



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

HISTORIC PRESERVATION BOARD
City Hall – 1st Floor Board Room, 510 N. Baker Street, Mount Dora, FL
May 27, 2026 at 3:00 PM

AGENDA

- I. Call to Order**
- II. Roll Call with Determination of Quorum**
- III. Approval of Minutes**
- IV. Public Participation/hearing of non-agenda items**
- V. Certificate of Appropriateness**
 - a. 751 E Fifth Avenue – Exterior Improvements**
 - i Ex Parte Communication
 - ii Swearing in Staff/Applicants
 - iii Staff Presentation
 - iv Applicant Presentation
 - v Public Comment
 - vi Board Discussion
 - b. 822 Alexander Street – Re-Roof**
 - i Ex Parte Communication
 - ii Swearing in Staff/Applicants
 - iii Staff Presentation
 - iv Applicant Presentation
 - v Public Comment
 - vi Board Discussion
- VI. Board Updates**
- VII. Announcement of next scheduled meeting date; *June 24, 2026 @ 3:00 p.m.***
- VIII. Adjournment**

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

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

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

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

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



City of Mount Dora
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E-mail: plandev@cityofmoundora.com

HISTORIC PRESERVATION BOARD MEETING
City Hall Conference Room, 510 N. Baker Street, Mount Dora, FL
Wednesday, April 29, 2026 – 3:00 PM

MINUTES

I. CALL TO ORDER

Having been duly noticed as required by law, the April 29, 2026, meeting of the Mount Dora Historic Preservation Board was called to order at 3:01 p.m. by Det Joks. Chairman.

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

Present: Det Joks, Juan Diaz, Robert Gordon, Jay Smith, Suzanne Gibson

Absent: Daniel Wick, Joseph Newton

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

III. APPROVAL OF MINUTES

On a motion by Robert Gordon, seconded by Juan Diaz, the board voted to approve the meeting minutes dated March 25, 2026, unanimously by a 5-0 vote.

IV. PUBLIC PARTICIPATION/HEARING FOR NON-AGENDA ITEMS

None

V. CERTIFICATE OF APPROPRIATENESS

A. 110 N Clayton Street – New Garage

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



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

Motion by Robert Gordon, seconded by Suzanne Gibson; the board voted to approve the application as presented unanimously with a 5-0 vote.

Discussion on removing the existing deck and shed and constructing a concrete block garage addition with a patio on top.

Jason Malk attended via zoom.

Don Malak, Father of Jason Malak – present

Don Malak stated he is available for questions. Looking to restore the glory of the 1952 farmhouse.

B. 115 W 3rd Avenue - Renovation

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

Det Joks, Chairman advised there was a previous submission. The application is now moving forward.

Giovanna Tualdo – Present

Gentleman (Husband / Owner) Present. Did not state name.

Amanda Kelly, Kelly Painting Company will be representing us today. She is delayed.

Ms. Janiszewski advised the residence is under 50 years old. The property does not qualify for Historic status. Therefore, a Certificate of Appropriateness is not required.

Ms. Janiszewski advised the applicant(s) to proceed with the building permits. Advised applicants to check with the Building Department regarding the fence permit.

C. 351 W 10th Street - Renovation

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



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

Motion by Jay Smith, seconded by Juan Diaz; the board voted to approve the application as presented unanimously with a 5-0 vote.

Window installation on second story – White Vinyl.

John Wilbur, Contractor – Present

Mr. Wilbur explained the water damage to the upper porch flooring. Owners are looking to stop water from leaking by adding windows.

Discussion on window type and material.

Discussion on screening in windows.

Discussion on casement windows and fixed glass.

Discussion on preserving old wood.

D. 606 N McDonald Street - Addition

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

Ms. Janiszewski provided a brief summary of the proposed application and stated that the staff recommends approval of application as presented with two conditions:

1. The new metal roof shall be standing seam with a concealed fastener in an earthy or muted color;
2. The windows on the western façade include the shutters and grid lines depicted in the application.

Motion by Robert Gordon, seconded by Suzanne Gibson; the board voted to approve the application as presented unanimously with a 5-0 vote.

Lisa Smith – Eco Construction - Present

Discussion on site plan.

Discussion on shingles will match existing shingles.

Discussion on painting and color. Ms. Smith advised the residence will need to be painted. But it will remain the same color.

Discussion on a large tree on the corner of the lot.

Discussion on percentage of pervious calculations.

Discussion on Historic Preservation Board procedures if the Building Department rejects a project.



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E. 729 E 8th Avenue – Window Replacement (Tabled)

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

Ms. Janiszewski provided a brief summary of the proposed application and stated that the staff recommends approval as presented of the application as presented with the condition that the grid lines are replicated on all the new windows, including the southern windows on the front facade.

Motion by Robert Gordon, seconded by Jay Smith to reject staffs finding of fact and deny the application because it is inconsistent with the standards for replacement windows, which discourage the use of vinyl; the board voted to deny the application as presented unanimously with a 5-0 vote.

Diane Hartwell, land owner – Present

Ms. Hartwell advised that nothing has changed since the application was tabled.

Ms. Hartwell expressed frustration with the contractor.

Ms. Hartwell advised she did not want to continue with the COA Application.

Discussion on restocking fees.

Discussion on when the contractor measured the windows and cost.

The Board explained the COA is a separate issue from applicant's disputes with the contractor.

Discussion on the contractor attending the Historic Preservation Board meeting.

The Board explained there would be two permits needed if applicant wishes to proceed with replacing windows. Permit from the Building Department to perform the work. And Certificate of Appropriateness (COA).

Discussion whether applicant wanted to continue with the COA Application.

Discussion on materials, including the use of vinyl windows for the project would be approved or not approved.

Discussion on financial hardship provision.

Discussion on guidelines to approve or not approve the Certificate of Appropriateness.

Ms. Hartwell explained it was the contractor that wanted to use vinyl windows.

Ms. Hartwell is advised she is willing to use other types of windows, besides vinyl.

Ms. Hartwell expressed she is withdrawing the application.



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VI. OLD BUSINESS

a. Historic Ordinance

Ms. Janiszewski provided an update on the historic ordinance.

Verbiage on Certificate of Appropriateness, adding section “c”, “structures less than 50 years old affecting a primary façade.”

Discussion on 3.61 – Anytime the Historic Preservation Board is referenced – add “herein after referred to as “The Board”.

Discussion on changing “will” to “shall.”

Discussion on Lines 32 and 33: “Establishment of the Historic Preservation Board.”

Tabled until the June 24, 2026 meeting to allow more time to review.

b. Demolition by Neglect

Discussion on Florida Trust Historic Conference – May 14th and 15th, 2026 in Saint Petersburg
At the end of May, Mr. Ryan Winkler will present to the Historic Preservation Board. Michele Janiszewski will be out of town.

VII. ANNOUNCEMENT OF NEXT SCHEDULED MEETING DATE:

May 27, 2026 @ 3:00pm

VIII. ADJOURNMENT

On a motion by Jay Smith, seconded by Robert Gordon; the board voted to adjourn the meeting at 4:01 p.m.

*Det Joks, Chairman
Historic Preservation Board*

*Theresa Willis
Administrative Coordinator*

DATE: May 27, 2026

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 1 - Certificate of Appropriateness; 751 E 5th Avenue (Location); Exterior Modifications (Proposed Work); Montessori at Roseborough Inc. (Owners); Austin Guenther, G3 Development (Applicant).**

Property Information:

Address:	751 E 5 th Avenue	Current Use:	School
Zoning District:	PLI	Land Use:	Public Lands

Structure Information:

Date of Construction:	1975	Style:	Prairie / Streamlined Modern
Siding:	Concrete Block / Stucco	Stories:	One
Roof Type:	Flat	Chimney:	None

The completed site forms for this property are for the gymnasium located behind the main building which was constructed in 1920. The subject building was constructed in 1975 and no site files have been completed on it. LDC Section 3.6.3.1 (b), defines non-contributing structure as, “[t]hose buildings and structures, within a historic preservation review area, not listed in the city historic preservation survey.” As such, the subject building is a non-contributing resource.

Requested Action:

The Applicant is seeking to:

1. Construct a covered porch with open courtyard along the western façade, fronting Clayton Street;
2. Construct an entry pagoda;
3. Construct wood slat fencing around the proposed courtyard; and
4. Place composite wood trellises on the southern façade.



Existing Western Façade and Proposed Western façade depicting the proposed covered porch, open courtyard, entry pagoda, wood slat fencing, and stuccoed pillars & half wall.



Existing southern façade and Proposed southern façade showing the composite wood trellises



The arched entryway on the western façade was constructed between 2008 and 2011



The scope of work includes painting the bricks. Since the bricks have already been painted and the Historic Preservation Board does not regulate colors, this action is permitted and not included in the requested action.



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:

Historic Entrances

1. **Secondary Entrances:** Preserve and retain secondary entrances on the side or rear of buildings to the maximum extent possible. Alterations to make them more functional should be compatible with the character of the building.

Synthetic Replacement Materials

1. **New Additions:** Synthetic materials such as fiber cement board or composites may be used to simulate wood siding and details in new additions to the sides and rear facades of historic buildings.
2. **Porch Trim, Balusters, and Related Balcony Features:** Open-air porches and balconies are particularly susceptible to rot and moisture damage. For non-structural elements, wood features may be replicated with synthetic materials, such as exterior PVC trim. Trim and detail elements that are customized from PVC trim or other composite materials must match the historic wood appearance, including the design, shape, and size.

Porches

1. **Porch Additions:** Porches should not be added to a primary façade if the building did not historically have a porch. New porches may be added to the side or rear facades, and should be compatible in size, scale, and materials.

Additions and New Construction

1. **Complementary Expression:** New construction should take inspiration from and be complementary to the existing architectural vocabulary of historic buildings within the vicinity.
2. **Compatible New Design:** New construction and additions can utilize modern technologies and building systems while still respecting the character of the historic district. New construction should be differentiated from the old, which can be accomplished through subtle changes in details, materials, proportions or presentation. A building can reflect current design trends but still honor historic building traditions.
3. **Architectural Detailing:** New designs should incorporate architectural detailing visually similar to those found in the district. Architectural detailing that is more ornate or elaborate than that found in the district is not appropriate.
4. **Dramatic Contrast:** While new buildings should clearly be distinguished from historic buildings, radically contrasting designs for additions or new construction are not appropriate.
5. **Proportion of Additions:** Additions should be subordinate to, and not overwhelm, the primary structure. Their design should minimize the visual impact on the building.

6. **Compatibility:** Materials should be of a complementary type, size, texture, color and level of craftsmanship to promote continuity within the historic district.
7. **Traditional Materials:** The continued use of traditional materials such as wood, stone, brick, or block is preferred. Materials need not be exactly the same as those of adjacent historic buildings but should at a minimum be visually complementary.
8. **Decks and Patios:** Outdoor decks and patios should be located to the side and rear of buildings and should be minimally visible from the street. Paving for gardens and landscape designs in the front yard may be permitted but should not be visually dominant.

Fencing and Walls

1. **New Wood Fencing:** New wood fencing should be similar to existing historic fence designs and configurations. Fencing in front of the house or side of house adjoining a sidewalk may be no higher than four feet. Wood picket fencing is appropriate for the front of the house; solid blockade fencing is not appropriate.
2. **Appropriate Materials:** Plastic or vinyl fencing and chain link fencing are not appropriate in the historic district. A coated chain link fence in a dark color may be approved for portions in the rear of the property not readily visible from the street.

