



**CITY OF MOUNT DORA
HISTORIC PRESERVATION BOARD
FEBRUARY 28, 2024 MEETING MINUTES**

The City of Mount Dora Historic Preservation Board met on Wednesday, February 28, 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 February 28, 2024 meeting of the Mount Dora Historic Preservation Board was called to order at 3:00 p.m. by Det Joks, Chair.

II. Roll Call with Determination of Quorum

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

Absent: Amanda Kelley

City Staff: Michele Janiszewski, City Planner; Ryan Winkler, City Planner; Catherine Hutcheson, Coordinator; Andrew Hand, City Attorney

III. Approval of January 31, 2024 Meeting Minutes

Mr. Joks stated he found some slight error in the printed minutes. The minutes will be corrected and brought to the March meeting to be signed.

Motion by Mr. Miller, Seconded by Mr. Gordon to CORRECT the minutes and present at the next Historic Preservation Board Meeting on March 27, 2024.

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

Against: none

Motion Carried: 6-0

IV. Public participation/hearing for non-agenda items



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Ms. Christine Harris requested the board members be paying closer attention to work being done on historic buildings without permits. She is concerned this may affect the value of the homes to portfolio.

V. Certificate of Appropriateness

1.) 110 N Clayton Street- Addition/ Garage Expansion

- I. Ex Parte Communication
- II. Swearing in of Staff/ Applicant
- III. Staff Presentation
- IV. Applicant Presentation
- V. Public Comment
- VI. Board Discussion

Mr. Joks confirmed there was no ex parte communication between any of the board members and the applicant. Mr. Joks swore in Ms. Janiszewski before her presentation.

Ms. Janiszewski stated the applicant is seeking to remove the existing shed and deck and to replace with an expanded garage with a new deck, gutters and downspouts. Also to replace the current garage door, remove non-functioning front window; and add shutters to the front window.

Ms. Janiszewski stated the home owner was unable to be present for this meeting.

Mr. Gordon asked if a plot plan was submitted with the packet. He clarified with staff what the owners are seeking to do to the home.

Motion by Mr. Gordon, Seconded by Ms. Huizing to APPROVE the COA as presented.

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

Against: none

Motion Carried: 6-0

2.) 310 E. 6th Avenue- Painting, unpainted masonry

- I. Ex Parte Communication
- II. Swearing in of Staff/ Applicant
- III. Staff Presentation
- IV. Applicant Presentation
- V. Public Comment
- VI. Board Discussion



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Mr. Hand confirmed there was no ex parte communication between any of the board members and the applicant, Mr. Stephen Perez and Mrs. Amy Perez.

Mr. Joks swore in all applicants.

Ms. Janiszewski stated that the applicant is seeking to paint the exterior masonry surfaces of the residence in which have not been previously painted. She stated the applicants have started by painting the trim blue. Ms. Janiszewski deferred to the applicant, Mrs. Amy Perez to answer any questions the board has.

Mr. Joks stated he does not believe the brick portion of the home should be painted, it should remain its original color.

Mrs. Perez elaborated that she is trying to make the home appear more cohesive and fresher. She stated the house right now looks like a mixed, matched, patched house. She stated many times that she is open to suggestions but that right now the house does not add anything to the neighborhood.

Mr. Miller made a suggestion of washing the brick and painting the rest of the home a complimentary color. He also stated to paint the cinderblock as well.

Mrs. Perez re-stated what Mr. Miller said above.

Mr. Gordon asked about what the brick would be cleaned with. Mrs. Perez stated a paint wash.

Further discussion among the board members and the applicant and how to clean the brick. The board stated it is ok to paint everything except the natural brick, which can be washed. Mr. Gordon stated his concern for the applicant that the home is currently an "eyesore" for the rest of the neighborhood.

Mr. Miller stated his concern with painting the brick in his eyes is "criminal" and gave an example of another home that had paint washed their brick. He feared approving it here because it would set a precedent that the board feels it is ok to paint wash natural brick on historic homes.

Mrs. Perez asked if the year of the home matters, or just that it is within the historic district. She stated the home was built in 1952.

