Planning and Development
510 North Baker Street
Mount Dora, Florida 32757
352-735-7112
plandev@cityofmountdora.com

HISTORIC PRESERVATION BOARD MEETING
City Hall Board Room
Wednesday, July 29, 2026 – 3:00 p.m.

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. 333 E Fifth Avenue – Renovation (Doors & Windows)
i Ex Parte Communication
ii Swearing in Staff/Applicants
iii Staff Presentation
iv Applicant Presentation
v Public Comment
vi Board Discussion

b. 320 Lake Dora Road – Roof Extension & Screen Porch
i Ex Parte Communication
ii Swearing in Staff/Applicants
iii Staff Presentation
iv Applicant Presentation
v Public Comment
vi Board Discussion

c. 634 N Tremain – Renovation (Porch & Fencing)
i Ex Parte Communication
ii Swearing in Staff/Applicants
iii Staff Presentation
iv Applicant Presentation
v Public Comment
vi Board Discussion

d. 312 E 10th Avenue - Demolition
i Ex Parte Communication
ii Swearing in Staff/Applicants
iii Staff Presentation
iv Applicant Presentation
v Public Comment
vi Board Discussion

e. 933 N Alexander Street – Widen & Replace Garage Door

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

f. 340 W 9th Avenue – Construct Garage & Door Replacement

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

g. 112 W 3rd Avenue - Awnings

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

VI. Staff and Board Updates

VII. Announcement of next scheduled meeting dates

a. August 26, 2026 @ 3:00 p.m.

VIII. Adjournment

NOTICE: 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 made at this meeting with respect to any matter considered at this meeting, 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: In accordance with the Americans with Disabilities Act of 1990, persons needing a special accommodation to participate in this proceeding should call the Planning and Development Department no later than seven (7) days prior to the proceedings. Telephone (352) 735-7112 for assistance, if hearing impaired, telephone the Florida Relay Service numbers, (800) 955-8771 (TDD) or (800) 955-8770 (Voice) for assistance.

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HISTORIC PRESERVATION BOARD MEETING
City Hall Conference Room, 510 N. Baker Street, Mount Dora, FL
Wednesday, June 24, 2026 – 3:00 PM

MINUTES

I. CALL TO ORDER

Having been duly noticed as required by law, the June 24, 2026, meeting of the Mount Dora Historic Preservation Board was called to order at 3:00 p.m. by Det Joks. Chairman.

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

Present: Det Joks, Juan Diaz, Joseph Newton, Jay Smith, Robert Gordon
Absent: Daniel Wick, Suzanne Gibson
City Staff: Michael Janiszewski, Deputy Planning Director; Ryan Winkler, Senior Planner; Theresa Willis, Administrative Coordinator; Ryan G. Knight for Andrew Hand, Esquire, City Attorney.

III. APPROVAL OF MINUTES

On a motion by Robert Gordon, seconded by Jay Smith, the board voted to approve the meeting minutes dated April 29, 2026 and minutes dated May 27, 2026; Unanimously by a 5-0 vote

IV. PUBLIC PARTICIPATION/HEARING FOR NON-AGENDA ITEMS

None

V. CERTIFICATE OF APPROPRIATENESS

A. 410 N Tremain Street – New Shed

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

Mrs. Janiszewski provided a brief summary of the proposed application and stated that the staff recommends approval of the application with the conditions that: 1. The metal roof be in an earthy or muted

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color; and 2. Grids are provided on the northern and southern windows, and incorporated into windows on the western façade, to compliment the grid pattern on the primary residence.

Present - Tracy Rhodes
Present - Lisa Smith – Eco Construction

Discussion on age of existing shed.
Discussion on details of the new guest cottage.
Discussion on residence roof and shed roof matching.
Discussion of a future COA to change the roofing of the residence or add to the current COA application.
Discussion on the use of detached garage.
Discussion on adding a bathroom, but no kitchen.
Discussion on renting a guest cottage.

Motion was made to modify the current application for a Certificate of Appropriateness to include re-roofing of the main residence by Juan Diaz, seconded by Jay Smith; the board voted unanimously with a 5-0 vote.

Motion was made by Joseph Newton, seconded by Juan Diaz to approve the application as presented with recommendations made by Ms. Janiszewski; the board voted unanimously with a 5-0 vote.

B. 822 Alexander Street – Re-roof

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

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

Present: Craig Mello, property owner

Mr. Mello advised he would like to stay with the current roof type of Victorian metal shingles.
Discussion on revised application.
Discussion on roofing material.

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

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VI. STAFF / BOARD UPDATES

1. Discussion on Historic Ordinance.
   Discussion on changes to verbiage at the beginning of the Ordinance - "herein after referred to as the "BOARD" to clarify that the term 'Board' throughout the ordinance refers to the Historic Preservation Board.
   Discussion on the definition of economic hardship. Change definition to standards of review.

2. Demolition by Neglect
   Discussion on maintenance and repair revision.
   Discussion on Maintenance Code.
   Discussion on what entity reviews, manages or enforces dilapidated historic homes. (Building Services or Code Enforcement).
   Discussion on enforcement before structures dilapidate.
   Discussion on Code Enforcement division.
   Discussion on reporting concerns and violations is no longer anonymous.
   Discussion on applications for demolition.
   Discussion on inspecting historic properties.
   Discussion on recording a notice for the Historic Preservation Area.
   Discussion on Seller's Disclosure in real estate transaction.
   Discussion on City of Mount Dora Historic Preservation website page specific to real estate agents.
   Discussion on buyers' need for diligence.
   Discussion on a disclosure notifying homes in the Historic Preservation District.
   Discussion on Code Enforcement providing presentation at a future Historic Preservation Board meeting.
   Discussion to make revisions and re-review a final draft at a future Historic Preservation Board meeting.

3. Discussion about training classes / conferences.
   Discussion on awards.
   Discussion on hosting a workshop to make repairs on the historic site.

VII. ANNOUNCEMENT OF NEXT SCHEDULED MEETING DATE:

July 29, 2026 @ 3:00pm

VIII. ADJOURNMENT

On a motion by Juan Diaz, seconded by Joseph Newton; the board voted to adjourn the meeting at 4:02 p.m.

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Det Joks, Chairman
Historic Preservation Board

Theresa Willis
Administrative Coordinator

CITY OF MOUNT DORA

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DATE: July 29, 2026

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 1 - Certificate of Appropriateness; 333 East 5th Avenue (Location); Doors & Windows (Proposed Work); First United Methodist Church Inc of Mount Dora (Owners); Faden Builders (Applicant).**

Property Information:

Address:	333 East 5th Avenue	**Current Use:**	Place of Worship
Zoning District:	C-2	**Land Use:**	Commercial

Structure Information:

Date of Construction:	1905	**Style:**	Frame Vernacular
Siding:	Stucco	**Stories:**	Two
Roof Type:	Hip	**Chimneys:**	One
Roof Material:	Asphalt Shingle	**Porch:**	One, Closed

Background on Architectural Style:

Frame vernacular (circa 1880s – 1930s) structures, as the name suggests, were constructed of wood framing with wood siding. These were hardy structures, hand built by early pioneers and therefore had minimal ornamentation. They reflected the local building traditions of that era and were designed to handle the harsh Florida climate in the days before air-conditioning with features like steep roofs, deep porches, and large windows. Houses were often raised up off the ground on masonry piers to allow air to circulate underneath, cooling the house. They were typically narrow structures which provided excellent cross-ventilation when the windows were opened.

The term "vernacular" simply refers to the fact that these were built by local craftsmen, using locally available materials, and were built to take advantage of the specific environment in which they were built. Ultimately, this meant that the buildings were utilitarian in nature and had very little extra decoration or detailing, other than those elements that had an actual use.

Requested Action:

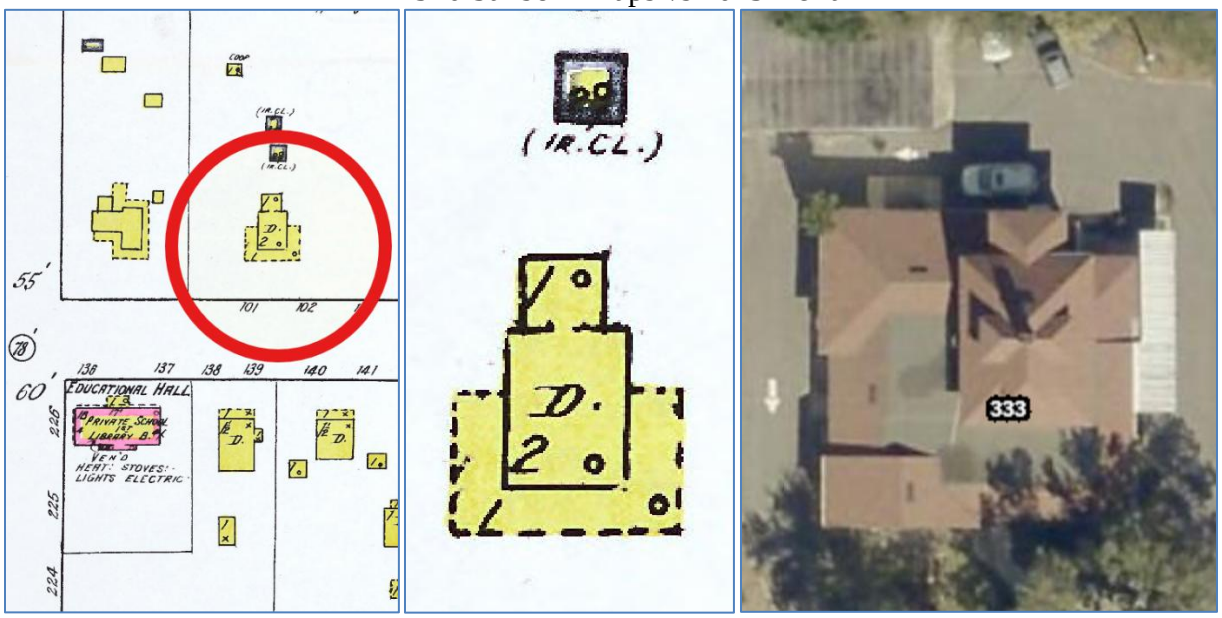
The Applicant is seeking to:

1. Remove the metal and wood windows and replace them with vinyl windows; and
2. Remove three (3) exterior, wood doors and replace them with composite doors.

The Applicant indicated that most the windows on the first floor are metal and the second-floor windows are wood and they are proposing to replicate the grid pattern on the windows.

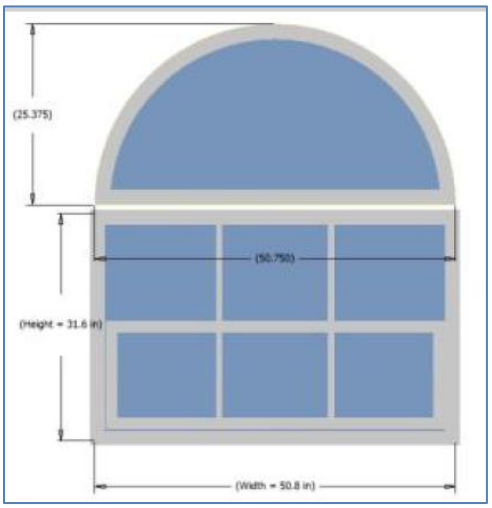
The structure was constructed as a residence in the early 1900s and additions were added over the years. Prior to being purchased by the church, the building housed a funeral home. Based on the comparison between the Sanborn Maps and the aerial, the second floor appears to be original to the structure, making the windows original and more than 100 years old.

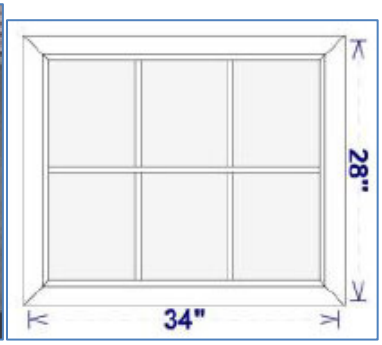
1920 Sanborn Maps vs 2025 Aerial

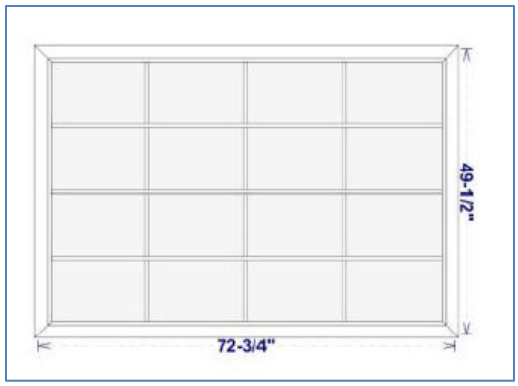


The fist floor windows appear to have been part of the addition added decades later. The Applicant states that most the first-floor windows are aluminum. The Application indicates that the grid pattern will be changed on the first-floor windows. The gridlines do not appear to be replicated on the top pane.

Existing vs. Proposed Window Configuration







The Applicant proposed replacing the three exterior doors (pictured below) with composite doors.

Wood Doors to be replaced on the eastern and northern elevations

Proposed Composite Door

Guidance from Land Development Code (LDC)

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

Guidance from the Historic Design Guidelines:

Windows are one of the most significant character defining features of a building and their preservation and appropriate treatment is a crucial part of maintaining historic integrity. How windows are arranged within the building's façade is a key component of the architectural design.

The window composition itself – their type, how they function and operate, how sashes are divided – all contribute to the distinguishing elements of the building's architectural expression and often helps define a specific era of construction.

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

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

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

Historic Windows – Preservation and Repair

a. **Preservation:** As a high priority, retain, preserve, and maintain authentic historic windows if still present from the date of a building's construction.
b. **Later Windows:** Windows that have been added through subsequent historic periods can also gain significance in their own right. These should be retained unless the window negatively impacts the character of the building.
c. **Window Elements:** Retain elements that contribute to the character of a historic window, including frames, sash, muntins, mullions, glazing, hardware, sills, lintels, and surrounds. Altering or removing such features diminishes the architectural integrity of the building.
d. **Window Deterioration:** Do not replace windows that are significant unless they are missing or deteriorated beyond repair. Peeling paint, broken glass, missing putty, stuck sashes, and high air infiltration are all problems that can be remedied and do not constitute valid reasons for replacement.
e. **Window Repair:** Repair historic windows retaining original materials and fabrication techniques. Replace missing or broken pieces in-kind. Appropriate epoxy consolidates or fillers may be used to strengthen and save deteriorated wood.
f. **Limited Replacement:** Do not replace an entire window if limited replacement of deteriorated parts is possible. Many elements that are particularly susceptible to weathering, such as muntins, can be replaced without replacing the whole window. Surviving prototypes can be used to reconstruct missing elements. Replacement elements should be visually and physically compatible with the remaining portions of the window.

g. **Window Hardware:** Window hardware and operating mechanisms should be retained but are often in need of repair. Elements such as the sash locks, cords or ropes, window pulls, and weights found in historic wood windows can be easily repaired and, if necessary, replaced in-kind.
h. **Weatherstripping:** If needed to reduce air infiltration, weatherstripping can be applied to existing historic windows. Weatherstripping can be installed between the window frame and operable sash, or along the meeting rails of the top and bottom sash, and this can dramatically increase energy efficiency.
i. **Tint or Film:** Do not apply colored or reflective tint or insulating film to the window glass. Blinds or curtains may be added to the interior for privacy and increased thermal performance.

Replacement Windows

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

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

Historic Doorways and Details

a. **Preservation:** Preserve, repair and maintain historic doorways and doorway components such as door surrounds and frames, sills, doors, hardware, sidelights, fanlights, transoms, and other features.
b. **Retain Historic Doors:** Retain authentic historic doors where they are present. To preserve the physical and historic integrity of the original entrance, replacement should be a last resort.
c. **Replacement Doors:** If historic doors are deteriorated beyond repair, new doors should be appropriate to the character and period of the building. To the greatest extent possible, new doors should match the original door's characteristics, such as the number of panels, lights, and material. Modern solid flush doors are inappropriate for historic buildings.
d. **Doorway Alterations:** If doorways are to be altered for functional purposes, such as adding a vestibule to a secondary entrance, retain as much original historic fabric and detailing as possible. Design alterations to include and respect historic elements, materials and configurations.

e. **Missing Features:** Use historical documentation when reconstructing a missing doorway feature. If there is not sufficient evidence available, new designs should be compatible with the architectural character of the building.
f. **Historic Hardware:** Retain and maintain historic door hardware to the maximum extent possible. Original hardware should not be painted.
g. **Weatherstripping:** Weatherstripping and door sweeps can be installed around door frames to increase energy efficiency and help protect against water intrusion. New weatherstripping should not alter the character or appearance of the doorway.

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 Mount Dora Historic Design Standards states that retaining, preserving, and maintaining authentic historic windows if still present from the date of a building's construction is a high priority; and

2. The Mount Dora Historic Design Standards states, "Only replace historic windows if they are severely deteriorated and cannot be repaired; or that are missing; or that have already been replaced with windows that are not historically significant to the building and are inappropriate to its character;" and

3. The Mount Dora Historic Design Standards states, "When possible, historic wood windows should be replaced with new all-wood windows, with a painted finish. However, aluminum-clad wood windows or composite windows (such a Fibrex) are also acceptable options;" and

4. The Mount Dora Historic Design Standards states that vinyl windows are not an acceptable material in historic buildings but does allow them as an exception; and

5. The Mount Dora Historic Design Standards states, "Replacement windows should be the same type and operate the same way as the historic windows did. Historic double-hung windows should be replaced with double-hung or single-hung windows; historic casement

should be replaced with casement; historic awning windows should be replaced with awning; historic fixed windows should remain fixed; etc. The number of panes within each sash should be replicated in the new windows;" and

6. The Mount Dora Historic Design Standards states, "If historic doors are deteriorated beyond repair, new doors should be appropriate to the character and period of the building. To the greatest extent possible, new doors should match the original door's characteristics, such as the number of panels, lights, and material. Modern solid flush doors are inappropriate for historic buildings;" and

7. The request is consistent with the Mount Dora Historic Design Standards which requires replacement windows to replicate the historic windows in regards to size and pane configuration.

Therefore, based on these Findings of Fact, staff recommends that the wood windows and doors be retained and repaired, if possible. If their condition warrants replacement, Staff recommends approval with the following conditions:

1. Exterior gridlines are provided on the first and second floor windows to replicate the configuration of the original windows; and

2. The composite doors with windows include gridlines to complement the windows with gridlines.

Board Action:
The Historic Preservation Board may:

1. Accept Staff's Findings of Fact and Approve the application, as presented;

2. Partially reject Staff's Findings of Fact and Approve the application with conditions to ensure the application is consistent with the Standards of Review. Note: The motion should clearly state the Standards of Review the proposed conditions will address.

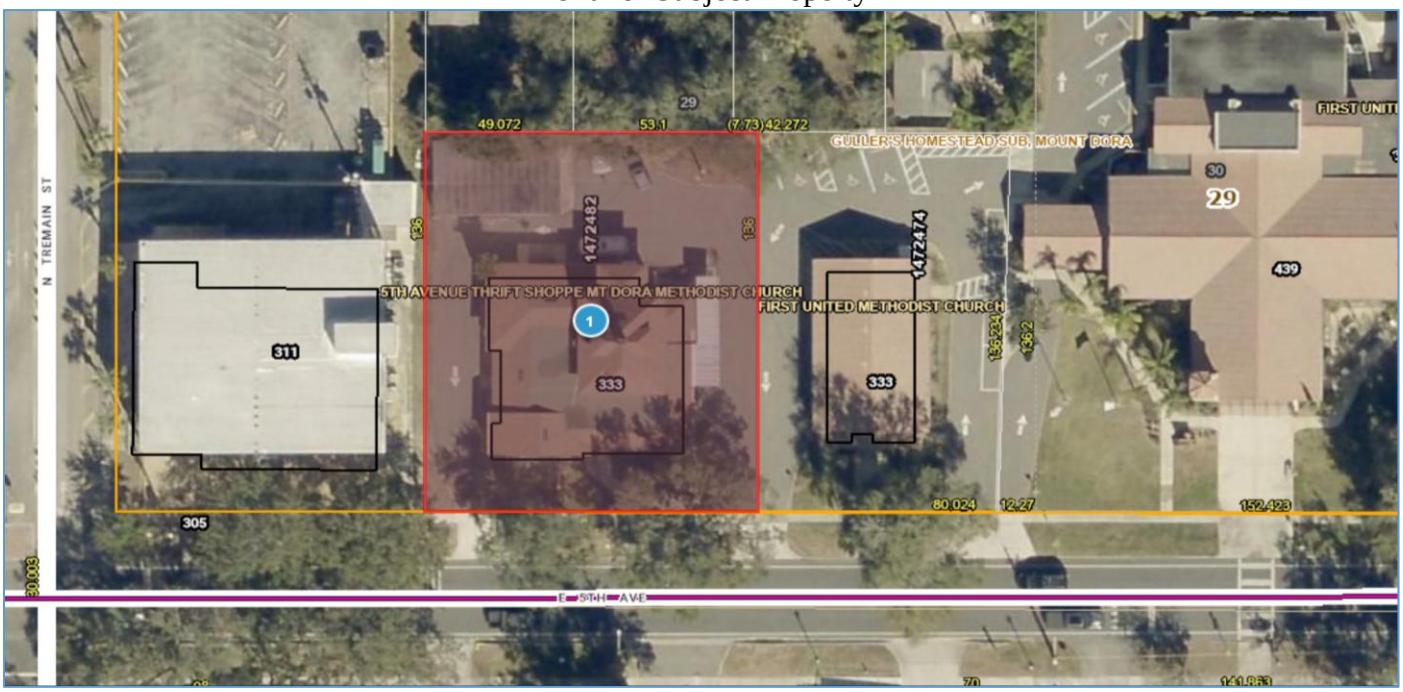
3. Reject Staff's Findings of Fact and Deny the application based on inconsistencies between the application and the Standards of Review. Note: The motion will need to include reasoning as to why the application is inconsistent with the Standards of Review.

Attachments:
Photos
Application
1987 Site Form
2008 Site Form
2020 Site Form

CITY OF MOUNT DORA

Site Photos

Aerial of Subject Property



Front / Southern Façade

Side / Western Façade

Side / Eastern Façade

Rear / Northern Façade

Windows on first floor of eastern façade

Close-up of Windows on second floor of northern façade

CITY OF MOUNT DORA

PAP26-0016

Planning and Development
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APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Renovations, Additions and New Construction

Property Address: 333 E 5th Ave, Mount Dora, FL, 32757 Alternate Key No.: 1472482

Property Owner: FIRST UNITED METHODIST CHURCH INC OF MOUNT DORA

Applicant: Nicole Rakes / Faden Builders

Applicant's Mailing Address: 742 S. Rossiter St. Mount Dora Fl 32757

Applicant's Phone Number: _____

Applicant's Email Address: [redacted]

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

Application Type:

- ☐ New Construction
- ☐ Addition
- ☑ Renovation

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

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

Existing Materials: Wood

Proposed Materials: Cut Sheets Attached

Is there a chimney on the building and will it be affected? Yes / No, it will not be affected

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

Reason for Addition / Modification: Renovations/Repairs

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.

84 LUMBER COMPANY

SALES QUOTE

3751 COUNTY ROAD 561
STORE # 1320
TAVARES Florida 32778-9498
Phone: (352) 742-8400

QUOTE #: SQIY014173-1
QUOTE NAME:
JOB NAME:
PREPARED ON: 5/27/2026

BILL TO

84 LUMBER COMPANY
1019 ROUTE 519
A/P DEPT BLDG #4
EIGHTY FOUR, Pennsylvania 15330-2813

United States

SHIP TO

84 LUMBER - TAVARES - TAVARES, FL
3751 COUNTY ROAD 561
STORE # 1320
TAVARES, Florida 32778-9498

United States

INFORMATION

Salesperson:	timothy stinton
Status:	Open
Expires On:	7/26/2026

COMMENTS

All units, quantities, and accessories have been verified and accepted by the undersigned for purchase.

Accepted By: _____ Date: _____

LINE DETAILS

Line Number	Product	Quantity	UOM	Unit Price	Extended Price
1	Entry Door	1	EA		

Summary

As Viewed From Outside

- U4 ENTRY
- 3/0X7/0
- SGL
- RH I/S
- SMOOTH-STAR
- 2PNL SQUARE TOP (S220)
- DBL BORE RAD PREP 2-3/8
- 4-5/8" TRUG WHT COMP JAMB
- WHT WS
- COMP ADJ SILL MILL/LT CAP
- BRZ SWEEP
- NO CASING
- 3 SECURITY TAB RES BRUSH NICKEL HINGES
- ACTUAL UNIT SIZE:37-7/16IN X 85-13/16IN
- FL CODE 20461.4
- LIMITED LIFETIME-RESID JAMB WARRANTY

Comments

QUOTE #: SQIY014173-1

Line Number	Product	Quantity	UOM	Unit Price	Extended Price
2	Entry Door	1	EA		

Summary

As Viewed From Outside

- U4 ENTRY
- 3/0X7/0
- SGL
- RH I/S
- SMOOTH-STAR
- HALF 1LT 1PNL (S6021-LE)
- LOW-E
- DBL BORE RAD PREP 2-3/8
- 4-5/8" TRUG WHT COMP JAMB
- WHT WS
- COMP ADJ SILL MILL/LT CAP
- BRZ SWEEP
- NO CASING
- 3 SECURITY TAB RES BRUSH NICKEL HINGES
- ACTUAL UNIT SIZE:37-7/16IN X 85-13/16IN
- FL CODE 20461.12
- LIMITED LIFETIME-RESID JAMB WARRANTY

Comments

THANK YOU FOR YOUR BUSINESS!

QUOTE #: SQIY014173-1

Line Number	Product	Quantity	UOM	Unit Price	Extended Price
3	Entry Door	1	EA		

Summary

As Viewed From Outside

- U4 ENTRY
- 3/0X7/0
- SGL
- LH O/S
- SMOOTH-STAR
- HALF 1LT 1PNL (S6021-LE)
- LOW-E
- DBL BORE RAD PREP 2-3/8
- 4-5/8" TRUG WHT COMP JAMB
- WHT WS
- O/S BUMPER (ENDURA) SILL MILL CAP
- O/S KERF BRZ
- NO CASING
- 2 SECURITY TAB RES/1 NRP BRUSH NICKEL HINGES
- ACTUAL UNIT SIZE:37-7/16IN X 84-5/8IN
- FL CODE 20461.12
- LIMITED LIFETIME-RESID JAMB WARRANTY

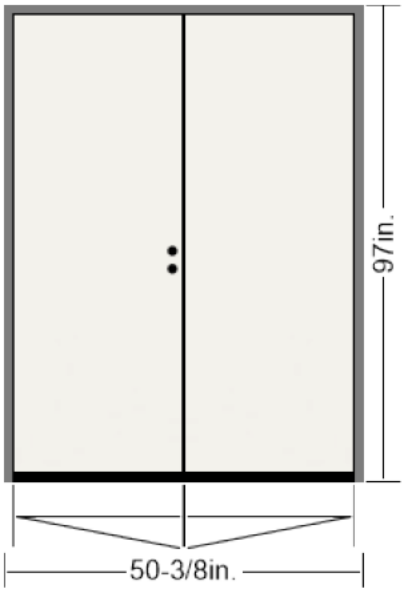
Comments

THANK YOU FOR YOUR BUSINESS!

QUOTE #: SQIY014173-1

Line Number	Product	Quantity	UOM	Unit Price	Extended Price
4	Entry Door	1	EA		

Summary



As Viewed From Outside

- U4 ENTRY
- 4/0X8/0
- DBL
- RH O/S ACTIVE
- SMOOTH-STAR
- FLUSH PANEL (S81000)
- DBL BORE RAD PREP 2-3/8
- NO BORE ON SECONDARY DOOR
- 4-5/8" FF COMP ROTPBTM JAMB
- WHT WS
- PUB ACC. NO-THERM BREAK (ADA) SILL MILL CAP
- O/S KERFED BRZ
- NO CASING
- 4 SECURITY TAB RES/4 NRP BRUSH NICKEL HINGES
- WHITE ALUM. W/FBOLTS ASTRAGAL
- ACTUAL UNIT SIZE:50-3/8IN X 97IN
- FL CODE 20461.16
- LIMITED LIFETIME-RESID JAMB WARRANTY

Comments

THANK YOU FOR YOUR BUSINESS!

Click Here or Scan Code for Product Resources

THANK YOU FOR YOUR BUSINESS!

Last Modified Date: 05/27/2026 11:02:21	
PO#:	
Job Name:333 e fifth ave.	
Job Address:	
Quote # 8765736	
Sales Person:Bruce Lundgren	

PGT / 84 LUMBER

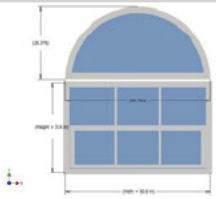
Customer Faden Builders

Account #

,

Phone# Fax#

Line #	Item Description	Quantity	Line Pricing		
0001 (1.00)	**MULTI-PART** MULTI-PART UNITS	**Ordered:** 5.00		**Sell Price**	**Ext Price**
	Configuration: 50.75X58.25X.,5400,SGLS,MTCH COL,W,.625FLANGE				



BEGIN MODEL SET 001: ::::::::::::::::::::::::::::::
Combo Config: SGLS - Single Stack
Unit 1 (Bottom Left Unit): SH5400
Frame Type: .625FLANGE
Send Mull(s): Y
Size Selection: ACTUAL
Height: 58.2500
Frame Color: W - White
Boxing Options: BS - Box Screen

Series: 5400.0000
Factory Mull: N
Unit 2: AR5420
Assembly Options: MTCHCOL
Mull Part Selection: MULL/CVR/CLPS
Width: 50.7500
Horizontal Mull: 1.25X3.25X.625
Glass Color: CL - Clear

Location: 1st floor

Notes:

0001 (2.00)	**SH5400** VINYL SINGLE HUNG 5400	**Ordered:** 5.00		**Sell Price**	**Ext Price**
	Configuration: 50.75X31.625X.,STD,5/8" FL,W,EQUAL,IG,CL,ES,9/16" GBG,2V0H/2V0H,DBL,SWEEP,1816K-BOXED,CMFRT LFT HNDL				

Certification Type: MIAMI Frame Type: .625FLANGE Window Style: STD Size Ref: ACTUAL Actual Size: 50 3/4 X 31 5/8 Wood Frame Opening: 51 X 31 7/8 Frame Color: W - White Glass Family: IG - Insulating Glass: 3/4" IG (1/8 AN- 1/2 AIR - 1/8 AN) Glass Color: CL - CLEAR Argon Gas: NONE Grid Type: GBGF0563 - 9/16" Flat GridBETWEEN Grid Location: UNIT Summary Bottom: 3A1D LITES (2V0H BARS) Screen Type: 1816K - 1816 Charcoal Vent Latch: N Lock Type: SWEEP - Sweep Latch Comfort Lift: Y Lock Quantity: 2.0000 Boxing Options: BS - Box Screen Decralite: N CAR#: 25-0520.02 NegativeDesignPressure: 75.2000 EnergyStar: NONE UF: 0.3300 VT: 0.4900 CPD: PGT-A-234-03622-00002	NOA Selection: 25-0520.02 Vent Configuration: EQUAL Size Selection: CUSTOM Height: 31 5/8 Rough Masonry: 52 1/2 X 32 5/8 Egress Opening: 46 1/2 X 11 3/16 (3.6029 SQFT) Balance Type: CONSTANT Glass Makeup: IGA208A2 Does unit need to meet Turtle Code: NO Low E: ENERGY SHIELD Privacy Glass: NONE - NONE Grid Style: U.COL.LITES Summary Top: 3A1D LITES (2V0H BARS) Reinf. Upgrade: NONE - None Screen Frame Type: ROLLFORM WOCD: N Upgrade Hardware Finish: N Lift Rail: N Anchor Group: C.HU54.55.1 Acc Glass Breakage: N Vent Ht: 15.4554 PositiveDesignPressure: 50.0000 PANumber: FL239 CondensationResistance: 56.0000 SolarHeatGainCoeff: 0.2800 VTCOG: 0.7200

Location: 1st floor	**Notes:**

0001 (3.00)	**AR5420** VINYL ARCHITECTURAL 5420	**Ordered:** 5.00		**Sell Price**	**Ext Price**
	Configuration: 50.75X25.375X.X.,5/8" FL,W,HC,IG,CL,ES,OUTSIDE GLZ,9/16" GBG,HC5LSB				

Certification Type: MIAMI Shape: HC Size Selection: CUSTOM Actual Size: 50 3/4 X 25 3/8 Wood Frame Opening: 51 X 25 5/8 Glass Family: IG - Insulating Glass Makeup: IGA210A2 Does unit need to meet Turtle Code: NO Low E: ENERGY SHIELD Privacy Glass: NONE - NONE Grid Type: GBGF0563 - 9/16" Flat GridBETWEEN Grid Style: CODE Boxing Options: BS - Acc Glass Breakage: N PositiveDesignPressure: 71.7000 PANumber: FL243 CondensationResistance: 58.0000 SolarHeatGainCoeff: 0.3100 VTCOG: 0.7200	NOA Selection: 25-0220.03 Frame Type: .625FLANGE Size Ref: ACTUAL Rough Masonry Opening: 52 1/2 X 26 3/8 Frame Color: W - White Glass Type: 1/8"- 1/8" Glass: 7/8" IG (1/8 AN- 5/8 AIR - 1/8 AN) Glass Color: CL - CLEAR Argon Gas: NONE Glass Spacer Type: TB Grid Color: W Grid Pattern: HC5LSB Decralite: N CAR#: 25-0220.03 NegativeDesignPressure: 71.7000 EnergyStar: NONE UF: 0.3000 VT: 0.5400 CPD: PGT-A-232-04122-00005

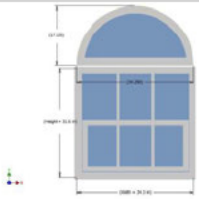
Location: 1st floor	**Notes:**

0001 (4.00)	**MULL** MULL BARS	**Ordered:** 5.00		**Sell Price**	**Ext Price**
	Configuration: ,50.75,W,.625FLANGE,SERIES 5400,MTCHCOL,MULL/CVR/CLPS				

Product Family Series: 5400.0000 Part Selection: MULL/CVR/CLPS - Mull, Ext/Int Mull Bar Type: 1.25X3.25X.625 Size Selection: CUSTOM Assembly Options: MTCHCOL END MODEL SET 001: ::::::::::::::::::::::::::::::::	Certification Type: FPA Frame Type: .625FLANGE Mull Clip Type: STDCLP/STDCLP Frame Color: W - White Boxing Options: BS - Box Screen

Location: 1st floor	**Notes:**

0002 (5.00)	**MULTI-PART** MULTI-PART UNITS	**Ordered:** 2.00		**Sell Price**	**Ext Price**
	Configuration: 34.25X50.X.,5400,SGLS,MTCH COL,W,.625FLANGE				



BEGIN MODEL SET 005: .....
Combo Config: SGLS - Single Stack
Unit 1 (Bottom Left Unit): SH5400
Frame Type: .625FLANGE
Send Mull(s): Y
Size Selection: ACTUAL
Height: 50.0000
Frame Color: W - White
Boxing Options: BS - Box Screen

Series: 5400.0000
Factory Mull: N
Unit 2: AR5420
Assembly Options: MTCHCOL
Mull Part Selection: MULL/CVR/CLPS
Width: 34.2500
Horizontal Mull: 1.25X3.25X.625
Glass Color: CL - Clear

Location: 1st floor

Notes:

0002 (6.00)	**SH5400** VINYL SINGLE HUNG 5400	**Ordered:** 2.00		**Sell Price**	**Ext Price**
	Configuration: 34.25X31.625X.,STD,5/8" FL,W,EQUAL,IG,CL,ES,9/16" GBG,2V0H/2V0H,DBL,SWEEP,1816K-BOXED,CMFRT LFT HNDL				

Certification Type: MIAMI
Frame Type: .625FLANGE
Window Style: STD
Size Ref: ACTUAL
Actual Size: 34 1/4 X 31 5/8
Wood Frame Opening: 34 1/2 X 31 7/8
Frame Color: W - White
Glass Family: IG - Insulating
Glass: 3/4" IG (1/8 AN- 1/2 AIR - 1/8 AN)
Glass Color: CL - CLEAR
Argon Gas: NONE
Grid Type: GBGF0563 - 9/16" Flat GridBETWEEN
Grid Location: UNIT
Summary Bottom: 3A1D LITES (2V0H BARS)
Screen Type: 1816K - 1816 Charcoal
Vent Latch: N
Lock Type: SWEEP - Sweep Latch
Comfort Lift: Y
Lock Quantity: 2.0000
Boxing Options: BS - Box Screen
Decralite: N
CAR#: 25-0520.02
NegativeDesignPressure: 100.0000
EnergyStar: NONE
UF: 0.3300
VT: 0.4900
CPD: PGT-A-234-03622-00002

NOA Selection: 25-0520.02
Vent Configuration: EQUAL
Size Selection: CUSTOM
Height: 31 5/8
Rough Masonry: 36 X 32 5/8
Egress Opening: 30 X 11 3/16 (2.3244 SQFT)
Balance Type: CONSTANT
Glass Makeup: IGA208A2
Does unit need to meet Turtle Code: NO
Low E: ENERGY SHIELD
Privacy Glass: NONE - NONE
Grid Style: U.COL.LITES
Summary Top: 3A1D LITES (2V0H BARS)
Reinf. Upgrade: NONE - None
Screen Frame Type: ROLLFORM
WOCD: N
Upgrade Hardware Finish: N
Lift Rail: N
Anchor Group: C.HU54.55.1
Acc Glass Breakage: N
Vent Ht: 15.4554
PositiveDesignPressure: 50.0000
PANumber: FL239
CondensationResistance: 56.0000
SolarHeatGainCoeff: 0.2800
VTCOG: 0.7200

Location: 1st floor

Notes:

0002 (7.00)	**AR5420** VINYL ARCHITECTURAL 5420	**Ordered:** 2.00		**Sell Price**	**Ext Price**
	Configuration: 34.25X17.125X.X.,5/8" FL,W,HC,IG,CL,ES,OUTSIDE GLZ,9/16" GBG,HC5LSB				

Certification Type: MIAMI Shape: HC Size Selection: CUSTOM Actual Size: 34 1/4 X 17 1/8 Wood Frame Opening: 34 1/2 X 17 3/8 Glass Family: IG - Insulating Glass Makeup: IGA210A2 Does unit need to meet Turtle Code: NO Low E: ENERGY SHIELD Privacy Glass: NONE - NONE Grid Type: GBGF0563 - 9/16" Flat GridBETWEEN Grid Style: CODE Boxing Options: BS - Box Screen Acc Glass Breakage: N PositiveDesignPressure: 80.0000 PANumber: FL243 CondensationResistance: 58.0000 SolarHeatGainCoeff: 0.3100 VTCOG: 0.7200	NOA Selection: 25-0220.03 Frame Type: .625FLANGE Size Ref: ACTUAL Rough Masonry Opening: 36 X 18 1/8 Frame Color: W - White Glass Type: 1/8"- 1/8" Glass: 7/8" IG (1/8 AN- 5/8 AIR - 1/8 AN) Glass Color: CL - CLEAR Argon Gas: NONE Glass Spacer Type: TB Grid Color: W Grid Pattern: HC5LSB Decralite: N CAR#: 25-0220.03 NegativeDesignPressure: 93.7000 EnergyStar: NONE UF: 0.3000 VT: 0.5400 CPD: PGT-A-232-04122-00005

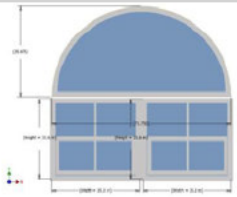
Location: 1st floor | **Notes:**

0002 (8.00)	**MULL** MULL BARS	**Ordered:** 2.00		**Sell Price**	**Ext Price**
	Configuration: ,34.25,W,.625FLANGE,SERIES 5400,MTCHCOL,MULL/CVR/CLPS				

Product Family Series: 5400.0000 Part Selection: MULL/CVR/CLPS - Mull, Ext/Int Mull Bar Type: 1.25X3.25X.625 Size Selection: CUSTOM Assembly Options: MTCHCOL END MODEL SET 005: ::::::::::::::::::::::::::::::::	Certification Type: FPA Frame Type: .625FLANGE Mull Clip Type: STDCLP/STDCLP Frame Color: W - White Boxing Options: BS - Box Screen

Location: 1st floor | **Notes:**

0003 (9.00)	**MULTI-PART** MULTI-PART UNITS	**Ordered:** 1.00		**Sell Price**	**Ext Price**
	Configuration: 71.75X68.75X.,5400,TWCONS,MTCH COL,W,.625FLANGE,EQUAL				



BEGIN MODEL SET 009: ::::::::::::::::::::::::::::::::	Series: 5400.0000
Combo Config: TWCONS - Twin Continuous Stack	Factory Mull: N
Unit 1 (Bottom Left Unit): SH5400	Unit 2: SH5400
Unit 3: AR5420	Frame Type: .625FLANGE
Assembly Options: MTCHCOL	Width Equal or Width: EQUAL
Send Mull(s): Y	Mull Part Selection: MULL/CVR/CLPS
Size Selection: ACTUAL	Width: 71.7500
Height: 68.7500	Vertical Mull: 1.25X3.25X.625
Horizontal Mull: 1.25X3.25X.625	Frame Color: W - White
Glass Color: CL - Clear	Boxing Options: BS - Box Screen

Location: 1st floor | **Notes:**

0003 (10.00)	**SH5400** VINYL SINGLE HUNG 5400	**Ordered:** 1.00		**Sell Price**	**Ext Price**
	Configuration: 35.25X31.625X.,STD,5/8" FL,W,EQUAL,IG,CL,ES,9/16" GBG,1V0H/1V0H,DBL,SWEEP,1816K-BOXED,CMFRT LFT HNDL				

Certification Type: MIAMI Frame Type: .625FLANGE Window Style: STD Size Ref: ACTUAL Actual Size: 35 1/4 X 31 5/8 Wood Frame Opening: 35 1/2 X 31 7/8 Frame Color: W - White Glass Family: IG - Insulating Glass: 3/4" IG (1/8 AN- 1/2 AIR - 1/8 AN) Glass Color: CL - CLEAR Argon Gas: NONE Grid Type: GBGF0563 - 9/16" Flat GridBETWEEN Grid Location: UNIT Summary Bottom: 2A1D LITES (1V0H BARS) Screen Type: 1816K - 1816 Charcoal Vent Latch: N Lock Type: SWEEP - Sweep Latch Comfort Lift: Y Lock Quantity: 2.0000 Boxing Options: BS - Box Screen Decralite: N CAR#: 25-0520.02 NegativeDesignPressure: 100.0000 EnergyStar: NONE UF: 0.3300 VT: 0.4900 CPD: PGT-A-234-03622-00002	NOA Selection: 25-0520.02 Vent Configuration: EQUAL Size Selection: CUSTOM Height: 31 5/8 Rough Masonry: 37 X 32 5/8 Egress Opening: 31 X 11 3/16 (2.4019 SQFT) Balance Type: CONSTANT Glass Makeup: IGA208A2 Does unit need to meet Turtle Code: NO Low E: ENERGY SHIELD Privacy Glass: NONE - NONE Grid Style: U.COL.LITES Summary Top: 2A1D LITES (1V0H BARS) Reinf. Upgrade: NONE - None Screen Frame Type: ROLLFORM WOCD: N Upgrade Hardware Finish: N Lift Rail: N Anchor Group: C.HU54.55.1 Acc Glass Breakage: N Vent Ht: 15.4554 PositiveDesignPressure: 50.0000 PANumber: FL239 CondensationResistance: 56.0000 SolarHeatGainCoeff: 0.2800 VTCOG: 0.7200

Location: 1st floor	**Notes:**

0003 (11.00)	**SH5400** VINYL SINGLE HUNG 5400	**Ordered:** 1.00		**Sell Price**	**Ext Price**
	Configuration: 35.25X31.625X.,STD,5/8" FL,W,EQUAL,IG,CL,ES,9/16" GBG,1V0H/1V0H,DBL,SWEEP,1816K-BOXED,CMFRT LFT HNDL				

Certification Type: MIAMI Frame Type: .625FLANGE Window Style: STD Size Ref: ACTUAL Rough Masonry: 37 X 32 5/8 Egress Opening: 31 X 11 3/16 (2.4019 SQFT) Balance Type: CONSTANT Glass Makeup: IGA208A2 Does unit need to meet Turtle Code: NO Low E: ENERGY SHIELD Privacy Glass: NONE - NONE Grid Style: U.COL.LITES Summary Top: 2A1D LITES (1V0H BARS) Reinf. Upgrade: NONE - None Screen Frame Type: ROLLFORM WOCD: N Upgrade Hardware Finish: N Lift Rail: N Anchor Group: C.HU54.55.1 Acc Glass Breakage: N Vent Ht: 15.4554 PositiveDesignPressure: 50.0000 PANumber: FL239 CondensationResistance: 56.0000 SolarHeatGainCoeff: 0.2800 VTCOG: 0.7200	NOA Selection: 25-0520.02 Vent Configuration: EQUAL Size Selection: CUSTOM Actual Size: 35 1/4 X 31 5/8 Wood Frame Opening: 35 1/2 X 31 7/8 Frame Color: W - White Glass Family: IG - Insulating Glass: 3/4" IG (1/8 AN- 1/2 AIR - 1/8 AN) Glass Color: CL - CLEAR Argon Gas: NONE Grid Type: GBGF0563 - 9/16" Flat GridBETWEEN Grid Location: UNIT Summary Bottom: 2A1D LITES (1V0H BARS) Screen Type: 1816K - 1816 Charcoal Vent Latch: N Lock Type: SWEEP - Sweep Latch Comfort Lift: Y Lock Quantity: 2.0000 Boxing Options: BS - Box Screen Decralite: N CAR#: 25-0520.02 NegativeDesignPressure: 100.0000 EnergyStar: NONE UF: 0.3300 VT: 0.4900 CPD: PGT-A-234-03622-00002

Location: 1st floor	**Notes:**

0003 (12.00)	**AR5420** VINYL ARCHITECTURAL 5420	**Ordered:** 1.00		**Sell Price**	**Ext Price**
	Configuration: 71.75X35.875X.X.,5/8" FL,W,HC,IG,CL,ES,OUTSIDE GLZ,9/16" GBG,HC5LSB				

Certification Type: MIAMI Shape: HC Size Selection: CUSTOM Actual Size: 71 3/4 X 35 7/8 Wood Frame Opening: 72 X 36 1/8 Glass Family: IG - Insulating Glass Makeup: IGA210A2 Does unit need to meet Turtle Code: NO Low E: ENERGY SHIELD Privacy Glass: NONE - NONE Grid Type: GBGF0563 - 9/16" Flat GridBETWEEN Grid Style: CODE Boxing Options: BS - Acc Glass Breakage: N PositiveDesignPressure: 46.6000 PANumber: FL243 CondensationResistance: 58.0000 SolarHeatGainCoeff: 0.3100 VTCOG: 0.7200	NOA Selection: 25-0220.03 Frame Type: .625FLANGE Size Ref: ACTUAL Rough Masonry Opening: 73 1/2 X 36 7/8 Frame Color: W - White Glass Type: 1/8"- 1/8" Glass: 7/8" IG (1/8 AN- 5/8 AIR - 1/8 AN) Glass Color: CL - CLEAR Argon Gas: NONE Glass Spacer Type: TB Grid Color: W Grid Pattern: HC5LSB Decralite: N CAR#: 25-0220.03 NegativeDesignPressure: 46.6000 EnergyStar: NONE UF: 0.3000 VT: 0.5400 CPD: PGT-A-232-04122-00005

Location: 1st floor **Notes:**

0003 (13.00)	**MULL** MULL BARS	**Ordered:** 1.00		**Sell Price**	**Ext Price**
	Configuration: ,71.75,W,.625FLANGE,SERIES 5400,MTCHCOL,MULL/CVR/CLPS				

Product Family Series: 5400.0000 NOA Selection: 23-0913.05 Frame Type: .625FLANGE Mull Clip Type: STDCLP/STDCLP Frame Color: W - White Boxing Options: BS - Box Screen	Certification Type: MIAMI Part Selection: MULL/CVR/CLPS - Mull, Ext/Int Mull Bar Type: 1.25X3.25X.625 Size Selection: CUSTOM Assembly Options: MTCHCOL

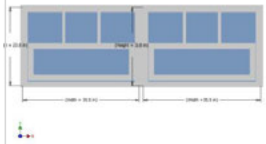
Location: 1st floor **Notes:**

0003 (14.00)	**MULL** MULL BARS	**Ordered:** 1.00		**Sell Price**	**Ext Price**
	Configuration: ,31.625,W,.625FLANGE,SERIES 5400,MTCHCOL,MULL/CVR/CLPS				

Product Family Series: 5400.0000 NOA Selection: 23-0913.05 Frame Type: .625FLANGE Mull Clip Type: STDCLP/STDCLP Frame Color: W - White Boxing Options: BS - Box Screen	Certification Type: MIAMI Part Selection: MULL/CVR/CLPS - Mull, Ext/Int Mull Bar Type: 1.25X3.25X.625 Size Selection: CUSTOM Assembly Options: MTCHCOL END MODEL SET 009: ::::::::::::::::::::::::::::::::

