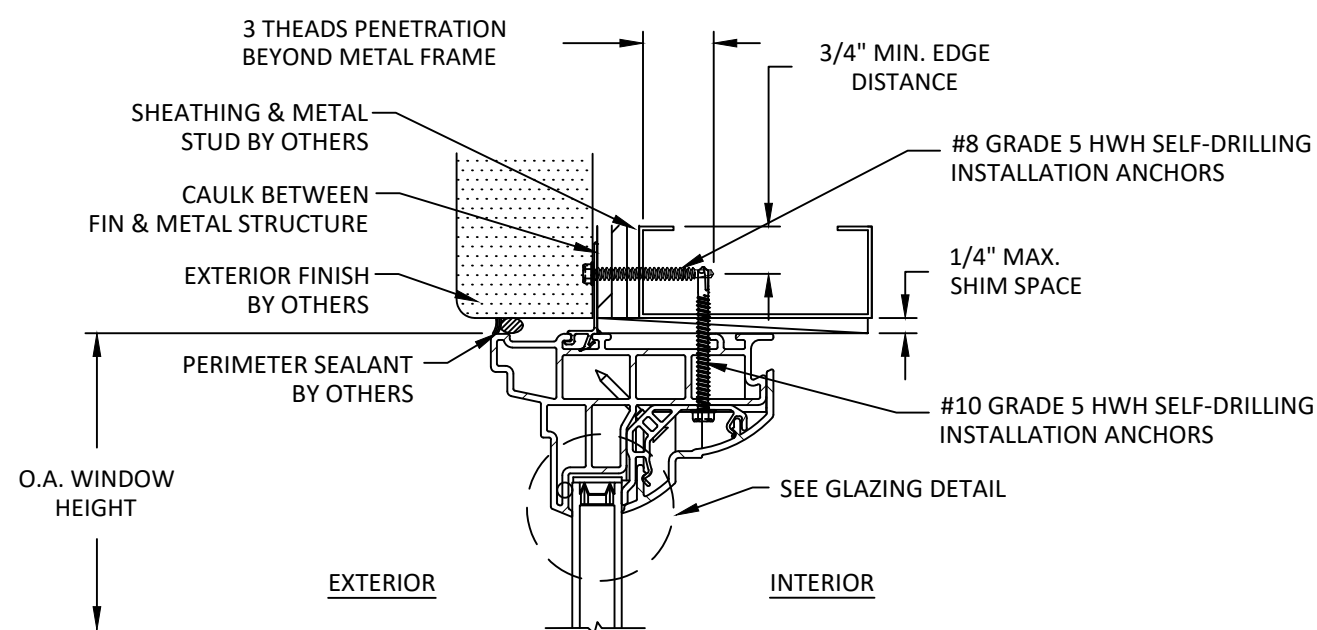
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FL #:	FL19562
DATE:	12.17.15
DWG. BY:	CHK. BY:
SM	MSS
SCALE:	NTS
DWG. #:	AWD092
SHEET:	

2

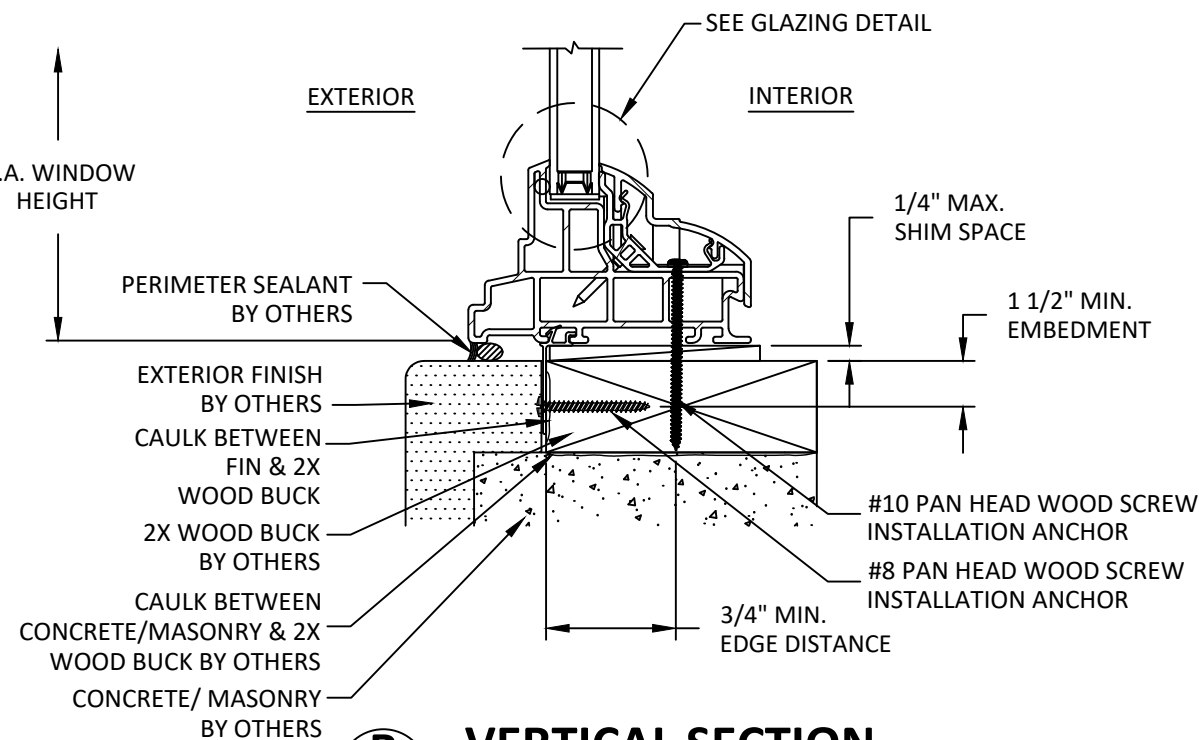
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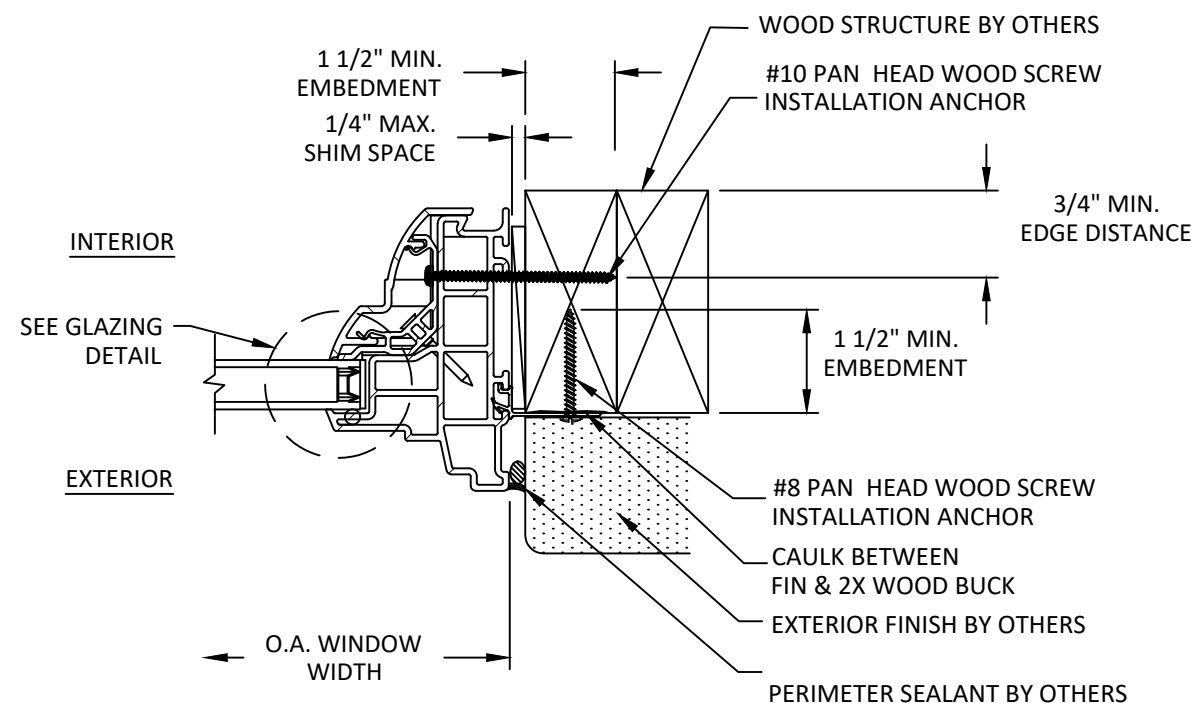
A
3 **VERTICAL SECTION**
HEAD - METAL FRAME SUBSTRATE
NAIL FIN

NAIL FIN/FLANGE IS REVERSIBLE, SEE ORIENTATION DIFFERENCE IN DETAIL A AND B

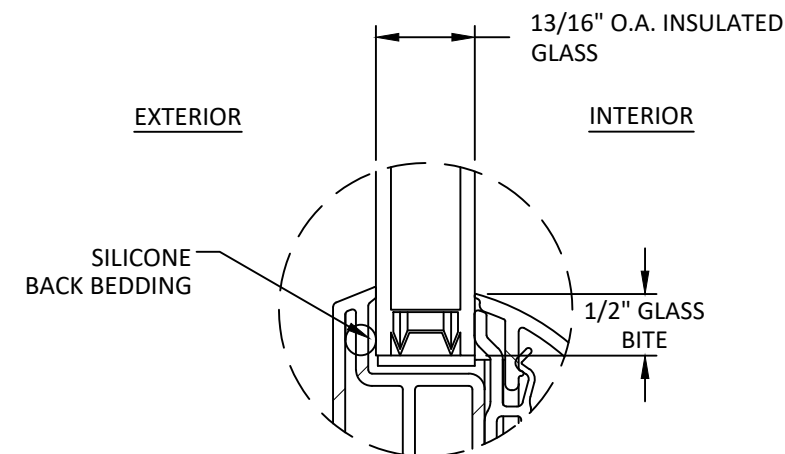
NOTE: NAIL FIN IS OPTIONAL FOR ALL UNITS AT DP (PG) 35 OR LESS AND 48" X 48" UNITS AT DP (PG) 50. ALL OTHER UNITS REQUIRE BOTH THROUGH FRAME AND NAIL FIN ANCHORAGE.



B
3 **VERTICAL SECTION**
SILL - 2X WOOD BUCK
NAIL FIN



C
3 **HORIZONTAL SECTION**
JAMB - WOOD BUCK
NAIL FIN



GLAZING DETAIL

NOTE:

1. ALL GLAZING MEETS SAFETY GLAZING REQUIREMENTS AS PER CH 24 OF THE FBC.
2. SETTING BLOCK DUROMETER HARDNESS OF 70-90 (SHORE A) AS REFERENCED IN CHAPTER 24.
3. SETTING BLOCKS TO BE LOCATED AT 1/4 SPAN LENGTH FOR GLASS WIDER THAN 36" AS PER CHAPTER 24.
4. D.L.O. MAY NOT EXCEED MAX DIMENSIONS SHOWN IN ELEVATIONS.



ANDERSEN
WINDOWS & DOORS

100 FOURTH AVE NORTH
BAYPORT, MN 55003-1096

PH: (651) 264-5150 FX: (651) 264-5485

TITLE:
RENEWAL BY ANDERSEN FIXED
WINDOWS - FULL FRAME
(NON-HVHZ)/(NON-IMPACT)
NAIL FIN, THROUGH FRAME, GLAZING

PREPARED BY:

BUILDING DROPS, INC.

398 E. DANIA BEACH BLVD., STE. 338
DANIA BEACH, FL 33004

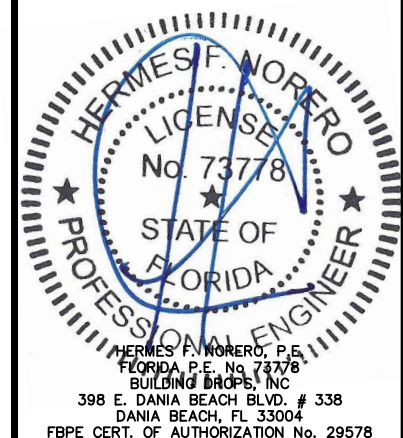
PH: (954) 399-8478
FAX: (954) 744-4738

WEB: www.buildingdrops.com



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FL #:

FL19562

DATE: **12.17.15**

DWG. BY:
SM

CHK. BY:
MSS

SCALE: **NTS**

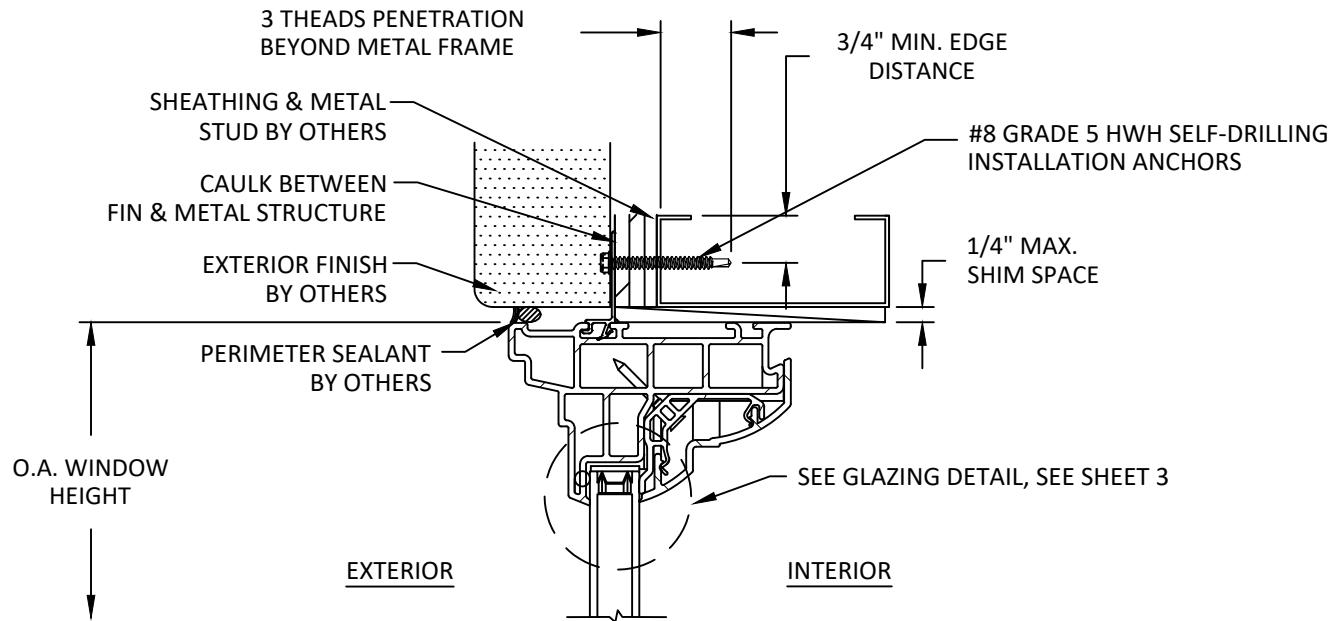
DWG. #: **AWD092**

SHEET:

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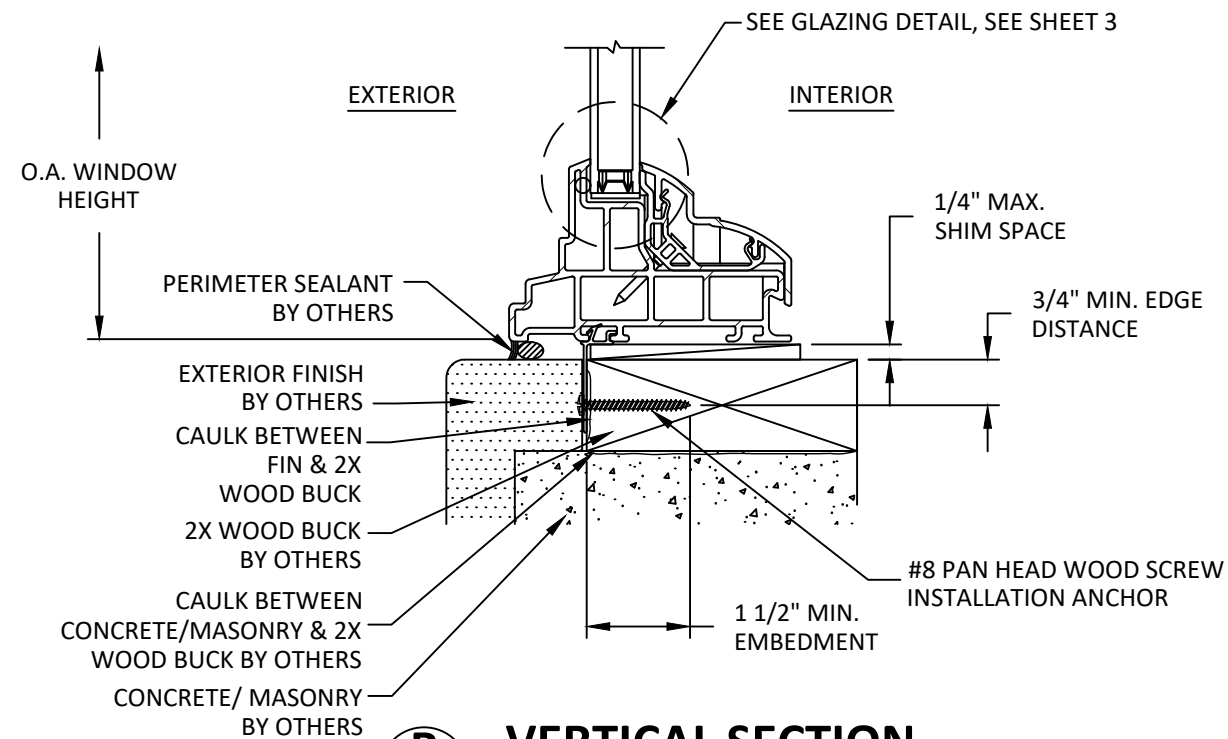
OF 6

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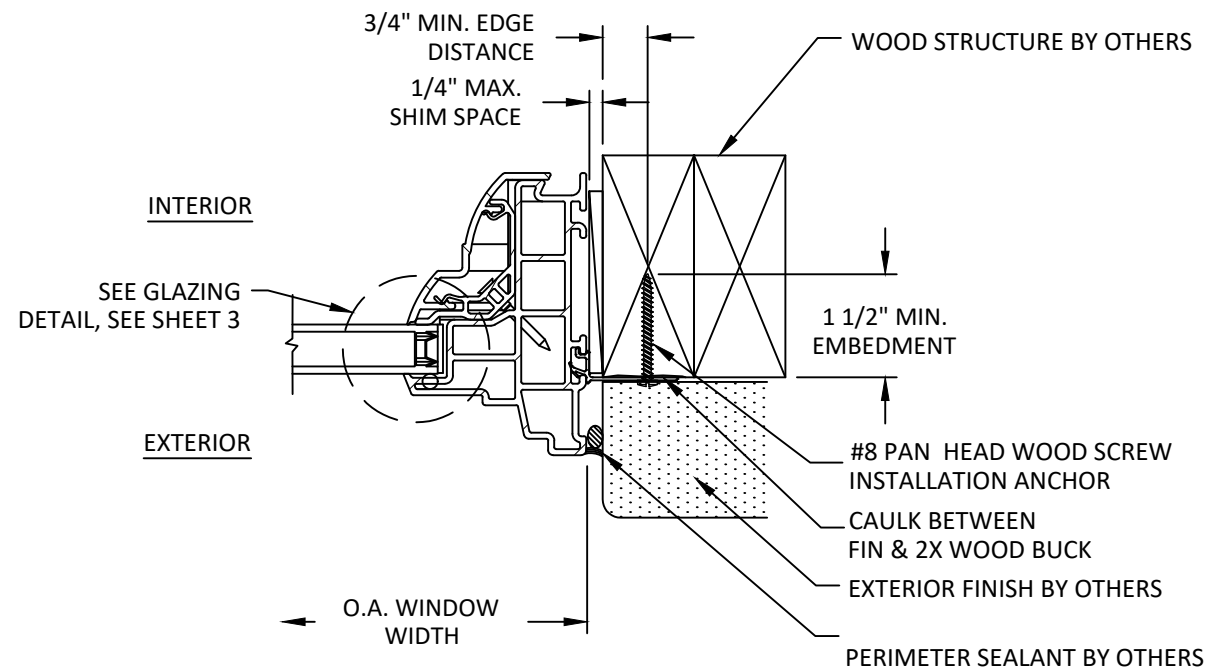


A
4 **VERTICAL SECTION**
HEAD - METAL FRAME SUBSTRATE
NAIL FIN

NAIL FIN/FLANGE IS REVERSIBLE, SEE
ORIENTATION DIFFERENCE IN DETAIL
A AND B



B
4 **VERTICAL SECTION**
SILL - 2X WOOD BUCK
NAIL FIN



C
4 **HORIZONTAL SECTION**
JAMB - WOOD BUCK
NAIL FIN



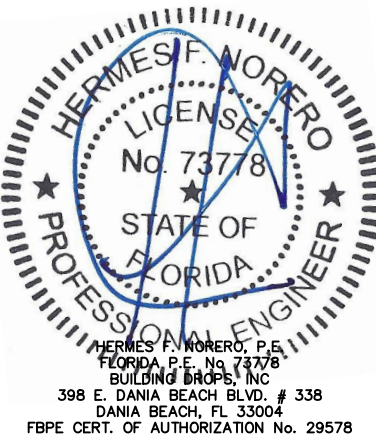
100 FOURTH AVE NORTH
BAYPORT, MN 55003-1096
PH: (651) 264-5150 FX: (651) 264-5485

TITLE:
RENEWAL BY ANDERSEN FIXED
WINDOWS - FULL FRAME
(NON-HVHZ)/(NON-IMPACT)
INSTALLATION CLIP DETAILS

PREPARED BY:
BUILDING DROPS, INC.
398 E. DANIA BEACH BLVD., STE. 338
DANIA BEACH, FL 33004
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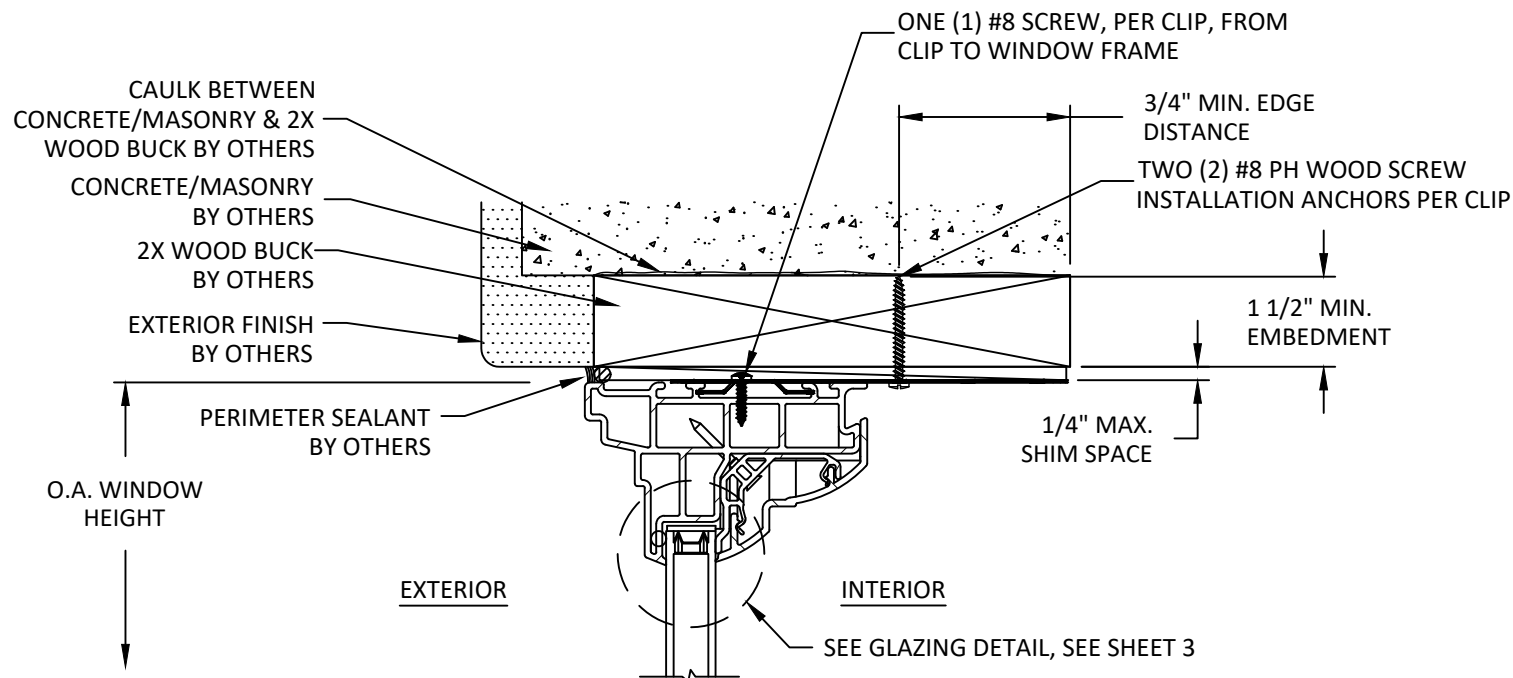