Mr. Joks said yes as the home is over 75 years old.

Mr. Miller stated whether or not the brick was originally painted or not is what matters. It does not have so much to do with the age of the home. He stated the brick of this home was not originally painted so he does not feel that it should be painted now.

Motion by Ms. Huizing, Seconded by Mr. Miller to APPROVE the application with conditions being painting of the side and the block is allowed but not the brick surface. The reason for denial is that according to the historic guidelines, unpainted surfaces traditionally remain unpainted.

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



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Against: none

Motion Carried: 6-0

3.) 811 N. Grandview Street- Door Replacement

- I. Ex Parte Communication
- II. Swearing in of Staff/ Applicant
- III. Staff Presentation
- IV. Applicant Presentation
- V. Public Comment
- VI. Board Discussion

Mr. Joks confirmed there was no ex parte communication between any of the board members and the applicant, Ms. Leah Feltcher.

Ms. Janiszewski stated that the applicant is seeking to remove the existing wood door with 3x5 grid pattern and replace with a door that fits the Mediterranean style of the home. Stating this COA was tabled at last month's meeting. She deferred to the applicant to answer questions.

Mr. Joks asked what staff's recommendation was.

Ms. Janiszewski stated that staff had no objection to the door as proposed.

Mr. Joks asked Ms. Feltcher about the condition of the original door and if she had done any repairs to it.

Ms. Feltcher stated she had not and that her main concern with the current door is that the windowpanes are falling out making the door a security risk to her traveling nurse tenants. She stated it is difficult to find a Mediterranean Revival style door that you can actually buy. She took the advice given at the previous meeting and found a door at Home Depot, Mediterranean Knotty Alder Square Top Clear Stain door which fits the style.

Mr. Miller asked if the current door is original and not a replacement itself.

Ms. Janiszewski stated that she cannot confirm that.

Mr. Miller asked about the guidelines of replacing a period style door.

Ms. Janiszewski stated the guidelines.

Further discussion among the board members.

Motion by Mr. Gordon, Seconded by Ms. Benjamin to APPROVE the COA as presented.

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

Against: none



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Motion Carried: 6-0

4.) 330 Dora Drawdy Way- Door Replacement

- I. Ex Parte Communication
- II. Swearing in of Staff/ Applicant
- III. Staff Presentation
- IV. Applicant Presentation
- V. Public Comment
- VI. Board Discussion

Mr. Joks confirmed there was no ex parte communication between any of the board members and the applicant, Mr. Vince Guzinski

Ms. Janiszewski stated that the applicant is seeking to remove six wood windows with metal casements, four on the southern façade and two on the eastern façade, and replace with aluminum clad wood fixed frame windows, and to remove existing fiberglass double doors and replace with a door with insulation core with aluminum exterior with windows. She deferred to the applicant to answer questions. Stated this COA was tabled at last month's meeting.

Mr. Joks stated the door being proposed it to commercial looking and does not fit the decorative aesthetic of the building. He asked if the door being proposed is steel.

Mr. Guzinski stated yes it is steel. He stated the door is not an entrance door, it is for employees, delivery drivers and change out of equipment. The reason for the glass is for safety purposes, for employees and others coming in and out of the kitchen and colliding. The reason for the steel is for security and insulation.

Mr. Joks asked if the current door is made of wood.

The applicant stated that yes it is and irreparable. He stated that they have been repairing the door for years.

Further discussion on the location of the door with the board members and the applicant.

Mr. Guzinski stated that they will be painting the steel door the same color as the original door.

Motion by Mr. Miller, Seconded by Ms. Benjamin to APPROVE the COA as presented.

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

Against: none

Motion Carried: 6-0



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5.) 529 E 7th Avenue- Window & Garage Door Replacement (after the fact)

- I. Ex Parte Communication
- II. Swearing in of Staff/ Applicant
- III. Staff Presentation
- IV. Applicant Presentation
- V. Public Comment
- VI. Board Discussion

Mr. Joks confirmed there was no ex parte communication between any of the board members and the applicant, Mr. Hank Glasbi.