Location: 1st floor **Notes:**

0004 (15.00)	**MULTI-PART** MULTI-PART UNITS	**Ordered:** 1.00		**Sell Price**	**Ext Price**
	Configuration: 72.25X23.75X.,5400,TW,MTCH COL,W,.625FLANGE,EQUAL				



BEGIN MODEL SET 015: ::::::::::::::::::::::::::::::: Combo Config: TW - Twin Unit 1 (Bottom Left Unit): SH5400 Frame Type: .625FLANGE Width Equal or Width: EQUAL Mull Part Selection: MULL/CVR/CLPS Width: 72.2500 Vertical Mull: 1.25X3.25X.625 Glass Color: CL - Clear	Series: 5400.0000 Factory Mull: N Unit 2: SH5400 Assembly Options: MTCHCOL Send Mull(s): Y Size Selection: ACTUAL Height: 23.7500 Frame Color: W - White Boxing Options: BS - Box Screen

Location: 1st floor **Notes:**

0004	**SH5400** VINYL SINGLE HUNG 5400	**Ordered:**		**Sell Price**	**Ext Price**

(16.00)		1.00			
	Configuration: 35.5X23.75X.,STD,5/8" FL,W,EQUAL,IG,CL,ES,9/16" GBG,2V0H/0V0H,DBL,SWEEP,1816K-BOXED,CMFRT LFT HNDL				

Certification Type: FPA Vent Configuration: EQUAL Size Selection: CUSTOM Actual Size: 35 1/2 X 23 3/4 Wood Frame Opening: 35 3/4 X 24 Frame Color: W - White Glass Family: IG - Insulating Glass: 3/4" IG (1/8 AN- 1/2 AIR - 1/8 AN) Glass Color: CL - CLEAR Argon Gas: NONE Grid Type: GBGF0563 - 9/16" Flat GridBETWEEN Grid Location: UNIT Summary Bottom: 1A1D LITES (0V0H BARS) Screen Type: 1816K - 1816 Charcoal Vent Latch: N Lock Type: SWEEP - Sweep Latch Comfort Lift: Y Lock Quantity: 2.0000 Acc Glass Breakage: N Vent Ht: 11.5179 PositiveDesignPressure: 50.0000 PANumber: FL1435 CondensationResistance: 56.0000 SolarHeatGainCoeff: 0.2800 VTCOG: 0.7200	Frame Type: .625FLANGE Window Style: STD Size Ref: ACTUAL Rough Masonry: 37 1/4 X 24 3/4 Egress Opening: 31 1/4 X 7 1/4 (1.5668 SQFT) Balance Type: CONSTANT Glass Makeup: IGA208A2 Does unit need to meet Turtle Code: NO Low E: ENERGY SHIELD Privacy Glass: NONE - NONE Grid Style: U.COL.LITES Summary Top: 3A1D LITES (2V0H BARS) Reinf. Upgrade: NONE - None Screen Frame Type: ROLLFORM WOCD: N Upgrade Hardware Finish: N Lift Rail: N Boxing Options: BS - Box Screen Decralite: N CAR#: EVAL REPORT NegativeDesignPressure: 50.0000 EnergyStar: NONE UF: 0.3300 VT: 0.4900 CPD: PGT-A-234-03622-00002

Location: 1st floor	**Notes:**

0004 (17.00)	**SH5400** VINYL SINGLE HUNG 5400	**Ordered:** 1.00		**Sell Price**	**Ext Price**
	Configuration: 35.5X23.75X.,STD,5/8" FL,W,EQUAL,IG,CL,ES,9/16" GBG,2V0H/0V0H,DBL,SWEEP,1816K-BOXED,CMFRT LFT HNDL				

Certification Type: FPA Vent Configuration: EQUAL Size Selection: CUSTOM Actual Size: 35 1/2 X 23 3/4 Wood Frame Opening: 35 3/4 X 24 Frame Color: W - White Glass Family: IG - Insulating Glass: 3/4" IG (1/8 AN- 1/2 AIR - 1/8 AN) Glass Color: CL - CLEAR Argon Gas: NONE Grid Type: GBGF0563 - 9/16" Flat GridBETWEEN Grid Location: UNIT Summary Bottom: 1A1D LITES (0V0H BARS) Screen Type: 1816K - 1816 Charcoal Vent Latch: N Lock Type: SWEEP - Sweep Latch Comfort Lift: Y Lock Quantity: 2.0000 Acc Glass Breakage: N Vent Ht: 11.5179 PositiveDesignPressure: 50.0000 PANumber: FL1435 CondensationResistance: 56.0000 SolarHeatGainCoeff: 0.2800 VTCOG: 0.7200	Frame Type: .625FLANGE Window Style: STD Size Ref: ACTUAL Rough Masonry: 37 1/4 X 24 3/4 Egress Opening: 31 1/4 X 7 1/4 (1.5668 SQFT) Balance Type: CONSTANT Glass Makeup: IGA208A2 Does unit need to meet Turtle Code: NO Low E: ENERGY SHIELD Privacy Glass: NONE - NONE Grid Style: U.COL.LITES Summary Top: 3A1D LITES (2V0H BARS) Reinf. Upgrade: NONE - None Screen Frame Type: ROLLFORM WOCD: N Upgrade Hardware Finish: N Lift Rail: N Boxing Options: BS - Box Screen Decralite: N CAR#: EVAL REPORT NegativeDesignPressure: 50.0000 EnergyStar: NONE UF: 0.3300 VT: 0.4900 CPD: PGT-A-234-03622-00002

Location: 1st floor	**Notes:**

0004 (18.00)	**MULL** MULL BARS	**Ordered:** 1.00		**Sell Price**	**Ext Price**
	Configuration: ,23.75,W,.625FLANGE,SERIES 5400,MTCHCOL,MULL/CVR/CLPS				

	Product Family Series: 5400.0000 Part Selection: MULL/CVR/CLPS - Mull, Ext/Int Mull Bar Type: 1.25X3.25X.625 Size Selection: CUSTOM Assembly Options: MTCHCOL END MODEL SET 015: ::::::::::::::::::::::::::::::::::::	Certification Type: FPA Frame Type: .625FLANGE Mull Clip Type: STDCLP/STDCLP Frame Color: W - White Boxing Options: BS - Box Screen

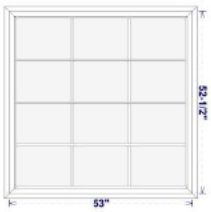
Location: 1st floor | **Notes:**

0005 (19.00)	**SH5400** VINYL SINGLE HUNG 5400	**Ordered:** 3.00		**Sell Price**	**Ext Price**
	Configuration: 35.75X37.X.,STD,5/8" FL,W,EQUAL,IG,CL,ES,9/16" GBG,2V1H/0V0H,DBL,SWEEP,1816K-BOXED,CMFRT LFT HNDL				

Certification Type: FPA Vent Configuration: EQUAL Size Selection: CUSTOM Width: 35 3/4 Actual Size: 35 3/4 X 37 Wood Frame Opening: 36 X 37 1/4 Frame Color: W - White Glass Family: IG - Insulating Glass: 3/4" IG (1/8 AN- 1/2 AIR - 1/8 AN) Glass Color: CL - CLEAR Argon Gas: NONE Grid Type: GBGF0563 - 9/16" Flat GridBETWEEN Grid Location: UNIT Summary Bottom: 1A1D LITES (0V0H BARS) Screen Type: 1816K - 1816 Charcoal Vent Latch: N Lock Type: SWEEP - Sweep Latch Comfort Lift: Y Lock Quantity: 2.0000 Acc Glass Breakage: N Vent Ht: 18.1429 PositiveDesignPressure: 50.0000 PANumber: FL1435 CondensationResistance: 56.0000 SolarHeatGainCoeff: 0.2800 VTCOG: 0.7200	Frame Type: .625FLANGE Window Style: STD Size Ref: ACTUAL Height: 37.0000 Rough Masonry: 37 1/2 X 38 Egress Opening: 31 1/2 X 13 7/8 (3.0285 SQFT) Balance Type: CONSTANT Glass Makeup: IGA208A2 Does unit need to meet Turtle Code: NO Low E: ENERGY SHIELD Privacy Glass: NONE - NONE Grid Style: U.COL.LITES Summary Top: 3A2D LITES (2V1H BARS) Reinf. Upgrade: NONE - None Screen Frame Type: ROLLFORM WOCD: N Upgrade Hardware Finish: N Lift Rail: N Boxing Options: BS - Box Screen Decralite: N CAR#: EVAL REPORT NegativeDesignPressure: 50.0000 EnergyStar: NONE UF: 0.3300 VT: 0.4900 CPD: PGT-A-234-03622-00002

Location: 1st floor | **Notes:**

0006 (20.00)	**PW5420** PW5420 VINYL PICTURE WINDOW	**Ordered:** 1.00		**Sell Price**	**Ext Price**
	Configuration: 53.X52.5,1-3/8" NAIL FIN,W,IG,CL,ES,OUTSIDE GLZ,9/16" GBG,2V3H				



Certification Type: FPA Size Selection: CUSTOM Width: 53.0000 Actual Size: 53 X 52 1/2 Wood Frame Opening: 53 1/4 X 52 3/4 Glass Family: IG - Insulating Glass: 7/8" IG (3/16 AN - 1/2 AIR - 3/16 AN) Glass Color: CL - CLEAR Argon Gas: NONE Grid Type: GBGF0563 - 9/16" Flat GridBETWEEN Grid Style: U.COL.LITES DP Upgrade: N Decralite: N Prep for Mull: N PositiveDesignPressure: 50.0000 PANumber: FL5012 CondensationResistance: 56.0000 SolarHeatGainCoeff: 0.3000 VTCOG: 0.7100	Frame Type: 1.375FIN Size Ref: ACTUAL Height: 52.5000 Rough Masonry Opening: 54 3/4 X 53 1/2 Frame Color: W - White Glass Makeup: IGA308A3 Does unit need to meet Turtle Code: NO Low E: ENERGY SHIELD Privacy Glass: NONE - NONE Grid Color: W Grid Pattern: - 3A4D LITES (2V3H BARS) Boxing Options: N - None Acc Glass Breakage: N CAR#: EVAL REPORT NegativeDesignPressure: 50.0000 EnergyStar: NONE UF: 0.2900 VT: 0.5300 CPD: PGT-A-232-04135-00005

Location: 1st floor | **Notes:**

0007 (21.00)	**PW5420** PW5420 VINYL PICTURE WINDOW	**Ordered:** 2.00		**Sell Price**	**Ext Price**
	Configuration: 72.75X49.5,5/8" FL,W,IG,CL,ES,OUTSIDE GLZ,9/16" GBG,3V3H				

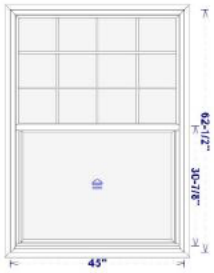
Certification Type: FPA
Size Selection: CUSTOM
Width: 72.7500
Actual Size: 72 3/4 X 49 1/2
Wood Frame Opening: 73 X 49 3/4
Glass Family: IG - Insulating
Glass: 7/8" IG (3/16 AN - 1/2 AIR - 3/16 AN)
Glass Color: CL - CLEAR
Argon Gas: NONE
Grid Type: GBGF0563 - 9/16" Flat GridBETWEEN
Grid Style: U.COL.LITES
DP Upgrade: N
Decralite: N
CAR#: EVAL REPORT
NegativeDesignPressure: 50.0000
EnergyStar: NONE
UF: 0.2900
VT: 0.5300
CPD: PGT-A-232-04135-00005

Frame Type: .625FLANGE
Size Ref: ACTUAL
Height: 49.5000
Rough Masonry Opening: 74 1/2 X 50 1/2
Frame Color: W - White
Glass Makeup: IGA308A3
Does unit need to meet Turtle Code: NO
Low E: ENERGY SHIELD
Privacy Glass: NONE - NONE
Grid Color: W
Grid Pattern: - 4A4D LITES (3V3H BARS)
Boxing Options: N - None
Acc Glass Breakage: N
PositiveDesignPressure: 50.0000
PANumber: FL5012
CondensationResistance: 56.0000
SolarHeatGainCoeff: 0.3000
VTCOG: 0.7100

Location: 1st floor

Notes:

0008 (22.00)	**SH5400** VINYL SINGLE HUNG 5400	**Ordered:** 2.00		**Sell Price**	**Ext Price**
	Configuration: 45.X62.5X.,STD,1-3/8" NAIL FIN,W,EQUAL,IG,CL,ES,9/16" GBG,3V2H/0V0H,DBL,SWEEP,1816K-BOXED,CMFRT LFT HNDL				



Certification Type: FPA
Vent Configuration: EQUAL
Size Selection: CUSTOM
Width: 45.0000
Actual Size: 45 X 62 1/2
Wood Frame Opening: 45 1/4 X 62 3/4
Frame Color: W - White
Glass Family: IG - Insulating
Glass: 3/4" IG (1/8 AN- 1/2 AIR - 1/8 AN)
Glass Color: CL - CLEAR
Argon Gas: NONE
Grid Type: GBGF0563 - 9/16" Flat GridBETWEEN
Grid Location: UNIT
Summary Bottom: 1A1D LITES (0V0H BARS)
Screen Type: 1816K - 1816 Charcoal
Vent Latch: N
Lock Type: SWEEP - Sweep Latch
Comfort Lift: Y
Lock Quantity: 2.0000
Acc Glass Breakage: N
Vent Ht: 30.8930
CAR#: EVAL REPORT
NegativeDesignPressure: 50.0000
EnergyStar: NONE
UF: 0.3300
VT: 0.4900
CPD: PGT-A-234-03622-00002

Frame Type: 1.375FIN
Window Style: STD
Size Ref: ACTUAL
Height: 62 1/2
Rough Masonry: 46 3/4 X 63 1/2
Egress Opening: 40 3/4 X 26 5/8 (7.526 SQFT)
Balance Type: CONSTANT
Glass Makeup: IGA208A2
Does unit need to meet Turtle Code: NO
Low E: ENERGY SHIELD
Privacy Glass: NONE - NONE
Grid Style: U.COL.LITES
Summary Top: 4A3D LITES (3V2H BARS)
Reinf. Upgrade: NONE - None
Screen Frame Type: ROLLFORM
WOCD: N
Upgrade Hardware Finish: N
Lift Rail: N
Boxing Options: BS - Box Screen
Decralite: N
Prep for Mull: N
PositiveDesignPressure: 50.0000
PANumber: FL1435
CondensationResistance: 56.0000
SolarHeatGainCoeff: 0.2800
VTCOG: 0.7200

Location: 2nd floor front elev

Notes:

0009 (23.00)	**SH5400** VINYL SINGLE HUNG 5400	**Ordered:** 1.00		**Sell Price**	**Ext Price**
	Configuration: 35.X62.5X.,STD,1-3/8" NAIL FIN,W,EQUAL,IG,CL,ES,9/16" GBG,3V2H/0V0H,DBL,SWEEP,1816K-BOXED,CMFRT LFT HNDL				

Certification Type: FPA
Vent Configuration: EQUAL
Size Selection: CUSTOM
Width: 35.0000
Actual Size: 35 X 62 1/2
Wood Frame Opening: 35 1/4 X 62 3/4
Frame Color: W - White
Glass Family: IG - Insulating
Glass: 3/4" IG (1/8 AN- 1/2 AIR - 1/8 AN)
Glass Color: CL - CLEAR
Argon Gas: NONE
Grid Type: GBGF0563 - 9/16" Flat GridBETWEEN
Grid Location: UNIT
Summary Bottom: 1A1D LITES (0V0H BARS)
Screen Type: 1816K - 1816 Charcoal
Vent Latch: N
Lock Type: SWEEP - Sweep Latch
Comfort Lift: Y
Lock Quantity: 2.0000
Acc Glass Breakage: N
Vent Ht: 30.8930
CAR#: EVAL REPORT
NegativeDesignPressure: 70.0000
EnergyStar: NONE
UF: 0.3300
VT: 0.4900
CPD: PGT-A-234-03622-00002

Frame Type: 1.375FIN
Window Style: STD
Size Ref: ACTUAL
Height: 62 1/2
Rough Masonry: 36 3/4 X 63 1/2
Egress Opening: 30 3/4 X 26 5/8 (5.6791 SQFT)
Balance Type: CONSTANT
Glass Makeup: IGA208A2
Does unit need to meet Turtle Code: NO
Low E: ENERGY SHIELD
Privacy Glass: NONE - NONE
Grid Style: U.COL.LITES
Summary Top: 4A3D LITES (3V2H BARS)
Reinf. Upgrade: NONE - None
Screen Frame Type: ROLLFORM
WOCD: N
Upgrade Hardware Finish: N
Lift Rail: N
Boxing Options: BS - Box Screen
Decralite: N
Prep for Mull: N
PositiveDesignPressure: 50.0000
PANumber: FL1435
CondensationResistance: 56.0000
SolarHeatGainCoeff: 0.2800
VTCOG: 0.7200

Location: 2nd floor left/right

Notes:

0010 (24.00)	**SH5400** VINYL SINGLE HUNG 5400	**Ordered:** 1.00		**Sell Price**	**Ext Price**
	Configuration: 35.X62.5X.,STD,1-3/8" NAIL FIN,W,EQUAL,TIG,CL,ES,9/16" GBG,3V2H/0V0H,DBL,SWEEP,1816K-BOXED,CMFRT LFT HNDL				

Certification Type: FPA
Vent Configuration: EQUAL
Size Selection: CUSTOM
Width: 35.0000
Actual Size: 35 X 62 1/2
Wood Frame Opening: 35 1/4 X 62 3/4
Frame Color: W - White
Glass Family: IG - Insulating
Glass Makeup: IGT208T2
Does unit need to meet Turtle Code: NO
Low E: ENERGY SHIELD
Privacy Glass: NONE - NONE
Grid Style: U.COL.LITES
Summary Top: 4A3D LITES (3V2H BARS)
Reinf. Upgrade: NONE - None
Screen Frame Type: ROLLFORM
WOCD: N
Upgrade Hardware Finish: N
Lift Rail: N
Boxing Options: BS - Box Screen
Decralite: N
Prep for Mull: N
PositiveDesignPressure: 50.0000
PANumber: FL1435
CondensationResistance: 56.0000
SolarHeatGainCoeff: 0.2800
VTCOG: 0.7200

Frame Type: 1.375FIN
Window Style: STD
Size Ref: ACTUAL
Height: 62 1/2
Rough Masonry: 36 3/4 X 63 1/2
Egress Opening: 30 3/4 X 26 5/8 (5.6791 SQFT)
Balance Type: CONSTANT
Tempered Location: UNIT
Glass: 3/4" IG (1/8 TMP - 1/2 AIR - 1/8 TMP)
Glass Color: CL - CLEAR
Argon Gas: NONE
Grid Type: GBGF0563 - 9/16" Flat GridBETWEEN
Grid Location: UNIT
Summary Bottom: 1A1D LITES (0V0H BARS)
Screen Type: 1816K - 1816 Charcoal
Vent Latch: N
Lock Type: SWEEP - Sweep Latch
Comfort Lift: Y
Lock Quantity: 2.0000
Acc Glass Breakage: N
Vent Ht: 30.8930
CAR#: EVAL REPORT
NegativeDesignPressure: 70.0000
EnergyStar: NONE
UF: 0.3300
VT: 0.4900
CPD: PGT-A-234-03622-00002

Location: 2nd floor left/right

Notes:

0011 (25.00)	**SH5400** VINYL SINGLE HUNG 5400	**Ordered:** 1.00		**Sell Price**	**Ext Price**
	Configuration: 34.X35.X.,STD,1-3/8" NAIL FIN,W,EQUAL,IG,CL,ES,9/16" GBG,2V1H/0V0H,DBL,SWEEP,1816K-BOXED,CMFRT LFT HNDL				

Certification Type: FPA
Vent Configuration: EQUAL
Size Selection: CUSTOM
Width: 34.0000
Actual Size: 34 X 35
Wood Frame Opening: 34 1/4 X 35 1/4
Frame Color: W - White
Glass Family: IG - Insulating
Glass: 3/4" IG (1/8 AN- 1/2 AIR - 1/8 AN)
Glass Color: CL - CLEAR
Argon Gas: NONE
Grid Type: GBGF0563 - 9/16" Flat GridBETWEEN
Grid Location: UNIT
Summary Bottom: 1A1D LITES (0V0H BARS)
Screen Type: 1816K - 1816 Charcoal
Vent Latch: N
Lock Type: SWEEP - Sweep Latch
Comfort Lift: Y
Lock Quantity: 2.0000
Acc Glass Breakage: N
Vent Ht: 17.1429
CAR#: EVAL REPORT
NegativeDesignPressure: 50.0000
EnergyStar: NONE
UF: 0.3300
VT: 0.4900
CPD: PGT-A-234-03622-00002

Frame Type: 1.375FIN
Window Style: STD
Size Ref: ACTUAL
Height: 35.0000
Rough Masonry: 35 3/4 X 36
Egress Opening: 29 3/4 X 12 7/8 (2.6537 SQFT)
Balance Type: CONSTANT
Glass Makeup: IGA208A2
Does unit need to meet Turtle Code: NO
Low E: ENERGY SHIELD
Privacy Glass: NONE - NONE
Grid Style: U.COL.LITES
Summary Top: 3A2D LITES (2V1H BARS)
Reinf. Upgrade: NONE - None
Screen Frame Type: ROLLFORM
WOCD: N
Upgrade Hardware Finish: N
Lift Rail: N
Boxing Options: BS - Box Screen
Decralite: N
Prep for Mull: N
PositiveDesignPressure: 50.0000
PANumber: FL1435
CondensationResistance: 56.0000
SolarHeatGainCoeff: 0.2800
VTCOG: 0.7200

Location: 2nd floor left elev

Notes:

0012 (26.00)	**SH5400** VINYL SINGLE HUNG 5400	**Ordered:** 1.00		**Sell Price**	**Ext Price**
	Configuration: 28.X43.25X.,STD,1-3/8" NAIL FIN,W,EQUAL,IG,CL,ES,9/16" GBG,2V1H/0V0H,DBL,SWEEP,1816K-BOXED,CMFRT LFT HNDL				

Certification Type: FPA
Vent Configuration: EQUAL
Size Selection: CUSTOM
Width: 28.0000
Actual Size: 28 X 43 1/4
Wood Frame Opening: 28 1/4 X 43 1/2
Frame Color: W - White
Glass Family: IG - Insulating
Glass: 3/4" IG (1/8 AN- 1/2 AIR - 1/8 AN)
Glass Color: CL - CLEAR
Argon Gas: NONE
Grid Type: GBGF0563 - 9/16" Flat GridBETWEEN
Grid Location: UNIT
Summary Bottom: 1A1D LITES (0V0H BARS)
Screen Type: 1816K - 1816 Charcoal
Vent Latch: N
Lock Type: SWEEP - Sweep Latch
Comfort Lift: Y
Lock Quantity: 2.0000
Acc Glass Breakage: N
Vent Ht: 21.2680
CAR#: EVAL REPORT
NegativeDesignPressure: 50.0000
EnergyStar: NONE
UF: 0.3300
VT: 0.4900
CPD: PGT-A-234-03622-00002

Frame Type: 1.375FIN
Window Style: STD
Size Ref: ACTUAL
Height: 43 1/4
Rough Masonry: 29 3/4 X 44 1/4
Egress Opening: 23 3/4 X 17 (2.7988 SQFT)
Balance Type: CONSTANT
Glass Makeup: IGA208A2
Does unit need to meet Turtle Code: NO
Low E: ENERGY SHIELD
Privacy Glass: NONE - NONE
Grid Style: U.COL.LITES
Summary Top: 3A2D LITES (2V1H BARS)
Reinf. Upgrade: NONE - None
Screen Frame Type: ROLLFORM
WOCD: N
Upgrade Hardware Finish: N
Lift Rail: N
Boxing Options: BS - Box Screen
Decralite: N
Prep for Mull: N
PositiveDesignPressure: 50.0000
PANumber: FL1435
CondensationResistance: 56.0000
SolarHeatGainCoeff: 0.2800
VTCOG: 0.7200

Location: 2nd floor jalousie

Notes:

0013 (27.00)	**SH5400** VINYL SINGLE HUNG 5400	**Ordered:** 3.00		**Sell Price**	**Ext Price**
	Configuration: 37.X38.25X.,STD,1-3/8" NAIL FIN,W,EQUAL,IG,CL,ES,9/16" GBG,2V1H/0V0H,DBL,SWEEP,1816K-BOXED,CMFRT LFT HNDL				

Certification Type: FPA
Vent Configuration: EQUAL
Size Selection: CUSTOM
Width: 37.0000
Actual Size: 37 X 38 1/4
Wood Frame Opening: 37 1/4 X 38 1/2
Frame Color: W - White
Glass Family: IG - Insulating
Glass: 3/4" IG (1/8 AN- 1/2 AIR - 1/8 AN)
Glass Color: CL - CLEAR
Argon Gas: NONE
Grid Type: GBGF0563 - 9/16" Flat GridBETWEEN
Grid Location: UNIT
Summary Bottom: 1A1D LITES (0V0H BARS)
Screen Type: 1816K - 1816 Charcoal
Vent Latch: N
Lock Type: SWEEP - Sweep Latch
Comfort Lift: Y
Lock Quantity: 2.0000
Acc Glass Breakage: N
Vent Ht: 18.7680
CAR#: EVAL REPORT
NegativeDesignPressure: 70.0000
EnergyStar: NONE
UF: 0.3300
VT: 0.4900
CPD: PGT-A-234-03622-00002

Frame Type: 1.375FIN
Window Style: STD
Size Ref: ACTUAL
Height: 38 1/4
Rough Masonry: 38 3/4 X 39 1/4
Egress Opening: 32 3/4 X 14 1/2 (3.2909 SQFT)
Balance Type: CONSTANT
Glass Makeup: IGA208A2
Does unit need to meet Turtle Code: NO
Low E: ENERGY SHIELD
Privacy Glass: NONE - NONE
Grid Style: U.COL.LITES
Summary Top: 3A2D LITES (2V1H BARS)
Reinf. Upgrade: NONE - None
Screen Frame Type: ROLLFORM
WOCD: N
Upgrade Hardware Finish: N
Lift Rail: N
Boxing Options: BS - Box Screen
Decralite: N
Prep for Mull: N
PositiveDesignPressure: 50.0000
PANumber: FL1435
CondensationResistance: 56.0000
SolarHeatGainCoeff: 0.2800
VTCOG: 0.7200

Location: 2nd floor rear

Notes:

0014 (28.00)	**SH5400** VINYL SINGLE HUNG 5400	**Ordered:** 1.00		**Sell Price**	**Ext Price**
	Configuration: 29.X62.25X.,STD,1-3/8" NAIL FIN,W,EQUAL,IG,CL,ES,9/16" GBG,2V2H/0V0H,DBL,SWEEP,1816K-BOXED,CMFRT LFT HNDL				

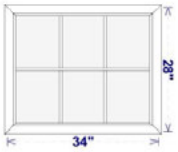
Certification Type: FPA
Vent Configuration: EQUAL
Size Selection: CUSTOM
Width: 29.0000
Actual Size: 29 X 62 1/4
Wood Frame Opening: 29 1/4 X 62 1/2
Frame Color: W - White
Glass Family: IG - Insulating
Glass: 3/4" IG (1/8 AN- 1/2 AIR - 1/8 AN)
Glass Color: CL - CLEAR
Argon Gas: NONE
Grid Type: GBGF0563 - 9/16" Flat GridBETWEEN
Grid Location: UNIT
Summary Bottom: 1A1D LITES (0V0H BARS)
Screen Type: 1816K - 1816 Charcoal
Vent Latch: N
Lock Type: SWEEP - Sweep Latch
Comfort Lift: Y
Lock Quantity: 2.0000
Acc Glass Breakage: N
Vent Ht: 30.7680
CAR#: EVAL REPORT
NegativeDesignPressure: 70.0000
EnergyStar: NONE
UF: 0.3300
VT: 0.4900
CPD: PGT-A-234-03622-00002

Frame Type: 1.375FIN
Window Style: STD
Size Ref: ACTUAL
Height: 62 1/4
Rough Masonry: 30 3/4 X 63 1/4
Egress Opening: 24 3/4 X 26 1/2 (4.5495 SQFT)
Balance Type: CONSTANT
Glass Makeup: IGA208A2
Does unit need to meet Turtle Code: NO
Low E: ENERGY SHIELD
Privacy Glass: NONE - NONE
Grid Style: U.COL.LITES
Summary Top: 3A3D LITES (2V2H BARS)
Reinf. Upgrade: NONE - None
Screen Frame Type: ROLLFORM
WOCD: N
Upgrade Hardware Finish: N
Lift Rail: N
Boxing Options: BS - Box Screen
Decralite: N
Prep for Mull: N
PositiveDesignPressure: 50.0000
PANumber: FL1435
CondensationResistance: 56.0000
SolarHeatGainCoeff: 0.2800
VTCOG: 0.7200

Location: 2nd floor right elev

Notes:

0015 (29.00)	**PW5420** PW5420 VINYL PICTURE WINDOW	**Ordered:** 6.00		**Sell Price**	**Ext Price**
	Configuration: 34.X28.,5/8" FL,W,IG,CL,ES,OUTSIDE GLZ,9/16" GBG,2V1H				



	Certification Type: FPA Size Selection: CUSTOM Width: 34.0000 Actual Size: 34 X 28 Wood Frame Opening: 34 1/4 X 28 1/4 Glass Family: IG - Insulating Glass: 7/8" IG (1/8 AN- 5/8 AIR - 1/8 AN) Glass Color: CL - CLEAR Argon Gas: NONE Grid Type: GBGF0563 - 9/16" Flat GridBETWEEN Grid Style: STD DP Upgrade: N Decralite: N CAR#: EVAL REPORT NegativeDesignPressure: 50.0000 EnergyStar: NONE UF: 0.3000 VT: 0.5400 CPD: PGT-A-232-04122-00005	Frame Type: .625FLANGE Size Ref: ACTUAL Height: 28.0000 Rough Masonry Opening: 35 3/4 X 29 Frame Color: W - White Glass Makeup: IGA210A2 Does unit need to meet Turtle Code: NO Low E: ENERGY SHIELD Privacy Glass: NONE - NONE Grid Color: W Grid Pattern: - 3A2D LITES (2V1H BARS) Boxing Options: N - None Acc Glass Breakage: N PositiveDesignPressure: 50.0000 PANumber: FL5012 CondensationResistance: 58.0000 SolarHeatGainCoeff: 0.3100 VTCOG: 0.7200
Location: 3rd floor		**Notes:** Includes Converting vent???

Products Ordered	Total Quantity
MULTI-PART	9
SH5400	24
AR5420	8
MULL	10
PW5420	9

This quote represents a design and style based on details from a set of plans and written instruction from the customer. This is out best interpretation of your design. Please review in full all details of each unit. If you have any questions please ask! Our ultimate goal is for you to be overjoyed with your purchase! Thank you for giving us the opportunity :)

Willis, Theresa

From: Nicole Rakes <nicole@fadenbuilders.com>
Sent: Friday, July 17, 2026 1:28 PM
To: Janiszewski, Michele
Cc: nicole@fadenbuildersinc.com; Willis, Theresa; Robert Bennett
Subject: Re: 333 E 5th Ave COA

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

Good afternoon,
Please see responses in red.

1. The application states that the existing material is wood; can you please confirm that this is the existing material of the windows and doors? (1st floor existing mostly metal, 2nd floor existing mostly wood)
2. Can you please clarify which doors will be placed on each façade? (2 doors on the North side, 1 door on the East side)
3. Will all the windows be replaced on the structure? (Yes)
4. Will exterior gridlines be installed on the new windows in the same grid pattern as the existing windows? (New window grid pattern will match the design circled in the application submittal documents and cut sheets)
5. Can you please confirm that the proposed windows and doors are vinyl and composite? (Yes)

Please let me know if you have any questions.
Thank you

*** PLEASE NOTE * EMAIL ADDRESS HAS CHANGED**
nicole@fadenbuilders.com

Nicole Rakes

Mount Dora Office:
742 S. Rossiter Street
Mount Dora, FL. 32757

Attractions Area Office:
3390 East Vista Blvd.
Lake Buena Vista, FL. 32830
.....
Office: 352-735-9805

WINDOWS, AWNINGS, SHUTTERS

APPLICABLESTANDARDS: 2,3,6,9

2. Retention of Distinguishing Architectural Character

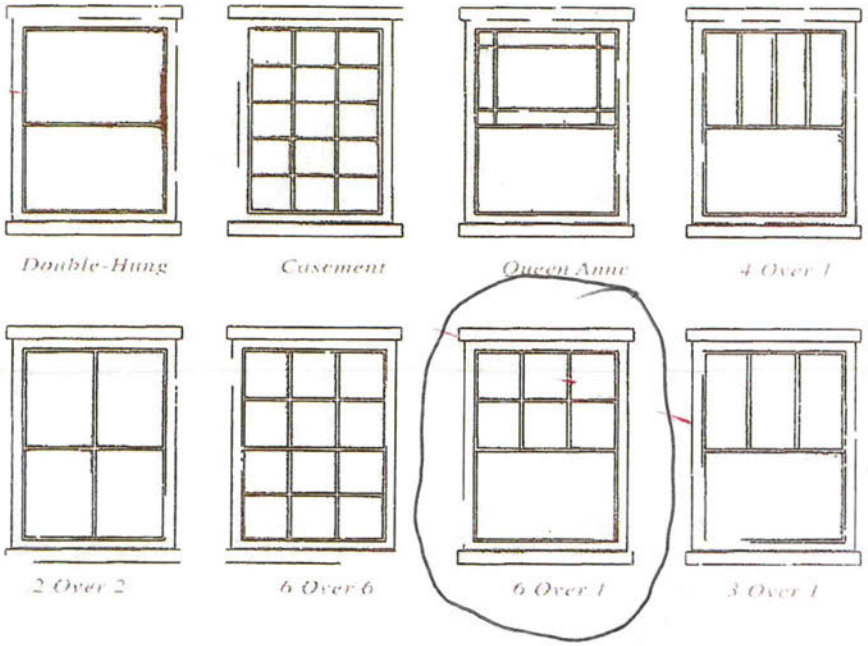
3. Recognition of Historic Period

6. Repair/Replacement of Deteriorated or Missing Architectural Features Based on Historic Evidence

9. Compatible Contemporary Design for New Alterations/Additions

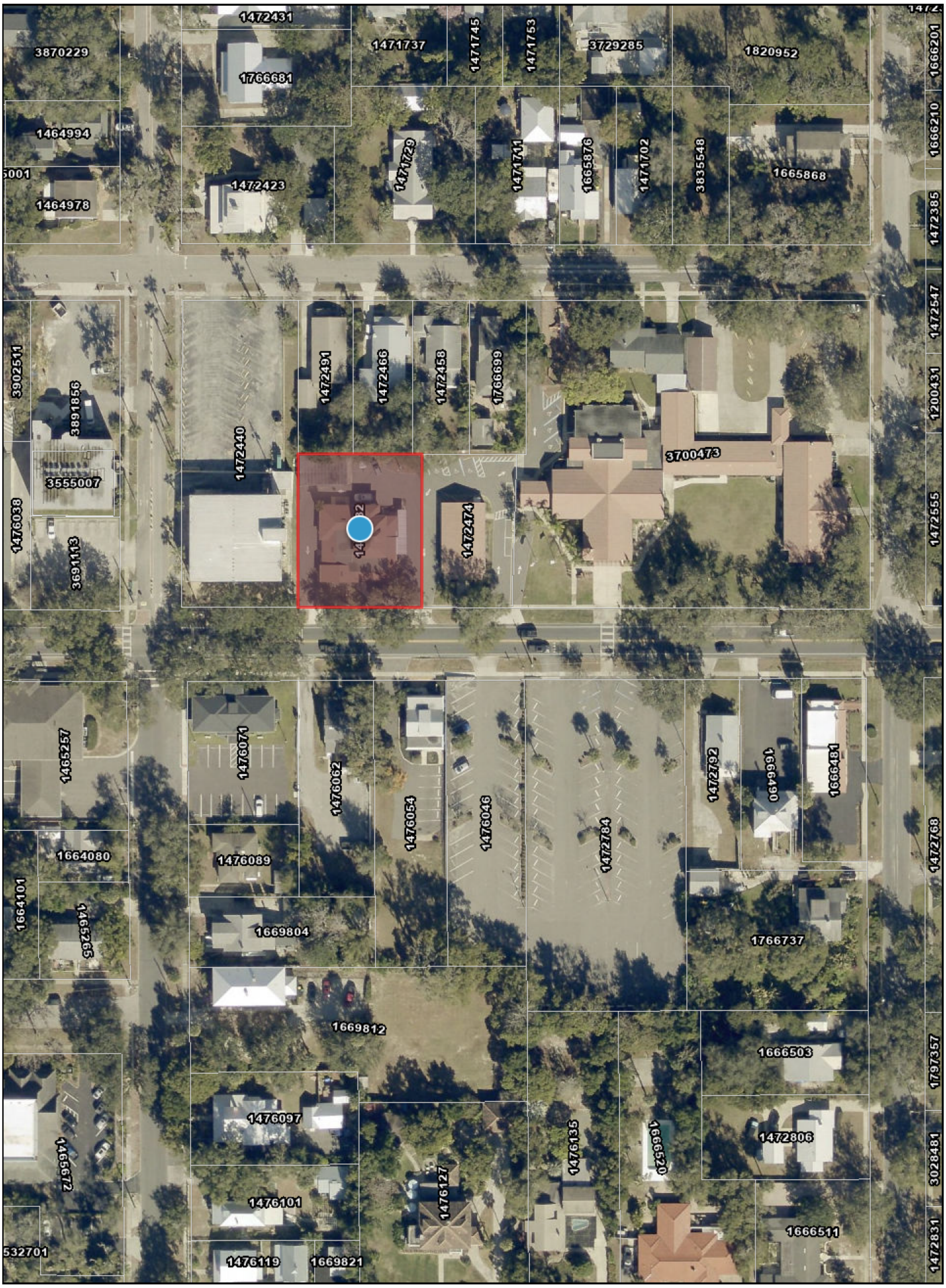
WINDOWS

The placement, design and materials of windows is often a significant part of the architectural character of a building. Common historic windows in Mount Dora are double-hung sash in a 1/1, 2/2, 3/1 or multi-light /1 pattern, wood or steel casement and commercial show windows. Non-historic windows include awning, jalousie and pivot types. Awning and jalousie windows have been put to an unfortunate use as replacement windows or porch enclosures in many of Mount Dora's historic Craftsman Bungalows.



Under Standard 2, the visual role of historic window design and its detailing or craftsmanship should be carefully considered in planning window repair or replacement. Factors to consider include the size and number of windows in relationship to a wall surface and their pattern or repetition; their overall design and detailing; their proximity to ground level and key entrances; their visibility on key elevations.

Whether to repair or replace windows is an issue that can pose considerable problems in a rehabilitation. Distinctive windows are a significant part of the overall design of a building and should not be destroyed under Standard 6. Careful repair is the preferred approach. If repair is not technically or economically feasible, new windows that match the original in size, general muntin/mullion configuration and reflective qualities may be substituted for missing or irreparable windows.



June 22, 2026

Override 1

Override 1

Tax Parcels

Tax Parcels Alternate Key

1:1,000

0 0.01 0.02 0.04 mi

0 0.02 0.04 0.07 km

Lake BCC

Lake County Board of County Commissioners

© 2026 Google

oogle Maps
n Ave
Florida
gle Street View
See more dates
EXIT
ONLY

Property Record Card

General Information

Name:	FIRST UNITED METHODIST CHURCH INC OF MOUNT DORA	**Alternate Key:**	1472482
Mailing Address:	440 E 6TH AVE MOUNT DORA, FL 32757 *Update Mailing Address*	**Parcel Number:**	29-19-27-1300-000-02905
		Millage Group and City:	0MD1 Mount Dora
		2025 Total Certified Millage Rate:	18.7725
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	333 E 5TH AVE MOUNT DORA FL, 32757	**Property Name:**	5TH AVENUE THRIFT SHOPPE MT DORA METHODIST CHURCH *Submit Property Name*
		School Information:	*School Locator & Bus Stop Map* *School Boundary Maps*
Property Description:	MOUNT DORA, GULLER'S HOMESTEAD W 109.9 FT OF E 202.4 FT OF S 136 FT OF LOT 29 PB 3 PG 43 ORB 1821 PG 1984		

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	CHURCH SECONDARY BUILDING (7102)	0	0	110X136	14960.000	Square Feet	$181,016.00	$181,016.00

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

Commercial Building(s)

Building 1

Commercial	Building Value: $373,610.00 Building Use: 1 STORY STORE (11C) Structure Type:

Summary

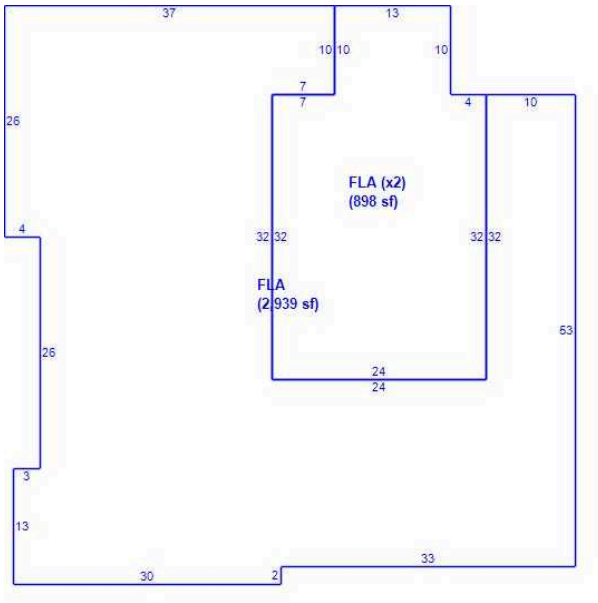
Year Built:	1911
Total Effective Area:	4735
Full Bathrooms:	2
Half Bathrooms:	1
Elevators:	0

Section(s)

Section Type	No. Stories	Ground Floor Area
FINISHED LIVING AREA (FLA)	1.00	4735

View Larger

Elevator Landings:	0
Residential Units:	0
Kitchens:	0
Fireplaces:	2



Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	DETACHED GARAGE (CDGF4)	1014	SF	1959	$24,336.00

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
1821 / 1984	05/05/2000	Warranty Deed	Unqualified	Improved	$1.00

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	$578,962	$578,962	$0	5.0254	$0.00
SCHOOL BOARD STATE	$578,962	$578,962	$0	3.0870	$0.00
SCHOOL BOARD LOCAL	$578,962	$578,962	$0	2.9980	$0.00
LAKE COUNTY WATER DISTRICT	$578,962	$578,962	$0	0.2940	$0.00
NORTH LAKE HOSPITAL DIST	$578,962	$578,962	$0	0.3859	$0.00
ST JOHNS RIVER FL WATER MGMT DIST	$578,962	$578,962	$0	0.1793	$0.00
CITY OF MOUNT DORA	$578,962	$578,962	$0	6.3000	$0.00
LAKE COUNTY MSTU AMBULANCE	$578,962	$578,962	$0	0.4629	$0.00
LAKE COUNTY VOTED DEBT SERVICE	$578,962	$578,962	$0	0.0400	$0.00

Total: 18.7725 **Total:** $0.00

Exemptions Information

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

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

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

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Property data updated nightly.
Site Notice

Site Inventory Form

Site No.

Name The Patterson House Survey Date 8709
Address of Site 333 E. 5th Ave., Mount Dora, Fl. 32757
Instruction for locating

Location Guller's Homestead 000 02905
Subdivision Name Block No. Lot No.

County Lake
District name if applicable
Owner of Site: Name Rehbaum Co., Inc.
Address 333 E. 5th Ave., Mt. Dora Fl. 32757

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

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

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

Original Use private residence
Present Use commercial
Dates c. +1905
Cultural Phase American
Period 20th Century

NR Classification Category building Date Listed on NR

Threats to Site: (Check One or More)
___ Zoning
___ Development
___ Deterioration
___ Transportation
___ Fill
___ Dredge
___ Borrowing
_x_ Other (See Remarks Below) inappropriate alterations due to adaptive re-use

Areas of Significance: Early Community Development

Significance:

This house was built for Mr. and Mrs. Monroe Patterson. The Pattersons were from East Liverpool, Ohio, where Mr. Patterson was in the pottery and china business. They had started coming to Mount Dora in the 1890's and were guests at the Bruce House, later known as the Grandview Hotel, before building their home. Mr. Patterson is best remembered for building the Mount Dora Hotel in 1922 located at 411 Donnelly St. It operated as a hotel until 1958.

The Patterson house has been converted to commercial use and has undergone large additions and numerous alterations in order to be adaptively used as Rehbaum's Funeral Home.

