



CITY OF MOUNT DORA HISTORIC PRESERVATION BOARD MEETING MINUTES FOR JANUARY 31, 2024

The City of Mount Dora Historic Preservation Board met on Wednesday, January 31, 2024, 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 January 31, 2024, meeting of the Mount Dora Historic Preservation Board was called to order at 3:00 p.m. by Det Joks, Chairman.

II. Roll Call With Determination Of Quorum

Present: Det Joks, Amanda Kelley, Donald Marx, Robert Gordon, John Miller, Kathleen Benjamin, Robert Gordon, and Patricia Huizing (arrived at 3:21 p.m.).

Absent: None

City Staff: Michele Janiszewski, Senior Planner; Whitney Scott, Administrative Coordinator; Catherine Hutcheson, Administrative Coordinator; and Andrew Hand, Esq. (via zoom)

III. Approval of December 13, 2023 Meeting Minutes

MOTION by Mr. Miller, seconded by Ms. Benjamin, to APPROVE the minutes for the December 13, 2024, Historic Preservation Board Meeting, as presented.

FOR: Det Joks, Amanda Kelley, Donald Marx, Robert Gordon, John Miller, Kathleen Benjamin, and Robert Gordon

AGAINST: None

MOTION CARRIED: 6 – 0

IV. Public participation/hearing for non-agenda items

No one was present to provide public comment.

The Board discussed the need to appoint a Chair for the upcoming year. Mr. Joks was nominated to continue serving as the Chair of the Historic Preservation Board.

MOTION by Mr. Miller, seconded by Ms. Kelley, to APPROVE Det Joks as the Chair of the Historic Preservation Board.

FOR: Det Joks, Amanda Kelley, Donald Marx, Robert Gordon, John Miller, Kathleen

Benjamin, and Robert Gordon

AGAINST: None

MOTION CARRIED: 6 – 0

V. Certificate of Appropriateness

a. 642 N. Tremain St. – Porch enclosure, addition, and detached garage

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

Mr. Joks swore in staff and the Applicant, David Vedder. There were no ex-parte communications disclosed by the Board. Ms. Janiszewski presented the application to enclose the porch, develop an addition on the rear of the building, and construct a detached garage at 642 N Tremain Street.

Mr. Joks stated that the removal of the porch is removing the character of the building and Ms. Benjamin agreed.

Ms. Kelley asked about the removal of the existing carport. Mr. Vedder stated the carport will be removed and the AC units will be relocated to the other side of the house. He discussed the renovation to the porch and the block wall.

Mr. Vedder stated he has a demolition permit to demolish the inside of the home. He also stated that the house has major structural issues and needs to be lifted. He states the front porch is unsafe and the rear porch will need to be rebuilt.

Mr. Joks asked if the enclosed porch would have A/C. Mr. Vedder stated that the porch will have air conditioning with operable, vinyl windows which will have muttins.

Ms. Benjamin stated that she feels the new design is too modern. Ms. Kelley disagreed.

Mr. Joks asked if the addition is the bottom floor. Mr. Vedder explained the location of the addition and the proposed work.

Discussion on the porch and how it will be enlarged.

Ms. Huizing joined the meeting at 3:21p.m.

Ms. Benjamin explained her main issue was the porch. Mr. Gordon asked if the dimensions of the porch will change and Mr. Vedder confirmed that yes, the dimensions would be changing.

Mr. Gordon asked if the porch was going to be widened. Mr. Vedder stated he will add an additional 5ft to the porch.

Ms. Kelley stated she does not mind the porch, she agreed this could create more living space.

Mr. Vedder stated he was working hard to stick to the historic guidelines by making it a four season porch. He explained the owners plan to live there full time and want to make it their dream Mount Dora home.

Mr. Joks asked Ms. Janiszewski to recite the code in regard to enclosed porches. Ms. Janiszewski complied and read the ordinance to the board members.

Ms. Kelley stated she felt like Mr. Vedder meets the code. Mr. Joks and Mr. Gordon disagreed.

Further discussion amongst the board members and applicant.

Mr. Miller stated that heavy columns on the side of the porch should be added.

Mr. Joks asked where the detached garage will be going.

Mr. Vedder explained it would be at the rear of the home. Mr. Joks asked about the survey. Ms. Janiszewski stated a survey was not given, only a marked up aerial showing the proposed location of the garage. Further explanation of the location of the garage by Mr. Vedder.

Discussion on the dimensions of the property; proposed materials of the addition; and the new siding proposed for the home.

Mr. Joks asked if the work has started yet. Mr. Vedder stated that work has begun in the interior and to remove the tree trunk currently holding the structure up.

Mr. Vedder stated he is willing to make changes to get the approval.

Mr. Gordon was bothered by losing the integrity of another historic home.

Ms. Huizing brought up staff recommendations and felt like that is what should be done.

Ms. Kelley asked if Mr. Vedder had other options.

Ms. Janiszewski stated that the fact that the porch is not safe was not brought into consideration when staff prepared the staff report because the information was not provided in the application.

Mr. Miller stated the scale of the front porch ruins the integrity of the whole house. He stated the porch should only be enhanced slightly and the roof slope, pitch and ridge slightly changed.

Mr. Vedder clarified with the board what they would like to see from the design. Mr. Miller and Mr. Gordon discussed the bungalow porch look. Mr. Joks disagreed saying if the porch got bigger it would no longer look like a bungalow.

The board agreed with the addition to the back of the home and the detached garage. Mr. Joks stated the porch and total size is a problem for him because it changes from a bungalow to a large residence.

MOTION by Mr. Miller, seconded by Mr. Gordon, to APPROVE the Detached Garage, as presented.

