



# City of Eustis

## Development Services Department

P.O. Drawer 68 • Eustis, Florida 32727-0068 • (352) 483-5460

TO: HISTORIC PRESERVATION BOARD

FROM: HEATHER CRONEY, SENIOR PLANNER

DATE: MAY 10, 2023

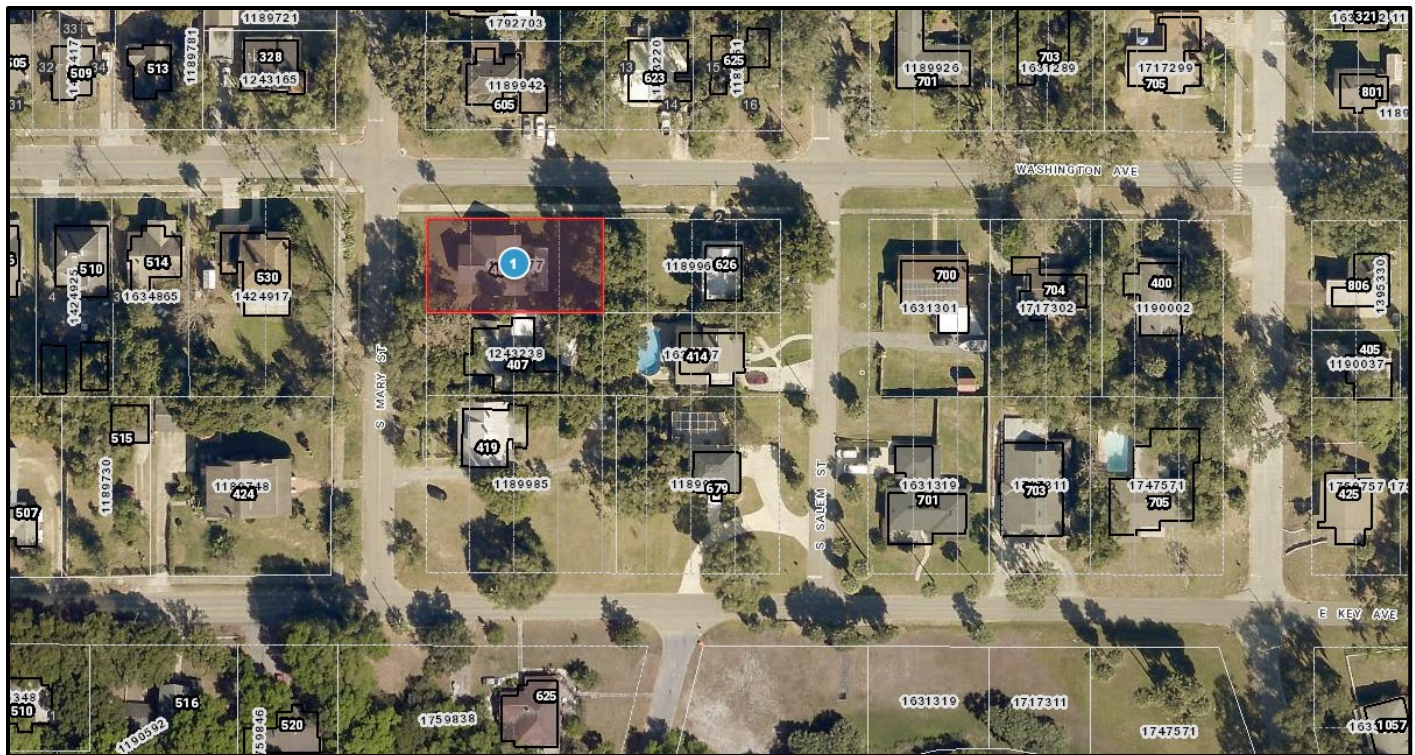
RE: CERTIFICATE OF APPROPRIATENESS (2023-COA-08) CONSTRUCTION  
OF A FENCE AT 403 SOUTH MARY STREET (ALTERNATE KEY 1189977)

### **PROPOSED PROJECT:**

Diane Stewart with Fritz Fence, as the applicant/agent on behalf of Diane H Sanders, property owner, is requesting Historic Preservation Board approval for the construction of a new fence at 403 South Mary Street. The fence would be visible from the street, and if not, it could potentially be approved administratively by staff (without being reviewed by the Board) if it meets review criteria. Any proposed work in the historic district that is visible from the street must be reviewed and approved by the Historic Preservation Board. The subject property is located at the southeast corner of South Mary Street and Washington Avenue. The proposed fence is eighty (80) linear feet of six-foot (6') tall site-built stockade wooded privacy fence and one (1) ten-foot (10') wide double gate of the same material. The proposed fence would be located along the Washington Avenue (northern) side of the property, extending from the home to the existing tan wood-grain vinyl fence on the east side of the property between the subject property and the neighboring property. The purpose of this fence would be to fulfill the Historic Preservation Board (HPB)'s condition that was placed on the approval of 2023-COA-05, which was a request for a fence to be located in front of the proposed new shed that was the subject of 2023-COA-05.

### **PROPERTY INFORMATION:**

Owner: Diane H Sanders  
Applicant: Diane Stewart, Fritz Fence  
Site Acreage: 0.21 acres



Future Land Use: Suburban Residential (SR)

Design District: Urban Neighborhood

### **CRITERIA FOR EVALUATION: EUSTIS CODE OF ORDINANCES CHAPTER 46:**

#### **Section 46-227**

(l) In considering an application for a certificate of appropriateness for alteration, new construction, demolition or relocation, the board shall be guided by the following general standards:

(1) The effect of the proposed work on the landmark, landmark site, or property within a historic district upon which such work is to be done;

***This historic site, 403 South Mary Street, is classified as the Frame Vernacular architectural style, so to complement the landmark site, the fence should complement the architectural style of the existing home on the property. The proposed fence should not have an extensive impact on the landmark, landmark site, or property within the historic district in which the fence is proposed. The fence is an external feature to enclose the yard and the proposed wooden fence color should complement the natural color tones that were commonly used in this architectural style.***

(2) The relationship between such work and other structures on the landmark site or other property in the historic district;

***The fence is reasonably consistent in its design with the home and the proposed fence is wooden, which is consistent with the natural materials and tones often seen in the frame vernacular architectural style.***

(3) The extent to which the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture, and materials of the landmark or the property will be affected;

***This local landmark, 403 South Mary Street, is classified as the Frame Vernacular architectural style.***

***When frame vernacular homes had fences, they were often white picket fences. Simple vertical picket fences are appropriate for Frame Vernacular buildings. The proposed fence is not a white picket fence.***

***On contrary to the above, the home on this property was built in 1924. Frame Vernacular residences built in the 1920s oftentimes exhibit Craftsman influences such as the exposed rafter tails and wide, overhanging roof eaves. The Florida Master Site File for this property indicates the structural system to be a wood frame and the exterior fabric to be wood single and wood siding. As a result, the expectation would be that a fence on the property would also feature wood elements. The proposed fence is consistent with these characteristics as it is of wood construction.***

(4) Whether the plans may be carried out by the applicant within a reasonable period of time.

***If the Historic Preservation Board approves the COA, the applicant would be able to move forward with the required steps. fences must comply with [Section 110-5.7](#). Ordinances 16-31 and 21-09 should also be referenced. The City is no longer processing permits for fences. The permit process has been replaced by filing an affidavit with the building department for record only. The affidavit is an acknowledgment that***

- a. the applicant has been provided a copy of the City's fence regulations,***
- b. that the applicant understands the fence regulations***
- c. that the applicant will comply with the fence regulations.***
- d. A statement that you are or are not within the Washington Historic District. If the property is within the Washington Historic District, a Certificate of Appropriateness is required before the construction of the fence on the property.***

(n) In considering an application for a certificate of appropriateness for new construction, the board shall consider the following additional guidelines:

(1) *Height.* The height of any proposed alteration or construction shall be compatible with the style and character of the landmark and with surrounding structures in an historic district.

***The proposed fence height of six (6) feet does not pose a conflict with the frame vernacular style nor the compatibility with the current home on the site.***

(2) *Proportions of windows and doors.* The proportions and relationships between doors and windows shall be compatible with the architectural style and character of the landmark and with surrounding structures in a historic district.

***Not applicable; this is a fence installation, which will not include any new windows or doors.***

(3) *Relationship of building masses, setbacks, and spaces.* The relationship of a structure within a historic district to the open space between it and adjoining structures shall be compatible.

***The proposed fence should not have any negative effect on building masses, setbacks, and spaces. The proposed setbacks are consistent with the requirements of the lot type and design district in addition to posing no issues with the relationship to the historic district and open space. This should be consistent with the surrounding properties and not deter from the historical significance either.***

(4) *Roof shape.* The design of the roof shall be compatible with the architectural style and character of the landmark and surrounding structures in a historic district.

***The pitch and style of the roof of the new, revised shed that is now proposed more closely match that of the existing single-family residence on the property.***

(5) *Landscaping.* Landscaping shall be compatible with the architectural character and appearance of the landmark and of surrounding structures and landscapes in a historic district.

***While the applicant has not provided a landscape plan, they intend to preserve the existing landscaping on the property.***

(6) *Scale.* The scale of the structure after alteration, construction or partial demolition shall be compatible with its architectural style and character and with surrounding structures in an historic district.

***The scale of the proposed fence is compatible with the existing building, and the frame vernacular style architecture.***

(7) *Directional expression.* Facades in historic districts shall blend with other structures with regard to directional expression. Structures in an historic district shall be compatible with the dominant horizontal or vertical expression of surrounding structures. The directional expression of a landmark after alteration, construction or partial demolition shall be compatible with its original architectural style and character.



***The proposed fence should not extensively change the directional expression of the historic local landmark site.***

(8) *Architectural details.* Architectural details, including materials and textures, shall be treated so as to make a landmark compatible with its original architectural style and character and to preserve and enhance the architectural style or character of a landmark or historic district. The board will give recommendations as to appropriate colors for any landmark or historic district.

***This local landmark, 403 South Mary Street, is classified as the Frame Vernacular architectural style.***

***When frame vernacular homes had fences, they were often white picket fences. Simple vertical picket fences are appropriate for Frame Vernacular buildings. The proposed fence is not a white picket fence.***

***On contrary to the above, the home on this property was built in 1924. Frame Vernacular residences built in the 1920s oftentimes exhibit Craftsman influences such as the exposed rafter tails and wide, overhanging roof eaves. The Florida Master Site File for this property indicates the structural system to be a wood frame and the exterior fabric to be wood single and wood siding. As a result, the expectation would be that a fence on the property would also feature wood elements. The proposed fence is consistent with these characteristics as it is of wood construction.***

(9) *Impact on archaeological sites.* New construction shall be undertaken in such a manner as to preserve the integrity of archaeological sites and landmark sites.

***Not applicable.***

## **CONSIDERATIONS:**

The staff has reviewed the Certificate of Appropriateness (COA) application for a new fence and offers the following:

Per the master site file for this property, the historical context is the “boom times”. The home was built in 1924 with a frame vernacular style, wood frame. Generally, the Frame Vernacular resources in the survey area are one-story high, constructed of wood structural frames set on continuous concrete block foundations. Frame Vernacular residences built in the 1920s oftentimes exhibit Craftsman influences such as the exposed rafter tails and wide, overhanging roof eaves. The common features of the Craftsman style include low-pitched gable (triangular) roofs, overhanging eaves with exposed rafters and beams, heavy, tapered columns, patterned window panes, and a covered front porch. Craftsman house exteriors emphasize harmony with surrounding nature.

Craftsman Style Fences typically have straight vertical and horizontal lines to have the look and feel of Craftsman architecture. Craftsman house exteriors emphasize harmony with surrounding nature. Craftsman-style fences are commonly woodgrain. Craftsman wood fence styles could be split rail, deck rail style picket, picket, lattice top square, lattice top diagonal, standard horizontal, hog wire, modified panel, full panel, grid top, or estate.