Secretary of Interior's Standards for Rehabilitation

Recommended:

1. Identifying, retaining, and preserving masonry features that are important in defining the overall historic character of the building such as walls, brackets, railings, cornices, window architraves, door pediments, steps, and columns; and joint and unit size, tooling and bonding patterns, coatings, and color.
2. Applying compatible paint coating systems following proper surface preparation.

Not Recommended:

1. Removing or radically changing masonry features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.
2. Applying paint or other coatings such as stucco to masonry that has been historically unpainted or uncoated to create a new appearance.
3. Removing paint from historically painted masonry.
4. Radically changing the type of paint or coating or its color.
5. Applying waterproof, water-repellent, or non-historic coatings such as stucco to masonry as a substitute for repointing and masonry repairs. Coatings are frequently unnecessary, expensive, and may change the appearance of historic masonry as well as accelerate its deterioration.

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 Standards, 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 recommend porches and additions be located on the side or rear elevation; and
2. The request is consistent with the Mount Dora Historic Design Standards which state that new fencing should not be solid, and should not be vinyl nor chain link; 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 found the application consistent with the Standards of Review which includes:

1. Constructing a covered porch with open courtyard along the western façade, fronting Clayton Street;
2. Constructing an entry pagoda; and
3. Constructing wood slat fencing around the proposed courtyard.

Staff has no objection to placing the wood trellises on the southern façade if the Board has no concerns or objections to their visual impact on the building, as long as their installation does not adversely impact the historic masonry.

Board Action:

The Historic Preservation Board may:

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

Attachments:

Photos
Application



CITY OF MOUNT D O R A

Site Photos





CITY OF MOUNT DORA

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APPLICATION FOR CERTIFICATE OF APPROPRIATENESS Renovations, Additions and New Construction

Property Address: _____ Alternate Key No.: _____

Property Owner: _____

Applicant: _____

Applicant's Mailing Address: _____

Applicant's Phone Number: _____

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

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: _____

Proposed Materials: _____

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

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

Reason for Addition / Modification: _____

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.



Existing



Proposed



Existing



Proposed

Photographs of Existing Structure







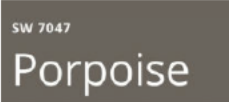


Material Listing



Courtyard Wall

Mostly wood slat fencing & stucco feature walls



Trim in SW Porpoise



Brick in SW City Loft 7631



Courtyard & South Facade: Exterior Lighting

Alteck Paletto 22" High Sand Black LED Wall Sconce



South Facade: Wood Trellises

Composite wood, HardieBoard, or similar weather resistant exterior wood-like material

PROPERTY RECORD CARD

General Information

Name:	MONTESSORI AT ROSEBOROUGH INC	Alternate Key:	3874562
Mailing Address:	751 E 5TH AVE MOUNT DORA, FL 32757 Update Mailing Address	Parcel Number:	29-19-27-0050-256-00000
		Millage Group and City:	OMD1 Mount Dora
		2025 Total Certified Millage Rate:	18.7725
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	751 E 5TH ST MOUNT DORA FL, 32757	Property Name:	MONTESSORI OF ROSEBOROUGH Submit Property Name
		School Information:	School Locator & Bus Stop Map School Boundary Maps
Property Description:	MOUNT DORA BEG AT SE COR OF BLK 257, RUN N 89-57-47 W ALONG S LINE OF BLK 257 & N R/W LINE OF 5TH AVE A DIST OF 304.81 FT TO SW COR OF BLK 257, N 0-10-02 W ALONG W LINE OF BLK 257 & BLK 256 A DIST OF 299.17 FT, N 87-53-40 E 170.70 FT, N 02-06-20 W 18.71 FT, N 87-53-40 E 135.01 FT TO E LINE OF BLK 256, S 0-09-05 E ALONG E LINE OF BLK 256 & BLK 257 A DIST OF 329.28 FT TO POB, BEING PART OF BLK 256, ALL OF BLK 257 PB 3 PGS 37-43 ORB 4681 PG 159		
<small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small>			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class	Value	Land Value
1	PRIVATE SCHOOL (7200)	0	0		93620.000	Square Feet		\$362,497.00	\$362,497.00

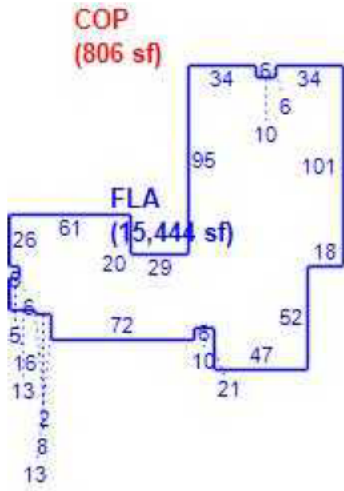
[Click here for Zoning Info](#) [FEMA Flood Map](#)

Commercial Building(s)

Building 1

Commercial	Building Value: \$968,167.00 Building Use: SCHOOL PRIVATE ELEMENTARY/SECONDARY (72C) Structure Type:		
Summary	Section(s)		
Year Built:	1975	Section Type	No. Stories
Total Effective Area:	16250	COMMERCIAL CANOPY (COP)	1.00
Full Bathrooms:	8	FINISHED LIVING AREA (FLA)	1.00
Half Bathrooms:	0		806
Elevators:	0		15444
Elevator Landings:	0		
Residential Units:	0		
Kitchens:	0		
Fireplaces:	0		

[View Larger](#)



Building 2

Commercial	Building Value: \$487,042.00 Building Use: SCHOOL PRIVATE ELEMENTARY/SECONDARY (72C) Structure Type:
Summary	Section(s)
Year Built: 1920	Section Type
Total Effective Area: 10262	No. Stories
Full Bathrooms: 4	Ground Floor Area
Half Bathrooms: 0	COMMERCIAL CANOPY (COP) 1.00 460
Elevators: 0	FINISHED LIVING AREA (FLA) 1.00 9802
Elevator Landings: 0	
Residential Units: 0	View Larger
Kitchens: 0	
Fireplaces: 0	

Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	CARPORT - FINISHED (CFCP3)	1536	SF	1983	\$8,057.00

Exemptions Information

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

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



CITY OF MOUNT DORA

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

AGENT AUTHORIZATION

I/we, (Property owner name(s)) Richard Bergholtz, Registered Agent for Montessori at Roseborough, Inc., as the owner(s) of the real property described as follows, 751 East Fifth Avenue, Mount Dora, FL 32757 (Address, Parcel ID or Alternate Key Number of subject property), do hereby authorize Austin Guenther 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.

Richard Bergholtz
Printed Name of Property Owner

[Signature]
Signature of Property Owner

5/01/2026
Date

Printed Name of Property Owner

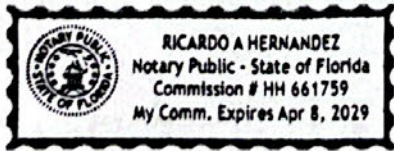
Signature of Property Owner

Date

State of Florida
County of Lake

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 1st day of May, 2026 by Richard Bergholtz.

Personally known OR Produced Identification
Type of Identification Produced: FL DL



[Signature]
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).



DATE: May 27, 2026
TO: Historic Preservation Board
FROM: Michele Janiszewski, AICP, Senior Planner
RE: **Tab 2 - Certificate of Appropriateness; 822 Alexander Street (Location); Reroof (Proposed Work); Craig K Mello and Susan B Life Estate (Owners); Superb Restoration, LLC (Applicant).**

Property Information:

Address: 822 Alexander Street **Current Use:** Residential
Zoning District: R-3 **Land Use:** High Density

Structure Information:

Date of Construction: 1923 **Style:** Frame Vernacular
Siding: Wood Drop Siding **Stories:** 1.5
Roof Type: Gable **Chimneys:** One
Roof Material: Metal Shingles **Porch:** Enclosed

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.

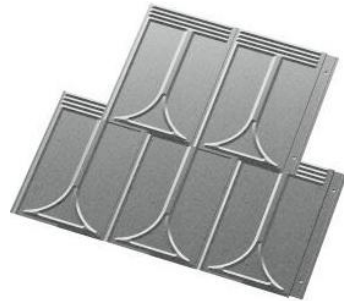
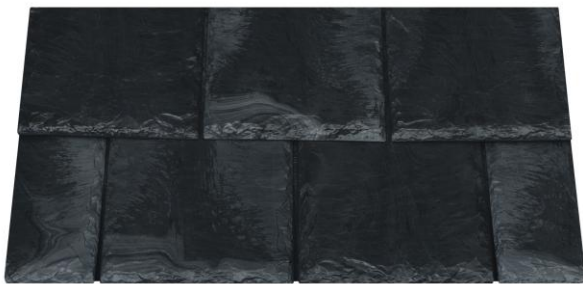
Requested Action:

Remove the metal shingles and replace with composite slate tile. The application states that the reason for the modification is because the roof is damaged.

Existing Metal Shingle Roof



Example of Proposed, Composite Slate Shingle Tile Roof



Slate roofs are most traditionally found on historic European, Second Empire, Victorian, and Gothic Revival architectures. Today, this durable stone material is also a popular feature in modern residential designs.

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.

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 Shingle Replacement:** Original metal shingle roofs are scarce and hold significant value, both in terms of their material and their historical and aesthetic appeal. Their retention is heavily encouraged and painting them gives them a much longer lifespan (silver paint specifically designed for metal surfaces). New metal shingles are still available but can be costly. If not feasible, a standing seam galvalume roof is the preferred replacement.
- e. **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.

- f. **Asphalt Shingles:** Asphalt shingles are a popular contemporary roofing material. In general, most shingle colors are acceptable as a replacement color. Excessively light-colored shingles are not recommended as they discolor quickly from leaves and debris.
- g. **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.
- h. **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 Mount Dora Historic Design Standards state, 'replace historic roofing materials such as terra cotta tile or metal shingle, with materials that match the existing;' and
2. The Mount Dora Historic Design Standards state 'When in-kind replacement of the historic material is not feasible, install substitute materials that are visually and physically compatible with the historic roof material. New materials should match historic materials in the size, shape, profile, and general appearance as much as possible'; and
3. The Mount Dora Historic Design Standards state, 'Original metal shingle roofs are scarce and hold significant value, both in terms of their material and their historical and aesthetic appeal. Their retention is heavily encouraged and painting them gives them a much longer lifespan (silver paint specifically designed for metal surfaces). New metal shingles are still available but can be costly. If not feasible, a standing seam galvalume roof is the preferred replacement'; and
4. Slate Shingles are not compatible with the architectural style of the building; and

5. The request does not promote 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 finds the application inconsistent with the Standards for Review.

Metal Shingles should be repaired if possible or replaced with metal shingles or standing seam metal roof. Substitute materials may be considered if match historic materials in the size, shape, profile, and general appearance as much as possible. Slate roofing is not associated with frame vernacular buildings constructed in this area.

Board Action:

The Historic Preservation Board may:

1. Reject Staff’s Findings of Fact and Approve the application, as presented, after determining that the roof cannot be repaired and the proposed slate tiles are match the historic metal shingles in size, shape, profile, and general appearance as much as possible;
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. Accept Staff’s Findings of Fact and Deny the application based on inconsistencies between the application and the Standards of Review.