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DATE:	12.17.15
DWG. BY:	CHK. BY:
SM	MSS
SCALE:	NTS
DWG. #:	AWD092
SHEET:	

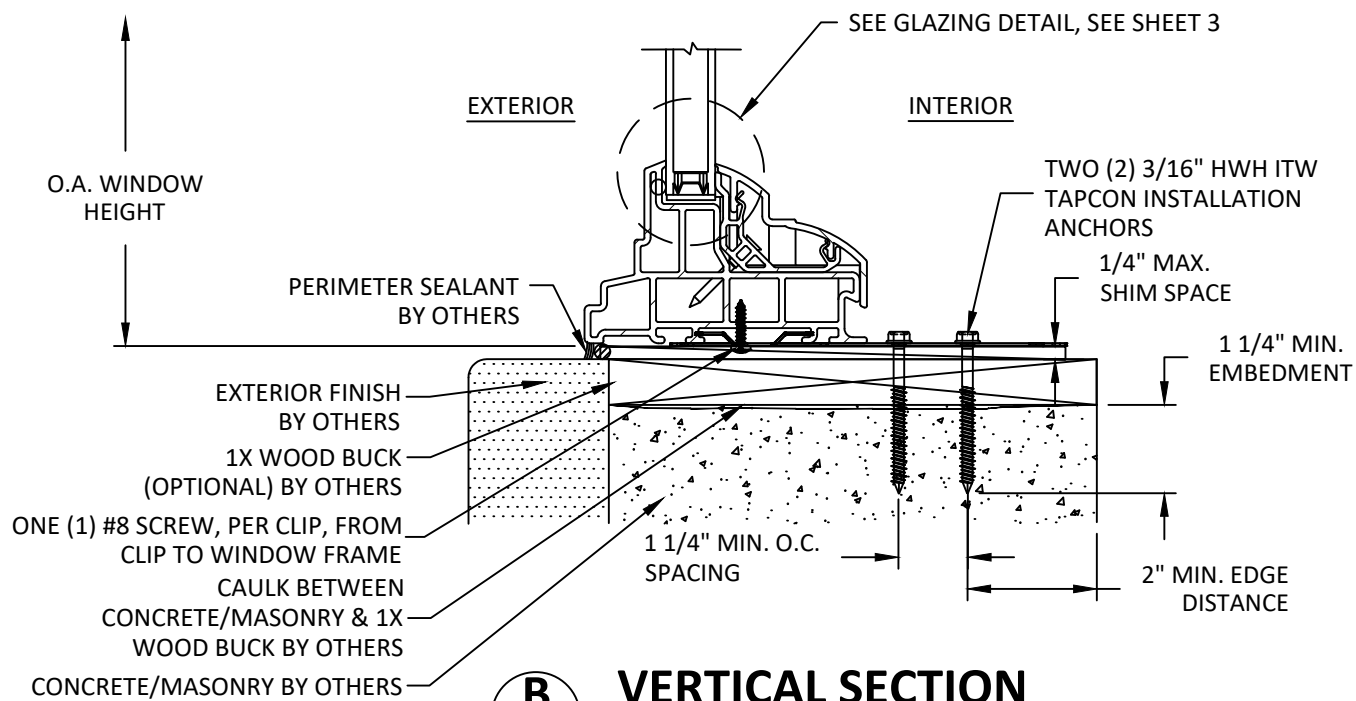
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OF 6

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A
5 **VERTICAL SECTION**
HEAD - 2X WOOD BUCK
INSTALLATION CLIP



B
5 **VERTICAL SECTION**
SILL - 1X WOOD ON CONCRETE/MASONRY
INSTALLATION CLIP

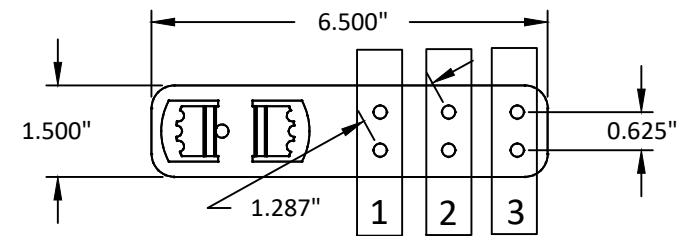
INSTALLATION CLIP ANCHOR REQUIREMENTS:

WOOD SUBSTRATE: USE TWO #8 PAN HEAD WOOD SCREWS PER CLIP, IN ROW NUMBER ONE OF PREDRILLED HOLES SHOWN BELOW.

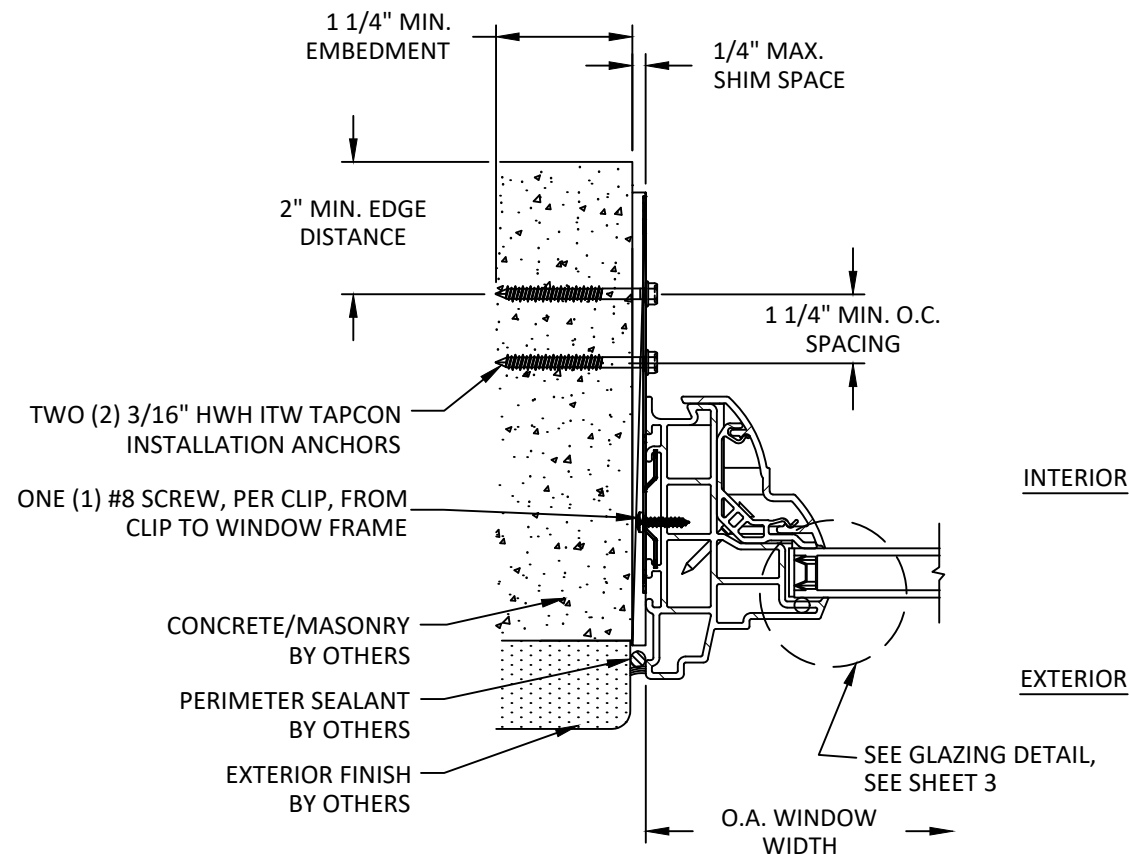
METAL SUBSTRATE: USE TWO #8 HWH SMS ANCHORS PER CLIP, IN ROW NUMBER ONE OF PREDRILLED HOLES SHOWN BELOW.

CONCRETE/MASONRY: USE TWO 3/16" ITW TAPCON ANCHORS, WITH ONE ANCHOR PLACED IN ROW NUMBER ONE AND ONE ANCHOR PLACED IN ROW NUMBER TWO OF PREDRILLED HOLES SHOWN BELOW. ANCHORS MUST BE PLACED DIAGONALLY ACROSS THE CLIP.

DO NOT INSTALL ANCHORS THROUGH ROW NUMBER THREE.



INSTALLATION CLIP DETAIL



C
5 **HORIZONTAL SECTION**
JAMB - CONCRETE/MASONRY
INSTALLATION CLIP



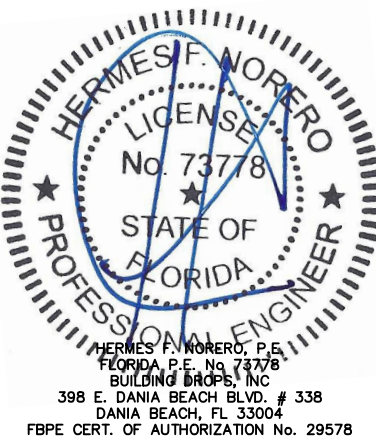
100 FOURTH AVE NORTH
BAYPORT, MN 55003-1096
PH: (651) 264-5150 FX: (651) 264-5485

TITLE:
RENEWAL BY ANDERSEN FIXED
WINDOWS - FULL FRAME
(NON-HVHZ)/(NON-IMPACT)
INSTALLATION CLIP DETAILS

PREPARED BY:
BUILDING DROPS, INC.
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PH: (954) 399-8478
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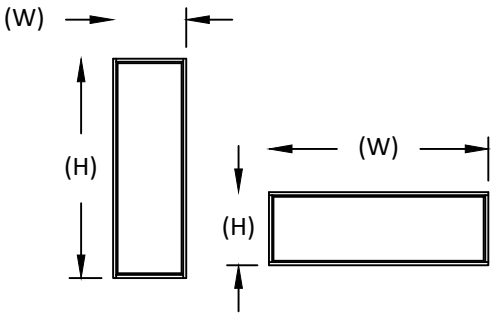
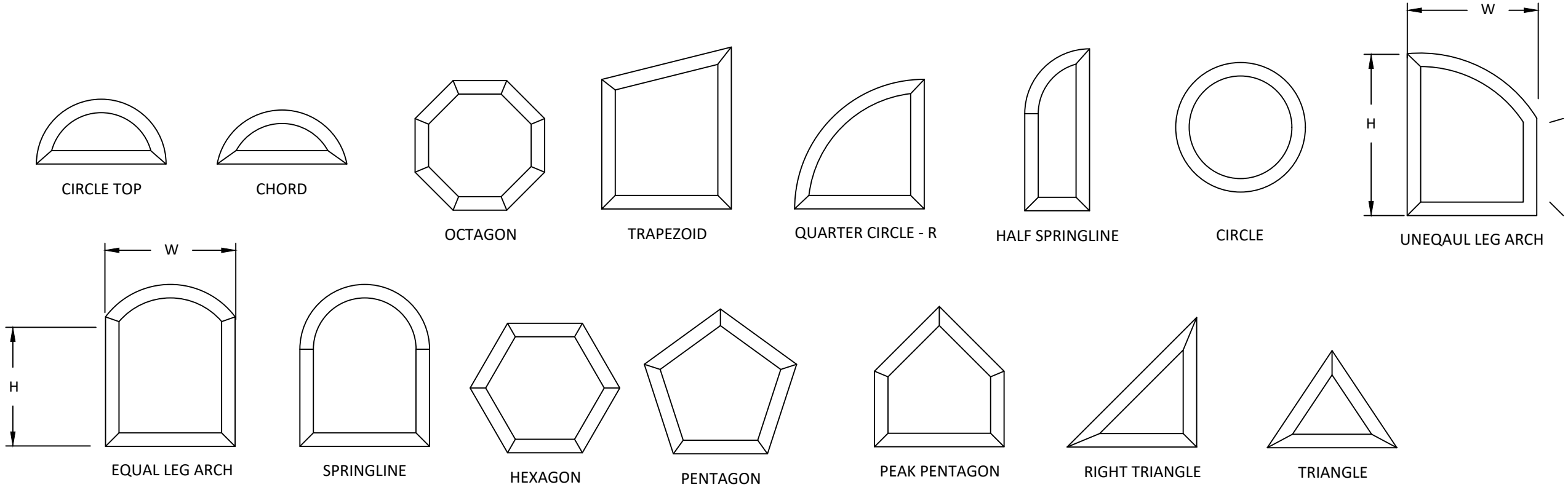
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SCALE:	NTS
DWG. #:	AWD092
SHEET:	5

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QUALIFIED SHAPES



NOTE:
WINDOW WIDTH (W) AND HEIGHT (H) ARE INTERCHANGEABLE FOR ALL SIZES SHOWN HEREIN NOT TO EXCEED MAXIMUM TESTED SQUARE FOOT AREA.



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WINDOWS & DOORS

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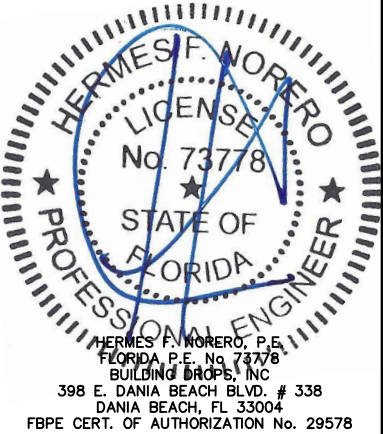
TITLE:
RENEWAL BY ANDERSEN FIXED
WINDOWS - FULL FRAME
(NON-HVHZ)/(NON-IMPACT)
QUALIFIED SHAPES

PREPARED BY:
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FL #: **FL19562**

DATE: **12.17.15**

DWG. BY: SM	CHK. BY: MSS
-----------------------	------------------------

SCALE: **NTS**

DWG. #: **AWD092**

SHEET:

6

OF 6

FLORIDA DEPARTMENT OF
Business & Professional Regulation



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Product Approval
USER: Public User

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► OFFICE OF THE
SECRETARY

FL #	FL27970-R6
Application Type	Revision
Code Version	2023
Application Status	Approved
Comments	
Archived	☐
Product Manufacturer	Andersen Corporation
Address/Phone/Email	100 Fourth Avenue North Bayport, MN 55003 (651) 264-5308 alan.barstad@AndersenCorp.com
Authorized Signature	Alan Barstad alan.barstad@AndersenCorp.com
Technical Representative	
Address/Phone/Email	
Quality Assurance Representative	Alan Barstad
Address/Phone/Email	100 Fourth Avenue North Bayport, MN 55003 (651) 264-5308 abarstad@andersencorp.com
Category	Windows
Subcategory	Double Hung
Compliance Method	Evaluation Report from a Florida Registered Architect or a Licensed FI Professional Engineer ☐ Evaluation Report - Hardcopy Received
Florida Engineer or Architect Name who developed the Evaluation Report	Hermes F. Norero, P.E.
Florida License	PE-73778
Quality Assurance Entity	Window and Door Manufacturers Association-QA
Quality Assurance Contract Expiration Date	12/16/2030
Validated By	Zachary R. Priest, P.E. ☒ Validation Checklist - Hardcopy Received
Certificate of Independence	FL27970_R6_COI_COI Andersen Corporation SS 2024-04-30.pdf

Referenced Standard and Year (of Standard)

Standard	Year
AAMA/WDMA/CSA 101/I.S.2/A440	2011
AAMA/WDMA/CSA 101/I.S.2/A440	2008
AAMA/WDMA/CSA 101/I.S.2/A440	2017
ASTM E1886	2019
ASTM E1996	2020
TAS 201	1994

Equivalence of Product Standards
Certified By

Sections from the Code

Product Approval Method

Method 1 Option D

Date Submitted

10/16/2025

Date Validated

10/20/2025

Date Pending FBC Approval

10/22/2025

Date Approved

12/09/2025

Summary of Products

FL #	Model, Number or Name	Description
27970.1	Renewal by Andersen DG Series Double Hung Window (Non-Impact) (Non-HVHZ)	Renewal by Andersen DG Series Double Hung Window (No Impact) (Non-HVHZ)
Limits of Use Approved for use in HVHZ: No Approved for use outside HVHZ: Yes Impact Resistant: No Design Pressure: N/A Other: See Installation Instructions and Product Evaluation Report for allowable design pressures, sizes, installation requirements and limits of use.		Installation Instructions FL27970_R6_II_AWD234_SS_2018-12-16.pdf Verified By: Hermes F. Norero, P.E. Florida P.E. 73778 Created by Independent Third Party: Yes Evaluation Reports FL27970_R6_AE_PER5531_SS_2018-08-17.pdf Created by Independent Third Party: Yes
27970.2	Renewal by Andersen Double Hung Window (HVHZ) (Impact)	Renewal by Andersen Double Hung Window (HVHZ) (Impa
Limits of Use Approved for use in HVHZ: Yes Approved for use outside HVHZ: Yes Impact Resistant: Yes Design Pressure: N/A Other: See Installation Instructions and Product Evaluation Report for allowable design pressures, sizes, installation requirements and limits of use.		Installation Instructions FL27970_R6_II_AWD291_SS_2025-10-10.pdf Verified By: Hermes F. Norero, P.E. Florida P.E. 73778 Created by Independent Third Party: Yes Evaluation Reports FL27970_R6_AE_PER10157_SS_2025-10-10.pdf Created by Independent Third Party: Yes

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Product Approval Accepts:





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Certificate of Authorization: 29578

398 E. Dania Beach Blvd.
Suite 338
Dania Beach, FL 33004
954.399.8478 PH
954.744.4738 FX
contact@buildingdrops.com

Product Evaluation Report

of

Andersen Corporation
"DG Series Double Hung Window"
(Non-Impact) (Non-HVHZ)

for

Florida Product Approval

FL# FL27970

Report No. 5531

Current Florida Building Code

Method:	1 – D (Engineering Evaluation)
Category:	Windows
Sub – Category:	Double Hung
Product:	<i>DG Series Double Hung Window</i>
Material:	<i>Fibrex</i>
Product Dimensions:	<i>Refer to installation detail, AWD234</i>

Prepared For:

Andersen Corporation
100 Fourth Avenue North
Bayport, MN 55003

Prepared by:

Hermes F. Norero, P.E.

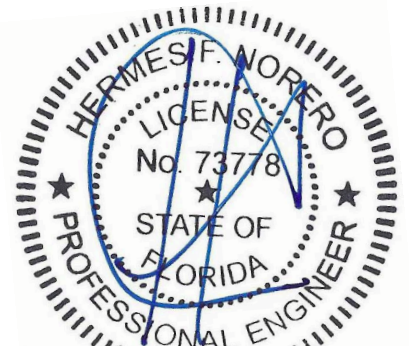
Florida Professional Engineer # 73778

Date: 08/17/2018

Contents:

Evaluation Report Pages 1 – 4

Digitally signed by Hermes F. Norero, P.E.
Reason: I am approving this document
Date: 2018.08.17 17:45:10 -04'00'



Hermes F. Norero, P.E.
Florida No. 73778



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Certificate of Authorization: 29578

FL#: FL27970

Date: 08/17/2018

Report No: 5531

Manufacturer: Andersen Corporation

Product Category: Windows

Product Sub-Category: Double Hung

Compliance Method: State Product Approval Method (1)(d)

Product Name: DG Series Double Hung Window

Scope: This is a Product Evaluation Report issued by Hermes F. Norero, P.E. (FL # 73778) for **Andersen Corporation** based on Method 1d of the State of Florida Product Approval, Florida Department of Business and Professional Regulation - Florida Building Commission.

Hermes F. Norero, P.E. does not have nor will acquire financial interest in the company manufacturing or distributing the product or in any other entity involved in the approval process of the product named herein.

This product has been evaluated for use in locations adhering to the Current Florida Building Code.

See Installation Instructions **AWD234**, signed and sealed by Hermes F. Norero, P.E. (FL # 73778) for specific use parameters.

Limits of Use:

1. This product has been evaluated and is in compliance with the Current Florida Building Code, excluding the "High Velocity Hurricane Zone" (HVHZ).
2. Product anchors shall be as listed and spaced as shown on details. Anchor embedment into substrate material shall be beyond wall dressing or stucco.
3. When used in areas requiring wind borne debris protection this product complies with Chapter 16 of the Current Florida Building Code and does require an impact resistant covering.
4. Site conditions that deviate from the details of drawing **AWD234** require further engineering analysis by a licensed engineer or registered architect.
5. See Installation Instructions **AWD234** for size and design pressure limitations.



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Certificate of Authorization: 29578

FL#: **FL27970**

Date: 08/17/2018

Report No: 5531

Quality Assurance:

The manufacturer has demonstrated compliance of products in accordance with the current Florida Building Code for manufacturing under a quality assurance program audited by an approved quality assurance entity through **Window and Door Manufacturers Association** (FBC Organization #: QUA2515).

Performance Standards:

The product described herein has been tested and evaluated per:

- AAMA/WDMA/CSA 101/I.S.2/A440-08/11

Referenced Data:

1. Product Testing performed by **Intertek**.
(FBC Organization # TST1795)

Report#:

Report Date:

I1737.01-201-47	04/02/18
I1996.01-201-47	04/02/18
I1997.01-201-47	04/02/18
I1998.01-201-47	05/09/18
I1999.01-201-47	05/09/18
I2000.01-201-47	04/02/18
I2001.01-201-47	04/02/18
I2002.01-201-47	04/02/18
I2003.01-201-47	04/02/18
I2004.01-201-47	04/02/18
I2005.01-201-47	04/02/18
I2006.01-201-47	04/02/18
I2007.01-201-47	04/02/18
I2008.01-201-47	04/02/18
I2009.01-201-47	04/02/18
I2010.01-201-47	04/02/18
I2011.01-201-47	04/02/18
I2012.01-201-47	04/02/18
I2013.01-201-47	04/02/18
I2014.01-201-47	04/02/18
I2015.01-201-47	05/09/18

Hermes F. Norero, P.E.

Florida No. 73778

Page 3 of 4



BUILDING DROPS

A Perfect Solution in Every Drop!