**RECOMMENDATION:**

Based on the analysis above, the criteria for evaluation provided in this memorandum, the proposed fence is consistent with the subject property's historic frame vernacular style and existing development. As a result, the staff recommends approval of the request.

**ATTACHMENTS:**

Conditioned Approval of 2023-COA-05

Site Plan to Show Proposed Fence Location

COA Application

Historical Structure Form – Florida Master Site File for the subject property

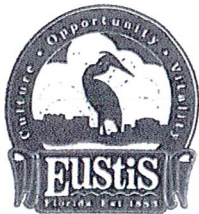
Frame Vernacular Architectural Style Information Referenced by Staff in Analysis

c:     Applicant and Property Owner  
         Historic Preservation Board Members  
         File: 2023-COA-08

## SNAPSHOT FROM GOOGLE STREET VIEW







**CITY OF EUSTIS HISTORIC PRESERVATION BOARD**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)**  
4 N. Grove St., P.O. Drawer 68, Eustis, FL 32727-0068  
Phone: (352) 483-5460 Fax: (352) 357-4177 Email: [planner@ci.eustis.fl.us](mailto:planner@ci.eustis.fl.us)

PLEASE SELECT ALL THAT APPLY TO YOUR PROPERTY:

- ☐ Local Landmark/Site ☐ Eustis Main Street Area  
☒ Washington Avenue Historic District

ADDRESS OF PROPERTY: 403 S. Mary St

**Property Owner**

Print Name: Diane H Sanders

Mailing Address: 403 S Mary St Eustis FL 32726

Phone: 407-765-5870 Fax: N/A

Email: Diane@grannynannies.com

**Applicant/Agent** (if different from property owner)

Print Name: Diane Stewart / Fritz Fence

Mailing Address: PO Box 350494, Grand Isl, FL 32735

Phone: 352 357 5035

Fax: \_\_\_\_\_

Email: fritzfence@gmail.com

I certify that all information contained in this application is true and accurate to the best of my knowledge.

Applicant/Owner: Diane Stewart

Date: 3/30/23

Incomplete applications will not be reviewed and will be returned to you for more information. You are encouraged to contact Development Services, at (352) 483-5460, to make sure your application is complete.

Description of Proposed Work: (Check all that apply)

- ☐ Alteration ☐ Demolition ☐ Relocation ☒ New Construction

Completely describe the entire scope of work: all changes proposed on the exterior of the building, where on the property the work will occur, how the work will be accomplished, and the types of materials to be used. For large projects, an itemized list is recommended. Attach additional pages if necessary. Please include any additional information as may be applicable to your request including such as photos, drawings, samples of materials, and producing brochures.

Installation of 80LN FT, site built stockade wood privacy fence  
and (1) 10' wide double gate

**OFFICIAL USE ONLY**

Date Received: 3/30/2023 HNC

File No.: 2023-COA-08

Historic Preservation Board Meeting Date: May 10, 2023

Was a COA issued? Yes \_\_\_\_\_ No \_\_\_\_\_

**Administrative Approval**

Application Approved: \_\_\_\_\_ Approved with Conditions: \_\_\_\_\_ Application Denied: \_\_\_\_\_

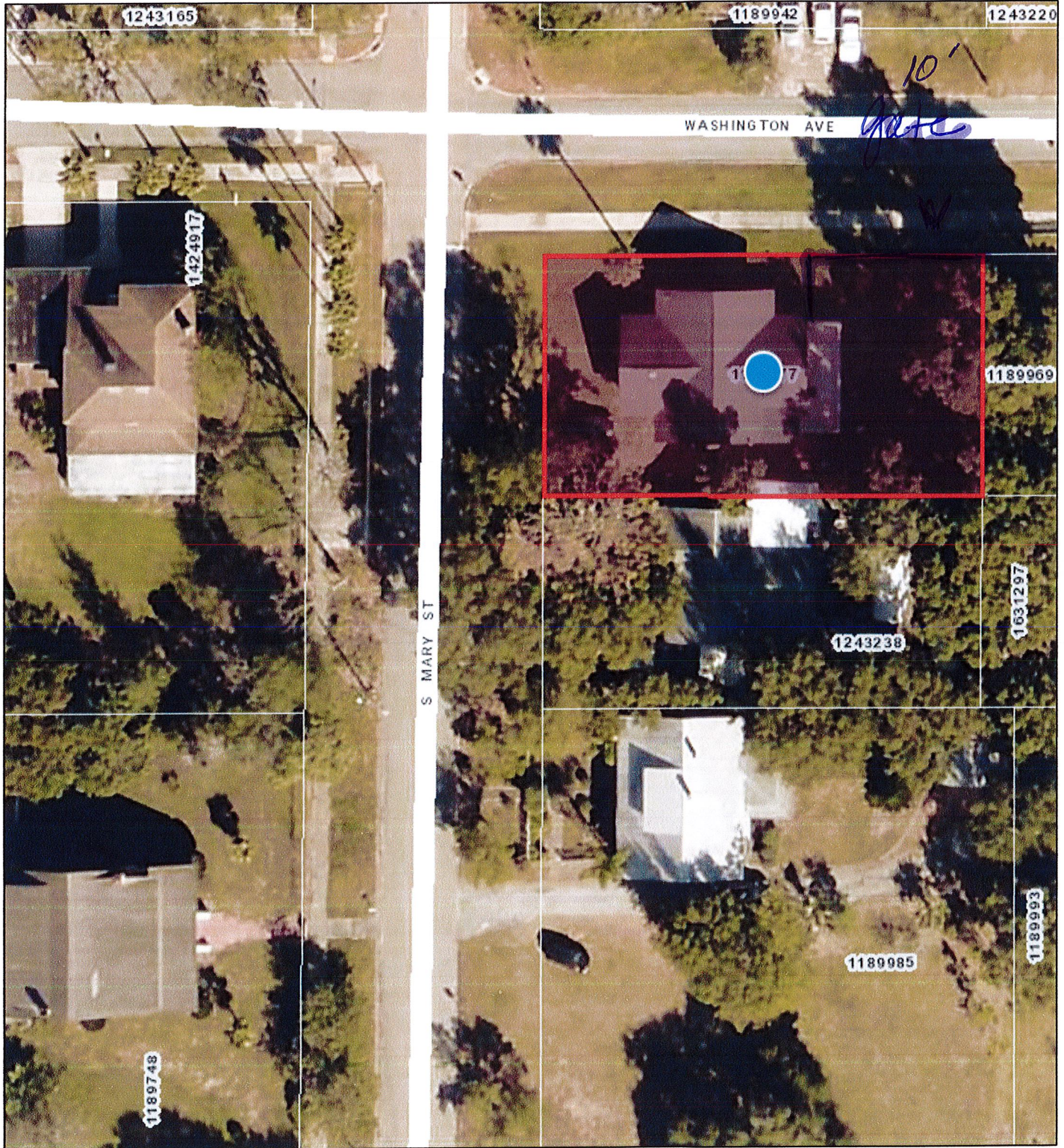
Conditions/Reasons: \_\_\_\_\_

Signed: \_\_\_\_\_

Date: \_\_\_\_\_



# AK# 1189977 - Diane Sanders



March 29, 2023

pointLayer



Override 1

polygonLayer



Override 1



County Boundary



Surrounding Counties

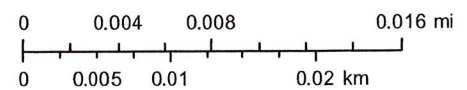
Street Names

Local Streets 1K

Tax Parcels Alternate Key

Tax Parcels

1:500



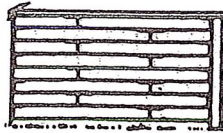
Lake County Property Appraiser  
Lake BCC



# FRITZ FENCE, INC.

P.O. Box 350494  
Grand Island, FL 32735

352-357-5035



ORNAMENTAL IRON  
CUSTOM GATES  
WELDING & FABRICATION

## WORK ORDER

CUSTOMER Diane Sanders

ADDRESS 403 S. Mary St., Eustis

PHONE NO. 407-745-5870

ROUTE Historic District

DATE 3/29/23

SUB. \_\_\_\_\_

Total Height 6'

Post Spaced 6'

Style Fence Privacy! Wood

Gauge ☐ 9 ☐ 11 1/2

Knuckled ☐

Barbed ☐

Top Rail \_\_\_\_\_ O.D.

Line Post \_\_\_\_\_ O.D.

End Post \_\_\_\_\_ O.D.

Corner Post \_\_\_\_\_ O.D.

Walk Gate Post \_\_\_\_\_ O.D.

Drive Gate Post \_\_\_\_\_ O.D.

Gate Frames \_\_\_\_\_ O.D.

Permit ☐ Site Sign ☐

D.P. .... Pickup ☐ Received ☐

Fabric In ☐ Out ☐

Level ☐ Step ☐ Roll ☐

Final Grade ☐ Straight ☐

Buried Cable \_\_\_\_\_

Surveyed \_\_\_\_\_

80' W. FT. 6' FT. WOOD  
stockade privacy  
fence installed @  
above property

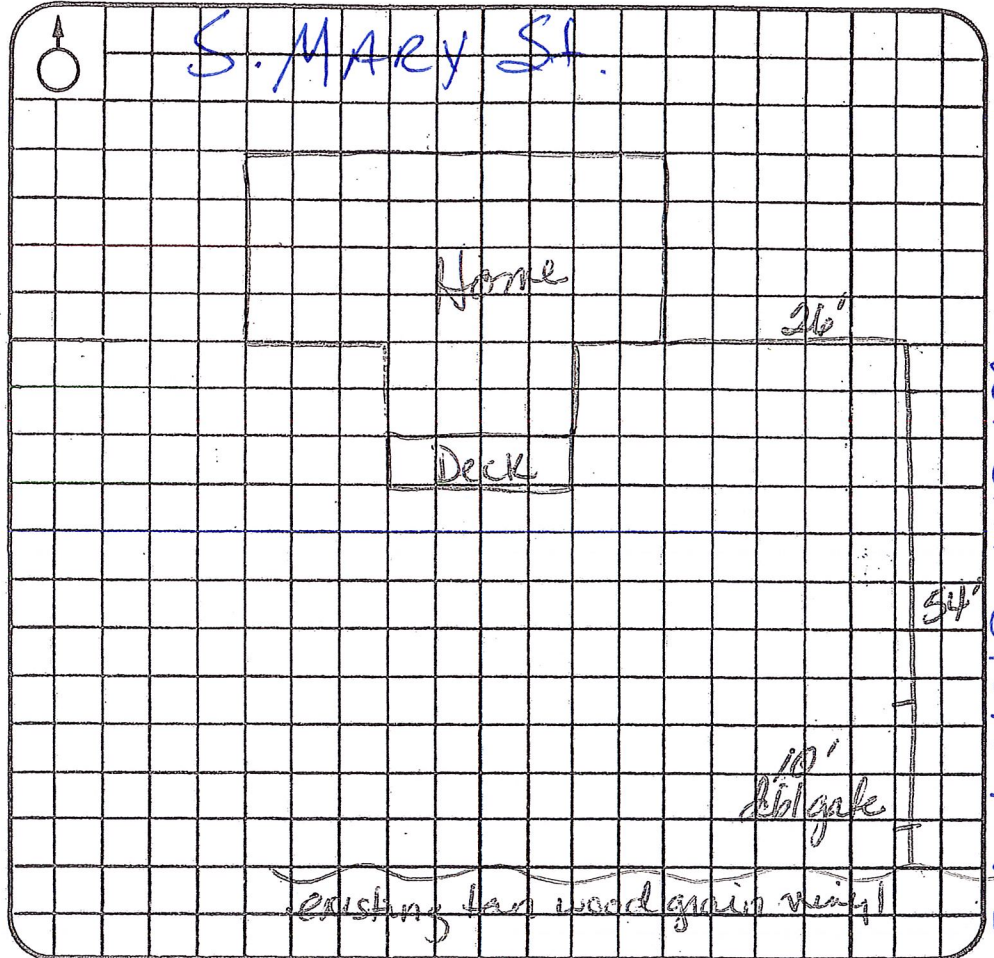
Includes (1) 10'  
double gate w/  
(2) drop rods

Gate leafs to have  
aluminum frames

Approx. Start Date \_\_\_\_\_

Approx. Comp. Date \_\_\_\_\_

Date Completed \_\_\_\_\_



FRITZ FENCE will furnish material and labor — complete in accordance with above specifications, for the sum of: \_\_\_\_\_ dollars (\$ 3320.75).