Attachments:

Photos
Application
2008 Site Form
2020 Site Form



CITY OF MOUNT D O R A

Site Photos















CITY OF MOUNT DORA

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

plandev@cityofmoundora.com

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS Renovations, Additions and New Construction

Property Address: 822 ALEXANDER ST Alternate Key No.: 1766176

Property Owner: MELIC CRAIG K & SIAN B LIFE ESTATE

Applicant: SUPERB RESTORATION LLC

Applicant's Mailing Address: 123810 STATE ROAD 535, ORLANDO FL 32836

Applicant's Phone Number: (407)430-9010

Applicant's Email Address: [REDACTED]

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: VICTORIAN SHINGLE / METAL ROOF

Proposed Materials / Style: BRAVA / COMPOSITE SLATE TILE

Full Description of Proposed Alteration(s) or Construction including materials; please attach additional documentation if needed: RE-ROOF WITH BRAVA COMPOSITE SLATE TILE

Reason for Addition / Modification: DAMAGED ROOF

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

Is there a chimney on the building and will it be affected? RE-FLASHED

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.



CITY OF MOUNT DORA

Planning and Development

510 N. Baker St.

Mount Dora, FL 32757

352-735-7113

plandev@cityofmountdora.com

AGENT AUTHORIZATION

I/we, (Property owner name(s)) CRAIG K. MELLO, SUSAN B. MELLO, as the owner(s) of the real property described as follows, 822 N ALEXANDER ST, MOUNT DORA, FL 32757 (Address, Parcel ID or Alternate Key Number of subject property), do hereby authorize SUPERB RESTORATION, LLC to act as my/our Agent, to execute any petitions/applications or other documents necessary to affect the request for RE-ROOF (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.

CRAIG K. MELLO
Printed Name of Property Owner

[Signature]
Signature of Property Owner

5/14/26
Date

SUSAN B. MELLO
Printed Name of Property Owner

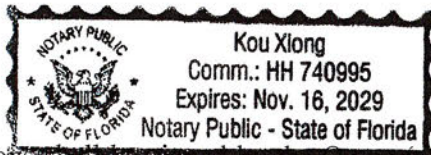
[Signature]
Signature of Property Owner

5/14/26
Date

State of Florida
County of LAKE

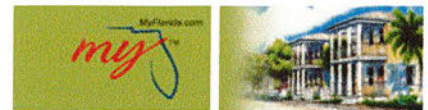
Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 14 day of MAY, 2026, by CRAIG MELLO.

Personally known OR Produced Identification
Type of Identification Produced: FL DRIVER'S LICENSE



[Signature]
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).



Product Approval
USER: Public User

[Product Approval Menu](#) > [Product or Application Search](#) > [Application List](#) > **Application Detail**

OFFICE OF THE SECRETARY

FL # FL41880-R2
 Application Type Revision
 Code Version 2023
 Application Status Approved
 *Approved by DBPR. Approvals by DBPR shall be reviewed and ratified by the POC and/or the Commission if necessary.

Comments
 Archived

Product Manufacturer Brava Roof Tile
 Address/Phone/Email 915 E. Tyler Street
 Washington, IA 52353
 (844) 290-4196
 andrew@bravatile.com

Authorized Signature Andrew Ahrens
 andrew@bravatile.com

Technical Representative Peter Ganahl
 Address/Phone/Email 915 E Tyler St
 Washington, IA 52353
 (319) 325-3119
 peter.ganahl@bravatile.com

Quality Assurance Representative
 Address/Phone/Email

Category Roofing
 Subcategory Roofing Tiles

Compliance Method Evaluation Report from a Product Evaluation Entity

Evaluation Entity QAI Laboratories Ltd
 Quality Assurance Entity QAI Laboratories
 Quality Assurance Contract Expiration Date 07/31/2027
 Validated By QAI Laboratories

Certificate of Independence

Referenced Standard and Year (of Standard)	Standard	Year
	ASTM D1929	2016
	ASTM D635	2014
	ASTM D638	2003
	ASTM E108	2017
	ASTM G155	2013
	TAS 100	2023
	TAS 125	2003

Equivalence of Product Standards
 Certified By

Product Approval Method

Method 1 Option C

Date Submitted

07/31/2024

Date Validated

08/01/2024

Date Pending FBC Approval

08/03/2024

Date Approved

08/31/2024

Summary of Products

FL #	Model, Number or Name	Description
41880.1	1. Brava Cedar Shake Class A / Brava Cedar Shake Brava One	Brava Cedar Shake polymeric roof coverings simulating natural wood, available in Class A and Brava One formulations.
Limits of Use Approved for use in HVHZ: Yes Approved for use outside HVHZ: Yes Impact Resistant: Yes Design Pressure: +N/A/-196 Other:		Installation Instructions FL41880 R2 II Brava-Cedar-Shake-Installation-Guide 8-23 Web.pdf Verified By: QAI Laboratories Ltd Created by Independent Third Party: Evaluation Reports FL41880 R2 AE CERu-1014rev3- Wildhawk Investments dba Brava Tile - 31072025.pdf
41880.2	2. Brava Slate Class A / Brava Slate Brava One	Brava Slate polymeric roof coverings simulating natural slate, available in Class A and Brava One formulation options.
Limits of Use Approved for use in HVHZ: Yes Approved for use outside HVHZ: Yes Impact Resistant: Yes Design Pressure: +N/A/-206 Other:		Installation Instructions FL41880 R2 II Brava-Slate-Installation-Guide.pdf FL41880 R2 II TB-231004- Brava Multi-Width Slate Preliminary Product Guide.pdf Verified By: QAI Laboratories Ltd Created by Independent Third Party: Evaluation Reports FL41880 R2 AE CERu-1014rev3- Wildhawk Investments dba Brava Tile - 31072025.pdf
41880.3	3. Brava Spanish Barrel Tile Class A / Brava Spanish Barrel Tile Brava One	Brava Spanish Barrel Tile polymeric roof coverings simulating clay barrel tile, available in Class A and Brava One formulations.
Limits of Use Approved for use in HVHZ: Yes Approved for use outside HVHZ: Yes Impact Resistant: Yes Design Pressure: +N/A/-202 Other:		Installation Instructions FL41880 R2 II Brava-Barrel-Tile-Installation-Guide 2-2024-Web.pdf Verified By: QAI Laboratories Ltd Created by Independent Third Party: Evaluation Reports FL41880 R2 AE CERu-1014rev3- Wildhawk Investments dba Brava Tile - 31072025.pdf
41880.4	4. Brava Flat Tile - Brava One	Brava Flat Tile polymeric roof coverings simulate concrete roof tiles.
Limits of Use Approved for use in HVHZ: Yes Approved for use outside HVHZ: Yes Impact Resistant: Yes Design Pressure: +N/A/-109 Other:		Installation Instructions FL41880 R2 II TB-230503R2 - Brava Flat Tile Preliminary Product Guide.pdf Verified By: QAI Laboratories Ltd Created by Independent Third Party: Evaluation Reports FL41880 R2 AE CERu-1014rev3- Wildhawk Investments dba Brava Tile - 31072025.pdf

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Contact Us :: 2601 Blair Stone Road, Tallahassee FL 32399 Phone: 850-487-1824

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NEMO|etc.

Certificate of Authorization #32455
353 Christian Street, Unit #13
Oxford, CT 06478
(203) 262-9245

ENGINEER

TEST

CONSULT

P.E. EVALUATION REPORT (PEER)

GAF

1 Campus Drive
Parsippany, NJ 07054
(800) 766-3411

PEER-GAF-010.A.R30

FL10626-R30 (NON-HVHZ)

Date of Issuance: 04/25/2008

Revision 30: 08/18/2025

SCOPE:

This P.E. Evaluation Report (henceforth 'PEER') is issued under **F.A.C. Rule 61G20-3** and the applicable rules and regulations governing the use of construction materials in the State of Florida. The documentation submitted has been reviewed by Robert Nieminen, P.E. for compliance with the **8th Edition (2023) Florida Building Code** [sections noted herein](#).

DESCRIPTION: GAF Roof Underlayments (NON-HVHZ)

LABELING: Labeling shall be in accordance with the requirements of the Accredited Quality Assurance Agency noted herein and [FBC 1507.1.1](#).

CONTINUED COMPLIANCE: This PEER is valid until such time as the named product(s) changes, the referenced Quality Assurance or production facility location(s) changes, or Code provisions that relate to the product(s) change. Acceptance of our PEERs by the named client constitutes agreement to notify NEMO ETC, LLC of any changes to the product(s), the Quality Assurance, or the production facility location(s). NEMO ETC, LLC requires a complete review of its PEER relative to updated Code requirements with each Code Cycle.

ADVERTISEMENT: "NEMO P.E. Evaluated" may be displayed in advertising literature. If any portion of the PEER is displayed, then it shall be done in its entirety.

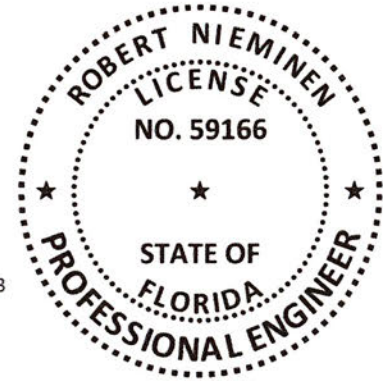
INSPECTION: Upon request, a copy of this entire PEER shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at the request of the Building Official.

This PEER consists of pages 1 through 10.

Prepared by:

Digitally signed by
Robert Nieminen
Date: 2025.08.18
'12:32:48 -04'00

This item has been digitally signed and sealed by Robert Nieminen, P.E. Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies. Robert Nieminen, Florida P.E. 59166, FBC ANE1983 NEMO ETC, LLC, Florida CA #32455



CERTIFICATION OF INDEPENDENCE:

1. NEMO ETC, LLC does not have, nor does it intend to acquire or will it acquire, a financial interest in any company manufacturing or distributing products it evaluates.
2. NEMO ETC, LLC is not owned, operated or controlled by any company manufacturing or distributing products it evaluates.
3. Robert Nieminen, P.E. does not have nor will acquire, a financial interest in any company manufacturing or distributing products for which the PEERs are being issued.
4. Robert Nieminen, P.E. does not have, nor will acquire, a financial interest in any other entity involved in the approval process of the product.
5. This is a building code evaluation. Neither NEMO ETC, LLC nor Robert Nieminen, P.E. are, in any way, the Designer of Record for any project on which this PEER, or previous versions thereof, is/was used for permitting or design guidance unless retained specifically for that purpose.

ROOFING COMPONENT EVALUATION:
1. SCOPE:

Product Category: Roofing
Sub-Category: Underlayment
Product Approval Method: Method 1, Option D – Codified Material, Evaluation by Engineer
Compliance Statement: **GAF Roof Underlayments**, as produced by **GAF**, have demonstrated compliance with the following sections of the **8th Edition (2023) Florida Building Code** through testing in accordance with the following Standards. Compliance is subject to the [Installation Requirements](#) and [Limitations of Use](#) set forth herein.