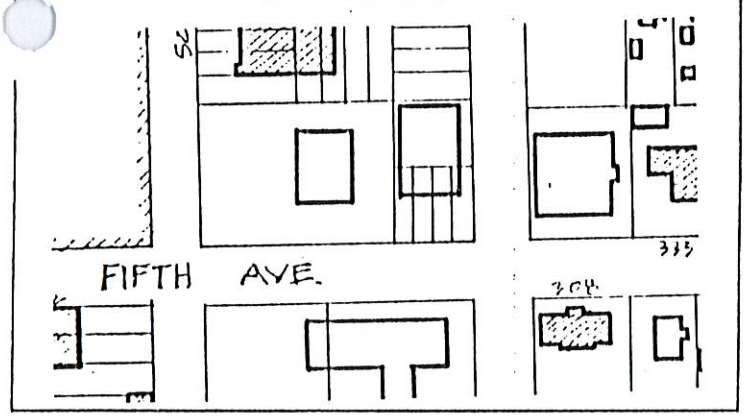
RP 10-19; L 194

Architect
Builder
Style and/or Period frame vernacular
Plan Type irregular: irregular
Exterior Fabric(s) stucco: textured
Structural System(s) wood frame: balloon
Porches
Orientation S
Foundation continuous: stuccoed
Roof Type hip
Secondary Roof Structure(s) dormer: hip
Roof Surfacing asphalt shingles # tile: mission
Window Type DHS, 6/1, wood # DHS, 1/1, wood
Ornament Exterior
Chimney brick with corbelled cap
Chimney Location ridge
No. of Chimneys 1 No. of Stories 2,1
No. of Dormers 4 Outbuildings
Surroundings
Map Reference (incl. scale & date) USGS Eustis 7.5 MIN 1966 (PR 1980)

Latitude and Longitude

Site Size (approx. acreage of property) LT1

LOCATION SKETCH OR MAP



Township	Range	Section
19	27	28

UTM Coordinates:

Zone Easting Northing

Photographic Records Number Q 16-18
Please attach Photographic Print

Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA03799
Recorder # 286
Field Date 3/15/2008
Form Date 3/15/2008
FormNo 200803
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? YES

GENERAL INFORMATION

Site Name (address if none) 333 E 5TH AVE
Multiple Listing (DHR only)
Other Names >>
Survey or Project Name
Survey#
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
333	East	5TH	Avenue	

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

MAPPING

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

DESCRIPTION

Style Frame Vernacular
Other Style
Exterior Plan Irregular
Other Exterior Plan
Number of Stories 2.5
Structural System(s) >> Wood frame
Other Structural System(s)
Foundation Type(s) >> Continuous
Other Foundation Types
Foundation Material(s) >> Poured Concrete Footing
Other Foundation Material(s)
Exterior Fabric(s) >> Stucco
Other Exterior Fabric(s)
Roof Type(s) >> Hip
Other Roof Type(s)
Roof Material(s) >>
Other Roof Material(s)
Roof Secondary Structure(s) (dormers etc) >>
Other Roof Secondary Structure(s)
Number of Chimneys 1
Chimney Material
Other Chimney Material(s)
Chimney Location(s)

HISTORICAL STRUCTURE FORM

8LA03799

DESCRIPTION (continued)

Window Descriptions CASEMENT 6, 12/1

Main Entrance Description (stylistic details)

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

Porch Roof Types(s)

Exterior Ornament

Interior Plan Other Interior Plan

Condition Good

Structure Surroundings

Commercial: Residential: MOSTly this category

Institutional: SOME of this category Undeveloped:

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

Archaeological Remains (describe):

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

Narrative Description (optional)

HISTORY

Construction year 1905

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 >> Other;;

Other Structure Uses 1ST UNITED METHODIST CENTER

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

RESEARCH METHODS

Research Methods >> Examine local tax records

Other research methods

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? NO Name of Local Register if Eligible

Idividually Eligible for National Register? NO

Potential Contributor to NR District? NO

Area(s) of historical significance >>

Other Historical Associations

Explanation of Evaluation (required) Because the resource has lost much of its historic integrity, it doesn't appear to warrant consideration for the NRHP on an individual basis and doesn't contribute to a historic district

HISTORICAL STRUCTURE FORM

8LA03799

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____ Maintaining Organization: _____

File or Accession #: _____ Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

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

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

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

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

SHPO's Evaluation of Resource

_____ Date _____

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 5/26/2008

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"

LA03799-200803

Supplementary Printout

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

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

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

> **Foundation types:**
Continuous

> **Foundation materials:**
Poured Concrete Footing

> **Exterior fabrics:**
Stucco

> **Roof types:**
Hip

> **Roof materials:**

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

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

> **Original, intermediate, present uses/year started/year ended:**
Other;;

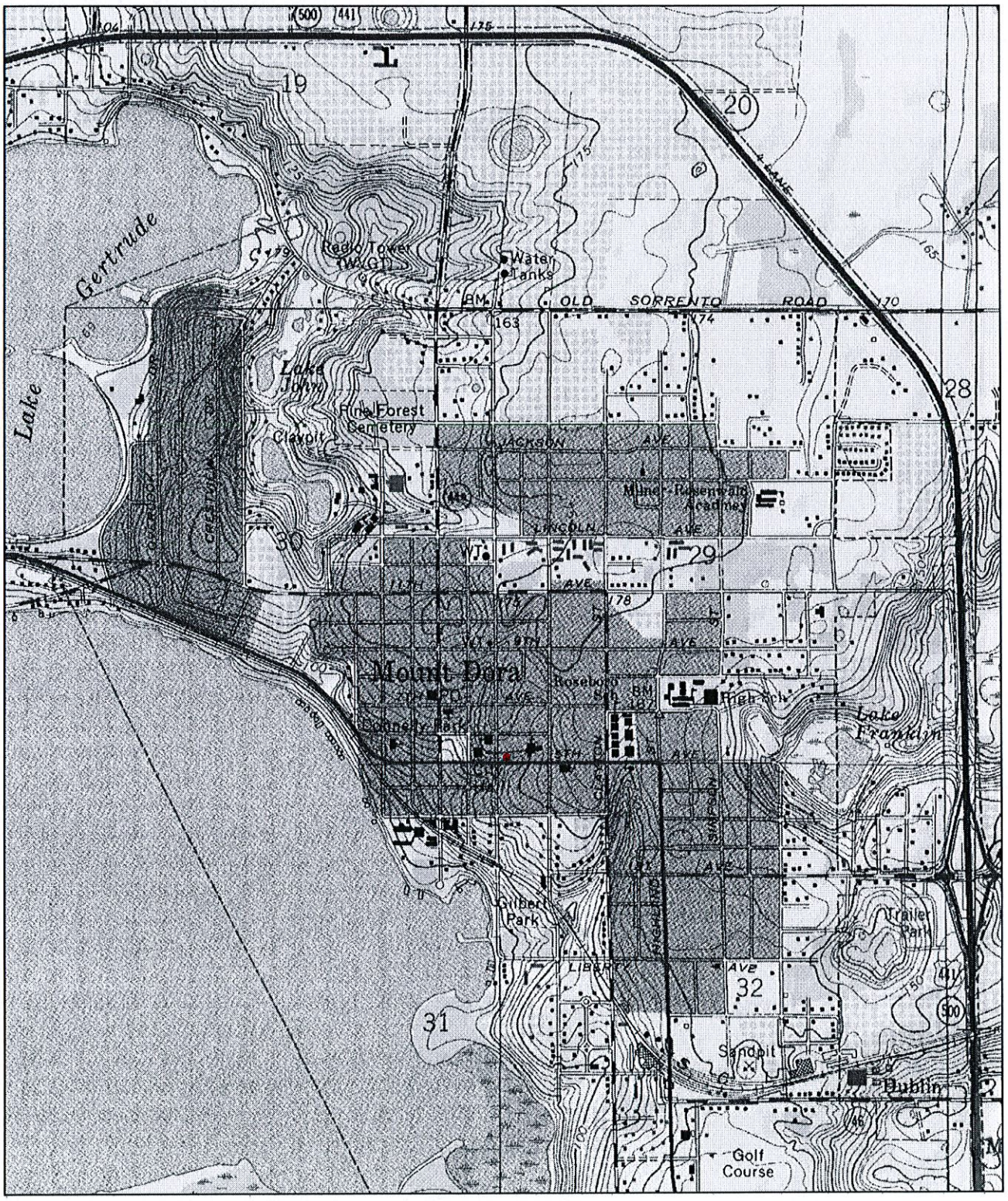
> **Research methods:**
Examine local tax records
FL Master Site File-Cultural Resources
Pedestrian

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

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

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

286



N

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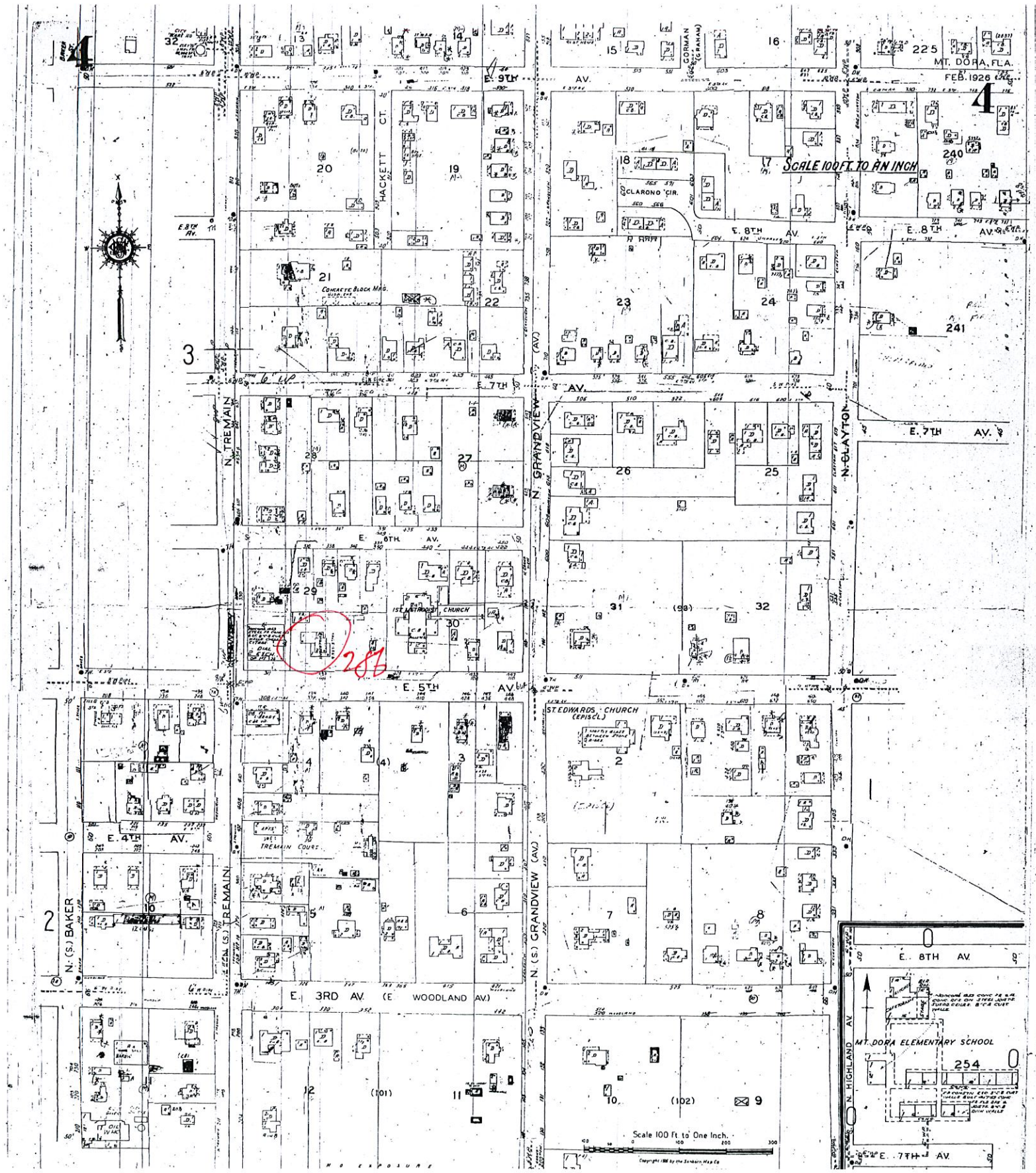
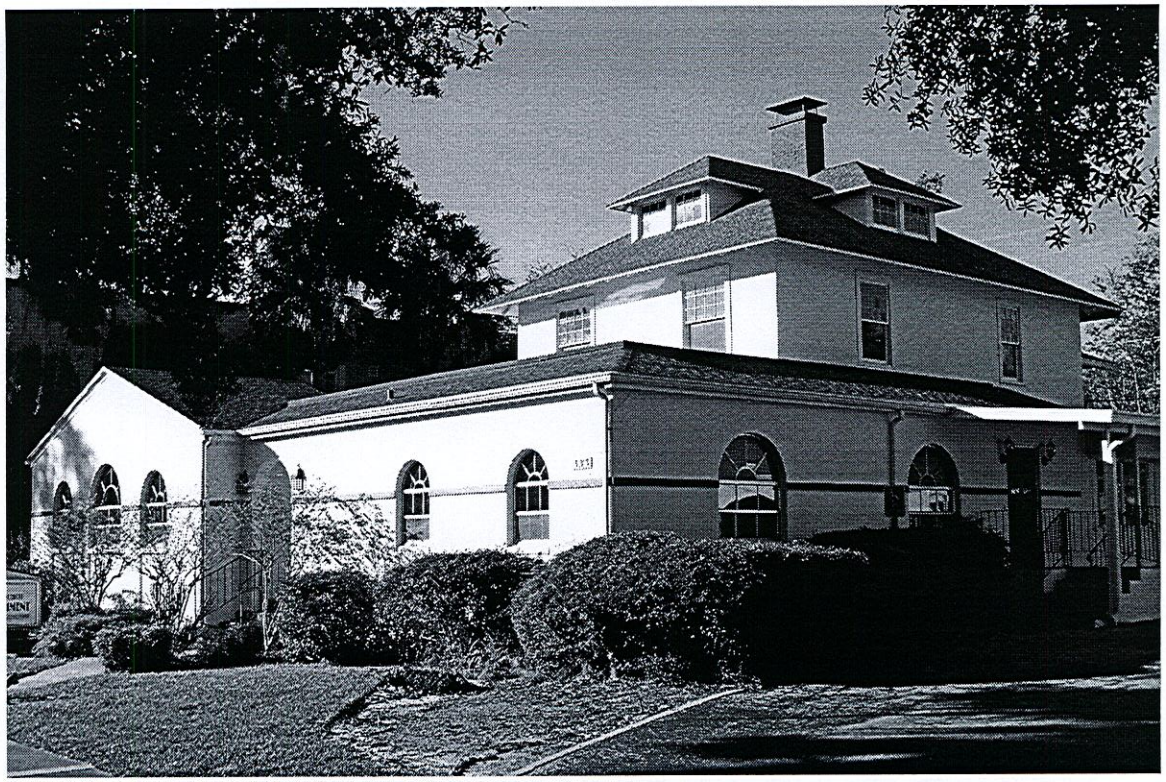
Map provided by MyTopo.com

LA 3799


MT. DORA, FLA.
FEB. 1926
SCALE 100 FT. TO AN INCH
E. 9TH AV.
HACKETT CT.
CORMAN (GRAHAM)
CLARONO CIR.
E. 8TH AV.
CONCRETE BLOCK MFG.
E. 7TH AV.
N. TREMAIN
N. GRANDVIEW (AV.)
N. CLAYTON
E. 6TH AV.
1ST METHODIST CHURCH
E. 5TH AV.
ST. EDWARDS CHURCH (EPISC.)
E. 4TH AV.
TREMAIN COURT
N. (S.) BAKER
E. 3RD AV. (E. WOODLAND AV.)
N. HIGHLAND AV.
MT. DORA ELEMENTARY SCHOOL
Scale 100 Ft. to One Inch.

LA3799



286

LA3799

Page 1

☒ Original
☐ Update

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

Clear Form Values

Site#8 LA04849
Field Date 3-4-2020
Form Date 3-4-2020
Recorder # 134

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) 333 E 5th Ave (Christian Enrichment Center) Multiple Listing (DHR only) _____
Survey Project Name Mount Dora Historic Site Survey Survey # (DHR only) _____
National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
Ownership: ☐ private-profit ☐ private-nonprofit ☐ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Clear Location Values

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	333	E	5th	Avenue	

Cross Streets (nearest / between) _____
USGS 7.5 Map Name EUSTIS USGS Date 2018 Plat or Other Map _____
City / Town (within 3 miles) Mount Dora In City Limits? ☒ yes ☐ no ☐ unknown County Lake
Township 19S Range 27E Section _____ ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
Tax Parcel # _____ Landgrant _____
Subdivision Name _____ Block _____ Lot _____
UTM Coordinates: Zone ☐ 16 ☒ 17 Easting 437340 Northing 3186084
Other Coordinates: X: -81.64209 Y: 28.80079 Coordinate System & Datum WGS84
Name of Public Tract (e.g., park) _____

HISTORY

Clear History Values

Construction Year: 1960 ☐ approximately ☐ year listed or earlier ☐ year listed or later
Original Use Church/Temple/Synagogue From (year): 1960 To (year): 2020
Current Use Church/Temple/Synagogue From (year): 1960 To (year): 2020
Other Use _____ From (year): _____ To (year): _____
Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address N/A
Alterations: ☐ yes ☒ no ☐ unknown Date: _____ Nature _____
Additions: ☒ yes ☐ no ☐ unknown Date: 1-1-1960 Nature Detached Garage
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 Historic District Boundary

DESCRIPTION

Clear Description Values

Style Masonry Vernacular Exterior Plan Irregular Number of Stories 2
Exterior Fabric(s) 1. Stucco 2. _____ 3. _____
Roof Type(s) 1. Hip 2. Gable 3. shed
Roof Material(s) 1. Asphalt shingles 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. Hip dormer 2. _____
Windows (types, materials, etc.)

Half moon picture windows, 12/1 DH sash,

Distinguishing Architectural Features (exterior or interior ornaments)

banding multiple roof lines, half moon windows over 3/3 sash

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

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

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

HISTORICAL STRUCTURE FORM

Site #8 LA04849

DESCRIPTION (continued)

Clear Description Values

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

Structural System(s): 1. Concrete block 2. 3.

Foundation Type(s): 1. Continuous 2.

Foundation Material(s): 1. Concrete Block 2.

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

Main Entrance (stylistic details)

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) Field visit and documentation

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

OPINION OF RESOURCE SIGNIFICANCE

Clear Significance Values

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

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

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

The structure has architectural details that reflects its time, thus contributing to the overall look of the Historic District.

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

1. Architecture 3. 5.

2. Community planning & developm 4. 6.

DOCUMENTATION

Clear Documentation Values

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

1) Document type Maintaining organization

Document description File or accession #'s

2) Document type Maintaining organization

Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Damian Brink Affiliation Other

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

(address / phone / fax / e-mail)

Required Attachments

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

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

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

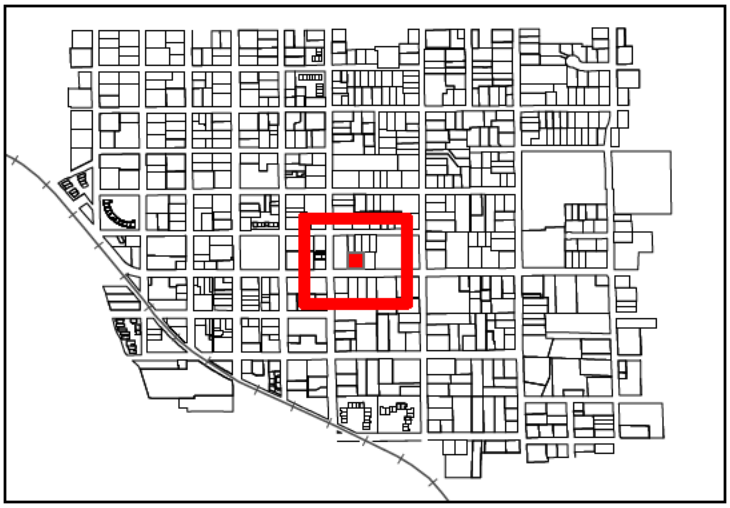
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

Street Map

N

333 EAST 5TH AVE MOUNT DORA FL 32757

0 40 80 160 Feet

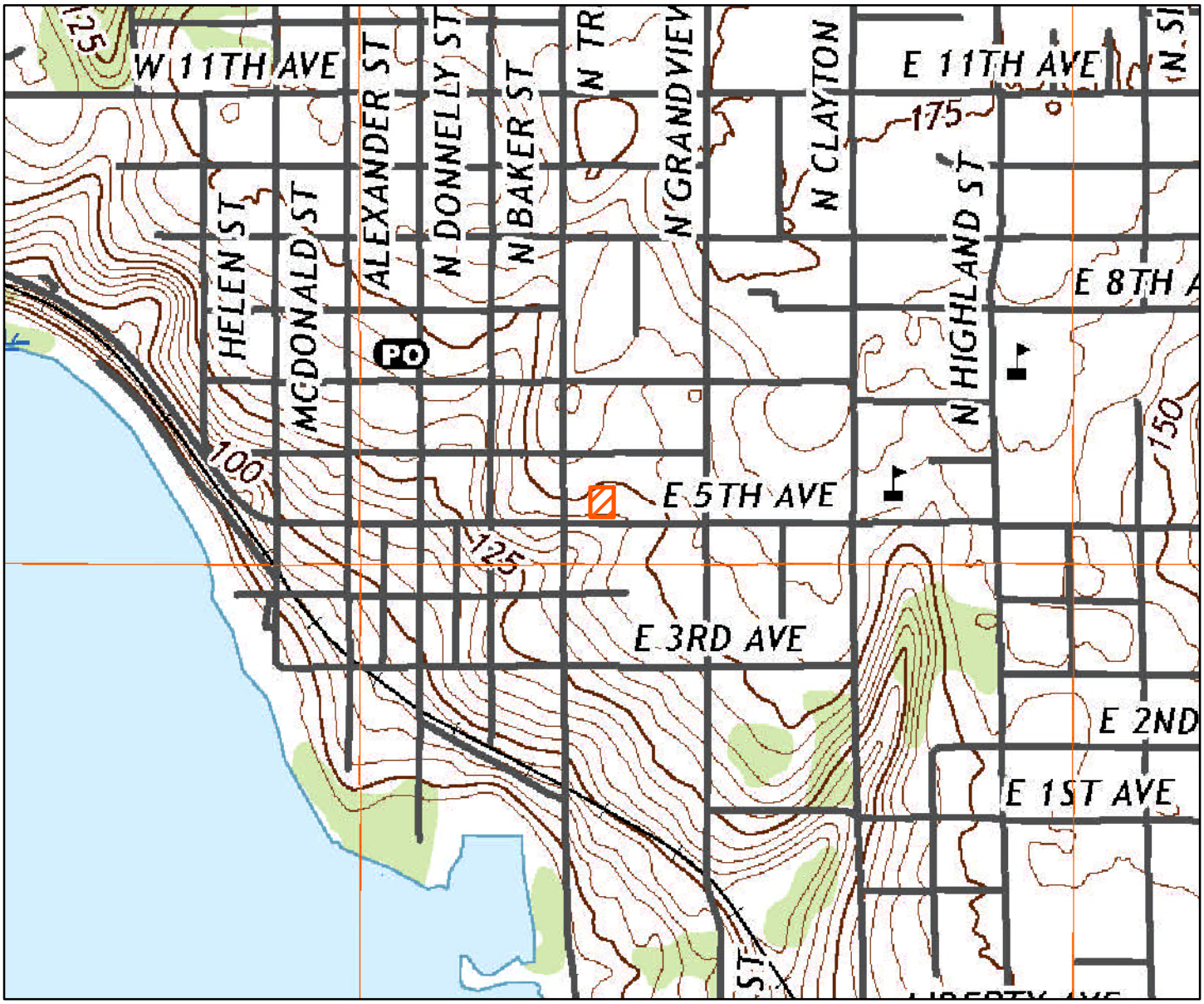


LA04849

KCI TECHNOLOGIES

Data Sources: Lake County, City of Mount Dora

USGS Map



N

LA04849

333 EAST 5TH AVE MOUNT DORA FL 32757

Source: United States Geological Survey Eustis, FL 2018

KCI TECHNOLOGIES

First United METHODIST CHURCH
CHRISTIAN ENRICHMENT
CENTER
333
CEC
VAN ACCESSIBLE

CITY OF MOUNT DORA

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

DATE: July 29, 2026

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 2 - Certificate of Appropriateness; 320 Lake Dora Road (Location) Roof Extension & Screen Porch (Proposed Work); Richard Valenzuela (Owners); Richard Valenzuela (Applicant).**

Property Information:

Address:	320 Lake Dora Road	**Current Use:**	Multi-Family
Zoning District:	C-2	**Land Use:**	Commercial

Structure Information:

Date of Construction:	1980	**Stories:**	Two
Siding:	Concrete Block	**Chimneys:**	None
Roof Material:	Asphalt Shingles	**Porch:**	One

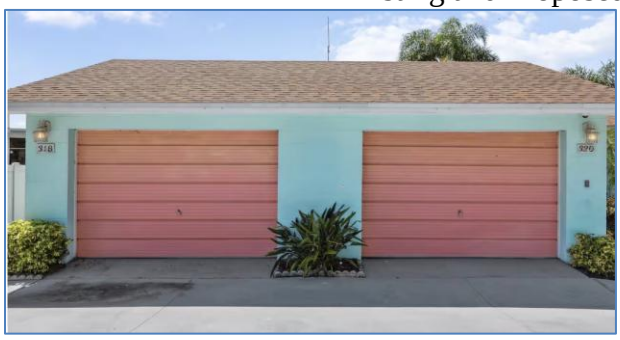
Requested Action:

The Applicant is seeking to remodel the residence and detached garage by:

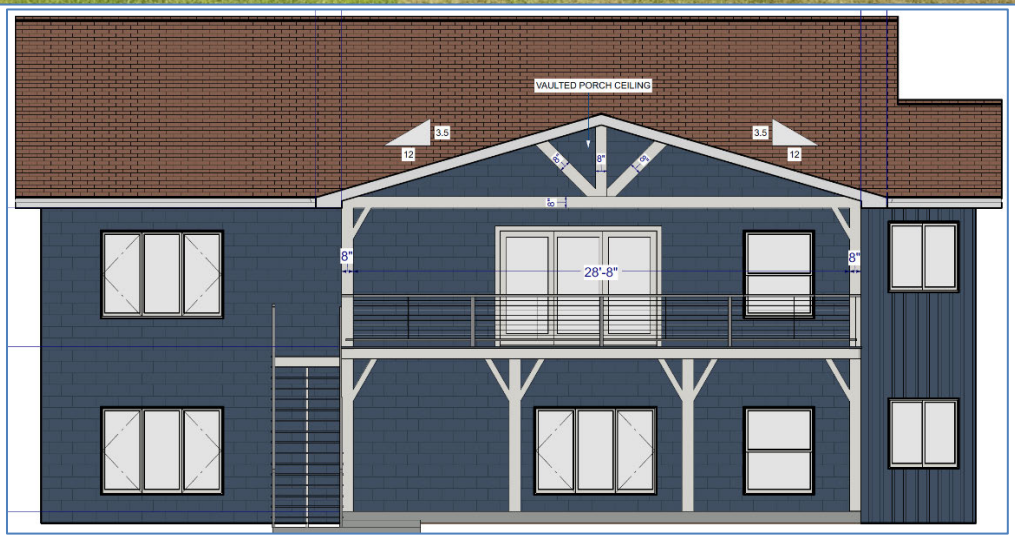
1. Adding Hardie Board siding to the exterior walls;
2. Replacing the existing garage doors with carriage style doors;
3. Installing painted shake siding in the gable ends; and
4. Constructing a roof on the rear of the property above the existing porch and screen-in the porch.

The Applicant is also proposing to paint both structures in an earthtone blue.

Existing and Proposed Garage Modifications



Existing vs Proposed Rear Elevation (Not Visible from Street)



Rendering depicting Proposed Work (Note: No changes to windows or doors are proposed)

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:

Garages and Outbuildings

a. **Secondary Structures:** New secondary structures such as detached residential units, garages, pool houses and other outbuildings should complement the layout, scale, form, and roof type of the primary building.
b. **Character:** Relate new garages and outbuildings to the period of construction of the principal building through the use of complementary materials and simplified architectural details.

Site Features

a. **Lighting:** Lighting of exterior spaces visible from the street should be minimized and limited to locations necessary for safety and visibility, such as gateways, steps, and building entrances. Fixtures should direct light away from surrounding properties. Flood lighting is strongly discouraged.
b. **Parking Areas:** Design parking areas to be as unobtrusive as possible, located to the side or rear of properties. Front yards should not be paved for parking. Traditional paving materials include asphalt, paving stones, brick, and gravel.
c. **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.
d. **Fencing:** New fencing should appear similar to that used historically within the historic neighborhoods in terms of material, scale, transparency, and color. Plastic or vinyl fencing is not appropriate though new composite materials are allowed if they have the appearance of wood. Chain link fencing may be used in back yards out of the view of the public right-of-way but should be black or dark green plastic-coated chain link.

Materials

a. **Compatibility:** Materials should be of a complementary type, size, texture, color and level of craftsmanship to promote continuity within the historic district.
a. **Inappropriate Materials:** The use of vinyl and aluminum siding, unpainted wood, exterior plywood systems, and glass block are incompatible with the visual character of the historic district.
b. **Permitted Synthetic Materials:** As discussed under the topic of Synthetic Replacement Materials (p. 98), quality synthetic materials such as cement board that visually replicate the appearance of wood may be permitted in new construction. Such materials must have a traditional flat painted finish. The fake grain/simulated wood textures are not appropriate.

Findings of Fact:

LDC Section 3.6.4 (2) (a), states that the Historic Preservation Board shall utilize the most recent U.S. Secretary of Interior's Standards for Historic Rehabilitation and Guidelines for Rehabilitation

and the Mount Dora Historic Preservation Design Guidelines as the standards by which applications for certificate of appropriateness are to be evaluated. The Mount Dora Historic Design Guidelines are based on the U.S. Secretary of Interior's Standards for Historic Rehabilitation and Guidelines for Rehabilitation.

LDC Section 3.6.4 (2)(b), states it is also the intent to promote visually compatible, contemporary designs that are harmonious with the exterior architectural and landscape features of adjacent, neighboring or visually related buildings, structures, sites and streetscapes.

Staff has reviewed the application for consistency with the U.S. Secretary of Interior's Standards for Historic Rehabilitation, Mount Dora Historic Preservation Design Guidelines, and the standards for visual compatibility established in LDC Section 3.6.4 (2)(b) (hereto referred to the 'Standards of Review'), and found:

1. The request is consistent with the Mount Dora Historic Design Standards which state that garages and outbuildings should be compatible with the historic district; and

2. The request is consistent with the Mount Dora Historic Design Standards which state that outdoor decks and patios should be located to the side and rear of buildings and should be minimally visible from the street; and

3. The request is consistent with the Mount Dora Historic Design Standards which state that materials should be of a complementary type, size, texture, color and level of craftsmanship to promote continuity within the historic district; and

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

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

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

Attachments:
Photos
Application

CITY OF MOUNT DORA

Site Photos

StellarMLS

Planning@mountdor.gov.

CITY OF MOUNT DORA

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

PAP26-0024

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Renovations, Additions and New Construction

Property Address: 320 Lake Dora Rd. Alternate Key No.:

Property Owner: Richard Valenzuela

Applicant: Richard Valenzuela

Applicant's Mailing Address: [redacted]

Applicant's Phone Number: [redacted]

Applicant's Email Address: [redacted]

Current Building Use (e.g. residential or commercial): Short term rental

amber.schmidt@worthmannroofing.com

Application Type:
- ☐ New Construction
- ☐ Addition
- ☑ Renovation

Check any structural systems or elements which will be affected by this project:
- ☐ Steps or Stairways
- ☐ Windows
- ☐ Doors
- ☐ Walls or Fences
- ☐ Foundation
- ☑ Porches or Porte Cochere - covered deck in back of property
- ☐ Chimney
- ☑ Exterior Lighting
- ☑ Siding/Stucco/Façade Work
- ☐ Walls/Structural
- ☐ Roof
- ☐ Landscape Features

Existing Materials / Style: Concrete block

Proposed Materials / Style: Hardie Plank siding

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

Reason for Addition / Modification: The purpose of the roof extension and screened porch is to make the lake facing property more usable and attractive as well as keeping bugs out of the house. Please do not hold up the siding on account of the porch.

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

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

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

Our goal has always been to transform this home into a timeless American lake house that feels as though it has always been part of Mount Dora’s historic neighborhoods. When we purchased the property, the front of the house lacked the warmth, character, and architectural details we envisioned for this special setting on Lake Dora. The exterior was painted bright turquoise, the roof was an earth-tone color that did not complement the house, and the painted concrete block construction gave it a plain appearance.

To help achieve that vision, we engaged Tiffany Whitley as our design consultant to oversee the architectural and design selections throughout the project. Ms. Whitley previously worked with John Abner on the design of the City of Mount Dora Building Department's new offices, and her familiarity with the architectural character of Mount Dora has helped guide our design decisions.

The proposed renovation will transform the home with James Hardie horizontal lap siding installed over the existing painted concrete block and finished in a soft, neutral blue-gray, accented by crisp white trim, substantial corner boards and fascia, and warm architectural roof shingles. The secondary gables will feature painted shake siding in the same body color, adding subtle texture while maintaining a clean, unified appearance. Together, these changes give the home the warmth, character, and timeless appeal we felt it was missing.

The detached garage has also been redesigned to resemble a traditional carriage house. Because it sits so prominently at the front of the property, we wanted it to become an architectural feature rather than simply a place to park cars. New carriage-style garage doors, traditional lantern-style wall sconces, white trim, shake-clad gables, and creeping fig climbing portions of the exterior walls are proposed to give the building the appearance of an original carriage house that has always belonged on the property.

On the lake-facing rear elevation, the existing deck will be enhanced with a proposed full-width screened porch sheltered by a new centered gable roof. The new gable will be clad in horizontal lap siding, matching the primary siding material used throughout the house, and will feature a decorative king-post truss inspired by traditional timber craftsmanship. Together with substantial painted timber posts, these details were chosen because they add warmth, character, and the kind of craftsmanship often found in traditional American lake houses. Traditional white trim, fascia, corner boards, and other carefully detailed architectural elements will provide crisp definition throughout the exterior.

Our hope is that, when the renovation is complete, the home will feel as though it has always been part of Mount Dora’s historic lakeshore. Every design decision has been made with the goal of creating a home that respects the historic character of the neighborhood while celebrating its beautiful setting on Lake Dora.

Respectfully submitted,

Richard and Lindsey Valenzuela

Garage Rendering – visible from street

Rear Elevation Rendering – not visible from street

Side Elevation Rendering – not visible from street

Right Side Elevation Rendering – not visible from street

Existing Elevations

Existing Garage Elevation – visible from street

Existing Rear Elevation – not visible from street

Existing Side Elevation – not visible from street

Existing Right Side Elevation – not visible from street

Selected Materials – Carriage House

Carriage House	**Carriage-Style Garage Doors** Decorative carriage-house style overhead garage doors with simulated divided-lite windows and black decorative hardware.
	Exterior Wall Lantern Savoy House 5-5911-BK 2-Light Outdoor Wall Lantern (Black)

Selected Materials – Carriage House

Carriage House	**Carriage-Style Garage Doors** **Amarr Heritage Carriage** Decorative carriage-house style overhead garage doors with simulated divided-lite windows and black decorative hardware.
	Exterior Wall Lantern Savoy House 5-5911-BK 2-Light Outdoor Wall Lantern (Black)

Property Record Card

General Information

Name:	VALENZUELA RICHARD G	**Alternate Key:**	1820791
Mailing Address:	127 W FAIRBANKS AVE # 327 WINTER PARK, FL 32789 *Update Mailing Address*	**Parcel Number:**	29-19-27-0030-005-00202
		Millage Group and City:	0MD1 Mount Dora
		2025 Total Certified Millage Rate:	18.7725
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	320 LAKE DORA RD MOUNT DORA FL, 32757	**Property Name:**	-- *Submit Property Name*
		School Information:	*School Locator & Bus Stop Map* *School Boundary Maps*
Property Description:	MOUNT DORA 31-19-27 N 63.54 FT OF S 127.08 FT OF THE FOLLOWING DESCRIBED PROPERTY LYING W OF W'LY R/W LINE OF SCL RR R/W: BEG AT INTERSECTION OF THE CENTERLINE OF FIFTH AVE & SHORELINE OF LAKE DORA, RUN E 308 FT TO INTERSECTION OF CENTERLINES OF FIFTH AVE & MC DONALD STREET, S ALONG CENTERLINE OF MC DONALD STREET A DIST OF 222 FT, W 206 FT PARALLEL TO THE CENTERLINE OF FIFTH AVE TO SHORELINE OF LAKE DORA, THENCE IN NW'LY DIRECTION ALONG SHORELINE OF LAKE DORA TO POB--LESS RD R/W--ALSO DESCRIBED AS LOT 2 BLK 5 US RESURVEY PB 3 PG 37-43 ORB 6111 PG 1353		

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

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	MULTI FAMILY <5 UNITS DRY LOT (0800)	64	174		11136.000	FD	$333,988.00	$333,988.00

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

Residential Building(s)

Building 1

Residential	Building Value: $715,059.00

Summary

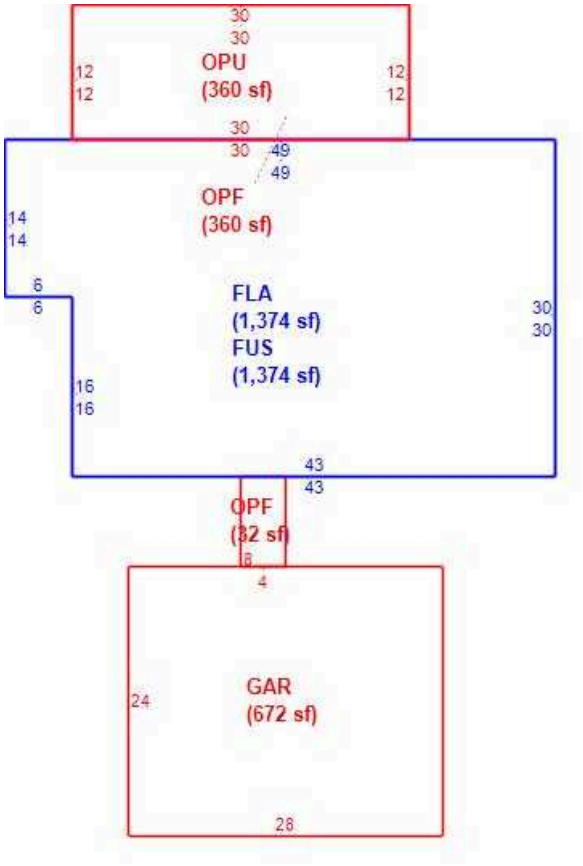
Year Built: 1980	Total Living Area: 2748	Central A/C: Yes	Fireplaces: 0
Bedrooms: 4	Full Bathrooms: 4	Half Bathrooms: 0	

Incorrect Bedroom, Bath, or other information?

Section(s)

Section Type	Ext. Wall Type	No. Stories	Floor Area
FINISHED LIVING AREA (FLA)	CONCRETE BLOCK PLAIN (02)	2.00	1374
FINISHED AREA UPPER STORY (FUS)		2.00	1374
GARAGE FINISH (GAR)		2.00	672
OPEN PORCH FINISHED (OPF)		2.00	392
OPEN PORCH UNFINISHED (OPU)		2.00	360

View Larger / Print / Save



Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	BOAT HOUSE (BHS4)	356	SF	2020	$15,186.00
2	SEAWALL (SEW3)	50	LF	2003	$4,500.00
3	BOAT DOCK (DOC4)	620	SF	2021	$10,676.00

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
6111 / 1353	03/21/2023	Warranty Deed	Qualified	Improved	$1,375,000.00
4937 / 470	04/19/2017	Warranty Deed	Qualified	Improved	$700,000.00
4909 / 671	02/16/2017	Warranty Deed	Unqualified	Improved	$100.00
4692 / 2002	09/28/2015	Warranty Deed	Unqualified	Improved	$0.00

4562 / 15	12/04/2014	Warranty Deed	Unqualified	Improved	$100.00
3054 / 68	01/05/2006	Warranty Deed	Unqualified	Improved	$0.00
2112 / 1947	05/09/2002	Trustees Deed	Unqualified	Improved	$0.00
2071 / 959	02/12/2002	Warranty Deed	Qualified	Improved	$395,000.00
2075 / 2460	02/01/2002	Warranty Deed	Unqualified	Improved	$0.00
911 / 1529	03/01/1987	Warranty Deed	Qualified	Improved	$147,000.00

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

Values and Estimated Ad Valorem Taxes

Values shown are 2026 Working Values. If you need a 2025 Property Record Card, please contact our office.
The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	$1,079,409	$1,079,409	$1,079,409	5.0254	$5,424.46
SCHOOL BOARD STATE	$1,079,409	$1,079,409	$1,079,409	3.0870	$3,332.14
SCHOOL BOARD LOCAL	$1,079,409	$1,079,409	$1,079,409	2.9980	$3,236.07
LAKE COUNTY WATER DISTRICT	$1,079,409	$1,079,409	$1,079,409	0.2940	$317.35
NORTH LAKE HOSPITAL DIST	$1,079,409	$1,079,409	$1,079,409	0.3859	$416.54
ST JOHNS RIVER FL WATER MGMT DIST	$1,079,409	$1,079,409	$1,079,409	0.1793	$193.54
CITY OF MOUNT DORA	$1,079,409	$1,079,409	$1,079,409	6.3000	$6,800.28
LAKE COUNTY MSTU AMBULANCE	$1,079,409	$1,079,409	$1,079,409	0.4629	$499.66
LAKE COUNTY VOTED DEBT SERVICE	$1,079,409	$1,079,409	$1,079,409	0.0400	$43.18
				Total: 18.7725	**Total:** $20,263.22

Exemptions Information

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

Homestead Exemption (first exemption up to $25,000)	*Learn More*	*View the Law*
Additional Homestead Exemption (up to an additional $25,000)	*Learn More*	*View the Law*
Limited Income Senior Exemption (applied to county millage - up to $50,000)	*Learn More*	*View the Law*
Limited Income Senior Exemption (applied to city millage - up to $25,000)	*Learn More*	*View the Law*
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	*Learn More*	*View the Law*
Widow / Widower Exemption (up to $5,000)	*Learn More*	*View the Law*
Blind Exemption (up to $500)	*Learn More*	*View the Law*
Disability Exemption (up to $5,000)	*Learn More*	*View the Law*
Total and Permanent Disability Exemption (amount varies)	*Learn More*	*View the Law*
Veteran's Disability Exemption ($5,000)	*Learn More*	*View the Law*
Veteran's Total and Permanent Disability Exemption (amount varies)	*Learn More*	*View the Law*
Veteran's Combat Related Disability Exemption (amount varies)	*Learn More*	*View the Law*
Deployed Servicemember Exemption (amount varies)	*Learn More*	*View the Law*
First Responder Total and Permanent Disability Exemption (amount varies)	*Learn More*	*View the Law*

Surviving Spouse of First Responder Exemption (amount varies)	Learn More	View the Law
Conservation Exemption (amount varies)	Learn More	View the Law
Tangible Personal Property Exemption (up to $25,000)	Learn More	View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More	View the Law
Economic Development Exemption	Learn More	View the Law
Government Exemption (amount varies)	Learn More	View the Law

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

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Property data updated nightly.
Site Notice

MOUNT DORA LAKE HOUSE

320 LAKE DORA
MT. DORA, FL

Humble Abode
INTERIORS

MOUNT DORA LAKE HOUSE
320 LAKE DORA
MT. DORA, FL

DISCLAIMER: DRAWINGS ARE FOR DESIGN CONCEPT ONLY. DRAWINGS ARE NOT FOR CONSTRUCTION PURPOSES. CONTRACTOR AND SUBCONTRACTORS ARE RESPONSIBLE FOR TAKING THEIR OWN MEASUREMENTS AND MAKING APPROPRIATE MODIFICATIONS FOR CONSTRUCTION AND PRODUCTION OF EACH AREA REPRESENTED. ALL DIMENSIONS TO BE FIELD VERIFIED.

SHEET NUMBER

1

SCALE:

REVISION #:

BACK EXTERIOR ELEVATION: OPTION 1

Humble Abode INTERIORS

MOUNT DORA LAKE HOUSE
320 LAKE DORA
MT. DORA, FL

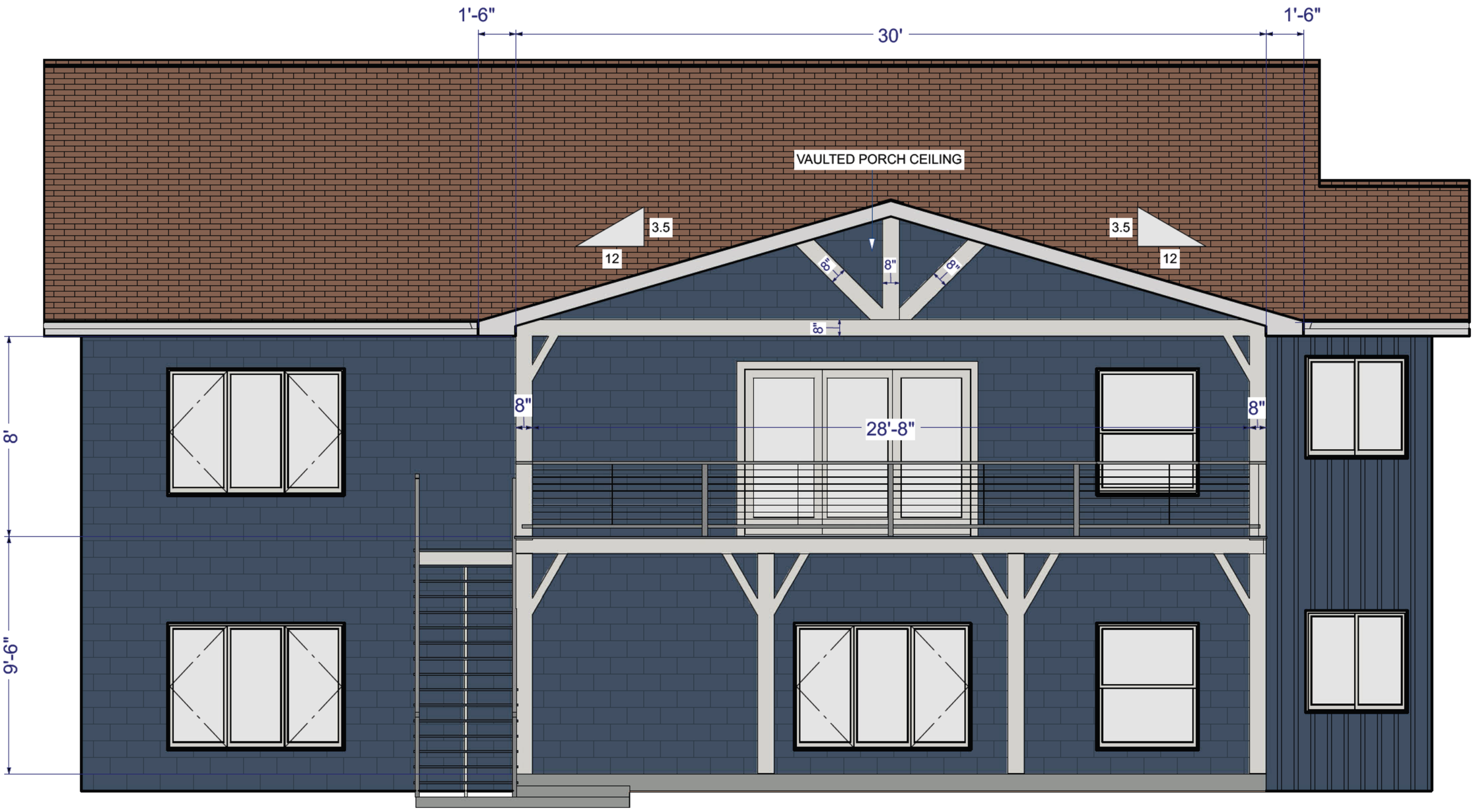
DISCLAIMER: DRAWINGS ARE FOR DESIGN CONCEPT ONLY. DRAWINGS ARE NOT FOR CONSTRUCTION PURPOSES. CONTRACTOR AND SUBCONTRACTORS ARE RESPONSIBLE FOR TAKING THEIR OWN MEASUREMENTS AND MAKING APPROPRIATE MODIFICATIONS FOR CONSTRUCTION AND PRODUCTION OF EACH AREA REPRESENTED. ALL DIMENSIONS TO BE FIELD VERIFIED.

SHEET NUMBER

2

SCALE: 1/4"=1'

REVISION #:



BACK EXTERIOR ELEVATION: OPTION 2

Humble Abode INTERIORS

MOUNT DORA LAKE HOUSE
320 LAKE DORA
MT. DORA, FL

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SHEET NUMBER

3

SCALE: 1/4"=1'

REVISION #:

CITY OF MOUNT DORA

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

DATE: July 29, 2026

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 3 - Certificate of Appropriateness; 634 N Tremain Street (Location); Porch Railing Renovation (Proposed Work); Explore Dora, LLC(Owners); Robert Beans and Amanda Kelley (Applicant).**

Property Information:

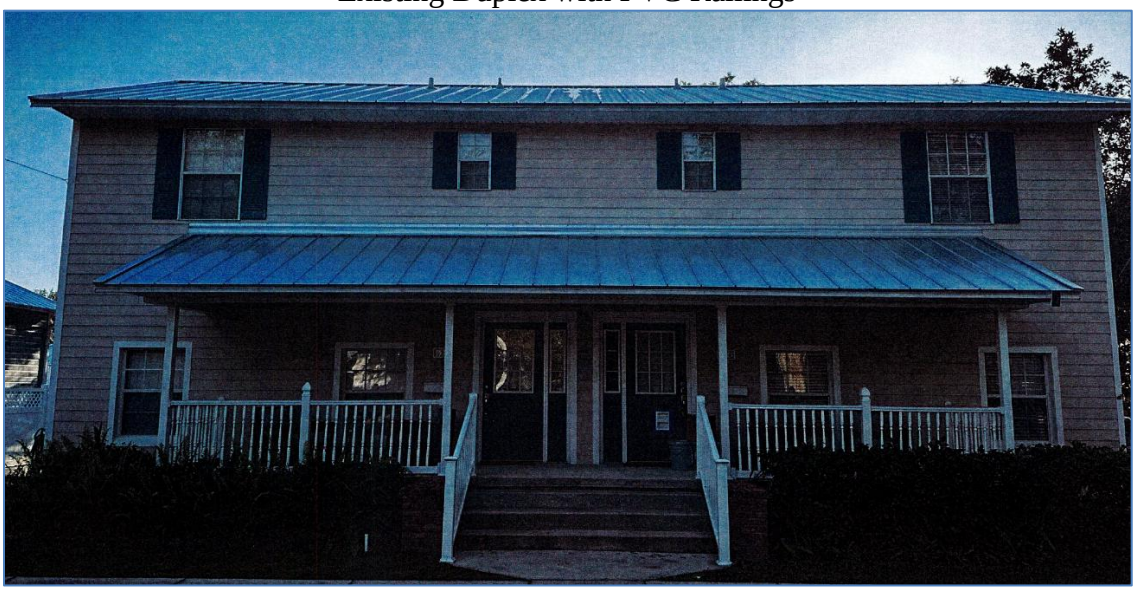
Address:	634 N Tremain Street	**Current Use:**	Duplex
Zoning District:	R-2	**Land Use:**	Medium Density

Structure Information:

Date of Construction:	2001	**Style:**	Masonry Vernacular
Siding:	Horizontal Siding	**Stories:**	Two
Roof Type:	Gable	**Chimneys:**	None
Roof Material:	Metal	**Porch:**	One; open

Requested Action:
The Applicant is seeking to remove the PVC Vinyl railings and replace with wood railings.

Existing Duplex with PVC Railings



Duplex with Proposed Wood, Railings

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 traditional porch has been an integral part of American life and architecture since the mid-1800s. Porches are important transitional spaces that connect the exterior to the interior, but more importantly, they were places for people to connect – with family, community, and nature.

They are significant character defining features, and yet they are one of the most frequently altered features on historic buildings. Their preservation is important in maintaining the character of not just the building, but the streetscape as well. They vary in use, function, and size; some served as outdoor living areas, while others simply sheltered a primary or secondary entrance.

Most porches share common architectural elements such as posts, railings, steps, and a roof structure. Additional design and detailing on the porch reflected the architectural style expressed on the remainder of the building. Porches can deteriorate quickly due to exposure to the elements, especially true in Florida's climate. Without regular maintenance and repair, porch deterioration can escalate into a large-scale issue rapidly.