Payment to be made as follows: \_\_\_\_\_

50% deposit, balance upon completion

Authorized  
Signature \_\_\_\_\_

Diane Hewart

Note: This Proposal may be  
withdrawn by us if not accepted within 10 days.

All material guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control.

3% Convenience Fee Charge for Credit/Debit Card

### Acceptance

— The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: \_\_\_\_\_

Signature \_\_\_\_\_

Signature \_\_\_\_\_

FRITZ FENCE NOT RESPONSIBLE FOR PROPERTY LINES



# City of Eustis

## Development Services Department

P.O. Drawer 68 • Eustis, Florida 32727-0068 • (352) 483-5460

March 9, 2023

Diane H Sanders  
Property Owner  
403 South Mary Street  
Eustis, Florida 32726  
Via email: [diane@grannynannies.com](mailto:diane@grannynannies.com)

PROJECT: 403 S Mary St - Shed

SUBJECT: CERTIFICATE OF APPROPRIATENESS APPROVAL WITH CONDITION  
(2023-COA-5)

Dear Ms. Sanders:

At the City of Eustis Historic Preservation Board meeting on March 8, 2023, the Board voted to approve the Certificate of Appropriateness (COA) application 2023-COA-06 for shed installation at 403 South Mary Street. This approval is granted subject to the condition that a fence that obstructs the view of the shed from the public right of way must enclose the area where the shed is located. In the review of the application for new construction described herein, the Historic Preservation Board has found that the proposed design is compliant with Chapter 46-227 of the City of Eustis Code of Ordinances and Ordinance No. 97.33. The site plan and other information that was provided with this COA request should be followed with the completion of this work. A signed copy of the COA approval is attached. Please include a copy with your building permit submittal and once the project is under construction, ensure that a copy of the COA is attached to your building permit at all times.

If you have any further questions, or if I can be of further assistance with any future projects, please contact me at (352) 483-5460, or via e-mail at [croneyh@eustis.org](mailto:croneyh@eustis.org). Thank you for your contribution to the Washington Avenue Historic District.

Sincerely,

Heather Croney  
Senior Planner

enc: Certificate of Appropriateness

c: Building Department  
File: 2023-COA-06

Applicant: Tuff Shed (Ivette Pereira <[IPereira@TUFFSHED.COM](mailto:IPereira@TUFFSHED.COM)>; [crodriguezff@gmail.com](mailto:crodriguezff@gmail.com);  
Naya Rodriguez <[nrodriguez@tuffshed.com](mailto:nrodriguez@tuffshed.com)>; Kimberly Wilt <[kwilt@TUFFSHED.com](mailto:kwilt@TUFFSHED.com)>)



## CITY OF EUSTIS CERTIFICATE OF APPROPRIATENESS

P.O. Drawer 68  
4 North Grove Street  
Eustis, FL 32727-0068  
Phone: (352) 483-5460

The City of Eustis Historic Preservation Board (HPB) considered Certificate of Appropriateness application 2022-COA-06 on March 8, 2023 for property located at 403 S. Mary Street.

The application is for: Alteration      Demolition      Relocation      **X New Construction**

**Application 2022-COA-06 has been approved for construction of a new shed subject to the following conditions:**

1. A fence that obstructs the view of the shed from the public right of way must enclose the area where the shed is located.

**The basis for this decision:**

In review of the application for new construction described above, the Historic Preservation Board has found that the proposed design is compliant with Chapter 46-227 of the City of Eustis Code of Ordinances and Ordinance No. 97.33.

---

**Application approval by the City of Eustis Historic Preservation Board constitutes the granting of a Certificate of Appropriateness for the work described above and as described in the application.**

STAFF LIAISON: \_\_\_\_\_

Heather Croney, Senior Planner

Date: March 9, 2023

Submit this form with the building permit application.

This form should be attached to the building permit at all times.

A Certificate of Appropriateness is valid for 12 months unless otherwise noted.





**CITY OF EUSTIS HISTORIC PRESERVATION BOARD**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)**  
4 N. Grove St., P.O. Drawer 68, Eustis, FL 32727-0068  
Phone: (352) 483-5460 Fax: (352) 357-4177 Email: [planner@ci.eustis.fl.us](mailto:planner@ci.eustis.fl.us)

PLEASE SELECT ALL THAT APPLY TO YOUR PROPERTY:

- ☐ Local Landmark/Site ☐ Eustis Main Street Area  
☒ Washington Avenue Historic District

ADDRESS OF PROPERTY: 403 S. Mary St, Eustis FL 32726

**Property Owner**

Print Name: Diane H Sanders  
Mailing Address: 403 S Mary St Eustis FL 32726  
Phone: 407-765-5870 Fax: \_\_\_\_\_  
Email: Diane@grannynannies.com

**Applicant/Agent** (if different from property owner)

Print Name: Tuff Shed  
Mailing Address: 8524 E. Colonial Dr., Orlando FL 32817  
Phone: 407-242-2444 Fax: \_\_\_\_\_  
Email: Cbelanger@tuffshed.com

I certify that all information contained in this application is true and accurate to the best of my knowledge.

Applicant/Owner: DH Sanders Date: 10/27/22

Incomplete applications will not be reviewed and will be returned to you for more information. You are encouraged to contact Development Services, at (352) 483-5460, to make sure your application is complete.

Description of Proposed Work: (Check all that apply)

- ☐ Alteration ☐ Demolition ☐ Relocation ☒ New Construction

Completely describe the entire scope of work: all changes proposed on the exterior of the building, where on the property the work will occur, how the work will be accomplished, and the types of materials to be used. For large projects, an itemized list is recommended. Attach additional pages if necessary. Please include any additional information as may be applicable to your request including such as photos, drawings, samples of materials, and producing brochures.

TB800 10x16 Site built shed,

1. Drawings Engineering
2. Product Approvals (Doors, siding, Roofing shingles + underlayment)
3. Notice of Commencement
4. Drawing of Property

**OFFICIAL USE ONLY**

Date Received: \_\_\_\_\_  
File No.: \_\_\_\_\_

Historic Preservation Board Meeting Date: \_\_\_\_\_  
Was a COA issued? Yes \_\_\_\_\_ No \_\_\_\_\_

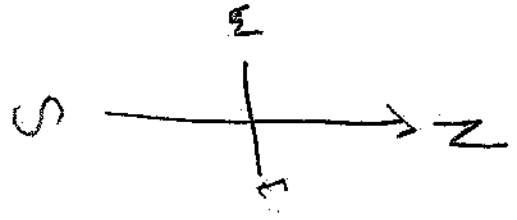
**Administrative Approval**

Application Approved: \_\_\_\_\_ Approved with Conditions: \_\_\_\_\_ Application Denied: \_\_\_\_\_

Conditions/Reasons: \_\_\_\_\_

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

S. Mary St.



10x16 site built  
shed

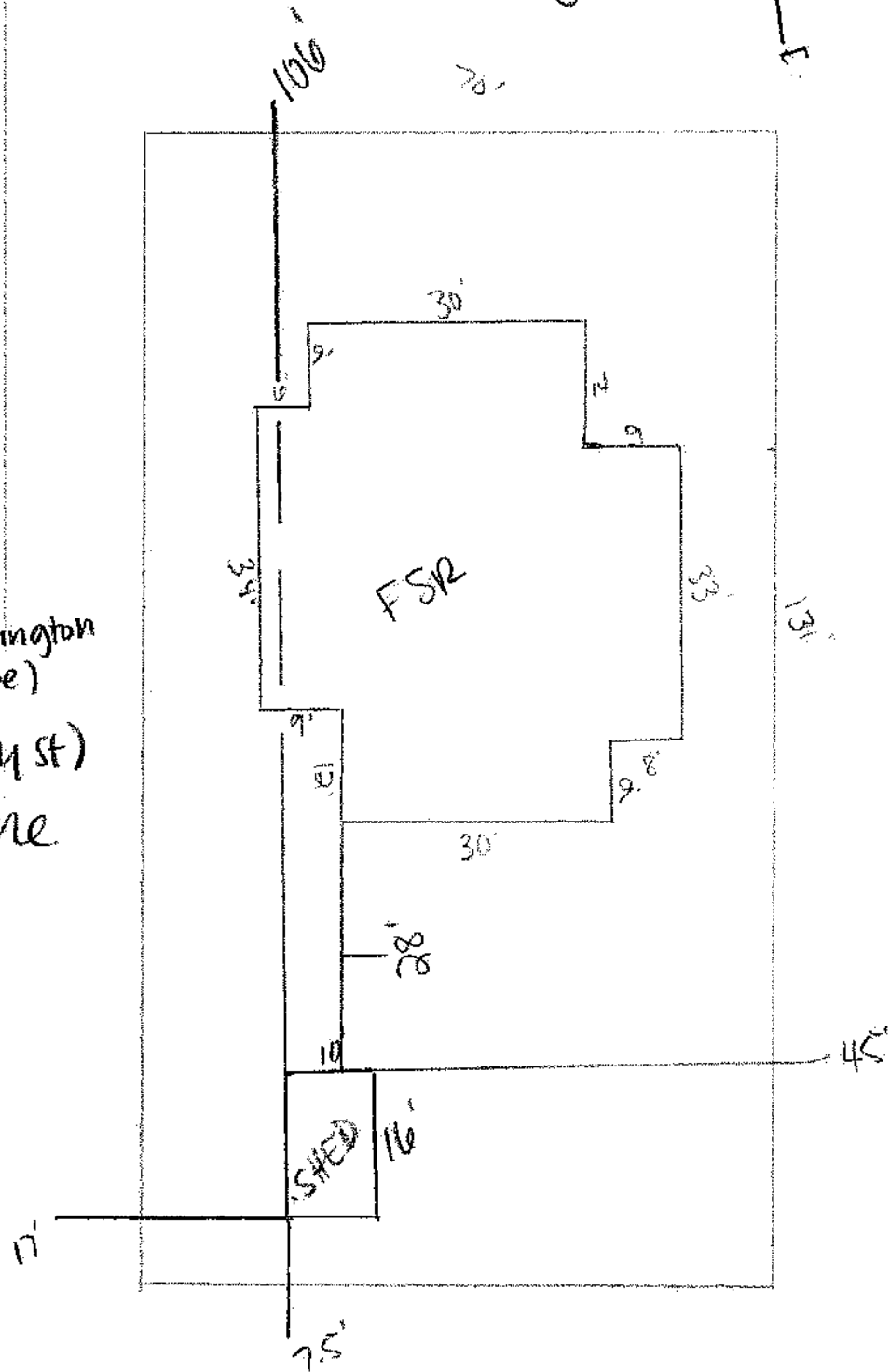
17' - side

7.5' - rear

45' - side (Washington Ave)

106' - Front (Mary St)

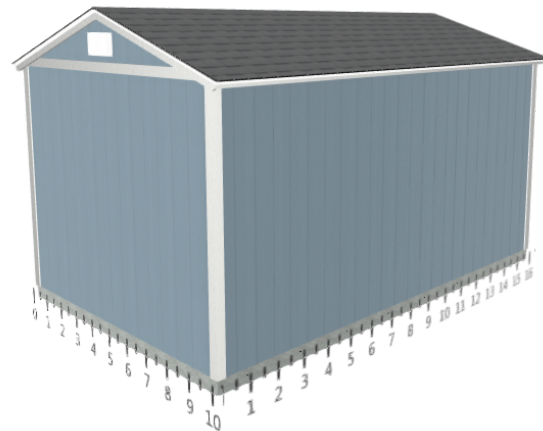
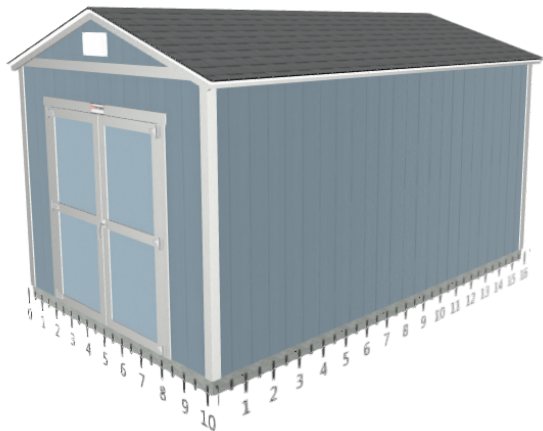
28' - from home