2. STANDARDS:

<u>SECTION</u>	<u>PROPERTY</u>	<u>STANDARD</u>
1504.3.1	Wind resistance	FM 4474
1507.1.1 / R905.1.1	Material standard	ASTM D226, ASTM D6757, ASTM D8257
1507.1.1, 1507.2.9.2 / R905.1.1, R905.2.8.2	Material standard	ASTM D1970
1507.3.3, R905.3.3	Material standard	FRSA/TRI, 7th Edition
1507.11.2	Material standard	ASTM D6164
TAS 110	Accelerated Weathering	ASTM D4798
TAS 110	Material standard	TAS 103

3. REFERENCES:

<u>ENTITY</u>	<u>EXAMINATION</u>	<u>REFERENCE</u>	<u>DATE</u>
ERD (TST6049)	ASTM D1970 (GA)	GAF-SC13285.03.17-3	03/01/17
ERD (TST6049)	ASTM D1970 (GA)	GAF-SC13285.03.17-4	03/01/17
ERD (TST6049)	ASTM D1970 (GA)	GAF-SC13285.03.17-1	03/08/17
ERD (TST6049)	ASTM D1970 (IN)	GAF-SC16440.12.17	12/31/17
NEMO (TST6049)	Physical Properties (ON)	4q-GAF-19-SSMBB-03.A	05/13/19
NEMO (TST6049)	ASTM D1623	4p-DOW-19-SSLAP-01.A-R2	10/01/19
NEMO (TST6049)	ASTM D1970	4j-GAF-20-SSUDL-01.A	12/22/20
NEMO (TST6049)	ASTM D4798, TAS 103	4j-GAF-20-SSUDL-02.A	03/15/21
NEMO (TST6049)	ASTM D1623 & FRSA/TRI	4j-GAF-22-SSUDL-01.A	08/09/22
NEMO (TST6049)	ASTM D1970, D4798	4j-GAF-22-SSUDL-02.A	08/29/22
NEMO (TST6049)	ASTM D1970, D4798	4j-GAF-22-SSUDL-05.A	01/03/23
NEMO (TST6049)	ASTM D1970, D4798 (OK)	4j-GAF-SSUDL-001.A	01/05/24
NEMO (TST6049)	ASTM D226 (OK)	4j-GAF-SSUDL-001.B	01/05/24
NEMO (TST6049)	ASTM D6164 (GA)	4q-GAF-SSMBB-004.A	02/05/25
NEMO (TST6049)	ASTM D1970, D4798	4q-GAF-SSUDL-005.A	06/20/25
PRI (TST5878)	Wind Uplift	GAF-434-02-01	09/16/13
PRI (TST5878)	Wind Uplift	GAF-434-02-03	09/16/13
PRI (TST5878)	Wind Uplift	GAF-434-02-04	09/16/13
PRI (TST5878)	ASTM D1970 (AL)	MSA-047-02-01	04/11/18
PRI (TST5878)	ASTM D1970 (AR)	376T0032	10/22/19
PRI (TST5878)	ASTM D226 (S-CA)	376T0054	02/18/20
PRI (TST5878)	ASTM D226, Type II	376T0192	09/16/21
PRI (TST5878)	ASTM D8257	376T0162	09/17/21
PRI (TST5878)	ASTM D1970 (IN)	376T0342	12/05/22
PRI (TST5878)	ASTM D8257	376T0428	08/21/23
PRI (TST5878)	ASTM D8257	376T0429	08/21/23
PRI (TST5878)	ASTM D8257	376T0430	08/22/23
PRI (TST5878)	ASTM D8257	376T0431	08/23/23
PRI (TST5878)	ASTM D8257	376T0162, LTR	09/07/23
PRI (TST5878)	ASTM D8257	376T0428, LTR	09/07/23
PRI (TST5878)	ASTM D6164 (GA)	376T0483	02/26/24
PRI (TST5878)	ASTM D8257	376T0550	10/03/24
PRI (TST5878)	ASTM D8257	376T0596	01/15/25

<u>ENTITY</u>	<u>EXAMINATION</u>	<u>REFERENCE</u>	<u>DATE</u>
QAI (TST9898)	ASTM D8257	RJ8299P-14	03/29/22
QAI (TST9898)	ASTM D8257	RJ8557P-1	05/27/22
QAI (TST9898)	ASTM D8257	RJ8557P-2	05/27/22
UL, LLC (QUA9625)	Quality Control (various)	Service Confirmation	09/28/23
UL, LLC (QUA9625)	Quality Control (ML10)	Service Confirmation	03/10/25
UL, LLC (QUA9625)	Quality Control	Florida BCIS	Current

4. PRODUCT DESCRIPTION:

TABLE 1: EVALUATED UNDERLAYMENTS		
PRODUCT	MATERIAL STANDARD	PLANT(S) ¹
Shingle-Mate® Roof Deck Protection	ASTM D226, Type II (Table 1)	MLI-10040 or MLI-10041
StormSafe™ Anchor Sheet	ASTM D226, Type II (Table 1)	ML4D
VersaShield® Fire-Resistant Roof Deck Protection	ASTM D226, Type II	ML9
Deck-Armor™ Premium Breathable Roof Deck Protection	ASTM D8257 ²	MLI-10060
FeltBuster® Synthetic Roofing Felt	ASTM D8257 ²	MLI-10060, ML4A/ML4B/ML4C, ML5, ML7A/ML7B/ML7C
QUIX™ Underlayment	ASTM D8257 ²	ML5
Tiger Paw™ Premium Roof Deck Protection	ASTM D8257 ²	MLI-10060, ML7C, ML10
LIBERTY™ SBS Self-Adhering Base/Ply Sheet	ASTM D1970	ML1A or ML1B
StormGuard® Film-Surfaced Leak Barrier	ASTM D1970 ³	ML1A, ML1B or MLI-10061
WeatherWatch® Mineral-Surfaced Leak Barrier	ASTM D1970	ML1A, ML1B, ML1C, MD1D, MLI-10040 or MLI-10020
Ruberoid® Mop Granule	ASTM D6164, FRSA/TRI Manual and TAS 103 (partial)	ML1B
Ruberoid® Mop Granule FR		

5. LIMITATIONS:

- 5.1 This is a building code evaluation. Neither NEMO ETC, LLC nor Robert Nieminen, P.E. are, in any way, the Designer of Record for any project on which this PEER, or previous versions thereof, is/was used for permitting or design guidance. PEERs are not to be construed as representing any attributes not specifically listed, nor are PEERs to be construed as an endorsement of the subject, or a recommendation for its use. There is no warranty by NEMO ETC, LLC or Robert Nieminen, P.E., express or implied, as to any finding or other matter in this PEER, or as to any product covered by the PEER.
- 5.2 This PEER is not for use in FBC High Velocity Hurricane Zone jurisdictions, as defined in FBC Chapter 2 (Broward and Miami-Dade Counties).
- 5.3 This PEER pertains to above-deck roof components. Roof decks and structural members shall be in accordance with FBC requirements to the satisfaction of the Authority Having Jurisdiction.
- 5.4 This PEER does not include evaluation of fire classification. Refer to **FBC 1505** for requirements and limitations regarding roof assembly fire classification. Refer to **FBC 2603** for requirements and limitations concerning the use of foam plastic insulation.

¹ Building officials, Designers of Record and other Authorities Having Jurisdiction may contact info@nemoetc.com to obtain manufacturing location information for products evaluated herein.

² Agreement between purchaser and seller, as set forth in Section 4.3, Note 1 of ASTM D8257-20, should be established as to slip resistance.

³ Agreement between purchaser and seller, as set forth in Section 4.3, Note 1 of ASTM D1970-17, should be established as to slip resistance.

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

5.6 **Allowable Roof Covers:**

TABLE 2: ROOF COVER OPTIONS						
<i>FBC NON-HVHZ:</i>	1507.2	1507.3		1507.4 & 1507.5	1507.7	1507.8 & 1507.9
UNDERLAYMENT	ASPHALT SHINGLES	CLAY AND CONCRETE TILE		METAL PANELS OR SHINGLES	SLATE OR SLATE-TYPE SHINGLES	WOOD SHINGLES OR SHAKES
		MECHANICAL ATTACH	ADHESIVE-SET			
Shingle-Mate® Roof Deck Protection	Yes	No	No	No	No	No
VersaShield® Fire-Resistant Roof Deck Protection	Yes	No	No	Yes	Yes	Yes
Deck-Armor™ Premium Breathable Roof Deck Protection	Yes	No	No	Yes	Yes	No
FeltBuster® Synthetic Roofing Felt	Yes	No	No	No	No	No
QUIX™ Underlayment	Yes	No	No	No	No	No
Tiger Paw™ Premium Roof Deck Protection	Yes	No	No	Yes	Yes	No
LIBERTY™ SBS Self-Adhering Base/Ply Sheet	Yes	No	No	No	No	Yes ⁴
StormGuard® Film-Surfaced Leak Barrier	Yes	No	No	Yes	Yes	Yes ⁴
WeatherWatch® Mineral-Surfaced Leak Barrier	Yes	No	No	No	No	Yes ⁴
Ruberoid® Mop Granule	No	Yes Cap Sheet in 2-ply system	Yes Cap Sheet in 2-ply system, Table 2A	No	No	No
Ruberoid® Mop Granule FR	No	Yes Cap Sheet in 2-ply system	Yes Cap Sheet in 2-ply system, Table 2A	No	No	No

5.6.1 Adhesive-set is limited to use of following underlayment / tile-adhesive combinations.

TABLE 2A: ALLOWABLE UNDERLAYMENT / TILE-ADHESIVE COMBINATIONS ⁵					
UNDERLAYMENT	TILE-ADHESIVE OPTIONS AND FLORIDA PRODUCT APPROVAL				
	DAP GLOBAL		DUPONT	ICP CONSTRUCTION	
	STORMBOND	STORMBOND 2	TILE BOND	APOC POLYSET AH-160	APOC POLYSET RTA-1
	FL14506	FL14506	FL22525	FL6332	FL6276
Ruberoid® Mop Granule	Yes	Yes	Yes	Yes	Yes
Ruberoid® Mop Granule FR	Yes	Yes	Yes	Yes	Yes

⁴ Used as min. 3 ¾-inch wide joint-strips per FBC 1507.1.1.1(2) / FBC R905.1.1.1(2) or installed in full-coverage atop ASTM D226, Type II felt, ASTM D4869 Type III or IV felt mechanically attached in accordance with FBC Table 1507.1.1.1 or FBC Residential Table R905.1.1.1.

⁵ Refer to Tile Manufacturer's or Adhesive Manufacturer's Florida Product Approval for Overturning Moment Resistance Performance.

5.7 Allowable Substrates:

TABLE 3: SUBSTRATE OPTIONS FOR ADHERED UNDERLAYMENTS				
UNDERLAYMENT	APPLICATION	SUBSTRATES (DESIGNED TO MEET CODE)		
		TYPE	PRIMER	SUBSTRATES
LIBERTY™ SBS Self-Adhering Base/Ply Sheet, StormGuard® Film-Surfaced Leak Barrier or Weather Watch® Mineral-Surfaced Leak Barrier	self-adhering	Deck/sheathing:	(Optional) ASTM D41	plywood
		Base Sheet:	None	ASTM D226 felt, Type II
		Flashing/valley:	ASTM D41	metal
Ruberoid® Mop Granule or Ruberoid® Mop Granule FR	hot asphalt	Deck:	ASTM D41	structural concrete
		Base Sheet:	None	ASTM D226, Type II felt, GAFGLAS® #80 Ultima™ Base Sheet or Ruberoid® 20 Smooth

5.8 **Attachment Limitations:**

5.8.1 For use under mechanically attached NON-TILE prepared roof coverings, attachment shall be in accordance with the manufacturer’s installation instructions, but – for mechanically attached underlayments or base sheets - not less than **FBC 1507.1.1** or **R905.1.1**.

