

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



October 26, 2022

Call To Order

Having been duly noticed as required by law, the October 26, 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, Donald Marx, Tracy Gerken, Sharon Nichols, Amanda Kelley, Kathleen Benjamin

Absent: Patricia Huizing

City Staff: Michele Janiszewski, *Senior Planner*; Whitney Scott, *Administrative Coordinator*; Sherry Sutphen, *City Attorney*

Approval of Minutes of August 31, 2022

Mr. Marx motioned to approve the August 31, 2022 minutes. Ms. Kelley seconded the motion and all approved unanimously.

Public participation/hearing for non-agenda items

A resident of Mount Dora, Mr. Defes spoke about the proposal to replace the windows at Simpson Farmhouse located next door to the W.T. Bland Public Library. Mr. Defes stated that windows belong in the building and can be saved or restored. Mr. Defes further commented that he would like a contractor to come out and reassess the property before making the change. Ms. Kelley and Ms. Gerken agreed that the project should be re-evaluated to see if the restoration of the windows is possible. Mr. Joks and Ms. Sutphen stated that this project must come before the board before any changes can be made.

The board members, Ms. Janiszewski and Ms. Sutphen further discussed the Historic Preservation Board process. Ms. Sutphen stated that if the project is brought to the board and does not pass, the item would then go to City Council for further deliberation. Ms. Sutphen later clarified that per her conversation with Ms. Lovern via email, there has been no active construction or replacement of any windows as of yet.

Certificate of Appropriateness

a.

The applicant initially obtained a COA on February 23, 2022, to remodel an existing detached garage and construct a new pool cabana. The detached garage was built in 1949 and the applicant sought to increase to height to eighteen feet and remodel it to match the existing residence. The applicant also proposed constructing a detached living space that will function as a pool cabana. The applicant is seeking to revise their plans to include: (1) removal of a tree due to its close proximity to the house; (2) expanding the garage 4.8' on the rear and 1' on the western side to accommodate a new foundation; and (3) reducing the car parking portion of the garage from roughly 16x20 feet to 12x20 feet. Staff recommends approval of the Certificate of Appropriateness for the proposed changes to the garage, depicted in the attachments, provided that the structure meet all applicable Land Development Codes and Building Codes during the permitting process.

Ms. Kelley motioned to approve the application . Ms. Benjamin seconded the motion and all approved unanimously.

b.

The subject structure was constructed as a residence in the Masonry Vernacular style in 1947. Masonry Vernacular buildings tend to be simple, largely unornamented, and constructed out of readily available materials. This style's guiding principle is the long tradition of simple masonry construction techniques used in Western architecture. Windows and doors are symmetrically spaced on a façade to form a regular rhythm of solids and voids called "bays." Where there is more than one floor, openings are aligned from floor to floor for structural purposes. Decoration is simple and usually limited to string courses, window and door lintels, and cornices. This style of houses' primary exterior material is typically concrete block, stucco, and brick. Roof surfaces were typically wood shingles during the 19th century; metal during the last 19th century; and composition and asbestos shingles beginning in the 1920s. The subject structure was constructed with concrete blocks and features a hip roof with asbestos shingles. Although the Historic Guidelines emphasize the replacement of historic materials with similar historic materials, asbestos shingles are no longer recommended due to their health hazards. Staff recommends the request to remove asbestos shingles and replace them with asphalt shingles on a single-family dwelling unit is consistent with Section 3.6.4 of the City's Land Development Code and adopted Historic Design Guidelines.

c.

DRAFT

The Applicant obtained a COA on June 29, 2022, to redo the second-story porch. Specifically, the Applicant was 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 Historic Preservation Board recommended approval of the request. The Applicant obtained a COA on June 29, 2022, to redo the second-story porch. The Applicant proceeded with filling in the first-floor door, as depicted on the submitted plans, but is not proceeding with the other improvements described in the approved COA. The Applicant is seeking to utilize decorative tiles on that portion of the eastern elevation within the screen room. This façade does not front on a right-of-way and is not visible from the front elevation. In addition, the tile will be within the screen room. As such, the proposed tile will not have an adverse impact on the front elevation / façade of the single-family dwelling unit. Staff recommends the request to utilize the decorative tile as an exterior material on the eastern elevation of the dwelling unit, within the screen room on the first floor (approximately 75 square feet) in lieu of the previously approved hardy board is consistent with Section 3.6.4 of the City's Land Development Code and adopted Historic Design Guidelines.