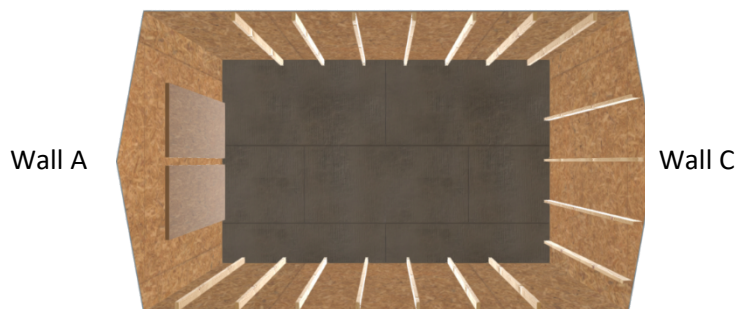
E Washington Ave



Diane Sanders  
403 S Mary St  
Eustis FL 32726  
Q-1785699



Wall D



Wall B

### **Base Details**

#### **Building Size & Style**

TR-800 - 10' wide by 16' long

#### **Paint Selection**

Base: Seastone, Trim: Delicate White

#### **Roof Selection**

Weathered Wood Dimensional  
Premium Shingle

#### **Drip Edge**

White

#### **Is a permit required for this job?**

Yes

#### **Who is pulling the permit?**

Tuff Shed

### **Options Details**

#### **High Wind**

High Wind - Home Depot

#### **Doors**

3' x 6'7" Double Shed Door (6')

#### **Floor and Foundation**

160 Sq Ft 3/4" Treated Floor Decking  
Upgrade  
4 Ea Shed Anchor into Dirt - Auger or  
MR88

#### **Vents**

2 Ea 16"x8" Wall Vent - White

### **Jobsite/Installer Details**

**Do you plan to insulate this building after Tuff Shed installs it?**

No

**Is there a power outlet within 100 feet of installation location?**

Yes

**The building location must be level to properly install the building. How level is the install location?**

Within 4" of level

**Will there be 18" of unobstructed workspace around the perimeter of all four walls?**

Yes

**Can the installers park their pickup truck & trailer within approximately 200' of your installation site?**

Yes

**Substrate Shed will be installed on?**

Dirt/Gravel

DocuSigned by:

Signature: Diane Sanders Date: 2/3/2023

C941A58A7DA9411...

UNINHABITED UTILITY SHED UP TO 12' WIDE x UP TO 24' LONG  
SR600, TR700, PR

- NOTES:
1. BUILDING CODE: FLORIDA BUILDING CODE, 7th EDITION (2020)  
BUILDINGS ARE NOT FOR HIGH-VELOCITY HURRICANE ZONES (HVHZ)
2. DESIGN LOADING:
- WIND SPEED:

$V_{ult} = 155$

$V_{asd} = 120$
- EXPOSURE:

C
- ROOF LIVE LOAD: 20 PSF

ROOF DEAD LOAD: 10 PSF

FLOOR LIVE LOAD: MIN. 50 PSF (SEE NOTE 5, DETAIL 1, SHEET 3)

RISK CATEGORY: I
- COMPONENT AND CLADDING:

ROOF:

18/-29 PSF (ZONE 1)

18/-50 PSF (ZONE 2)

18/-74 PSF (ZONE 3)

31/-34 PSF (ZONE 4)

31/-42 PSF (ZONE 5)
- WIND PRESSURE (psf) (ASD VALUES)

(BASED ON 10 SQ FT)

WALL:

HEADER NAILING:  
HEADER TO STUD - 4-16d END NAIL DOUBLED HEADER  
- 16d @ 16" STAGGERED FACE NAIL

NAILING:  
REFER TO SHEET 2 FOR WALL AND ROOF SHEATHING NAILING.

MAX WALL HEIGHT FOR EACH SHED:

SR600 - 5'-8¼" (68¼")  
TR700 - 6'-8¼" (80¼")  
PR - 6'-8¼" (80¼")

SHED SIZE CHART				
WIDTH	PITCH	SIDEWALL HEIGHT	OVERALL HEIGHT	MID-ROOF HEIGHT
6'	4/12	5'-8¼"	7'-5 <sup>13</sup> / <sub>16</sub> "	6'-11 <sup>1</sup> / <sub>8</sub> "
8'	4/12	5'-8¼"	7'-9 <sup>1</sup> / <sub>16</sub> "	7'-1 <sup>1</sup> / <sub>16</sub> "
10'	4/12	5'-8¼"	8'-1 <sup>9</sup> / <sub>16</sub> "	7'-3 <sup>1</sup> / <sub>16</sub> "
12'	4/12	5'-8¼"	8'-5 <sup>1</sup> / <sub>2</sub> "	7'-5"
6'	4/12	6'-8¼"	8'-5 <sup>13</sup> / <sub>16</sub> "	7'-11 <sup>1</sup> / <sub>8</sub> "
8'	4/12	6'-8¼"	8'-9 <sup>1</sup> / <sub>16</sub> "	8'-1 <sup>1</sup> / <sub>16</sub> "
10'	4/12	6'-8¼"	9'-1 <sup>9</sup> / <sub>16</sub> "	8'-3 <sup>1</sup> / <sub>16</sub> "
12'	4/12	6'-8¼"	9'-5 <sup>1</sup> / <sub>2</sub> "	8'-5"

ROOF SHEATHING (1 <sup>9</sup> / <sub>32</sub> " OSB OR PLYWOOD)			
WIDTH	LENGTH	FIELD NAILING	EDGE NAILING
6'	6'-18'	10d NAILS @ 12" O.C.	10d NAILS @ 4" O.C.
8'	8'-24'	10d NAILS @ 12" O.C.	10d NAILS @ 4" O.C.
10'	10'-24'	10d NAILS @ 12" O.C.	10d NAILS @ 4" O.C.
12'	12'-24'	10d NAILS @ 12" O.C.	10d NAILS @ 4" O.C.

- NOTES:
1. USE 8d COMMON OR GALVANIZED BOX NAILS.

¾" SMARTSIDE NAILING REQUIREMENTS FOR SR600, TR700, AND PR			
SIDEWALL NAILING (MIN. 2'-0" RETURN EACH END)			
WIDTH	LENGTH	FIELD NAILING	EDGE NAILING
6'	6'-20'	8d NAILS @ 6" O.C.	8d NAILS @ 3" O.C.
8'	8'-24'	8d NAILS @ 6" O.C.	8d NAILS @ 3" O.C.
10'	10'-24'	8d NAILS @ 6" O.C.	8d NAILS @ 3" O.C.
12'	12'-24'	8d NAILS @ 6" O.C.	8d NAILS @ 3" O.C.

¾" SMARTSIDE NAILING REQUIREMENTS FOR SR600, TR700, AND PR			
END WALL NAILING (MIN. 2'-0" RETURN EACH END)			
WIDTH	LENGTH	FIELD NAILING	EDGE NAILING
6'	6'-20'	8d NAILS @ 6" O.C.	8d NAILS @ 3" O.C.
8'	8'-24'	8d NAILS @ 6" O.C.	8d NAILS @ 3" O.C.
10'	10'-24'	8d NAILS @ 6" O.C.	8d NAILS @ 3" O.C.
12'	12'-24'	8d NAILS @ 6" O.C.	8d NAILS @ 3" O.C.

- SIDING TABLE NOTES:
1. NAILING IS FOR ¾" SMARTSIDE PANEL OR ¾" SMARTSIDE WITH FOIL BACKER.
2. MINIMUM 2'-0" RETURN FROM EACH END OF EACH WALL.
3. NO SINGLE OPENING GREATER THAN 8'-0"
4. \* 6' WIDE X 6'-9' LENGTH BUILDINGS ARE BASED ON 3-SIDED DIAPHRAGM. THE END WALL OPPOSITE OF THE OPENING MUST BE FULLY SHEATHED, IN THE 3-SIDED DIAPHRAGM CASES. THE END WALL WITH THE OPENING DOES NOT HAVE A MIN. RETURN WALL ON EACH SIDE OF THE OPENING.
5. USE COMMON OR GALVANIZED BOX NAILS.
6. ON THESE BUILDINGS 6' X 10' THE 3' DOOR IN THE END WALL WILL NEED TO BE OFF SET. THERE WILL BE A 2' PANEL ON ONE SIDE AND A 1' PANEL ON THE OTHER SIDE OF THE DOOR.
7. BUILDING SIZES BELOW REQUIRE SHEATHING ON BOTH SIDES OF WALL WITH OPENING (7<sup>1</sup>/<sub>16</sub>" OSB ON INSIDE OF WALL):
- 6'X10' WITH 3' OF OPENING ON END WALL WITH 2' OF SHEAR (SEE NOTE 6)

8'X18'-24' WITH 3' OF OPENING ON END WALL WITH 5' OF SHEAR

8'X16'-22' WITH 4' OF OPENING ON END WALL WITH 4' OF SHEAR

10'X20'-24' WITH 3' OF OPENING ON END WALL WITH 7' OF SHEAR

10'X18'-24' WITH 4' OF OPENING ON END WALL WITH 6' OF SHEAR

10'X12'-24' WITH 6' OF OPENING ON END WALL WITH 4' OF SHEAR

12'X20'-24' WITH 6' OF OPENING ON END WALL WITH 6' OF SHEAR

12'X16'-24' WITH 8' OF OPENING ON END WALL WITH 4' OF SHEAR
8. NO OPENINGS ARE ALLOWED ON THE END WALLS OF 6' WIDE BUILDINGS LONGER THAN 16'. THE ENDWALL OF 6' WIDE X 10'-16' LONG BUILDINGS MAY HAVE A SINGLE 2' OPENING CENTERED ON THE WALL.

FL PRODUCT APPROVALS			
PRODUCT TYPE	MANUFACTURER	MODEL	FL PRODUCT #
SIDING (PANEL)	LP BUILDING SOLUTIONS	SIDING	FL9190.3
SIDING (LAP)	JAMES HARDIE BUILDING PRODUCTS, INC	LAP	FL10477.1
SIDING (CEMENT)	JAMES HARDIE BUILDING PRODUCTS, INC	CEMENT STUCCO	FL13223.2
IMPACT SLIDING WINDOW	ECO IMPACT SLIDER	IMPACT SLIDER	NOA 19-0219.08
SLIDING WINDOW	TAFCO CORPORATION	SLIDER	FL20743.1
TUFF SHED DOUBLE DOOR	TUFF SHED, INC.	SHED DOOR	FL22202.1
TUFF SHED DOUBLE DOOR (HVHZ)	TUFF SHED, INC.	SHED DOOR	FL22202.2
TUFF SHED SINGLE DOOR	TUFF SHED, INC.	SHED DOOR	FL22202.3
TUFF SHED SINGLE DOOR (HVHZ)	TUFF SHED, INC.	SHED DOOR	FL22202.4
STEEL DOOR INSWING	JELD-WEN	6 PANEL/3068	FL11136.1
STEEL DOOR OUTSWING	JELD-WEN	6 PANEL/3068	FL11136.2
FULL LITE DOOR	JELD-WEN	EXTERIOR DOOR	FL17454.1
9 LITE DOOR INSWING	JELD-WEN	EXTERIOR DOOR	FL12509.2
9 LITE DOOR OUTSWING	JELD-WEN	EXTERIOR DOOR	FL12509.4
FLOOD VENTS	FLOOD SOLUTIONS	FOUNDATION	FL17588.1
RIDGE VENTS	GAF COBRA RIDGE RUNNER	RIDGE VENT	NOA 17-0822.06
RIDGE VENTS	GAF COBRA RIGID VENT3	RIDGE VENT	FL6267.1
IMPACT RESISTANT OVERHEAD GARAGE DOOR	OVERHEAD DOOR CORP	GARAGE DOOR	FL14170.6
ROOF UNDERLAYMENT	GAF	FELTBUSTER	FL10626.1
ASPHALT SHINGLES	GAF	SHINGLES	FL10124.1
METAL ROOFING	MARLYN METALS, INC	MAR-RIB	FL8993



Order #.