Certificate of Authorization: 29578

FL#: FL27970

Date: 08/17/2018

Report No: 5531

I2016.01-201-47	05/09/18
I2017.01-201-47	05/09/18
I2019.01-201-47	05/09/18
I2020.01-201-47	05/09/18
I2021.01-201-47	05/09/18

2. Quality Assurance
Window and Door Manufacturers Association
(FBC Organization #: QUA2515)

Installation:

Refer to Installation Instructions (**AWD234**) for anchor spacing and more details of the installation requirements.

Design Pressure:

Refer to Installation Instructions (**AWD234**) for design pressures based on product size, configuration and glazing.

ANDERSEN CORPORATION

RENEWAL BY ANDERSEN DG SERIES DOUBLE HUNG WINDOW (NON-IMPACT) (NON-HVHZ)

GENERAL NOTES:

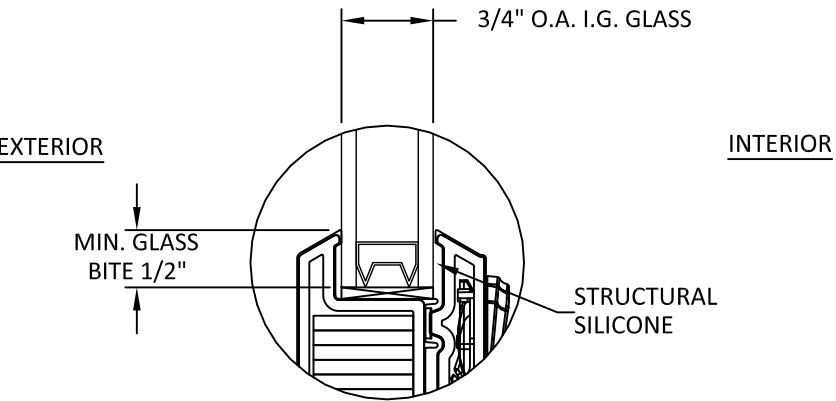
1. THE PRODUCT SHOWN HEREIN IS DESIGNED AND MANUFACTURED TO COMPLY WITH THE CURRENT EDITION FLORIDA BUILDING CODE (FBC), EXCLUDING HVHZ AND HAS BEEN EVALUATED ACCORDING TO THE FOLLOWING:
 - AAMA/WDMA/CSA 101/I.S.2/A440-08/11
2. ADEQUACY OF THE EXISTING STRUCTURAL CONCRETE/MASONRY, 2X FRAMING, AND METAL FRAMING AS A MAIN WIND FORCE RESISTING SYSTEM CAPABLE OF WITHSTANDING AND TRANSFERRING APPLIED PRODUCT LOADS TO THE FOUNDATION IS THE RESPONSIBILITY OF THE ENGINEER OR ARCHITECT OF RECORD FOR THE PROJECT OF INSTALLATION.
3. 1X AND 2X BUCKS (WHEN USED) SHALL BE DESIGNED AND ANCHORED TO PROPERLY TRANSFER ALL LOADS TO THE STRUCTURE. BUCK DESIGN AND INSTALLATION IS THE RESPONSIBILITY OF THE ENGINEER OR ARCHITECT OF RECORD FOR THE PROJECT OF INSTALLATION.
4. INSTALL INDIVIDUAL INSTALLATION ANCHORS WITHIN A TOLERANCE OF ±1/4 INCH OF THE DEPICTED LOCATION IN THE ANCHOR LAYOUT DETAIL (I.E., WITHOUT CONSIDERATION OF TOLERANCES). TOLERANCES ARE NOT CUMULATIVE FROM ONE INSTALLATION ANCHOR TO THE NEXT.
5. THE INSTALLATION DETAILS DESCRIBED HEREIN ARE GENERIC AND MAY NOT REFLECT ACTUAL CONDITIONS FOR A SPECIFIC SITE. IF SITE CONDITIONS CAUSE INSTALLATION TO DEVIATE FROM THE REQUIREMENTS DETAILED HEREIN, A LICENSED ENGINEER OR ARCHITECT SHALL PREPARE SITE SPECIFIC DOCUMENTS FOR USE WITH THIS DOCUMENT IN NON-HVHZ AREAS. IN HVHZ AREAS, ONE TIME PRODUCT APPROVAL TO BE OBTAINED FROM MIAMI-DADE RER OR AHJ.
6. APPROVED IMPACT PROTECTIVE SYSTEM **IS REQUIRED** ON THIS PRODUCT IN AREAS REQUIRING IMPACT RESISTANCE.
7. WINDOW FRAME MATERIAL: FIBREX
8. IN ACCORDANCE WITH THE CURRENT EDITION FBC, WOOD COMPONENTS SHALL HAVE BEEN PRESERVATIVE TREATED OR SHALL BE OF A DURABLE SPECIES AS DEFINED IN CHAPTER 23.

SILL TYPE	MAX OVERALL SIZE		MAX D.L.O. SIZE			DESIGN PRESSURE	RATIO	CONFIG.	MISSILE IMPACT RATING
	WIDTH	HEIGHT	WIDTH	UPPER SASH	LOWER SASH				
FLAT OR SLOPE	32.0	76.0	25-15/16	33-3/8	33-3/8	+/-40	1:1	X/X	NON-IMPACT
	40.0	76.0	33-15-16	33-3/8	33-3/8				
	48.0	76.0	41-15/16	33-3/8	33-3/8				
	54.0	72.0	47-15/16	31-3/8	31-3/8	+/-30			
	40.0	96.0	33-15/16	43-3/8	43-3/8				
	48.0	96.0	41-15/16	43-3/8	43-3/8				
FLAT OR SLOPE	48.0	96.0	41-15/16	65-1/16	21-11/16	+/-40	3:1		
	40.0	76.0	33-15/16	50-1/16	16-11/16				
	54.0	72.0	47-15/16	47-1/16	15-11/16				

DESIGN PRESSURE UPGRADE RATING									
SILL TYPE	MAX OVERALL SIZE		MAX D.L.O. SIZE			DESIGN PRESSURE	RATIO	CONFIG.	MISSILE IMPACT RATING
	WIDTH	HEIGHT	WIDTH	UPPER SASH	LOWER SASH				
FLAT OR SLOPE	30.0	68.0	23-15/16	29-3/8	29-3/8	+50/-65	1:1	X/X	NON-IMPACT
	36.0	68.0	29-15/16	29-3/4	29-3/4				
	40.0	72.0	33-15/16	31-3/8	31-3/8				
FLAT	40.0	76.0	33-15/16	33-3/8	33-3/8				
SLOPE	40.0	75.3	33-15/16	33-2/5	33-2/5				
FLAT	36.0	62.0	29-15/16	26-3/8	26-3/8	+69/-81			
SLOPE	36.0	61.3	29-15/16	26-2/5	26-2/5				

- NOTES:
1. DP UPGRADE PRODUCT POSITIVE RATING IS DRIVEN BY STRUCTURAL ONLY. WATER IS NOT INCLUDED.
2. DP UPGRADE PRODUCT MUST BE INSTALLED THROUGH FRAME ONLY.

TABLE OF CONTENTS		
SHEET	REVISION	SHEET DESCRIPTION
1	A	INSTALLATION AND GENERAL NOTES
2	-	ELEVATIONS & ANCHOR LAYOUTS
3	-	ELEVATIONS & ANCHOR LAYOUTS
4	-	VERTICAL SECTIONS
5	-	VERTICAL SECTIONS
6	-	HORIZONTAL SECTIONS
7	-	INSTALLATION NOTES, REINFORCEMENT & ANCHOR DETAILS



GLAZING DETAIL 1

- NOTE:
1. GLASS TYPE THICKNESS SHALL COMPLY WITH ASTM E-1300 GLASS CHART REQUIREMENTS.
2. ALL GLAZING CONFIGURATIONS SHALL COMPLY WITH SAFETY GLAZING REQUIREMENTS OUTLINED IN CURRENT FBC
3. SETTING BLOCK SHOULD BE 70-90 DUROMETER AS PER CH 24 OF THE CURRENT FBC.
4. GLASS LITES THAT EXCEED 36" IN WIDTH SHALL USE SETTING BLOCKS AT 1/4 SPAN FROM CORNERS.



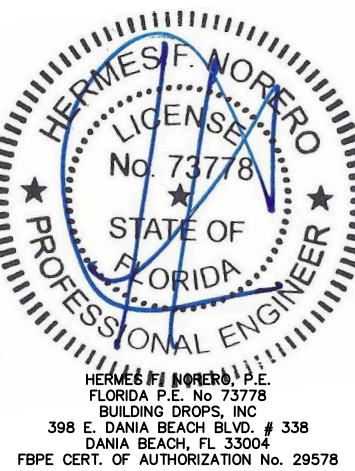
100 FOURTH AVE NORTH
BAYPORT, MN 55003-1096
PH: (651) 264-5150 FX: (651) 264-5485

TITLE:
DG SERIES DOUBLE HUNG WINDOW (NON-IMPACT)(NON-HVHZ)
GENERAL NOTES & GLAZING DETAIL

PREPARED BY:
BUILDING DROPS, INC.
398 E. DANIA BEACH BLVD., STE. 338
DANIA BEACH, FL 33004
PH: (954)399-8478
FAX: (954)744-4738
WEB: www.buildingdrops.com

REMARKS	BY	DATE
SIZE GRID UPDATE	HR	11.26.18

THE INSTALLATION DETAILS DESCRIBED HEREIN ARE GENERIC AND MAY NOT REFLECT ACTUAL CONDITIONS FOR A SPECIFIC SITE. IF SITE CONDITIONS CAUSE INSTALLATION TO DEVIATE FROM THE REQUIREMENTS DETAILED HEREIN, A LICENSED ENGINEER OR ARCHITECT SHALL PREPARE SITE SPECIFIC DOCUMENTS FOR USE WITH THIS DOCUMENT.



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FL27970

DATE:
02.22.18

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RV

CHK. BY:
HFN

SCALE:
NTS

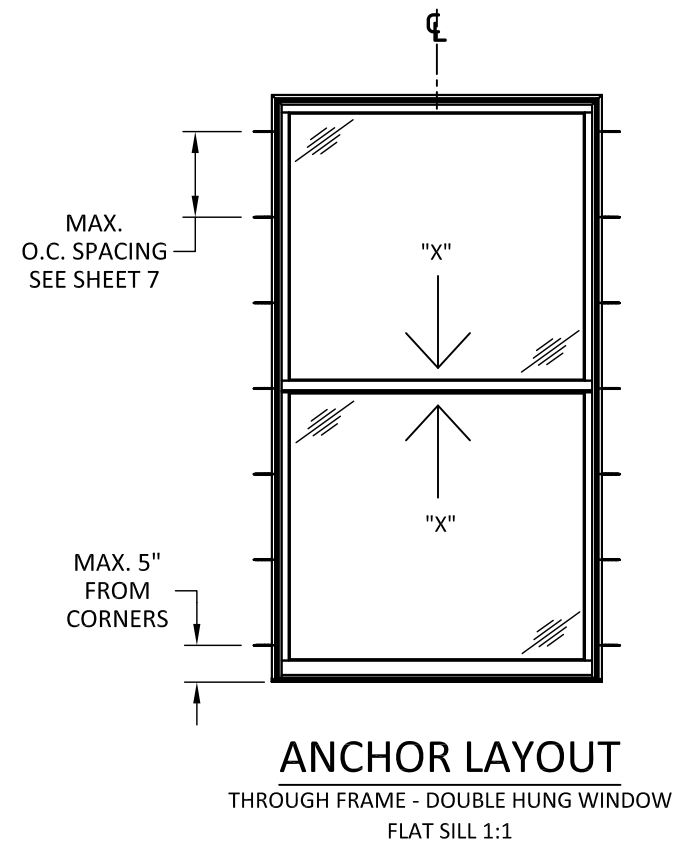
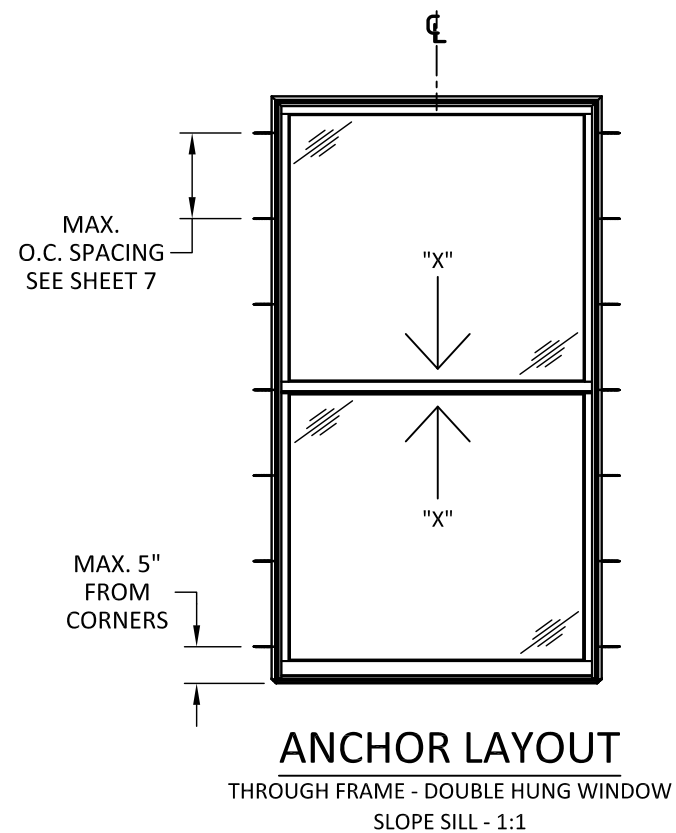
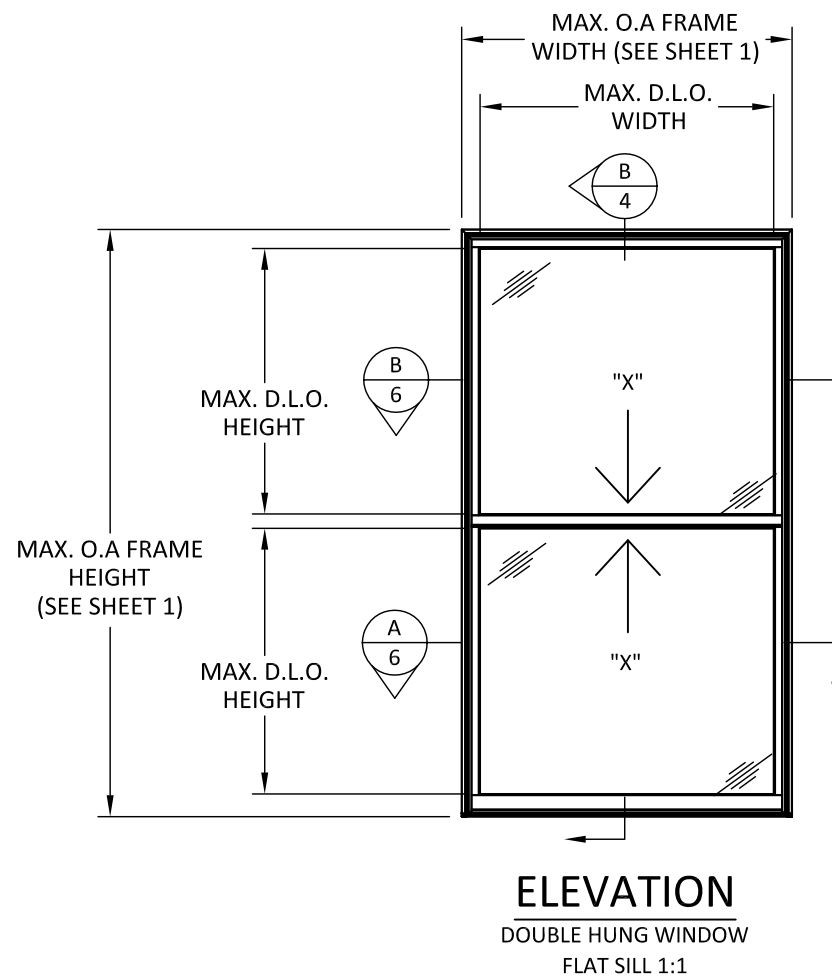
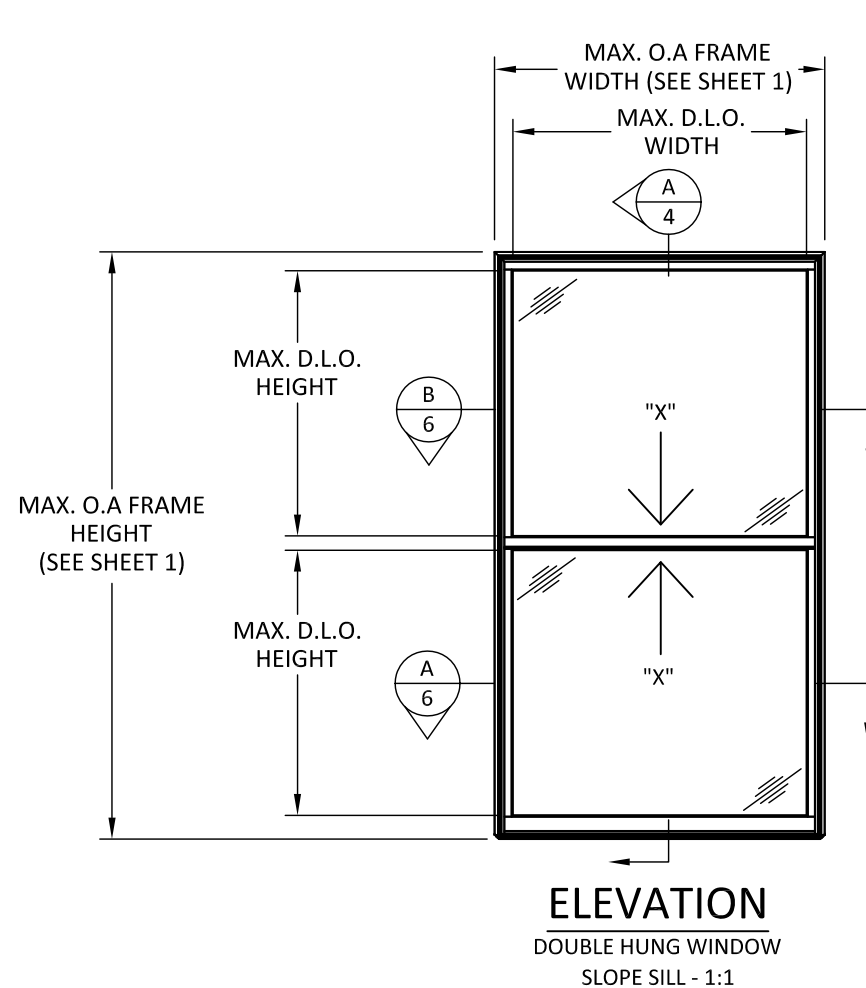
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AWD234

SHEET:
1

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TITLE: DG SERIES DOUBLE HUNG WINDOW (NON-IMPACT)(NON-HVHZ) ELEVATIONS AND ANCHOR LAYOUTS

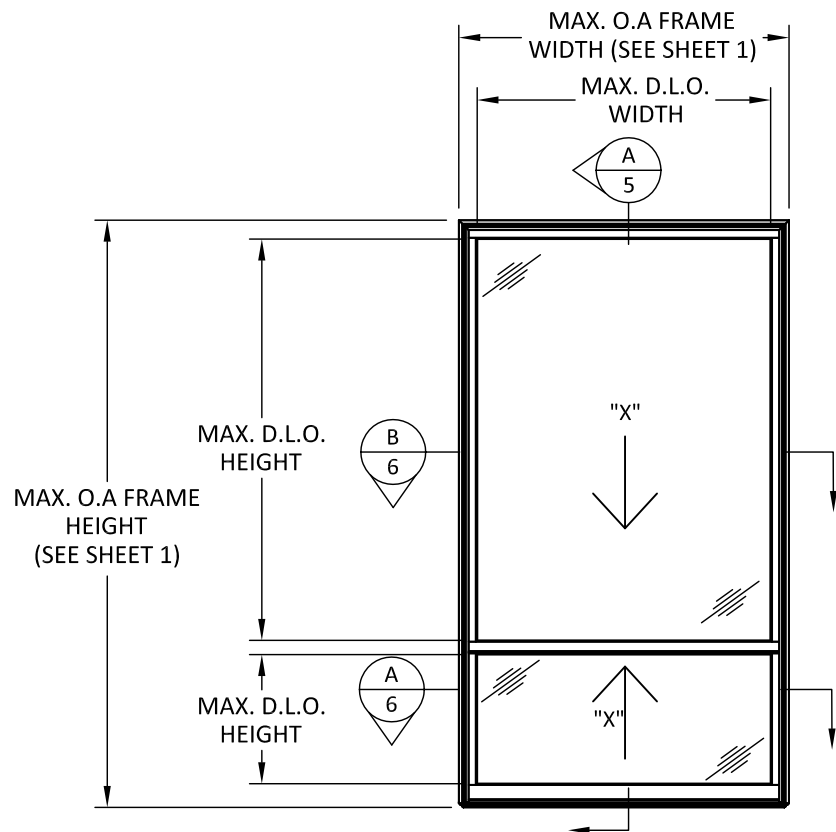
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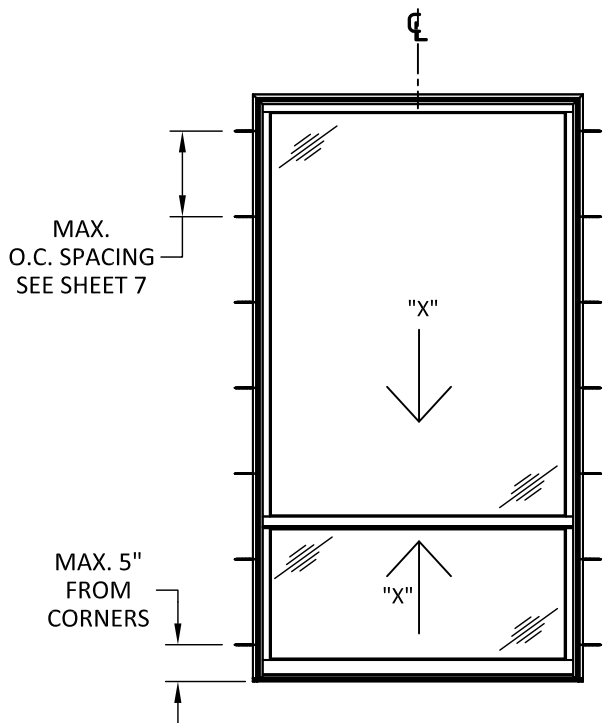


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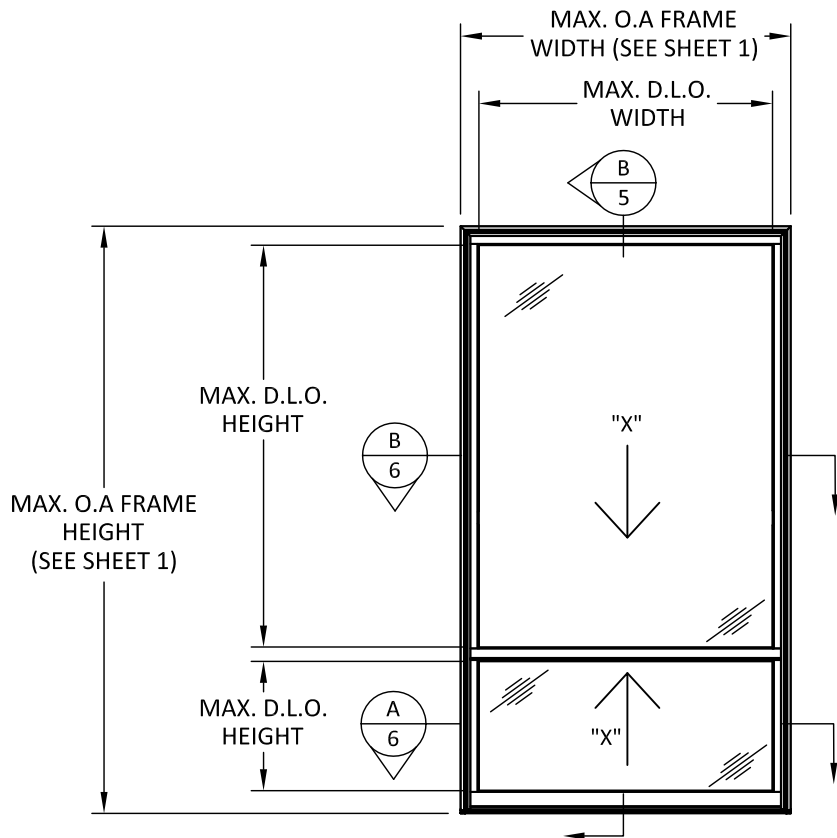
ELEVATION