Historic Porches

a. **Preservation:** Preserve, repair, and maintain historic porches associated with buildings in the historic district. Repair damaged or deteriorated elements of historic porches. Repair is always preferred over replacement.

b. **Replacement:** When deteriorated beyond repair, individual porch elements should be replaced in-kind to match original visual and physical properties, including materials, design,

scale, and level of detail. If physical evidence does not remain, replacement should be based on historic and pictorial documentation.

c. **Posts and Railings:** Porch posts, columns, railings, balusters, and handrails are both functional and decorative, sometimes structural, and should be preserved. Repair damaged posts and railings whenever possible rather than replace them.

d. **Porch Ceilings:** Repair and replacement of porch ceilings should be based on their historic prototypes and should be undertaken in-kind. Sections of damaged or deteriorated ceilings should be completely removed prior to installation of any new material. New work should not be installed over damaged material or obscure historic features.

e. **Replacement Materials:** Wood is the most appropriate replacement material for posts, railings, and decorative woodwork for porches. Compatible substitute materials may be considered for non-structural elements only, such as external PVC trim, a composite material that replicates wood. Trim and detail elements that are customized from PVC trim or other material must match the historic wood appearance, including the design, shape, and size.

f. **Adding New Features:** New trim or porch details such as brackets or decorative spandrels should not be added unless there is evidence they were originally present.

g. **Replacement in Entirety:** Porches that are severely deteriorated or structurally unsound should be removed and replaced in-kind. Structural elements and details should convey the same visual appearance. Posts, columns, railings and balusters should match the original profile, configuration, and material, whenever possible.

h. **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. Porches that were not part of the original design but were added as part of the evolution of the structure can gain significance in their own right and should be preserved.

Findings of Fact:

LDC Section 3.6.4 (2) (a), states that the Historic Preservation Board shall utilize the most recent U.S. Secretary of Interior's Standards for Historic Rehabilitation and Guidelines for Rehabilitation and the Mount Dora Historic Preservation Design Guidelines as the standards by which applications for certificate of appropriateness are to be evaluated. The Mount Dora Historic Design Guidelines are based on the U.S. Secretary of Interior's Standards for Historic Rehabilitation and Guidelines for Rehabilitation.

LDC Section 3.6.4 (2)(b), states it is also the intent to promote visually compatible, contemporary designs that are harmonious with the exterior architectural and landscape features of adjacent, neighboring or visually related buildings, structures, sites and streetscapes.

Staff has reviewed the application for consistency with the U.S. Secretary of Interior's Standards for Historic Rehabilitation, Mount Dora Historic Preservation Design Guidelines, and the

standards for visual compatibility established in LDC Section 3.6.4 (2)(b) (hereto referred to the 'Standards of Review'), and found:

1. The request is consistent with the Mount Dora Historic Design Standards which state that wood is the most appropriate replacement material for posts, railings, and decorative woodwork for porches; and
2. The request is promotes visual compatibility with the exterior architectural of adjacent, neighboring or visually related buildings, structures, sites and streetscapes as required by LDC Section 3.6.4 (2)(b).

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

Board Action:
The Historic Preservation Board may:

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

Attachments:
Photos
Application

CITY OF MOUNT DORA

Site Photos

CITY OF MOUNT DORA

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

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Renovations, Additions and New Construction

Property Address: 634 N. Tremain Street Alternate Key No.: 1766681

Property Owner: Robert Beans/Explore Dora, LLC.

Applicant: Robert Beans/Amanda Kelley [redacted]

Applicant's Mailing Address [redacted]

Applicant's Phone Number: [redacted]

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

Existing Materials: PVC Vinyl

Proposed Materials: ~~PVC Railing~~ / wood

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

Full Description of Proposed Alteration(s) or Construction including materials; please attach additional documentation if needed: Remove Old PVC Railing and replace with more appropriate railing to match updated renovated spaces

Reason for Addition / Modification: PVC is falling down, has holes and is old.

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.

HOLIDAY CLOSURE In observance of Independence Day, our offices will be closed on Friday, July 3rd. We will resume regular business hours on Monday, July 6th.

PROPERTY RECORD CARD

General Information

Name:	EXPLORE DORA LLC	**Alternate Key:**	1766681
Mailing Address:	7420 SW 170 TER PALMETTO BAY, FL 33157 *Update Mailing Address*	**Parcel Number:**	29-19-27-1300-000-02801
		Millage Group and City:	00MD Mount Dora
		2025 Total Certified Millage Rate:	18.7725
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	634 N TREMAIN ST MOUNT DORA FL, 32757	**Property Name:**	-- *Submit Property Name*
		School Information:	*School Locator & Bus Stop Map* *School Boundary Maps*
Property Description:	MOUNT DORA, GULLER'S HOMESTEAD S 86 FT OF N 176 FT OF W 150 FT OF LOT 28 PB 3 PG 43 ORB 6594 PG 761		

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

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	MULTI FAMILY <5 UNITS DRY LOT (0800)	86	150		12900.000	FD	$195,650.00	$195,650.00

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

Residential Building(s)

Building 1

Residential	Building Value: $383,850.00

Summary

Year Built: 2001	Total Living Area: 2716	Central A/C: Yes	Fireplaces: 0
Bedrooms: 4	Full Bathrooms: 4	Half Bathrooms: 2	

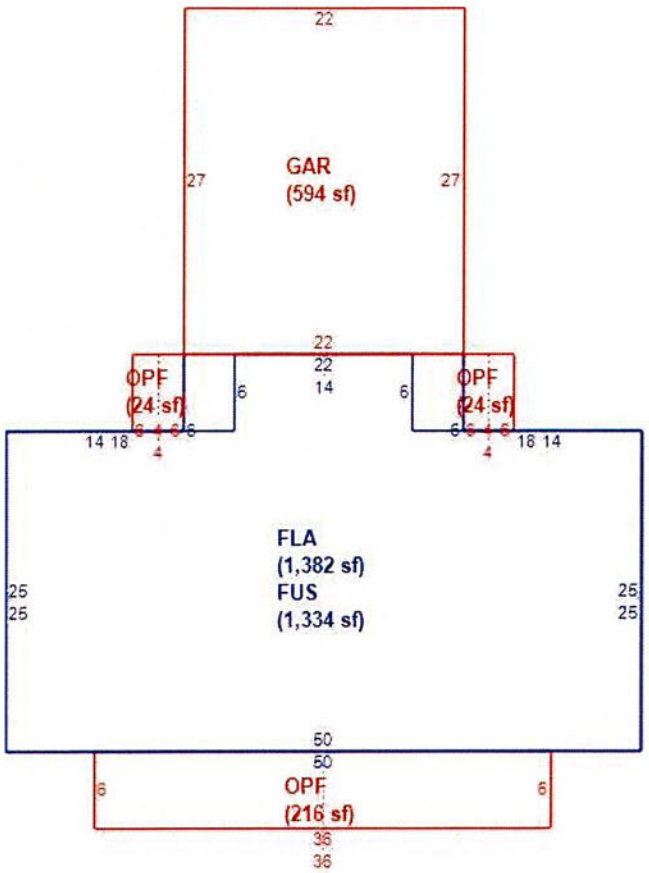
Incorrect Bedroom, Bath, or other information?

Section(s)

Section Type	Ext. Wall Type	No. Stories	Floor Area
FINISHED LIVING AREA (FLA)	WOOD/METAL FRAME W/OUTER FINISH (01)	2.00	1382

(FUS)	[illegible]	[illegible]
GARAGE FINISH (GAR)	2.00	594
OPEN PORCH FINISHED (OPF)	2.00	264

View Larger / Print / Save



Miscellaneous Improvements

There is no improvement information to display.

Sales History

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

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
6594 / 761	09/04/2025	Warranty Deed	Qualified	Improved	$730,000.00
5931 / 1058	03/30/2022	Warranty Deed	Qualified	Improved	$625,000.00
5786 / 305	08/31/2021	Warranty Deed	Qualified	Improved	$430,000.00
3816 / 1466	09/03/2009	Warranty Deed	Qualified	Improved	$245,000.00
2914 / 365	07/29/2005	Warranty Deed	Qualified	Improved	$450,000.00
2603 / 1131	06/15/2004	Warranty Deed	Qualified	Improved	$350,000.00
1810 / 909	04/04/2000	Warranty Deed	Unqualified	Improved	$0.00
1751 / 1310	09/03/1999	Personal Rep Deed	Unqualified	Improved	$0.00
1751 / 1312	08/30/1999	Warranty Deed	Unqualified	Improved	$15,000.00

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

Values and Estimated Ad Valorem Taxes

Values shown are 2026 Working Values. If you need a 2025 Property Record Card, please contact our office.
The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	$579,500	$579,500	$579,500	5.0254	$2,912.22
SCHOOL BOARD STATE	$579,500	$579,500	$579,500	3.0870	$1,788.92
SCHOOL BOARD LOCAL	$579,500	$579,500	$579,500	2.9980	$1,737.34
LAKE COUNTY WATER DISTRICT	$579,500	$579,500	$579,500	0.2940	$170.37
NORTH LAKE HOSPITAL DIST	$579,500	$579,500	$579,500	0.3859	$223.63
ST JOHNS RIVER FL WATER MGMT DIST	$579,500	$579,500	$579,500	0.1793	$103.90
CITY OF MOUNT DORA	$579,500	$579,500	$579,500	6.3000	$3,650.85
LAKE COUNTY MSTU AMBULANCE	$579,500	$579,500	$579,500	0.4629	$268.25
LAKE COUNTY VOTED DEBT SERVICE	$579,500	$579,500	$579,500	0.0400	$23.18
				Total: 18.7725	**Total:** $10,878.66

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

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

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

LANDTEC SURVEYING and Lien

This Survey has been prepared for:

EXPLORE DORA, LLC, A FLORIDA LIMITED LIABILITY COMPANY

PROPERTY ADDRESS:

634 NORTH TREMAIN STREET
MOUNT DORA, FL 32757

On your behalf, and as a requirement for your transaction, this document has been coordinated with us by the firm shown below. Landtec Surveying, Inc. is a private firm and remains entirely responsible for this document's content.

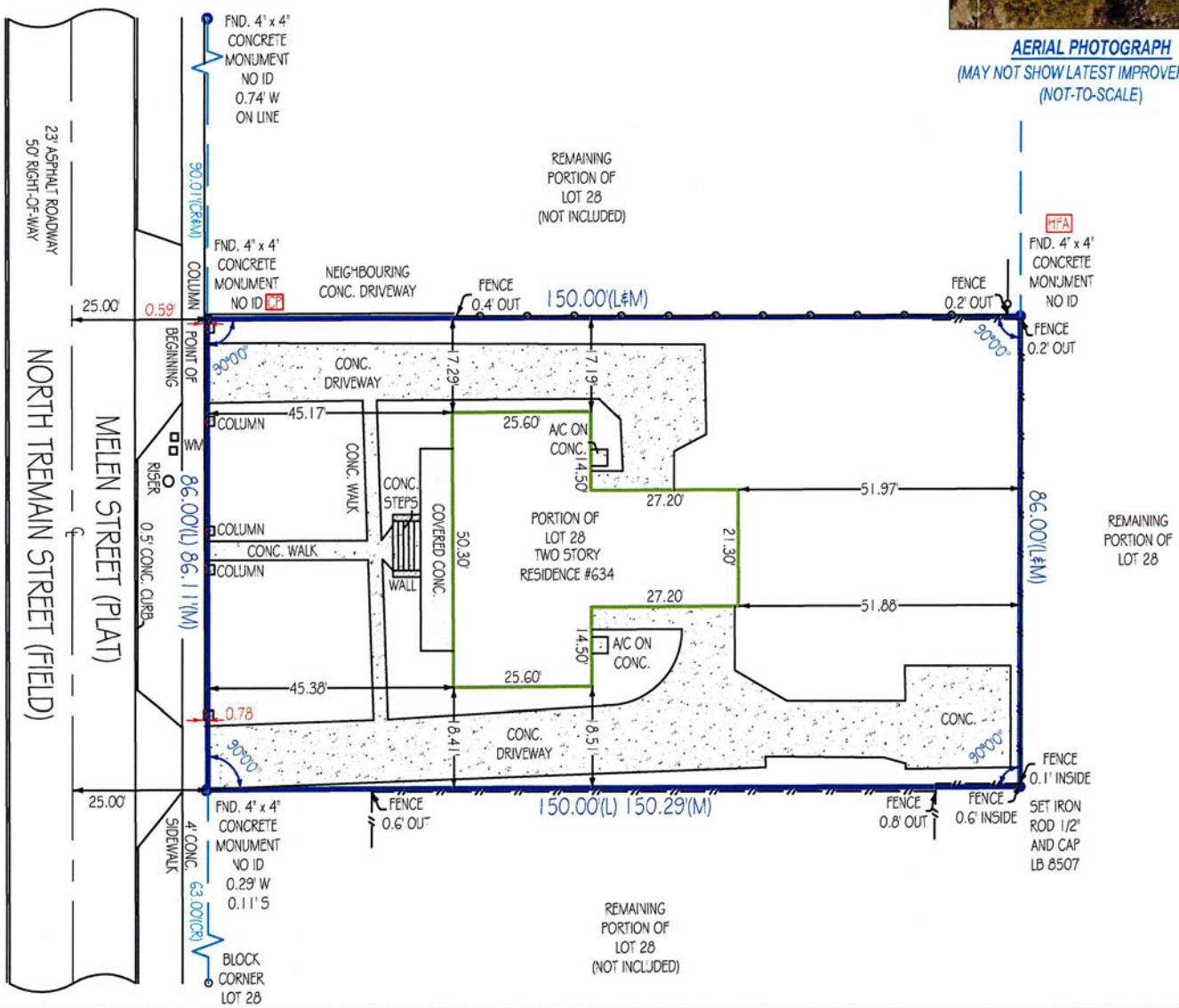
Trinity Title

BEARING REFERENCE:

NONE. RECORD INFORMATION RELIANT UPON ANGULAR DATA ONLY.
ALL ANGULAR DATA SHOWN HEREON REFERENCED THERETO.

SCALE:1"=30'

AERIAL PHOTOGRAPH
(MAY NOT SHOW LATEST IMPROVEMENTS)
(NOT-TO-SCALE)



"CP" = CONTROLLING POINT (POINT OF ROTATION) "HFA" = HELD FOR ALIGNMENT - ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO

Platted Easements, Notable or Adverse Conditions (unplatted easements also listed if provided by client): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE

- COLUMN EXTENDS BEYOND THE WESTERLY BOUNDARY LINE OF SUBJECT LOT.

This survey has been issued by the following Landtec Surveying office:
700 West Hillsboro Boulevard, Suite 2-102
Deerfield Beach, FL 33441
Office: (561) 367-3587
Fax: (561) 465-3145
www.Landtecsurvey.com

Elevations, if shown:
Benchmark: _____
Benchmark Elev.: _____
Benchmark Datum: _____
Elevations on Drawing are in:
N.G.V.D.29 ☐ N.A.V.D.88 ☐

Revisions:

Job Nr: 254615-CE	Date of Field Work: 08/15/2025	Drawn by: A.A.

LANDTEC

LICENSED BUSINESS No. 8507

Sheet 2 of 2 (Survey Related Data) - See Sheet 1 of 2 for Sketch of Survey, SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

TYPE OF SURVEY:

- ☒ BOUNDARY
- ☐ CONSTRUCTION
- ☐ CONDOMINIUM
- ☐ ALTA/NSPS
- ☐ TOPOGRAPHIC
- ☐ SPECIAL PURPOSE

PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW):

Purchase/Refinance

LEGAL DESCRIPTION:
BEGINNING AT A POINT 115 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 28 IN GULLE R'S HOMESTEAD ADDITION TO THE TOWN OF MOUNT DORA, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGES 37, 39, 41 AND 43, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, RUN THENCE SOUTH ALONG TREMAIN STREET 86 FEET; THENCE RUN EAST, PARALLEL TO THE SOUTH LOT LINE OF LOT 28, 150 FEET; THENCE RUN NORTH, PARALLEL TO TREMAIN STREET, 86 FEET; THENCE RUN WEST 150 FEET TO THE POINT OF BEGINNING.

PROPERTY ADDRESS:
634 NORTH TREMAIN STREET
MOUNT DORA, FL 32757

INVOICE NUMBER: 254615-CE
DATE OF FIELD WORK: 08/15/2025

CLIENT FILE: 25-1084

CERTIFIED TO
TRINITY TITLE & ESCROW LLC
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
DEEPHAVEN MORTGAGE LLC, ISAOA, ATIMA
EXPLORE DORA, LLC, A FLORIDA LIMITED LIABILITY COMPANY

FLOOD ZONE: X
FLOOD MAP: 12069C
PANEL: 0367
SUFFIX: E
PANEL DATE: 12/18/2012

PLATTED EASEMENTS, NOTABLE OR ADVERSE CONDITIONS (UNPLATTED EASEMENTS ALSO LISTED IF PROVIDED BY CLIENT):
IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.

- COLUMN EXTENDS BEYOND THE WESTERLY BOUNDARY LINE OF SUBJECT LOT.

ABBREVIATION LEGEND (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):

A OR AL = ARC LENGTH
C/O = CLEANOUT
CA = CENTRAL ANGLE
CATV = CABLE TV RISER
CF = CALCULATED FROM FIELD
CH = CHORD DISTANCE
CONC. = CONCRETE
CR = CALCULATED FROM RECORD
DE = DRAINAGE EASEMENT
EL OR ELEV = ELEVATION
EM = ELECTRIC METER
F.F.E. = FINISHED FLOOR ELEV.
FIR = FOUND IRON ROD
FN = FOUND NAIL
FND = FOUND
G.F.F.E = GARAGE FINISHED FLOOR ELEV.
L= LEGAL DESCRIPTION
M = MEASURED
OHC = OVERHEAD CABLE
P = PLAT
PC = POINT OF CURVE
PCC = POINT OF COMPOUND CURVATURE
PH = POOL HEATER
PI = POINT OF INTERSECTION
PK = PARKER KAELON
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PP = POOL PUMP
PRC = POINT OF REVERSE CURVATURE
PT = POINT OF TANGENCY
QTR = QUARTER
R = RADIUS
RNG = RANGE
ROW = RIGHT OF WAY
SEC = SECTION
TR = TELEPHONE RISER
TWP = TOWNSHIP
UE = UTILITY EASEMENT
UP = UTILITY POLE
WM = WATER METER
WV = WATER VALVE

SYMBOLS (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE):

= UTILITY POLE
= WELL
= LIGHT POLE
= CENTER LINE
= HANDICAP PARKING SPACE
= CATCH BASIN
= PARTY WALL
= FIRE HYDRANT
A/C = AIR CONDITIONER
= SEC. QTR. CORNER
= MANHOLE
SL = SEPTIC LID
= WATER VALVE
X = ELEV. SHOT
= SECTION CORNER
WM = WATER METER

LINETYPES:

BOUNDARY
BUILDING
EASEMENT
CHAIN LINK FENCE
WOOD FENCE
PLASTIC FENCE
OVERHEAD CABLE

GENERAL NOTES:

1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
2. ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
3. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
4. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
5. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN ON HEREON.
6. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
7. ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 2 BUSINESS WEEKS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LB (LICENSED BUSINESS) #8507.

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL (IF AFFIXED) HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062. PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

PABLO A. ALVAREZ LICENSE No. PSM #7274 STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR

Digitally signed by Pablo Alvarez, P.S.M
Date: 2025.08.19 09:56:52 -04'00'

SIGNATURE _____ DATE: 08/19/2025

PABLO ALVAREZ - PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. 7274 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL (IF AFFIXED) OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

PRINTING INSTRUCTIONS:

WHEN PRINTING THIS PDF IN ADOBE. SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING. **DO NOT USE "FIT".**

LANDTEC SURVEYING and Lien

LICENSED BUSINESS No. 8507

CITY OF MOUNT DORA

City of Mount Dora
Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7112
Fax: 352-735-7191
E-mail: plandev@cityofmountdora.com

AGENT AUTHORIZATION

I/we, (Property owner name(s)) ROBERT L BEANS, as the owner(s) of the real property described as follows, 634 / 636 N TREMAIN STREET MOUNT DORA, FL 32757 (Address, Parcel ID Number or Alternate Key Number of subject property), do hereby authorize AMANDA Kelley to act as my/our agent (Agent), to execute any petitions/applications or other documents necessary to affect the request more specifically described as follows, PORCH RAILING- (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.

ROBERT L BEANS		6/29/26
Printed Name of Property Owner	Signature of Property Owner	Date
Printed Name of Property Owner	Signature of Property Owner	Date

State of Florida
County of DADE

Sworn to (or affirmed) and subscribed before me by means of □ physical presence or □ online notarization, this 30th day of JUNE, 2026, by ROBERT L BEANS.

Personally known OR Produced Identification
Type of Identification Produced:

NOTARY PUBLIC STATE OF FLORIDA
LYDIA BENITEZ
MY COMMISSION # HH 461819
EXPIRES: November 6, 2027

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).

CITY OF MOUNT DORA

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

DATE: July 29, 2026

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 4 - Certificate of Appropriateness; 312 E 10th Avenue (Location); Demolition & New Construction (Proposed Work); Dorlinda H. Varga Revocable Trust (Owners); Eco Construction Group, LLC (Applicant).**

Property Information:

Address:	312 E 10th Avenue	**Current Use:**	Residential
Zoning District:	R-2	**Land Use:**	Medium Density

Structure Information:

Date of Construction:	1938	**Style:**	Frame Vernacular
Siding:	Wood	**Stories:**	One
Roof Type:	Hip	**Chimneys:**	None
Roof Material:	Asphalt Shingles	**Porch:**	One, Closed

Background on Architectural Style:

Frame vernacular structures ((circa 1880s – 1930s), as the name suggests, were constructed of wood framing with wood siding. These were hardy structures, hand built by early pioneers and therefore had minimal ornamentation. They reflected the local building traditions of that era and were designed to handle the harsh Florida climate in the days before air-conditioning with features like steep roofs, deep porches, and large windows. Houses were often raised up off the ground on masonry piers to allow air to circulate underneath, cooling the house. They were typically narrow structures which provided excellent cross-ventilation when the windows were opened.

The term "vernacular" simply refers to the fact that these were built by local craftsmen, using locally available materials, and were built to take advantage of the specific environment in which they were built. Ultimately, this meant that the buildings were utilitarian in nature and had very little extra decoration or detailing, other than those elements that had an actual use.

Requested Action:

Demolish the existing residence and replace with a new residence. The Applicant provided a letter from an engineer stating:

> "Based on the observed conditions, including foundation settlement, deterioration of the floor and roof framing, evidence of previous termite damage, and the age of the structure, significant structural rehabilitation would likely be required to restore the residence to current standards. Additional concealed deterioration may also be present and could substantially increase the scope and cost of repairs.
>
> Should the owner wish to pursue rehabilitation of the existing residence, we recommend performing a comprehensive structural investigation, including selective destructive evaluation of concealed framing members and foundations, to accurately determine the full extent of the required repairs.
>
> However, considering the visible deterioration, the probable existence of concealed deficiencies, and the anticipated scope of structural rehabilitation, construction of a new code-compliant residence should also be considered as a practical alternative. From both a structural and economic standpoint."

The residence has vinyl siding on all sides except one section with wood siding. The material behind the vinyl siding is unknown. The residence appears to have original, wood windows behind the window screens. The hip roof has asphalt shingles.

Standards of Review for Demolition:

LDC Section 3.6.4 (4)(h), The board will consider these guidelines in evaluating applications for a certificate of appropriateness for demolition of designated historic sites or buildings, structures or appurtenances within designated historic preservation review areas:

1. Is the structure of such interest or quality that it would reasonably fulfill criteria for designation for listing on the national register?
   The 2020 Site File indicates that the structure would not meet the criteria for the National Registry.

2. Is the structure of such design, craftsmanship or material that it could be reproduced only with great difficulty and/or economically unviable expense?
   The house appears to have its original wood windows which are a significant resource.

3. Is the structure one of the last remaining examples of its kind in the neighborhood, city or designated historic preservation review area?
   No, the historic district is heavily populated with frame vernacular structures.

4. Would retaining the structure promote the general welfare of the City of Mount Dora by providing an opportunity to study local history, architecture and design, or by developing an understanding of the importance and value of a particular culture and heritage?
   The structure is not associated with local history, or a particular culture or heritage.

5. Are there definite plans for immediate reuse of the property if the proposed demolition is carried out, and what effect will those plans have on the character of the surrounding area?
   The Applicant seeks to construct a single-family dwelling unit (see below).

6. Does the building or structure contribute significantly to the historic character of the historic area or preservation review area and to the overall ensemble of buildings in the neighborhood?
   The 2008 Site Form states "because the resource retains much of its historic integrity and is located within a well-preserved collection of historic buildings, it appears to contribute to a historic district."

7. Has the building or structure been determined to be structurally unsound and unsuitable for rehabilitation by a qualified engineer or architect?
   See enclosed letter provided by the Engineer.

LDC Section 3.6.4(4)(b) states that "when an applicant seeks a certificate for the purpose of demolition of a noncondemned, contributing building, structure or appurtenance, the applicant must satisfactorily demonstrate to the board that no reasonable alternative, such as relocation, to demolition can be found." The Applicant did not provide any information pertaining to alternatives.

LDC Section 3.6.4(4)(b), states "No decision of the board shall result in undue economic hardship for the property owner. The board shall have authority to determine the existence of such hardship in accordance with the definition of undue economic hardship found in subsection 3.6.5.8."

Undue Economic Hardship (LDC Section 3.6.5(8))

Undue economic hardship: In any instance where there is a claim of undue economic hardship, the property owner may submit, by affidavit, to the board prior to the public hearing the following information:

a. For all property:
    1. The amount paid for the property, the date of purchase and the party from whom purchased;
    2. The assessed value of the land and improvements thereon, according to the two most recent assessments;
    3. Real estate taxes for the previous two years;
    4. Annual debt service, or mortgage payments, if any, for the previous two years;
    5. All appraisals, if any, obtained within the previous two years by the owner(s) or applicant(s) in connection with the purchase, financing or ownership of the property;
    6. Any listing of the property for sale or rent, price asked and offers received, if any; and
    7. Any consideration by the owner as to profitable adaptive uses for the property, including but not limited to possible fair market rents for the property if it were rented or leased in its current condition; and
b. For income property (actual or potential):
    1. Annual gross income from the property for the previous two years, if any;
    2. Annual cash flow, if any, for the previous two years; and
    3. Status of leases, rentals or sales for the previous two years.
c. The board may require that an applicant furnish such additional information as the board believes is relevant to the board's determination of any alleged undue economic hardship. The board may also require, in appropriate circumstances, that information be furnished under oath.
d. In the event that any of the required information is not reasonably available to the property owner and cannot be obtained by the property owner, the property owner shall file with his/her/their affidavit a statement of the information which cannot be obtained and the reasons why such information cannot be reasonably obtained. Where such unobtainable information concerns required financial information, the property owner will submit a statement describing estimates which will be as accurate as are feasible.

Proposed Single-Family Dwelling Unit

The Applicant is proposing to construct a new single-family dwelling unit on the property. The proposed residence features:

1. Gable roof with porch overhang with asphalt shingles and exposed rafter tails;
2. Front porch with three, wood and brick columns;
3. Brick along permitter of the base of the structure;
4. Horizontal fiber cement siding;

5. Wood framed front door and garage door with windows on the upper portion; and
6. Wood-framed windows with exterior grids on the top pane.

Guidance from Land Development Code (LDC)

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

Guidance from the Historic Design Guidelines:

Additions to existing historic buildings and new construction in the district can contribute in interesting and meaningful ways by adding creative visual elements that respond to and reinforce established patterns and context. Historic neighborhoods do not have to "be frozen in time" or "preserved in amber," as many people would assume. Additional housing, adapting buildings to a growing family's needs, creating infill to replace vacant lots; all of these goals can be welcome additions in a historic district when designed and constructed appropriately and in consideration of context and compatibility. The challenge in historic preservation is to accommodate the desired change in a way that enhances rather than diminishes historic character.

Context and Compatibility

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

Individuality Encouraged

While a historic district conveys a certain sense of time and place associated with its history, it also remains dynamic, with alterations, additions, and new construction occurring over time. It is desirable to be able to perceive the evolution of the street and neighborhood, discerning the apparent age of each building by its architectural expression and method of construction. Placing a building's architectural style in relative chronological order helps interpret the development of the neighborhood. New buildings should not seek to replicate historic buildings but can reference historic styles in their design. Additions and new buildings should fit in and contribute positively to the overall character of the neighborhood.

Site Layout and Orientation

a. **General Layout:** Retain historic property line patterns, street relationships, setbacks, building orientation, established circulation patterns, and landscape elements.
b. **Size Location of Additions:** Additions should be located on the side or rear elevation as opposed to the primary facade. The size and scale of additions should be proportionate to the historic building and clearly subordinate to it.
c. **Setbacks:** Where there are established and consistent setbacks, setbacks of new construction should match that of neighboring properties. New construction on corner lots should continue the existing setbacks along both street frontages.
d. **Spacing Between Buildings:** The spaces between buildings help define the spatial character of the historic district. New construction should follow the existing patterns of building widths and spaces between buildings.
e. **Building Orientation:** New construction should have a similar orientation and relationship to the street as existing buildings in the vicinity.
f. **Entrance Orientation:** Primary entrances of new buildings should be on the primary façade, face the street, and be consistent with the pattern of entrances within the vicinity.
g. **Circulation Patterns:** Pedestrian and vehicular circulation patterns should reflect the patterns along the streetscape and within the vicinity. For example, primary entrances generally connect directly to the street. Driveways are adjacent to buildings. Circular driveways are not appropriate if not an existing established neighborhood feature.
h. **Secondary Structures:** Secondary structures such as garages and sheds should be located in a manner consistent with existing secondary structures in the district, generally to the rear and side of the primary building.

Architectural Expression

a. **Complementary Expression:** New construction should take inspiration from and be complementary to the existing architectural vocabulary of historic buildings within the vicinity.
b. **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.

c. **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.
d. **Dramatic Contrast:** While new buildings should clearly be distinguished from historic buildings, radically contrasting designs for additions or new construction are not appropriate.

Scale, Massing, and Form

a. **General Characteristics:** New buildings should generally be of the same average height, width, and volume as buildings in the vicinity to complement the district's general form and massing.
b. **Proportion of Additions:** Additions should be subordinate to, and not overwhelm, the primary structure. Their design should minimize the visual impact on the building.
c. **Scale and Mass: "**Scale" is determined by the relative size and height of the proposed building in relation to the neighboring buildings. "Mass" refers to the overall volume of a building, or it's weightiness, including its shape. New buildings will be considered "compatible" if their design reflects the scale and mass of historic structures in the vicinity.
d. **Human Scale:** New construction should consider human scale. This means the size of major architectural features (windows, entrances, porches, etc.) in relation to the human body helps determine whether a building has human scale.
e. **Solids-to-Voids Proportions:** The rhythm and pattern of fenestration (the arrangement and design of doors and windows) is extremely important for a structure to be properly proportioned. Undersized windows, over-abundance of blank walls, and mixing horizontally and vertically aligned windows are examples of poor solid-to-void proportions.
f. **Height:** The new building should replicate the predominant pattern of building heights within the immediate neighborhood.

Materials

a. **Compatibility:** Materials should be of a complementary type, size, texture, color and level of craftsmanship to promote continuity within the historic district.
b. **Traditional Materials:** <u>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.</u>
c. **Roof Materials:** Select roof materials that are similar in type, pattern, form, texture, and color to those traditionally used within the district.
d. **Metal Roofs:** New metal roofing is acceptable provided that the new metal roof is metal shingle or standing seam with concealed fastener. New standing seam roofs in earthy or muted colors that are compatible with roof colors found in the district are preferred over galvalume which is very reflective and draws the eye.
e. **Inappropriate Materials:** The use of vinyl and aluminum siding, unpainted wood, exterior plywood systems, and glass block are incompatible with the visual character of the historic district.
f. **Permitted Synthetic Materials:** As discussed under the topic of Synthetic Replacement Materials (p. 98), quality synthetic materials such as cement board that visually replicate

the appearance of wood may be permitted in new construction. Such materials must have a traditional flat painted finish. The fake grain/simulated wood textures are not appropriate.

Building Features
Individual building features such as roofs, entrances, windows, and porches add visual interest to a façade, break up the building mass, and help establish a human scale.

a. **Roof Form and Type:** The orientation of a new roof should align with the orientation of the majority of other roofs on the street. The most common roof types within the historic district should influence the roof type used in new construction.
b. **Cornice Detailing:** Cornices, bargeboards, and edge treatments of new roofs should have similar size, scale, and configuration as historic detailing though they need not replicate them exactly.
c. **Entrance Design:** The size, scale, and presentation of the primary entrance of a new building should be similar to those of other neighboring buildings and should evoke a human scale. The primary entrance should enhance the connection between the street and the building.
d. **Entrance Porches:** Entrance porches and porticos of various configurations are present in the historic district and are appropriate for new construction.
e. **Window Expression and Placement:** Windows attract the eye, so it is important to distribute them evenly. They should reflect the architectural character of the new building while being sympathetic to the character of existing buildings in the vicinity. While they do not need to precisely replicate historic design, they should be compatible with the type, size, proportions, operation, arrangement and placement of windows in neighboring historic buildings.
f. **Porches:** The incorporation of porches in new construction is encouraged. Design should be compatible with the layout, form, scale, and detailing of neighboring historic porches. The introduction of non-traditional porch features or configurations is discouraged.

Findings of Fact:
LDC Section 3.6.4 (2) (a), states that the Historic Preservation Board shall utilize the most recent U.S. Secretary of Interior's Standards for Historic Rehabilitation and Guidelines for Rehabilitation and the Mount Dora Historic Preservation Design Guidelines as the standards by which applications for certificate of appropriateness are to be evaluated. The Mount Dora Historic Design Guidelines are based on the U.S. Secretary of Interior's Standards for Historic Rehabilitation and Guidelines for Rehabilitation.

LDC Section 3.6.4 (2)(b), states it is also the intent to promote visually compatible, contemporary designs that are harmonious with the exterior architectural and landscape features of adjacent, neighboring or visually related buildings, structures, sites and streetscapes.

Staff has reviewed the application for consistency with the U.S. Secretary of Interior's Standards for Historic Rehabilitation, Mount Dora Historic Preservation Design Guidelines, and the standards for visual compatibility established in LDC Section 3.6.4 (2)(b) (hereto referred to the 'Standards of Review'), and found:

1. The request is consistent with the Mount Dora Historic Design Standards for new construction; and

2. 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).

Should the Board wish to approve the request to demolish the existing structure, Staff recommends approval of the proposed residence with the condition that it matches the provided visual and contains the following elements:

1. Gable roof with porch overhang with asphalt shingles and exposed rafter tails;
2. Front porch with three, wood and brick columns;
3. Brick along the base permitter of the structure;
4. Horizontal fiber cement siding;
5. Wood framed front door and garage door with windows on the upper portion; and
6. Wood-framed windows with exterior grids on the top pane in the same configuration of the existing windows. There shall be a minimum of four (4) double-hung windows on the front façade.

Alternatively, the Board may tables the request and ask the Applicant to provide architecture plans of the proposed residence to ensure it meets the standards for review.

Board Action:
The Historic Preservation Board may:

1. Accept Staff's Findings of Fact and Approve the application, as presented;

2. Partially reject Staff's Findings of Fact and Approve the application with conditions to ensure the application is consistent with the Standards of Review. Note: The motion should clearly state the Standards of Review the proposed conditions will address.

3. Reject Staff's Findings of Fact and Deny the application based on inconsistencies between the application and the Standards of Review. Note: The motion will need to include reasoning as to why the application is inconsistent with the Standards of Review.

Attachments:
Photos
Application
2008 Site Form
2020 Site Form

CITY OF MOUNT DORA

Site Photos

312
PUBLIC HEARING NOTICE
APPLICATION FOR DEMOLITION HAS BEEN RECEIVED FOR THIS STRUCTURE
SAID APPLICATION WILL BE REVIEWED BY THE HISTORIC PRESERVATION BOARD ON JULY 29, 2026, AT 3:00 PM AT CITY HALL, 510 N BAKER STREET.

CITY OF MOUNT DORA

Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7113
Fax: 352-735-7191
E-mail: plandev@cityofmountdora.com

CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

(Demolitions Requests Only)

312 E 10th Avenue Mount Dora, FL 32757
Property Address

Dorlinda A Varga Revocable Trust — 11/4/22
Property Owner (If Different From Applicant) — **Date Home was Purchased**

Applicant Name: ECO Construction Group LLC
Address: 1224 N Donnelly St.
City/St/Zip: Mount Dora, FL 32757

[redacted] [redacted]
Business Phone **Alternate Phone** **Email**

Full Description of the Need for Demolition. (Attach additional documentation if needed)

Entire Home Demolition to construct a new SFR

Building Information:
Current Building Use (i.e. residential or commercial): Residential
Year Built: 1938

Required Documentation for Demolition Request:

1. Property Record Card
2. Licensed Engineer Report stating that the building is structurally unsound and unsuitable for rehabilitation.
3. Statement stating that the building has been condemned by the Building Official
4. When an applicant seeks a Certificate of Appropriateness for the purpose of demolition of a **non-condemned** structure, the applicant must satisfactorily demonstrate to the board that no reasonable alternative (such as relocation) to demolition can be found.
5. A conceptual building design and/or redevelopment plan for the property if a demolition request is approved. A demolition approval may only be granted in conjunction with the approval of such submittal.
6. $100 Application Fee

PLEASE NOTE - APPLICATIONS MUST BE RECEIVED THREE WEEKS PRIOR TO THE MEETING.
INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED.

Applicant/Owner Signature

Note: By signing this form and submitting this application for demolition, you are granting permission to the City of Mount Dora to inspect the property and obtain any necessary documentation needed to research and process this request. Additionally, you are granting permission to post the property for demolition as required in the Land Development Code (3.6.4.4i).

EXISTING HOME

PROPOSED NEW
RESIDENCE

ENGINEERING SERVICES GROUP, LLC

ENGINEERING SERVICES GROUP, LLC
3743 Lake Center Drive Mount Dora, FL 32757
Phone: 352.388.1735 CA#8886

ADDRESS: 312 E 10th AveMt Dora, FL 32757
SUBJECT: Inspection Report

To Whom It May Concern,

During our inspection, we observed multiple structural deficiencies and deterioration conditions, including apparent foundation settlement, uneven and sagging floor framing, deteriorated and rotten floor joists, damaged roof rafters, evidence of previous termite damage, and general distress consistent with long-term age-related deterioration.

Several wall areas were covered with finishes; therefore, the condition of all framing members within the wall assemblies could not be fully verified without destructive investigation. Based on the visible conditions and photographic evidence, hidden deterioration may exist.

We also observed that the existing roof framing does not appear to include hurricane tie-down connectors. Additionally, the enclosed room located at the rear of the residence appears to have been constructed without meeting current code requirements and should not be considered compliant without further verification, permitting review, and structural evaluation.

Based on the observed conditions, including foundation settlement, deterioration of the floor and roof framing, evidence of previous termite damage, and the age of the structure, significant structural rehabilitation would likely be required to restore the residence to current standards. Additional concealed deterioration may also be present and could substantially increase the scope and cost of repairs.

Should the owner wish to pursue rehabilitation of the existing residence, we recommend performing a comprehensive structural investigation, including selective destructive evaluation of concealed framing members and foundations, to accurately determine the full extent of the required repairs.

However, considering the visible deterioration, the probable existence of concealed deficiencies, and the anticipated scope of structural rehabilitation, construction of a new code-compliant residence should also be considered as a practical alternative. From both a structural and economic standpoint.

If there are any questions or concerns, please call our office.

J. Lee Smith P.E.
FL State License # 36177
July 0,, 2026

JAMES LEE SMITH LICENSE No 36177 STATE OF FLORIDA PROFESSIONAL ENGINEER

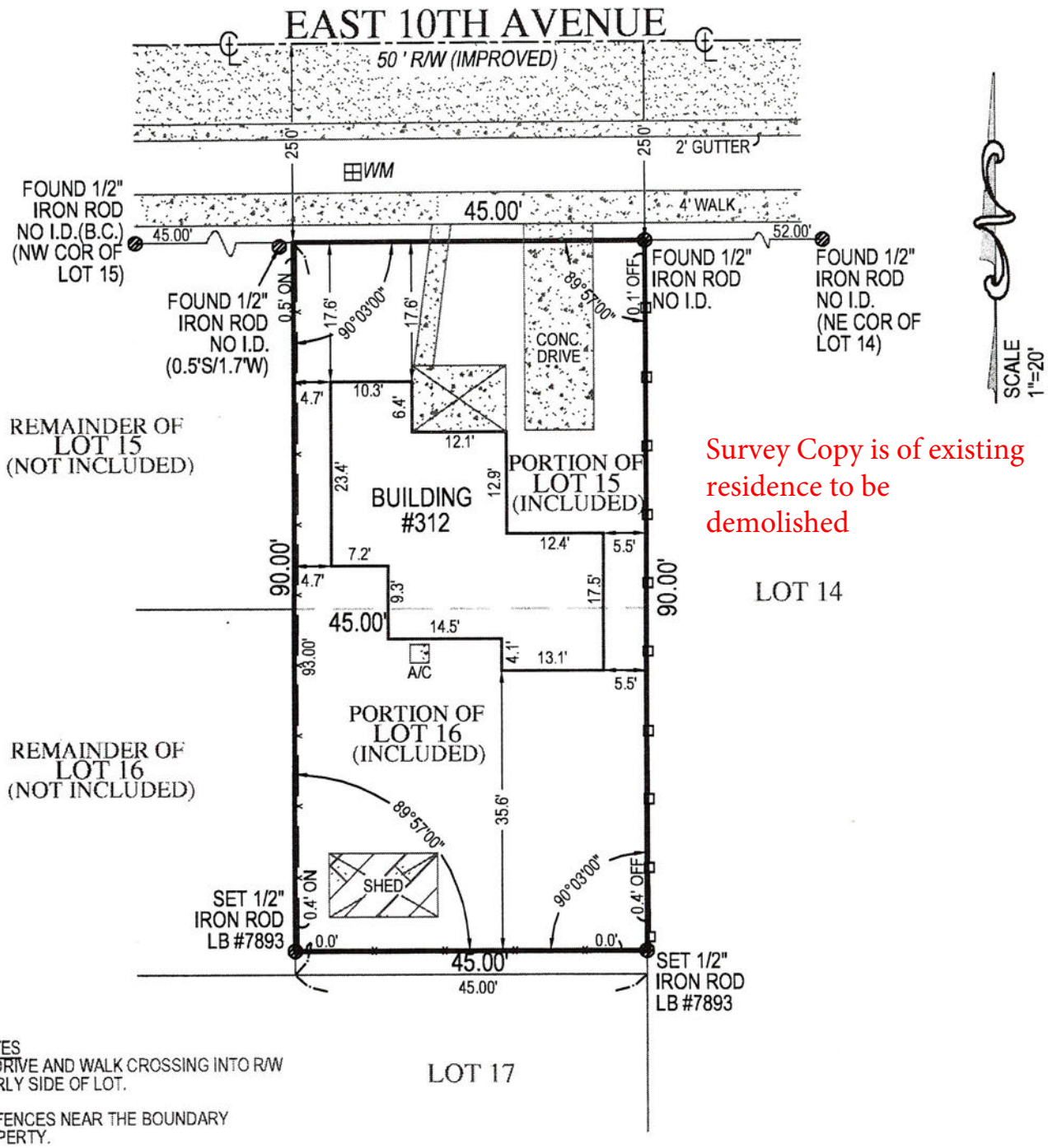
This item has been electronically signed and sealed by James Lee Smith, P.E. using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Digitally signed by James L Smith
Date: 2026.07.01 15:18:00 -04'00'

The information presented in this report addressed the limited objectives related to the evaluation of the subject property. This report only describes the conditions present at the time of our evaluation and is based upon a visual and cursory observation of the subject property. Removal of finish materials,qualitative testing, excavation, or other
work not specifically described herein was not conducted. This report is not intended to fully delineate or document every defect or deficiency throughout the subject property. If any additional information is encountered which relates to this evaluation, ESG reserves the right to alter the opinions contained in this report. In some cases, additional studies may be warranted to fully evaluate concerns noted. Our services have been performed using that degree of skill and care ordinarily exercised under similar conditions by reputable members of ESG's profession practicing in the same or similar locality at the time of performance. Any verbal statements made before, during, or after the course of the assessment were made as a courtesy only and are not considered a part of this report. This report is furnished as privileged and confidential to the addressee. Release to any other company, concern, or individual is solely the responsibility of the addressee.

10/10/2022

BOUNDARY SURVEY



Survey Copy is of existing residence to be demolished

SURVEY NOTES
CONCRETE DRIVE AND WALK CROSSING INTO R/W ON NORTHERLY SIDE OF LOT.

THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY.

KENNETH J OSBORNE CERTIFICATE No. 6415 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION.
NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

KENNETH OSBORNE

Digitally signed by KENNETH OSBORNE
Date: 2022.10.20 10:24:47 -04'00'

(SIGNED)
KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

TARGET SURVEYING, LLC
LB #7893
SERVING FLORIDA
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: http://targetsurveying.net

LEGAL DESCRIPTION AND CERTIFICATION

N. 90 FEET OF THE EAST 45 FEET OF LOTS 15 AND 16 IN DICKERMAN SUBDIVISION, SECTION 29, TOWNSHIP 19 S.R. 27 E. ACCORDING TO THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. ALSO DESCRIBED AS: N. 90 FEET OF THE EAST 45 FEET OF LOTS 15 AND 16 IN DICKERMAN SUBDIVISION NO. 1 OF LOTS 13 AND 14 GULLER'S PLAT IN MOUNT DORA, LAKE COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF FILED 17 FEBRUARY 1922, PLAT BOOK 4, PAGE 23, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. IN SEC. 29 TP. 19 S.R.

Community Number: 120137 Panel: 0367 Suffix: E F.I.R.M. Date: Flood Zone: X Field Work: 10/14/2022

Certified To:
DORLINDA VARGA, TRUSTEE OF DORLINDA VARGA REVOCABLE TRUST; BOWEN & SCHROTH, PA; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY;

Property Address:
312 EAST 10TH AVENUE
MT DORA, FL 32757

Survey Number: 563981

Client File Number: RE-22-193

ABBREVIATION DESCRIPTION:

A.E.	ANCHOR EASEMENT	F.F. EL.	FINISH FLOOR ELEVATION	O.R.B.	OFFICIAL RECORDS BOOK
A/C	AIR CONDITIONER	F.I.P.	FOUND IRON PIPE	(P)	PLAT
B.M.	BENCH MARK	F.I.R.	FOUND IRON ROD	P.B.	PLAT BOOK
B.R.	BEARING REFERENCE	F.P.K.	FOUND PARKER-KALON NAIL	P.C.	POINT OF CURVATURE
(C)	CALCULATED	(L)	LENGTH	P.C.C.	POINT OF COMPOUND CURVE
Δ	CENTRAL / DELTA ANGLE	L.A.E.	LIMITED ACCESS EASEMENT	P.O.B.	POINT OF BEGINNING
CH	CHORD	L.M.E.	LAKE MAINTENANCE EASEMENT	P.O.C.	POINT OF COMMENCEMENT
(D)	DEED / DESCRIPTION	(M)	MEASURED / FIELD VERIFIED	P.R.C.	POINT OF REVERSE CURVE
D.E.	DRAINAGE EASEMENT	M.H.	MANHOLE	P.T.	POINT OF TANGENCY
D.H.	DRILL HOLE	N&D	NAIL & DISK	R/W	RIGHT-OF-WAY
D/W	DRIVEWAY	N.R.	NOT RADIAL	(R)	RADIAL / RADIUS
E.O.W.	EDGE OF WATER	N.T.S.	NOT TO SCALE	S.I.R.	SET IRON ROD
F.C.M.	FOUND CONCRETE MONUMENT	O.H.L.	OVERHEAD UTILITY LINES	T.O.B.	TOP OF BANK
				U.E.	UTILITY EASEMENT

SYMBOL DESCRIPTIONS:

	= CATCH BASIN		= MISC. FENCE
℄	= CENTERLINE ROAD		= PROPERTY CORNER
	= COVERED AREA	U.B.	= UTILITY BOX
+ X.XX	= EXISTING ELEVATION	U.P.	= UTILITY POLE
	= HYDRANT	WM	= WATER METER
Ⓢ	= MANHOLE	Ⓦ	= WELL
	= METAL FENCE		= WOOD FENCE

GENERAL NOTES:

1) LEGAL DESCRIPTION PROVIDED BY OTHERS
2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
5) ONLY VISIBLE ENCROACHMENTS LOCATED.
6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
7) FENCE OWNERSHIP NOT DETERMINED.
8) ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFRENCED TO N.G.V.D. 1929
9) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

TARGET SURVEYING, LLC
LB #7893
SERVING FLORIDA
6250 N. MILITARY TRAIL, SUITE 102
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STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: http://targetsurveying.net

HOLIDAY CLOSURE in observance of Independence Day, our offices will be closed on Friday, July 3rd. We will resume regular business hours on Monday, July 6th.