Customer:

Site Address:

Building Size:WIDTH - LENGTH - HEIGHT - SQ. FT. AREA

P.O. #

Drawn By: PK

Date: 6/21/21

Checked By:

Date:

Scale: N.T.S.

THESE DRAWINGS AND THE DESIGN ARE THE PROPERTY OF TUFF SHED, INC. THESE DRAWINGS ARE FOR A BUILDING TO BE SUPPLIED AND BUILT BY TUFF SHED. ANY OTHER USE IS FORBIDDEN BY BOTH TUFF SHED AND THE ENGINEER OF RECORD.

TUFF SHED, INC.  
ENGINEERING DEPARTMENT

RICHARD J. WILLS, P.E.  
RWILLS@TUFFSHED.COM  
1777 S. HARRISON STREET  
DENVER, COLORADO 80210  
(303) 753-8833 EXT. 96315

TITLE

PROJECT NOTES

NAILING REQUIREMENTS

FBC, 7th EDITION (2020)

155C

DRAWING NO.

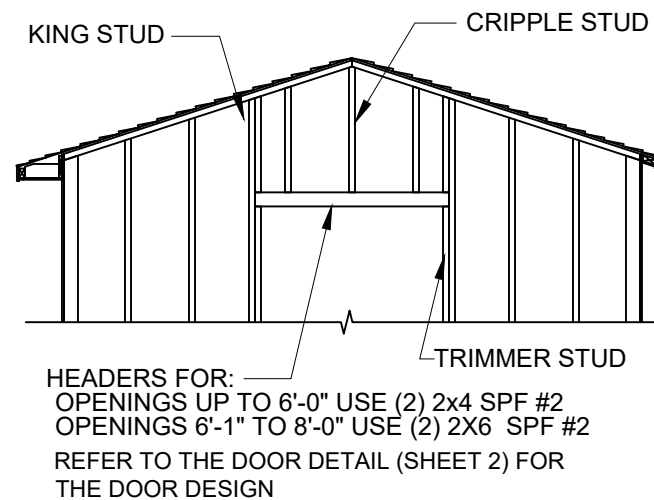
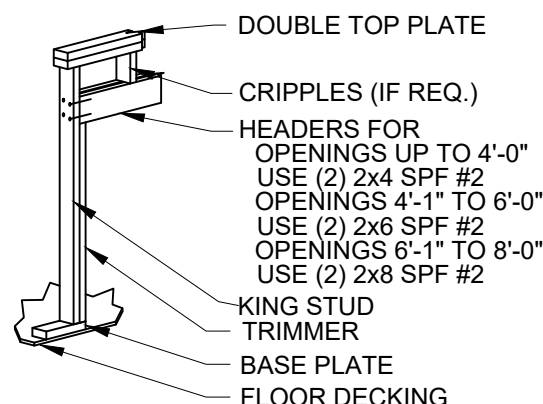
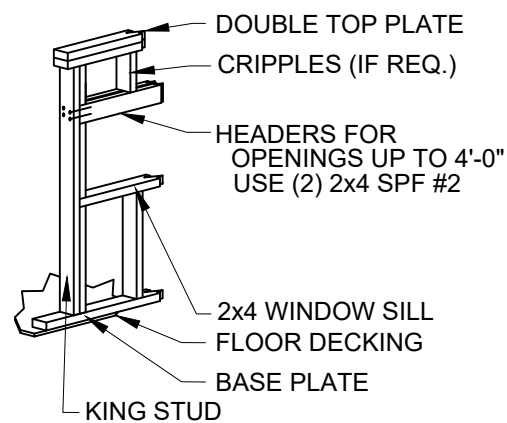
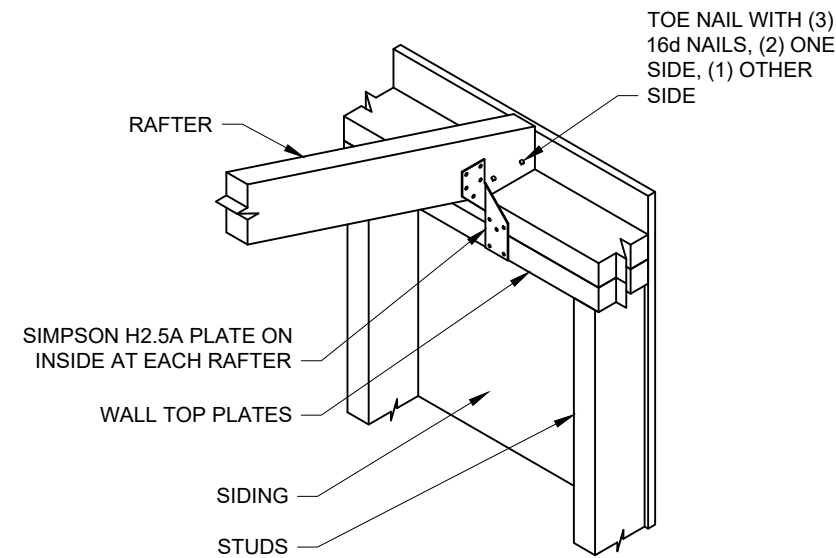
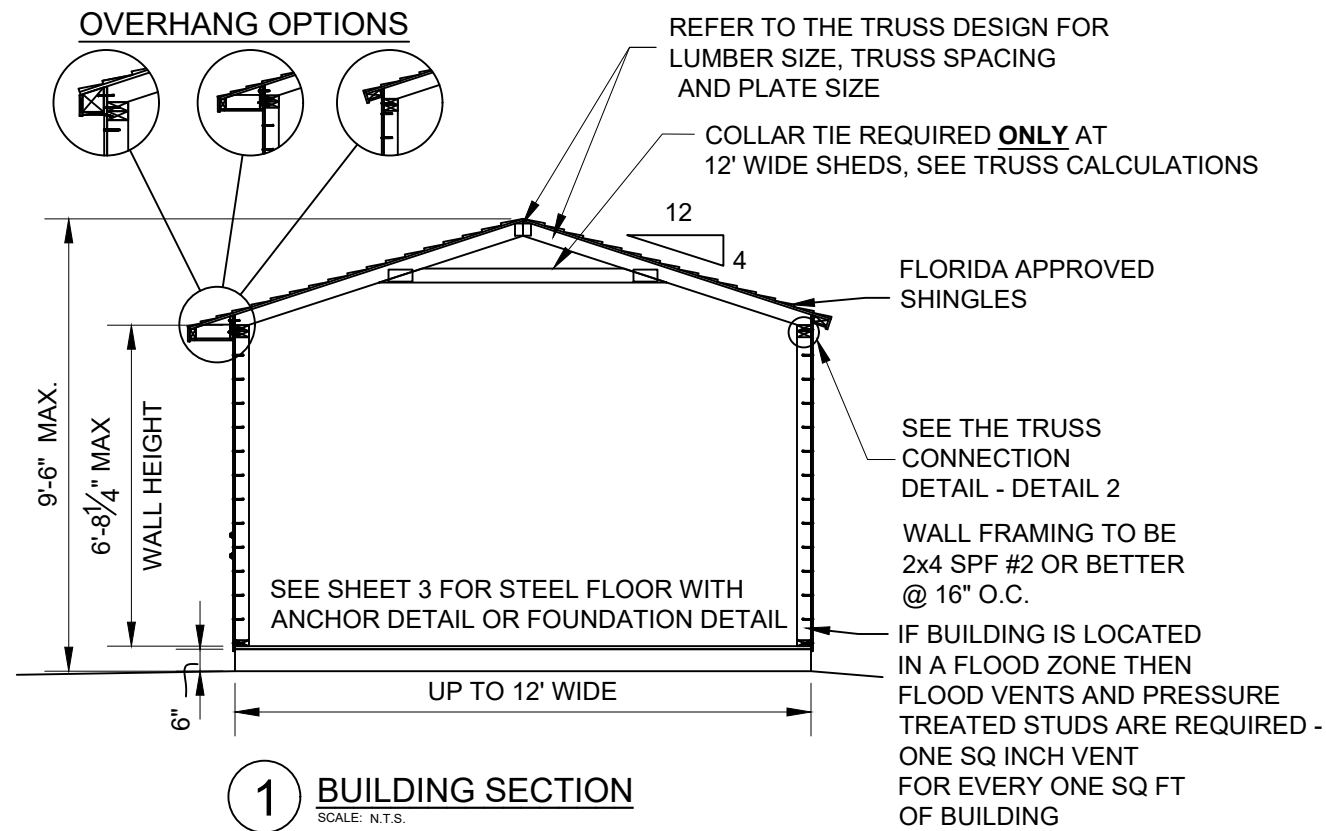
FL-PR-SR-TR-01

REV. LEVEL 01

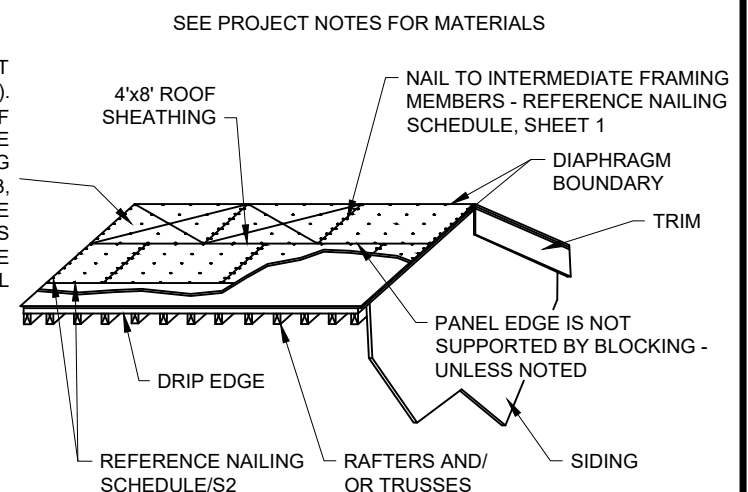
SHEET 1

PAGE 1 OF 4





ROOF UNDERLAYMENT PER FBC 1507.1.1.1(3). MINIMUM 3/4" STRIP OF SELF ADHERING FLEXIBLE FLASHING TAPE COMPLYING WITH AAMA 711, LEVEL 3, INSTALLED IN ACCORDANCE TO MANUFACTURER'S INSTRUCTIONS FOR THE DECK MATERIAL



Order #.	
Customer:	
Site Address:	
Building Size: WIDTH - LENGTH - HEIGHT - SQ. FT. AREA	

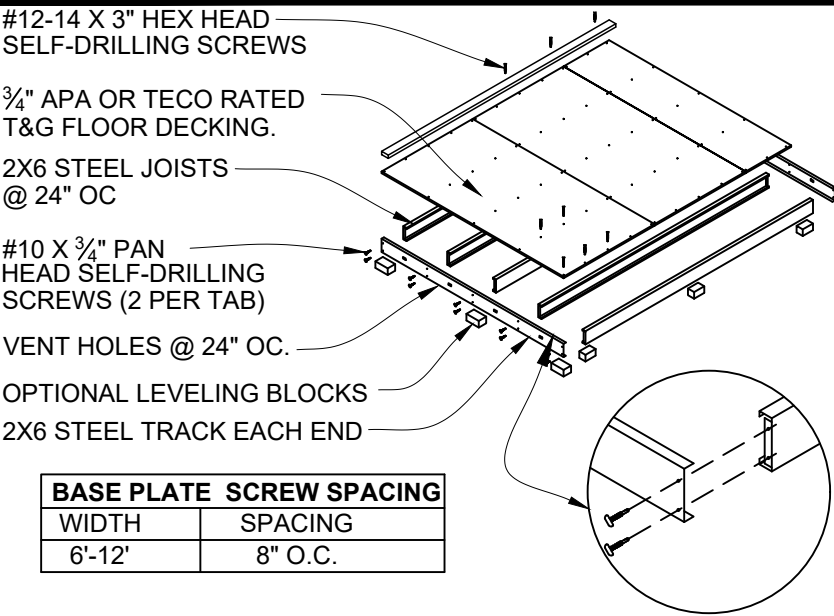
P.O. #	
Drawn By: PK	
Date: 6/21/21	
Checked By:	
Date:	
Scale: N.T.S.	

