

**CITY OF
MOUNT DORA, FLORIDA
HISTORIC PRESERVATION
BOARD
MINUTES**



June 29, 2022

Call To Order

Having been duly noticed as required by law, the June 29, 2022 meeting of the Mount Dora Historic Preservation Board was called to order at 4:00 p.m. by Det Joks. Chairman.

Roll Call With Determination Of Quorum

Present: Det Joks, Sharon Nichols, Kathleen Benjamin, Don Marx

Absent: Patricia Huizing, Amanda Kelley, Tracy Gerken,

City Staff: Adam Sumner, *Planning & Development Deputy Director*; Michele Janiszewski, *Senior Planner*; Faith Gibbs, *Administrative Coordinator*; Sherry Sutphen, *City Attorney*

Approval of Minutes for May 25, 2022

Ms. Nichols motioned to approve the May 25, 2022 minutes. Mr. Marx seconded the motion and all approved unanimously.

Public participation/hearing for non-agenda items

Certificate of Appropriateness

- a. 147 W. 9th Avenue - (Shingles)

The applicant is proposing to remove the existing wood siding (clapboard) on the eastern elevation of the residence and replace it with smooth, HardiPlank Lap Siding. Staff finds the request to replace the wood siding with HardiePlank siding is consistent with Section 3.6.4 of the City's Land Development Code and adopted Historic Design Guidelines with the condition that the HardiePlank matches the same width and color of the existing wood siding on the residence.

Mr. Joks questioned if having three sides with clapboard and one side with HardiPlank would be an odd combination. Staff was not provided with elevations as to how the material would look on the house and therefore recommended that the material mimic the same width and color. With no applicant present, the board discussed the use of proposed materials and whether it would be a consistent appearance. When staff reviews the building permit, this would ensure that the sizes are generally consistent with the Historic Preservation Board's approval. Ms. Benjamin drove by the property and said it didn't look

significantly different. Ms. Nichols was concerned with material shortages due to COVID and does not want to approve this application, and then have another type of material ordered due to the unavailability of the original product.

Mr. Joks motioned to approve the application subject to staff reviewing the HardieBoard material to be similar to the Clapboard in matching the Clapboard subject to conditions. Mr. Marx seconded and all approved unanimously.

b. 308 N. Tremain Street - (Porch)

This COA applicant is proposing to replace the second-story, wood knee wall, wood columns, and screen and remove the first-story masonry block knee wall and screen to be replaced with a full-height masonry block wall with screened openings in the same footprint. The Applicant is seeking to redo the two-story porch; specifically, the applicant is seeking to replace the second story, wood knee wall, wood columns, and screen and remove the first story masonry block knee wall and screen to be replaced with a full-height masonry block wall with screened openings in the same footprint. The porch will still feature screened openings; utilize the same materials or materials to mimic the existing materials (masonry block on the first story and cement board lap siding to mimic painted wood on the second story), and remain in the same footprint on the rear of the structure. Staff recommends approval as the request to replace and enclose the existing two-story porch in the same footprint is consistent with Section 3.6.4 of the City's Land Development Code and adopted Historic Design Guidelines.

The board asked if the chimney would be affected. Patrick Connelly, the contractor, stated that the chimney would not be affected. The second-story screened-in porch change is that the north elevation will be a wall instead of a screen. This will alleviate current drainage issues. The main house is 308 N. Tremain, which is on the same deed as 312 N. Tremain, both with the same owner. Ms. Benjamin asked why is being done. Mr. Joks asked how the block structure is tied into the main structure. Mr. Connelly said the integrity of the porch is currently deteriorating and the knee wall is broken and not attached, therefore it will be attached, debarred, and tied in properly. This structure is currently an all-wood structure with the exemption of the knee wall on the first floor of the porch.

Mr. Don motioned to approve staff recommendations. Ms. Benajimin seconded and all approved unanimously.

c. 118 N. Grandview Street - (Chimney)

Ms. Janiszewski stated that the subject structure was constructed as a residence in the Ranch style in 1955. The COA applicant proposes to remove the existing brick chimney due to structural damage and apply textured cement over the exterior walls, which are currently painted wood siding and masonry blocks. The applicant is seeking to remove the brick chimney due to structural damage and apply textured cement over the exterior walls. The exterior walls are currently painted masonry blocks with painted wood siding at the top

of the gable end and in a section of the front façade. The applicants intend to keep the wood siding at the top of the gable end but apply stucco over the wood siding on that portion of the front façade. The applicants do not plan on replacing the chimney. Staff recommends approval of the request to apply textured cement over the exterior walls and recommends approval of the request to remove the existing chimney as long as the chimney is replaced with a real or faux chimney.

Misty Noland said that the chimney was removed because of extensive wood damage on the sides caused by termites and a leak. It was previously plastered and capped off and was rotted. Mr. Joks asked staff if a demolition permit is required when removing features of a home. Ms. Janiszewski said that since this was part of the permit application and the applicants had already undertaken the work, a stop order was issued on the property. The first step in the demolition process is to come before the board for appropriateness, then apply for the permit. Ms. Benjamin said that one of the features of this style of home is the chimney. Mr. Joks noted that the guidelines state that a chimney is a defining characteristic of a historical home and would not approve the removal of the chimney. He also mentioned the window shutters being removed without replacement. The applicants agree to replace the shutters if deemed necessary.

Mr. Joks motioned to amend the application to include the replacement of the chimney, replacement of the existing shutters, and exterior facade as presented. Ms. Benajimin seconded and all approved unanimously.

Other Business

a. Update on Preventing Demolition by Neglect Research

Staff researched how other justifications prevent Demolition by Neglect. Incentive Zoning accommodates growth in historical areas by allowing more uses for new developments to preserve existing buildings. Transfer of development rights which transfers development rights from a sending area to a receiving area is not recommended by staff. Financial incentives through loans or grants, typically unfunded programs. The Affirmative Maintenance Ordinance is the most viable, which defines blight, abandoned within the code, and code enforcement enforces. The staff is reviewing the current code requirements and what changes need to be made.

Deputy Planning Director, Adam Sumner, is also the Code Manager and is still in the process of hiring a Code Compliance Inspector. Staff is currently working with the City Manager and Human Resources to discuss options for the position. In the meantime, Mr. Sumner is handling complaints to the best of his ability and closing many cases on the same day with voluntary compliance.

b. Discussion on the City of Fernandina Beach's Downtown Historic District Design Guidelines

Mrs. Gerken provided staff with information on Fernandina Beach Historic Guidelines which staff distributed to the board for review and discussion. Staff discussed that Affirmative Maintenance could be vague or very specific. With Florida being a big property rights state, there would need to be a determination about what extent to do. Due to Mrs. In Gerken's absence, the board will have further discussion at a future meeting. Staff will ensure that all board members receive a hard copy of the Mount Dora Historic District Guidelines and The Secretary of Interior's Standards.

The Board discussed the Preservation on Main Street 2022 Conference in Deland. Members are entitled to a government registration rate.

Announcement of next scheduled meeting date: July 27, 2022

Mr. Joks will not be here for this meeting. Staff will inform the Vice-Chair. Due to the Preservation on Main Street 2022 Conference in Deland, next month's meeting may be canceled.

Adjournment

Mr. Marx motioned to adjourn the meeting. Ms. Nichols seconded the motion and it was approved unanimously. The meeting was adjourned at 5:05 p.m.

*Det Joks, Chairman
Historic Preservation Board*

*Faith Gibbs
Administrative Coordinator*