



CITY OF MOUNT DORA HISTORIC PRESERVATION BOARD MARCH 27, 2024 MEETING MINUTES

The City of Mount Dora Historic Preservation Board met on Wednesday, March 27, 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 March 27, 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, Amanda Kelley, Donald Marx, and Det Joks

Absent: Robert Gordon, John Miller & Kathleen Benjamin

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

III. Approval of January 31, 2024 and February 28, 2024 Meeting Minutes

MOTION by Mr. Marx, seconded by Ms. Kelley, to **APPROVE** the minutes, as presented.

FOR: Patricia Huizing, Donald Marx, Amanda Kelley and Det Joks

AGAINST: None

MOTION CARRIED: 4 – 0

IV. Public participation/hearing for non-agenda items

No members of the public wished to provide public comment.

V. Certificate of Appropriateness

a. 847 E 5th Avenue- Window & Door Replacement

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

Mr. Joks confirmed there was no ex parte communications to disclose for the record. Ms. Huzing stated she used to be a former executive director for the Center of the Arts. Mr. Hand Swore in Staff and all applicants present.

Ms. Janiszewski presented the application for a certificate of appropriateness for modifications to the windows and doors, and to add a detached structure for storage with metal screening. The Applicant, Janet Gamache, gave further details on the project and indicated that they intent to stuccoing the building smooth as well which was not included in the application. Ms. Janiszewski suggested that the Board include direction on this request when they make a motion. Further discussion by the Board regarding the stucco and size of the proposed windows.

MOTION by Ms. Huizing, SECONDED by Mr. Marx, to APPROVE the application, amended to include the request to smooth stucco the building.

FOR: Patricia Huizing, Amanda Kelley, Donald Marx, and Det Joks

AGAINST: None

MOTION CARRIED, 4 – 0

b. 330 E. 10th Avenue- Detached Garage

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

Mr. Joks confirmed there was no ex parte communications to disclose for the record. Ms. Janiszewski gave the presentation for the COA for a detached garage. The Board inquired about the existing structure proposed to be demolished.

The Applicant, David Howell, provided additional information on the project and explained that he believes it was once a carriage house that had been moved to this property from military barracks that were once down the road. There was further discussion about where the structure is located on the lot and its condition. Mr. Joks requested staff to obtain better photos and information on structures proposed for demolition for future presentations.

MOTION by Ms. Kelley, SECONDED by Ms. Huzing, to APPROVE the application, as presented.

FOR: Patricia Huizing, Amanda Kelley, and Donald Marx

AGAINST: Det Joks

MOTION CARRIED, 3 – 1

c. 310 E 10th Avenue- Painting Concrete Block

- i. Ex Parte Communication.
- ii. Swearing in of Staff & Applicant

- iii. Staff presentation.
- iv. Public input
- v. Discussion

The Board had a discussion on whether or not painting requests require a Certificate of Appropriateness. Ms. Kelley stated she had not seen a request come before the board for painting brick and disagreed with it.

Staff clarified that only requests to paint previously unpainted masonry surfaces need to obtain a Certificate of Appropriateness and this has become new procedure after a historic site had its brick painted and it detracted from its architectural integrity. Staff advised that the issue can be discussed further when the Board reviews the COA approval chart that staff had drafted.

Ms. Huizing stated that she did have ex parte communications between herself and her council member, Mr. Cataldo, about what the owners should do regarding the painting of the block. She recommended they come back before the board. Mr. Joks confirmed that there were no other ex parte communications to report between the other board members.

Ms. Janiszewski gave the presented the application for a COA for painting the front façade of the house which was previously presented as brick but additional information revealed that it was block. The applicants, Stephen and Amy Perez, gave further description of the project and the information regarding the material on the front façade. Ms. Kelley provided advice to the Applicants on painting the block. Further discussion between the board members on the project.

MOTION by Ms. Kelley, SECONDED by Mr. Marx, to APPROVE the application, as presented.

FOR: Patricia Huizing, Amanda Kelley, Donald Marx, and Det Joks

AGAINST: None

MOTION CARRIED, 4 – 0

d. 811 E 1st Avenue- Replacement of Wood Siding

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

Mr. Joks confirmed that there were no ex parte communications between the board members to report.

Ms. Janiszewski gave presented the application for a COA to remove the existing wood siding and replace it with vinyl siding. She stated that the guidelines recommend repairing the wood siding if it is able to be repaired or replacing the wood siding with a matching material if the siding is too deteriorated to repair and, is not available, replacing with a compatible substitute. The Applicant

was not present to provide additional information on the application, specifically the status of the wood siding and whether or not the siding could be repaired or replaced with the same material. Board members stated that the applicants will need to come back before the board if they cannot repair the wood siding.

MOTION by Ms. Huizing, SECONDED by Ms. Kelley, to DENY the application based on the lack of evidence to support the Mount Dora Historic Guidelines direction to repair wood features if able or replace them with a matching material prior to replacing wood features with a substitute material.

FOR: Patricia Huizing, Amanda Kelley, Donald Marx, and Det Joks

AGAINST: None

MOTION CARRIED, 4-0

- e. 933 Alexander Street- Fence
 - i. Ex Parte Communication
 - ii. Swearing in of Staff & Applicant
 - iii. Staff presentation.
 - iv. Public input
 - v. Discussion

Ms. Kelley stated that she had a conflict of interest because the Applicant, Michelle Wood, is a client of hers. As such, she recused herself from discussion and vote on the case.

The Board inquired about whether or not a COA is required for a fence. Ms. Janiszewski stated that the property is a locally designated historic site which requires exterior architectural features, landscape features, and site improvements to obtain COAs.

The application had to be continued to the next meeting due to the conflict of interest and lack the lack of Board members present.

VI. Other Business

Ms. Kelley stated that another historic site had done work on the property that was not brought before the board. Mr. Joks requested Ms. Janiszewski look into that and follow up at the next meeting.

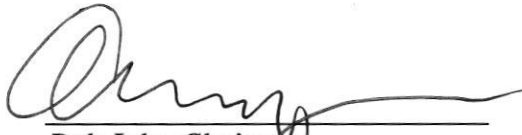
Ms. Huizing asked how long a COA approval lasts and Ms. Janiszewski stated a COA approval lasts for 12 months. Further conversation on this topic.

Ms. Janiszewski provided staff updates regarding the restoration of the concrete street markers; new landscaping and irrigation at the Community Building; state grants, and Historic Preservation Month. Ms. Huizing and Ms. Kelley discussed ways to educate the public about historic preservation requirements. Further discussion on ideas for Historic Preservation Month.

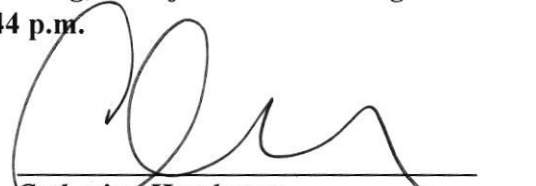
VII. Announcement of next scheduled meeting: May 29, 2024

VIII. Adjournment

MOTION by Mr. Marx, SECONDED by Ms. Huizing, to adjourn the meeting. The Board unanimously voted to adjourn the meeting at 3:44 p.m.



*Dek Joks, Chairman,
Historic Preservation Board*



*Catherine Hutcheson
Administrative Coordinator*