THESE DRAWINGS AND THE DESIGN ARE THE PROPERTY OF TUFF SHED, INC. THESE DRAWINGS ARE FOR A BUILDING TO BE SUPPLIED AND BUILT BY TUFF SHED. ANY OTHER USE IS FORBIDDEN BY BOTH TUFF SHED AND THE ENGINEER OF RECORD

TUFF SHED, INC.  
ENGINEERING DEPARTMENT  
  
RICHARD J. WILLIS, P.E.  
RWILLIS@TUFFSHED.COM  
1777 S. HARRISON STREET  
DENVER, COLORADO 80210  
(303) 753-8833 EXT. 96315

**TITLE**  
  
BUILDING SECTIONS  
HEADER FRAMING DETAILS  
  
FBC, 7th EDITION (2020)  
  
155C

<b>DRAWING NO.</b>	FL-PR-SR-TR-01
<b>REV. LEVEL</b>	01
<b>SHEET</b>	2
<b>PAGE</b>	2 OF 4

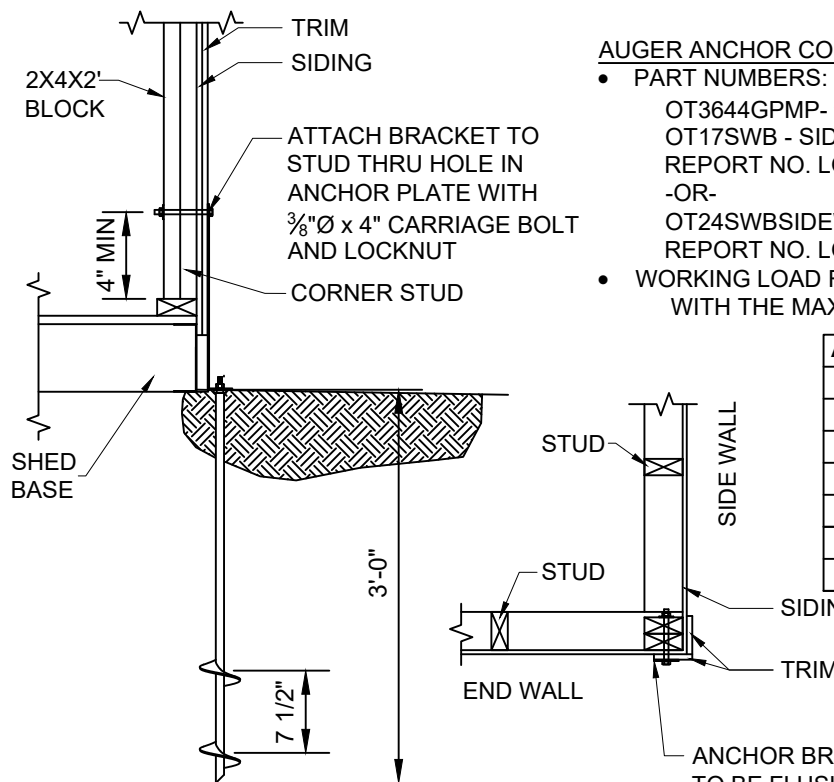


BASE PLATE SCREW SPACING	
WIDTH	SPACING
6'-12'	8" O.C.

- STEEL SHED FOUNDATION:  
600T125-054 - 16 GAUGE STEEL TRACKS G140 ZINC COATED  
600S137-054 - 16 GAUGE STEEL JOISTS G140 ZINC COATED @ 24" O.C.  
(SUPPLIER: ALLIED STUDCO (JOIST: 600S137-054 / TRACK: 600T125-054) ICC ER-4943P.
- 3/4" APA OR TECO RATED TONGUE AND GROOVE FLOOR DECKING. 24" MAX PANEL SPAN. STAGGER PANEL LAYOUT.
- FASTEN FLOOR DECKING TO JOIST & TRACKS USING #8 x 1 5/8" ZINC PLATED SCREWS @ 12" O.C. NO BLOCKING REQUIRED. ALL EDGES SHALL LIE ON FLOOR JOISTS. STAGGER PANEL LAYOUT PER APA CONDITION 1.
- FASTEN SOLE PLATE THROUGH FLOOR DECKING INTO JOISTS OR TRACKS WITH #12-14 X 3" GALVANIZED SELF-DRILLING SCREWS. REFERENCE SPACING CHART.
- ALLOWABLE FLOOR LIVE LOAD: 75 PSF FOR STEEL JOISTS CONTINUOUSLY SUPPORTED. 50 PSF FOR JOISTS ON BLOCKS AS SHOWN.
- USE OPTIONAL CONCRETE BLOCKS AS REQUIRED TO LEVEL BUILDING:  
SUGGESTED SIZES: 2" x 8" x 16", 4" x 8" x 16", OR 8" x 8" x 16".  
BLOCKS UNDER JOISTS SPACED @ 8'-0" O.C. MAXIMUM.  
BLOCKS UNDER TRACK SPACED @ 4'-0" O.C. MAXIMUM.

### 1 OPTIONAL STEEL SHED BASE DETAIL

SCALE: N.T.S.



#### AUGER ANCHOR COMPONENTS BY OLIVER TECHNOLOGIES

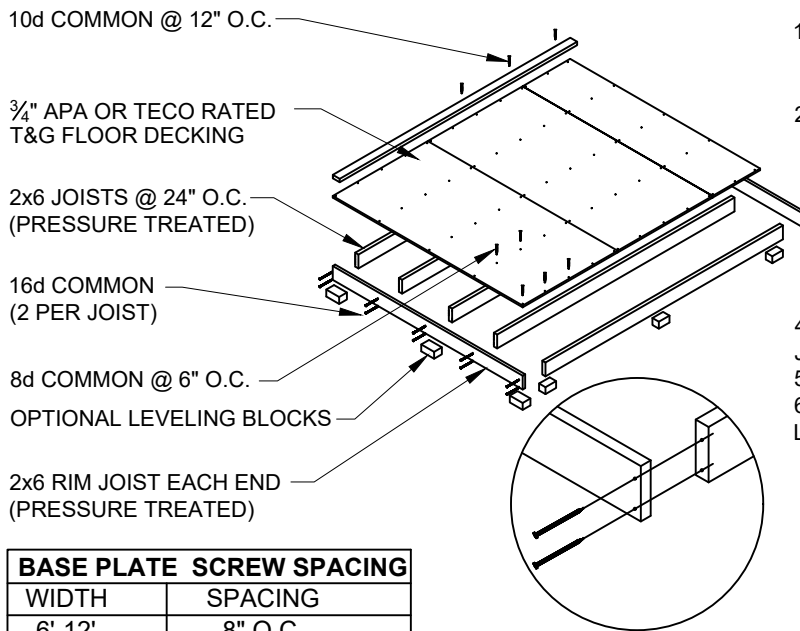
- PART NUMBERS:  
OT3644GPMP- 5/8" X 36" (36" IMBED) GALVANIZED AUGER  
OT17SWB - SIDEWALL BRACKET FOR USE WITH THRU BOLTS  
REPORT NO. LO-FJ90129-A  
-OR-  
OT24SWBSIDEWALL BRACKET FOR USE WITH THRU BOLTS  
REPORT NO. LO-FJ90129-B
- WORKING LOAD FOR ANCHOR SYSTEM IS 3,150 LBS WITH THE MAXIMUM LOAD OF 5,080 LBS

AUGER ANCHORS		
WIDTH	LENGTH	# OF ANCHORS
6'	6'-20'	4 ANCHORS
8'	8'-24'	4 ANCHORS
10'	10'-20'	4 ANCHORS
10'	22'-24'	6 ANCHORS
12'	12'-16'	4 ANCHORS
12'	18'-24'	6 ANCHORS

4-ANCHORS PROVIDE (1) AT EA. CORNER OF THE BUILDING.  
6-ANCHORS PROVIDE (1) AT EA. CORNERS OF THE BUILDING AND (1) AT THE CENTER OF EA. SIDE WALL.

### 3 OPTIONAL AUGER ANCHOR DETAIL

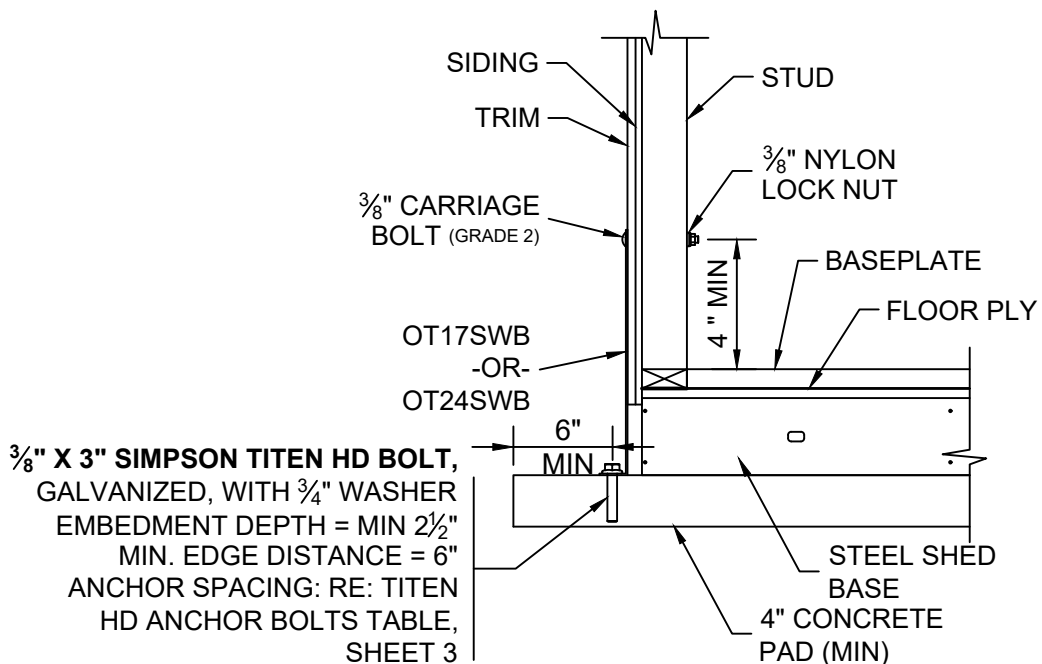
SCALE: N.T.S.



BASE PLATE SCREW SPACING	
WIDTH	SPACING
6'-12'	8" O.C.

### 2 OPTIONAL WOOD SHED BASE DETAIL

SCALE: N.T.S.

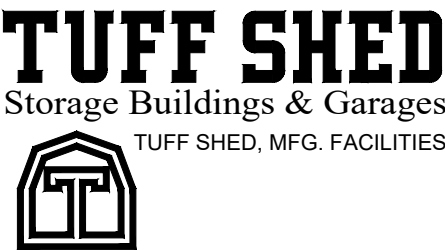


TITEN HD ANCHOR BOLTS (INTO CONCRETE) RE: DETAIL 3 SHEET 3		
WIDTH	LENGTH	QTY
6'	6'-10'	6
6'	12'-20'	6
8'	8'-16'	6
8'	18'-24'	8
10'	10'-16'	6
10'	18'-24'	8
12'	12'-14'	6
12'	16'-20'	8
12'	22'-24'	10

- NOTES:
- ANCHORS TO BE SIMPSON TITEN HD ANCHORS. ANCHORS MAY BE GALVANIZED OR STAINLESS STEEL.
  - PROVIDE (1) ANCHOR AT EA. CORNER OF THE BUILDING. THE REMAINING ANCHORS EQUALLY SPACED ALONG THE LENGTH OF THE BUILDING. (1/2 THE REMAINING ANCHORS ON EA. LENGTH SIDE EQUALLY SPACED).