5.8.2 **Wind Resistance for Underlayment Systems in Tile Roof Applications:**

The following wind uplift limitations apply to tile underlayment systems. The Maximum Design Pressure (‘MDP’) is the result of testing for wind load resistance based on allowable wind loads, and reflects the ultimate passing pressure divided by 2 (the 2 to 1 margin of safety per **FBC 1504.9** has already been applied).

5.8.2.1 **Direct-to-Deck:**

The maximum design pressure for the selected assembly shall meet or exceed that required under **FRSA/TRI Manual 7th Edition**, Appendix A or the critical (highest) design pressure determined in accordance with **FBC 1609** or **FBC Residential Chapter 3**.

TABLE 4A: ALLOWABLE DESIGN PRESSURES, ADHERED, DIRECT-TO-DECK UNDERLAYMENT SYSTEMS				
SYSTEM No.	DECK	BASE PLY	CAP PLY	MDP (psf)
UDL-1.	Min. 2,500 psi structural concrete	GAFGLAS #75 Base Sheet, Tri-Ply #75 Base Sheet, GAFGLAS #80 Ultima Base Sheet, GAFGLAS Ply 4, Tri-Ply Ply 4 or GAFGLAS Flex Ply 6 applied in full mopping of ASTM D312, Type IV hot asphalt at 20 to 25 lbs/square	Ruberoid® Mop Granule or Ruberoid® Mop Granule FR applied in full mopping of ASTM D312, Type IV hot asphalt at 20 to 25 lbs/square, and back-nailed in accordance with GAF installation instructions, max. 12-inch o.c.	-442.5

5.8.2.2 **Mechanically-Attached Base Sheet:**

The maximum design pressure for the selected assembly shall meet or exceed that required under **FRSA/TRI Manual 7th Edition**, Appendix A or the critical (highest) design pressure determined in accordance with **FBC 1609** or **FBC Residential Chapter 3**.

Alternatively, the maximum design pressure for the selected assembly shall meet or exceed at least the Zone 1 design pressure determined in accordance with **FBC 1609** or **FBC Residential Chapter 3**. Elevated pressure zones shall employ an attachment density by a qualified design professional to resist the elevated pressure criteria. Commonly used methods are [ANSI/SPRI WD1](#), [FM Loss Prevention Data Sheet 1-29](#) or [Roofing Application Standard RAS 117](#) or [RAS 137](#). Assemblies marked with an asterisk* carry the limitations set forth in Section 2.2.10.1 of [FM Loss Prevention Data Sheet 1-29](#) for enhancements.

TABLE 4B: ALLOWABLE DESIGN PRESSURES, MECHANICALLY ATTACHED, MULTI-PLY UNDERLAYMENT SYSTEMS				
SYSTEM No.	DECK	BASE SHEET	CAP PLY	MDP (PSF)
**Nails shall be corrosion resistant and be of sufficient length to penetrate through the sheathing by min. 3/16-inch.				
UDL-2.	Plywood, APA rated sheathing, 40/20, Exposure 1, PS1, 19/32 category	GAFGLAS® #80 Ultima™ Base Sheet or Ruberoid® 20 Smooth mechanically attached with min. 12 ga. annular ring shank roofing nails** through 32 ga., 1-5/8-inch diameter tin caps spaced 9-inch o.c. at the min. 4-inch wide side laps and 9-inch o.c. at two (2), equally spaced, staggered center rows in the field of the sheet	Ruberoid® Mop Granule or Ruberoid® Mop Granule FR applied in full mopping of ASTM D312, Type IV hot asphalt at 20 to 25 lbs/square, and back-nailed in accordance with GAF installation instructions, max. 12-inch o.c.	-45.0
UDL-3.	Plywood, APA rated sheathing, 40/20, Exposure 1, PS1, 19/32 category	GAFGLAS® #80 Ultima™ Base Sheet or Ruberoid® 20 Smooth mechanically attached with min. 12 ga. annular ring shank roofing nails** through 32 ga., 1-5/8-inch diameter tin caps spaced 8-inch o.c. at the min. 4-inch wide side laps and 8-inch o.c. at three (3), equally spaced, staggered center rows in the field of the sheet	Ruberoid® Mop Granule or Ruberoid® Mop Granule FR applied in full mopping of ASTM D312, Type IV hot asphalt at 20 to 25 lbs/square, and back-nailed in accordance with GAF installation instructions, max. 12-inch o.c.	-75.0
UDL-4.	Plywood, APA rated sheathing, 40/20, Exposure 1, PS1, 19/32 category	GAFGLAS® #80 Ultima™ Base Sheet or Ruberoid® 20 Smooth mechanically attached with min. 11 ga. annular ring shank roofing nails** through 32 ga., 1-5/8-inch diameter tin caps spaced 4-inch o.c. at the min. 2-inch wide side laps and 4-inch o.c. at four (4), equally spaced center rows in the field of the sheet	Ruberoid® Mop Granule or Ruberoid® Mop Granule FR applied in full mopping of ASTM D312, Type IV hot asphalt at 20 to 25 lbs/square, and back-nailed in accordance with GAF installation instructions, max. 12-inch o.c.	-97.5

5.9 **Exposure Limitations:**

TABLE 5: EXPOSURE LIMITATIONS		
UNDERLAYMENT	PREPARED ROOF COVER INSTALLATION TYPE	MAXIMUM EXPOSURE (DAYS)
Shingle-Mate® Roof Deck Protection, StormSafe™ Anchor Sheet, VersaShield® Fire-Resistant Roof Deck Protection and LIBERTY™ SBS Self-Adhering Base/Ply Sheet	Mechanically attached	30
QUIX™ Underlayment, WeatherWatch® Mineral-Surfaced Leak Barrier	Mechanically attached	60
Deck-Armor™ Premium Breathable Roof Deck Protection, FeltBuster® Synthetic Roofing Felt, Tiger Paw™ Premium Roof Deck Protection or StormGuard® Film-Surfaced Leak Barrier	Mechanically attached	90
Ruberoid® Mop Granule and Ruberoid® Mop Granule FR	Adhesive-set tile roof system	180
	Mechanically attached	UNLIMITED

5.10 **Tile Slippage Limitations:**

When loading roof tiles on the underlayment, the maximum roof pitch shall be as follows. These pitch limitations can only be exceeded by using battens or loading boards during loading of the roof tiles.

TABLE 6: TILE SLIPPAGE LIMITATIONS FOR DIRECT-DECK TILE INSTALLATIONS			
UNDERLAYMENT	TILE PROFILE	STAGING METHOD	MAXIMUM STAGING PITCH
Ruberoid® Mop Granule	Flat	Max. 10-tile stack	4:12
	Lugged	battens or loading-boards required	N/A
Ruberoid® Mop Granule FR	Flat or Lugged	battens or loading-boards required	N/A

- 5.11 All components in the roof assembly shall have quality assurance audit in accordance with F.A.C. [Rule 61G20-3](#). Refer to the Product Approval of the component manufacturer for components mentioned herein that are produced by a Product Manufacturer other than the report holder on [Page 1](#) of this PEER.

6. INSTALLATION:

- 6.1 **GAF Roof Underlayments** shall be installed in accordance with **GAF** published installation instructions subject to the [Limitations of Use](#) set forth herein and the specifics noted below.
- 6.1.1 Consult GAF requirements for back-nailing at pitch of 2:12 or greater.
- 6.2 Re-fasten any loose decking panels, and check for protruding nail heads. Sweep the substrate thoroughly to remove any dust and debris prior to application and prime the substrate (if applicable).
- 6.3 Refer to [Section 6.4](#) for underlayments having prescriptive codified minimum attachment or Tables [4A](#) and [4B](#) for underlayment systems having maximum design pressures established in accordance with FBC 1504.2.1.4.

6.4 Underlayment Assemblies with Prescriptive Minimum Attachment for use in NON-TILE applications:
6.4.1 CODE REFERENCE: 1507.1.1.1 or R905.1.1.1, Option 1: Underlayment adhered to deck

DECK DESCRIPTION:	Code-minimum wood deck to the satisfaction of the Authority Having Jurisdiction (refer to Table 3 for specific underlayment/substrate combinations)
UNDERLAYMENT:	LIBERTY™ SBS Self-Adhering Base/Ply Sheet, StormGuard® Film-Surfaced Leak Barrier or WeatherWatch® Mineral-Surfaced Leak Barrier self-adhered in accordance with FBC Section 1507.1.1.1(1) or R905.1.1.1(1) and back-nailed in accordance with the manufacturer's requirements.
SURFACING:	FBC Approved asphalt shingles, metal roof panels or metal shingles, slate or slate type shingles, subject to the allowable roof covers in Table 2 herein.

6.4.2 CODE REFERENCE: 1507.1.1.1 or R905.1.1.1, Option 2: Self-adhering strips to deck-joints followed by underlayment mechanically attached to deck

DECK DESCRIPTION:	Code-minimum wood deck to the satisfaction of the Authority Having Jurisdiction								
SECONDARY WATER BARRIER:	Min. 3 ¼-inch wide strips of LIBERTY™ SBS Self-Adhering Base/Ply Sheet, StormGuard® Film-Surfaced Leak Barrier, WeatherWatch® Mineral-Surfaced Leak Barrier or FBC Approved polymer-modified bitumen complying with ASTM D1970 or FBC Approved flexible flashing tape complying with AAMA 711, Level 3 self-adhered over joints of the roof deck prior to installation of subsequent layer(s) in accordance with FBC Section 1507.1.1.1(2) or R905.1.1.1(2). Do not overlap end-joints or T-joints. All end-joints and T-joints shall be butted firmly side by side, flush with each other but not overlapped.								
UNDERLAYMENT:	Shingle-Mate® Roof Deck Protection or VersaShield® Fire-Resistant Roof Deck Protection in accordance with FBC Table 1507.1.1.1 or Table R905.1.1.1, with a minimum 4-inch side lap and 6-inch end lap, mechanically fastened to deck								
FASTENERS:	Min. 0.083-inch diameter annular ring or deformed shank nails with metal or plastic caps* with a nominal cap diameter of not less than 1-inch and minimum thickness as follows. The nail shall be of sufficient length to penetrate through the roof sheathing, or not less than 0.75-inch into the roof sheathing. *Note: Metal caps are required where the ultimate design wind speed, V_{ult} , equals or exceeds 170 mph.								
	<table border="1"> <thead> <tr> <th>Cap Type</th> <th>Minimum thickness</th> </tr> </thead> <tbody> <tr> <td>Metal cap</td> <td>32 ga. sheet metal</td> </tr> <tr> <td>Power-driven metal cap</td> <td>0.010-inch</td> </tr> <tr> <td>Plastic cap</td> <td>0.035-inch (outside edge thickness)</td> </tr> </tbody> </table>	Cap Type	Minimum thickness	Metal cap	32 ga. sheet metal	Power-driven metal cap	0.010-inch	Plastic cap	0.035-inch (outside edge thickness)
Cap Type	Minimum thickness								
Metal cap	32 ga. sheet metal								
Power-driven metal cap	0.010-inch								
Plastic cap	0.035-inch (outside edge thickness)								
FASTENING:	Grid pattern of 12-inches between the overlaps and 6-inch spacing at the overlaps, in accordance with FBC Table 1507.1.1.1 or Table R905.1.1.1								
SURFACING:	FBC Approved asphalt shingles, metal roof panels or metal shingles, slate or slate type shingles, wood shakes or wood shingles, subject to the allowable roof covers in Table 2 herein.								