DOUBLE HUNG WINDOW
SLOPE SILL - 3:1



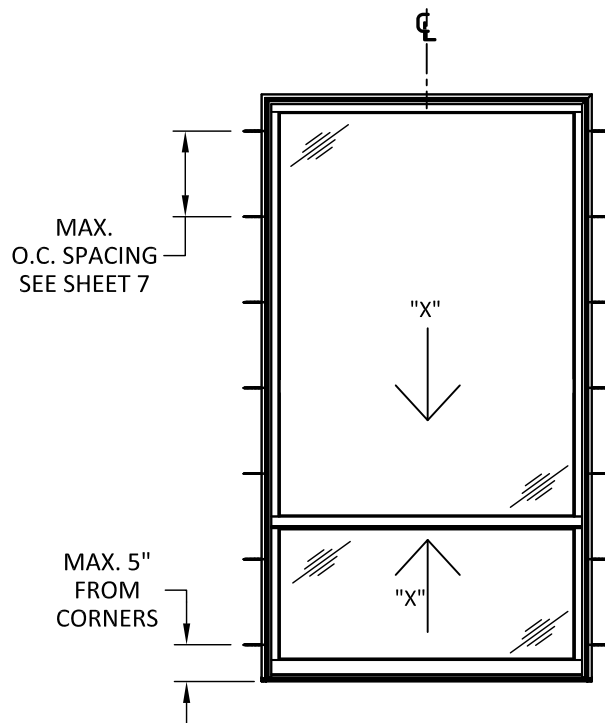
ANCHOR LAYOUT

THROUGH FRAME - DOUBLE HUNG WINDOW
FLAT SILL 3:1



ELEVATION

DOUBLE HUNG WINDOW
FLAT SILL 3:1



ANCHOR LAYOUT

THROUGH FRAME - DOUBLE HUNG WINDOW
FLAT SILL 3:1



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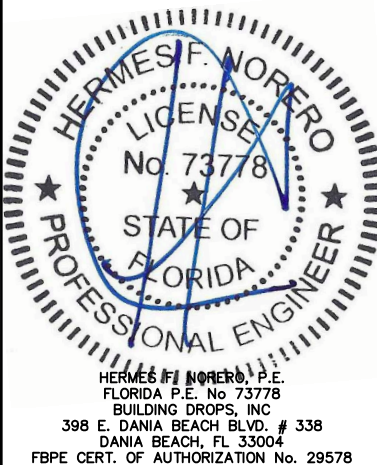
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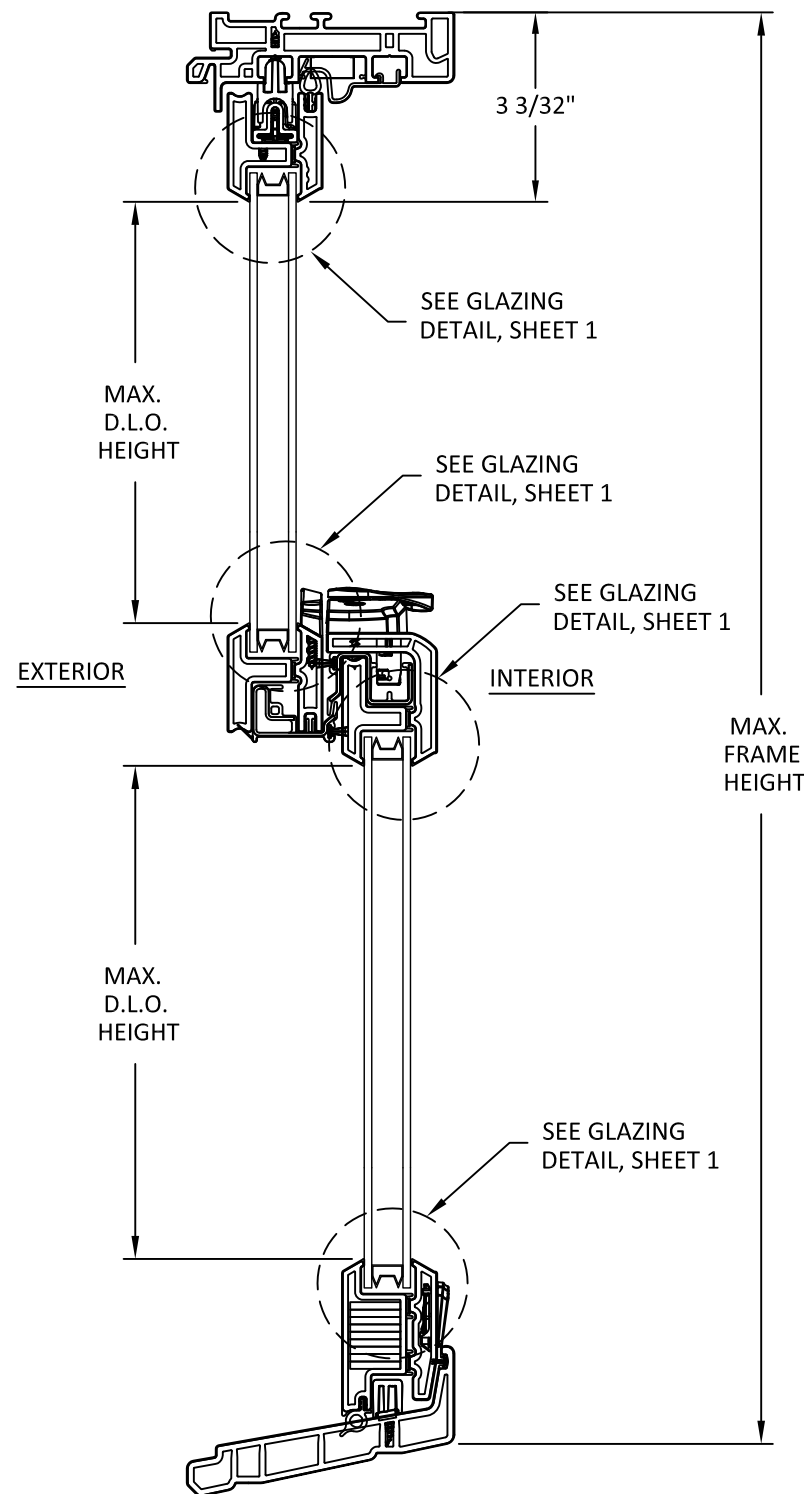
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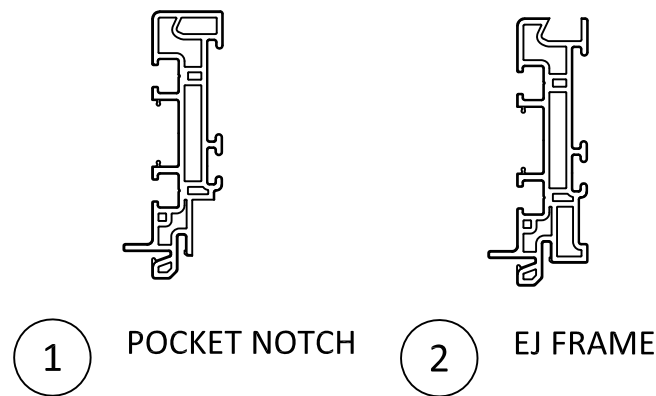
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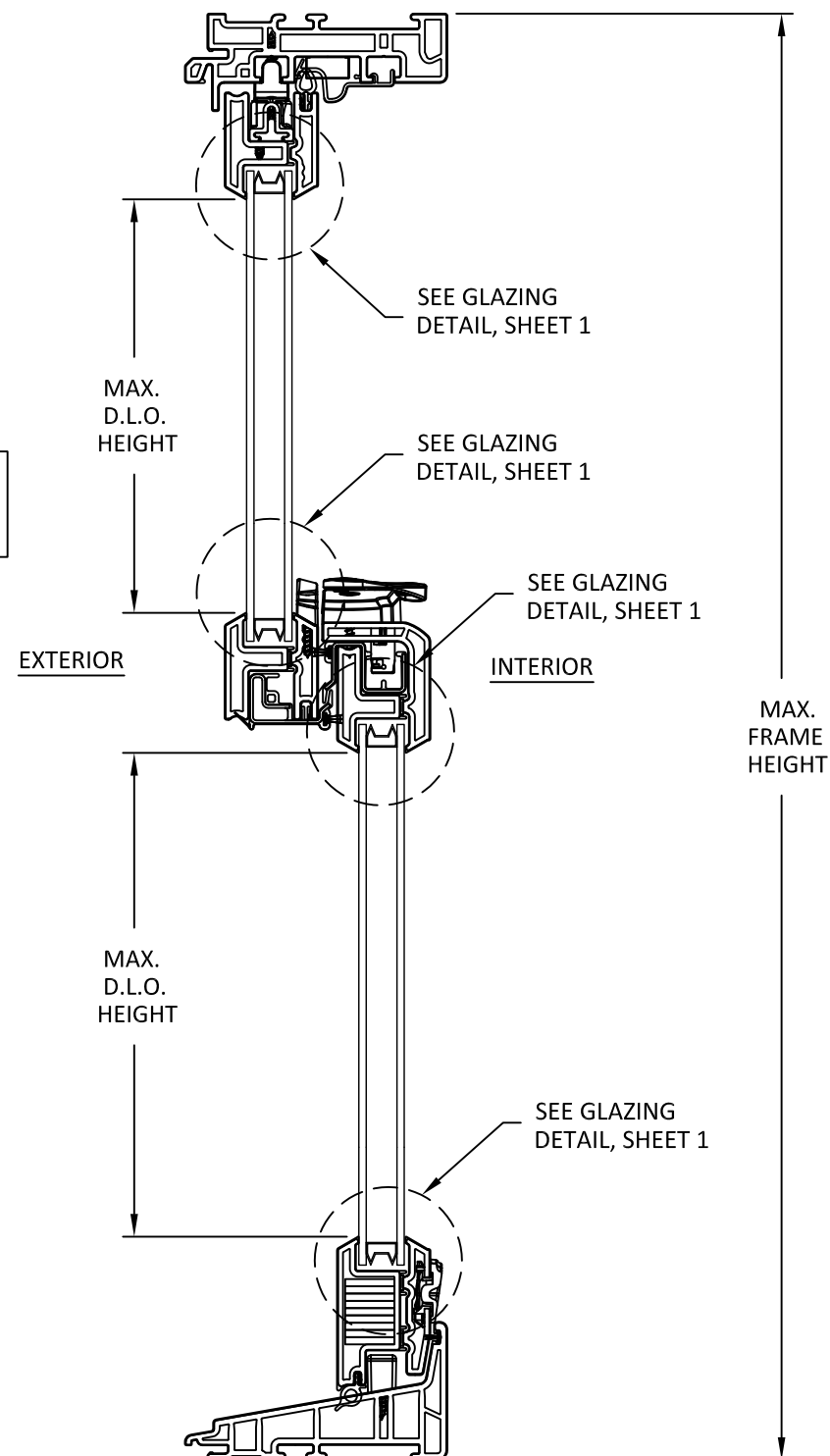
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A
4 **VERTICAL SECTION**
SLOPE SILL 1:1



NOTE:
1. THE PROFILES SHOWN ABOVE ARE ALSO QUALIFIED AS AN OPTION FOR USE OTHER THAN BASE FRAME AT THE HEAD.



B
4 **VERTICAL SECTION**
FLAT SILL 1:1



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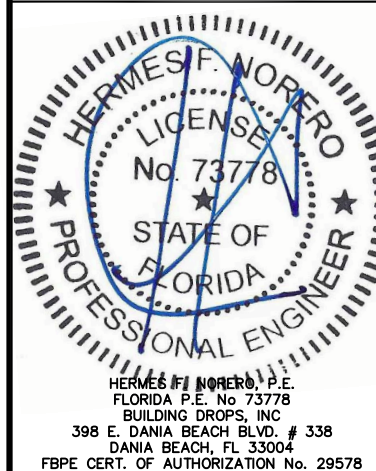
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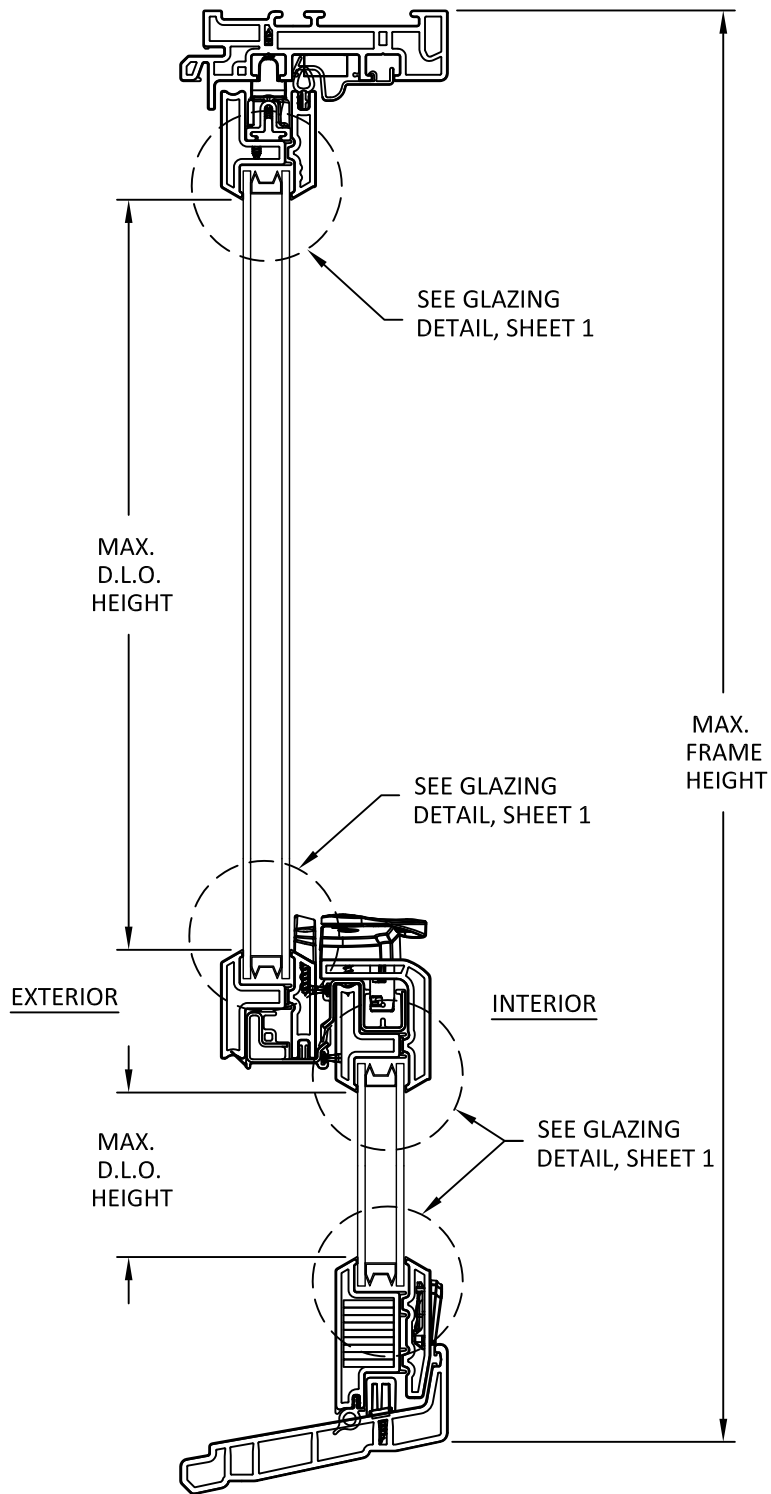
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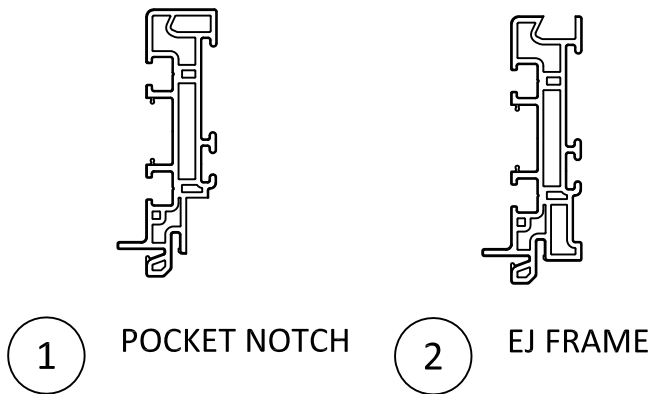
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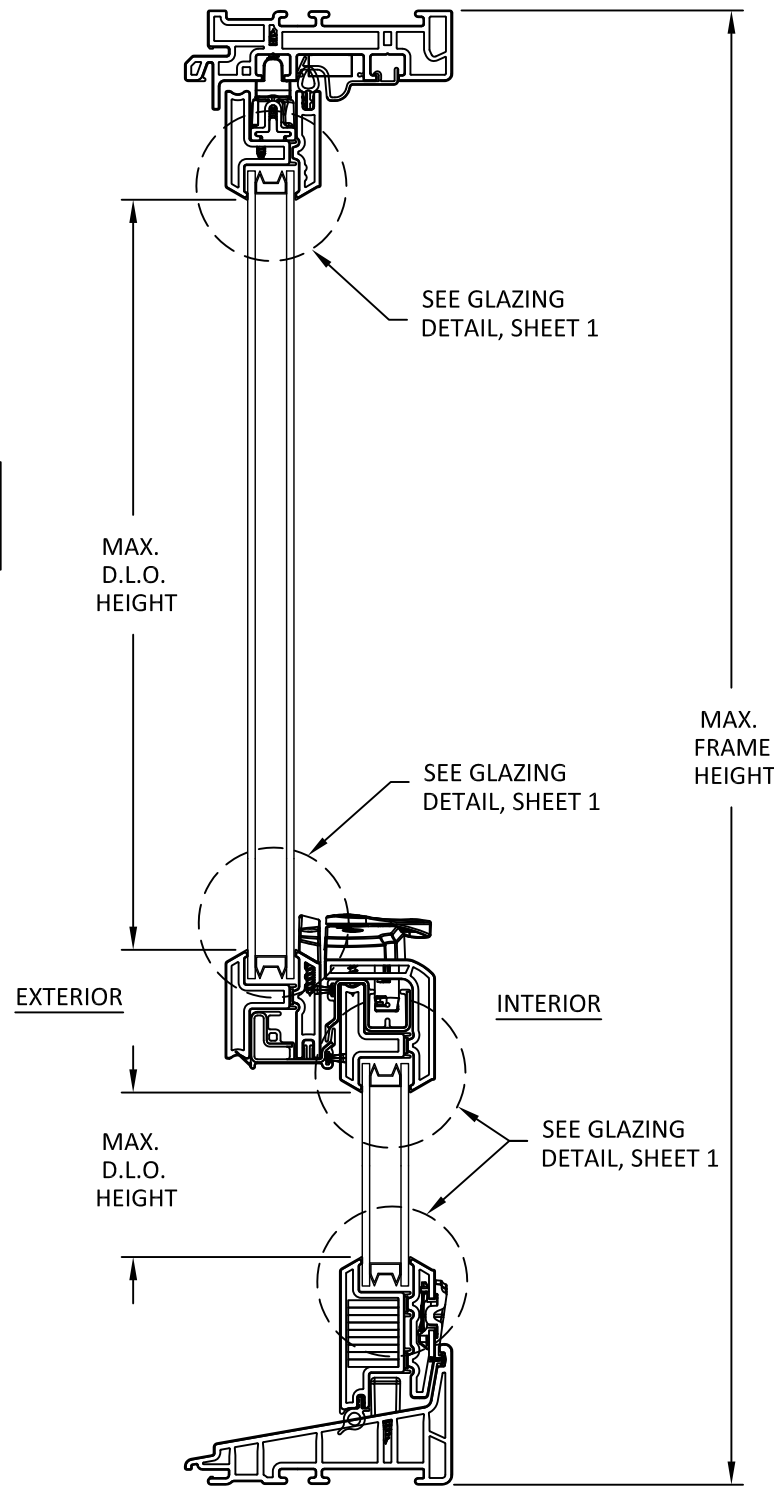
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A
5 **VERTICAL SECTION**
SLOPED SILL 3:1



NOTE:
1. THE PROFILES SHOWN ABOVE ARE ALSO QUALIFIED AS AN
OPTION FOR USE OTHER THAN BASE FRAME AT THE HEAD.