### 4 OPTIONAL SIDEWALL BRACKET DETAIL

SCALE: N.T.S.



Order #.	_____
Customer:	_____
Site Address:	_____
Building Size:	WIDTH - LENGTH - HEIGHT - SQ. FT. AREA

P.O. #	_____
Drawn By:	PK
Date:	6/21/21
Checked By:	_____
Date:	_____
Scale:	N.T.S.

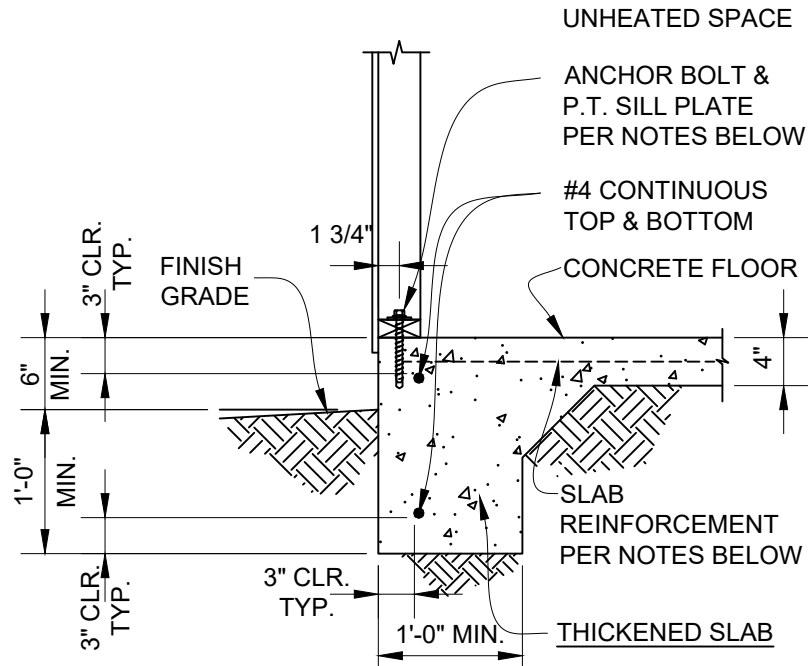
THESE DRAWINGS AND THE DESIGN ARE THE PROPERTY OF TUFF SHED, INC. THESE DRAWINGS ARE FOR A BUILDING TO BE SUPPLIED AND BUILT BY TUFF SHED. ANY OTHER USE IS FORBIDDEN BY BOTH TUFF SHED AND THE ENGINEER OF RECORD

TUFF SHED, INC.  
ENGINEERING DEPARTMENT

RICHARD J. WILLS, P.E.  
RWILLS@TUFFSHED.COM  
1777 S. HARRISON STREET  
DENVER, COLORADO 80210  
(303) 753-8833 EXT. 96315

TITLE  
DETAILS  
FBC, 7th EDITION (2020)  
155C

DRAWING NO.	FL-PR-SR-TR-01
REV. LEVEL	01
SHEET	3
PAGE	3 OF 4

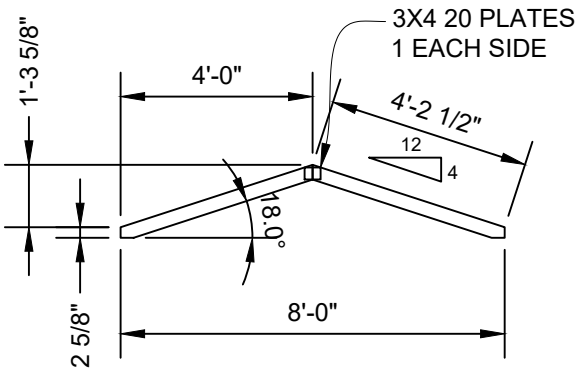
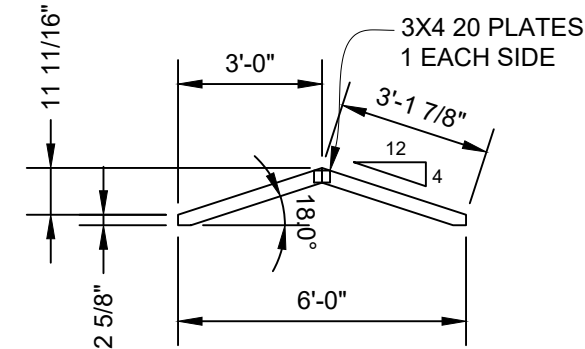


- CONTINUOUS FOOTING NOTES
1. TOP OF SLAB TO BE 6" MIN. ABOVE GRADE. SLAB REINFORCEMENT SHALL BE WWF 6X6 W1.4xW1.4 . LOCATE AT MID-DEPTH OF SLAB.  
-OR-  
SLAB REINFORCEMENT SHALL BE FIBERMESH 150 OR BLENDED FIBERMESH150. FIBERMESH SHOULD BE DISPERSED UNIFORMLY THROUGH CONCRETE W/ MIN. 1 POUND PER CUBIC YARD OF CONCRETE.
  2. ALL FOOTING FORMS SHALL BE INSPECTED FOR SIZE AND REINFORCING BEFORE POURING CONCRETE.
  3. FOOTINGS SHALL BEAR ON UNDISTURBED NATURAL, COMPETENT SOIL, OR PROPERLY COMPACTED STRUCTURAL FILL. ALLOWABLE SOIL BEARING PRESSURE IS 1000 PSF AT 12" BELOW GRADE.
  4. CONCRETE: MINIMUM 28 DAY COMPRESSIVE STRENGTH,  $f_c = 2500$  PSI.
  5. REINFORCING STEEL: A615, GRADE 40 OR GRADE 60. ALL REINFORCING STEEL SHOWN TO BE CONTINUOUS MAY BE LAPPED A MINIMUM OF 38 BAR DIAMETERS OR 24" MINIMUM, WHICHEVER IS LARGER.
  6. SEISMIC DESIGN CATEGORY: A
    - A. ATTACH PRESSURE TREATED SOLE PLATE TO THE FOOTING USING  $\frac{1}{2}$ "Ø X 8" LONG SIMPSON TITEN HD ANCHOR WITH WASHERS.
    - B. EXPANSION BOLTS SHALL BE EMBEDDED AT LEAST 5" INTO THE CONCRETE AND SHALL BE SPACED NOT MORE THAN 6' OC.
    - C. THERE SHALL BE A MINIMUM OF 2 BOLTS PER SOLE PLATE PIECE WITH 1 BOLT LOCATED NOT MORE THAN 12" NOR LESS THAN 7 BOLT DIAMETERS FROM EACH END OF EACH PIECE.

NOTE: FOR BUILDINGS 18' AND LONGER OR ANY BUILDING DESIGNED AS A 3-SIDED DIAPHRAGM, ADD SIMPSON SSTB16 ANCHORS AND HDU2 HOLD DOWNS AT EACH CORNER OF THE END WALLS. FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS.

## 1 OPTIONAL CONCRETE FOUNDATION DETAIL

SCALE: N.T.S.



DESIGN LOADS:  
TOP CHORD LIVE LOAD = 20 PSF  
TOP CHORD DEAD LOAD = 10 PSF  
COLLAR TIE DEAD LOAD = 5 PSF

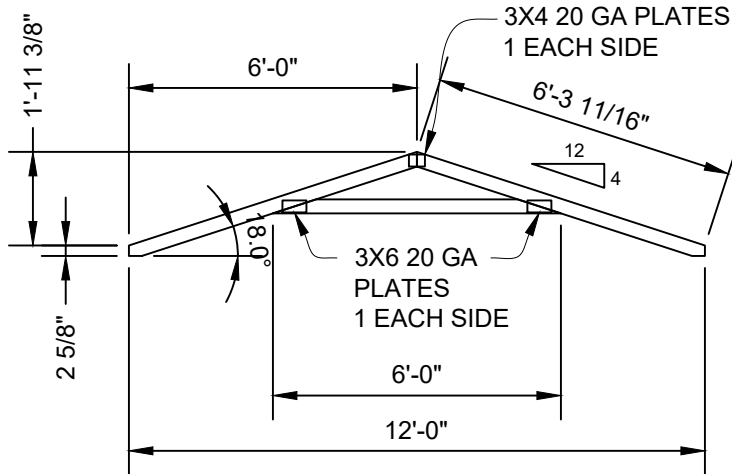
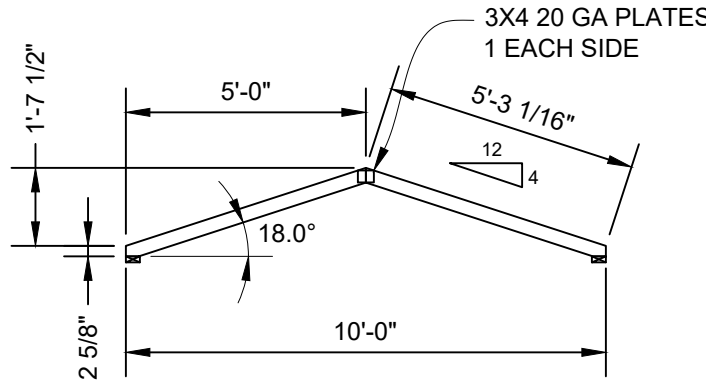
MAXIMUM DEFLECTION (12 FT. SPAN)  
VERT LL: 0.06 in.  
VERT TL: 0.08 in.

NOTES:  
FBC, 7th EDITION (2020)  
ANSI/TPI 1-2014  
TRUSSES TO BE SPACED @ 24" OC  
MATERIAL TO BE 2X4 SPRUCE PINE FIR GRADE #2 OR BETTER  
PLATES ARE TO BE PRESSED IN THE WOOD PER TPI.

REP MEMBER INCREASE: YES  
LUMBER D.O.L.: 1.25

WIND:  
ASCE 7-16, 155 mph, Exposure C, D.O.L.=1.60

PLATES ARE MANUFACTURED BY EAGLE METAL PRODUCTS,  
ICC-ES #ESR-1082.



6' SPAN  
REACTIONS:  
MAX. VERTICAL: 180 LBS.  
MAX. UPLIFT: -160 LBS.

NOTE:  
TRUSS MAY BE USED ON BUILDING LENGTHS UP TO 12FT UNLESS CEILING JOIST OR OTHER TENSION TIE IS PROVIDED.

8' SPAN  
REACTIONS:  
MAX. VERTICAL: 240 LBS.  
MAX. UPLIFT: -195 LBS.

NOTE:  
TRUSS MAY BE USED ON BUILDING LENGTHS UP TO 14FT UNLESS CEILING JOIST OR OTHER TENSION TIE IS PROVIDED.

10' SPAN  
REACTIONS:  
MAX. VERTICAL: 300 LBS.  
MAX. UPLIFT: -250 LBS.

NOTE:  
TRUSS MAY BE USED ON BUILDING LENGTHS UP TO 20FT UNLESS CEILING JOIST OR OTHER TENSION TIE IS PROVIDED.

12' SPAN  
REACTIONS:  
MAX. VERTICAL: 390 LBS.  
MAX. UPLIFT: -285 LBS.

NOTE:  
TRUSS MAY BE USED ON BUILDING LENGTHS UP TO 24FT UNLESS CEILING JOIST OR OTHER TENSION TIE IS PROVIDED.

ALL PERSONS FABRICATING, HANDLING, ERECTING OR INSTALLING THIS TRUSS ARE TO DO SO IN ACCORDANCE TO THE RECOMMENDATIONS OF THE LATEST VERSION OF THE BCSI.