The applicant, Ms. Scheck gave a brief description of the project and materials being used for the proposed application.

Ms. Benjamin motioned to approve the application. Ms. Kelley seconded the motion and all approved unanimously.

d.

Ms. Kelley recused herself from the agenda item as her company is bidding on the proposed project.

The Applicant proposes to construct a new, single-story commercial building containing approximately 2,942 square feet. The proposed building features a rectangular shape; a flat roof with a raised parapet on the front facade; a cornice underneath the parapet; stucco exterior walls with stone veneer banding; timber frame overhang to provide pedestrian scale; decorative banding; and a front facade with lots of windows. The building will emulate historical features while still having the appearance of being a new building. New construction should not dramatically alter the historic setting of the neighborhood. The location is next to Royellou Lane (west), Mount Dora History Museum (south), the Ingram Building (north), and a City parking lot (east). The uses along Royellou Lane include commercial and office uses. Staff finds the application consistent with Section 3.6.4 of the City's Land Development Code and adopted Historic Design Guidelines, and recommends approval of subject to all zoning and building codes. Approval is subject to site plan review through the City's normal site plan review process with consideration by the Planning and Zoning Commission. Signage and murals are not

a part of this application and are to be approved through separate processes.

Mr. Marx motioned to approve the application. Ms. Benjamin seconded the motion and all approved unanimously.

Other Business

a.

Lake County is conducting a PD&E study for Segment 5 of the Regional Wekiva Trail, formerly called the Tav-Dora Trail. The limits are Disston Avenue in Tavares and Tremain Street in Mount Dora. This 5.5-mile trail project is planned to fill the gap between the Tav-Lee Trail and the planned Wekiva Trail Segment 1. Wekiva Trail Segment 5 would “fill-in” the gap in the Wekiva Trail network by connecting the

other four segments of the Wekiva Trail located to the east and the Tav-Lee Trail (Phase 1) located to the west. These four segments consist of the following:

- Segment 1: From Tremain Street to SR 46 (5.5 miles)
- Segment 2: From SR 46 to Hojin Street (3.0 mile)
- Segment 3: From Hojin Street to the Wekiva River (6.5 miles)
- Segment 4: From the Wekiva Trail (starting at SR 46) to the West Orange Trail in Kelly Park (6.3 miles)

Lake County and CSX are currently negotiating the sale of the railroad right-of-way. A Cultural Resources Assessment Survey (CRAS) is the first step in the Section 106 process. A CRAS was completed between October 2021 and February 2022 that included both an architectural history survey and an archaeological survey. A Cultural Resources Case Study is the next step in the Section 106 process. It is being prepared currently to evaluate the effects of the project and will be submitted to FDOT and the SHPO for review. Two historic resources/properties were identified as having the potential to be adversely affected by the project: The Seaboard Coast Line Railroad and the Oakland Drive Bridge. The Cultural Resources Committee is seeking input from the Historic Preservation Board regarding the mitigation efforts of the anticipated, adverse impacts to the Seaboard Coast Line Railroad and Oakland Street Bridge.

Ms. Elder gave a brief description of the project and its status. Mr. Joks and Ms. Elder had a discussion regarding the Historic Preservation Board's role/input in decision making for the upcoming project.

Mr. Joks requested the minutes from the 2015 Historic Preservation Board meeting, regarding segment 1 Wekiva Trails. Mr. Joks and board members suggested rather than removing the tracks, leaving them embedded to preserve the historical aspect.

b.

On May 25, 2022, the Historic Preservation Board (HPB) Meeting requested that staff research the Downtown Historic Design Guidelines for the City of Fernandina Beach and bring the guidelines back to the Board as a discussion item. Staff reviewed the guidelines and they are utilized the same way as the City of Mount Dora's Historic Design Guidelines. Both documents are based on the U.S. Secretary of Interior's Standards for Historic Rehabilitation. Staff was requested to provide the Downtown Historic Design Guidelines for the City of Fernandina Beach to the Board and place the item on an upcoming agenda for Board discussion.

Announcement of next scheduled meeting date - December 14, 2022

Ms. Janiszewski announced the 2023 meeting dates.

Ms. Kelley motioned to approve the 2023 Historic Preservation Board Meeting Dates. Mr. Marx seconded the motion and it was approved unanimously.

Adjournment

Mr. Joks motioned to adjourn the meeting. The meeting was adjourned at 5:34P.M.

Det Joks, Chairman
Historic Preservation Board

Faith Gibbs
Administrative Coordinator