B
5 **VERTICAL SECTION**
FLAT SILL 3:1



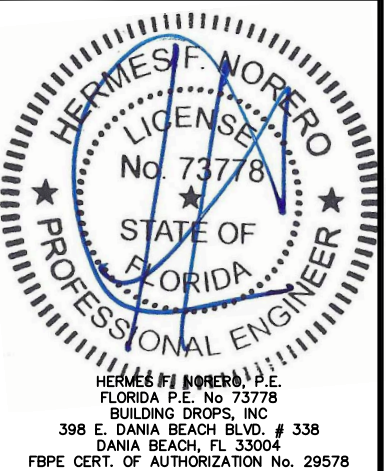
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TITLE: DG SERIES DOUBLE HUNG
WINDOW
(NON-IMPACT)(NON-HVHZ)
VERTICAL SECTIONS

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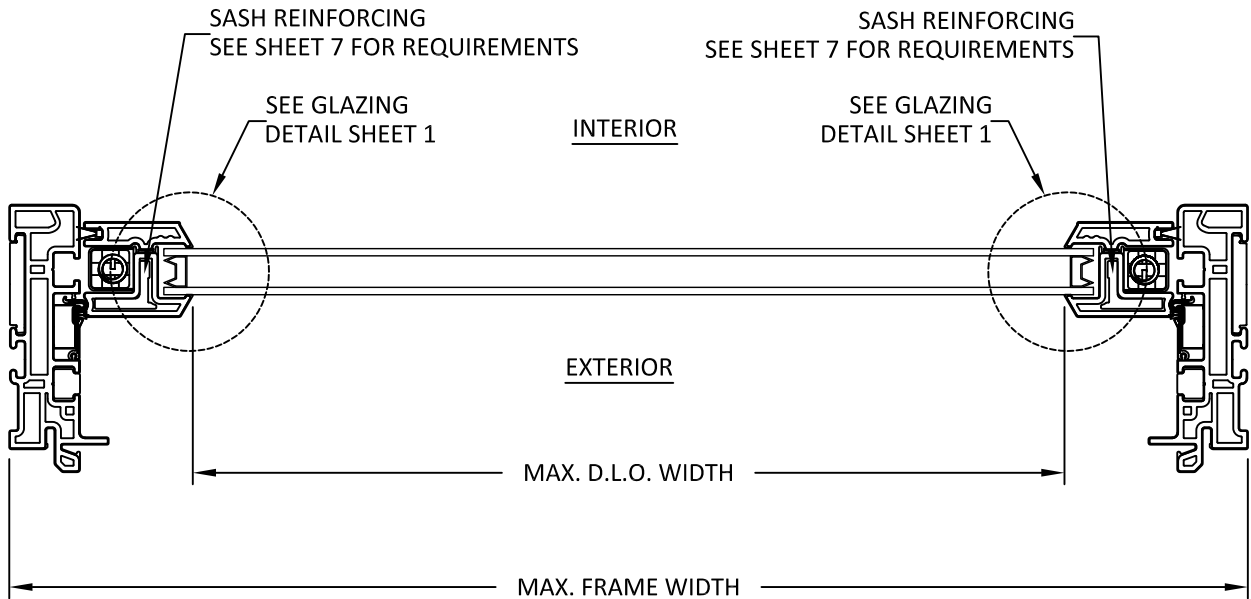
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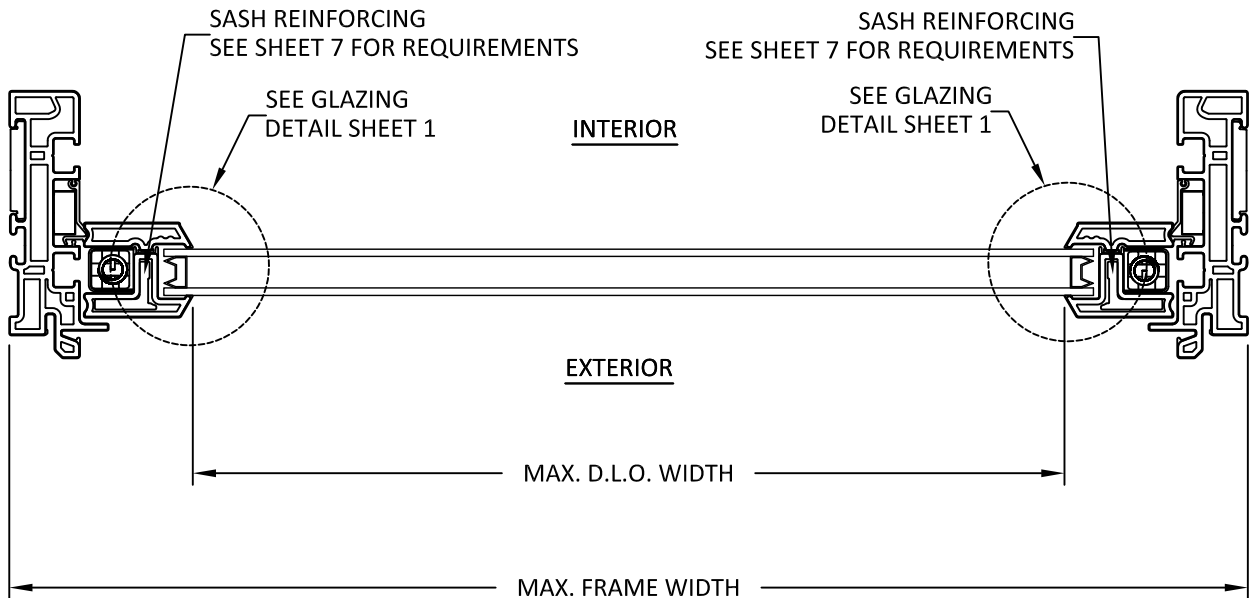
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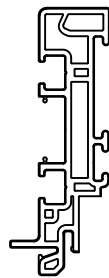
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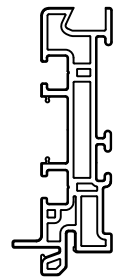
A
6 HORIZONTAL SECTION
LOWER SASH



B
6 HORIZONTAL SECTION
UPPER SASH



1 POCKET NOTCH



2 EJ FRAME

NOTE:
1. THE PROFILES SHOWN ABOVE ARE ALSO QUALIFIED AS AN
OPTION FOR USE OTHER THAN BASE FRAME



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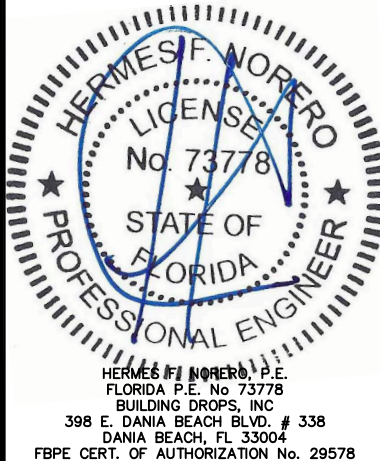
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WINDOW
(NON-IMPACT)(NON-HVHZ)
HORIZONTAL SECTIONS

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SIZE GRID UPDATE	HR	11.26.18

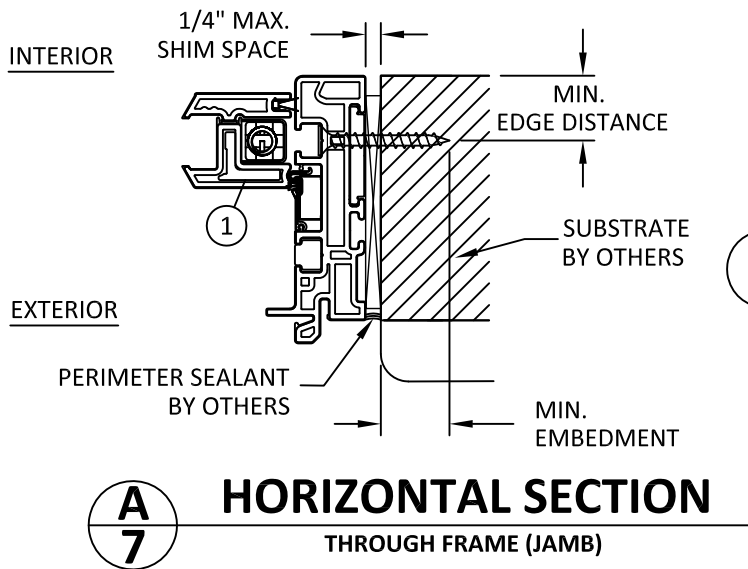
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DWG. #:	AWD234
SHEET:	6

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INSTALLATION NOTES:

- ONE (1) INSTALLATION ANCHOR IS REQUIRED AT EACH ANCHOR LOCATION SHOWN.
- THE NUMBER OF INSTALLATION ANCHORS DEPICTED IS THE MINIMUM NUMBER OF ANCHORS TO BE USED FOR PRODUCT INSTALLATION OF THE MAXIMUM SIZE LISTED.
- INSTALL INDIVIDUAL INSTALLATION ANCHORS WITHIN A TOLERANCE OF $\pm 1/4$ INCH THE DEPICTED LOCATION & SPACING IN THE ANCHOR LAYOUT DETAILS (I.E., WITHOUT CONSIDERATION OF TOLERANCES). TOLERANCES ARE NOT CUMULATIVE FROM ONE INSTALLATION ANCHOR TO THE NEXT.
- SHIM AS REQUIRED AT EACH INSTALLATION ANCHOR WITH LOAD BEARING SHIM(S). MAXIMUM ALLOWABLE SHIM STACK TO BE 1/4 INCH. SHIM WHERE SPACE OF 1/16 INCH OR GREATER OCCURS. SHIM(S) SHALL BE CONSTRUCTED OF HIGH DENSITY PLASTIC OR BETTER.
- DG JAMB SHIM TO BE USED BETWEEN THE FRAME AND THE 1/4 INCH. SHIM STACK.
- FOR MASONRY OR CONCRETE OPENINGS, A 1X WOOD BUCK MAY BE USED (OPTIONAL) AS LONG AS THE MINIMUM EMBEDMENT AND EDGE DISTANCE REQUIREMENTS ARE STILL MET WITHIN THE CORRESPONDING HOST SUBSTRATE. SEE GENERAL NOTE #3 ON SHEET 1 FOR MORE INFORMATION.
- MINIMUM EMBEDMENT AND EDGE DISTANCE EXCLUDE WALL FINISHES, INCLUDING BUT NOT LIMITED TO STUCCO, FOAM, BRICK VENEER, AND SIDING.
- INSTALLATION ANCHORS AND ASSOCIATED HARDWARE MUST BE MADE OF CORROSION RESISTANT MATERIAL OR HAVE A CORROSION RESISTANT COATING.
- FOR HOLLOW BLOCK AND GROUT FILLED BLOCK, DO NOT INSTALL INSTALLATION ANCHORS INTO MORTAR JOINTS. EDGE DISTANCE IS MEASURED FROM FREE EDGE OF BLOCK OR EDGE OF MORTAR JOINT INTO FACE SHELL OF BLOCK.
- INSTALLATION ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH ANCHOR MANUFACTURER'S INSTALLATION INSTRUCTIONS, AND ANCHORS SHALL NOT BE USED IN SUBSTRATES WITH STRENGTHS LESS THAN THE MINIMUM STRENGTH SPECIFIED BY THE ANCHOR MANUFACTURER.

ANCHOR SCHEDULE				
METHOD	SUBSTRATE	ANCHOR SCHEDULE	MIN EMBEDMENT	MIN. EDGE DISTANCE
THROUGH FRAME	WOOD: MIN. SG = 0.55	#10 WOOD SCREW FLAT HEAD	1.5"	0.75"
	METAL: 18 GAUGE Steel, MIN. Fy = 33KSI	#10 TEK SCREW FLAT HEAD	3 THREADS MIN PENETRATION BEYOND METAL	0.5"
	CONCRETE: MIN. f'c=3000PSI	3/16" ITW TAPCON FLATHEAD	1.25"	2.5
	MASONRY: CMU per ASTM C90 MIN. 2000 PSI	3/16" ITW TAPCON FLATHEAD	1"	2.25

Anchor Schedule - Max O.C. Spacing Standard Double Hung Grid, +/- 40 PSF				
	Width (in.)			
Height (in.)	24	36	48	
27	8.5	8.5	8.5	
36	13.0	13.0	13.0	
48	19.0	19.0	19.0	
60	24.0	24.0	16.7	
72	24.0	20.7	15.5	
76	24.0	22.0	16.5	

Anchor Schedule - Max O.C. Spacing DP Upgrade Double Hung Grid, +50/-65 PSF				
	Width (in.)			
Height (in.)	24	32	40	
27	8.5	8.5	8.5	
36	13.0	13.0	13.0	
48	19.0	12.7	12.7	
60	24.0	16.7	12.5	
72	20.7	15.5	12.4	
76	22.0	13.2	11.0	

Anchor Schedule - Max O.C. Spacing DP Upgrade Double Hung Grid, +69/-81 PSF				
	Width (in.)			
Height (in.)	36			
62	16.5			

Anchor Schedule - Max O.C. Spacing Standard Double Hung Grid, +/- 30 PSF				
	Width (in.)			
Height (in.)	24	36	48	54
27	-	-	-	17.0
36	-	-	-	24.0
48	-	-	-	19.0
60	-	-	-	16.7
72	-	-	-	20.7
76	-	-	-	-
84	24.0	24.0	24.0	
96	24.0	24.0	21.5	

Anchor Schedule - Max O.C. Spacing Fixed Upper Sash Double Hung Grid (INSERT AND BASE FRAME), +/- 40 PSF				
	Width (in.)			
Height (in.)	24	36	48	54
27	8.5	8.5	8.5	8.5
36	13.0	13.0	13.0	13.0
48	19.0	19.0	19.0	12.7
60	24.0	24.0	16.7	12.5
72	24.0	20.7	15.5	15.5
76	24.0	22.0	16.5	
84	24.0	24.0	14.8	
96	24.0	21.5	17.2	



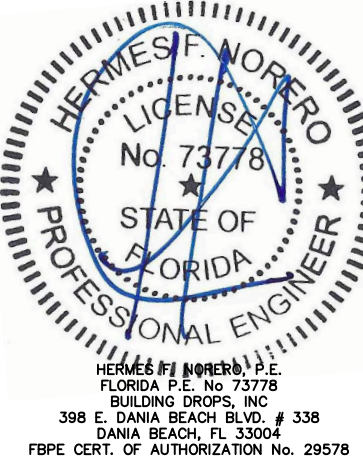
100 FOURTH AVE NORTH
BAYPORT, MN 55003-1096
PH: (651) 264-5150 FX: (651) 264-5485

TITLE: DG SERIES DOUBLE HUNG WINDOW (NON-IMPACT)(NON-HVHZ) INSTALLATION NOTES, REINFORCEMENT & ANCHOR DETAILS

PREPARED BY: BUILDING DROPS, INC.
398 E. DANIA BEACH BLVD., STE. 338
DANIA BEACH, FL 33004
PH: (954)399-8478
FAX: (954)744-4738
WEB: www.buildingdrops.com

REMARKS	BY	DATE
SIZE GRID UPDATE	HR	11.26.18

THE INSTALLATION DETAILS DESCRIBED HEREIN ARE GENERIC AND MAY NOT REFLECT ACTUAL CONDITIONS FOR A SPECIFIC SITE. IF SITE CONDITIONS CAUSE INSTALLATION TO DEVIATE FROM THE REQUIREMENTS DETAILED HEREIN, A LICENSED ENGINEER OR ARCHITECT SHALL PREPARE SITE SPECIFIC DOCUMENTS FOR USE WITH THIS DOCUMENT.



FL #:

FL27970

DATE: **02.22.18**

DWG. BY: **RV** CHK. BY: **HFN**

SCALE: **NTS**

DWG. #: **AWD234**

SHEET:

7

OF 7

Prepared by & Return to:
Gracy Hedgecoth, an employee of
Public Title Services, LLC
215 East Colonial Drive
Orlando, FL 32801

File Number: 2025-552
Parcel ID: 29-19-27-1400-000-01600

I hereby certify this
to be a true & correct copy
of the original document

X

WARRANTY DEED

Made this 11th day of December, 2025 A.D. By **Casa De Leah, LLC, a FL Limited Liability Company**, whose post office address is 1326 Lakeshore Drive, Mount Dora, FL 32757, hereinafter called the grantor, to **Angela Highland, an unmarried woman**, whose post office address is: 71 North Winter Park Drive, Casselberry, FL 32707, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

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

Lot 16, Map of Hackett's Subdivision, according to the map or plat thereof, recorded in Plat Book 4, Page(s) 25, of the Public Records of Lake County, Florida.

Parcel ID: 29-19-27-1400-000-01600

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2025.

Prepared by & Return to:
Gracy Hedgecoth, an employee of
Public Title Services, LLC
215 East Colonial Drive
Orlando, FL 32801

File Number: 2025-552
Parcel ID: 29-19-27-1400-000-01600

I hereby certify this
to be a true & correct copy
of the original document

X

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Print Name Diego Molinaris
Witness Address P.O. Box 32438
Orlando, FL 32872

Casa De Leah, LLC, a Florida Limited Liability
Company

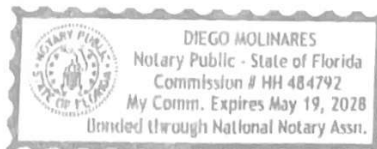
By: [Signature]
Leah K. Felcher, Manager

[Signature]
Witness Print Name Margaret E. Hensinger
Witness Address P.O. Box 1463
Mount Dora, FL 32756

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization,
this 09 day of December, 2025, by Leah K. Felcher, Manager of Casa De Leah, LLC, a FL Limited Liability
Company, on behalf of the company, ☐ who is/are personally known to me or ☒ who has/have produced
FL ID as identification.

[Signature]
Signature of Notary Public
DIEGO MOLINARIS
Print, Type/Stamp Name of Notary





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

6/30/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION** IS **WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Marsh & McLennan 101 N Starcrest Dr Clearwater FL 33765	CONTACT NAME: PHONE (A/C, No, Ext): 727-447-6481 E-MAIL ADDRESS: MMA@Bouchard.certificates@MarshMMA.com FAX (A/C, No): 727-449-1267
INSURED JLM Windows, LLC dba Renewal by Andersen of Florida 5655 Carder Rd. Orlando FL 32810	INSURER(S) AFFORDING COVERAGE INSURER A: United Specialty Insurance Company INSURER B: General Security Indemnity Co of AZ INSURER C: Greenwich Insurance Company INSURER D: AGCS Marine Insurance Company INSURER E: Texas Insurance Company INSURER F: Everspan Indemnity Insurance Company
	NAIC # 12537 20559 22322 22837 16543 16882

COVERAGES**CERTIFICATE NUMBER:** 1237038681**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☒ LOC ☐ OTHER:	Y	Y	GSA463911266201	7/1/2025	7/1/2026	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$50,000 MED EXP (Any one person) \$5,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000 \$
C	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY	Y	Y	RAC943817802	7/1/2025	7/1/2026	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	☐ UMBRELLA LIAB ☒ OCCUR ☒ EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION \$	Y	Y	BTN2533003	7/1/2025	7/1/2026	EACH OCCURRENCE \$5,000,000 AGGREGATE \$5,000,000 \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☒ N	N/A	RWC300175902	7/1/2025	7/1/2026	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000
D E F	Inland Marine Excess Auto Liability - Primary Excess Auto Liability - Secondary			MXI9307982456028 JTI25XAUT0343202 USXTL1008625	7/1/2025 7/1/2025 7/1/2025	7/1/2026 7/1/2026 7/1/2026	Leased & Rented Equip Occurrence \$100,000 Occurrence \$3,000,000 Occurrence \$3,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

If required by written contract, Certificate Holder is an additional insured with respect to General Liability, Auto Liability, and Excess Liability is subject to the terms, conditions and exclusions of the policies. Additional insured with respect to General Liability includes ongoing and completed operations. Coverage with respect to General Liability and Auto Liability is primary and noncontributory.

Per Project aggregate applies to the General Liability up to \$5,000,000.

Waiver of subrogation applies in favor of certificate holder as respects General Liability, Auto Liability, Excess Liability and Workers Compensation only if required by written contract, and subject to the terms, conditions and exclusions as specified in the policy.

CERTIFICATE HOLDER**CANCELLATION**

City of Mount Dora 510 N Baker Street Mount Dora FL 32757	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
---	---

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Performance Report

DBA: RENEWAL BY ANDERSEN OF NORTH AND CENTRAL FLORIDA

Legal Name: JLM Windows, LLC

CGC1527613

30 S Keller Rd. Suite 500 | Orlando, FL 32810

Phone: (407)803-4723 | Fax: 407-386-8262 | Customerservice@rbafla.com

Angela Highland

811 N Grandview St

Mount Dora, FL 32757

H: (407)760-1645

The following table identifies fenestration performance requirements using the listed code, values, and coefficients. Calculation is based on the Winde application if the Zone and GCp values are populated to the individual unit calculations table. If GCp and Zone are listed as N/A, required unit performance rating was manually defined. When manual entries occur, it is Renewal by Andersen of North and Central Florida's responsibility to ensure the state, county, and/or municipality receives the proper data for state and local code requirements. A manually entered report will only be used in accordance when state and local building codes are met or exceeded.

SITE-SPECIFIC CONDITIONS

ASCE STANDARD	WIND ZONE (MPH)	EXPOSURE	MEAN ROOF HEIGHT (FT)	K _z VALUE	RISK CATEGORY	WIND-BORNE DEBRIS REGION
Wind Speed: 7-16 Performance: 7-16	132	B	15	+ 0.5 / - 0.5	II	NO
MANUALLY ADJUSTED						

INDIVIDUAL UNIT CALCULATIONS

ID	ROOM	PRODUCT TYPE	UNIT SIZE (in)	UNIT/TWA AREA (ft²)	ZONE	GCp	REQUIRED UNIT PERFORMANCE RATING	ACTUAL UNIT PG	ACTUAL UNIT DP	UNIT IMPACT RATED	APPROVAL NUMBER(S)
101	front door	Double-Hung (DG)	42 x 47	13.71	Zone 4	+ 0.97 / - 1.07	+ 14.9 / - 16.2	40	+ 40 / - 40	NO	FL27970
102	master bathroom	Double-Hung (DG)	42 x 46	13.42	Zone 4	+ 0.97 / - 1.07	+ 14.9 / - 16.2	40	+ 40 / - 40	NO	FL27970
103	sun room	Picture	35 x 48 3/4	11.85	Zone 4	+ 0.98 / - 1.08	+ 15 / - 16.3	50	+ 50 / - 50	NO	FL19562
104	sunroom	200 Series Narroline	71 1/4 x 79 1/2	39.34	Zone 4	+ 0.89 / - 0.99	+ 13.9 / - 15.2	35	+ 35 / - 35	NO	FL14429
105	laundry room	Picture	26 1/4 x 38 1/4	6.97	Zone 4	+ 1 / - 1.1	+ 15.3 / - 16.5	50	+ 50 / - 50	NO	FL19562
106	laundry room	Picture	36 x 38 1/4	9.56	Zone 4	+ 1 / - 1.1	+ 15.3 / - 16.5	50	+ 50 / - 50	NO	FL19562
107	laundry room	Picture	26 1/4 x 38 1/4	6.97	Zone 4	+ 1 / - 1.1	+ 15.3 / - 16.5	50	+ 50 / - 50	NO	FL19562
108	laundry room	Double-Hung (DG)	36 x 38 1/4	9.56	Zone 4	+ 1 / - 1.1	+ 15.3 / - 16.5	40	+ 40 / - 40	NO	FL27970

Values and assumptions used for Design Pressure Calculations:

- Design Pressure calculations are based on ASCE 7-16.
- No topographical effects (K_{zt} at 1.0)
- Velocity pressure exposure coefficient (K_z) is captured per site specific conditions
- Directionally factor K_d of 0.85
- Velocity Pressure (PSF) based on all selection building and site conditions
- Internal pressure coefficient (GCpi) is +/- 0.18
- External pressure coefficient (GCp) is captured on individual unit calculations

Windborne Debris Regions require that window and door openings have opening protection via:

- An impact rated window or door, or
- An impact rated shutter or other impact rated coverings, or
- Wood structural panels of a certain type, thickness, and fasteners, etc.

This Performance Report and the information within this Performance Report may only be used in connection with Renewal by Andersen products, only at the address listed above, only for the products identified above, and only for the homeowner listed above. Performance of other units not listed may vary. The information in this Performance Report must be confirmed by the local Renewal by Andersen retailer with your local building code official. This Performance Report is issued solely by the legal entity listed under "Legal Name" above.

MANUALLY ADJUSTED - Indicates input is adjusted per user determination which may differ from data automatically determined by the Winde performance calculator.



Performance Report

DBA: RENEWAL BY ANDERSEN OF NORTH AND CENTRAL FLORIDA

Legal Name: JLM Windows, LLC

CGC1527613

30 S Keller Rd. Suite 500 | Orlando, FL 32810

Phone: (407)803-4723 | Fax: 407-386-8262 | Customerservice@rbafla.com

Angela Highland

811 N Grandview St

Mount Dora, FL 32757

H: (407)760-1645

INDIVIDUAL UNIT CALCULATIONS (CONT.)

ID	ROOM	PRODUCT TYPE	UNIT SIZE (in)	UNIT/TWA AREA (ft²)	ZONE	GCp	REQUIRED UNIT PERFORMANCE RATING	ACTUAL UNIT PG	ACTUAL UNIT DP	UNIT IMPACT RATED	APPROVAL NUMBER(S)
109	laundry room	Double-Hung (DG)	36 x 38 1/4	9.56	Zone 4	+ 1 / - 1.1	+ 15.3 / - 16.5	40	+ 40 / - 40	NO	FL27970
110	guest house	Picture	55 1/4 x 24 3/4	9.50	Zone 4	+ 1 / - 1.1	+ 15.3 / - 16.5	50	+ 50 / - 50	NO	FL19562
111	guest house	Picture	55 1/4 x 34 5/8	13.28	Zone 4	+ 0.97 / - 1.07	+ 14.9 / - 16.2	50	+ 50 / - 50	NO	FL19562

The assumptions and criteria used to determine the project design pressure requirements are listed on page 1 of this Performance Report. Please refer to page 1 for details and verify that all pages of the Performance Report have been included.