PROPERTY RECORD CARD

General Information

Name:	DORLINDA A VARGA REVOCABLE TRUST	**Alternate Key:**	1470587
Mailing Address:	314 E 10TH AVE MOUNT DORA, FL 32757 *Update Mailing Address*	**Parcel Number:**	29-19-27-0600-000-01501
		Millage Group and City:	00MD Mount Dora
		2025 Total Certified Millage Rate:	18.7725
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	312 E 10TH AVE MOUNT DORA FL, 32757	**Property Name:**	-- *Submit Property Name*
		School Information:	*School Locator & Bus Stop Map* *School Boundary Maps*
Property Description:	MOUNT DORA, DICKERMAN SUB N 90 FT OF E 45 FT OF LOTS 15, 16 PB 4 PG 23 ORB 6051 PG 2250		

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)	45	90		4050.000	FD	$92,210.00	$92,210.00

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

Residential Building(s)

Building 1

Residential			Building Value: $103,337.00
Summary			
Year Built: 1938	Total Living Area: 568	Central A/C: Yes	Fireplaces: 0
Bedrooms: 1	Full Bathrooms: 1	Half Bathrooms: 0	

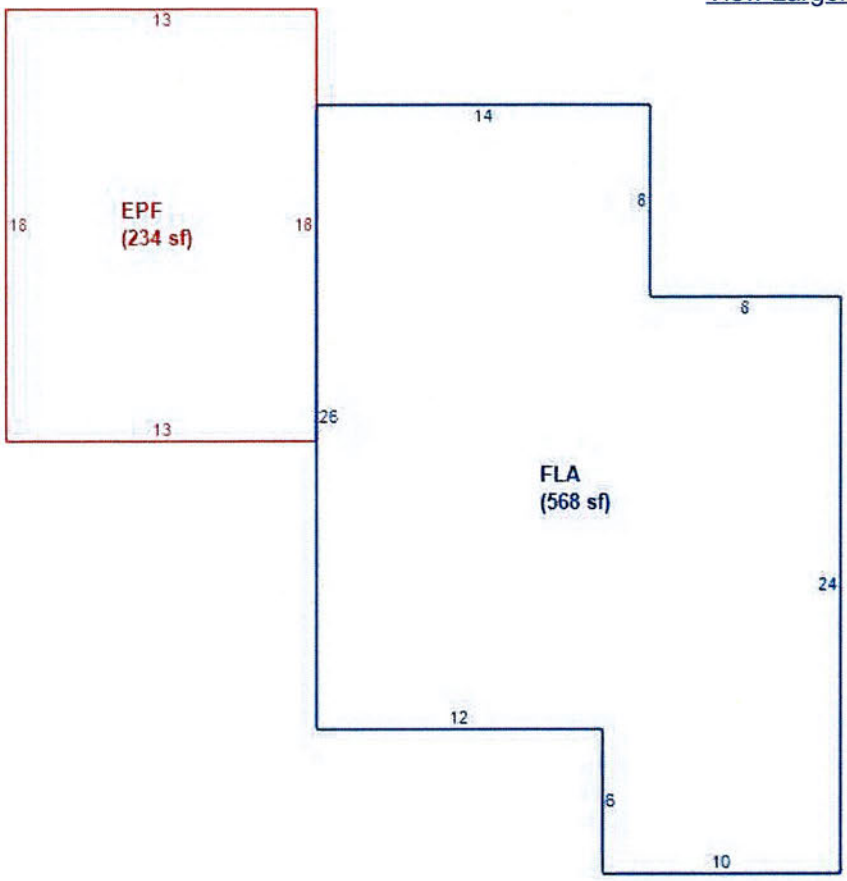
Incorrect Bedroom, Bath, or other information?

Section(s)

Section Type	Ext. Wall Type	No. Stories	Floor Area

ENCLOSED PORCH FINISH (EPF)		1.00	234
FINISHED LIVING AREA (FLA)	WOOD/METAL FRAME W/OUTER FINISH (01)	1.00	568

View Larger / Print / Save



Miscellaneous Improvements

There is no improvement information to display.

Sales History

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

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
6051 / 2250	11/04/2022	Warranty Deed	Qualified	Improved	$165,000.00
1410 / 640	01/01/1996	Warranty Deed	Qualified	Improved	$28,500.00
915 / 1460	08/01/1986	Personal Rep Deed	Unqualified	Improved	$1.00

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	$195,547	$164,970	$164,970	5.0254	$829.04
SCHOOL BOARD STATE	$195,547	$195,547	$195,547	3.0870	$603.65
SCHOOL BOARD LOCAL	$195,547	$195,547	$195,547	2.9980	$586.25
LAKE COUNTY WATER DISTRICT	$195,547	$164,970	$164,970	0.2940	$48.50
NORTH LAKE HOSPITAL DIST	$195,547	$164,970	$164,970	0.3859	$63.66
ST JOHNS RIVER FL WATER MGMT DIST	$195,547	$164,970	$164,970	0.1793	$29.58
CITY OF MOUNT DORA	$195,547	$164,970	$164,970	6.3000	$1,039.31
LAKE COUNTY MSTU AMBULANCE	$195,547	$164,970	$164,970	0.4629	$76.36
LAKE COUNTY VOTED DEBT SERVICE	$195,547	$164,970	$164,970	0.0400	$6.60
				Total: 18.7725	**Total:** $3,282.95

Exemptions Information

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

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

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

Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA03966
Recorder # 510
Field Date 3/15/2008
Form Date 3/15/2008
FormNo 200803
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? YES

GENERAL INFORMATION

Site Name (address if none) 312 E 10TH AVE
Multiple Listing (DHR only)
Other Names >>
Survey or Project Name
Survey#
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
312	East	10TH	Avenue	

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

MAPPING

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

DESCRIPTION

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

HISTORICAL STRUCTURE FORM

8LA03966

DESCRIPTION (continued)

Window Descriptions METAL SASH, JALOUSIE, 3/1

Main Entrance Description (stylistic details)

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

Porch Roof Types(s)

Exterior Ornament

Interior Plan Other Interior Plan

Condition Good

Structure Surroundings

Commercial: Residential: MOSTly this category

Institutional: Undeveloped:

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

Archaeological Remains (describe):

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

Narrative Description (optional)

HISTORY

Construction year 1938

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;1938;

Other Structure Uses

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

RESEARCH METHODS

Research Methods >> Examine local tax records

Other research methods

SURVEYOR'S EVALUATION OF SITE

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

Idividually Eligible for National Register? NO

Potential Contributor to NR District? YES

Area(s) of historical significance >>

Other Historical Associations

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

HISTORICAL STRUCTURE FORM

8LA03966

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: 6/1/2008

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"

LA03966-200803

Supplementary Printout

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

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

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

> **Foundation types:**
Piers

> **Foundation materials:**
Brick

> **Exterior fabrics:**
Asphalt-rolled
Drop siding

> **Roof types:**
Hip

> **Roof materials:**

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

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

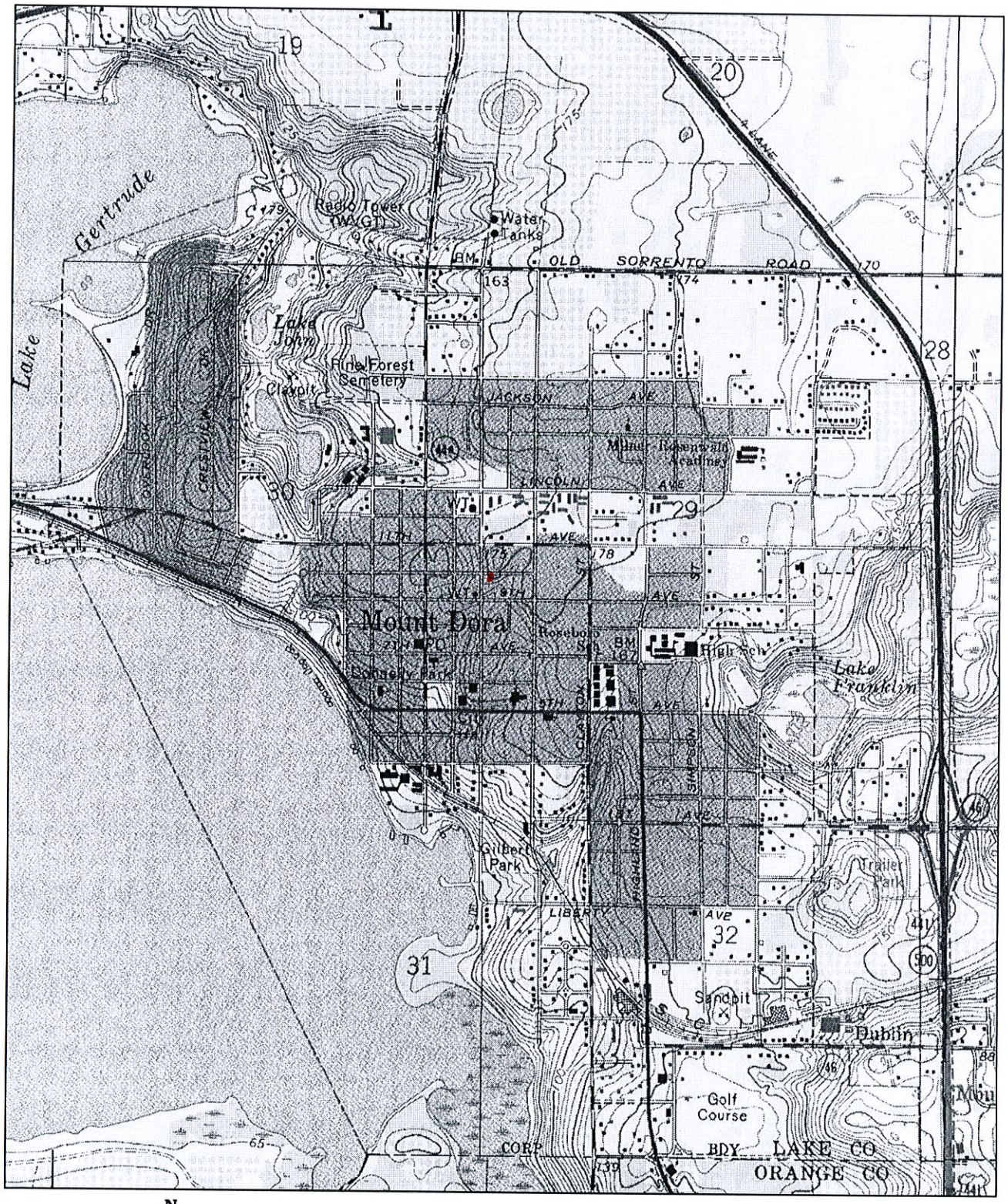
> **Original, intermediate, present uses/year started/year ended:**
Private residence;1938;

> **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)]:**



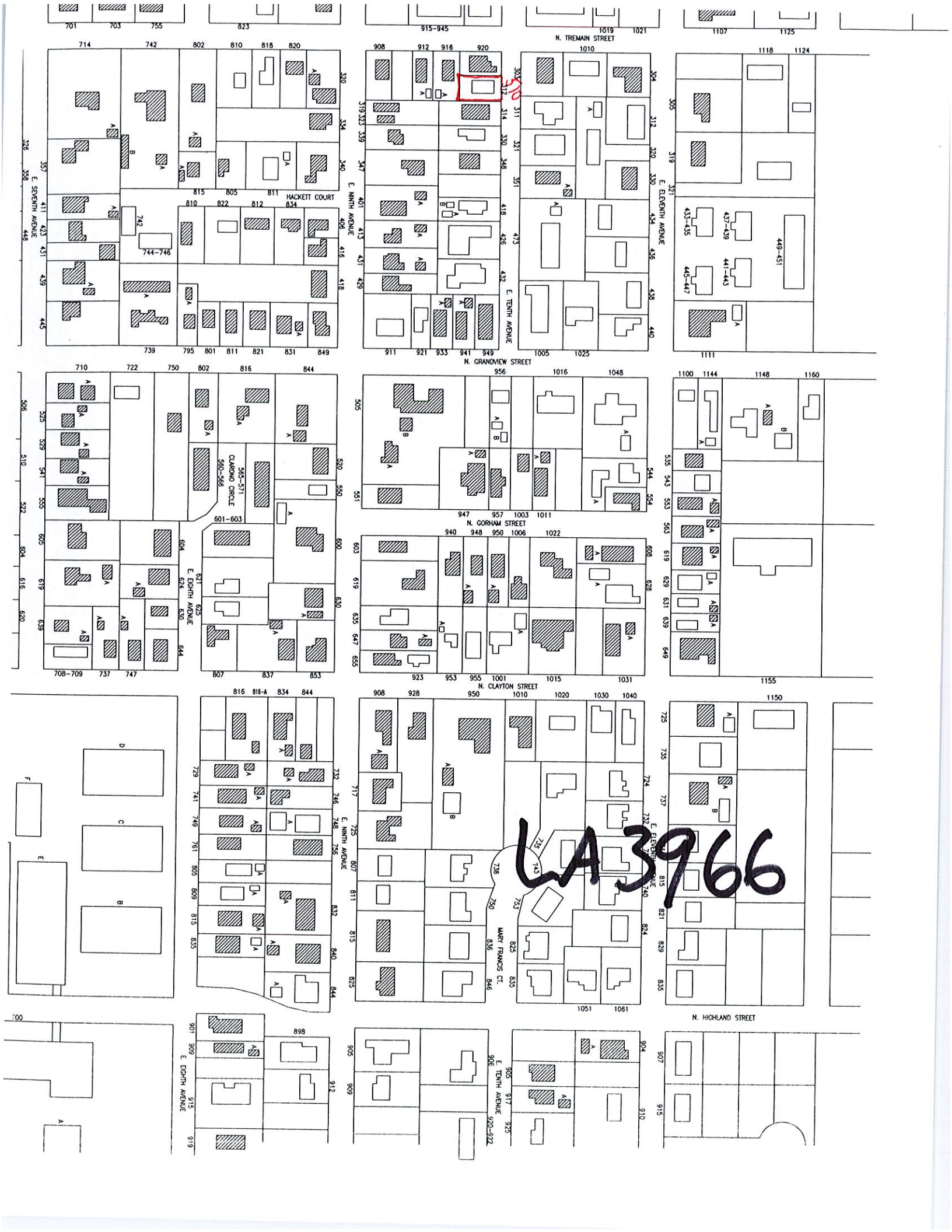
N

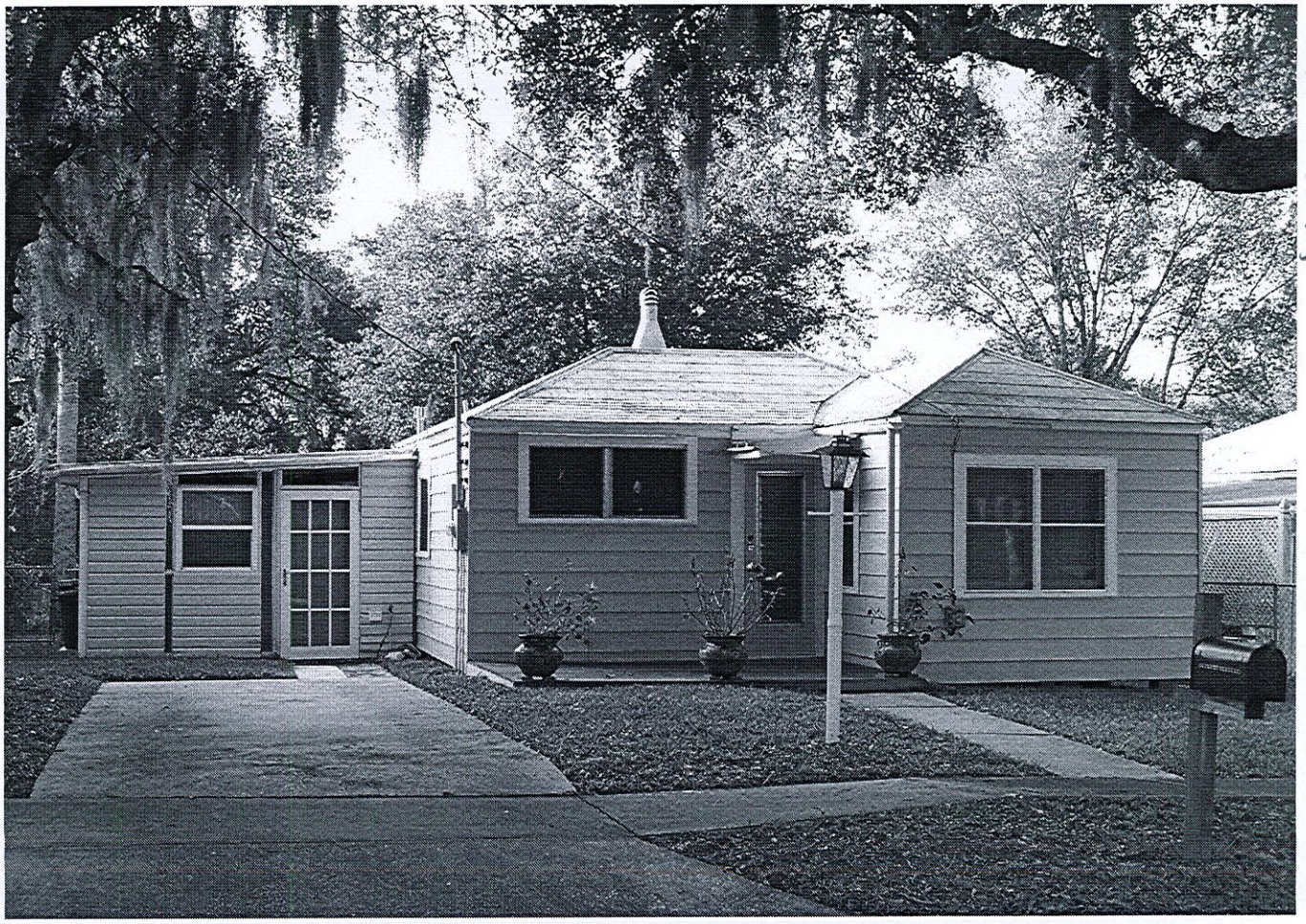
0 0.5 Mi

0 3000 Ft

Map provided by MyTopo.com

510
LA 3966


N. TREMAIN STREET
N. GRANDVIEW STREET
N. GORHAM STREET
N. CLAYTON STREET
N. HIGHLAND STREET
E. SEVENTH AVENUE
E. NINTH AVENUE
E. TENTH AVENUE
E. ELEVENTH AVENUE
E. EIGHTH AVENUE
HACKETT COURT
CLARONO CIRCLE
MARY FRANCIS CT.
LA3966



510

LA
3966

Page 1

☐ Original
☒ Update

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

Clear Form Values

Site#8 LA03966
Field Date 5-12-2020
Form Date 7-10-2020
Recorder # 235

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) 312 East 10th Avenue — Multiple Listing (DHR only) _____
Survey Project Name Mount Dora Historic Site Survey — Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☐private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Clear Location Values

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	312	E	10th	Avenue	

Cross Streets (nearest / between) South side of E 10th Ave b/n N Tremain St & N Grandview St
USGS 7.5 Map Name EUSTIS — USGS Date 2018 — Plat or Other Map _____
City / Town (within 3 miles) Mount Dora — In City Limits? ☒yes ☐no ☐unknown — County Lake
Township 19S — Range 27E — Section 29 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 29-19-27-0600-000-01501 — Landgrant _____
Subdivision Name DICKERMAN SUBDIVISION — Block _____ — Lot 15,16
UTM Coordinates: Zone ☐16 ☒17 — Easting 437309 — Northing 3186551
Other Coordinates: X: -81.64237 — Y: 28.80490 — Coordinate System & Datum WGS84
Name of Public Tract (e.g., park) _____

HISTORY

Clear History Values

Construction Year: 1938 ☒approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Ca — From (year): 1938 — To (year): 2020
Current Use Private Residence (House/Cottage/Ca — From (year): 1938 — To (year): 2020
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown — Date: _____ — Original address N/A
Alterations: ☒yes ☐no ☐unknown — Date: _____ — Nature New Windows and door
Additions: ☒yes ☐no ☐unknown — Date: _____ — Nature Front deck and side additions
Architect (last name first): Unknown — Builder (last name first): Unknown
Ownership History (especially original owner, dates, profession, etc.)

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

DESCRIPTION

Clear Description Values

Style Frame Vernacular — Exterior Plan Irregular — Number of Stories 1
Exterior Fabric(s) 1. Wood siding — 2. _____ — 3. _____
Roof Type(s) 1. Hip — 2. _____ — 3. _____
Roof Material(s) 1. Asphalt shingles — 2. _____ — 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ — 2. _____
Windows (types, materials, etc.)

3/1 Metal Sash, Jalousie

Distinguishing Architectural Features (exterior or interior ornaments)

Wood Framing around windows

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

N/A

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

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

HISTORICAL STRUCTURE FORM

Site #8 LA03966

DESCRIPTION (continued)

Clear Description Values

Chimney: No. 0 Chimney Material(s): 1. Not applicable 2. _____

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

Foundation Type(s): 1. Piers 2. _____

Foundation Material(s): 1. Unspecified 2. _____

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

Main Entrance (stylistic details)

N/ Entrance 1 step up, covered by roof, jalousie style window on front door

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

Enclosed side porch

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) Field visit and documentation

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

OPINION OF RESOURCE SIGNIFICANCE

Clear Significance Values

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

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

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

The simple frame vernacular design of this house contributes in the context of the Historic District.

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

1. Architecture 3. _____ 5. _____

2. Community planning & developm 4. _____ 6. _____

DOCUMENTATION

Clear Documentation Values

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

1) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Kadair Brissett Affiliation Other

Recorder Contact Information 6500 North Andrews Avenue, Fort Lauderdale, Florida 33309 / 954-776-1616
(address / phone / fax / e-mail)

Required Attachments

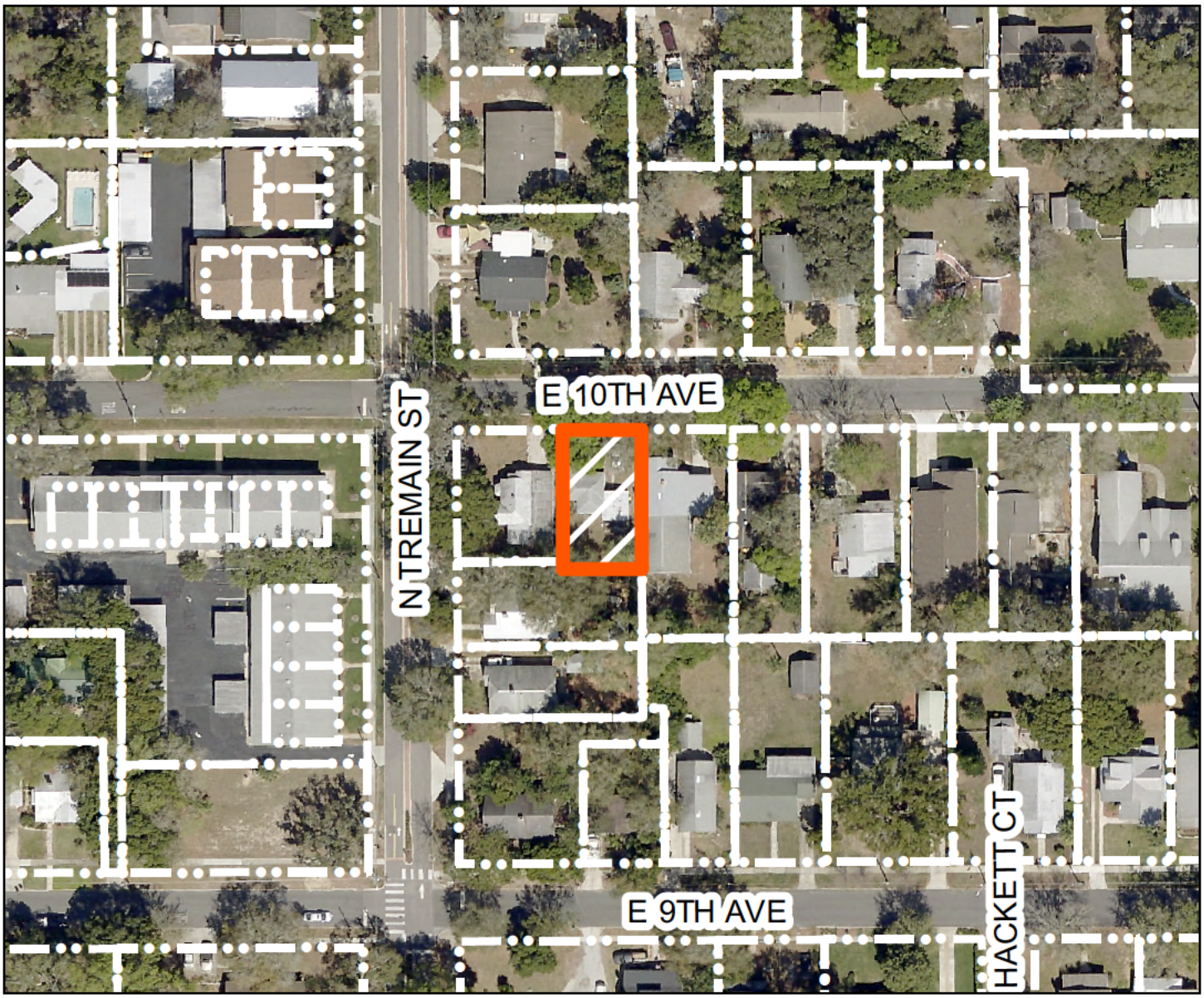
❶ **USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED**

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

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

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

Street Map



N

312 EAST 10TH AVE MOUNT DORA FL 32757

0 40 80 160 Feet

LA03966

KCI TECHNOLOGIES

Data Sources: Lake County, City of Mount Dora

USGS Map

N

LA03966

312 EAST 10TH AVE MOUNT DORA FL 32757

Source: United States Geological Survey Eustis, FL 2018

KCI TECHNOLOGIES

3 1/2

CITY OF MOUNT DORA

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

DATE: July 29, 2026

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 5 - Certificate of Appropriateness; 933 N Alexander Street (Location); Renovation Garage (Proposed Work); Douglas and Michell Wood (Owners); Michelle Wood (Applicant).**

Property Information:

Address:	933 N Alexander Street	**Current Use:**	Residential
Zoning District:	R-1A	**Land Use:**	

Residence Information:

Date of Construction:	1914	**Style:**	Frame Vernacular
Siding:	Drop Siding	**Stories:**	Two
Roof Type:	Gable	**Chimney:**	One
Roof Material:	Asphalt, asbestos, hexagon shingles	**Porch:**	Three

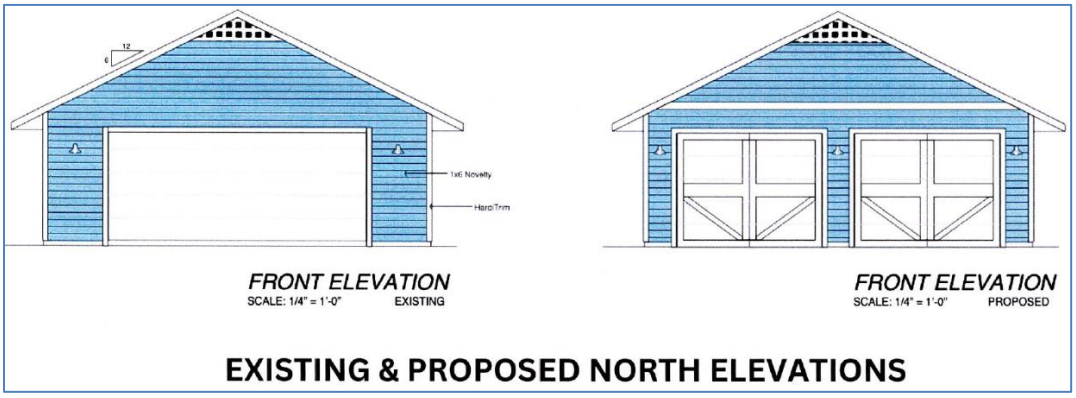
Garage Information:

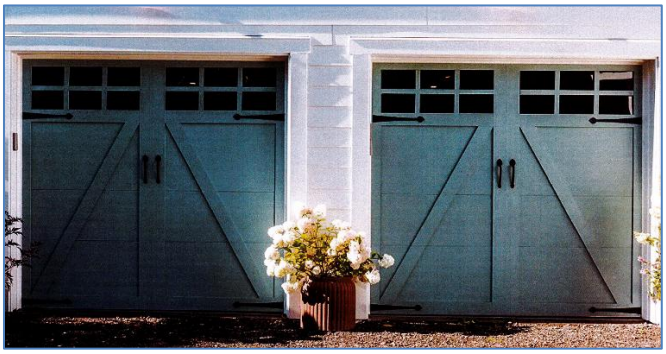
Date of Construction:	1998	**Style:**	Frame Vernacular

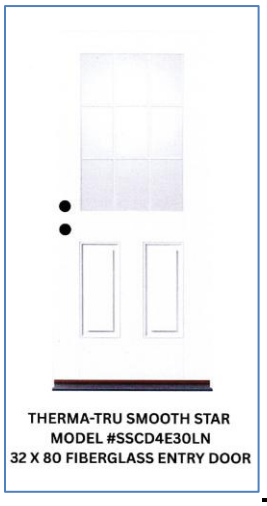
Requested Action:

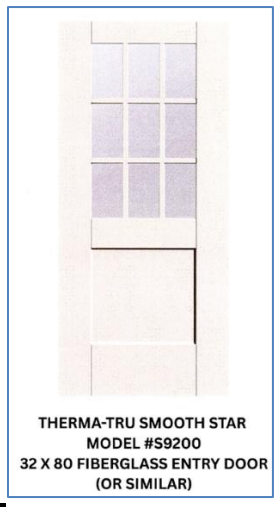
The Applicant is requesting modifications to a detached garage including:

1. Reconfiguring the existing garage door from one large door to two smaller garage doors; and
2. Replace the door on the eastern façade.









The Applicant indicated that they have not decided on a final door design for the doors but all options included in the application package have windows and better complement the historic district than the existing doors.

Guidance from Land Development Code (LDC)

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

Guidance from the Historic Design Guidelines:

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

While a historic district conveys a certain sense of time and place associated with its history, it also remains dynamic, with alterations, additions, and new construction occurring over time. It is desirable to be able to perceive the evolution of the street and neighborhood, discerning the apparent age of each building by its architectural expression and method of construction. Placing a building's architectural style in relative chronological order helps interpret the development of the neighborhood. New buildings should not seek to replicate historic buildings but can reference historic styles in their design. Additions and new buildings should fit in and contribute positively to the overall character of the neighborhood.

Garages and Outbuildings

a. **Secondary Structures:** New secondary structures such as detached residential units, garages, pool houses and other outbuildings should complement the layout, scale, form, and roof type of the primary building.
b. **Character:** Relate new garages and outbuildings to the period of construction of the principal building through the use of complementary materials and simplified architectural details.

Findings of Fact:

LDC Section 3.6.4 (2) (a), states that the Historic Preservation Board shall utilize the most recent U.S. Secretary of Interior's Standards for Historic Rehabilitation and Guidelines for Rehabilitation and the Mount Dora Historic Preservation Design Guidelines as the standards by which applications for certificate of appropriateness are to be evaluated. The Mount Dora Historic Design Guidelines are based on the U.S. Secretary of Interior's Standards for Historic Rehabilitation and Guidelines for Rehabilitation.

LDC Section 3.6.4 (2)(b), states it is also the intent to promote visually compatible, contemporary designs that are harmonious with the exterior architectural and landscape features of adjacent, neighboring or visually related buildings, structures, sites and streetscapes.

Staff has reviewed the application for consistency with the U.S. Secretary of Interior's Standards for Historic Rehabilitation, Mount Dora Historic Preservation Design Guidelines, and the standards for visual compatibility established in LDC Section 3.6.4 (2)(b) (hereto referred to the 'Standards of Review'), and found:

1. The request is consistent with the Mount Dora Historic Design Standards which state that new garages and outbuildings should relate to the period of construction of the principal building through the use of complementary materials and simplified architectural details; and

2. The proposed work is compatible with the architectural style of the building and the existing residence; and

3. The request promotes visual compatibility with the exterior architectural of adjacent, neighboring or visually related buildings, structures, sites and streetscapes as required by LDC Section 3.6.4 (2)(b).

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

Board Action:
The Historic Preservation Board may:

1. Accept Staff's Findings of Fact and Approve the application, as presented;

2. Partially reject Staff's Findings of Fact and Approve the application with conditions to ensure the application is consistent with the Standards of Review. Note: The motion should clearly state the Standards of Review the proposed conditions will address.

3. Reject Staff's Findings of Fact and Deny the application based on inconsistencies between the application and the Standards of Review. Note: The motion will need to include reasoning as to why the application is inconsistent with the Standards of Review.

Attachments:
Photos
Application
1987 Site Form
2008 Site Form

CITY OF MOUNT DORA

Site Photos

CITY OF MOUNT DORA

RECEIVED
JUL - 7 2026

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

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Renovations, Additions and New Construction

Property Address: 933 N. Alexander St. Alternate Key No.: 1475635

Property Owner: Douglas & Michelle Wood

Applicant: Michelle Wood

Applicant's Mailing Address: 933 N. Alexander St., Mount Dora

Applicant's Phone Number: [redacted]

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

Existing Materials: wood siding

Proposed Materials: wood siding

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

Full Description of Proposed Alteration(s) or Construction including materials; please attach additional documentation if needed: Remove existing 16' standard garage door & replace with (2) 9' carriage style doors, new center post, and frieze board. This requires widening the existing opening. Also replace existing side door.

Reason for Addition / Modification: Garage was built in 1990s when cars were smaller and narrower. It's a tight squeeze for 2 CUVs. Also, these doors will bring much-needed character to the North elevation.

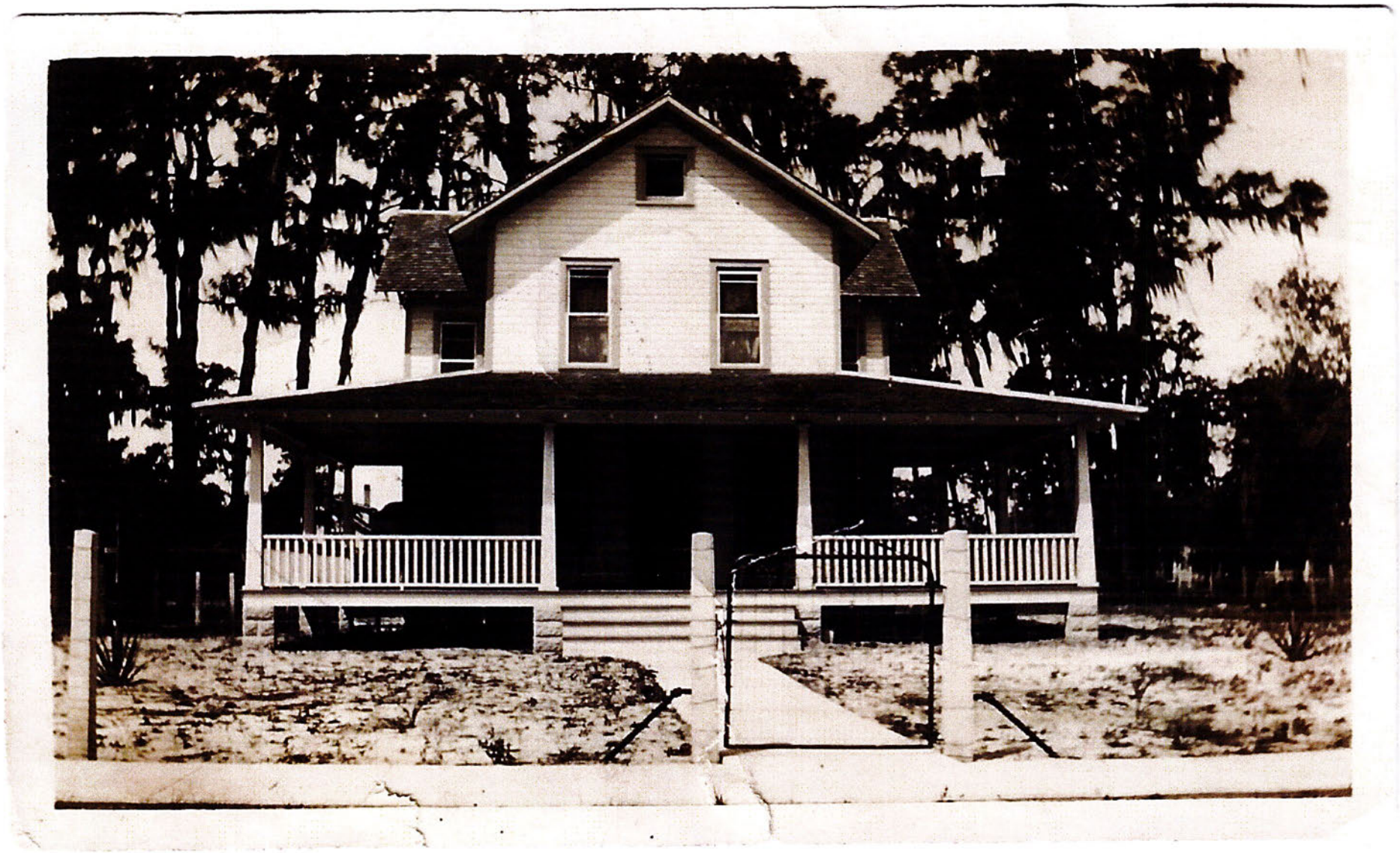
Note: This application is for a Certificate of Appropriateness from the Historic Preservation Board only. The proposed work must also meet Zoning and Building Code Requirements; additional permits may be required.

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

PROPOSED GARAGE RENOVATION

Fletcher Crane House • 933 N. Alexander St.

CONTACT: Michelle Wood | (239) 370-8499 | mwoody371@gmail.com



FLETCHER CRANE HOUSE C. 1918

PROPERTY RECORD CARD

Map of Property | Eagle's Eye View | Proposed Tax Notice | Tax Bill | Print Options

General Information

Name:	WOOD DOUGLAS A & MICHELLE S	**Alternate Key:**	1475635
Mailing Address:	933 ALEXANDER ST MOUNT DORA, FL 32757-4821 *Update Mailing Address*	**Parcel Number:**	30-19-27-0700-000-06500
		Millage Group and City:	00MD Mount Dora
		2025 Total Certified Millage Rate:	18.7725
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	933 ALEXANDER ST MOUNT DORA FL, 32757	**Property Name:**	-- *Submit Property Name*
		School Information:	*School Locator & Bus Stop Map* *School Boundary Maps*
Property Description:	MOUNT DORA, MRS S D SHORT'S SUB LOTS 65 & 66--LESS W 43 FT--, LOTS 67, 68 PB 2 PG 26 ORB 6272 PG 1289		

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.

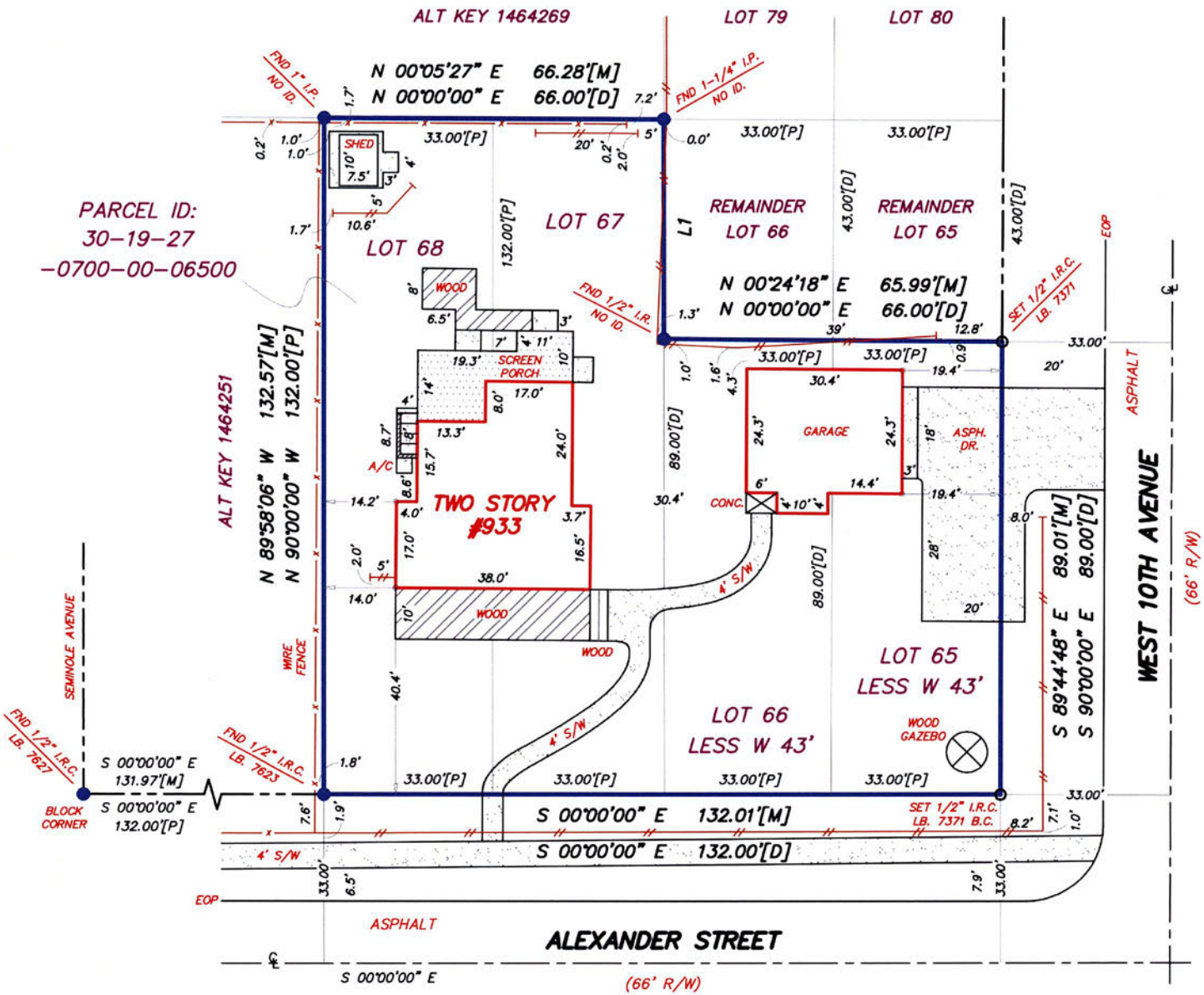
Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	SINGLE FAMILY (0100)	66	132		8712.000	FD	$149,317.00	$149,317.00
2	SINGLE FAMILY (0100)	66	89		5874.000	FD	$125,883.00	$125,883.00

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

Boundary Survey

SCALE: 1"=30'



LINE TABLE [M]		
LINE	LENGTH	BEARING
L1	43.00'	N 89°56'30" E

LINE TABLE [P]		
LINE	LENGTH	BEARING
L1	43.00'	N 90°00'00" E

EXISTING NORTH ELEVATION

EXISTING NORTH & EAST ELEVATIONS

Design Criteria:

Codes: Florida Building Code 2023, Residential 8th Edition
ASCE 7-22 Minimum Design Loads For Buildings And Other Structures

THIS IS NOT A WIND-BORNE DEBRIS AREA.

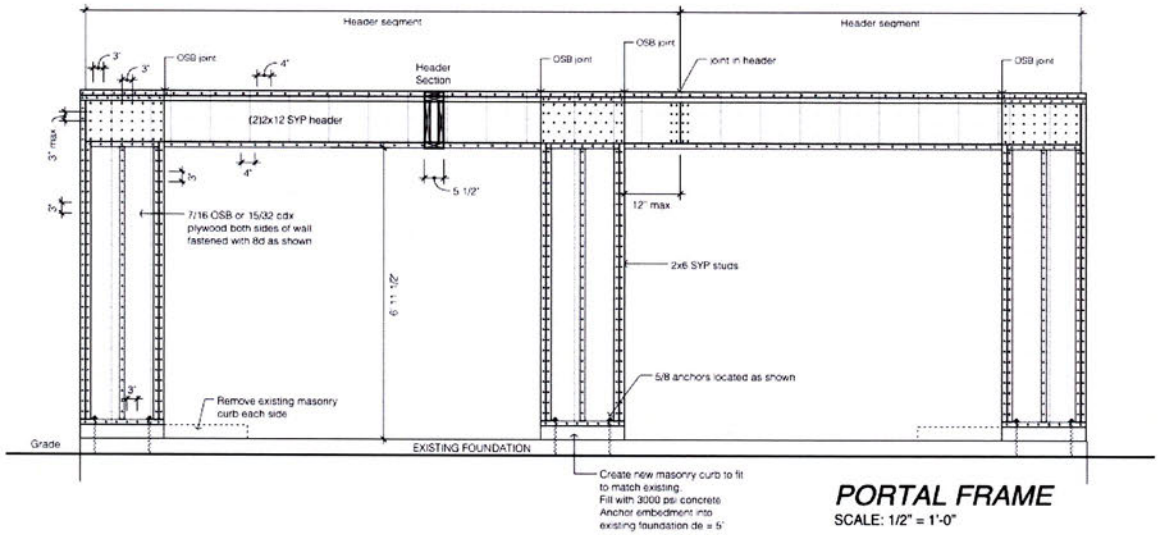
Risk Category: II
Basic Wind Speed: 133 mph at site from ASCE Hazard Tool
Design Wind Speed: 135 mph
Surface Roughness: Open terrain
Exposure Category: B/ Horizontal direction/No Topographical effects
Enclosure Category: Enclosed

Design Pressures : qh = 19.6 psf
Plus & minus signs signify pressures acting towards and away from the building surfaces respectively.

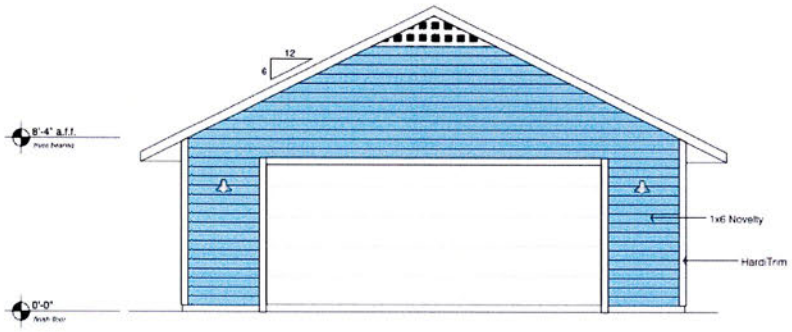
Geotechnical: Soil capacity = 2000 psf

Proposed improvement does not lie within a flood zone.