**TUFF SHED**  
Storage Buildings & Garages



8524 EAST COLONIAL DRIVE  
ORLANDO, FL 32817  
(888) 788-TUFF

STORE 520

Order #. \_\_\_\_\_  
Customer: \_\_\_\_\_  
Site Address: \_\_\_\_\_  
Building Size: WIDTH - LENGTH - HEIGHT - SQ. FT. AREA

P.O. # \_\_\_\_\_  
Drawn By: PK  
Date: 6/21/21  
Checked By: \_\_\_\_\_  
Date: \_\_\_\_\_  
Scale: N.T.S.

THESE DRAWINGS AND THE DESIGN ARE THE PROPERTY OF TUFF SHED, INC. THESE DRAWINGS ARE FOR A BUILDING TO BE SUPPLIED AND BUILT BY TUFF SHED. ANY OTHER USE IS FORBIDDEN BY BOTH TUFF SHED AND THE ENGINEER OF RECORD

TUFF SHED, INC.  
ENGINEERING DEPARTMENT

RICHARD J. WILLS, P.E.  
RWILLS@TUFFSHED.COM  
1777 S. HARRISON STREET  
DENVER, COLORADO 80210  
(303) 753-8833 EXT. 96315

TITLE  
TRUSS DETAILS  
FBC, 7th EDITION (2020)  
155C

DRAWING NO.  
FL-PR-SR-TR-01  
REV. LEVEL 01  
SHEET 4  
PAGE 4 OF 4

HISTORICAL STRUCTURE FORM  
FLORIDA MASTER SITE FILE

Alt Key  
1189977

09/07/

91

HISTORICAL STRUCTURE FORM

Original: X  
Update:  
Sitename: KARL & ACTA MANTEY RESIDENCE  
Historic Contexts: BOOM TIMES  
Natl Register Cat: BUILDING  
Other Names/MSF Nos.:  
County: LAKE Ownership Type: PRIVATE-INDIVIDUAL  
Project Name: EUSTIS SITE SURVEY DHR#:

Site:  
Recorder: DL 14-13

Location (Attach copy of USGS map, sketch-map of immediate area)

Address: 403 S. MARY STREET City: EUSTIS  
Vicinity of/route to: SOUTHEAST CORNER OF S. MARY STREET AND WASHINGTON AVENUE.

Subdivision: PRESCOTT'S ADDITION Block: 28 Lot: 8

Plat or Other map:  
Township: 19S Range: 26E Section: 11 1/4: 1/4-1/4:  
Irregular sec?: Land Grant:  
USGS 7.5' map: EUSTIS 1966 PR 1980 Easting:  
UTM: Northing:  
Coordinates - Latitude: D M S Longitude: D M S

History

Architect:  
Builder:  
Date Built: 1924 Circa: C Restoration Date(s):

Modification Date(s):  
Move Date: Original Location:  
Original Use: PRIVATE RESIDENCE  
Present Use: PRIVATE RESIDENCE

Description

Style: FRAME VERNACULAR  
Plan: Exterior: IRREGULAR  
Interior: IRREGULAR  
No.: Stories 1 Outbuildings 0 Porches 1 Dormers 0  
Structural System(s): WOOD FRAME  
Exterior Fabric(s): WOOD SHINGLE # WOOD SIDING  
Foundation - Type: CONTINUOUS  
Materials: CONCRETE BLOCK  
Infill:

Porches:  
Roof - Type: INTERSECTING GABLE Surfacing: COMPOSITION SHINGLE  
Secondary Structure(s):  
Chimney - Number: 0 Material:  
Location:  
Windows: DHS, 9/1  
Exterior Ornament:  
Condition: GOODS Surroundings: RESIDENTIAL

Narrative (general, interior, landscape, context; 3 lines only)

THIS FRAME VERNACULAR STYLE RESIDENCE HAS SQUARE WOOD COLUMNS SUPPORTING THE PORCH OVERHANG AND CENTRAL ENTRY. CUT-OUT WOOD IS SEEN IN THE GABLED END THAT FACES THE STREET. LOUVERED SHUTTERS GRACE THE WINDOWS AND DOOR ADDING TO ITS CHARACTER.



HISTORICAL STRUCTURE FORM  
FLORIDA MASTER SITE FILE

09/07/

91 HISTORICAL STRUCTURE FORM

Archaeological remains at the site

FMSF Archaeological form completed?: N  
Artifacts or other remains: NONE OBSERVED

Recorder's Evaluation of Site

Areas of significance: ARCHITECTURE

Eligible for National Register?: N  
Significant as part of district?: N  
Significant at local level?: N

Summary of significance:

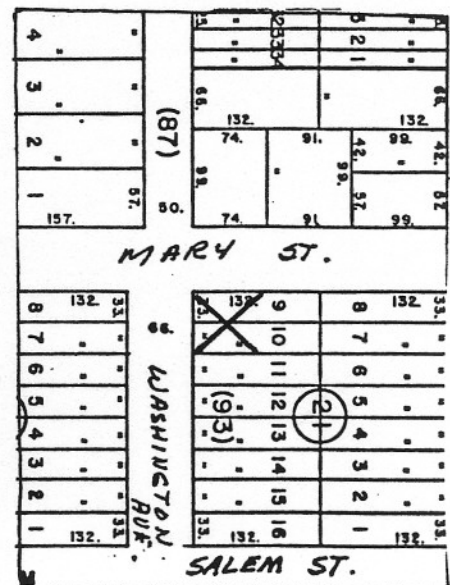
THIS RESIDENCE CONTRIBUTES TO THE HISTORY AND DEVELOPMENT OF THE AREA. IT HAS CLASSICAL ELEMENTS THAT ARE SEEN THROUGHOUT THIS NEIGHBORHOOD. KARL AND ACTA MANTEY WERE RECORDED IN THE 1910 CENSUS AND RESIDED HERE IN 1924.

\*\*\* DHR USE ONLY \*\*\*  
\* Keeper determination of eligibility date: / / / / \*  
\* SHPO evaluation of eligibility date: / / / / \*  
\* Local determination of eligibility date: / / / / \*  
\* Office: \*  
\*\*\* DHR USE ONLY \*\*\*

Recorder information: DONNA G LOGSDON  
Date: 08/1991 Affiliation: THE HISTORIC WORKS

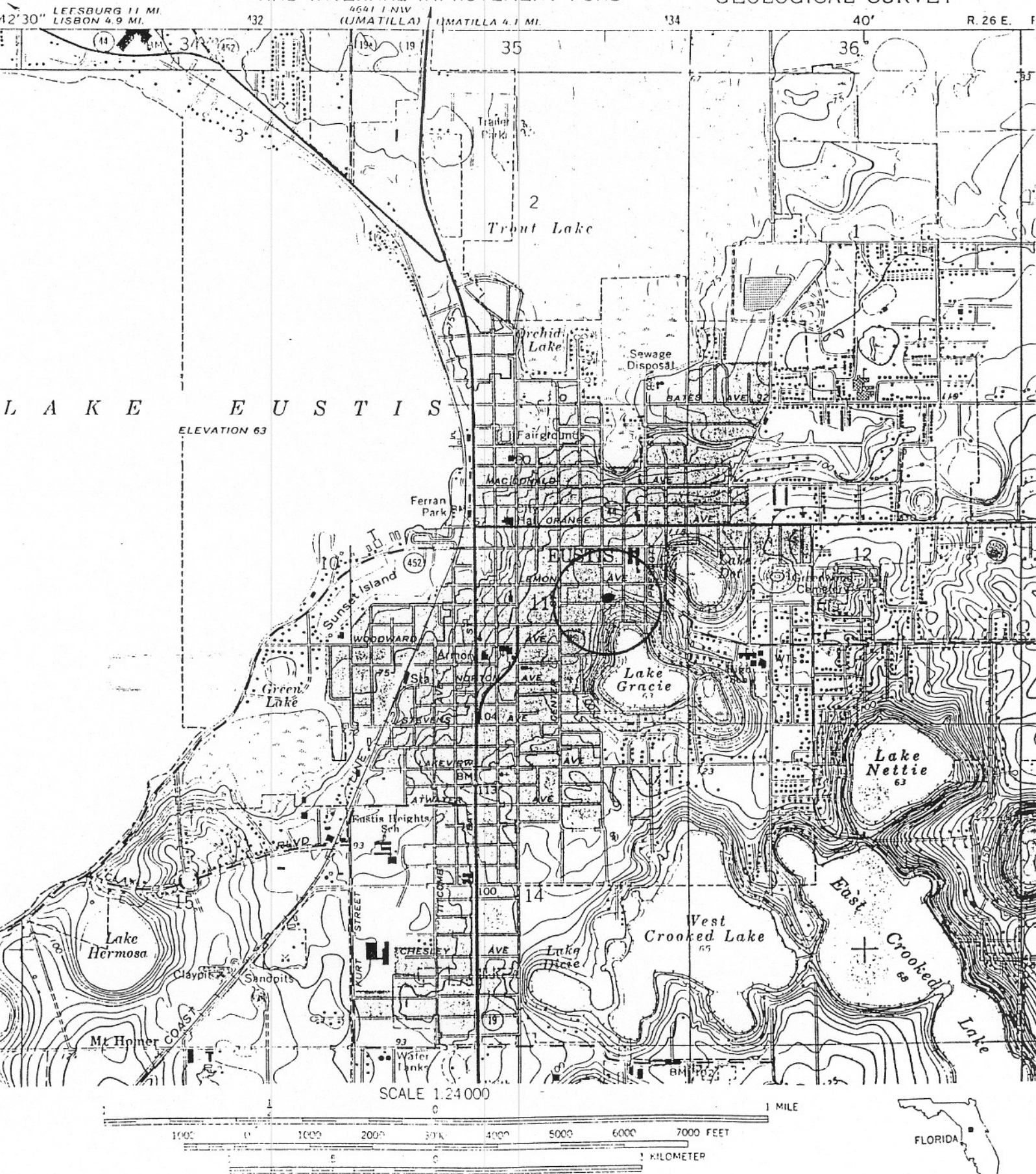
Photographs (Attach a labeled print bigger than contact size)

Location of negatives: EUSTIS HIST. MUSEUM  
Negative numbers: 14-13



STATE OF FLORIDA  
STATE ROAD DEPARTMENT  
AND INTERNAL IMPROVEMENT FUND

UNITED STATES  
DEPARTMENT OF THE INTERIOR  
GEOLOGICAL SURVEY





## **FRAME VERNACULAR**

One of the most common forms of architecture is Frame Vernacular. Vernacular architecture refers to a regional or “folk” architecture, built with local materials and local labor, without formal plans, and for the most economical price at the time. The Vernacular, while considered a style, is defined by its not belonging to any particular formal architectural style.

This section refers to the Frame Vernacular built in Lakeland prior to the 1940s. The section on Modern Style addresses the Vernacular styles of the Modern era.



**Figure 3-1: Frame Vernacular**



**Figure 3-2: Frame Vernacular**

## **Features of the Frame Vernacular Style**

### **Plans**

- Usually rectangular
- Sometimes L-shaped to maximize cross-ventilation

### **Foundations**

- Masonry (usually brick) piers
- Spaces between piers left open to allow for ventilation and for protection from high water

### **Porches and Facades**

- Most commonly simple entrance or end porches
- Columns are typically narrow and made of wood; usually spaced evenly across the facade, with few details
- In most cases, porches were built without railings

### **Roofs**

- Earlier period homes have steep pitches, to accommodate attic space
- Later period homes have a lowered roof pitch
- Rafter ends are unadorned, exposed, and extend beyond the face of the wall
- Wood shingles were often used to cover the roofs in early homes
- Metal shingles or metal sheets were used on later period structures, or as a replacement roof material

### **Exterior**

- Horizontal drop siding and weatherboard are the most common exterior wall surface materials

### **Windows and Doors**

- Generally, double-hung sash windows made of wood
- Windows are spaced evenly along all facades
- Windows can be single-pane, or 2- or 4-pane
- Doors contain recessed wood panels

### **Exterior Decoration**

- Sparse, limited to ornamental woodwork