PROPERTY RECORD CARD

General Information

Name:	CASA DE LEAH LLC	Alternate Key:	1472661
Mailing Address:	1326 LAKESHORE DR MOUNT DORA, FL 32757 Update Mailing Address	Parcel Number: ⓘ	29-19-27-1400-000-01600
		Millage Group and City:	00MD Mount Dora
		2025 Total Certified Millage Rate:	18.7725
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	811 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, HACKETT'S SUB LOT 16 PB 4 PG 25 ORB 6043 PG 1459		
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.			

Land Data

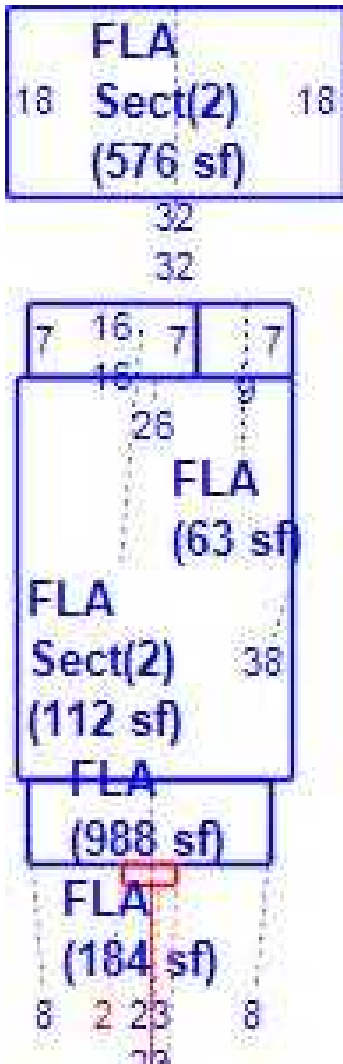
Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	SINGLE FAMILY (0100)	50	158		7900.000	FD		\$138,351.00	\$138,351.00
Click here for Zoning Info ⓘ				FEMA Flood Map					

Residential Building(s)

Building 1

Residential		Building Value: \$272,453.00	
Summary			
Year Built: 1925	Total Living Area: 1923 ⓘ	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)	BRICK/BLOCK STUCCO OR SIDING (03)	1.00	1235
FINISHED LIVING AREA (FLA)	BRICK/BLOCK STUCCO OR SIDING (03)	1.00	688

[View Larger / Print / Save](#)



Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	CARPORT - FINISHED (FCP3)	220	SF	1978	\$1,154.00
2	OPEN PORCH FINISHED (FOP3)	100	SF	2021	\$1,193.00

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
6043 / 1459	10/11/2022	Warranty Deed	Qualified	Improved	\$498,000.00
4449 / 403	02/28/2014	Warranty Deed	Unqualified	Improved	\$155,000.00
3711 / 327	12/11/2008	Probate Order	Unqualified	Improved	\$0.00
670 / 986	01/01/1979	Misc Deed/Document	Qualified	Improved	\$26,000.00

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

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	\$413,151	\$413,151	\$413,151	5.0254	\$2,076.25
SCHOOL BOARD STATE	\$413,151	\$413,151	\$413,151	3.0870	\$1,275.40
SCHOOL BOARD LOCAL	\$413,151	\$413,151	\$413,151	2.9980	\$1,238.63
LAKE COUNTY WATER DISTRICT	\$413,151	\$413,151	\$413,151	0.2940	\$121.47
NORTH LAKE HOSPITAL DIST	\$413,151	\$413,151	\$413,151	0.3859	\$159.43
ST JOHNS RIVER FL WATER MGMT DIST	\$413,151	\$413,151	\$413,151	0.1793	\$74.08
CITY OF MOUNT DORA	\$413,151	\$413,151	\$413,151	6.3000	\$2,602.85
LAKE COUNTY MSTU AMBULANCE	\$413,151	\$413,151	\$413,151	0.4629	\$191.25
LAKE COUNTY VOTED DEBT SERVICE	\$413,151	\$413,151	\$413,151	0.0400	\$16.53
				Total: 18.7725	Total: \$7,755.89

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



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

SELLERS, JIMMY MARSHALL

RENEWAL BY ANDERSEN OF FLA
5655 CARDER RD
ORLANDO FL 32810

LICENSE NUMBER: CGC1522249

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at [MyFloridaLicense.com](https://myfloridalicense.com)

ISSUED: 09/09/2024

Do not alter this document in any form.

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☒ Original
☐ Update
 (give site#)



HISTORICAL STRUCTURE FORM FLORIDA MASTER SITE FILE

Version 3.0 11/96

Consult Guide to Historical Structure Forms for detailed instructions.

Site #8 LA 2415 **3741**
 Recorder # FF9-8
 Field Date 4 / 20 /1998
 Form Date 10 / 21 /1999

Site Name(s) (address if none)

Multiple Listing [DHR only]

Survey

Mount Dora Historical Survey Phase II

Survey #

National Register Category (Please check one: consult with Site File before using last four):

☒ building ☐ structure ☐ district ☐ site ☐ object

LOCATION & IDENTIFICATION

Address (include N,S,E,W; #; St., Ave., etc.) 811 N GrandviewCross Streets (nearest / between) 7th Ave /9th Ave

City / Town (within 3 miles)

Mount DoraIn Current City Limits: ☒ y ☐ n ☐ unknown

County

Lake

Tax Parcel #(s)

1472661

Subdivision name

Hackett

Block

Lot Lot 16

Ownership (Please check one):

☐ private-profit ☒ private-individual ☐ city ☐ county ☐ Native American
☐ private-nonprofit ☐ private-unspecified ☐ state ☐ federal ☐ foreign ☐ unknown

Name of Public Tract (e.g., park)

Route to (especially if no street address)

MAPPING

USGS 7.5' Map Name & Date

Eustis 1966 PR 1980Township 19SRange 27ESection 291/4 section: ☐ NW ☐ SW ☐ SE ☐ NE ☐ Irregular-name: NALandgrant NAUTM: Zone ☐ 16 ☐ 17 Easting 0Northing 0

Plat or other map (map's name, location)

Plat Book 4 Page 25

DESCRIPTION

Style* Mediterranean Revival Exterior Plan* Irregular Number of Stories 1Structural System(s)* Balloon wood frameFoundation: Type(s)* ContinuousMaterial(s)* StuccoExterior Fabric(s)* StuccoRoof: Type(s)* ParapetMaterial(s)* Unknown

Roof secondary strucs. (domers etc.)*

Chimney: No. 1Material(s)* StuccoLocation(s)* N/ Exterior, wallWindows (types, materials, etc.)* Jalousie /DHS; metal; 2/2Main Entrance (stylistic details) Projecting central bay has shallow rectangular recess above the doorway, awning over the front doorPorches: #open 0 #closed 0 #incised 0 Location(s) E/Entrance

Porch roof type(s)

Exterior Ornament Irregular parapet roofline; chimney stack crowned with capInterior Plan* Unknown interior planCondition (Please check one): ☐ excellent ☒ good ☐ fair ☐ deteriorated ☐ ruinousSurroundings (N=None, S=Some, M=Most, A=All/nearly all): commercial A residential institutional undeveloped

Ancillary Features (No., type of outbuildings; major landscape features. Use continuation sheet for descriptions of interior, landscaping, etc)

Carport has been added in the last ten years, but was done in a sympathetic style and does not detract;original one story single car garage located at rear of lot at back of south driveway, front yard contains south and north driveways

Archaeological Remains

☐ Check if Archaeological Form completed

* Consult Guide to Historical Structure Forms for preferred descriptions (coded fields at the Site File).

DHR USE ONLY ~~OFFICIAL EVALUATIONS~~ DHR USE ONLY

NR DATE

KEEPER-NR ELIGIBILITY ☐ yes ☐ noDate / /

DELIST DATE

SHPO-NR ELIGIBILITY: ☐ yes ☐ no ☐ potentially elig. ☐ insufficient infoDate / /

LOCAL DESIGNATION:

Date / /

Local office

National Register Criteria for Evaluation ☐ a ☐ b ☐ c ☐ d (See National Register Bulletin 15, p. 2)

HISTORICAL STRUCTURE FORM

Site #8

LA

Consult Guide to Historical Structure Forms for detailed instructions.

HISTORY

Construction date: Exactly _____ (year) Approximately _____ (year) Earlier than _____ (year) Later than _____ (year)

Architect (last name first): _____

Builder (last name first): _____

Moves: ☐ yes ☐ no ☐ unknown Dates _____

Original address _____

Alterations: ☐ yes ☐ no ☐ unknown Dates _____

Nature* _____

Additions: ☐ yes ☐ no ☐ unknown Dates _____

Nature* _____

Original Use* (give date ranges) _____ Residence _____

Intermediate Uses* (give date ranges) _____

Present Use* (give date ranges) _____ Residence _____

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

*Consult Guide to Historical Structure Forms for preferred descriptions (coded fields at the Site File).

RESEARCH METHODS (Check all choices that apply; if needed write others at bottom)☐ formal archaeological survey☐ past surveys search at FMSF☒ local library research☒ Sanborn maps☐ informal archaeological inspection☐ past sites search at FMSF☒ non-local library research☒ subdivision maps☐ Public Lands Survey (DEP)☐ FL Archives (Gray Building)☐ building permits☒ plat maps☐ tax records/property deeds☒ FL Photo Archives (Gray Building)☐ demolition permits☒ local newspaper files☒ tax records only☐ occupant/owner interview☐ commercial permits☐ interior inspection☐ neighbor interview☐ occupation permits☒ other methods (specify) _____

local historical society research, interview with old families, local history books

SURVEYOR'S EVALUATION OF SITE (Check one choice on each line)

Potentially eligible for local register?

☒ yes: name register at right☐ no☐ insufficient info

Name of local register if eligible: _____

Mount Dora

Individually eligible for National Register?

☐ yes☐ no☒ insufficient info

Potential contributor to Nat. Reg. district?

☒ yes☐ no☐ insufficient info

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

Explanation of Evaluation (required, whether positive or not; limit to three lines; attach longer statement, if needed, on separate sheet)

DOCUMENTATION (Photos, Plans, etc.)

Bibliographic References (Use Continuation Sheet, give FMSF Manuscript # if relevant)

Clerk of Court, Archives Research

Photographs (required) B&W print(s) at least 3 x 5, at least one main facade..

Location of negatives & negative numbers Melanie V. Barr 216 NE 5th St. Gainesville FL 32601 352-377-4217**RECORDER**

Name (last name first) / Address / Phone / Fax / Email / Affiliation

Barr, Melanie, 216 NE 5th St. Gainesville FL 32601

Phone/Fax 352-377-4217, e-mail - mvbdt@gru.net

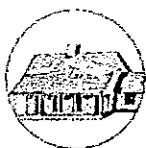
Remember: Use a Supplement for Site Forms or other continuation sheet for descriptions that do not fit in the spaces above.

REQUIRED:

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

(2) LARGE SCALE STREET OR PLAT MAP

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



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA03741

Recorder # 228

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) 811 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
811	North	Grandview	Street	

Cross Streets (nearest/ between)

City / Town (within 3 miles) Mount Dora

In Current City Limits? YES

County Lake

Tax Parcel #(s)

Subdivision Name

Block

Lot

Ownership

Name of Public Tract (e.g., park)

Route to (especially if no street address)

MAPPING

USGS 7.5' Map Name

Publication Date

>> EUSTIS; 1980

Township:

Range:

Section:

1/4 section:

>> 19S ; 27E ; 29 ; UNSP

Irregular Section Name:

Landgrant

UTM: Zone

Easting

Northing

Plat or Other Map (map's name, location)

DESCRIPTION

Style Mediterranean Revival

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)

>>

Stucco

Other Exterior Fabric(s)

Roof Type(s)

>>

Flat

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

8LA03741

DESCRIPTION (continued)

Window Descriptions metal sash

Main Entrance Description (stylistic details)

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

Porch Roof Type(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 1926

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; 1926;

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

8LA03741

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, MylesRecorder Address / Phone 4104 St. Augustine Road Jacksonville, FLRecorder Affiliation Bland & Associates, Inc Other Affiliation _____Is a Text-Only Supplement File Attached (Surveyor Only)? NO

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

Cultural Resource Type: SSElectronic Form Used: S110Form Type Code: NORMForm Quality Ranking: NEWForm Status Code: SCAT

SHPO's Evaluation of Resource

____ Date ____

Supplement Information Status: NO SUPPLEMENT

FMSF Staffer: _____

Supplement File Status: NO SUPPLEMENT FILEComputer Entry Date: 5/26/2008Form Comments: _____

REQUIRED PAPER ATTACHMENTS

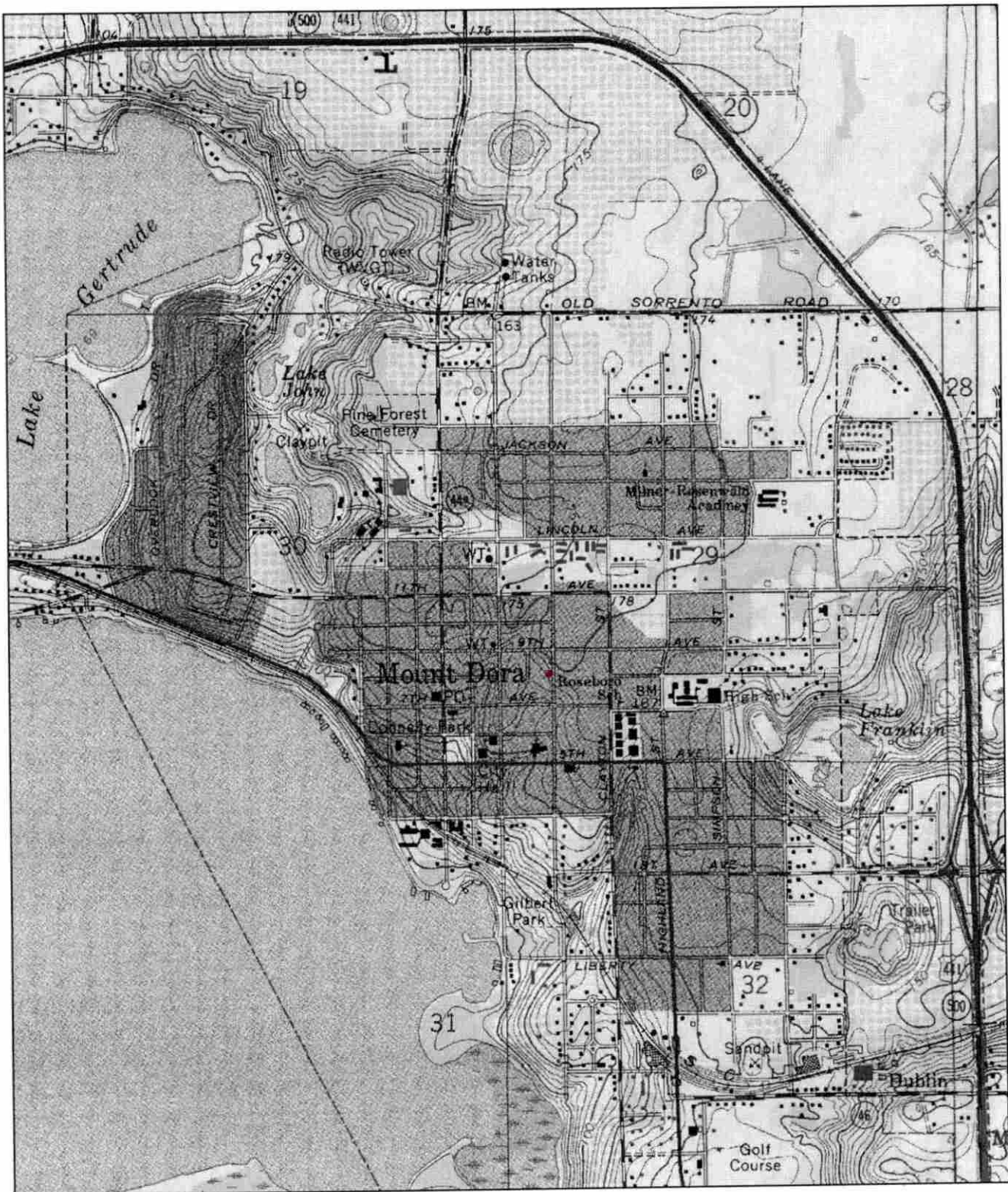
- (1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

LA03741-200803

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:**
Stucco
- > **Roof types:**
Flat
- > **Roof materials:**
- > **Roof secondary structures (dormers etc):**
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**
Private residence;1926;
- > **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)]:**





228



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0 2000 Ft

Map provided by MyTopo.com

LA 3741



1928

811



9

▶ 9A



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA03741
Recorder # 228
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) 811 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>811</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 Mediterranean Revival 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) >> Stucco
Other Exterior Fabric(s) _____
Roof Type(s) >> Flat
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

81A03741

DESCRIPTION (continued)

Window Descriptions metal sash

Main Entrance Description (stylistic details) _____

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

Porch Roof Types(s) _____

Exterior Ornament _____

Interior Plan _____

Other Interior Plan _____

Condition Good

Structure Surroundings

Commercial: _____ Residential: MOSTly this category

Institutional: _____ Undeveloped: _____

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

Archaeological Remains (describe): _____

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

Narrative Description (optional) _____

HISTORY

Construction year 1926

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; 1926;

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

8IA03741

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, MylesRecorder Address / Phone 4104 St. Augustine Road Jacksonville, FLRecorder Affiliation Bland & Associates, Inc Other Affiliation _____Is a Text-Only Supplement File Attached (Surveyor Only)? NO

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

Cultural Resource Type: SSElectronic Form Used: S110Form Type Code: NORMForm Quality Ranking: NEWForm Status Code: SCAT

SHPO's Evaluation of Resource

____ Date _____

Supplement Information Status: NO SUPPLEMENTSupplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 5/26/2008Form Comments: _____

REQUIRED PAPER ATTACHMENTS

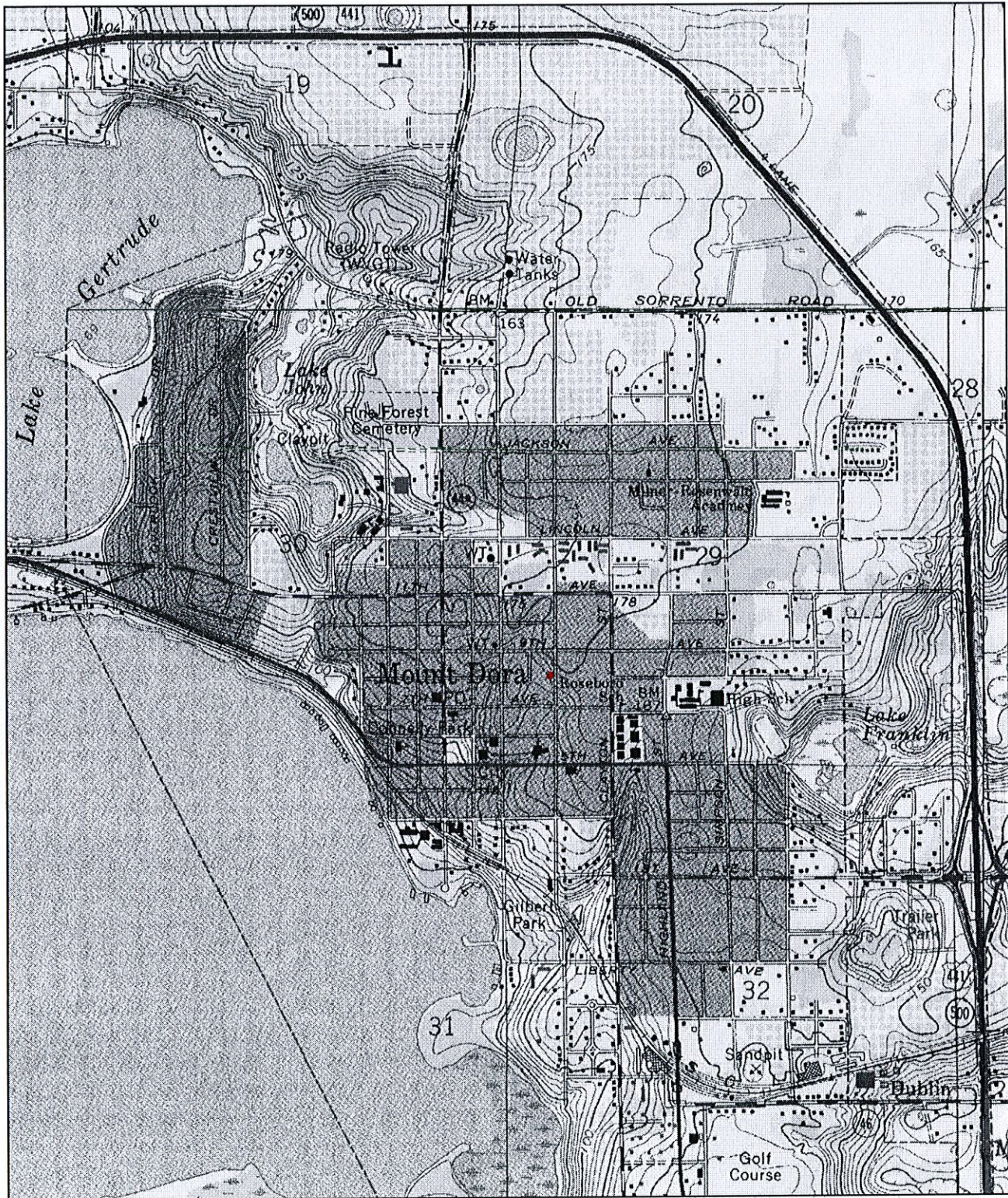
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- (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

LA03741-200803

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- > **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:**
Stucco
- > **Roof types:**
Flat
- > **Roof materials:**
- > **Roof secondary structures (dormers etc):**
- > **Change status/year changed/date noted/nature:**
- > **Original, intermediate, present uses/year started/year ended:**
Private residence;1926;
- > **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)]:**

228



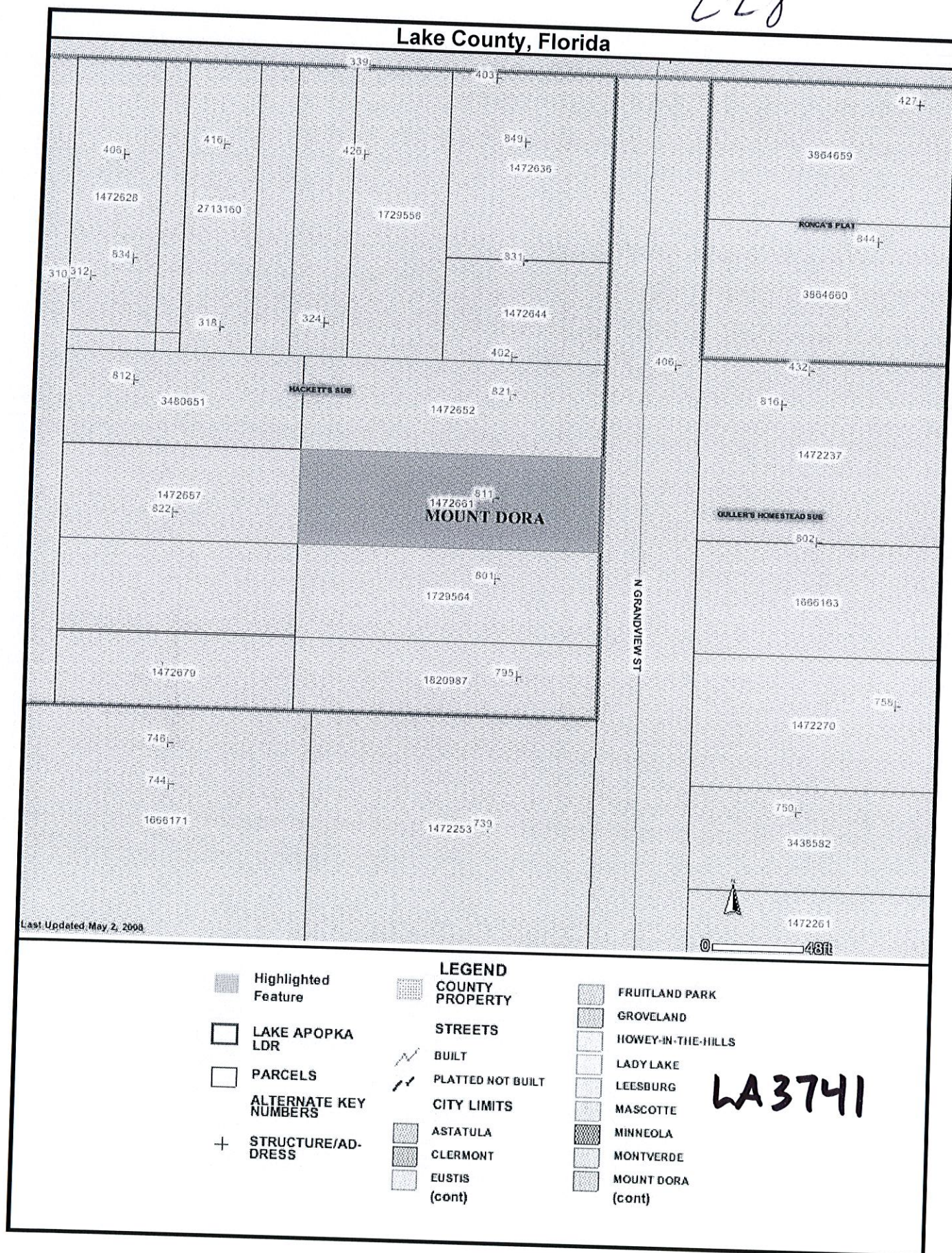
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Map provided by MyTopo.com

LA 3741

228

Lake County, Florida





228

LA
3741



CITY OF MOUNT DORA

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

DATE: March 25, 2025

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: Tab 4 - Certificate of Appropriateness; 729 E 8th Avenue (Location); Window Replacement (Proposed Work); Diane J Hartwell (Owner); Thomas Capo, Power Home Remodeling (Applicant)

Property Information:

Address:	729 E 8 th Avenue	Current Use:	Residential
Zoning District:	R-2	Land Use:	Medium Density

Structure Information:

Date of Construction:	1925	Style:	Mediterranean Revival
Exterior Material:	Stucco	Stories:	One
Roof Type:	Parapet	Chimneys:	One; Stucco

Background on Architectural Style:

The roots of Mediterranean-influenced architecture in Florida can be traced to the Spanish, Italian Renaissance, and Moorish Revival churches and hotels in St. Augustine developed by Henry Flagler and others during the 1880s. Florida's Spanish heritage and semi-tropical climate favored use of Mediterranean designs.

