



**CITY OF MOUNT DORA
HISTORIC PRESERVATION BOARD
MEETING MINUTES
JANUARY 25, 2023**

I. Call to Order

Having been duly noticed as required by law, the January 25, 2023 meeting of the Mount Dora Historic Preservation Board was called to order at 4:00 p.m. by Det Joks, Chairman.

II. Roll Call with Determination of Quorum

Present: Det Joks, Donald Marx, John Miller, Patricia Huizing, Amanda Kelley, Kathleen Benjamin

Absent: Robert Gordon

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

III. Approval of Minutes of November 23, 2022

On a motion made by Amanda Kelley, seconded by Donald Marx, the Board voted to approve the minutes from the November 23, 2022 meeting as presented. The motion carried, 6 – 0.

IV. Election

a. Chair

Amanda Kelley made a motion to appoint Det Joks as Chair of the Historic Preservation Board. Donald Marx seconded the motion. Motion carried, 6 – 0.

b. Vice-Chair

Donald Marx motioned to appoint Amanda Kelley as Vice-Chair of the Historic Preservation Board. Det Joks seconded the motion. Motion carried, 6 – 0.

V. Public participation/hearing for non-agenda items

No one wished to address the Board at this time

VI. Certificate of Appropriateness

- a. 104 E. 3rd Ave - Doors and Windows**
 - i. Ex Parte Communication Disclosure
 - ii. Swearing in of staff / applicants
 - iii. Staff presentation
 - iv. Public Input

v. Discussion

Ms. Janiszewski stated that the applicant is seeking to replace three of the exterior wood doors with steel doors. The size and location of the doors will not change; only the material and style. The Applicant was not present at the meeting.

Ms. Benjamin stated that the replacement doors are not similar in appearance to the original doors on the property. Ms. Kelley stated that the existing wood door does not have any rotting and could be stripped and painted and the bottom of the door could be replaced with a kick plate if needed. The Board inquired as to why the doors need to be replaced but the Application did not provide information as to why the doors needed to be replaced and the Applicant was not present at the meeting to respond.

The Board discussed whether or not the existing doors are historic and what they are seeking in replacement doors. Mr. Joks stated that the current doors give a historic look to the building although they are not historic doors.

Amanda Kelley made a motion to table the application with the direction to either refinish the existing doors or have the application revised to reflect more historic doors in line with the 1930s style. Kathleen Benjamin seconded the motion. Motion carried, 6 – 0.

b. 210 W 11th Ave - Reroof

- i. Ex Parte Communication
- ii. Swearing in of staff / applicants
- iii. Staff presentation
- iv. Public Input
- v. Discussion

Ms. Janiszewski presented the staff report and explained that the applicant is seeking to remove the existing asphalt shingles and replace it with a metal roof as depicted in the application.

Jertit Tobin spoke on behalf of the Applicant and responded to questions posed by the Board regarding the scope of work associated with the application.

Mr. Miller stated that a shingle roof is the more historically appropriate roofing material than the proposed metal roof based on the style and age of the structure. Ms. Kelley stated that the Board has approved these types of roofs in the past and asked if the Board is going to be harder on the types of materials approved in reroof applications moving forward. The Board and the Applicant discussed metal roofing options and what would be most appropriate based on the age of the home.

The Board discussed how they want to treat reroof applications for metal roofs moving forward given that they are the preferable roofing material but the style is not always the most historically accurate.

Amanda Kelley motioned to approve the application as presented. Kathleen Benjamin seconded the motion. Motion carried, 6 – 0.

c. 809 N Donnelly St - Windows

- i. Ex Parte Communication Disclosure
- ii. Swearing in of staff/ applicants
- iii. Staff presentation
- iv. Public Input
- v. Discussion

Ms. Janiszewski presented the staff report and explained that the applicant is seeking to remove six aluminum windows and replace them with Fibrex (composite) windows. She explained that both the existing and proposed windows will have a top sash having colonial 2W X 2H grilles and a bottom sash with no grilles and that there are no changes to the existing size and location of the windows. The Applicant was not present.

The Board discussed the application and opinioned that the existing windows are in good condition and stated that ideally the existing windows would be removed, restored and reinstalled because new vinyl windows cannot replace a historic window. The Board discussed the condition of the windows and the need to replace the windows.

Patricia Huizing motioned to table the application to obtain additional information on the application. Amanda. Kelley seconded the motion. The motion carried, 6 – 0.

VII. Other Business

a. Wekiva Trail Discussion

Ms. Janiszewski presented the staff report on the Wekiva Trail and provided photos of the trail segment taken by Mr. Joks during their field visit.

Ms. Kelley stated that the County offered 22 million to purchase the railroad property in order to construct Wekiva Trail segments 1 and 5 but the offer was declined. Mr. Joks stated that the trail is in horrible condition; flooding, washouts under the rails and rotten beams. Ms. Joks stated that there are various items such as signs and rail switches that could be kept.

The Board discussed the Wekiva Trail and its development.

b. Demo by Neglect Summary

Ms. Janiszewski presented the Staff report regarding the Board's request to research how to prevent historic properties from succumbed to demolition by neglect. She states that the City of Mount Dora has multiple provisions to ensure properties are maintained which are enforced by the Building Department and Code Compliance. Staff asked the Board for direction on this item.

The Board and staff discussed the Code Enforcement process and how it can be utilized to bring properties into compliance with the City's Land Development Code.

Mr. Joks appreciated the information provided by the staff and directed staff to research the enforcement regulations in other municipalities to assist with updating the city's regulations. He indicated that he needed more time to read through the information provided by staff and directed staff to include on the topic on a future meeting agenda.

Ms. Huzing stated that she has not ever heard that any educational information is provided by realtors for residents who purchase homes within historic districts so that they know ahead of time the requirements of having a home within the district.

Ms. Janiszewski stated that she will research the code enforcement provisions of other municipalities to prevent demolition by neglect and look into creating educational information on the Historic District.

c. Proposed Meeting Time Change

Ms. Janiszewski states that historically, the Historic Preservation Board has met at 4:00 p.m. on the fourth Wednesday of the Month. She stated that staff is happy to continue meeting at this time but wanted to provide the option to change the meeting time if it would be more convenient for the Board. The Board room is available all day and staff is available to conduct the meeting at 3:00 p.m. or in the morning at 10:00 a.m.

The Board discussed meeting time options.

Amanda Kelley motioned to change the meeting time change to 3:00 p.m. Kathleen Benjamin seconded. The motion carried, 6 – 0.

VIII. Announcement of next scheduled meeting date: February 22, 2023

IX. Adjournment

On a motion by Donald Marx, seconded by Patricia Huzing, the Historic Preservation Board unanimously voted to adjourn the meeting. The meeting was adjourned at 5:15P.M.

*Dek Joks, Chairman,
Historic Preservation Board*

*Michele Janiszewski, AICP
Senior Planner*