Ms. Janiszewski stated the applicant is seeking to remove and replace eight (8) aluminum and seven (7) wood windows with white vinyl framed windows and replace the garage door. She stated this was previously presented to the board and was tabled due to the scope of work being inconsistent on the application. The board requested they return with a more accurate application and the condition of the windows. She deferred to the applicant to answer questions.

The applicant Mr. Glasbi, stated that the contractor neglected to tell the board that the work had already been done. The windows have already been replaced. He elaborated that he and his family are new to the area and were trusting that the contractor was taking the proper steps when applying.

Mr. Miller asked about the grids, if they are between two panes of glass or on the exterior.

Mr. Glasbi stated that they are between two panes of glass, just like his neighbor's homes.

Mr. Joks asked about the condition of the original windows.

The applicant stated the windows were in poor shape, some of them having been painted shut and damaged when trying to open them. He stated they were irreparable.

Mr. Joks asked if the windows were installed professionally and if they were fiberglass.

The applicant stated in the affirmative to both questions.

Ms. Huizing stated the application stated the windows were white vinyl framed.

The applicant confirmed that was true, he was incorrect before.

Mr. Joks stated that he hates to be put in a position to make anyone undo their work and unless it is really egregious and recommended approval of the COA.

Mr. Miller disagreed stated that previously the board had made applicants change their grid style to exterior.

Mr. Joks requested to see photos of the original windows to see the grid pattern.

Ms. Janiszewski could not confirm where the grids were before the replacement as she was not sure exactly when the windows were replaced vs when she took the photos.

The applicant provided photos of the original windows for the board to look at.

Mr. Joks asked Mr. Miller if it is possible to put grids on the outside of the pane.

Mr. Miller stated yes, and used the pink Flamingo house as an example.

Mr. Joks swore in Mr. Robert Belton, local residential contractor, to speak on behalf of the applicant.



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Mr. Belton and the board discussed reasons behind approving and disapproving certain window types. The Board members discussed a way to make the windows conform to the guidelines so the home owner would not need to take out his windows. Mr. Miller discussed the importance of the muttons being on the outside of the glass and the board agreed. The applicant handed out photos of his original windows to the board members. Mr. Hand stated to the applicant that the photos needed to be entered into public record.

Motion by Mr. Miller, Seconded by Ms. Huizing to APPROVE the after the fact garage door and APPROVE the windows with the condition that exterior muttons are placed on the upper sash of the windows.

For: Patricia Huizing, John Miller, Kathleen Benjamin, Donald Marx, and Det Joks.

Against: Robert Gordon

Motion Carried: 5-1

- 6.) 642 N. Tremain Street- Front Porch
 - I. Ex Parte Communication
 - II. Swearing in of staff/ Applicant
 - III. Staff Presentation
 - IV. Applicant Presentation
 - V. Public Comment
 - VI. Board Discussion

Mr. Joks confirmed there was no ex parte communication between any of the board members and the applicant, Mr. David Vedder.

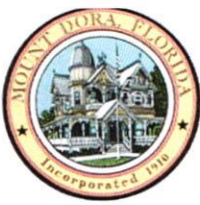
Ms. Janiszewski stated that the applicant is seeking to enclose and extend the front porch to encompass the entire width of the front façade. She showed the previously presented porch and the revised porch. She deferred to the applicant to answer questions.

Mr. Joks questioned whether the porch was off set. The applicant Mr. Vedder, discussed the changes made to fit the board's previous recommendations.

Mr. Joks felt the new design did not fit the bungalow style of the home and that it made the home look inauthentic.

Mr. Miller felt that Mr. Vedder did well following the recommendations given at last meeting. The board members and the applicant further discussed their thoughts on the new design. Discussion on the previous recommendations and how the applicant's new porch design does fit the guidelines given. Clarification on the staircase given to the board by the applicant.

Mr. Joks reiterated that the new home does not look historical in any way and Ms. Huzing agreed.



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Further discussion on the guidelines of historical porches between the board members and Ms. Janiszewski.