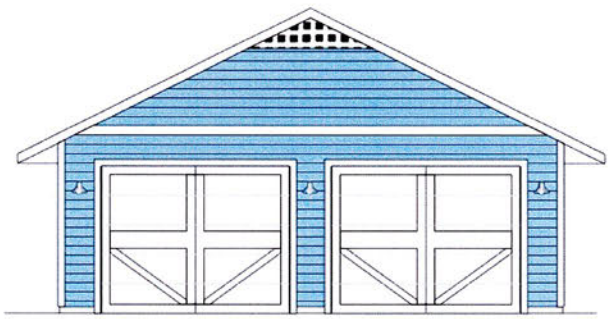
JOB SCOPE
- Remove existing 16-0 x 7-0 OH door
- Remove existing front wall and siding to truss bearing height
- Remove section of existing masonry curb as necessary
- Create new center curb per plan
- Reframe opening per plan to accommodate (2) 9-0 x 7-0 OH doors
- Apply trim and siding to match existing per Elevation
- Install (2) new 9-0 x 7-0 overhead doors



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



FRONT ELEVATION
SCALE: 1/4" = 1'-0" EXISTING



FRONT ELEVATION
SCALE: 1/4" = 1'-0" PROPOSED

EXISTING & PROPOSED NORTH ELEVATIONS

REVISIONS

A GARAGE REVISION FOR:
Douglas A. & Michelle S. Wood
933 N ALEXANDER STREET
MOUNT DORA, FL 32757
AltKey = 1475635

CREATED BY: PJM
CHECKED BY:
DATE: Jul 2, 2026
JOB NO.: 2608

A.1

)esign Criteria:

'odes: Florida Building Code 2023, Residential 8th Edition
ASCE 7-22 Minimum Design Loads For Buildings And Other Structures

HIS IS NOT A WIND-BORNE DEBRIS AREA.

lisk Category: II
lasic Wind Speed: 133 mph at site from ASCE Hazard Tool
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- Apply trim and siding to match existing per Elevation
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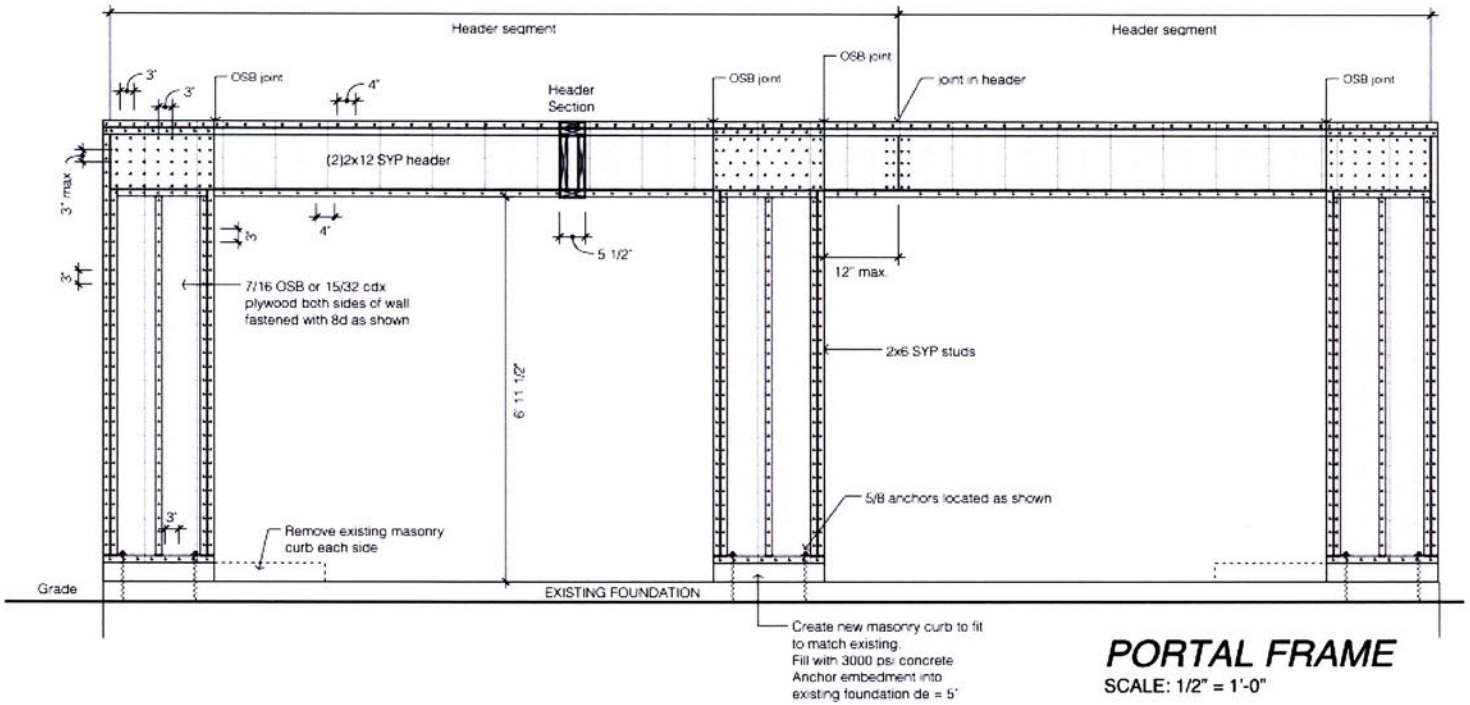
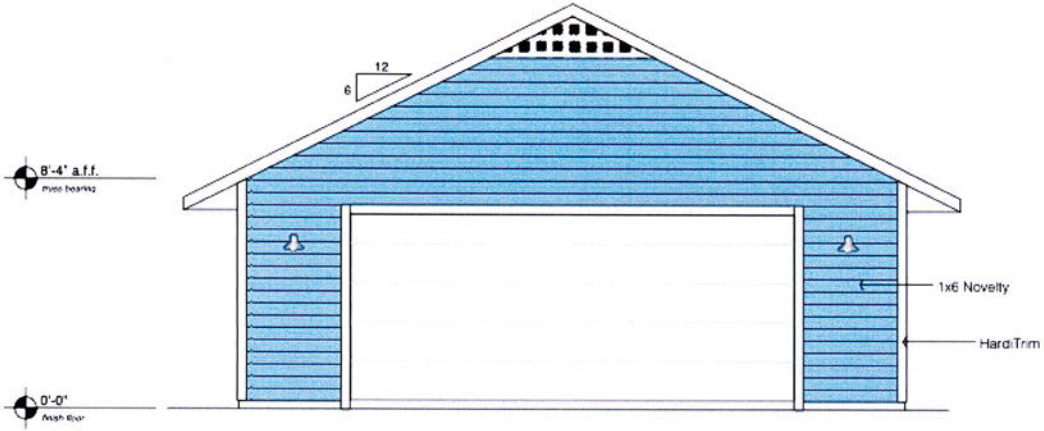


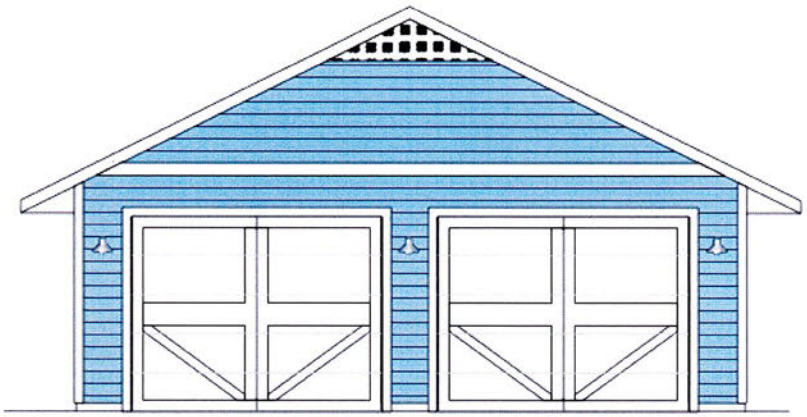
PORTAL FRAME

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



FRONT ELEVATION

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



FRONT ELEVATION

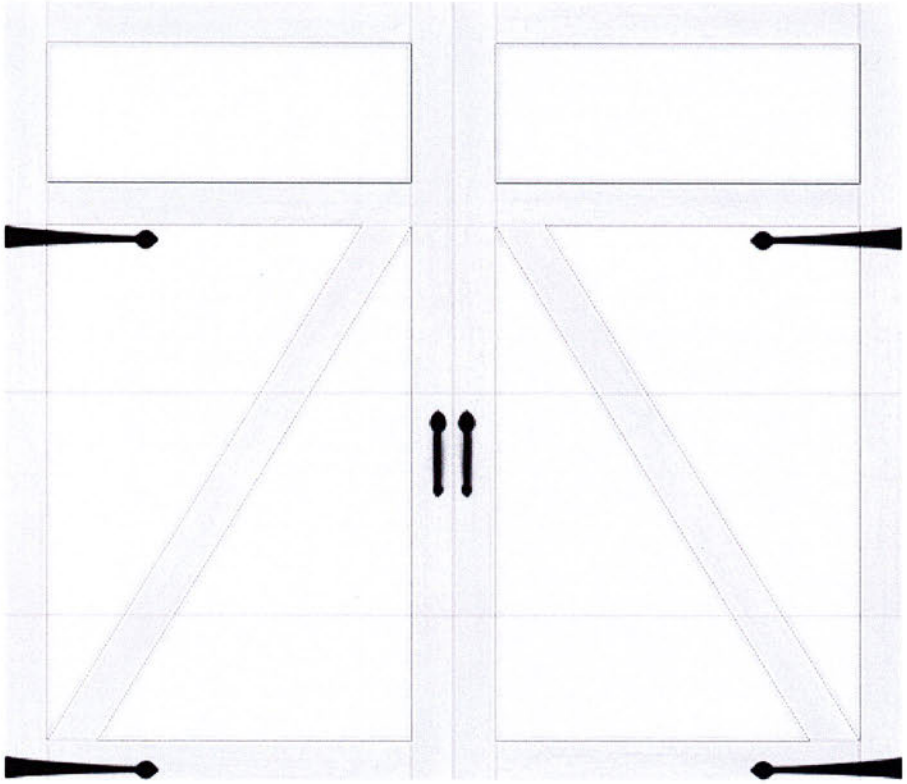
SCALE: 1/4" = 1'-0" PROPOSED

MATERIALS LISTING

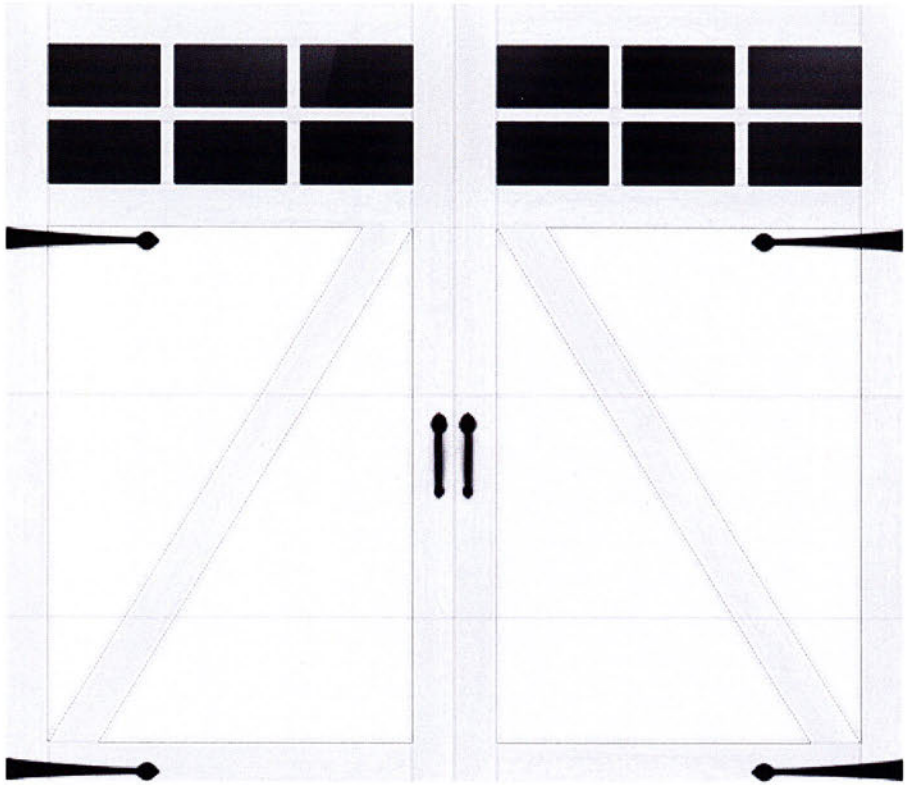
- 2x12 Southern Yellow Pine (SYP)
- 2X6 Southern Yellow Pine (SYP)
- 7/16" OSB plywood
- Wood lap siding to match existing lap siding
- Concrete
- 1x6 PVC BOARD (for new frieze board running above new door) (or Haveli Trim)
- Tyvek house wrap

PROPOSED GARAGE DOOR STYLES

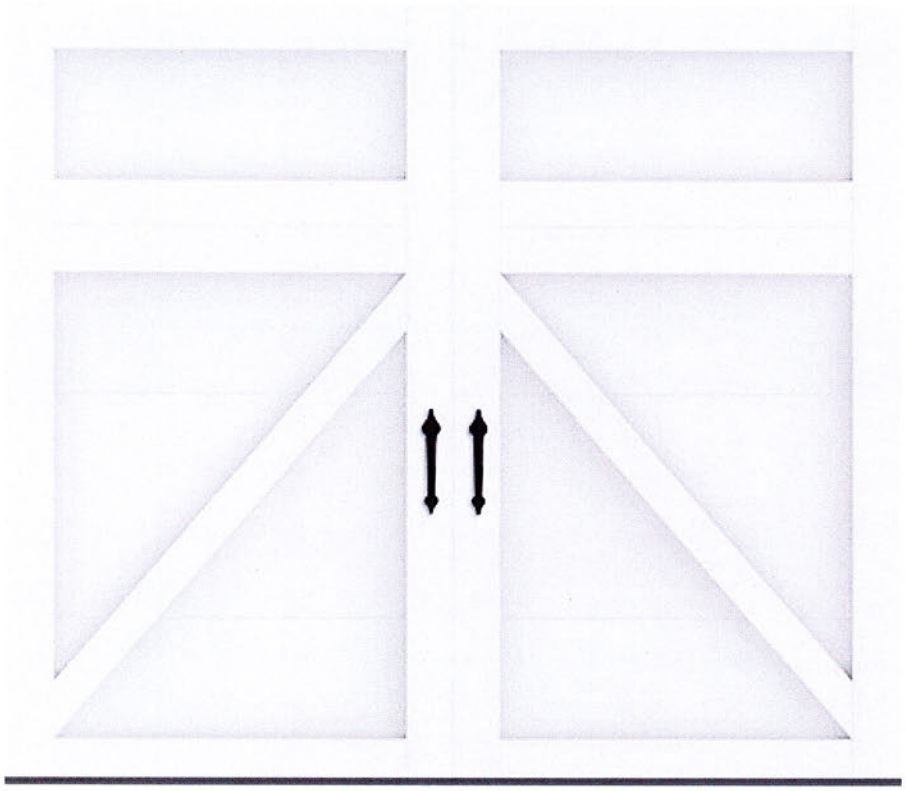
(NOTE: FINAL DOOR & DECORATIVE HARDWARE SELECTIONS DEPEND ON OVERALL PROJECT COST)



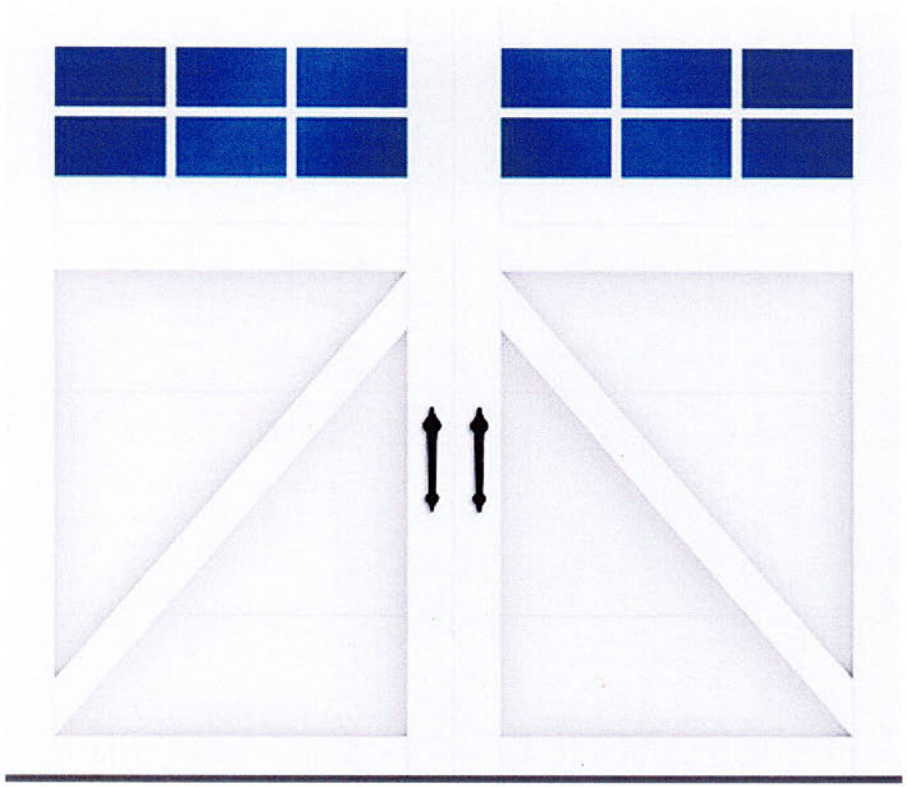
CLOPAY
CANYON RIDGE ELEMENTS
DESIGN 22 (NO LITES)



CLOPAY
CANYON RIDGE ELEMENTS
DESIGN 22 (6-LITE)

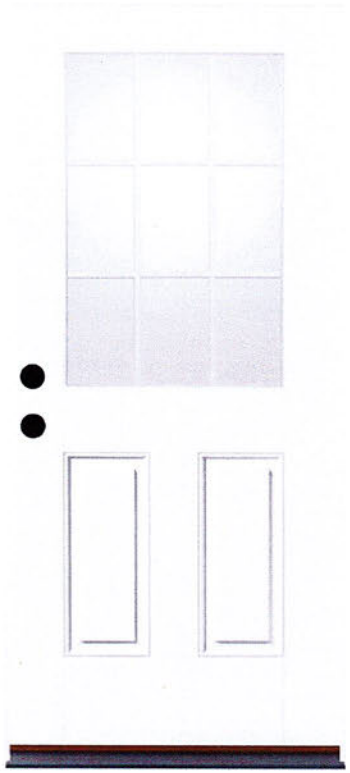


AMARR
CARRIAGE COURT - SEABROOK
CLOSED SQUARE

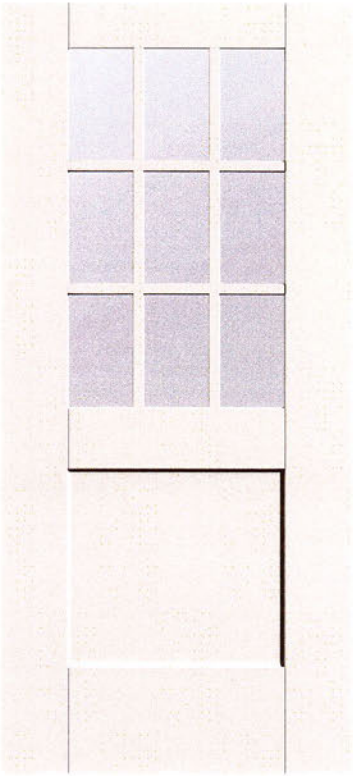


AMARR
CARRIAGE COURT - SEABROOK
6-LITE SQUARE

EXISTING EAST ELEVATION



THERMA-TRU SMOOTH STAR
MODEL #SSCD4E30LN
32 X 80 FIBERGLASS ENTRY DOOR



THERMA-TRU SMOOTH STAR
MODEL #S9200
32 X 80 FIBERGLASS ENTRY DOOR
(OR SIMILAR)

PROPOSED SIDE DOOR STYLES

(NOTE: FINAL DOOR SELECTION DEPENDS ON OVERALL PROJECT COST)

FLORIDA MASTER SITE FILE

J 35,36

Site Inventory Form

Site No. _____

Name The Fletcher Crane House Survey Date 8709

Address of Site 933 Alexander, Mt. Dora Fl. 32757

Instruction for locating _____

Location Mrs. S.D. Short's Sub

Subdivision Name | Block No. | 06500 Lot No.

County Lake

District name if applicable _____

Owner of Site: Name Sayer, David

Address 933 Alexander, Mt. Dora Fl. 32757

Type of Ownership private Recording Date 8711

Recorder: Name & Title Barr, Melanie (Historic Preservation Consultant)

Address P.O. Box 17, Gainesville Fl.32602

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

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

Original Use private residence

Present Use private residence

Dates c. +1914

Cultural Phase American

Period 20th Century

NR Classification Category building Date Listed on NR _____

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

Areas of Significance: Early Community Development

Significance:

The original owner of his house is not known, but D. Fletcher and Gladys Wise Crane lived here in the 1920's. They had married in 1923 and lived here after that. They often rented their house to winter visitors and others while they lived elsewhere. Fletcher Crane started a furniture store in 1923, with Al Rehbaum, on the northwest corner of 4th and Donnelly. He bought out Al Rehbaum shortly afterwards. Mr. Crane sold "house furnishings, radios, refrigerators, awnings, Venetian blinds, floor coverings, stoves, and luggage" for 35 years at the store. Gladys Crane owned a beauty shop at 414 Alexander. Fletcher Crane was elected a city councilman in 1925, 1938, 1940, 1942, and 1944. He was president of the Kiwanis in 1937 and president of the Merchants Association in 1948. The Cranes later moved to Mr. Crane's parents' house at 815 McDonald.

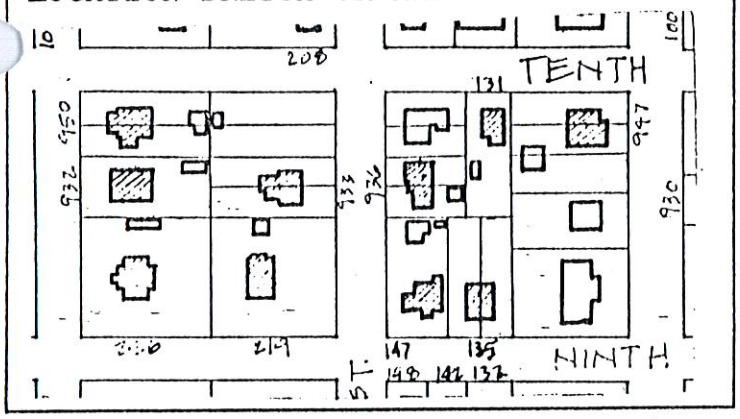
E 132; L 80,83,109,145,162,184; CD 24,26,39

Architect
Builder
Style and/or Period frame vernacular
Plan Type irregular: irregular
Exterior Fabric(s) metal: aluminum siding
Structural System(s) wood frame: balloon
Porches S,E & N/ 1 story porch, enclosed
Orientation E
Foundation piers: concrete block, cast
Roof Type cross gable
Secondary Roof Structure(s) porch: hip
Roof Surfacing asphalt shingles, # asbestos shingles, hexagon
Window Type awning, # DHS, 1/1, wood
Ornament Exterior
Chimney brick with corbelled cap
Chimney Location S: slope
No. of Chimneys 1 No. of Stories 2
No. of Dormers Outbuildings
Surroundings
Map Reference (incl. scale & date) USGS Eustis 7.5 Min. 1966 (PR1980)

Latitude and Longitude

Site Size (approx. acreage of property) 1T1

LOCATION SKETCH OR MAP N



Township	Range	Section
19	27	30

UTM Coordinates:

Zone Easting Northing

Photographic Records Number J 35,36
Please attach Photographic Print

***

Certificate of Appropriateness

J 35-36

Approved by City Council: 07-07-98

*** ***Plaque Agreement on File***

Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA00292
Recorder # 68
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) 933 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
933	North	Alexander	Street	

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

MAPPING

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

DESCRIPTION

Style Frame Vernacular
Other Style
Exterior Plan Irregular
Other Exterior Plan
Number of Stories 2
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

8LA00292

DESCRIPTION (continued)

Window Descriptions casement 8, 1/1

Main Entrance Description (stylistic details)

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

Porch Roof Types(s)

Exterior Ornament

Interior Plan Other Interior Plan

Condition

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 1914

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;1914;

Other Structure Uses

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

RESEARCH METHODS

Research Methods >> Examine local tax records

Other research methods

SURVEYOR'S EVALUATION OF SITE

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

Idividually Eligible for National Register? NO

Potential Contributor to NR District? YES

Area(s) of historical significance >>

Other Historical Associations

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

HISTORICAL STRUCTURE FORM

8LA00292

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____ Maintaining Organization: _____

File or Accession #: _____ Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

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

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

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

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

SHPO's Evaluation of Resource

_____ Date _____

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 5/24/2008

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"

LA00292-200803

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;1914;

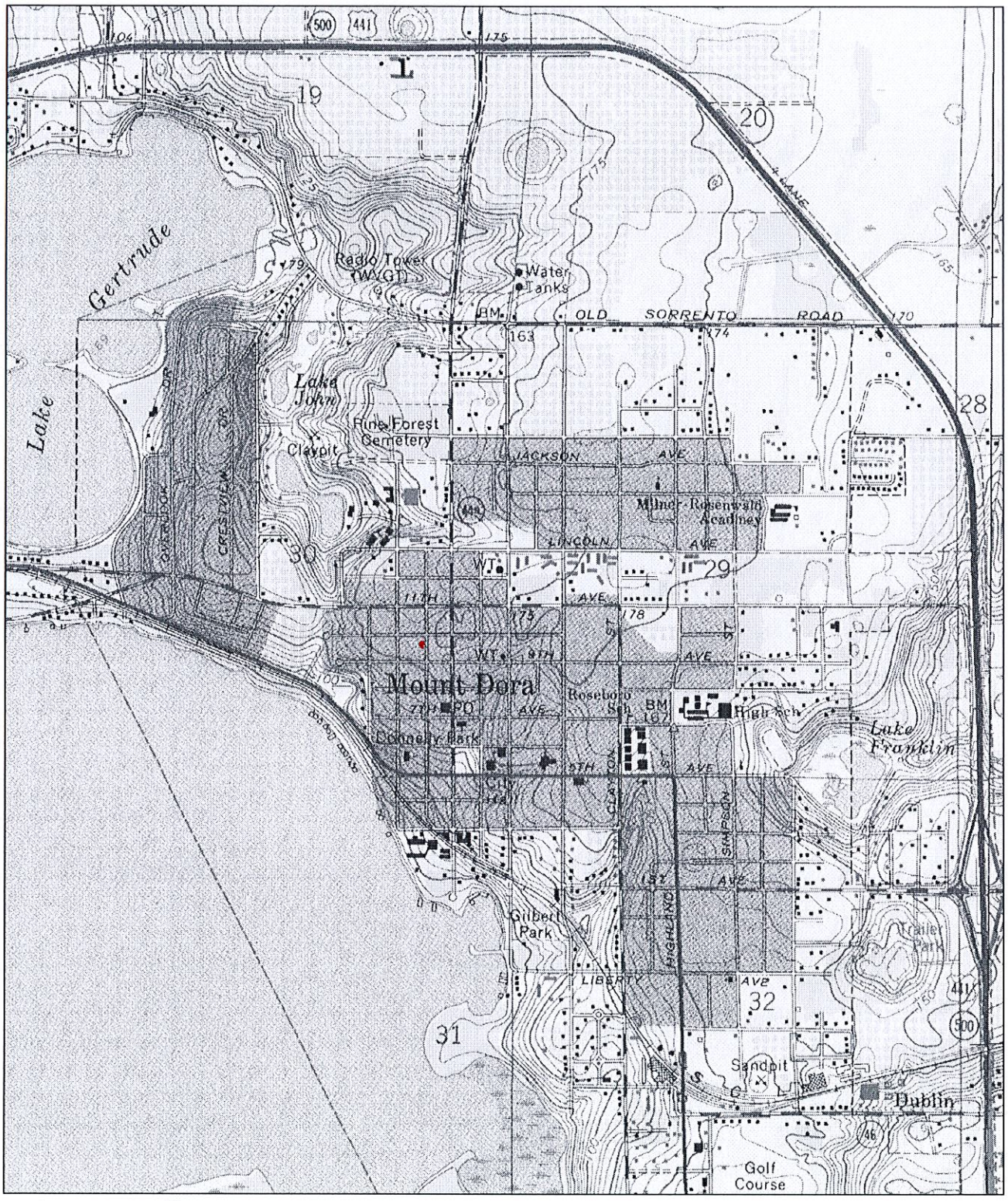
> **Research methods:**
Examine local tax records
FL Master Site File-Cultural Resources
Pedestrian

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

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

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

68



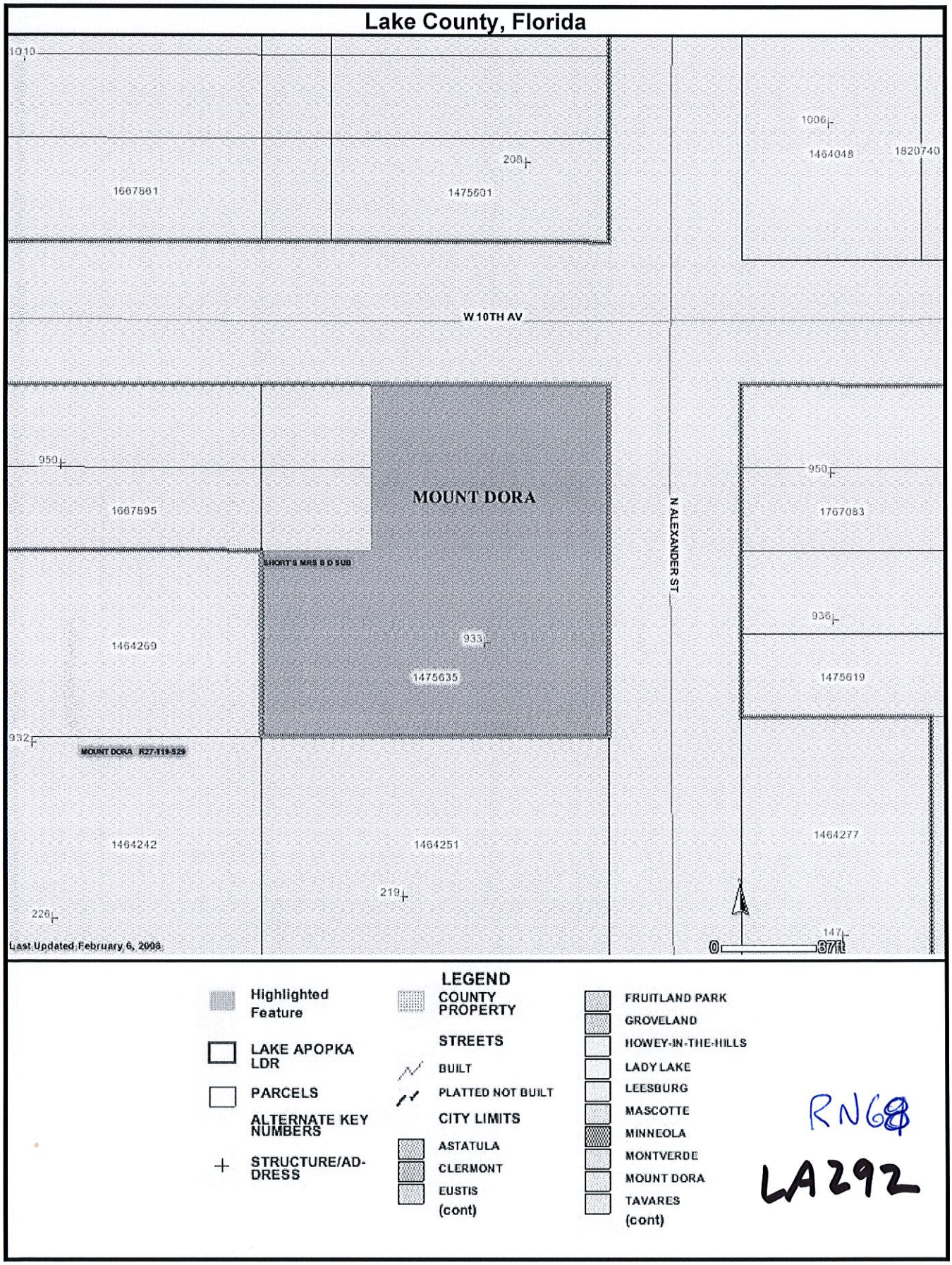
N

0 0.5 Mi

0 2000 Ft

Map provided by MyTopo.com

LA292


Lake County, Florida
1010
1667561
208
1475601
1006
1464048
1820740
W 10TH AV
950
1667895
MOUNT DORA
SHORT'S MRS S D SUB
933
1475635
1464269
950
1767083
936
1475619
N ALEXANDER ST
932
MOUNT DORA R27-T19-S29
1464242
1464251
219
226
1464277
147
Last Updated February 6, 2008
0
87ft
LEGEND
Highlighted Feature
LAKE APOPKA LDR
PARCELS
ALTERNATE KEY NUMBERS
STRUCTURE/ADDRESS
COUNTY PROPERTY
STREETS
BUILT
PLATTED NOT BUILT
CITY LIMITS
ASTATULA
CLERMONT
EUSTIS
(cont)
FRUITLAND PARK
GROVELAND
HOWEY-IN-THE-HILLS
LADY LAKE
LEESBURG
MASCOTTE
MINNEOLA
MONTVERDE
MOUNT DORA
TAVARES
(cont)

RN68

LA292

68

LA292

CITY OF MOUNT DORA

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

DATE: July 29, 2026

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 6 - Certificate of Appropriateness; 340 W 9th Avenue (Location); New Garage & Door Replacement (Proposed Work); Leanne and Elliot Humble (Owners); Leanne and Elliot Humble (Applicant).**

Property Information:

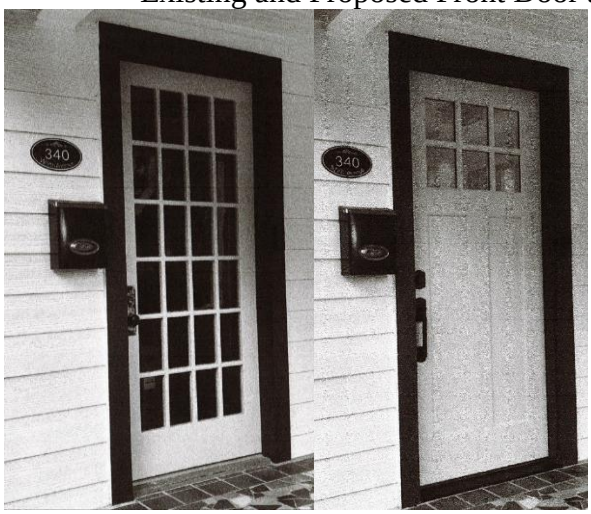
Address:	340 W 9th Avenue	**Current Use:**	Residential
Zoning District:	R-1A	**Land Use:**	Medium Density

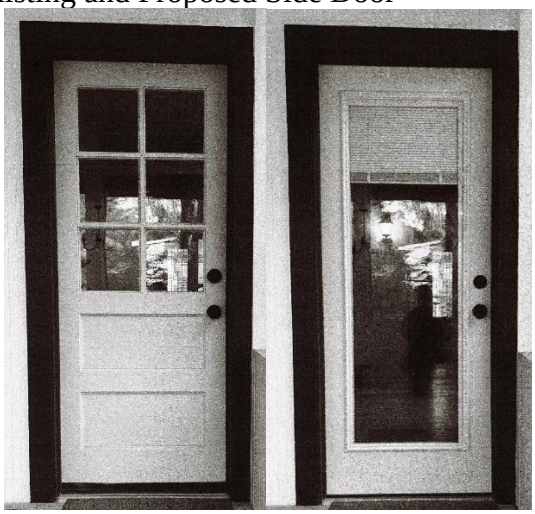
Structure Information:

Date of Construction:	1920	**Style:**	Frame Vernacular
Siding:	Clapboard, Wood Shingle; Fish Scales	**Stories:**	Two
Roof Type:	Gable-intersecting	**Chimneys:**	One
Roof Material:	Sheet Metal: Standing Seam	**Porch:**	Three; Closed

Requested Action:
The Applicant is requesting to replace two wood doors with composite doors and to construct a detached garage.

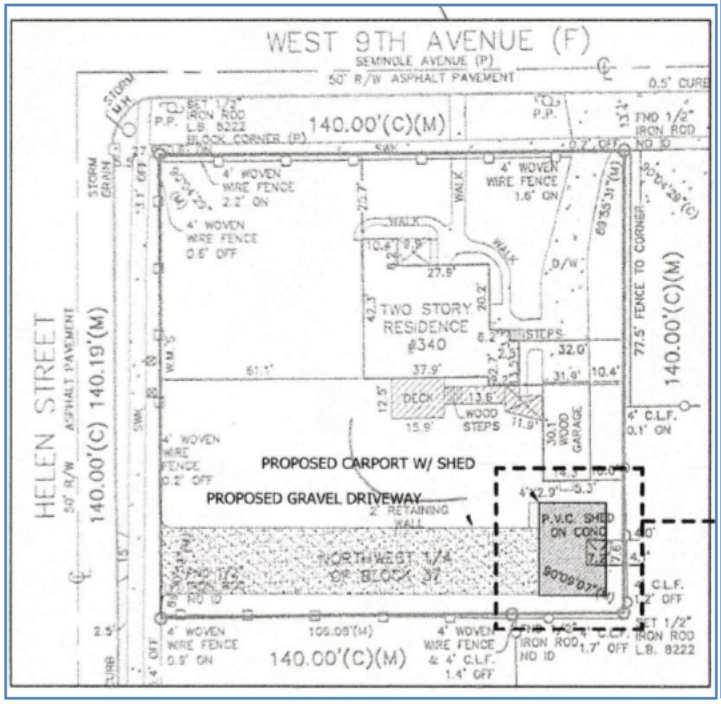
Existing and Proposed Front Door and Existing and Proposed Side Door



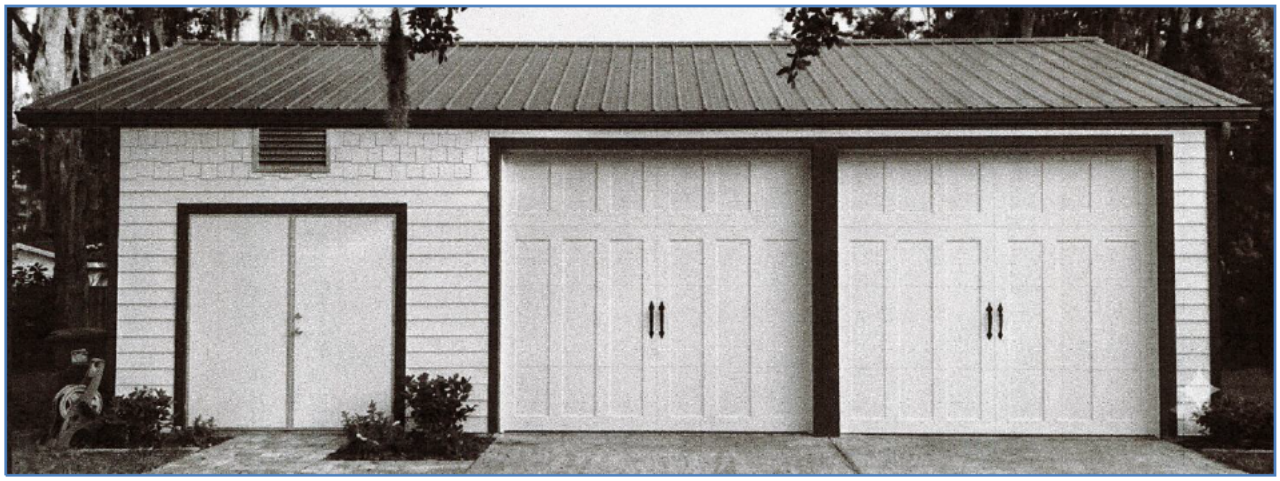


The Applicant states that the doors are old and not efficient by allowing a lot of heat/cold in. They also stated that they want a door that is stronger for safety reasons. The front door is visible from the street and the side door is located within a side porch making the door not visible from the street.

The Applicant is also seeking to install a detached garage in the southeast portion of the property (plot plan below).



The Application states that the wood-framed structure will have a metal roof, Hardie Boy Siding (cement board) on all facades, gable roof, and three doors. Below is a rendering of the proposed garage.



Guidance from Land Development Code (LDC)

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

Guidance from the Historic Design Guidelines:

Entrances and doorways are among the most visible and character-defining features of a historic building and are both functional and decorative. Historic doors usually reflect higher quality craftsmanship than contemporary doors and should be preserved and maintained. Historic wood doors are typically built of denser wood, are thicker and more substantial than most wood doors today.

Historic Doorways and Details

a. **Preservation:** Preserve, repair and maintain historic doorways and doorway components such as door surrounds and frames, sills, doors, hardware, sidelights, fanlights, transoms, and other features.
b. **Retain Historic Doors:** Retain authentic historic doors where they are present. To preserve the physical and historic integrity of the original entrance, replacement should be a last resort.
c. **Replacement Doors:** If historic doors are deteriorated beyond repair, new doors should be appropriate to the character and period of the building. To the greatest extent possible, new doors should match the original door's characteristics, such as the number of panels, lights, and material. Modern solid flush doors are inappropriate for historic buildings.
d. **Doorway Alterations:** If doorways are to be altered for functional purposes, such as adding a vestibule to a secondary entrance, retain as much original historic fabric and detailing as possible. Design alterations to include and respect historic elements, materials and configurations.
e. **Missing Features:** Use historical documentation when reconstructing a missing doorway feature. If there is not sufficient evidence available, new designs should be compatible with the architectural character of the building.
f. **Historic Hardware:** Retain and maintain historic door hardware to the maximum extent possible. Original hardware should not be painted.
g. **Weatherstripping:** Weatherstripping and door sweeps can be installed around door frames to increase energy efficiency and help protect against water intrusion. New weatherstripping should not alter the character or appearance of the doorway.

Site Layout and Orientation

a. **Secondary Structures:** Secondary structures such as garages and sheds should be located in a manner consistent with existing secondary structures in the district, generally to the rear and side of the primary building.

Architectural Expression

a. **Complementary Expression:** New construction should take inspiration from and be complementary to the existing architectural vocabulary of historic buildings within the vicinity.

b. **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.
c. **Dramatic Contrast:** While new buildings should clearly be distinguished from historic buildings, radically contrasting designs for additions or new construction are not appropriate.

Materials

a. **Compatibility:** Materials should be of a complementary type, size, texture, color and level of craftsmanship to promote continuity within the historic district.
b. **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.
c. **Roof Materials:** Select roof materials that are similar in type, pattern, form, texture, and color to those traditionally used within the district.
d. **Metal Roofs:** New metal roofing is acceptable provided that the new metal roof is metal shingle or standing seam with concealed fastener. New standing seam roofs in earthy or muted colors that are compatible with roof colors found in the district are preferred over galvalume which is very reflective and draws the eye.
e. **Permitted Synthetic Materials:** As discussed under the topic of Synthetic Replacement Materials (p. 98), quality synthetic materials such as cement board that visually replicate the appearance of wood may be permitted in new construction. Such materials must have a traditional flat painted finish. The fake grain/simulated wood textures are not appropriate.

Garages and Outbuildings

a. **Secondary Structures:** New secondary structures such as detached residential units, garages, pool houses and other outbuildings should complement the layout, scale, form, and roof type of the primary building.
b. **Character:** Relate new garages and outbuildings to the period of construction of the principal building through the use of complementary materials and simplified architectural details.

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 Mount Dora Historic Design Standards recommend retaining authentic historic doors where they are present and, in order to preserve the physical and historic integrity of the original entrance, replacement should be a last resort; and

2. The Mount Dora Historic Design Standards state that if historic doors are deteriorated beyond repair, new doors should be appropriate to the character and period of the building and, to the greatest extent possible, new doors should match the original door's characteristics, such as the number of panels, lights, and material; and

3. The request is consistent with the Mount Dora Historic Design Guidelines which state that secondary structures such as garages and sheds should be located in a manner consistent with existing secondary structures in the district, generally to the rear and side of the primary building; and

4. The request is consistent with the Mount Dora Historic Design Standards which state that new garages and outbuildings should relate to the period of construction of the principal building through the use of complementary materials and simplified architectural details. recommend; and

5. The proposed doors and detached garage are compatible with the architectural style of the residence; and

6. The request promotes visual compatibility with the exterior architectural of adjacent, neighboring or visually related buildings, structures, sites and streetscapes as required by LDC Section 3.6.4 (2)(b).

Therefore, based on these Findings of Fact, staff recommends Approval of the detached garage, as presented, but recommends that the wood doors be retained and repaired, if possible. If their condition warrants replacement, Staff recommends replacing with new wood doors.

Should the board wish to approve the request to replace the wood doors with composite doors, Staff recommends the following conditions:

1. The front door have a (6) lite pattern with two vertical panels (as proposed by the Applicant); and

2. The side door have exterior grids incorporated into its design to mimic the existing wood doors.

Board Action:
The Historic Preservation Board may:

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

Attachments:
Photos
Application
1987 Site Form
2008 Site Form
2019 Site Form

CITY OF MOUNT DORA

Site Photos

View from W 9th Avenue

View from Helen Street

CITY OF MOUNT DORA

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

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Renovations, Additions and New Construction

Property Address: 340 W 9th Ave Mt. Dora FL Alternate Key No.: _____

Property Owner: Leanne and Elliot Humble

Applicant: Leanne and Elliot Humble

Applicant's Mailing Address: 340 W 9th Ave Mt. Dora FL 32757

Applicant's Phone Number: [redacted]

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

Existing Materials: Wood

Proposed Materials: Fiberglass

Is there a chimney on the building and will it be affected? Yes; Not affected

Full Description of Proposed Alteration(s) or Construction including materials; please attach additional documentation if needed: Replacing Front door and door on left side of the house

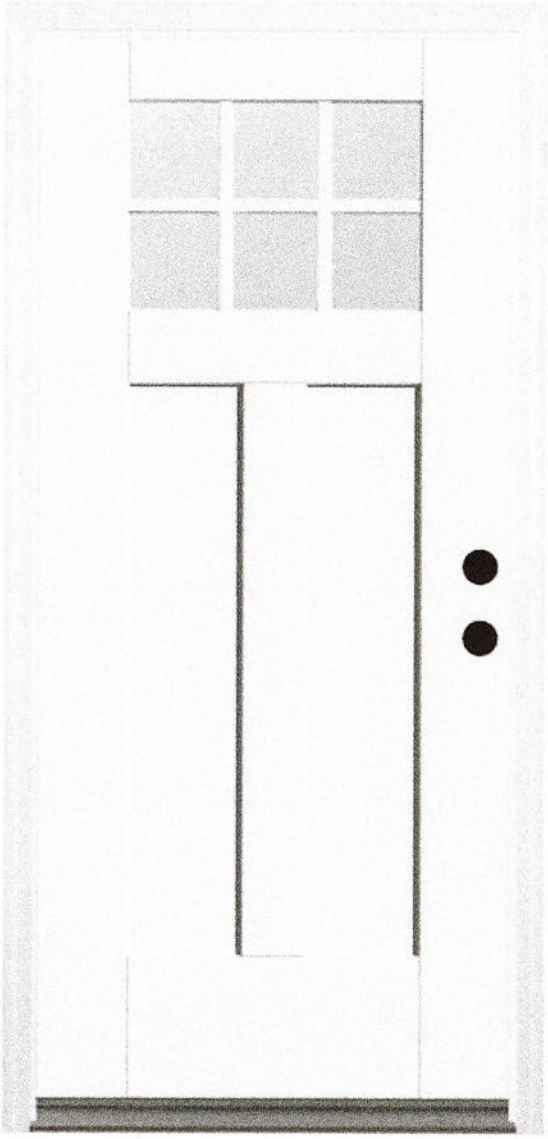
Reason for Addition / Modification: Doors are very old and not efficient. Allows a lot of heat / cold in. Also want to get a door that is stronger for safety.