6.4.3 CODE REFERENCE: 1507.1.1.1 or R905.1.1.1, Option 2: Self-adhering strips to deck-joints followed by underlayment mechanically attached to deck

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

SECONDARY WATER BARRIER: Min. 3 3/4-inch wide strips of **LIBERTY™ SBS Self-Adhering Base/Ply Sheet, StormGuard® Film-Surfaced Leak Barrier, WeatherWatch® Mineral-Surfaced Leak Barrier** or FBC Approved polymer-modified bitumen complying with ASTM D1970 or FBC Approved flexible flashing tape complying with AAMA 711, Level 3 self-adhered over joints of the roof deck prior to installation of subsequent layer(s) in accordance with FBC Section 1507.1.1.1(2) or R905.1.1.1(2). Do not overlap end-joints or T-joints. All end-joints and T-joints shall be butted firmly side by side, flush with each other but not overlapped.

UNDERLAYMENT: **Deck-Armor™ Premium Breathable Roof Deck Protection, FeltBuster® Synthetic Roofing Felt, QUIX™ Underlayment or Tiger Paw™ Premium Roof Deck Protection** in accordance with FBC Table 1507.1.1.1 or Table R905.1.1.1, with a minimum 4-inch side lap and 6-inch end lap, mechanically fastened to deck

FASTENERS: Min. 0.083-inch diameter annular ring or deformed shank nails with metal or plastic caps* with a nominal cap diameter of not less than 1-inch and minimum thickness as follows. The nail shall be of sufficient length to penetrate through the roof sheathing, or not less than 0.75-inch into the roof sheathing.
 *Note: Metal caps are required where the ultimate design wind speed, V_{ult} , equals or exceeds 170 mph.

Cap Type	Minimum thickness
Metal cap	32 ga. sheet metal (<i>not for use with QUIX™ Underlayment</i>)
Power-driven metal cap	0.010-inch (<i>not for use with QUIX™ Underlayment</i>)
Plastic cap	0.035-inch (outside edge thickness)

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

SURFACING: FBC Approved asphalt shingles, metal roof panels or metal shingles, slate or slate type shingles, subject to the allowable roof covers in [Table 2 herein](#).

6.4.4 CODE REFERENCE: 1507.1.1.1 or R905.1.1.1, Option 3: Two-layer underlayment mechanically fastened to deck

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

UNDERLAYMENT: Two (2) layers of **Shingle-Mate® Roof Deck Protection or VersaShield® Fire-Resistant Roof Deck Protection** in accordance with FBC Section 1507.1.1.1(3) or R905.1.1.1(3).

FASTENERS: Min. 0.083-inch diameter annular ring or deformed shank nails with metal or plastic caps* with a nominal cap diameter of not less than 1-inch and minimum thickness as follows. The nail shall be of sufficient length to penetrate through the roof sheathing, or not less than 0.75-inch into the roof sheathing.
 *Note: Metal caps are required where the ultimate design wind speed, V_{ult} , equals or exceeds 170 mph.

Cap Type	Minimum thickness
Metal cap	32 ga. sheet metal
Plastic cap	0.035-inch (outside edge thickness)

FASTENING: Grid pattern of 12-inches between the overlaps and 6-inch spacing at the overlaps, in accordance with FBC Section 1507.1.1.1(3) or R905.1.1.1(3).

SURFACING: FBC Approved asphalt shingles, metal roof panels or metal shingles, slate or slate type shingles, wood shakes or wood shingles, subject to the allowable roof covers in [Table 2 herein](#).

6.4.5	CODE REFERENCE: 1507.1.1.1 or R905.1.1.1, Option 3: Two-layer underlayment mechanically fastened to deck						
DECK DESCRIPTION:	Code-minimum wood deck to the satisfaction of the Authority Having Jurisdiction						
UNDERLAYMENT:	Two (2) layers of Deck-Armor™ Premium Breathable Roof Deck Protection, FeltBuster® Synthetic Roofing Felt, QUIX™ Underlayment or Tiger Paw™ Premium Roof Deck Protection in accordance with FBC Section 1507.1.1.1(3) or R905.1.1.1(3).						
FASTENERS:	Min. 0.083-inch diameter annular ring or deformed shank nails with metal or plastic caps* with a nominal cap diameter of not less than 1-inch and minimum thickness as follows. The nail shall be of sufficient length to penetrate through the roof sheathing, or not less than 0.75-inch into the roof sheathing. *Note: Metal caps are required where the ultimate design wind speed, V_{ult} , equals or exceeds 170 mph.						
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Metal cap	32 ga. sheet metal (<i>not for use with QUIX™ Underlayment</i>)						
Plastic cap	0.035-inch (outside edge thickness)						
FASTENING:	Grid pattern of 12-inches between the overlaps and 6-inch spacing at the overlaps, in accordance with FBC Section 1507.1.1.1(3) or R905.1.1.1(3).						
SURFACING:	FBC Approved asphalt shingles, metal roof panels or metal shingles, slate or slate type shingles, subject to the allowable roof covers in Table 2 herein .						

6.4.6	CODE REFERENCE: 1507.1.1.1 or R905.1.1.1, Option 1 combined with Option 2 or 3: Optional self-adhering strips to deck-joints followed by base sheet mechanically fastened to deck followed by underlayment adhered to base sheet								
DECK DESCRIPTION:	Code-minimum wood deck to the satisfaction of the Authority Having Jurisdiction								
SECONDARY WATER BARRIER:	(Optional) Min. 3 ¼-inch wide strips of LIBERTY™ SBS Self-Adhering Base/Ply Sheet, StormGuard® Film-Surfaced Leak Barrier, WeatherWatch® Mineral-Surfaced Leak Barrier or FBC Approved polymer-modified bitumen complying with ASTM D1970 or FBC Approved flexible flashing tape complying with AAMA 711, Level 3 self-adhered over joints of the roof deck prior to installation of subsequent layer(s) in accordance with FBC Section 1507.1.1.1(2) or R905.1.1.1(2). Do not overlap end-joints or T-joints. All end-joints and T-joints shall be butted firmly side by side, flush with each other but not overlapped.								
BASE SHEET:	One (1) layer of Shingle-Mate® Roof Deck Protection, StormSafe™ Anchor Sheet or VersaShield® Fire-Resistant Roof Deck Protection or FBC Approved ASTM D226, Type II felt, in accordance with FBC Table 1507.1.1.1 or Table R905.1.1.1, with a minimum 4-inch side lap and 6-inch end lap or two (2) layers of Shingle-Mate® Roof Deck Protection, StormSafe™ Anchor Sheet or VersaShield® Fire-Resistant Roof Deck Protection or FBC Approved ASTM D226, Type II felt in accordance with FBC Section 1507.1.1.1(3) or R905.1.1.1(3), mechanically fastened to deck								
FASTENERS:	Min. 0.083-inch diameter annular ring or deformed shank nails with metal or plastic caps* with a nominal cap diameter of not less than 1-inch and minimum thickness as follows. The nail shall be of sufficient length to penetrate through the roof sheathing, or not less than 0.75-inch into the roof sheathing. *Note: Metal caps are required where the ultimate design wind speed, V_{ult} , equals or exceeds 170 mph.								
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Metal cap	32 ga. sheet metal								
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Plastic cap	0.035-inch (outside edge thickness)								
FASTENING:	Grid pattern of 12-inches between the overlaps and 6-inch spacing at the overlaps, in accordance with FBC Table 1507.1.1.1 or Table R905.1.1.1 or FBC Section 1507.1.1.1(3) or R905.1.1.1(3).								
UNDERLAYMENT:	LIBERTY™ SBS Self-Adhering Base/Ply Sheet, StormGuard® Film-Surfaced Leak Barrier or WeatherWatch® Mineral-Surfaced Leak Barrier self-adhered in accordance with FBC Section 1507.1.1.1(1) or R905.1.1.1(1) and back-nailed in accordance with the manufacturer's requirements.								
SURFACING:	FBC Approved asphalt shingles, metal roof panels or metal shingles, slate or slate type shingles, subject to the allowable roof covers in Table 2 herein .								

7. BUILDING PERMIT REQUIREMENTS:

As required by the Building Official or Authority Having Jurisdiction to properly evaluate the installation of this product.

8. MANUFACTURING PLANTS:

Contact the named QA entity for manufacturing facilities covered by F.A.C. [Rule 61G20-3](#) QA requirements. Refer to [Section 4](#) herein for products and production locations having met codified material standards.

9. QUALITY ASSURANCE ENTITY:

[UL, LLC – QUA9625](#); (360) 817-5512; bsai.inspections@ul.com

- END OF PEER -

2023 FBC NON-HVHZ

PROPERTY RECORD CARD

General Information

Name: MELLO CRAIG K & SUSAN B LIFE ESTATE **Alternate Key:** 1766176

Mailing Address: 822 ALEXANDER ST MOUNT DORA, FL 32757 **Parcel Number:** 29-19-27-0010-035-00006
[Update Mailing Address](#)

Millage Group and City: OMD1 Mount Dora
2025 Total Certified Millage Rate: 18.7725
Trash/Recycling/Water/Info: [My Public Services Map](#)

Property Location: 822 ALEXANDER ST MOUNT DORA FL, 32757 **Property Name:** --
[Submit Property Name](#)
[School Locator & Bus Stop Map](#)
[School Boundary Maps](#)

School Information:

Property Description: MOUNT DORA, 30-19-27 N 70 FT OF S 140 FT OF W 140 FT OF BLK 35 PB 3 PGS 37-43 ORB 781 PG 1287 ORB 6150 PG 675

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)	70	140		9800.000	FD		\$116,901.00	\$116,901.00

[Click here for Zoning Info Map](#)

[FEMA Flood](#)

Residential Building(s)

Building 1

Residential Building Value: \$479,144.00

Summary

Year Built: 1920 Total Living Area: 4672 Central A/C: Yes Fireplaces: 0
Bedrooms: 4 Full Bathrooms: 3 Half Bathrooms: 1

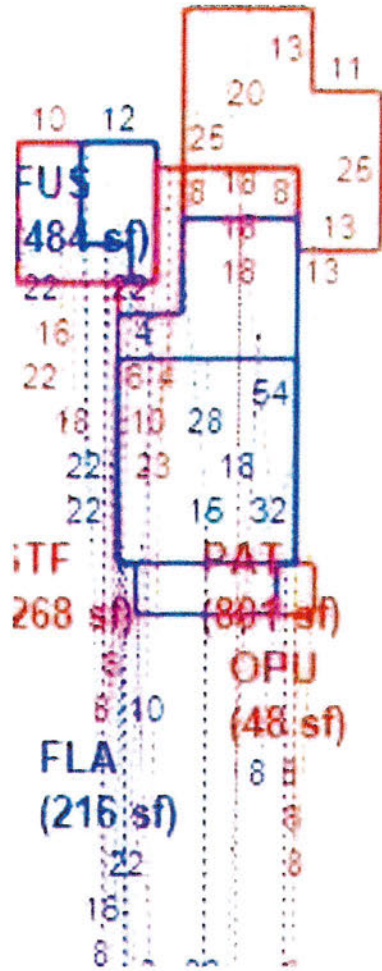
[Incorrect Bedroom, Bath, or other information?](#)