FOR: Det Joks, Robert Gordon, John Miller, Kathleen Benjamin, Amanda Kelley, Patricia Huizing and Donald Marx

AGAINST: None

MOTION CARRIED: 7 – 0

MOTION by Mr. Miller, seconded by Mr. Marx, to APPROVE the Addition, as presented.

FOR: Det Joks, Robert Gordon, John Miller, Kathleen Benjamin, Amanda Kelley, Patricia Huizing and Donald Marx

AGAINST: None

MOTION CARRIED: 7 – 0

MOTION by Mr. Gordon, seconded by Ms. Benjamin, to TABLE the Front Porch to be brought back with new drawings based on the Board discussion.

FOR: Det Joks, Robert Gordon, John Miller, Kathleen Benjamin, Patricia Huizing and Donald Marx

AGAINST: Amanda Kelley

MOTION CARRIED: 6 - 1

b. 431 E 9th Avenue – Re-Roof

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

Ms. Kelley recused herself from this agenda item due to a potential conflict of interest. The Board had no ex-parte communications to disclose. Ms. Janiszewski presented the application to remove an asphalt shingle roof and replace it with silver

standing seam metal roof at 431 E 9th Avenue. The Applicant was not in attendance. The Board had no questions on the application.

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

FOR: Det Joks, Robert Gordon, John Miller, Kathleen Benjamin, Patricia Huizing, Amanda Kelley and Donald Marx

AGAINST: None

MOTION CARRIED: 7 - 0

c. 811 N. Grandview St – Door Replacement

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

The Applicant, Ms. Leah Feltcher, was sworn in by Mr. Joks and Ms. Janiszewski was reminded that she was under oath. Ms. Janiszewski presented the application to replace a wood door with a fiberglass door at 811 N Grandview Street.

Ms. Kelley stated the door is in bad shape. Ms. Feltcher stated it is and she is worried about someone breaking into her home and stated that she chose the door because she felt it looked like the Mediterranean style. Ms. Feltcher stated she stayed within the guidelines of the code when choosing the door.

Ms. Benjamin stated the style is very different from the original. Ms. Kelley stated they are both square. Mr. Joks if the door had ever been repaired and Mr. Gordon asked if the current door had rot. Ms. Feltcher stated that she did not know. She stated that the current door is a security issue for her residence.

Mr. Gordon stated he has a similar door on his home. He stated they can be reworked and retained but that he understood her concern for safety.

Ms. Kelley stated the current door look like an old door. Mr. Miller asked if the door has the original hardware. Ms. Feltcher stated she was not sure. Ms. Kelley stated it was not, it's just an old French door.

Further discussion on the original door and the proposed door.

Mr. Hand stated that there needs to be an affirmative action for denial and the reasons need to be within the denial.

MOTION by Ms. Kelley, seconded by Mr. Marx, to APPROVE the Door.

FOR: Amanda Kelley and Donald Marx

AGAINST: Det Joks, Robert Gordon, John Miller, Kathleen Benjamin, and Patricia Huizing

MOTION FAILED: 5 - 2

MOTION by Ms. Huizing, seconded by Mr. Miller, to DENY the application because the proposed door is not consistent with the Mediterranean architectural style.

FOR: Det Joks, Donald Marx, Robert Gordon, John Miller, Kathleen Benjamin, and Patricia Huizing
AGAINST: Amanda Kelley

MOTION CARRIED: 6 - 1

MOTION by Ms. Huizing, seconded by Mr. Miller, to VACATE the previous order and TABLE the application in order to allow the Applicant to come back with a door more in align with the Mediterranean style.

FOR: Det Joks, Amanda Kelley, Donald Marx, Robert Gordon, John Miller, Kathleen Benjamin, and Patricia Huizing

AGAINST: None

MOTION CARRIED: 7 - 0

d. 330 Dora Drawdy Way – Window and Door Replacement

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

The Board had no ex parte communications to disclose. Ms. Janiszewski, still under oath, presented the application to remove and replace the existing windows and double doors at 330 Dora Drawdy Way. The Applicant was not present.

Ms. Kelley stated that they should not approve the steel doors and that the replacement doors should match the original door.

The Board discussed the original doors and the proposed doors; the need for glass on the doors; and whether or not the proposed doors fit the building.

Mr. Miller inquired why the applicant is replacing the door and Ms. Kelley confirmed that the applicant wanted a steel door. Ms. Benjamin stated that she believed the glass is needed on the replacement doors as a safety measure.

Discussion on the material of the existing and proposed windows; location of the windows; and the existing and proposed grid patterns.

MOTION by Mr. Gordon, seconded by Mr. Marx, to TABLE the application to replace the double doors and windows because the application was lacking information and the Applicant was not present to respond.

FOR: Det Joks, Amanda Kelley, Donald Marx, Robert Gordon, John Miller, Kathleen Benjamin, and Patricia Huizing

AGAINST: None

MOTION CARRIED: 7-0

VI. Other Business

Ms. Huizing requested to not add information from other jurisdiction's guidelines as she found it confusing. The other members disagreed stating the extra information is helpful.

Ms. Janiszewski stated moving forward she will work on better differentiating information from the historic guidelines of other jurisdictions.

Ms. Janiszewski stated Ms. Cathy Lunday, Library Director, invited the board to view the Old Farm House on Donnelly Street at 2:00p.m. before the next HPB Meeting.

May is National Historic Preservation Month, to do some educational information for residents.

VII. Announcement of next scheduled meeting: February 28, 2024

VIII. Adjournment

MOTION by Mr. Gordon, SECONDED by Ms. Kelley, to adjourn the meeting. The Board unanimously voted to adjourn the meeting at 4:39 p.m.



*Det Joks, Chairman,
Historic Preservation Board*



*Catherine Hutcheson,
Administrative Coordinator*