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

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

PROPOSED FRONT
340

CURRENT FRONT



Therma-Tru Smooth Star Shaker Entry Door 36-in x 80-in x 4-9/16-in Fiberglass Left-hand inswing Ready to Paint Unfinished Prehung Residential Insulating core Front Door
Item #833538 |

Model #BMTT626364

Specifications

FRONT

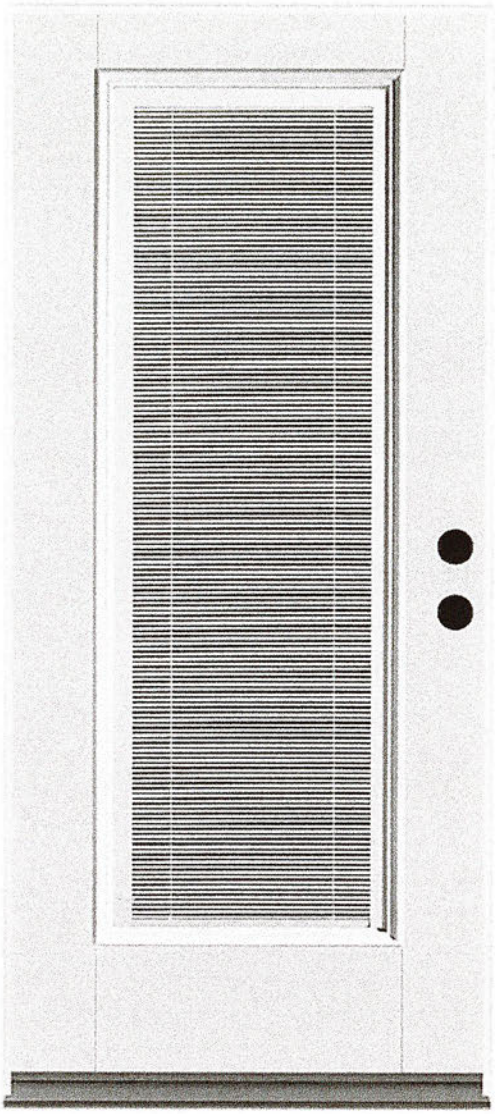
Handle Finish	N/A (no handle)	Primed	No
Painted	No	Collection Name	Shaker Entry Door
Prehung Door	Yes	Color/Finish Family	White
Slab Door	No	Configuration	Single door
Left-hand Inswing	Yes	Core Type	Insulating core
Left-hand Outswing	No	Glass Insulation	Low-E
Right-hand Inswing	No	Handing	Left-hand inswing
Right-hand Outswing	No	Lockset Bore	Ready for lockset and deadbolt
Universal/Reversible Handing	No	Sill Finish	Mill
Finish	Unfinished	Sill Type	Adjustable
Glass Style	Simulated divided light	Manufacturer Color/Finish	Ready to Paint
Material	Fiberglass	Interior Color/Finish	Ready to Paint
Fire Rated	No	Hinge Location (Exterior View)	Left side
Panel Type	2-panel		

Common Width (Inches)	36	Actual Width (Inches)	37.5
Common Height (Inches)	80	Rough Opening Height (Inches)	82
Common Depth (Inches)	4.5625	Rough Opening Width (Inches)	38.25
Common Size (W x H)	36-in x 80-in	Actual Height (Inches)	81.5
Actual Width with Sidelights (Inches)	0	Jamb Width (Inches)	4.5625
Jamb Width Measurement	4-9/16-in	Actual Depth (Inches)	4.5625
Weight (lbs.)	71		

FRONT DOOR FROM SIDEWALK

PROPOSED SIDE

CURRENT SIDE



Therma-Tru Smooth Star Entry Door 36-in x 80-in x 4-9/16-in Fiberglass Left-hand inswing Ready to Paint Unfinished Prehung Residential Insulating core Front Door
Item #1291467 |

Model #B6S30SD8P1FZMBECZUULIN4

Specifications

Handle Finish	N/A (no handle)	**Core Type**	Insulating core
Prehung Door	Yes	**Glass Insulation**	Low-E
Finish	Unfinished	**Handing**	Left-hand inswing
Glass Style	Blinds between the glass	**Lockset Bore**	Ready for lockset and deadbolt
Material	Fiberglass	**Sill Finish**	Mill
Fire Rated	No	**Sill Type**	Adjustable
Panel Type	1-panel	**Manufacturer Color/Finish**	Ready to Paint
Collection Name	Entry Door	**Interior Color/Finish**	White
Color/Finish Family	White	**Hinge Location (Exterior View)**	Left side
Configuration	Single door		

Common Width (Inches)	36	**Actual Width (Inches)**	37.5
Common Height (Inches)	80	**Rough Opening Height (Inches)**	82
Common Depth (Inches)	4.5625	**Rough Opening Width (Inches)**	38.25
Common Size (W x H)	36-in x 80-in	**Actual Height (Inches)**	81.5
Actual Width with Sidelights (Inches)	0	**Jamb Width (Inches)**	4.5625
Jamb Width Measurement	4-9/16-in	**Actual Depth (Inches)**	4.5625
Weight (lbs.)	100		

Miscellaneous			
UNSPSC	30171500		

SIDE DOOR
FROM SIDEWALK
DOOR INSIDE
PORCH

CITY OF MOUNT DORA

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

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Renovations, Additions and New Construction

Property Address: 340 W 9th Ave Alternate Key No.: _____

Property Owner: Leanne + Elliot Humble

Applicant: Leanne + Elliot Humble

Applicant's Mailing Address: 340 W 9th Ave Mt Dora Fl 32757

Applicant's Phone Number: 407-853-0220

Applicant's Email Address: Leannebig@gmail.com

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

Application Type:

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

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

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

Existing Materials: N/A

Proposed Materials: Wood Frame, Metal Roof, Matching siding

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

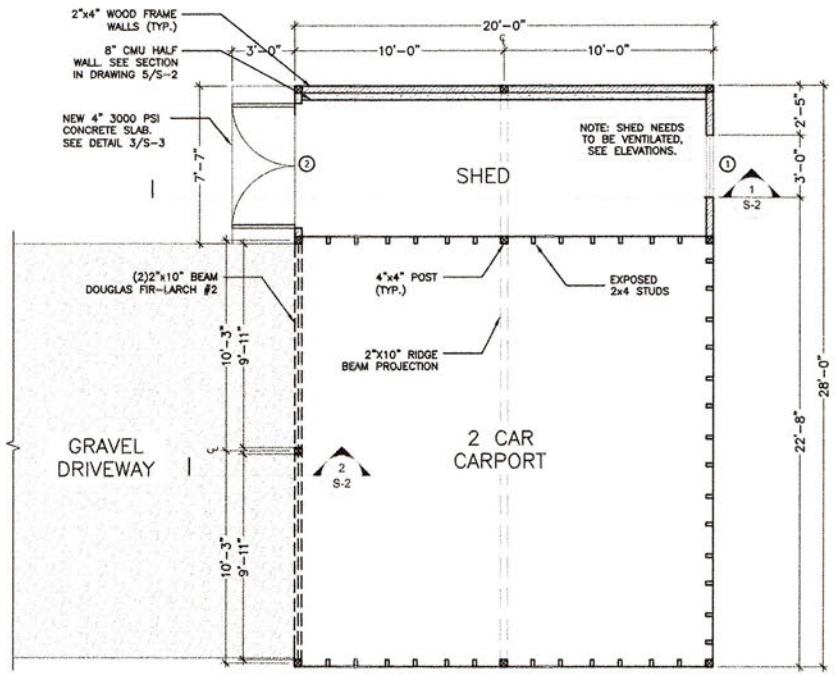
Full Description of Proposed Alteration(s) or Construction including materials; please attach additional documentation if needed: Permit # P26-06-0109. Wanting to build garage

Reason for Addition / Modification: Extra Storage and garage space needed

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.

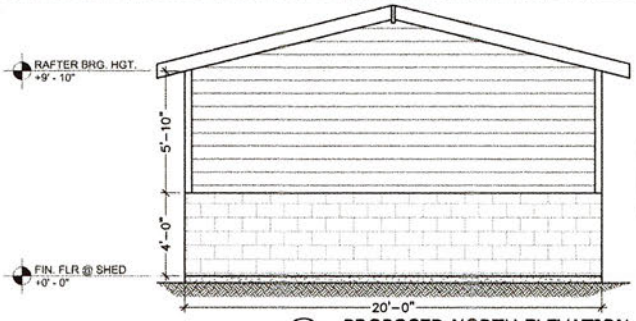
Submission of the application implies permission is granted to the City of Mount Dora to inspect and document any necessary information needed to process this request.

RENDERING



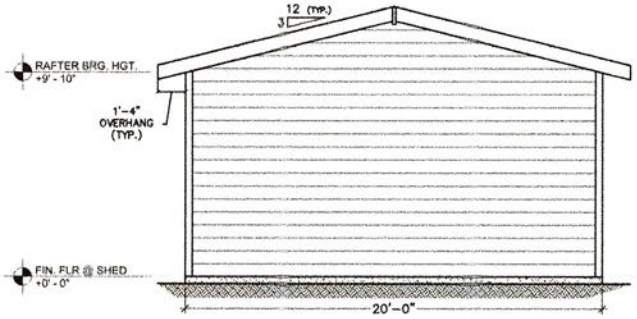
1 PROPOSED CAR PORT FLOOR PLAN

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



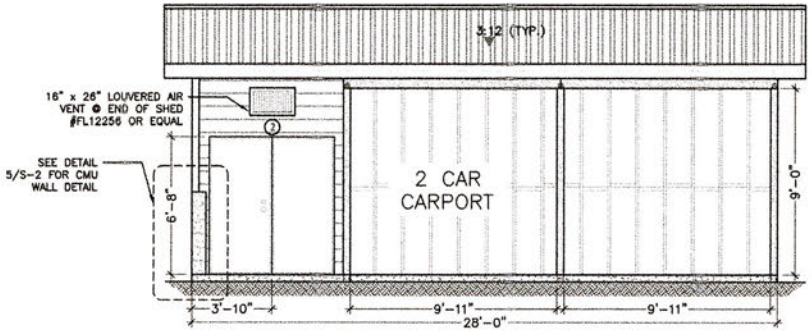
3 PROPOSED NORTH ELEVATION

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



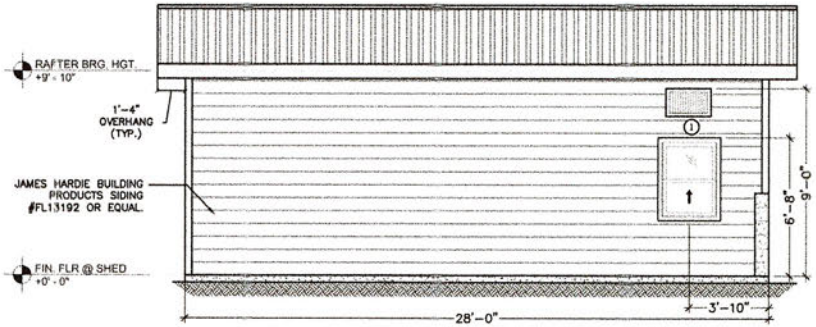
4 PROPOSED SOUTH ELEVATION

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



2 PROPOSED WEST ELEVATION

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



5 PROPOSED EAST ELEVATION

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

WINDOW & DOOR SCHEDULE

ID	PRODUCT DESCRIPTION	SIZE	COUNT	FPC
1	JELD-WEN SINGLE HUNG WINDOW	3'-0" X 4'-0"	2	FL# 12269
2	JELD-WEN EXTERIOR FIBERGLASS 2 PANEL SWINGING DOOR	6'-0" X 6'-8"	1	FL# 13541

NOTE: OWNER MAY USE OTHER DOORS/WINDOWS PROVIDED THAT THE SPECIFICATIONS ARE EQUAL.

Digitally signed by Luis R Perez
Date: 2025.07.14 15:53:43 -04'00'

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REVISIONS

REV #	DATE	DESCRIPTION

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

DWG TITLE: CARPORT FLOOR PLAN & ELEVATIONS

OWNER: ELLIOT HUMBLE

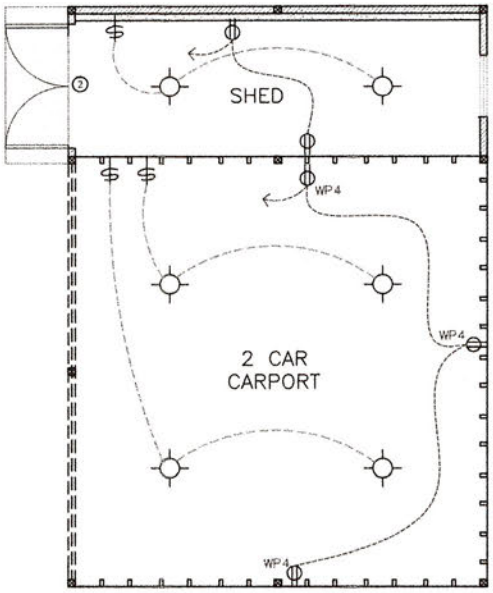
ADDRESS: 340 W 9th Ave Mount Dora, FL 32757

TELEPHONE#: 407-985-6309

PROJECT NO: 250400
DATE: 07/23/2025
SCALE: AS NOTED
DRAWN BY: MLR / AA
REVIEWED BY: LRP
LUIS R. PEREZ P.E. FL. P.E.NO.69653
(NOT VALID UNLESS SIGNED & SEALED)
CERT OF AUTHORIZATION NO. 31774

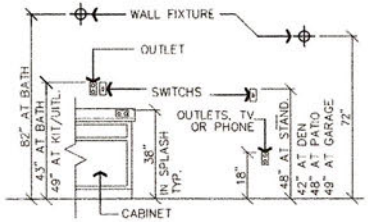
SHEET NO: A-2
2 OF 6
REV #

NOTE:
CONNECT TO EXISTING PANEL USING OPEN CIRCUIT BREAKER SPACES



1 ELECTRICAL PLAN FOR CARPORT W/SHED

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



2 ELECTRICAL RISER DIAGRAM

SCALE: N.T.S.

ELECTRICAL LEGEND	
	LIGHT
	FAN, DOUBLE SWITCH W/ LIGHT
	EXISTING ELECTRIC PANEL
	110V CONV DUPLEX OUTLET
WP4	WEATHER PROOF OUTLET
	GROUND FAULT INTERRUPTER DUPLEX OUTLET
	SWITCH, SINGLE POLE
	TO ELECTRICAL PANEL
	SMOKE DETECTOR

NOTE: THIS LEGEND MAY HAVE ENTRIES THAT ARE NOT USED IN THE FINAL DRAWING.

LUIS R. PEREZ
LICENSE
No. 80653
STATE OF FLORIDA
PROFESSIONAL ENGINEER

This item has been digitally signed & sealed by LUIS R. PEREZ on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Digitally signed by Luis R Perez
Date: 2025.07.14 15:32:07 -04'00'

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REVISIONS

REV #	DATE	DESCRIPTION

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

DWG TITLE:
ELECTRICAL PLAN FOR CARPORT

OWNER: ELLIOT HUMBLE

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

TELEPHONE#: 407-985-6309

PROJECT NO	LUIS R. PEREZ P.E. FL. P.E.NO.80653
250408	
DATE	
05/23/2025	
SCALE	
AS NOTED	
DRAWN BY	
MUR / AA	
REVIEWED BY	(NOT VALID UNLESS SIGNED & SEALED)
LRP	

CERT OF AUTHORIZATION NO. 34774

SHEET NO: E-1
6 OF 6

REV #

GENERAL NOTES

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

DESIGN DATA

WIND CRITERIA

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

APPLICABLE CODES: INCLUDING ALL REVISIONS

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

METHOD OF DESIGN

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

BUILDING OCCUPANCY CLASSIFICATION:

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

BUILDING CONSTRUCTION TYPE:

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

1. DESIGN LIVE LOADS (MINIMUM)

2023 FBC CHAPTER 3, SECTION 301, TABLE R301.5

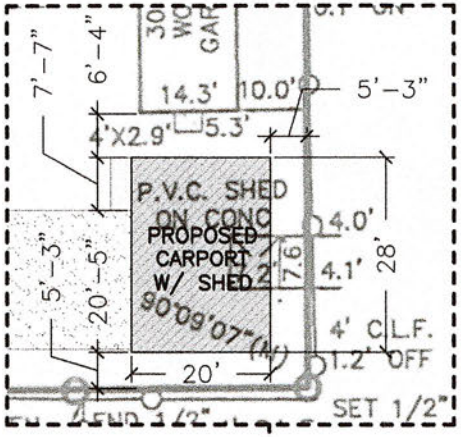
MINIMUM UNIFORMLY DISTRIBUTED & CONCENTRATED LIVE LOADS (IN POUNDS PER SQUARE FOOT)		
OCCUPANCY OR USE	UNIFORM LOAD (PSF)	CONCENTRATED LOAD (LBS)
UNINHABITABLE ATTICS WITH STORAGE b	10	–
UNINHABITABLE ATTICS WITH LIMITED STORAGE b,g	20	–
HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS	30	–
BALCONIES (EXTERIOR) AND DECKS f	40	–
FIRE ESCAPES	40	–
GUARDS AND HANDRAILS d	–	200 h
GUARD IN-FILL COMPONENTS i	–	50 h
PASSENGER VEHICLE GARAGES a	50 g	2,000 j
ROOMS OTHER THAN SLEEPING ROOMS	40	–
SLEEPING ROOMS	30	–
STAIRS	40 c	300 c

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

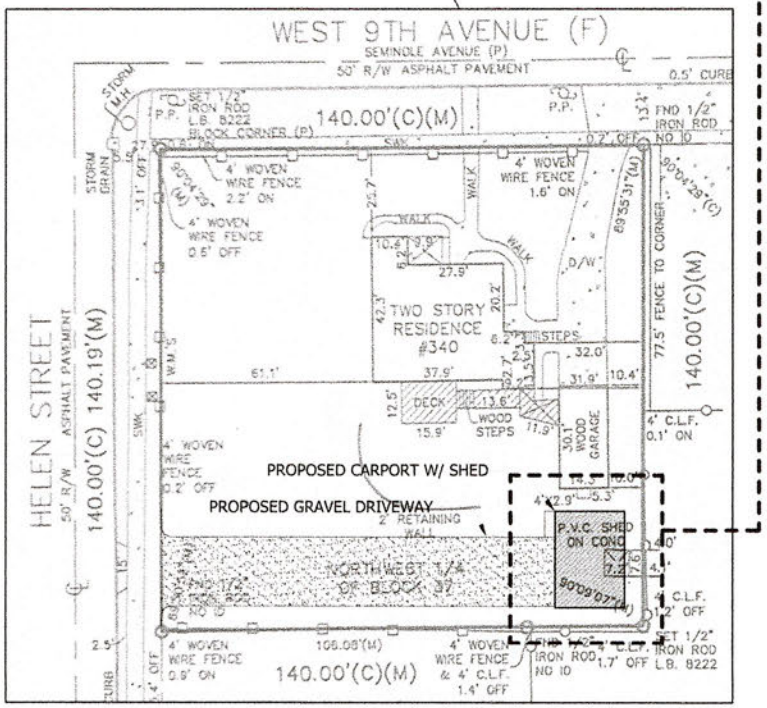
SCOPE OF WORK

1. DESIGN NEW CARPORT W/ SHED.

1 LOCATION
SCALE: N.T.S.



NOTE:
DRAWING TAKEN FROM COMPASS SURVEYING



2 PLOT PLAN - NEW CARPORT LOCATION
SCALE: N.T.S.

INDEX		
#	SHEET	DESCRIPTION
1	G-1	GENERAL NOTES, LOCATION & PLOT PLAN
2	A-1	CARPORT FLOOR PLAN & ELEVATIONS
3	S-1	STRUCTURAL DETAILS
4	S-2	STRUCTURAL DETAILS
5	S-3	STRUCTURAL DETAILS
6	E-1	ELECTRICAL PLAN FOR CARPORT

LUIS R. PEREZ LICENSE No. 80653 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed & sealed by LUIS R. PEREZ on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Digitally signed by Luis R Perez
Date: 2025.07.14 15:32:25 -04'00'

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REVISIONS

REV #	DATE	DESCRIPTION

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

DWG TITLE:
GENERAL NOTES, LOCATION & PLOT PLAN

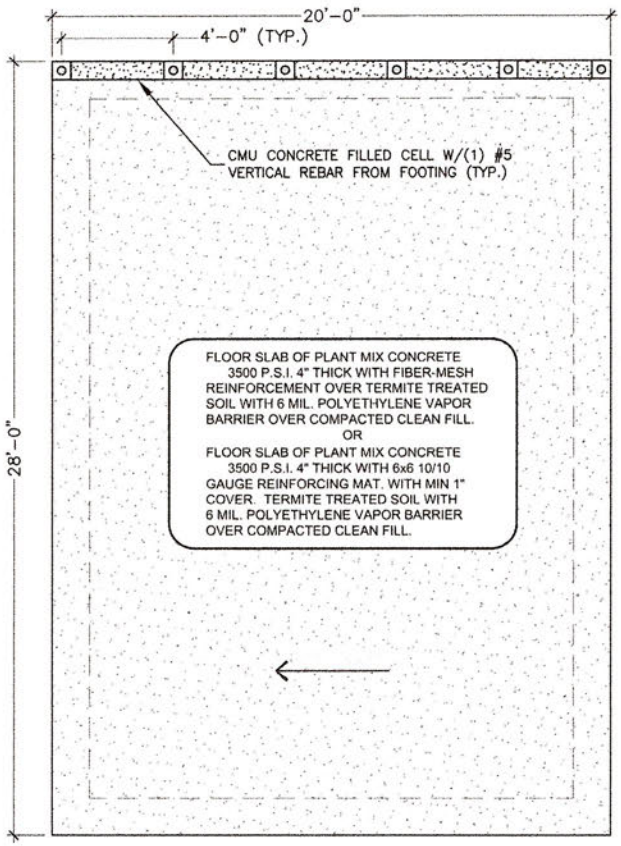
OWNER: ELLIOT HUMBLE

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

TELEPHONE#: 407-985-6309

PROJECT NO. 2504108	LUIS R. PEREZ P.E. FL. P.E.NO.80653
DATE 05/23/2025	
SCALE AS NOTED	
DRAWN BY MJR / AA	
REVIEWED BY LRP	(NOT VALID UNLESS SIGNED & SEALED)
CERT OF AUTHORIZATION NO. 31774	

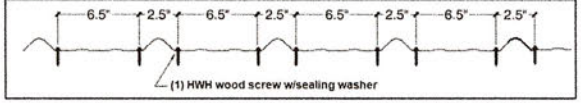
SHEET NO. G-1 (1 OF 6) REV. 4



1 FOUNDATION PLAN - CARPORT

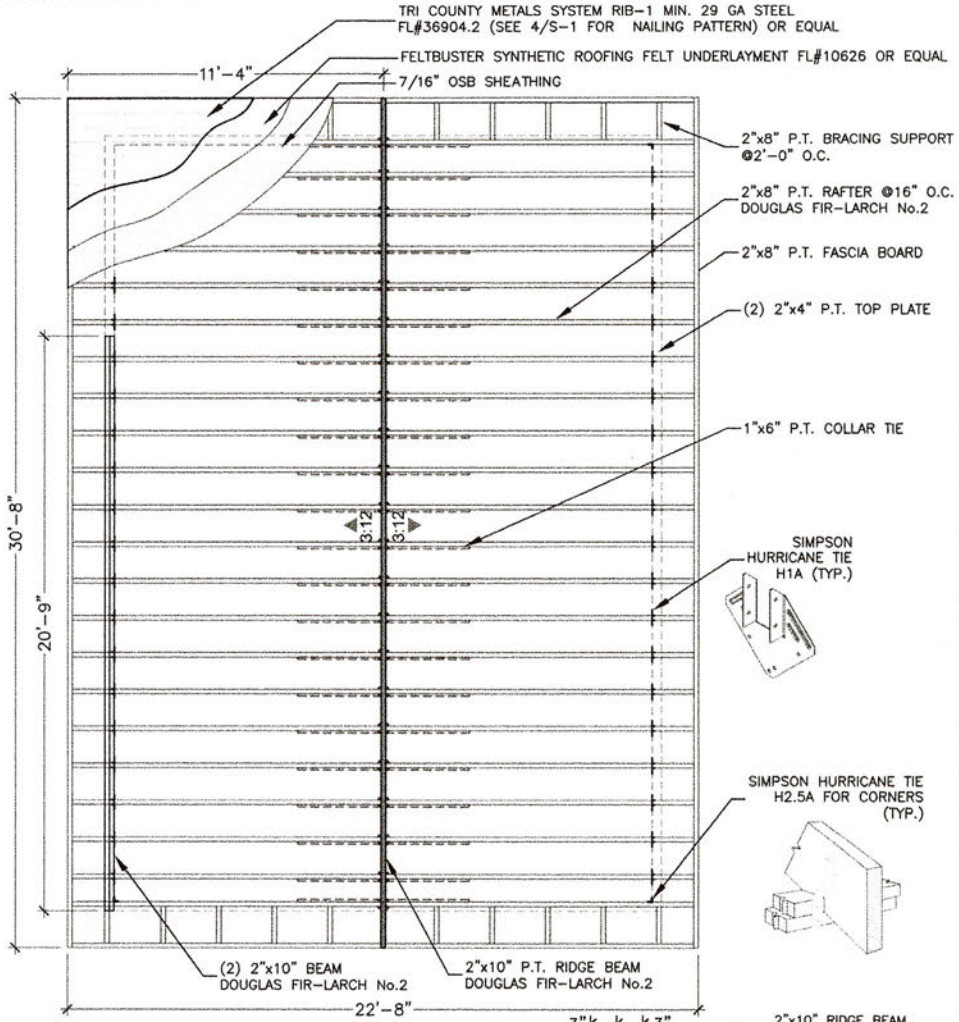
SCALE: 3/8" = 1'-0"

System RIB-1: Min. 29 ga. steel	
Slope:	Shall be in accordance with FBC Section 1507.4.2.
Purlins:	No. 2 SYP 1x4 wood purlins installed max. 24 in. o.c. with two (2) min. #9 x 3 in. wood screws placed at each batten and truss/rafter intersection. Roof trusses/rafters shall be spaced max. 24 in. o.c. and shall be 90 degrees to the battens. Purlins shall be designed by others in accordance with FBC requirements.
Attachment:	**Minimum #9-15 x 1.5 in. Woodgrip HWH screws with sealer washer** installed at each purlin with the fastening pattern shown below. Fasteners shall fully penetrate through the purlin and shall conform to FBC section 1507.4.4 and 1506.6.
Maximum Design Pressures:	**+45/-105 psf** *Pressure calculated using 2.1 margin of safety per 1504.9*



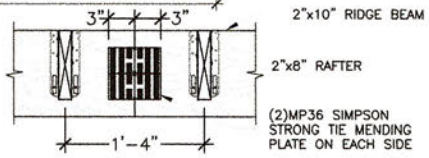
4 METAL ROOF SYSTEM RIB-1 FASTENING DETAIL

SCALE: N.T.S



2 ROOF FRAMING PLAN - CARPORT

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



3 RIDGE BEAM MENDING PLATE JOINT

SCALE: N.T.S

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Date: 2025.07.14 15:52:37 -04'00'

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REV #	DATE	DESCRIPTION

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

DWG TITLE:
STRUCTURAL DETAILS

OWNER: ELLIOT HUMBLE

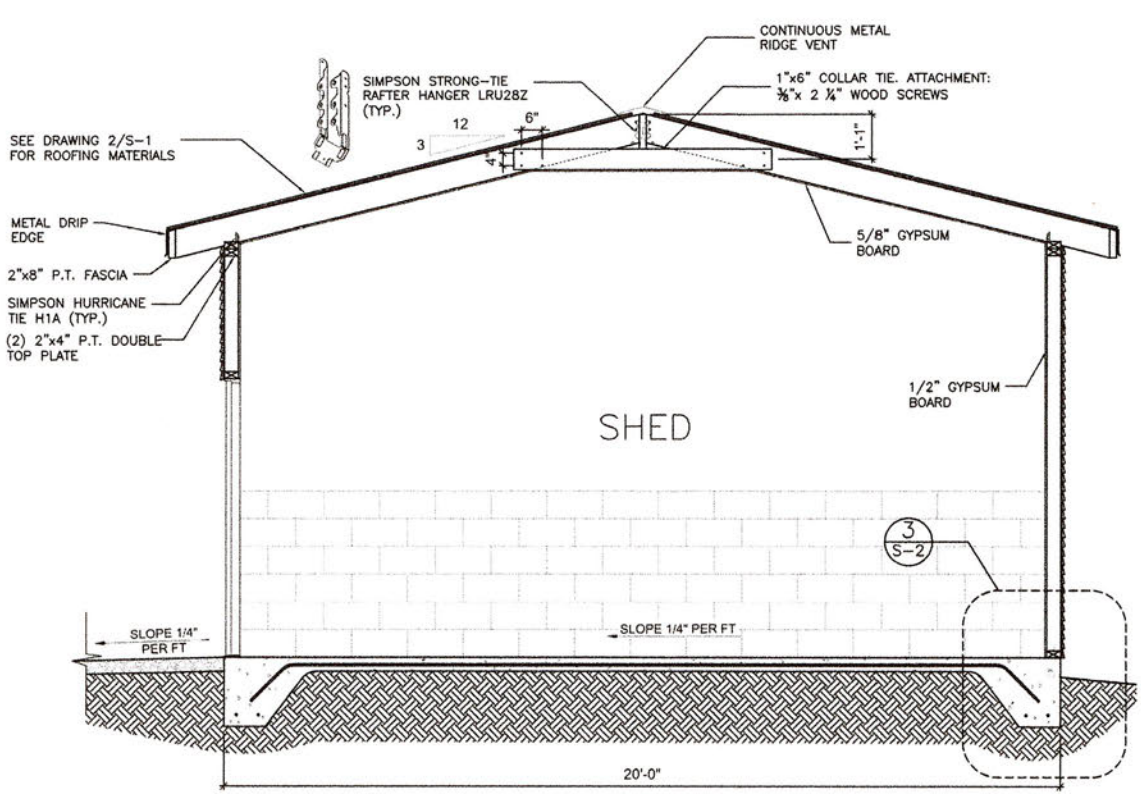
ADDRESS:
340 W 9th Ave
Mount Dora, FL 32757

TELEPHONE#: 407-985-6399

PROJECT NO: 250405	LUIS R. PEREZ P.E. FL. P.E.NO.80653
DATE: 05/23/2025	
SCALE: AS NOTED	
DRAWN BY: MLR / AA	
REVIEWED BY: LRP	(NOT VALID UNLESS SIGNED & SEALED)
CERT OF AUTHORIZATION NO. 31774	

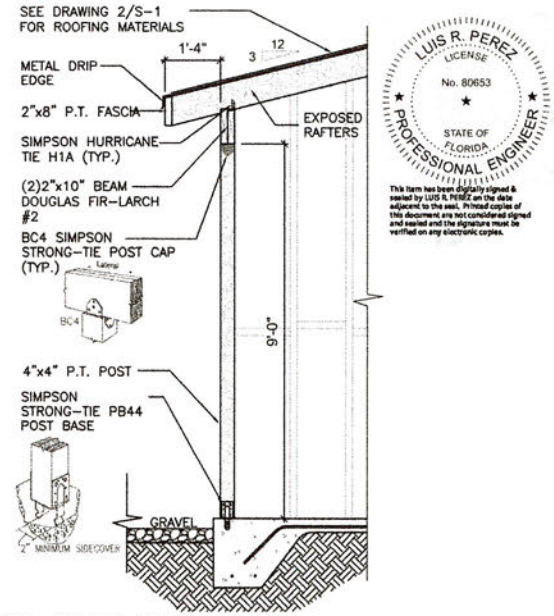
SHEET NO: S-1 3 OF 6

REV #



1 SHED CROSS SECTION

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



2 POST @ CARPORT (TYP.)

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

LUIS R. PEREZ
LICENSE
No. 80653
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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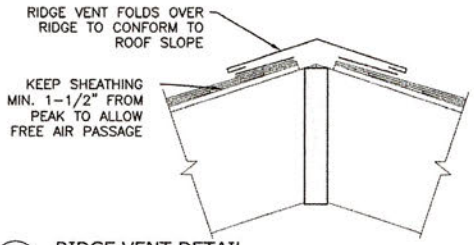
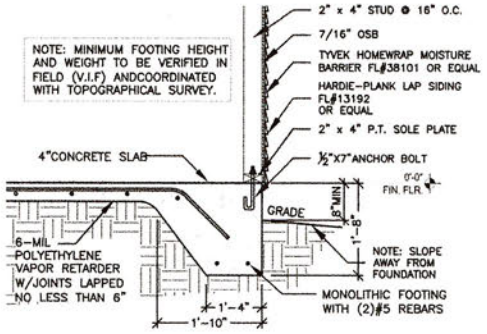
Digitally signed by Luis R Perez
Date: 2025.07.14 15:53:10 -04'00'



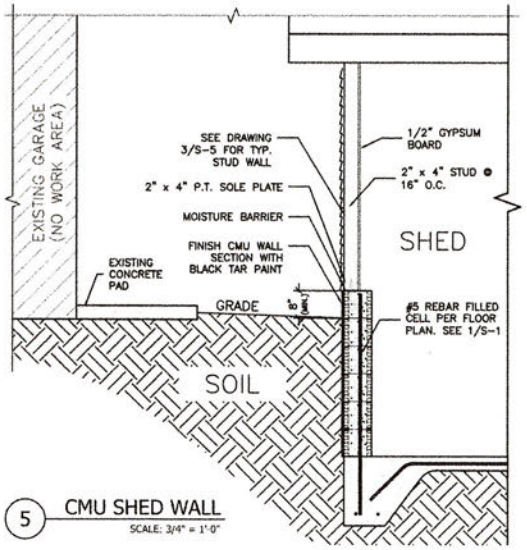
4 RIDGE VENT DETAIL

SCALE: N.T.S



3 FOOTING & STUD WALL DETAIL (TYP.)

SCALE: 1" = 1'-0"



5 CMU SHED WALL

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

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REVISIONS

REV #	DATE	DESCRIPTION

LRP Engineering, Inc.
CONSULTANTS • DESIGNERS • ENGINEERS
RESIDENTIAL • COMMERCIAL • INDUSTRIAL
13361 SUNNY RETREAT LANE
WINTER GARDEN FL. 34787
Telephone #: 732.274.0779
Email: luis@lrpengineering.com

DWG TITLE: STRUCTURAL DETAILS

OWNER: ELLIOT HUMBLE

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

TELEPHONE#: 407-985-6309

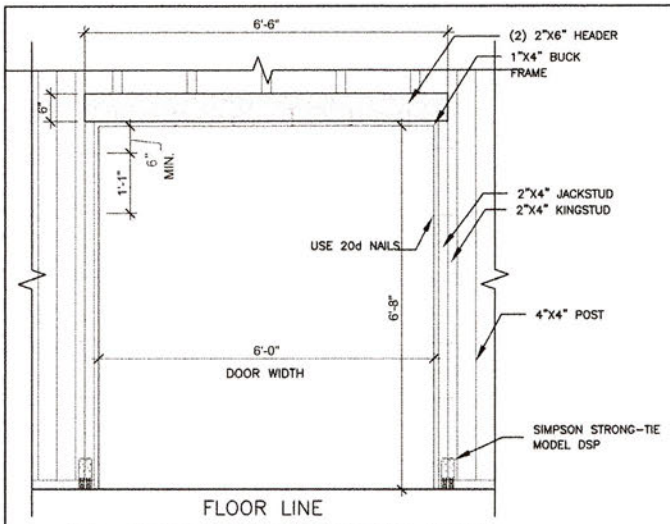
PROJECT NO.	250409
DATE	05/23/2025
SCALE	AS NOTED
DRAWN BY	MLR / AA
REVIEWED BY	LRP
CERT OF AUTHORIZATION NO.	31774

LUIS R. PEREZ P.E. FL. P.E.NO.80653

(NOT VALID UNLESS SIGNED & SEALED)

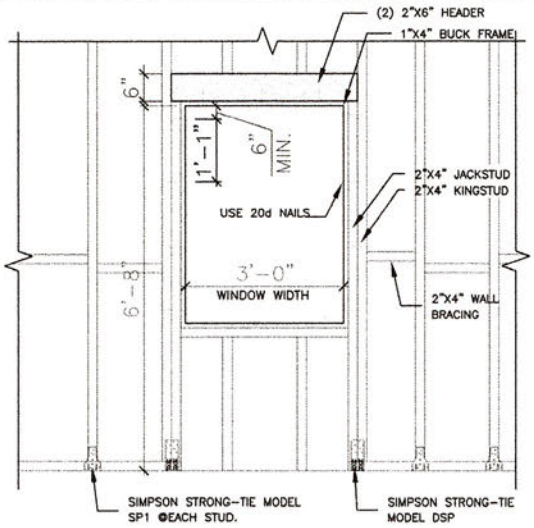
SHEET NO. S-2 (4 OF 6)

REV #



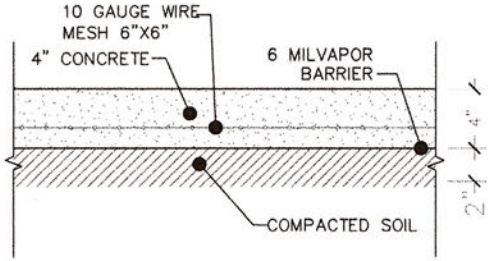
1 DOUBLE DOOR BUCK DETAIL (TYP.)

SCALE: N.T.S.



2 SHED WINDOW BUCK DETAIL

SCALE: N.T.S.



3 CONCRETE SLAB

SCALE: N.T.S.

LUIS R. PEREZ
LICENSE
No. 80653
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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Digitally signed by Luis R Perez
Date: 2025.07.14 15:54:12 -04'00'

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REV #	DATE	DESCRIPTION

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

DWG TITLE:
STRUCTURAL DETAILS

OWNER: ELLIOT HUMBLE

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

TELEPHONE#: 407-985-6309

PROJECT NO: 2504029	LUIS R. PEREZ P.E. FL. P.E.NO.80653
DATE: 05/23/2025	
SCALE: AS NOTED	
DRAWN BY: MLR / AA	
REVIEWED BY: LRP	(NOT VALID UNLESS SIGNED & SEALED)
CERT OF AUTHORIZATION NO. 31774	

SHEET NO: S-3
5 OF 6
REV #

CITY OF MOUNT DORA

City of Mount Dora
Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7112
Fax: 352-735-7191
E-mail: plandev@cityofmountdora.com

AGENT AUTHORIZATION

I/we, (Property owner name(s)) Leanne + Elliot Humble, as the owner(s) of the real property described as follows, 340 W 9th Ave Mt. Dora Fl 32757 (Address, Parcel ID Number or Alternate Key Number of subject property), do hereby authorize Kris Kilfoyle to act as my/our agent (Agent), to execute any petitions/applications or other documents necessary to affect the request more specifically described as follows, 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.

Leanne Humble		7/12/2026
Printed Name of Property Owner	Signature of Property Owner	Date
Elliot ~~Leanne~~ Humble		7/12/2026
Printed Name of Property Owner	Signature of Property Owner	Date

State of Florida
County of POLK.

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 12TH. day of JULY, 2026, by LEANNE & ELLIOT HUMBLE.

Personally known ~~OR Produced Identification~~
Type of Identification Produced: N/A.

NOTARY PUBLIC STATE OF FLORIDA
JADINE G. RAKOWSKI
Commission # HH 807789
Expires May 27, 2030

Jadine G. Rakowski
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).

Site Inventory Form

Site No.

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

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

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

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

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

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

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

NR Classification Category building Date Listed on NR

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

Areas of Significance: Early Community Development

Significance:

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

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

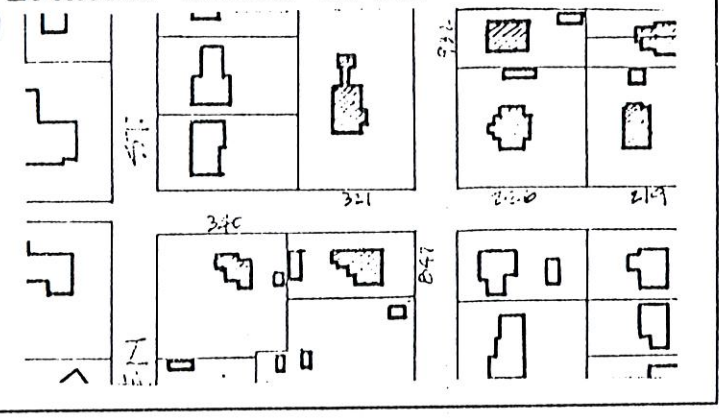
Deed 81,24; MDT 12-4-30

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

Latitude and Longitude

Site Size (approx. acreage of property) LT1

LOCATION SKETCH OR MAP

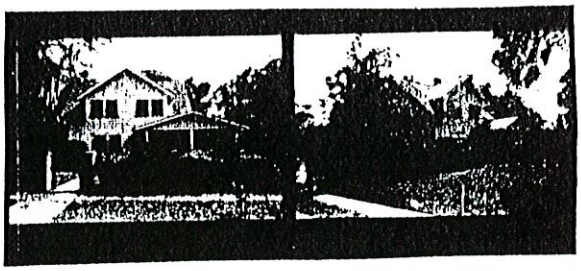


Township	Range	Section
19	27	30

UTM Coordinates:

Zone Easting Northing

Photographic Records Number G 10-13
Please attach Photographic Print



Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 LA00429
Recorder # 22
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) 340 W 9th 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
340	West	9th	Street	

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

MAPPING

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

DESCRIPTION

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

HISTORICAL STRUCTURE FORM

8LA00429

DESCRIPTION (continued)

Window Descriptions metal sash

Main Entrance Description (stylistic details)

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

Porch Roof Types(s)

Exterior Ornament

Interior Plan Other Interior Plan

Condition Good

Structure Surroundings

Commercial: Residential: MOSTly this category

Institutional: Undeveloped:

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

Archaeological Remains (describe):

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

Narrative Description (optional)

HISTORY

Construction year 1920

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;1920;

Other Structure Uses

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

RESEARCH METHODS

Research Methods >> Examine local tax records

Other research methods

SURVEYOR'S EVALUATION OF SITE

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

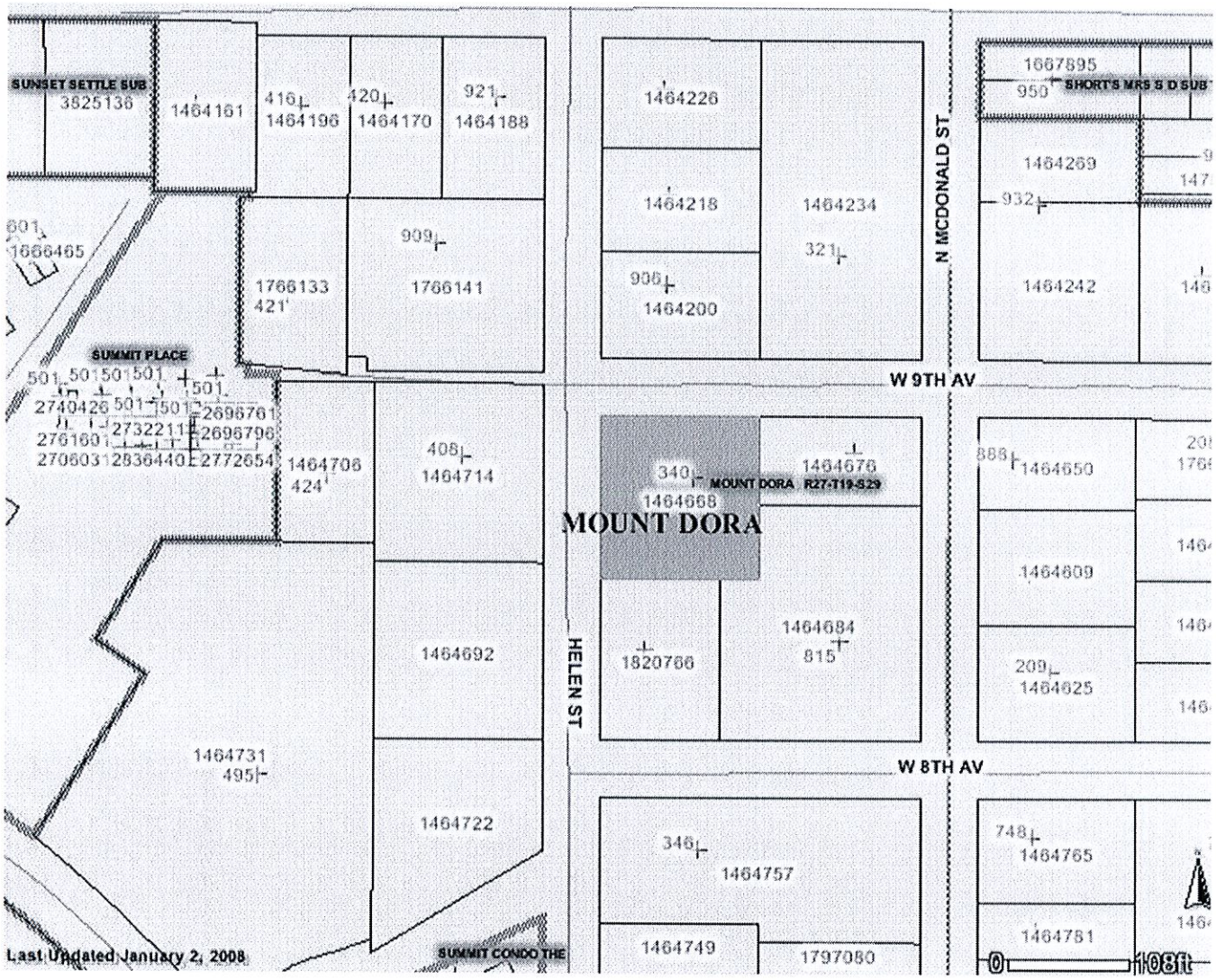
Idividually Eligible for National Register? NO

Potential Contributor to NR District? YES

Area(s) of historical significance >>

Other Historical Associations

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


SUNSET SETTLE SUB
3825138
1464161
416
1464196
420
1464170
921
1464188
1464226
1464218
1464234
321
906
1464200
N MCDONALD ST
1667895
950
SHORT'S MRS S D SUB
1464269
932
1464242
909
1766133
421
1766141
SUMMIT PLACE
W 9TH AV
1464706
424
408
1464714
340
MOUNT DORA R27-T19-S29
1464676
1464668
MOUNT DORA
1464650
1464609
1464684
815
1820766
HELEN ST
209
1464625
1464692
1464731
495
W 8TH AV
1464722
346
1464757
748
1464765
1464781
1464749
1797080
SUMMIT CONDO THE
Last Updated January 2, 2008
0
108ft

RN22

LA 429

HISTORICAL STRUCTURE FORM

8LA00429

DOCUMENTATION (Photos, Plans, etc.)

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

Document type: _____ Maintaining Organization: _____

File or Accession #: _____ Descriptive Information: _____

>>

RECORDER INFORMATION

Recorder Name (Last, First) Bland, Myles

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

Recorder Affiliation Bland & Associates, Inc Other Affiliation _____

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

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

SHPO's Evaluation of Resource

_____ Date _____

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

Supplement Information Status: NO SUPPLEMENT

Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: _____

Computer Entry Date: 5/21/2008

Form Comments: _____

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

LA00429-200803

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:**
Continuous

> **Foundation materials:**
Poured Concrete Footing

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

> **Roof types:**
Gable

> **Roof materials:**

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

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

> **Original, intermediate, present uses/year started/year ended:**
Private residence;1920;

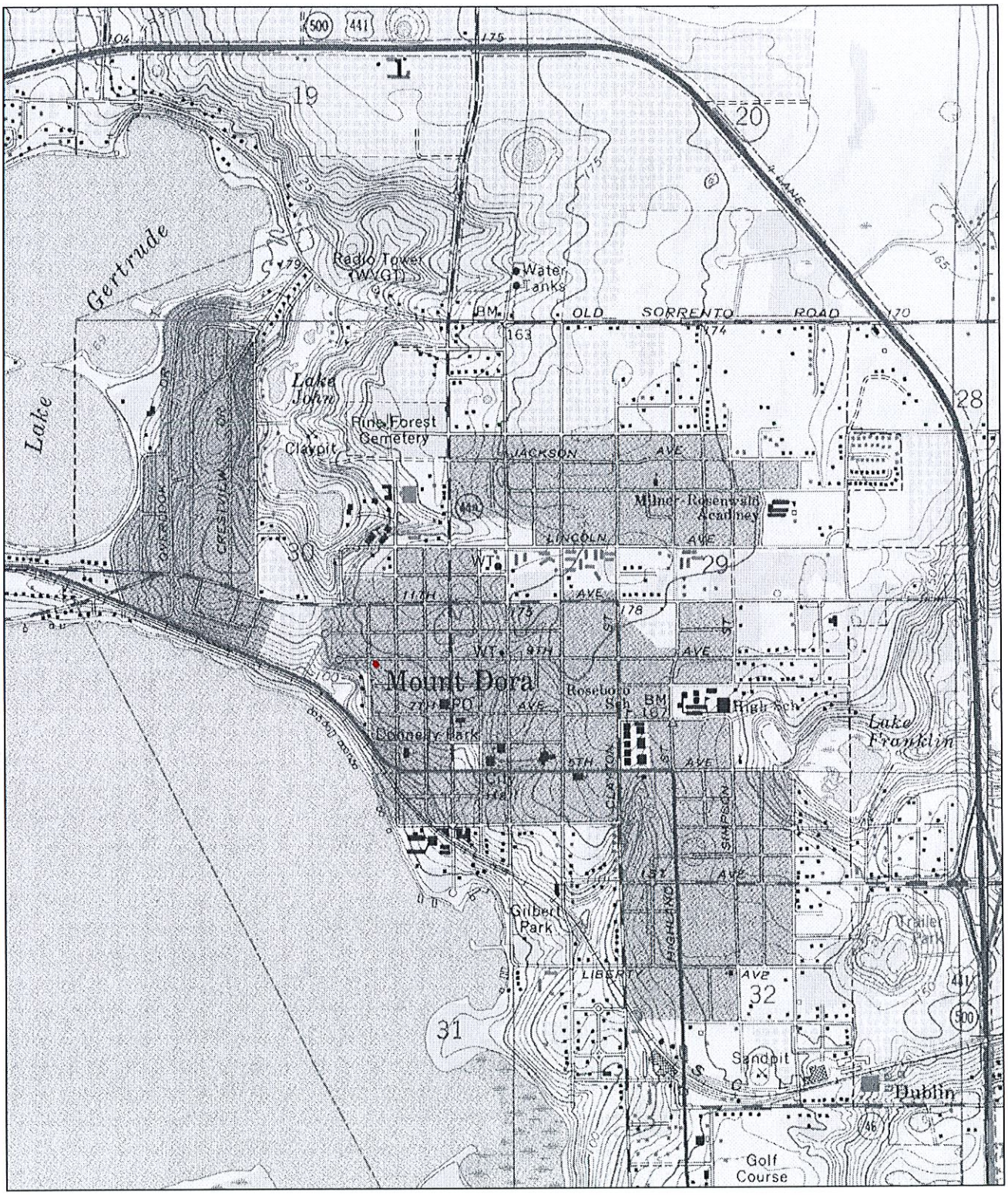
> **Research methods:**
Examine local tax records
FL Master Site File-Cultural Resources
Pedestrian

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

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

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

22



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0 2000 Ft

Map provided by MyTopo.com

LA 429

22

LA.
429

Page 1

☐ Original
☒ Update

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

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

Clear Form Values

Site#8 LA00429
Field Date 11-16-2019
Form Date 12-18-2019
Recorder # 3

Site Name(s) (address if none) 340 West 9th Avenue Multiple Listing (DHR only) _____
Survey Project Name Mount Dora Historic Site Survey Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☐private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Clear Location Values

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	340	W	9th	Avenue	

Cross Streets (nearest / between) Between Helen St & North McDonald St
USGS 7.5 Map Name EUSTIS USGS Date 2018 Plat or Other Map _____
City / Town (within 3 miles) Mount Dora In City Limits? ☒yes ☐no ☐unknown County Lake
Township 19S Range 27E Section 29 ¼ section: ☐NW ☐SW ☐SE ☐NE Irregular-name: _____
Tax Parcel # 29-19-27-0010-037-00000 Landgrant _____
Subdivision Name _____ Block _____ Lot _____
UTM Coordinates: Zone ☐16 ☒17 Easting 436824 Northing 3186452
Other Coordinates: X: -81.64740 Y: 28.80408 Coordinate System & Datum WGS84
Name of Public Tract (e.g., park) _____

HISTORY

Clear History Values

Construction Year: 1920 ☒approximately ☐year listed or earlier ☐year listed or later
Original Use House From (year): 1920 To (year): 2019
Current Use House From (year): 1920 To (year): 2019
Other Use _____ From (year): _____ To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ Original address N/A
Alterations: ☐yes ☐no ☐unknown Date: _____ Nature _____
Additions: ☒yes ☐no ☐unknown Date: _____ Nature Side porch, tool shed
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 Historic District Boundary

DESCRIPTION

Clear Description Values

Style Frame Vernacular Exterior Plan Irregular Number of Stories 2
Exterior Fabric(s) 1. Clapboard 2. Wood shingles 3. Fish Scales
Roof Type(s) 1. Gable-intersecting 2. Gable on hip 3. _____
Roof Material(s) 1. Sheet metal:standing seam 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.)

