CITY OF MOUNT DORA
HISTORIC PRESERVATION BOARD
December 13, 2023 MEETING MINUTES

The City of Mount Dora Historic Preservation Board met on Wednesday, December 13, 2023, in the City Chambers on the first floor of City Hall, located at 510 N Baker Street, Mount Dora, Florida to exercise their powers as established in the Land Development Code.

I. Call To Order

Having been duly noticed as required by law, the December 13, 2023 meeting of the Mount Dora Historic Preservation Board was called to order at 3:00 p.m. by Michele Janiszewski, Senior Planner.

II. Roll Call With Determination Of Quorum

Present: Patricia Huizing, Robert Gordon, John Miller, Kathleen Benjamin

Absent: Det Joks, Amanda Kelley, and Donald Marx

City Staff: Michele Janiszewski, Senior Planner; Whitney Scott, Administrative Coordinator; Catherine Hutcheson, Administrative Coordinator; and Patrick Brackins, Esq.

Ms. Janiszewski, as Mr. Joks and Ms. Kelley, who were unable to attend the meeting; after board discussion, appointed Ms. Patricia Huizing as stand in Chair for the Historic Preservation Board Meeting of December 13, 2023.

III. Approval of October 26, 2023 Meeting Minutes

MOTION by Mr. Gordon, seconded by Ms. Benjamin, to APPROVE the minutes of the October 26, 2023, Historic Preservation Board Meeting.

FOR: Patricia Huizing, John Miller, Kathleen Benjamin, Robert Gordon

AGAINST: None

MOTION CARRIED: 4 – 0

IV. Public participation/hearing for non-agenda items

Ms. Christine King Harris at 402 Jackson Ave. stated that the previous meeting had to do with the preservation board criteria for historic buildings. Ms. Harris asked if that had been clarified or if it was in writing.

Ms. Huizing responded that yes and the board members all had a copy of it to go over towards the end of the meeting for other business.

V. Certificate of Appropriateness

a. 815 N. McDonald St.- After the Fact Window Replacement

i. Ex Parte Communication
ii. Swearing in of staff/Applicant
iii. Staff presentation
iv. Public input
v. Discussion

Mr. Brackins swore in all parties, staff and applicants, who were present for the COA applications. Ms. Janiszewski presented the project. Ms. Huizing asked if the applicant Ms. Booty Pierson, if she had already replaced the windows. The applicant stated in the affirmative. Ms. Pierson gave a brief description of what she is trying to accomplish with the window replacement.

Mr. Miller made comment that the new windows look great. All board members agreed.

MOTION by Mr. Miller, SECONDED by Mr. Gordon, to APPROVE the application, as presented.

FOR: Patricia Huizing, John Miller, Kathleen Benjamin, Robert Gordon

AGAINST: None

MOTION CARRIED, 4 – 0

b. 221 W 3rd Avenue- Commercial Re-roof

i. Ex Parte Communication.
ii. Swearing in staff/Applicant
iii. Staff presentation.
iv. Public input
v. Discussion

Ms. Janiszewski presented the project. Mr. Gordon asked what the roof was being replaced with. Ms. Janiszewski provided the answer as given in the presentation. The applicant was not present to give comment.

MOTION by Mr. Gordon, SECONDED by Mr. Miller, to APPROVE the application as presented.

FOR: Patricia Huizing, John Miller, Kathleen Benjamin, Robert Gordon

AGAINST: None

MOTION CARRIED, 4 – 0

c. 435 E 6th Avenue- Re-roof main house and garage

i. Ex Parte Communication.
ii. Swearing in staff/Applicant
iii. Staff presentation.
iv. Public input
v. Discussion

Ms. Janiszewski presented the project. Mr. Brackens swore in applicant Josiah Reisman of Eustis Roofing, not previously sworn in. Mr. Reisman gave a brief description of what the homeowner was trying to achieve with the re-roof.

Further discussion between board members and the applicant about the project.

Mr. Gordon stated he would like the roof to stay and to only fix the damaged squares. Stating there is a cost to owning and a responsibility to maintain a historic home.

Further discussion on the historic home guidelines and ways to maintain the roof.

MOTION by Mr. Miller, SECONDED by Mr. Gordon, to DENY the application, as presented.

FOR: Patricia Huizing, John Miller, Kathleen Benjamin, Robert Gordon

AGAINST: None

MOTION CARRIED, 4 – 0

d. 711 N Donnelly St.- Commercial Alteration (outside)

i. Ex Parte Communication.
ii. Swearing in staff/ Applicant
iii. Staff presentation.
iv. Public input
v. Discussion

Ms. Janiszewski presented the project. Mr. Brackens swore in applicant Mr. Phillip Rapley from Faden Builders, not previously sworn in. Mr. Rapley gave a brief description of what the owner was trying to achieve with the restoration of the old post office.

Further discussion on the restoration with the board members and the applicant.

Mr. Gordon stated he would like to approve the application as the applicant would just be fixing up the building and maintaining the integrity of it.

MOTION by Mr. Gordon, SECONDED by Ms. Benjamin, to APPROVE the application, as presented.

FOR: Patricia Huizing, John Miller, Kathleen Benjamin, Robert Gordon

AGAINST: none

MOTION CARRIED, 4-0

e. **229 E 6th Avenue- Revision to COA**
   i. Ex Parte Communication
   ii. Swearing in staff/ Applicant
   iii. Staff presentation.
   iv. Public input
   v. Discussion

Ms. Janiszewski presented the project for the COA revision. The applicant, Mr. Chris Sweazy, gave a brief description of what he was trying to accomplish with the detached garage.

MOTION by Ms. Benjamin, SECONDED by Mr. Miller, to APPROVE the application, as presented.

FOR: Patricia Huizing, John Miller, Kathleen Benjamin, Robert Gordon

AGAINST: none

MOTION CARRIED, 4-0

VI. Other Business

a. **Community Building Historic Site**

Ms. Janiszewski followed up with the board members on the request to add the Community Building as a historic site nominee, from the October 26th, 2023 meeting. She gave a brief presentation on the building.

After review staff found the property fit the criteria for nomination by having historical or cultural significance and has architectural or aesthetic significance. Brief description of how it fit those descriptors.

Further discussion on the nomination process and some details in the presentation.

MOTION by Mr. Miller, SECONDED by Mr. Gordon, to APPROVE the Historic Site & Marker Request (HS-23-01) at 520 N Baker Street, "The Community Building" as the Mount Dora Historic Preservation Board Nominee.

FOR: Patricia Huizing, John Miller, Kathleen Benjamin, Robert Gordon

AGAINST: None

MOTION CARRIED, 4 – 0

b. COA Approval Chart

Ms. Janiszewski and the board members looked over and discussed the packet for COA Approval Matrix.

VII. Announcement of next scheduled meeting: January 31, 2024

VIII. Adjournment

MOTION by Ms. Benjamin, SECONDED by Mr. Miller, to adjourn the meeting. The Board unanimously voted to adjourn the meeting at 4:00 p.m.

Dek H. Joks

Dek Joks, Chairman,
Historic Preservation Board

Catherine Hutcheson
Administrative Coordinator