Mr. Miller and Mr. Vedder discussed with the board members the main concerns that were addressed and that the staircase will remain a grand staircase.

Mr. Gordon clarified what type of steps would be created on the newer porch.

Discussion of the overall scope of the job with the board members and the applicant.

Ms. Janiszewski stated one of the reasons for replacing the porch was because the current porch is not structurally sound and unsafe to be on. The applicant, Mr. Vedder, stated that was true and gave description of the home.

Motion by Mr. Miller, Seconded by Mr. Marx to APPROVE the COA with the condition that the grand staircase look similar to the original.

For: John Miller, Kathleen Benjamin, Donald Marx, and Robert Gordon

Against: Patricia Huizing and Det Joks

Motion Carried: 4-2

7.) 1004 N. Donnelly Street- Re-roof Asphalt to Metal

- I. Ex Parte Communication
- II. Swearing in of Staff/ Applicant
- III. Staff Presentation
- IV. Applicant Presentation
- V. Public Comment
- VI. Board Discussion

Mr. Joks confirmed there was no ex parte communication between any of the board members and the applicant, Ms. Lou Bourgas.

Ms. Janiszewski stated that the applicant is seeking to replace the existing metal roof with asphalt shingles as the current roof is in dis-repair and not original to the building. She deferred to the applicant to answer questions.

Mr. Joks stated the historical structure form had the incorrect address on it. Ms. Bourgas stated she brought it to the attention of the office.

Mr. Miller brought up a previous case where the board had the applicant repair the metal roof and not replace it. He stated the photo provided was not clear on what it was representing. The applicant stated that she had one of the roofers tear up the metal to expose the shingles underneath from a previous job. She brought a piece of the metal shingle to show the board members.

Mr. Miller felt that the applicant should replace the old metal with new metal shingles not the asphalt.



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The applicant disagreed and stated they preferred to use the asphalt as the metal pieces are bigger now.

Mr. Gordon stated that the metal shingles can be bought in Texas that will look the same.

Further discussion on the roofing material between the board members and the applicant.

Mr. Gordon stated that when you buy a historic home the owner must accept that the up-keep is going to be more expansive than that of a regular home.

The applicant pressed the importance of making sure the roof was re-paired due to the leaks.

Motion by Mr. Marx, Seconded by Mr. Miller to APPROVE the COA as presented.

For: John Miller, Kathleen Benjamin, Donald Marx, and Det Joks.

Against: Robert Gordon and Patricia Huizing

Motion Carried: 4-2

VI. Other Business

1.) Draft COA Chart tabled to next meeting.

Motion by Ms. Huizing, Seconded by Mr. Miller to TABLE the discussion until the March 27, 2024 meeting.

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

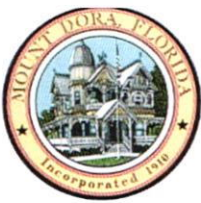
Against: none

Motion Carried: 6-0

2.) Demolition by Neglect tabled to next meeting

Motion by Mr. Joks, Seconded by Ms. Huizing to TABLE the discussion on Demolition by Neglect until the March 27, 2024 meeting.

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



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Motion Carried: 6-0

VII. Announcement of next scheduled meeting date, March 27, 2024

Ms. Benjamin stated she will be absent for the March Historical Preservation Board Meeting.

VIII. Adjournment

Motion by Mr. Marx, Seconded by Ms. Benjamin to ADJOURN the Historical Preservation Board Meeting at 4:44PM.

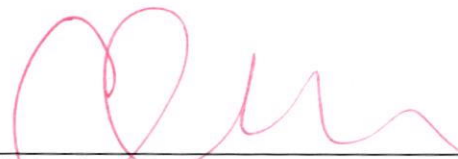
For: Patricia Huizing, John Miller, Kathleen Benjamin, Donald Marx, Robert Gordon and Det Joks.

Against: none

Motion Carried: 6-0



*Det Joks, Chairman,
Historic Preservation Board*



*Catherine Hutcheson
Administrative Coordinator*