During the great Florida land boom of the 1920s, architects and builders applied Spanish, Spanish Colonial Revival, Mission, and other Mediterranean-influenced designs to a wide spectrum of buildings. Although the term "Mediterranean Revival" is indiscriminately applied to all buildings with features derived from Mediterranean architecture, many, particularly those designed by architects, were consciously modeled on formal styles.

This style of architecture is characterized with an irregular plan; stucco exterior material; hip or flat roof with curvilinear parapet; barrel roof; and a continuous foundation. Common details such as plaster and terra cotta detailing arches, columns window surrounds, cornices, parapets, wrought iron grills, balconies, and balconets.

Requested Action:

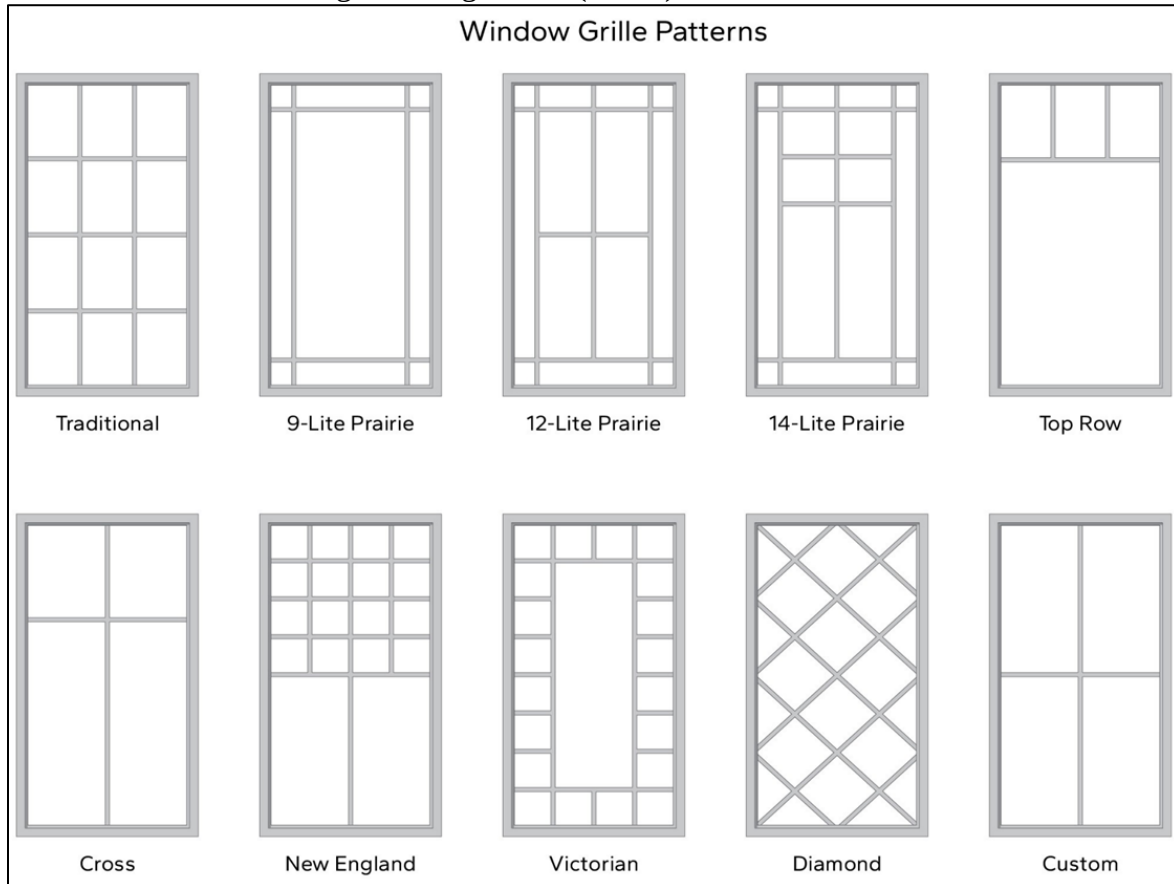
Replace seven (7) single pane aluminum windows with white, double pane vinyl low-e windows. No change in window size and the grid pattern will be replicated on four (4) of the windows.

The front window is currently comprised of seven (7) windows and the Applicant is proposing to replace them with four (4) windows due to the inability to recreate the top, rounded window. The Applicant indicated that the grid pattern will not be replicated on the front window.

Existing and Proposed Front Window Configuration



The windows have a Prairie grid configuration (below).



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:

Windows are one of the most significant character defining features of a building and their preservation and appropriate treatment is a crucial part of maintaining historic integrity. How windows are arranged within the building's façade is a key component of the architectural design. The window composition itself – their type, how they function and operate, how sashes are divided – all contribute to the distinguishing elements of the building's architectural expression and often helps define a specific era of construction.

The preservation of existing and authentic historic windows should be a top priority. They should never be replaced unless they are deteriorated to such an extent that repair and rehabilitation are not possible. Consult with a historic preservation professional or an experienced window restoration craftsman in advance of removing original windows, because quite often windows that were deemed as “not salvageable” are actually repairable. Window replacement is an expensive undertaking, and repair of original windows can often result in significant savings. The energy efficiency of historic windows can vastly increase simply by installing weatherstripping, storm windows, or window inserts.

The most common type of historic window in the historic district is the wood double-hung sash. When properly maintained, a historic wood window can outlast a modern window by several decades (and they have already proven this by still existing and functioning after a hundred years or more). These windows were built by hand, which means their various pieces can be pulled apart for repair. Antique, wavy, or imperfect glass is also a valuable part of the historic window.

In contrast, modern windows fabricated by a machine are not as easy to take apart. When a part of the sash or frame fails, the whole window unit has to be replaced. If, as a last resort, window replacement is necessary, new windows should be carefully chosen to match the original size, appearance, function, and pane configuration.

Historic Windows – Preservation and Repair

- a. **Preservation:** As a high priority, retain, preserve, and maintain authentic historic windows if still present from the date of a building's construction.
- b. **Later Windows:** Windows that have been added through subsequent historic periods can also gain significance in their own right. These should be retained unless the window negatively impacts the character of the building.
- c. **Window Elements:** Retain elements that contribute to the character of a historic window, including frames, sash, muntins, mullions, glazing, hardware, sills, lintels, and surrounds. Altering or removing such features diminishes the architectural integrity of the building.
- d. **Window Deterioration:** Do not replace windows that are significant unless they are missing or deteriorated beyond repair. Peeling paint, broken glass, missing putty, stuck sashes, and high air infiltration are all problems that can be remedied and do not constitute valid reasons for replacement.
- e. **Window Repair:** Repair historic windows retaining original materials and fabrication techniques. Replace missing or broken pieces in-kind. Appropriate epoxy consolidates or fillers may be used to strengthen and save deteriorated wood.
- f. **Limited Replacement:** Do not replace an entire window if limited replacement of deteriorated parts is possible. Many elements that are particularly susceptible to

weathering, such as muntins, can be replaced without replacing the whole window. Surviving prototypes can be used to reconstruct missing elements. Replacement elements should be visually and physically compatible with the remaining portions of the window.

Replacement Windows

- a. **Replacement:** Only replace historic windows if they are severely deteriorated and cannot be repaired; or that are missing; or that have already been replaced with windows that are not historically significant to the building and are inappropriate to its character.
- b. **Reproduction Windows:** Replacement windows should be accurate reproductions of historic windows using historical, pictorial, and physical documentation in their design.
- c. **Manufactured Windows:** If an accurate reproduction window is not an option, a new manufactured window may be installed provided that the new replacement window is consistent with the historic character of the building and matches the original window's light configuration, muntin profile, operational movement, and size.
- d. **Research:** If new windows are replacing non-original windows in a historic building and the historic window configuration is not known, research similar local historic examples to determine the most appropriate configuration and profile of a new window to be installed in the historic opening.
- e. **Retain Historic Frames:** When possible, replace only the sash, leaving the historic frame and sill intact. Install weatherstripping between a new sash and the historic frame to enhance thermal performance.
- f. **Window Size:** New windows should be fabricated to match the full size of the historic window opening.
- g. **Frame, Sill and Trim:** Retain existing historic frames if only the sashes are being replaced. If an entire new window unit is being installed, the original frame should be removed. Interior and exterior casings and trim should be carefully removed and labeled prior to sash installation, then reinstalled afterwards. Retain existing sills if possible or match the existing sill details with new materials.
- h. **Wood Windows:** When possible, historic wood windows should be replaced with new all-wood windows, with a painted finish. However, aluminum-clad wood windows or composite windows (such as Fibrex) are also acceptable options.
- i. **Vinyl and all-aluminum:** Vinyl windows are not acceptable for use in historic buildings because of their inferior quality and short life spans.
All-aluminum may be allowed, but do not use standard, mass-produced aluminum windows that do not match the original units in size, proportion, or detailing.
- j. **Vinyl as Special Exceptions:** For new construction, accessory buildings, rear additions to historic houses, or non-contributing structures in the district, vinyl windows may be allowed by special exception. Their usage shall be reviewed on a case-by-case basis.
- k. **Window Replacement Types:** Replacement windows should be the same type and operate the same way as the historic windows did. Historic double-hung windows should be replaced with double-hung or single-hung windows; historic casement should be replaced with casement; historic awning windows should be replaced with awning; historic fixed windows should remain fixed; etc. The number of panes within each sash should be replicated in the new windows.

- l. **Jalousie Windows:** Jalousie windows were a popular window type for the 1950s and 1960s. While they very much contribute to the mid-century style, replacement is common since they are not energy efficient. The most appropriate replacement for jalousie windows are single pane casement windows (with no muntins) or single pane fixed windows.
- m. **Steel Casement Windows:** Steel casement windows were popular from the 1930s through the 1950s, partly due to a decrease in the availability of quality lumber. Steel casement windows are a unique window type because they are no longer in standard production. Their restoration should be considered before replacement.
- n. **Insulated Glass:** The use of insulating glass to increase the thermal performance of windows is acceptable.
- o. **Muntins:** Muntins are thin pieces of wood that separate the windowpanes. The historic muntin profile and depth should be replicated in replacement windows or restoration endeavors. While true-divided lights are preferred, simulated divided lights are acceptable, provided they have a raised profile on the exterior of the glass.

Flat muntins, adhered to the surface or applied as a grille between panes of glass, are not appropriate. Flat muntins do not affect light and shadow distribution and therefore do not authentically replicate true divided lights. Flat muntins are less structurally sound and are prone to cracking and peeling.

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 Standards which state that replacement windows should be accurate reproductions of historic windows using historical, pictorial, and physical documentation in their design; and
2. The request is consistent with the Mount Dora Historic Design Standards which state that new windows should be fabricated to match the full size of the historic window opening; and

3. The request 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 lines are replicated on all the new windows, including the southern windows on the front façade.

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
1998 Site Form
2008 Site Form



CITY OF MOUNT D O R A

Site Photos

Front of House



Front Window



Western Side of House



Eastern Side of House





**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: 729 East 8th Ave, Mount Dora, FL 32757 Alternate Key No.: 29-19-27-2300-000-00600

Property Owner: Diane Hartwell

Applicant: Power Home Remodeling - Thomas Capo

Applicant's Mailing Address: 6923 Lee Vista Blvd, Orlando FL 32822

Applicant's Phone Number: 610-874-5000 ext 6685

Applicant's Email Address: orlpermits@powerhr.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: Single Pane Aluminum Windows

Proposed Materials / Style: Double Pane Vinyl Low-E windows

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

documentation if needed: Remove and replace 7 windows, size for size. Color staying white, material changing from Aluminum to Vinyl. Keeping grid pattern on single hung windows. Large opening on front no change to the structure of the

opening, but going from a large arch over 3 SH to 3 Curved single hungs side by side by side. No grids on those units

Reason for Addition / Modification: Homeowner trying to get home more efficient and prevent future leaks.

For Window & Door Modifications, will the grid pattern be replicated? no For 4/7 units. 3 units are in one opening, that is

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

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

Janiszewski, Michele

From: Matthew Holowiak <matthew.holowiak@powerhr.com>
Sent: Tuesday, March 10, 2026 10:54 AM
To: Janiszewski, Michele
Cc: ORL Permits
Subject: 729 East 8th Avenue

Follow Up Flag: Follow up
Flag Status: Completed

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

Good Morning Michele,

I have attached photos below for the project we spoke about. The first picture is the before (what it currently looks like) and below is an inside and outside example of how it would look afterwards. There is no way to mimic the actual grid selection inside the curve so we kept clear, however the remaining windows we are doing have the same grid selection. The windows are all white vinyl windows. The existing windows are not the original to the home and are white aluminum. Multiple renovations have been done at this home over the years so there is not a ton original to the home from what the homeowner has told us. Anything we can do to get this moving forward would be greatly appreciated as the windows are already on hand.

You can reach me back at 610-874-5000 ext 6685 or the email orlpermits@powerhr.com, as well as replying all on this email.

Thank you!

Matt Holowiak

Project Production Manager

Power Home Remodeling

O: 610.874.5000 x3355

C: 813-362-4400

PowerHRG.com

Join: [Fortune Magazine's 100 Best Companies to Work For](#)

Socialize: [Instagram](#) | [LinkedIn](#) | [TikTok](#) | [YouTube](#)

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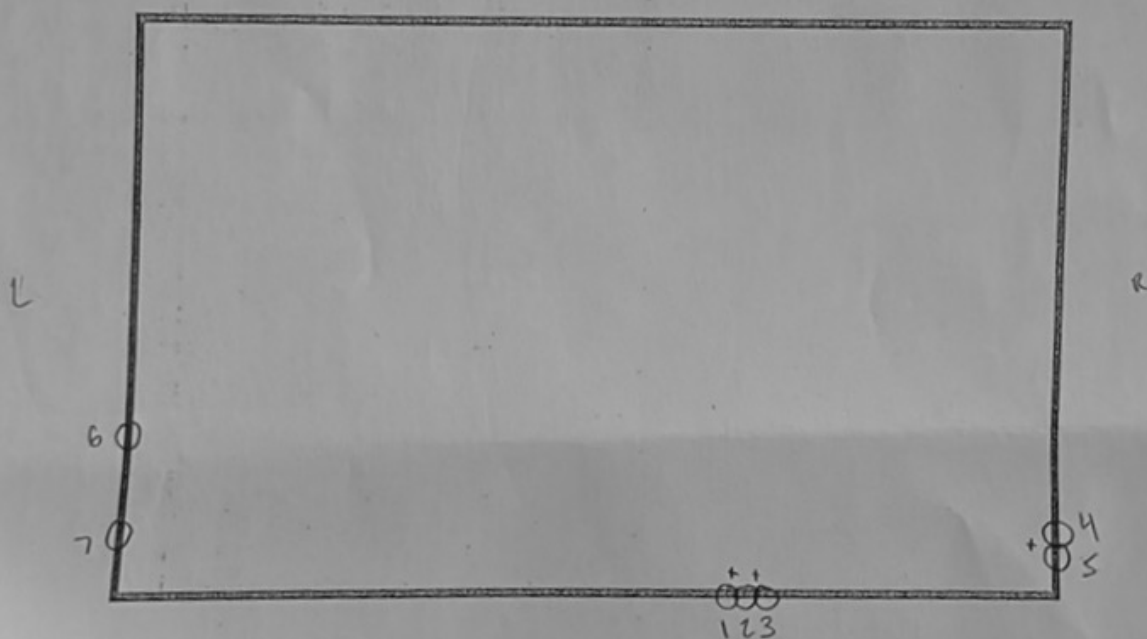
Project # 39-32274

Install Date _____

H.O.A. _____ Yes _____ No _____ Push _____

Financing _____ Power _____ Own _____

B



F

PROPERTY RECORD CARD

General Information

Name:	HARTWELL DIANE J	Alternate Key:	1476445
Mailing Address:	729 E 8TH AVE MOUNT DORA, FL 32757-5009 Update Mailing Address	Parcel Number: ⓘ	29-19-27-2300-000-00600
		Millage Group and City:	00MD Mount Dora
		2025 Total Certified Millage Rate:	18.7725
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location:	729 E 8TH AVE MOUNT DORA FL, 32757	Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ School Boundary Maps ⓘ
Property Description:	MOUNT DORA, WILDWOOD E 1/2 OF LOT 6, LOT 17 PB 4 PG 57 ORB 2766 PG 1900 ORB 3318 PG 855		
NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	SINGLE FAMILY (0100)	61	50		3050.000	FD		\$42,814.00	\$42,814.00
2	SINGLE FAMILY (0100)	50	137		6850.000	FD		\$63,713.00	\$63,713.00
Click here for Zoning Info ⓘ				FEMA Flood Map					

Residential Building(s)

Building 1

Residential		Building Value: \$214,134.00	
Summary			
Year Built: 1925	Total Living Area: 1467 ⓘ	Central A/C: Yes	Fireplaces: 2
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)	BRICK/BLOCK STUCCO OR SIDING (03)	1.00	1467
OPEN PORCH FINISHED (OPF)		1.00	24
View Larger / Print / Save			



Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	DETACHED GARAGE (DGF4)	252	SF	1924	\$6,048.00

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
3318 / 855	10/17/2006	Quit Claim Deed	Unqualified	Improved	\$0.00
2766 / 1900	02/15/2005	Warranty Deed	Qualified	Improved	\$145,900.00
2122 / 2296	05/30/2002	Warranty Deed	Qualified	Improved	\$96,000.00
1419 / 2210	02/01/1996	Warranty Deed	Qualified	Improved	\$75,000.00
1019 / 325	07/01/1989	Warranty Deed	Qualified	Improved	\$39,000.00
882 / 2289	07/01/1986	Warranty Deed	Qualified	Improved	\$30,000.00

[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	\$326,709	\$163,240	\$111,829	5.0254	\$561.99
SCHOOL BOARD STATE	\$326,709	\$163,240	\$138,240	3.0870	\$426.75
SCHOOL BOARD LOCAL	\$326,709	\$163,240	\$138,240	2.9980	\$414.44
LAKE COUNTY WATER DISTRICT	\$326,709	\$163,240	\$111,829	0.2940	\$32.88
NORTH LAKE HOSPITAL DIST	\$326,709	\$163,240	\$111,829	0.3859	\$43.15
ST JOHNS RIVER FL WATER MGMT DIST	\$326,709	\$163,240	\$111,829	0.1793	\$20.05
CITY OF MOUNT DORA	\$326,709	\$163,240	\$111,829	6.3000	\$704.52
LAKE COUNTY MSTU AMBULANCE	\$326,709	\$163,240	\$111,829	0.4629	\$51.77
LAKE COUNTY VOTED DEBT SERVICE	\$326,709	\$163,240	\$111,829	0.0400	\$4.47
				Total: 18.7725	Total: \$2,260.02

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](#).

Site Notice

☒ Original
☐ Update
 (give site#)



HISTORICAL STRUCTURE FORM FLORIDA MASTER SITE FILE

Version 3.0 11/96

Consult Guide to Historical Structure Forms for detailed instructions.

Site #8 LA 2452 3775
 Recorder # JJ13-11
 Field Date 4 / 20 / 1998
 Form Date 10 / 21 / 1999

Site Name(s) (address if none) Cora White House Multiple Listing (DHR only)
 Survey Mount Dora Historical Survey Phase II Survey #
 National Register Category (Please check one: consult with Site File before using last four): ☒ building ☐ structure ☐ district ☐ site ☐ object

LOCATION & IDENTIFICATION

Address (Include N,S,E,W; #; St, Ave., etc.) 729 E 8th Ave
 Cross Streets (nearest / between) Clayton / Highland
 City / Town (within 3 miles) Mount Dora In Current City Limits: ☒ y ☐ n ☐ unknown
 County Lake Tax Parcel #(s) 1476445
 Subdivision name Wildwood Block E 1/2 of Lot 6, & Lot 17
 Ownership (Please check one): ☐ private-profit ☒ private-individual ☐ city ☐ county ☐ Native American
☐ private-nonprofit ☐ private-unspecified ☐ state ☐ federal ☐ foreign ☐ unknown
 Name of Public Tract (e.g., park)
 Route to (especially if no street address)

MAPPING

USGS 7.5' Map Name & Date Eustis 1966 PR 1980
 Township 19S Range 27E Section 29 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE ☐ Irregular-name: NA
 Landgrant NA UTM: Zone ☐ 16 ☐ 17 Easting 0 Northing 0
 Plat or other map (map's name, location) Plat Book 4 Page 57

DESCRIPTION

Style* Mediterranean Revival Exterior Plan* Irregular Number of Stories 1
 Structural System(s)* Unknown
 Foundation: Type(s)* Continuous Material(s)* Unknown
 Exterior Fabric(s)* Stucco
 Roof: Type(s)* Parapet Material(s)* Unknown
 Roof secondary strucs. (domers etc.)*
 Chimney: No. 1 Material(s)* Stucco Location(s)* W/Exterior, wall
 Windows (types, materials, etc.)* Jalousie /Casement

Main Entrance (stylistic details) Concrete walkway to 3 steps flanked by low walls, arched front door with hood supported by brackets
 Porches: #open 0 #closed 0 #incised 0 Location(s)

Porch roof type(s)
 Exterior Ornament Parapet roof with flat and curvilinear roof line, barrel tile inset between battlements, bay window, driveway emphasized by a sloped arch, topped by barrel tiles, that projects from the main façade.