Section(s)

Section Type	Ext. Wall Type	No. Stories	Floor Area
FINISHED LIVING AREA (FLA)	WOOD/METAL FRAME W/OUTER FINISH (01)	2.00	1754
FINISHED AREA UPPER STORY (FUS)		2.00	2918

OPEN PORCH FINISHED (OPF)	2.00	266
OPEN PORCH UNFINISHED (OPU)	2.00	48
PATIO UNCOVERED (PAT)	2.00	801
STORAGE ROOM FINISH (STF)	2.00	268

[View Larger / Print / Save](#)



Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	SCREEN ENCLOSED STRUCTURE (SEN1)	1880	SF	1997	\$1,166.00

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
6150 / 675	05/25/2023	Quit Claim Deed	Unqualified	Improved	\$100.00
781 / 1287	07/01/1983	Warranty Deed	Qualified	Improved	\$69,000.00
727 / 1400	05/01/1981	Warranty Deed	Qualified	Improved	\$64,500.00

[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	\$597,211	\$282,770	\$231,359	5.0254	\$1,162.67
SCHOOL BOARD STATE	\$597,211	\$282,770	\$257,770	3.0870	\$795.74
SCHOOL BOARD LOCAL	\$597,211	\$282,770	\$257,770	2.9980	\$772.79
LAKE COUNTY WATER DISTRICT	\$597,211	\$282,770	\$231,359	0.2940	\$68.02
NORTH LAKE HOSPITAL DIST	\$597,211	\$282,770	\$231,359	0.3859	\$89.28
ST JOHNS RIVER FL WATER MGMT DIST	\$597,211	\$282,770	\$231,359	0.1793	\$41.48
CITY OF MOUNT DORA	\$597,211	\$282,770	\$231,359	6.3000	\$1,457.56
LAKE COUNTY MSTU AMBULANCE	\$597,211	\$282,770	\$231,359	0.4629	\$107.10
LAKE COUNTY VOTED DEBT SERVICE	\$597,211	\$282,770	\$231,359	0.0400	\$9.25
				Total: 18.7725	Total: \$4,503.89

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](#)

















HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 IA00290
 Recorder # 79
 Field Date 3/15/2008
 Form Date 3/15/2008
 FormNo 200803
 FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

GENERAL INFORMATION

Site Name (address if none) 822 N Alexander 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>822</u>	<u>North</u>	<u>Alexander</u>	<u>Street</u>	

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

MAPPING

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

DESCRIPTION

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

HISTORICAL STRUCTURE FORM

81A00290

DESCRIPTION (continued)

Window Descriptions casement 1, 2/2

Main Entrance Description (stylistic details)

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

Porch Roof Types(s)

Exterior Ornament

Interior Plan

Other Interior Plan

Condition Good

Structure Surroundings

Commercial: _____ Residential: MOSTly this category

Institutional: _____ Undeveloped: _____

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

Archaeological Remains (describe):

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

Narrative Description (optional)

HISTORY

Construction year 1923

Architect (last name first):

Builder (last name first):

Changes in Locations or Conditions

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

>> _____

Structure Use History

Use _____ Year Use Started _____ Year Use Ended _____ >> Private residence; 1923;

Other Structure Uses

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

RESEARCH METHODS

Research Methods >> Examine local tax records

Other research methods

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? YES

Name of Local Register if Eligible _____

Individually Eligible for National Register? NO

Potential Contributor to NR District? YES

Area(s) of historical significance >> _____

Other Historical Associations

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

HISTORICAL STRUCTURE FORM

8LA00290

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____ Maintaining Organization: _____
File or Accession #: _____ Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles
Recorder Address / Phone 4104 St. Augustine Road Jacksonville, FL
Recorder Affiliation Bland & Associates, Inc Other Affiliation _____
Is a Text-Only Supplement File Attached (Surveyor Only)? NO

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

Cultural Resource Type: SS
Electronic Form Used: S110
Form Type Code: NORM
Form Quality Ranking: NEW
Form Status Code: SCAT

SHPO's Evaluation of Resource

_____ Date _____

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

FMSF Staffer: _____
Computer Entry Date: 5/24/2008

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"

LA00290-200803

Supplementary Printout

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

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

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

- > **Foundation types:**
Piers

- > **Foundation materials:**
Brick

- > **Exterior fabrics:**
Drop siding

- > **Roof types:**
Gable

- > **Roof materials:**

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

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

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

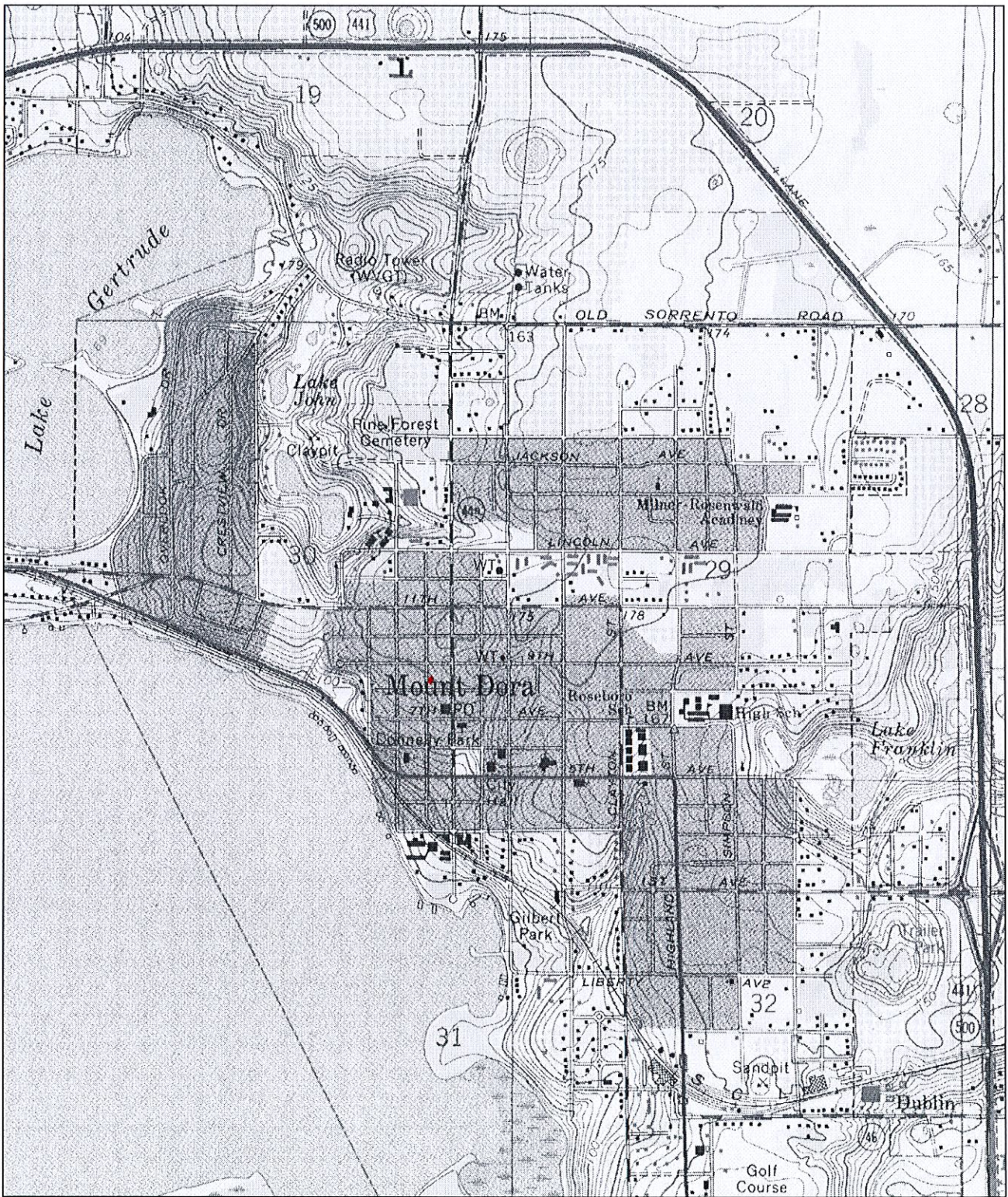
- > **Research methods:**
Examine local tax records
FL Master Site File-Cultural Resources
Pedestrian