Distinguishing Architectural Features (exterior or interior ornaments)
Rafter tails, Cupola on garage, Side gable- A framed.

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

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

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

HISTORICAL STRUCTURE FORM

Site #8 LA00429

DESCRIPTION (continued)

Clear Description Values

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

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

Foundation Type(s): 1. 2.

Foundation Material(s): 1. 2.

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

Main Entrance (stylistic details)

Front half enclosed, 2nd floor balcony with railing.

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) Field visit and documentation

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

OPINION OF RESOURCE SIGNIFICANCE

Clear Significance Values

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

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

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

The structure appears to contribute to the Historic District, with similar architectural style to other structures within the boundary.

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

1. Architecture 3. 5.

2. Community planning & developm 4. 6.

DOCUMENTATION

Clear Documentation Values

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

1) Document type Maintaining organization

Document description File or accession #'s

2) Document type Maintaining organization

Document description File or accession #'s

RECORDER INFORMATION

Recorder Name Bradley Benmoshé Affiliation Other

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

(address / phone / fax / e-mail)

Required Attachments

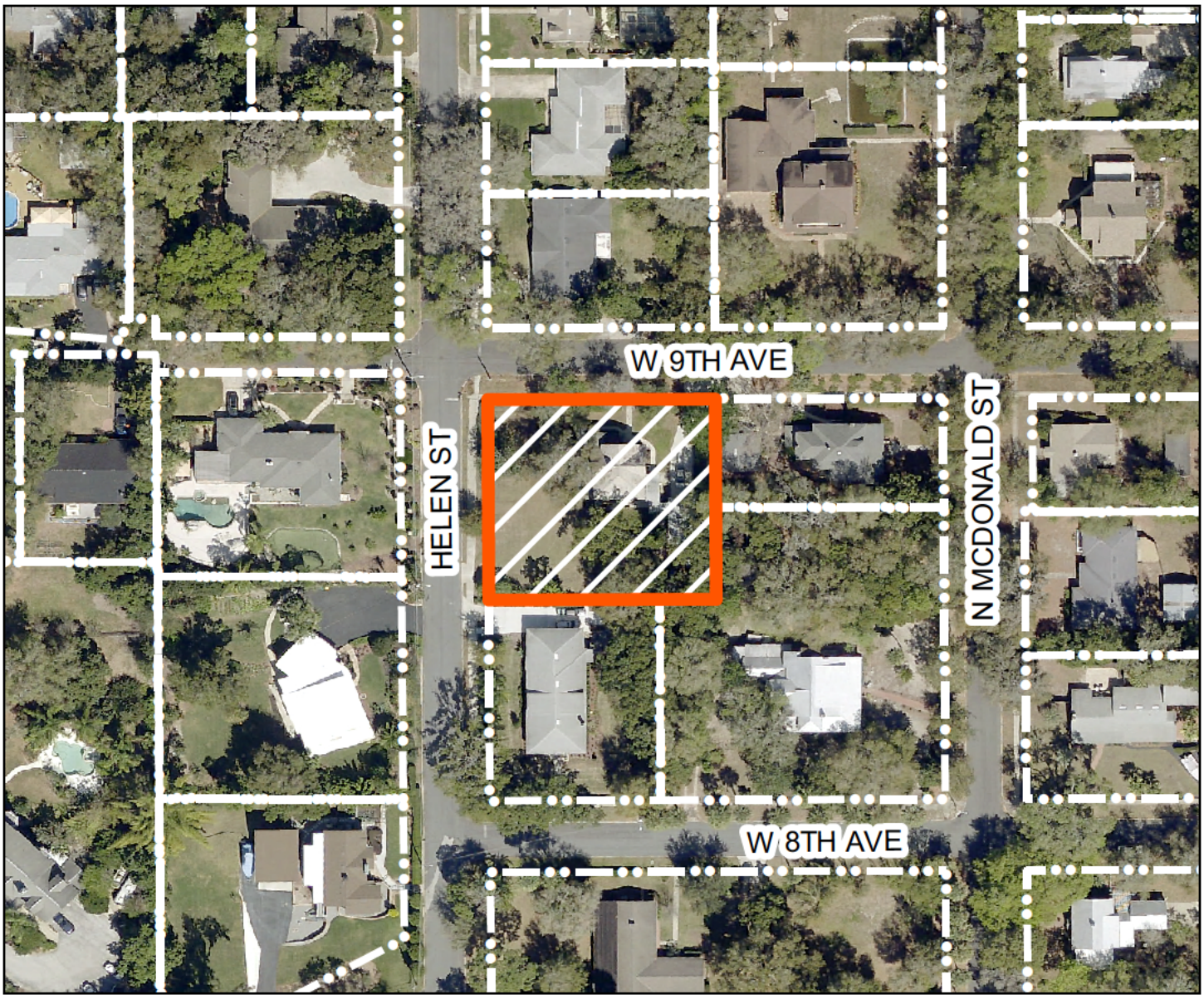
❶ **USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED**

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

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

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

Street Map



N

340 WEST 9TH AVE MOUNT DORA FL 32757

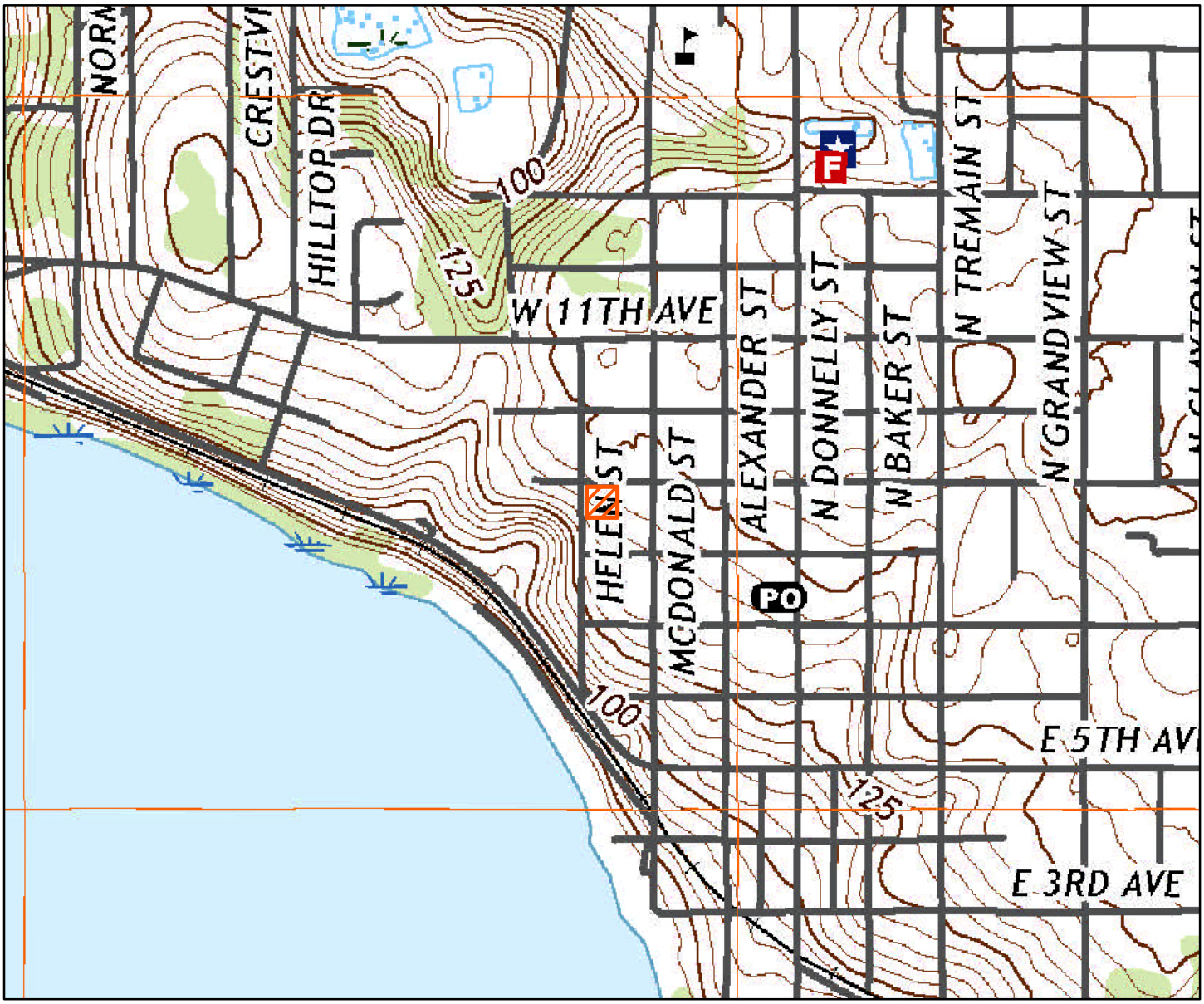
0 40 80 160 Feet

LA00429

KCI TECHNOLOGIES

Data Sources: Lake County, City of Mount Dora

USGS Map



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LA00429

340 WEST 9TH AVE MOUNT DORA FL 32757

Source: United States Geological Survey Eustis, FL 2018

KCI TECHNOLOGIES

346

CITY OF MOUNT DORA

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

DATE: July 29, 2026

TO: Historic Preservation Board

FROM: Michele Janiszewski, AICP, Senior Planner

RE: **Tab 7 - Certificate of Appropriateness; 112 West 3rd Avenue (Location); New Awnings (Proposed Work); Simpson Properties, LLC (Owners); The Salted Fry LLC (Applicant).**

Property Information:

Address:	112 West 3rd Avenue	**Current Use:**	Restaurant
Zoning District:	C-2	**Land Use:**	Commercial

Structure Information:

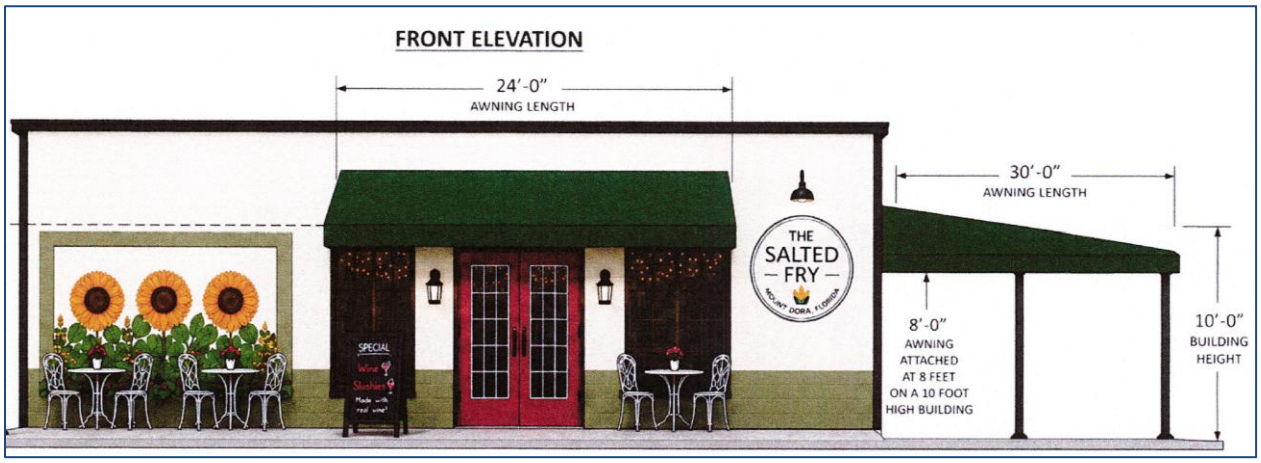
Date of Construction:	1920 or 1959	**Style:**	Commercial Vernacular
Siding:	Concrete Block	**Stories:**	One
Roof Type:	Flat	**Chimneys:**	None

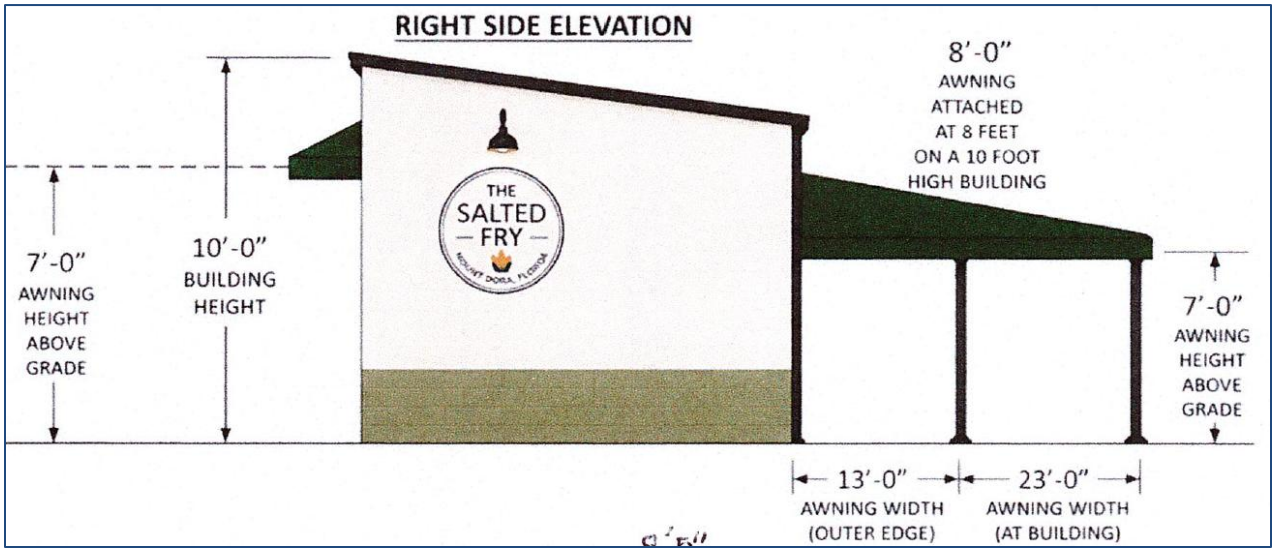
Background on Architectural Style:
One and two-part commercial blocks were the most common form for small and moderate sized commercial buildings in the United States between 1900 and 1930. One-Part Commercial Block is the terminology used for early commercial structures that featured storefront windows and transoms, a feature that allowed merchants to display their goods or services. One-part commercial buildings are one-story in height, and the display windows often rested on bulkheads (lower panels underneath the windows.)

Requested Action:
The Applicant is seeking to construct an awning over the front door and window, and over the concrete patio. The Application states that the aluminium frame awnings will be painted green and the awning material will be 'Glade Green Coastal Plus Weblon Awning.'

Coastline Plus awning fabric is a high performance PVC composite. It features a strong polyester base fabric, with manageable weight for excellent dimensional stability. The top surface is treated with the Rain Kleen® finish for color retention and prolonged fabric life. Coastline Plus is UV, water and mildew resistant, and it is heat-sealable for a strong, waterproof and airtight seal. Coastline Plus can be decorated with a

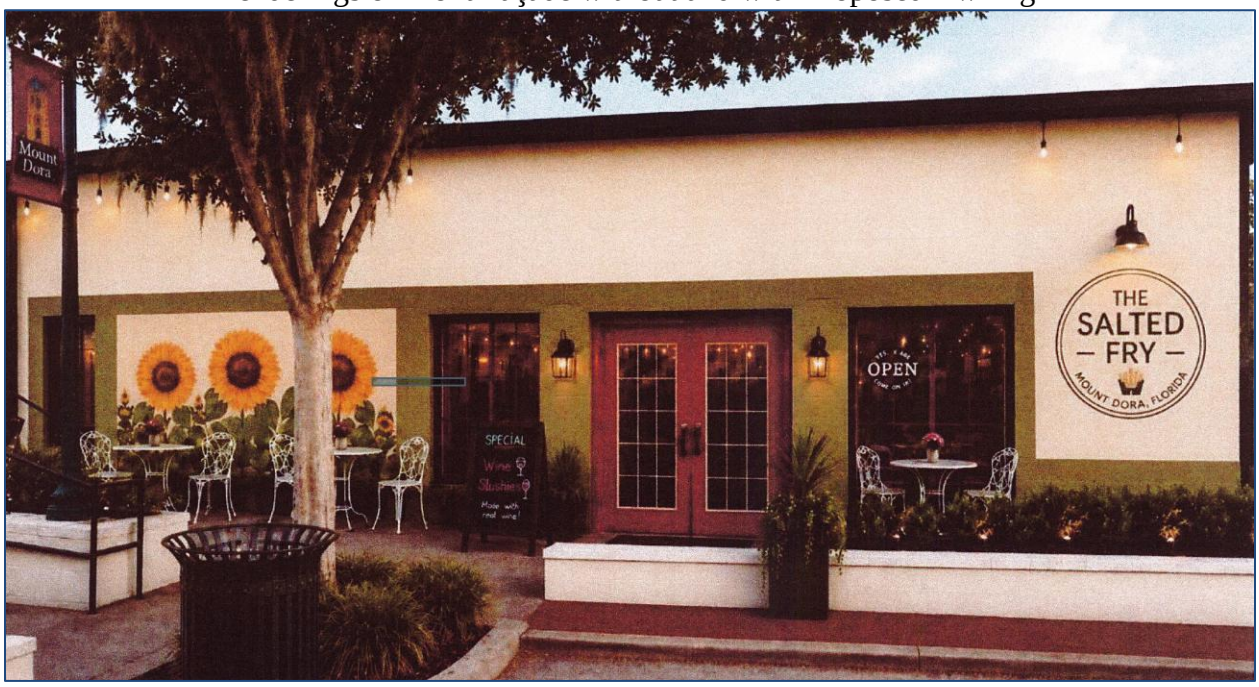
Architectural Plans of the Proposed Awnings





Patio without and with the Proposed Awning

Renderings of Front Façade without and with Proposed Awning



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:

Storefronts are often the most important architectural feature of a historic commercial building. They attract attention, provide effective display space, invite pedestrian activity, allow natural light into the store, and add to the character of the streetscape. A storefront's distinguishing design, architectural details and materials are character-defining features of the building and often help convey the architectural style.

Large display windows allowed proprietors to showcase their merchandise and entice prospective customers into their stores. Many storefronts of the late 19th and early to mid-20th centuries featured recessed entrances, which simultaneously helped extend the display area and draw pedestrians inward.

Storefronts on historic buildings that were altered within the last fifty years are often not compatible with the overall building character and their removal may be appropriate during rehabilitation.

a. **Introduction of New Features:** The introduction of features such as coach lanterns, mansard overhangs, wood shingle roofing or siding, non-operable shutters, and small-pane windows is not appropriate unless they can be documented historically.

b. **Designing for Missing Features:** Historical, pictorial, and physical documentation should be used to replicate historic storefront features that are completely missing. If no documentation exists, new designs should be compatible with the size, scale, material, and color of the historic building. New designs should be subtly differentiated so as not to create a false historical appearance.

c. **Original Awnings and Canopies:** Maintain and repair existing original awnings and canopies. Substitute materials may be considered if they convey the same visual appearance as the original.

d. **Replacement Awning Shapes:** Use historically appropriate awning shapes like simple shed awnings for rectangular openings and arched awnings for arched openings. Contemporary awning shapes like bubble or convex awnings are discouraged.

e. **New Awnings and Canopies:** Awnings and canopies improve the pedestrian experience, protecting them from the sun and rain, and encouraging window shopping. New awnings should be designed and placed so that they do not span or detract from character-defining details and features of the building. If pilasters or columns define the storefront, place awnings within this framework rather than overlap the entire storefront. Transoms are important features of a building and should not be covered with an awning.

f. **Awning and Canopy Materials:** Awnings should be of historically appropriate materials such as canvas, but alternate materials may be considered if they resemble canvas in appearance. Metal awnings may be appropriate for some building styles. Multiple awnings on one building should complement each other in shape and color.

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 state that new awnings should be designed and placed so that they do not span or detract from character-defining details and features of the building; and
2. The request is consistent with the Mount Dora Historic Design Standards which state that awnings should resemble canvas and be a simple shed awning for rectangular openings; and
3. The proposed work is compatible with the architectural style of the building; and
4. The request promotes visual compatibility with the exterior architectural of adjacent, neighboring or visually related buildings, structures, sites and streetscapes as required by LDC Section 3.6.4 (2)(b).

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

Board Action:

The Historic Preservation Board may:

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

Attachments:

Photos
Application

CITY OF MOUNT DORA

Site Photos

THE SALTED FRY

CITY OF MOUNT DORA

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

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Renovations, Additions and New Construction

Property Address: 112 W. 3rd Ave. Alternate Key No.: _____

Property Owner: Simpson Properties LLC Applicant: The Salted Fry LLC

Applicant's Mailing Address [redacted]

Applicant's Phone Number: [redacted]

Applicant's Email Address: [redacted]

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

Application Type:
New Construction **XX** (awning) 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 **XX** Walls/Structural € Doors € Chimney € Roof € Walls or Fences € Exterior Lighting € Landscape Features

Existing Materials / Style: None

Proposed Materials / Style: Aluminum frame with Glade Green Coast Plus Weblon Awning

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

1. Placement of New Standard Awning over front door and window at the front of building.Measures 21' wide by 2'11" Drop by 3' projection.

2. Placement of New Gable Awning w/Columns over concrete patio to the right of building and Connected to the building. Measures 23'6" wide by 4'4" drop by 32' projection.

Frame structure and columns are welded aluminum (painted green) and awning material is Glade Green Coastal Plus Weblon Awning.

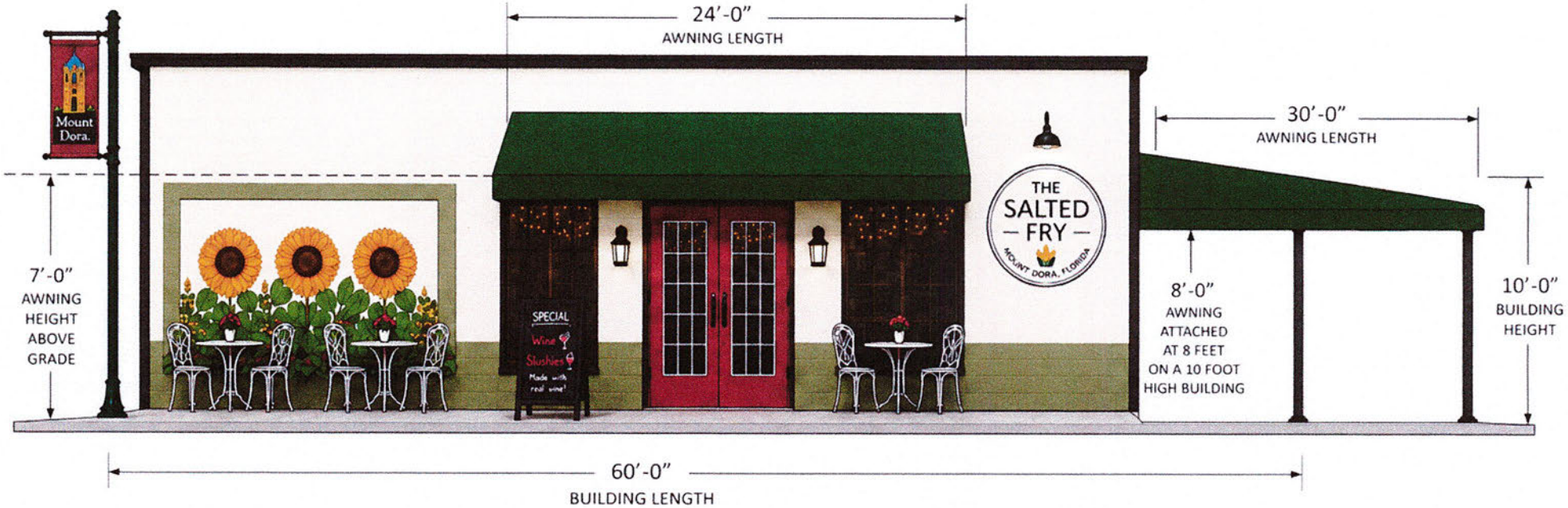
Reason for Addition / Modification: The reason for the addition of the awnings is to improve the appearance of our restaurant and to provide protection from the weather for our customers.

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

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

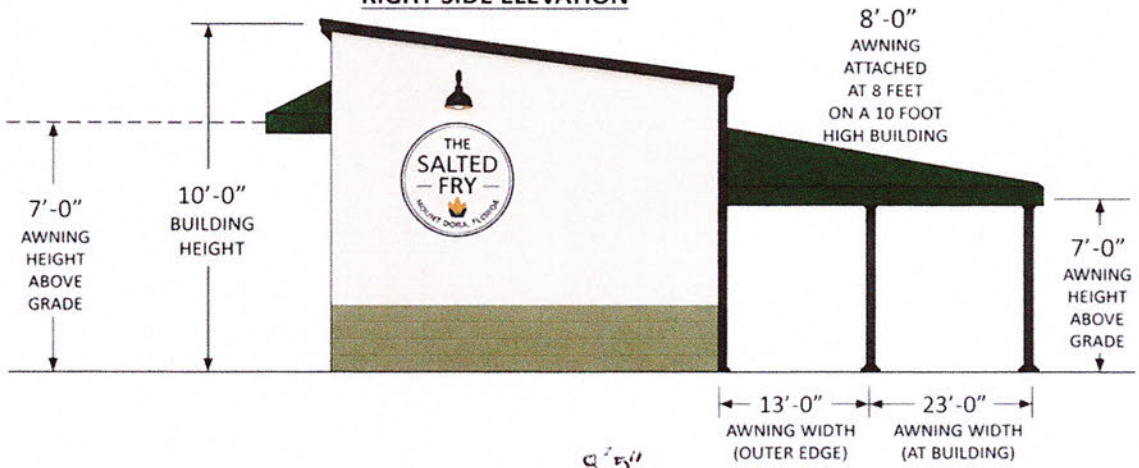
Note: This application is for a Certificate of Appropriateness from the Historic Preservation Board only. The proposed work must also meet Zoning and Building Code Requirements; additional permits may be required. Submission of the application implies permission is granted to the City of Mount Dora to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

FRONT ELEVATION

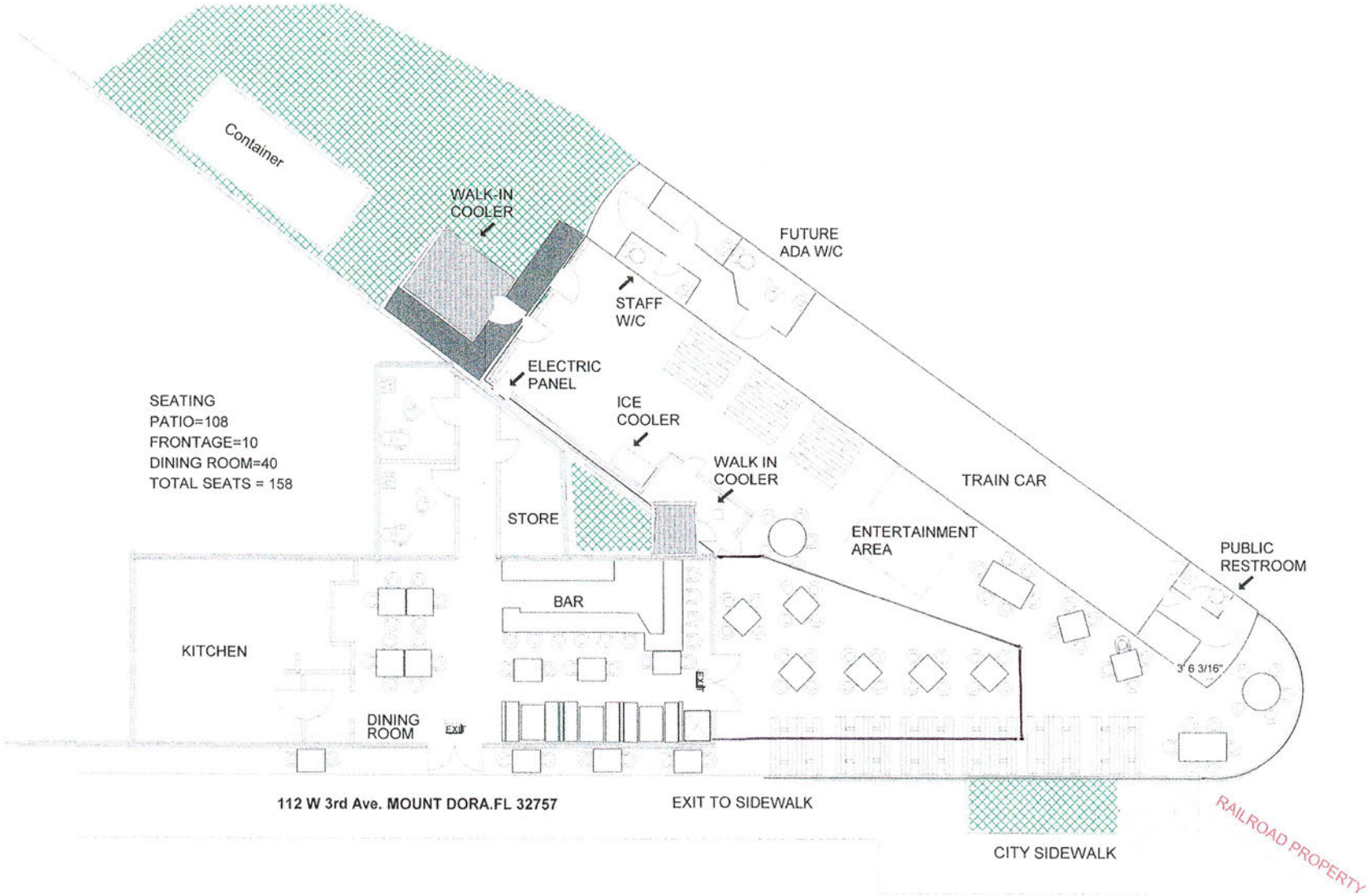


DIMENSION NOTES	SCALE
• BUILDING HEIGHT (FRONT): 10 FEET • BUILDING HEIGHT (BACK): 8'5" ~~10~~ FEET • AWNING HEIGHT ABOVE GROUND: 7 FEET • AWNING LENGTH: 24 FEET (FRONT) • SIDE AWNING LENGTH: 30 FEET • AWNING ATTACHMENT HEIGHT: 8 FEET ON 10 FOOT HIGH BUILDING • AWNING WIDTH (AT BUILDING): 23 FEET • AWNING WIDTH (OUTER EDGE): 13 FEET • BUILDING LENGTH: 60 FEET	1/4" = 1'-0"

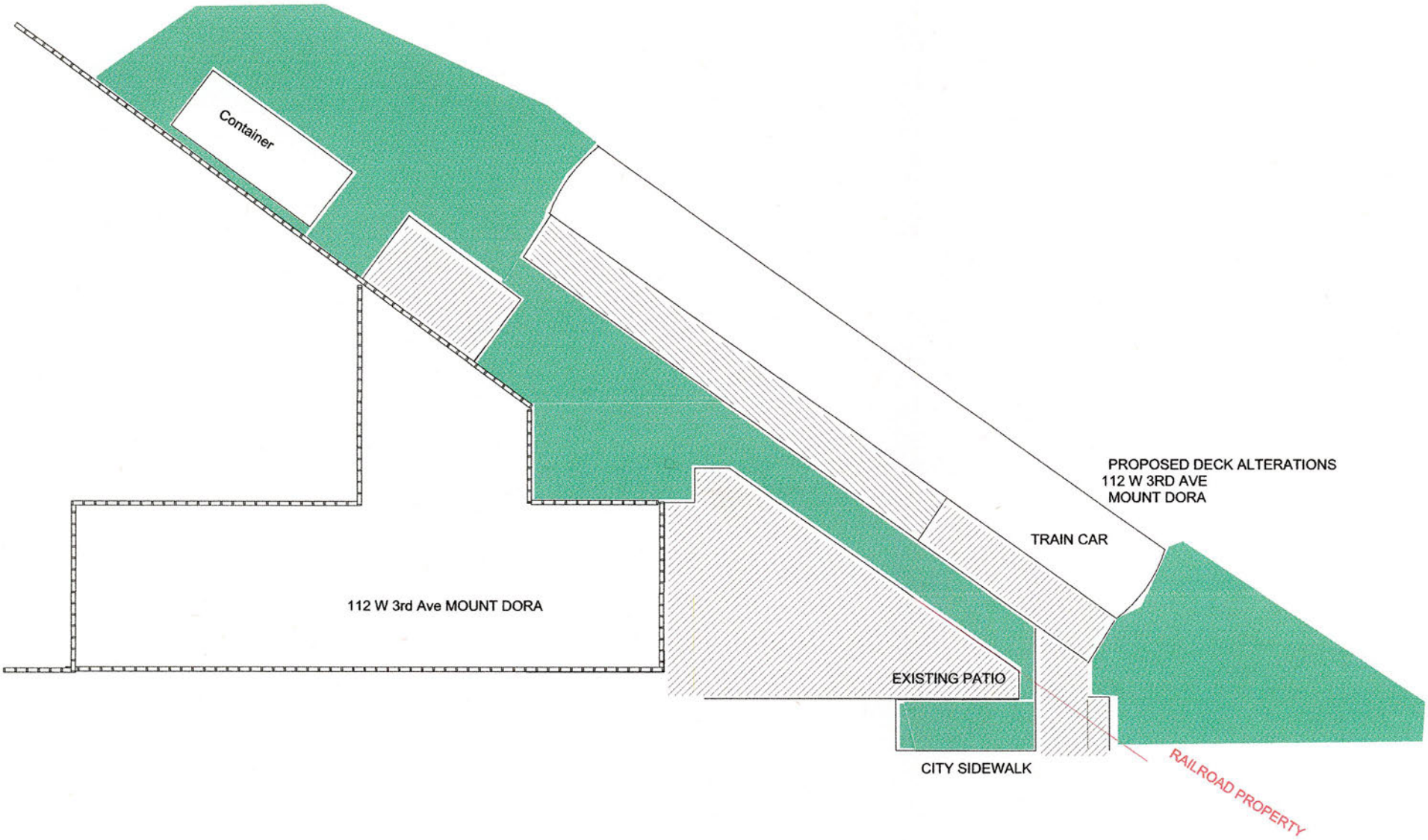
RIGHT SIDE ELEVATION



NOTE: ROOF SLOPES FROM FRONT (10'-0") TO BACK (~~10'-0"~~ 8'5").



112 W 3rd Ave. MOUNT DORA.FL 32757


Container
PROPOSED DECK ALTERATIONS
112 W 3RD AVE
MOUNT DORA
TRAIN CAR
112 W 3rd Ave MOUNT DORA
EXISTING PATIO
CITY SIDEWALK
RAILROAD PROPERTY

1465788
1

PROPERTY RECORD CARD

General Information

Name:	SIMPSON COMMERCIAL PROPERTIES C LLC	**Alternate Key:**	1465788
Mailing Address:	PO BOX 38 MOUNT DORA, FL 32756-0038 *Update Mailing Address*	**Parcel Number:**	29-19-27-0030-013-00000
		Millage Group and City:	00MD Mount Dora
		2025 Total Certified Millage Rate:	18.7725
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	108 W 3RD AVE MOUNT DORA FL, 32757	**Property Name:**	TEMPTATIONS/HAIR AFFAIR/MAGICAL MEATS BOUTIQUE *Submit Property Name*
		School Information:	*School Locator & Bus Stop Map* *School Boundary Maps*
Property Description:	MOUNT DORA, 31-19-27 BLK 13 N OF RR PB 3 PGS 37-43 ORB 5110 PG 1453		

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	STORE - 1 STORY FREE STANDING (1100)	0	0		8925.000	Square Feet	$326,655.00	$326,655.00

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

Commercial Building(s)

Building 1

Commercial

Building Value: $209,994.00
Building Use: LIGHT MANUFACTORING MIN FINISHED (41D)
Structure Type:

Summary

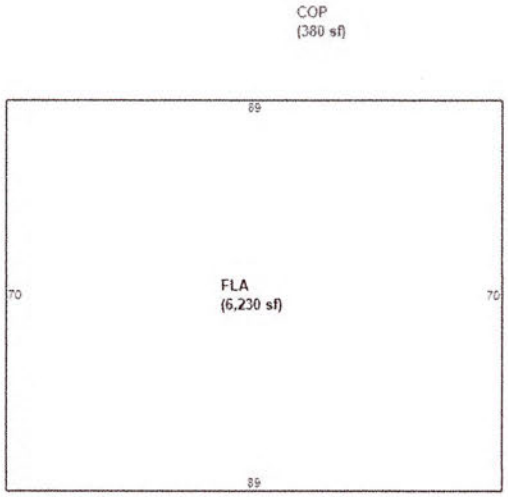
Year Built:	1920
Total Effective Area:	6610
Full Bathrooms:	0
Half Bathrooms:	3
Elevators:	0

Section(s)

Section Type	No. Stories	Ground Floor Area
COMMERCIAL CANOPY (COP)	1.00	380
FINISHED LIVING AREA (FLA)	1.00	6230

View Larger

Elevator Landings:	0
Residential Units:	0
Kitchens:	0
Fireplaces:	0



Building 2

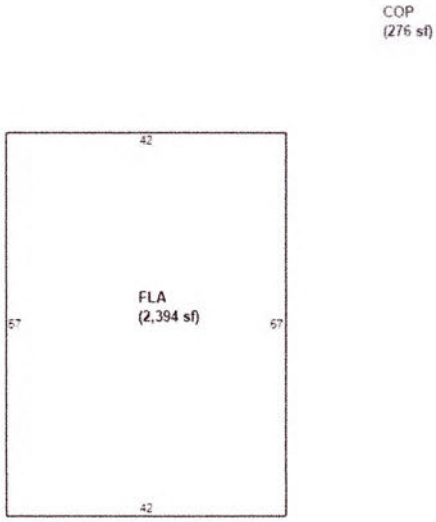
Commercial	Building Value: $148,082.00 Building Use: RESTAURANT & CAFETERIA (21C) Structure Type:

Summary	
Year Built:	1959
Total Effective Area:	2670
Full Bathrooms:	0
Half Bathrooms:	2
Elevators:	0
Elevator Landings:	0
Residential Units:	0
Kitchens:	0
Fireplaces:	0

Section(s)

Section Type	No. Stories	Ground Floor Area
COMMERCIAL CANOPY (COP)	1.00	276
FINISHED LIVING AREA (FLA)	1.00	2394

View Larger



Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	PAVING (CPAV2)	500	SF	2014	$784.00

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
5110 / 1453	05/14/2018	Quit Claim Deed	Unqualified	Improved	$100.00
1302 / 1556	06/01/1994	Trustees Deed	Unqualified	Improved	$20,000.00
1205 / 657	12/01/1992	Warranty Deed	Unqualified	Improved	$1.00

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	$685,515	$685,515	$685,515	5.0254	$3,444.99
SCHOOL BOARD STATE	$685,515	$685,515	$685,515	3.0870	$2,116.18
SCHOOL BOARD LOCAL	$685,515	$685,515	$685,515	2.9980	$2,055.17
LAKE COUNTY WATER DISTRICT	$685,515	$685,515	$685,515	0.2940	$201.54
NORTH LAKE HOSPITAL DIST	$685,515	$685,515	$685,515	0.3859	$264.54
ST JOHNS RIVER FL WATER MGMT DIST	$685,515	$685,515	$685,515	0.1793	$122.91
CITY OF MOUNT DORA	$685,515	$685,515	$685,515	6.3000	$4,318.74
LAKE COUNTY MSTU AMBULANCE	$685,515	$685,515	$685,515	0.4629	$317.32
LAKE COUNTY VOTED DEBT SERVICE	$685,515	$685,515	$685,515	0.0400	$27.42
				Total: 18.7725	**Total:** $12,868.81

Exemptions Information

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

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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

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Site Notice

Coastline Plus®

WEBLON®

Roll Width: 62 inches • Weight: 15oz/yard*

Coastline Plus awning fabric is a high performance PVC composite. It features a strong polyester base fabric, with manageable weight for excellent dimensional stability. The top surface is treated with the Rain Kleen® finish for color retention and prolonged fabric life. Coastline Plus is UV, water and mildew resistant, and it is heat-sealable for a strong, waterproof and airtight seal. Coastline Plus can be decorated with a variety of products and methods including pressure sensitive graphics, solvent based digital printing, heat transfer films, heat sealed and inset vinyls, applique, silk screening and hand painting. Made in the USA and backed by a 5-year limited warranty.

Coastline Plus is available in solids, complement solids and select stripe patterns.

Flame resistance meets or exceeds the standards of California State Fire Marshal, NFPA -701 TM2, and ASTM E-84 Class A flame spread.

**Weight varies slightly from color to color.*
Colors are representative only. Small variations in shade should be anticipated and are with commercial tolerances.

Sail White
857290

Ivory Coast
857239

Driftwood Gray
857219

Charcoal Gray
857218

Pirate Black
857245

Almond
857897
PREMIUM

Ebbtide Tan
857238

Sand
857200

Beige
857892

Dark Taupe
857891
PREMIUM

Coastline Plus® Duplex Patterns

Glade Green / White
857251

Cork Brown / Sand
857250

Rust / Ivory
857252

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Sunrise Saffron
857230
PREMIUM

Beacon Yellow
857206

Sunset Orange
857213
PREMIUM

Terra Cotta
857896
PREMIUM

Rust
857209
PREMIUM

Cork Brown
857205
PREMIUM

Barque Brown
857225
PREMIUM

Gull Gray
857217
PREMIUM

Deep Red
857226
PREMIUM

Portlight Red
857207
PREMIUM

Panama Purple
857223
PREMIUM

Burgundy
857215
PREMIUM

Navy Blue
857247
PREMIUM

Jade
857234
PREMIUM

Aquamarine
857244
PREMIUM

Island Turquoise
857204

Bay Blue
857241

Ocean Blue
857246

Deepsea Blue
857212

Sea Palm
857202
PREMIUM

Harbor Green
857201

Tropic Green
857242
PREMIUM

Teal
857243
PREMIUM

Glade Green
857211

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or visit us at trivantage.com.

WEBLON®, RAIN KLEEN® AND COASTLINE PLUS®
ARE REGISTERED TRADEMARKS OF HERCULITE PRODUCTS, INC.
TRIVANTAGE® IS A REGISTERED TRADEMARK OF GLEN RAVEN, INC. 998737

Mount Dora
SPECIAL
Wine
Slushies
Made with real wine!
OPEN
THE SALTED FRY
MOUNT DORA, FLORIDA

THE
SALTED
FRY
OPEN

INCLUDES:

12 MONTH WORKMANSHIP WARRANTY
5 YEAR FABRIC WARRANTY FROM MANUFACTURER
WELDED ALUMINUM FRAME CONSTRUCTION
INSTALLATION
ALL APPLICABLE TAXES
MATIERIAL TO BE: WEBLON
VALANCE TO BE: WRAP 8"
GRAPHICS: TBD
PAINT: NO / MILL FINISH
BUILDING PERMIT
ENGINEER SIGN & SEAL

DOES NOT INCLUDE:

CONCRETE FOOTERS

THANK YOU FOR THE OPPORTUNITY!

PROPOSAL BY: RICHARD HAWES

NOTE: THE PRICE IS GOOD FOR 30 DAYS FROM THE DATE OF THE PROPOSAL: 6/20/2026

Property Record Card

General Information

Name:	SIMPSON COMMERCIAL PROPERTIES C LLC	**Alternate Key:**	1465788
Mailing Address:	PO BOX 38 MOUNT DORA, FL 32756-0038 *Update Mailing Address*	**Parcel Number:**	29-19-27-0030-013-00000
		Millage Group and City:	00MD Mount Dora
		2025 Total Certified Millage Rate:	18.7725
		Trash/Recycling/Water/Info:	*My Public Services Map*
Property Location:	108 W 3RD AVE MOUNT DORA FL, 32757	**Property Name:**	TEMPTATIONS/HAIR AFFAIR/MAGICAL MEATS BOUTIQUE *Submit Property Name*
		School Information:	*School Locator & Bus Stop Map* *School Boundary Maps*
Property Description:	MOUNT DORA, 31-19-27 BLK 13 N OF RR PB 3 PGS 37-43 ORB 5110 PG 1453		

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	STORE - 1 STORY FREE STANDING (1100)	0	0		8925.000	Square Feet	$326,655.00	$326,655.00

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

Commercial Building(s)

Building 1

Commercial	Building Value: $209,994.00 Building Use: LIGHT MANUFACTORING MIN FINISHED (41D) Structure Type:

Summary

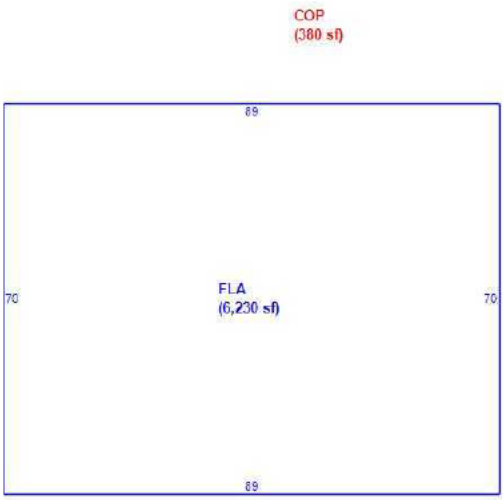
Year Built:	1920
Total Effective Area:	6610
Full Bathrooms:	0
Half Bathrooms:	3
Elevators:	0

Section(s)

Section Type	No. Stories	Ground Floor Area
COMMERCIAL CANOPY (COP)	1.00	380
FINISHED LIVING AREA (FLA)	1.00	6230

View Larger

Elevator Landings:	0
Residential Units:	0
Kitchens:	0
Fireplaces:	0



Building 2

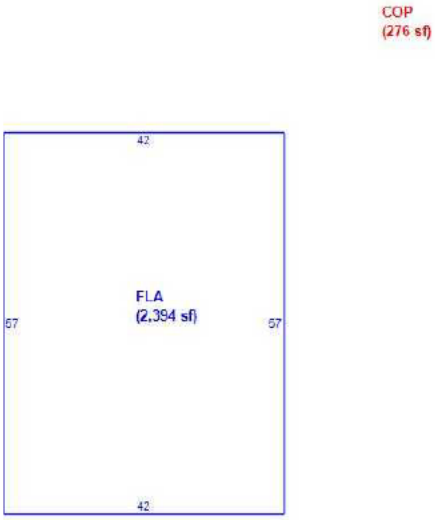
Commercial	Building Value: $148,082.00 Building Use: RESTAURANT & CAFETERIA (21C) Structure Type:

Summary	
Year Built:	1959
Total Effective Area:	2670
Full Bathrooms:	0
Half Bathrooms:	2
Elevators:	0
Elevator Landings:	0
Residential Units:	0
Kitchens:	0
Fireplaces:	0

Section(s)

Section Type	No. Stories	Ground Floor Area
COMMERCIAL CANOPY (COP)	1.00	276
FINISHED LIVING AREA (FLA)	1.00	2394

View Larger



Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	PAVING (CPAV2)	500	SF	2014	$784.00

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
5110 / 1453	05/14/2018	Quit Claim Deed	Unqualified	Improved	$100.00
1302 / 1556	06/01/1994	Trustees Deed	Unqualified	Improved	$20,000.00
1205 / 657	12/01/1992	Warranty Deed	Unqualified	Improved	$1.00

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

Values and Estimated Ad Valorem Taxes

Values shown are 2026 Certified Values.
The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	$685,515	$685,515	$685,515	5.0254	$3,444.99
SCHOOL BOARD STATE	$685,515	$685,515	$685,515	3.0870	$2,116.18
SCHOOL BOARD LOCAL	$685,515	$685,515	$685,515	2.9980	$2,055.17
LAKE COUNTY WATER DISTRICT	$685,515	$685,515	$685,515	0.2940	$201.54
NORTH LAKE HOSPITAL DIST	$685,515	$685,515	$685,515	0.3859	$264.54
ST JOHNS RIVER FL WATER MGMT DIST	$685,515	$685,515	$685,515	0.1793	$122.91
CITY OF MOUNT DORA	$685,515	$685,515	$685,515	6.3000	$4,318.74
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