Interior Plan* Unknown interior plan

Condition (Please check one): ☐ excellent ☒ good ☐ fair ☐ deteriorated ☐ ruinous
 Surroundings (N=None, S=Some, M=Most, A=All/nearly all): commercial A residential institutional undeveloped
 Ancillary Features (No., type of outbuildings; major landscape features. Use continuation sheet for descriptions of interior, landscaping, etc)

One story, one car garage at rear of lot, contemporary white picket fence around two sides of the lot, driveway is blocked with a solid fence below the arch which was not in place ten years ago.

Archaeological Remains ☐ Check if Archaeological Form completed

* Consult Guide to Historical Structure Forms for preferred descriptions (coded fields at the Site File).

DHR USE ONLY OFFICIAL EVALUATIONS DHR USE ONLY

NR DATE / /	KEEPER-NR ELIGIBILITY ☐ yes ☐ no	Date / /
DELIST DATE / /	SHPO-NR ELIGIBILITY: ☐ yes ☐ no ☐ potentially elig. ☐ insufficient info	Date / /
	LOCAL DESIGNATION: <u>Local office</u>	Date / /

National Register Criteria for Evaluation ☐ a ☐ b ☐ c ☐ d. (See National Register Bulletin 15, p. 2)

Consult Guide to Historical Structure Forms for detailed instructions.

HISTORY

Construction date: Exactly _____ (year) Approximately _____ (year) Earlier than _____ (year) Later than _____ (year)

Architect (last name first): _____

Builder (last name first): _____

Moves: ☐ yes ☐ no ☐ unknown Dates _____

Original address _____

Alterations: ☐ yes ☐ no ☐ unknown Dates _____

Nature* _____

Additions: ☐ yes ☐ no ☐ unknown Dates _____

Nature* _____

Original Use* (give date ranges) _____ Residence _____

Intermediate Uses* (give date ranges) _____

Present Use* (give date ranges) _____ Residence _____

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

*Consult Guide to Historical Structure Forms for preferred descriptions (coded fields at the Site File).

RESEARCH METHODS (Check all choices that apply; if needed write others at bottom)

☐ formal archaeological survey☐ past surveys search at FMSF☒ local library research☒ Sanborn maps☐ informal archaeological inspection☐ past sites search at FMSF☒ non-local library research☒ subdivision maps☐ Public Lands Survey (DEP)☐ FL Archives (Gray Building)☐ building permits☒ plat maps☐ tax records/property deeds☒ FL Photo Archives (Gray Building)☐ demolition permits☒ local newspaper files☒ tax records only☐ occupant/owner interview☐ commercial permits☐ interior inspection☐ neighbor interview☐ occupation permits☒ other methods (specify) _____

local historical society research, interview with old families, local history books

SURVEYOR'S EVALUATION OF SITE (Check one choice on each line)

Potentially eligible for local register?

☒ yes: name register at right☐ no☐ insufficient info

Name of local register if eligible: _____

Mount Dora

Individually eligible for National Register?

☐ yes☐ no☒ insufficient info

Potential contributor to Nat. Reg. district?

☒ yes☐ no☐ insufficient info

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

Explanation of Evaluation (required, whether positive or not; limit to three lines; attach longer statement, if needed, on separate sheet)

DOCUMENTATION (Photos, Plans, etc.)

Bibliographic References (Use Continuation Sheet, give FMSF Manuscript # if relevant)

Clerk of Court, Archives Research

Photographs (required) B&W print(s) at least 3 x 5, at least one main facade.

Location of negatives & negative numbers Melanie V. Barr 216 NE 5th St. Gainesville FL 32601 352-377-4217

RECORDER

Name (last name first) / Address / Phone / Fax / Email / Affiliation

Barr, Melanie, 216 NE 5th St. Gainesville FL 32601

Phone/Fax 352-377-4217, e-mail - mvbdt@gru.net

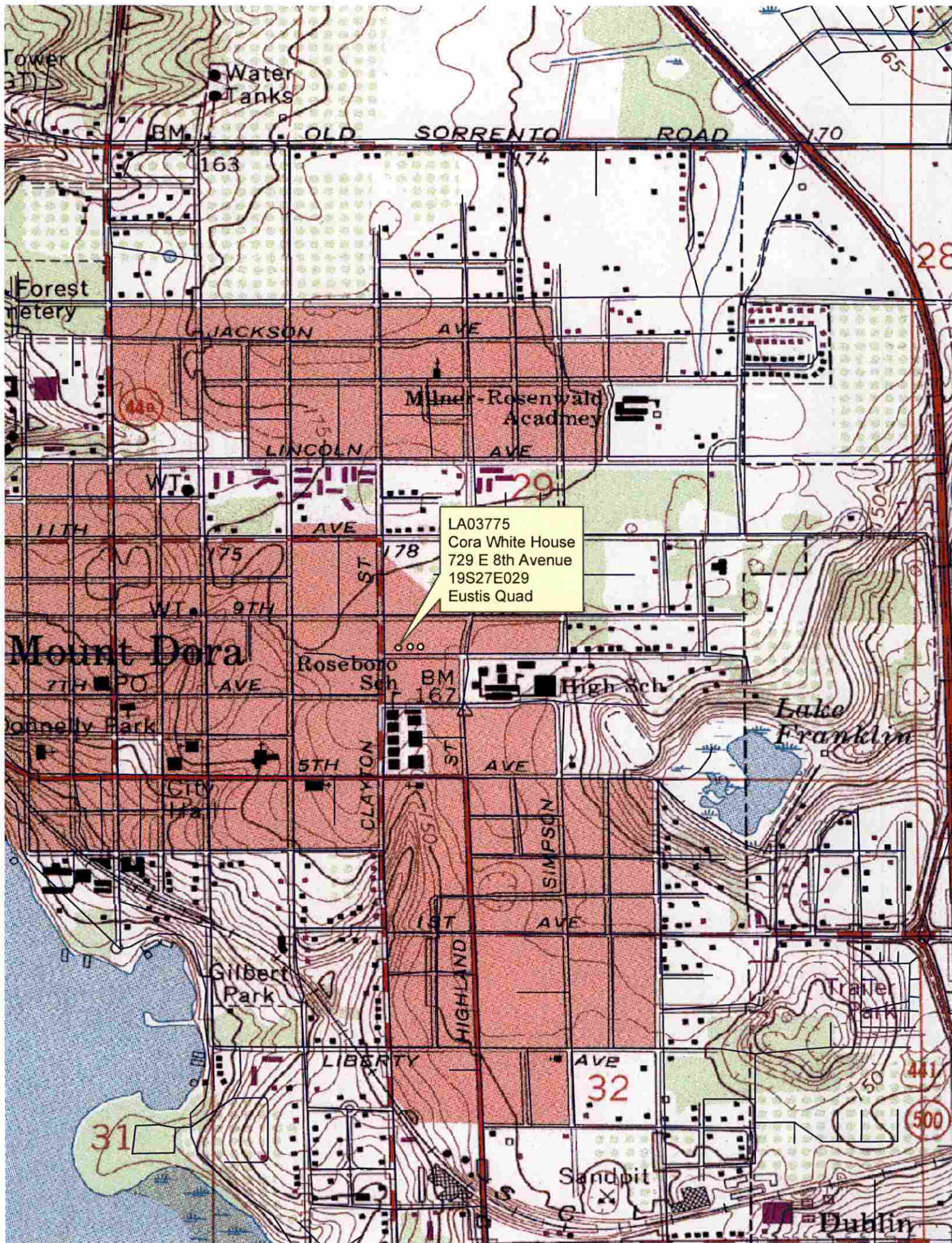
Remember: Use a Supplement for Site Forms or other continuation sheet for descriptions that do not fit in the spaces above.

REQUIRED:

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

(2) LARGE SCALE STREET OR PLAT MAP

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





HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA03775

Recorder # 262

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) 729 E 8th 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

729

East

8th

Avenue

Cross Streets (nearest/ between)

City / Town (within 3 miles) Mount Dora

In Current City Limits? YES

County Lake

Tax Parcel #(s)

Subdivision Name

Block

Lot

Ownership

Name of Public Tract (e.g., park)

Route to (especially if no street address)

MAPPING

USGS 7.5' Map Name

Publication Date

>> EUSTIS;1980

Township:

Range:

Section:

1/4 section:

>> 19S ;27E ;29;UNSP

Irregular Section Name:

Landgrant

UTM: Zone

Easting

Northing

Plat or Other Map (map's name, location)

DESCRIPTION

Style Mediterranean Revival

Other Style

Exterior Plan Rectangular

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)

>>

Stucco

Other Exterior Fabric(s)

Roof Type(s)

>>

Flat

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

8LA03775

DESCRIPTION (continued)

Window Descriptions metal sash, casement 6

Main Entrance Description (stylistic details) _____

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

Porch Roof Types(s) _____

Exterior Ornament _____

Interior Plan _____ Other Interior Plan _____

Condition Good

Structure Surroundings

Commercial: _____ Residential: MOSTly this category

Institutional: _____ Undeveloped: _____

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

Archaeological Remains (describe): _____

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

Narrative Description (optional) _____

HISTORY

Construction year 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 _____	>> <u>Private residence; 1925;</u>
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

81A03775

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, MylesRecorder Address / Phone 4104 St. Augustine Road Jacksonville, FLRecorder Affiliation Bland & Associates, Inc Other Affiliation _____Is a Text-Only Supplement File Attached (Surveyor Only)? NO

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

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

FMSF Staffer: _____

Computer Entry Date: 5/26/2008

SHPO's Evaluation of Resource

Date _____Form Comments: _____

REQUIRED PAPER ATTACHMENTS

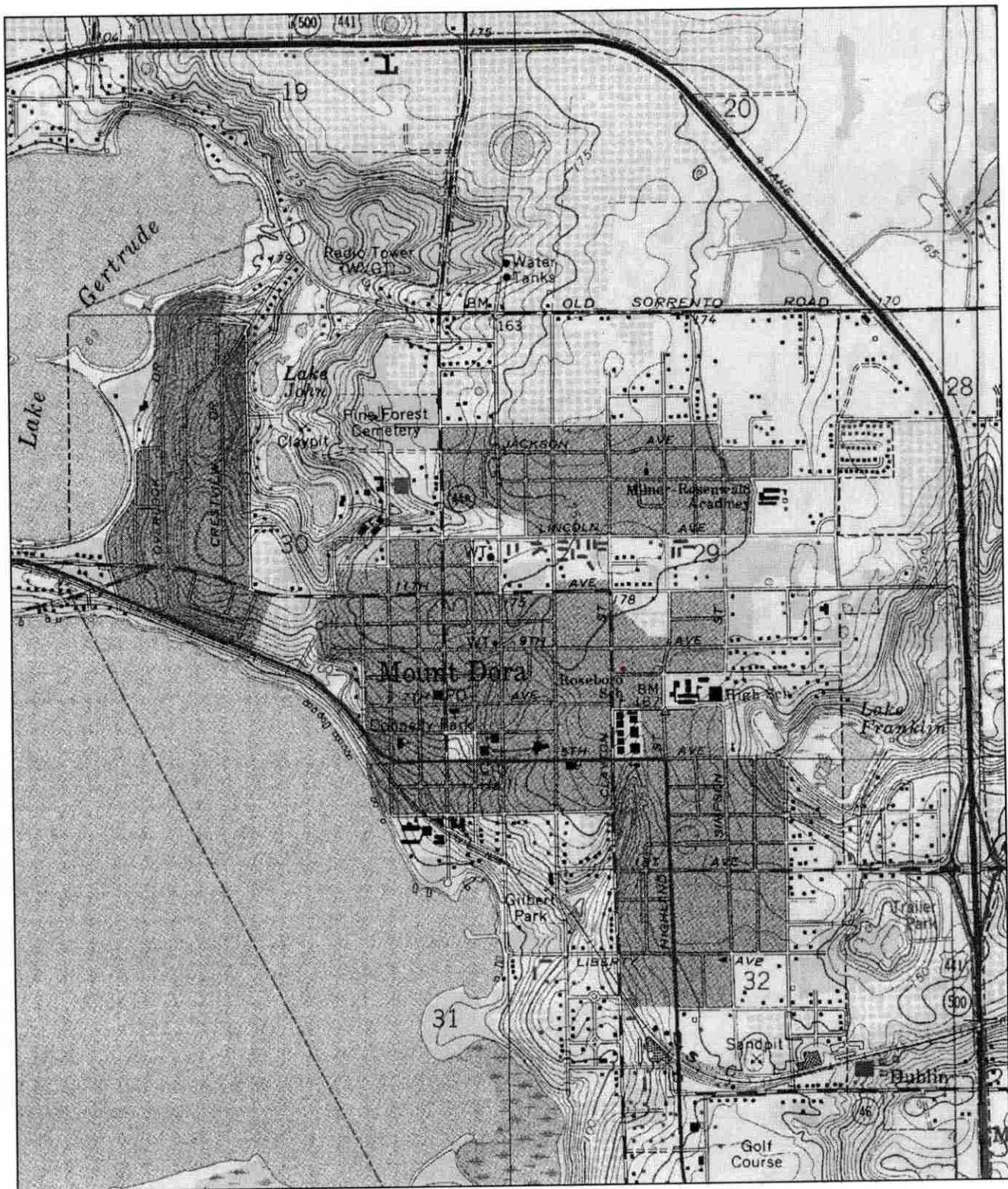
- (1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

LA03775-200803

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:**
Stucco
- > **Roof types:**
Flat
- > **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)]:**

262



0 0.5 Mi
0 2000 Ft

Map provided by MyTopo.com

LA3775







13



13A



12



12A



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA03775
Recorder # 262
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) 729 E 8th 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>729</u>	<u>East</u>	<u>8th</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 ;29;UNSP
Irregular Section Name: _____
Landgrant _____
UTM: Zone _____ Easting _____ Northing _____
Plat or Other Map (map's name, location) _____

DESCRIPTION

Style Mediterranean Revival Other Style _____
Exterior Plan Rectangular 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) _____ >> Stucco
Other Exterior Fabric(s) _____
Roof Type(s) _____ >> Flat
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

8LA03775

DESCRIPTION (continued)

Window Descriptions metal sash, casement 6

Main Entrance Description (stylistic details) _____

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

Porch Roof Types(s) _____

Exterior Ornament _____

Interior Plan _____

Other Interior Plan _____

Condition Good

Structure Surroundings

Commercial: _____ Residential: MOSTly this category

Institutional: _____ Undeveloped: _____

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

Archaeological Remains (describe): _____

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

Narrative Description (optional) _____

HISTORY

Construction year 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? 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

8LA03775

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, MylesRecorder Address / Phone 4104 St. Augustine Road Jacksonville, FLRecorder Affiliation Bland & Associates, Inc Other Affiliation _____Is a Text-Only Supplement File Attached (Surveyor Only)? NO

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

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

FMSF Staffer: _____

Computer Entry Date: 5/26/2008

SHPO's Evaluation of Resource

Date _____Form Comments: _____

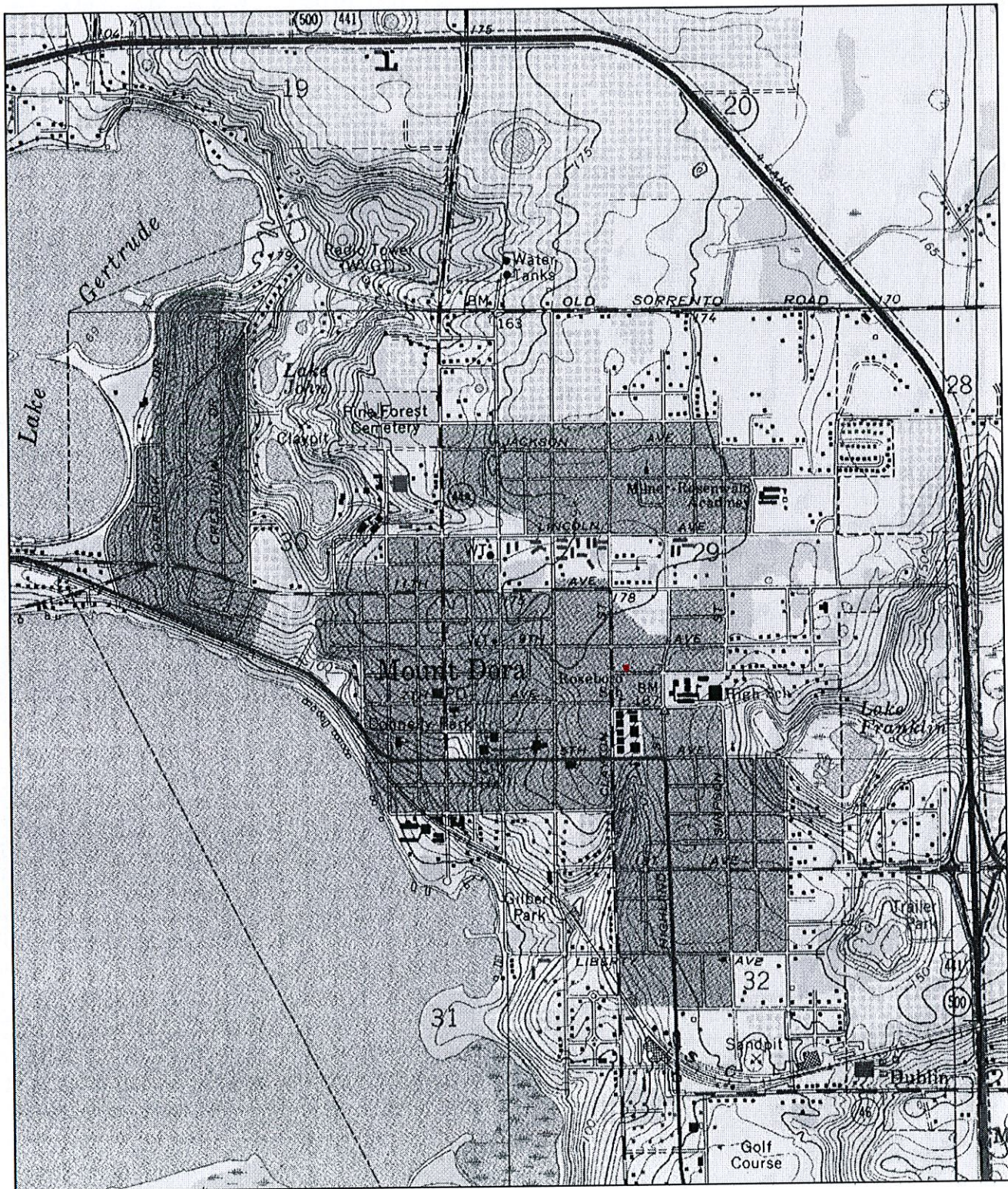
REQUIRED PAPER ATTACHMENTS

- (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"

LA03775-200803

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:**
Stucco
- > **Roof types:**
Flat
- > **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)]:**



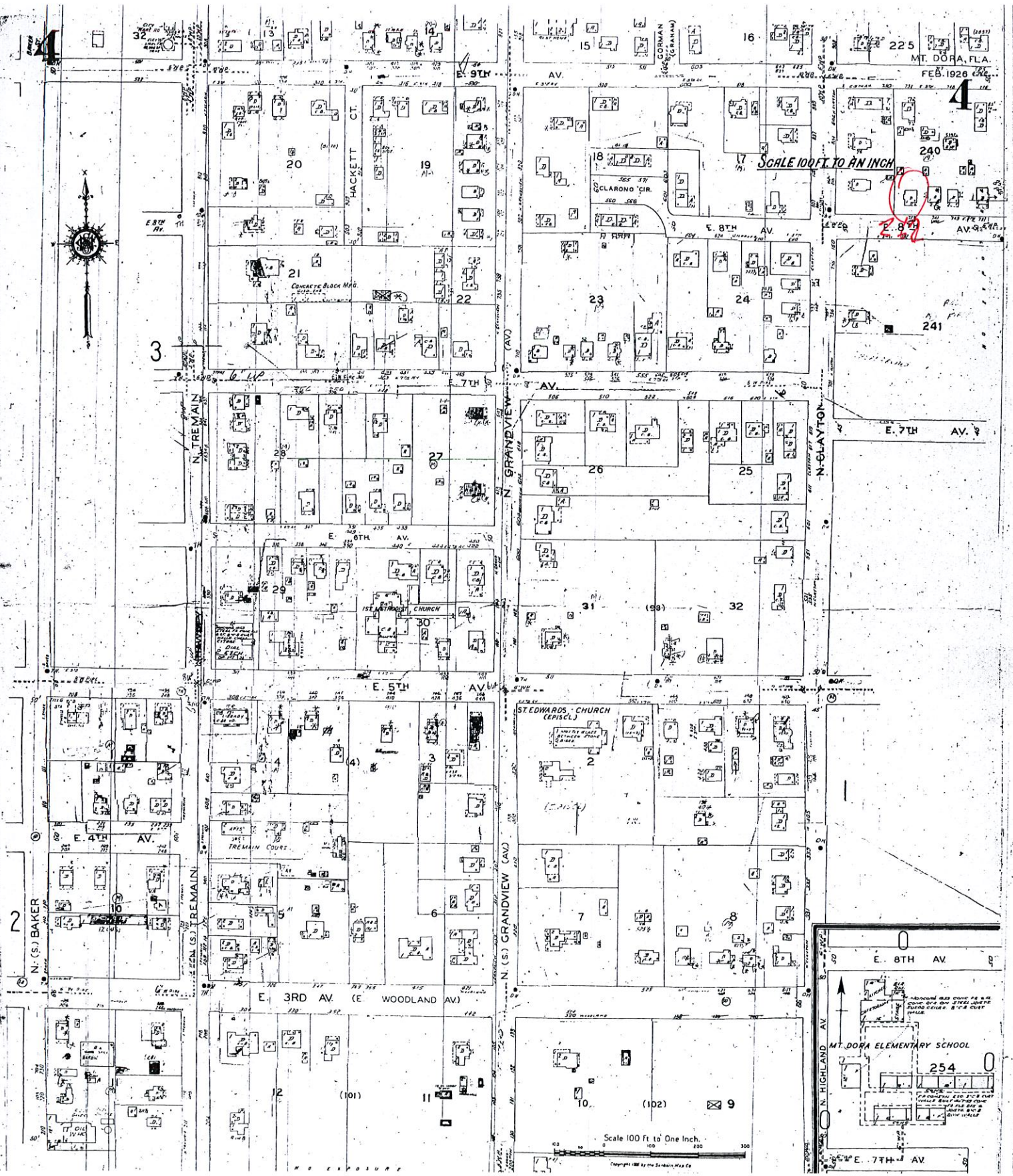
262



0 0.5 Mi
0 2000 Ft

Map provided by MyTopo.com

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