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

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

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

79



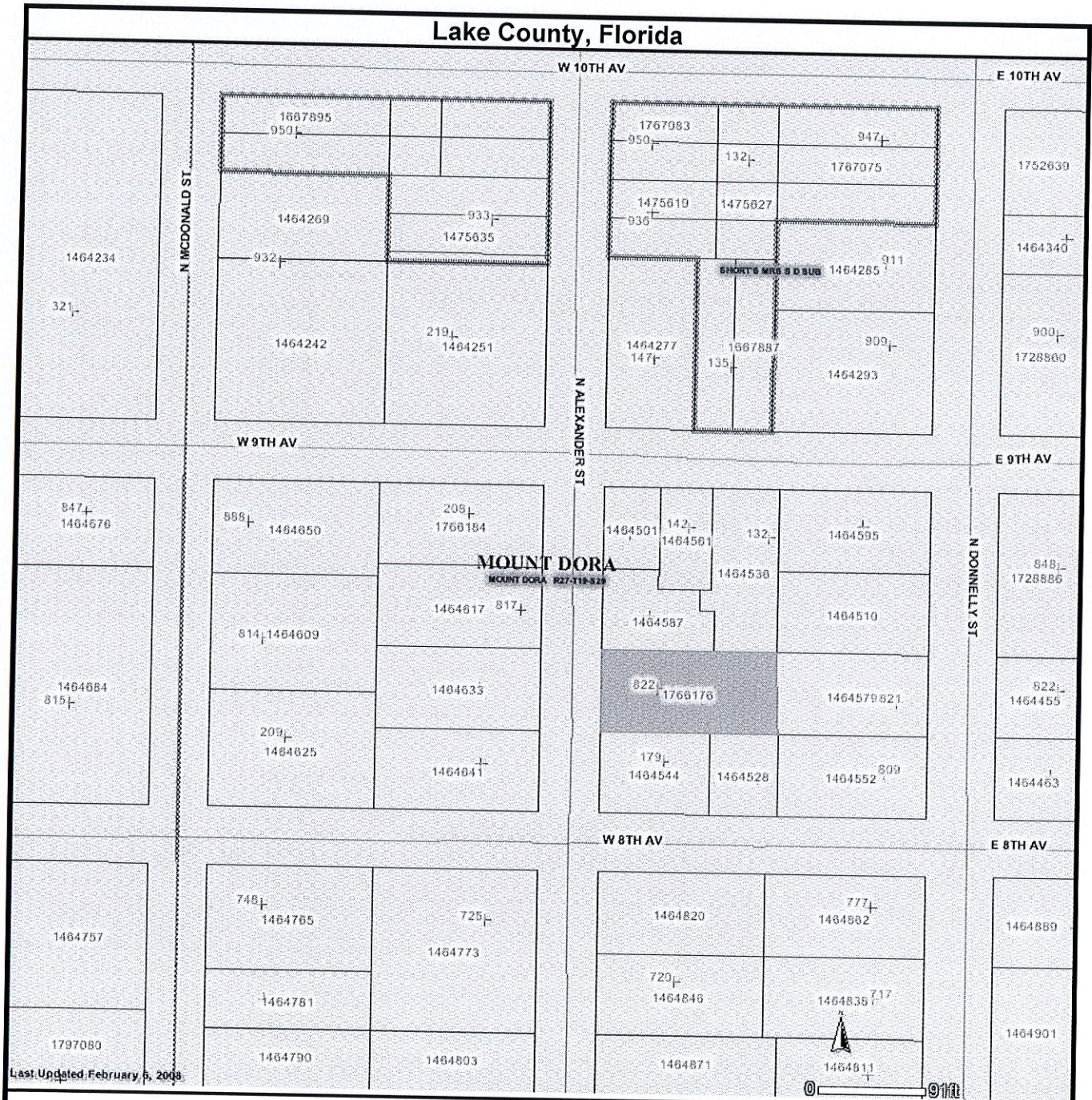
0 ————— 0.5 Mi
 0 ————— 2000 Ft

Map provided by MyTopo.com




















~~LA3123~~

LA290

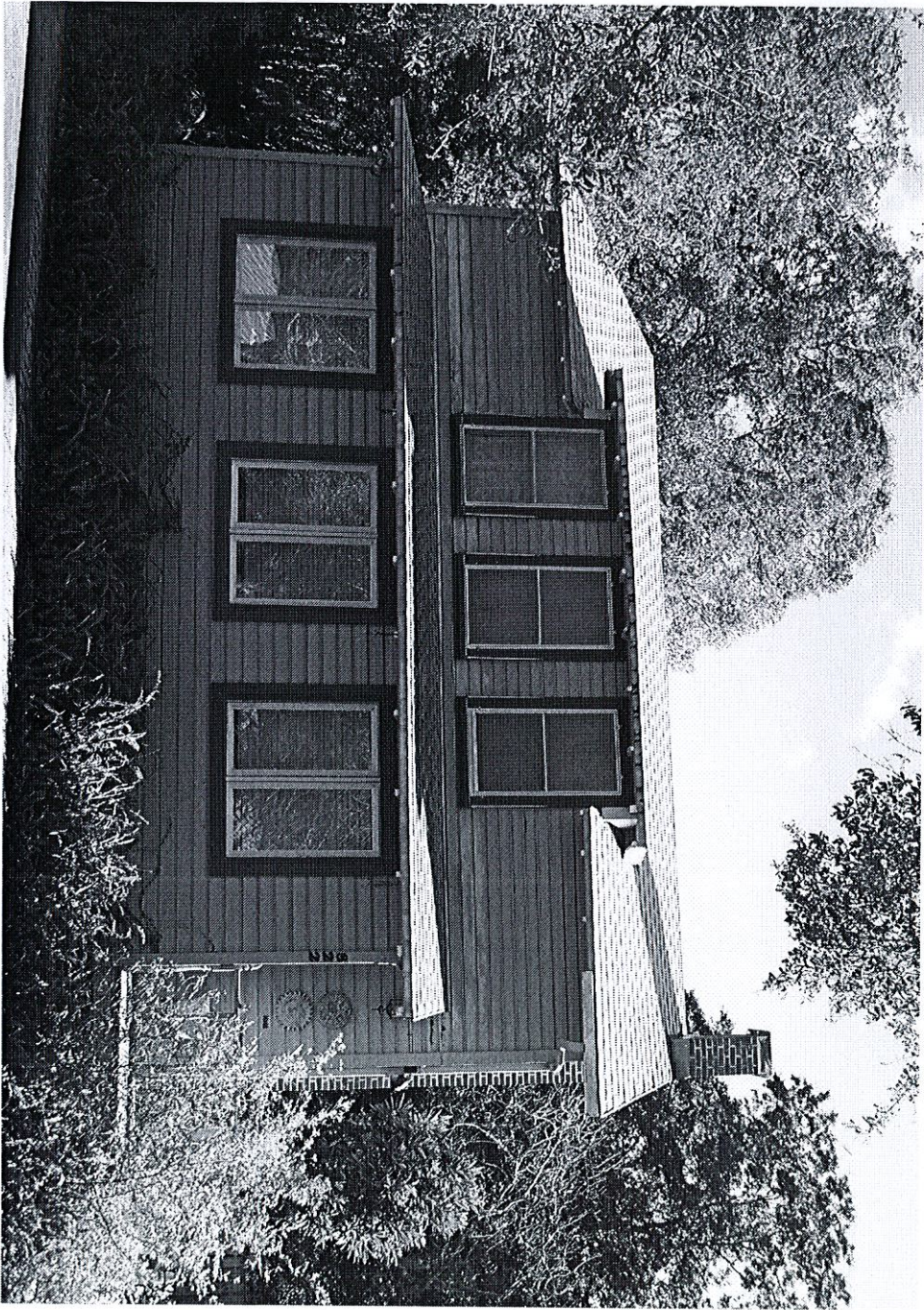
Lake County, Florida



Last Updated February 6, 2008

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

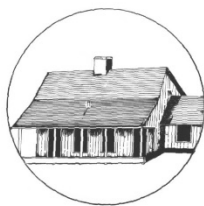
RN79
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79

- Original
- Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 5.0 3/19

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

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

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

LOCATION & MAPPING

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

HISTORY

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

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

DESCRIPTION

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

Windows (types, materials, etc.)

Distinguishing Architectural Features (exterior or interior ornaments)

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

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

DESCRIPTION (continued)

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

Main Entrance (stylistic details)

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

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

Narrative Description of Resource

Archaeological Remains _____ Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

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

DOCUMENTATION

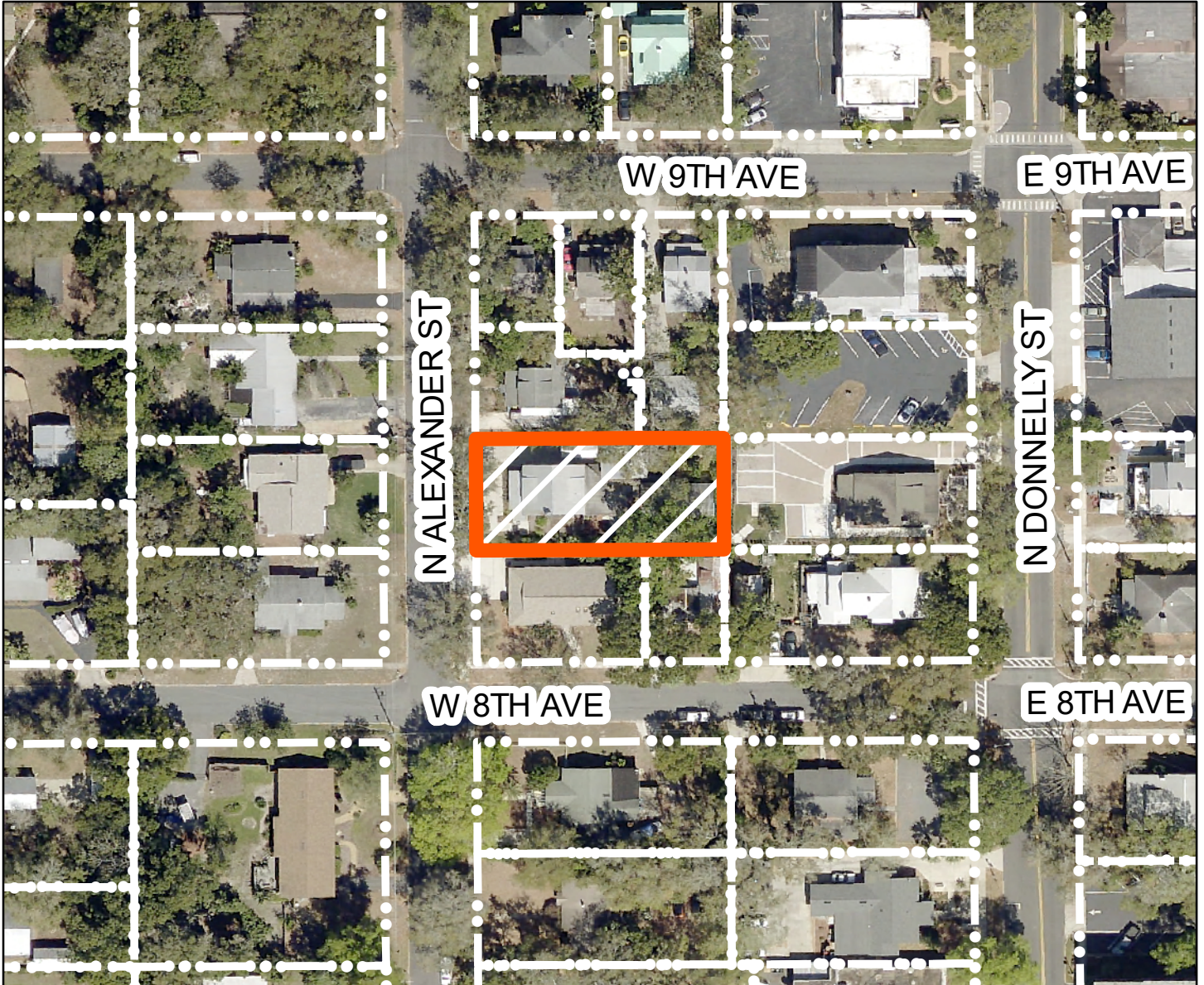
Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents
1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____
2) Document type _____ Maintaining organization _____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

RECORDER INFORMATION

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

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

Street Map

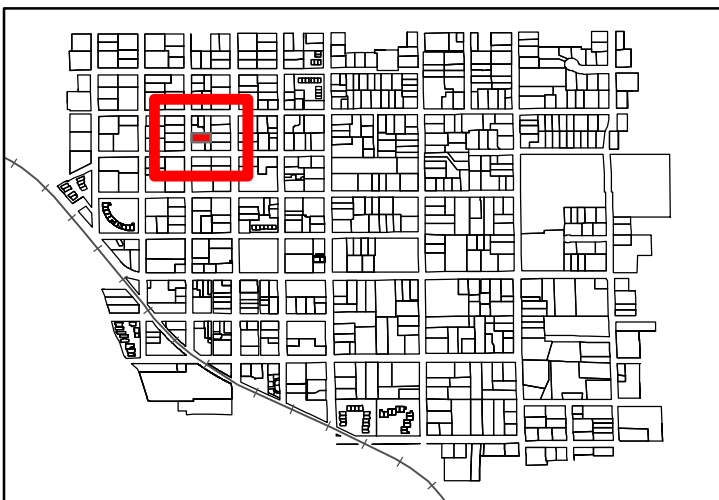


N



822 ALEXANDER ST MOUNT DORA FL 32757

0 40 80 160
|-----|-----|-----|-----| Feet



LA00290



Data Sources: Lake County, City of Mount Dora

USGS Map



LA00290



822 ALEXANDER ST MOUNT DORA FL 32757



822