CITY OF MOUNT DORA
HISTORIC PRESERVATION BOARD
MAY 29, 2024 MEETING MINUTES

The City of Mount Dora Historic Preservation Board met on Wednesday, May 29, 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 May 29, 2024, meeting of the Mount Dora Historic Preservation Board was called to order at 3:00 p.m. by Amanda Kelley, Vice Chair.

II. Roll Call With Determination Of Quorum

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

Absent: Det Joks and Donald Marx

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

III. Approval of March 27, 2024 Meeting Minutes

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

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

AGAINST: None

MOTION CARRIED: 5 – 0

IV. Public participation/hearing for non-agenda items

Susan Myers on behalf of the Mount Dora Historical Society to thank her for including them in the National Preservation Month event she hosted. Informed the board of their work with the Florida Humanities Council in developing a history walking tour downtown by phone app promoted on Facebook and Instagram and City Website.

V. Certificate of Appropriateness

(The Agenda was heard out of order as one of the board members, Ms. Kelley, had to leave early. The numbers next to the original order reflect the order the cases were done in).

a. 308 N Tremain Street – Detached Garage (2)

i. Ex Parte Communication
ii. Swearing in of Staff & Applicant
iii. Staff Presentation
iv. Applicant Presentation
v. Public Comment
vi. Board Discussion

Mr. Winkler presented the application for a certificate of appropriateness for the new construction of a detached garage on the northwest corner of the lot.

Mr. Gordon reminded board members to swear in all staff and applicants speaking. Mr. Hand swore in everyone consecutively via zoom. Mr. Jack Lait, of Vedder Construction discussed the project with the board members. Further discussion by board members and owner Ms. Suzanne Scheck before voice vote to approve the project.

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

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

AGAINST: None.

MOTION CARRIED, 5 - 0

b. 436 E 5th Avenue – Window and Staircase Replacement (5)

i. Ex Parte Communication.
ii. Swearing in of Staff & Applicant
iii. Staff Presentation
iv. Applicant Presentation
v. Public Comment
vi. Board Discussion

Mr. Winkler presented the application for a certificate of appropriateness for the restoration of two wooden windows on the second floor and the removal and replacement of the staircase on the southern façade. Ms. Kasey Paulin discussed the project with the board members. Voice vote to approve the application as presented.

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

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

AGAINST: None.

MOTION CARRIED, 5 – 0

c. 439-A N. Donnelly Street- Remove and Replace Front Door (7)

i. Ex Parte Communication.
ii. Swearing in of Staff & Applicant
iii. Staff Presentation
iv. Applicant Presentation
v. Public Comment
vi. Board Discussion

Ms. Kelley excused herself from the meeting at 3:55 pm, with Ms. Huzing taking over as Chair. Mr. Winkler presented the application for a certificate of appropriateness for the replacement of a wooden storefront door with an aluminum storefront door. Mr. Mike Simpson with SCP.A discussed the project with the board members. Mr. Simpson entered a drawing of the proposed door into the record. Further discussion amongst board members to table the application with one board member disagreeing. Voice vote approved to table the application.

MOTION by Ms. Huizing, SECONDED by Ms. Benjamin, to TABLE the application, as presented as it does not fit the historic aesthetic look of the building and to come back with a door that better fits the historical nature of the building.

FOR: Patricia Huizing, Kathleen Benjamin, Robert Gordon

AGAINST: John Miller

MOTION CARRIED, 3 - 1

d. 351 W 4th Avenue – Renewal of COA for Addition and Parapet Addition (4)

i. Ex Parte Communication.
ii. Swearing in of Staff & Applicant
iii. Staff Presentation
iv. Applicant Presentation
v. Public Comment
vi. Board Discussion

Mr. Winkler presented the application for a certificate of appropriateness for the renewal of a COA for addition to add a 166 sq ft addition, add decorative parapets to roof, and add infill breeze block to columns and replace front door with a double door. Discussion among board members about the project as homeowner was not present. Mr. Gordon not agreeing with the re-approval as the owners had let the original approval expire. He requested the owners come back with a performance bond giving a timeline of when they expect the project to be completed and a contract with the city stating 'liquidated damages' and if not completed then let the finances start rolling in to the City. Mr. Hand stating that the project cannot be denied because of this unless they had a prior contract with the City. Further discussion by board members before voice vote to approve renewal.

MOTION by Mr. Miller, SECONDED by Ms. Kelley, to APPROVE, renewal of COA.

FOR: Patricia Huizing, Amanda Kelley, John Miller, Kathleen Benjamin

AGAINST: Robert Gordon

MOTION CARRIED, 3-1

e. 933 Alexander Street – Fence (continued at last meeting) (6)

i. Ex Parte Communication
ii. Swearing in of Staff & Applicant
iii. Staff Presentation
iv. Applicant Presentation
v. Public Comment
vi. Board Discussion

Mr. Winkler presented the application for a certificate of appropriateness to remove current fence and replace with either a wood picket fence or historic wire fencing. Ms. Michelle Wood discussed the project with the board members. Brief conversation amongst the board members. Voice vote to approve option A or option B as presented.

MOTION by Mr. Miller, seconded by Ms. Benjamin, to APPROVE the application as presented, with option A or B being supported.

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

AGAINST: None

MOTION CARRIED: 4 – 0

f.) 600 E 1st Avenue – Addition (3)

i. Ex Parte Communication
ii. Swearing in of Staff & Applicant
iii. Staff Presentation
iv. Applicant Presentation
v. Public Comment
vi. Board Discussion

Mr. Winkler presented the application for a certificate of appropriateness for the 2866 sq. ft. addition to the southern elevation of the home. Mr. Kurt Umholtz with Nearwood Homes, discussed the project with the board members. Further discussion on the project by board members before a voice vote to approve the project as presented.

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

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

AGAINST: None

MOTION CARRIED: 5 – 0

g.) 947 Gorham Street – Alterations (1)

i. Ex Parte Communications
ii. Swearing in of Staff & Applicant
iii. Staff Presentation
iv. Applicant Presentation
v. Public Comment
vi. Board Discussion

Ms. Huizing recused herself as she is related to the home owner and has first-hand knowledge of the project.

Mr. Winkler presented the application for a certificate of appropriateness for exterior modifications to the windows and doors; concrete block columns; gable-end brackets, and asphalt roof to include the removal of the chimney. The board members had further inquiries about the chimney. As the home owner was not present the chimney was tabled.

MOTION by Mr. Miller, seconded by Ms. Benjamin, to APPROVE the modification of two window openings on the northern façade to decrease window size to '2x2' with infill to match the existing siding; infill a window on the southern façade; remove and replace the windows with Anderson Fibrex or similar material; remove door on western side of the southern elevation and infill with siding; install decorative gable end brackets, and remove and replace concrete block columns with columns trimmed in Azek.

MOTION by Mr. Miller, seconded by Ms. Benjamin, to TABLE the removal of the chimney until further information may be given by the home owners on the historic meaning of the chimney.

FOR: Amanda Kelley, Kathleen Benjamin, John Miller, Robert Gordon

AGAINST: None

MOTION CARRIED: 4 – 0

h.) 423 N. Tremain Street – Re-roof (8)

i. Ex Parte Communications
ii. Swearing in of Staff & Applicant
iii. Staff Presentation
iv. Applicant Presentation
v. Public Comment

vi. Board Discussion

Mr. Winkler presented the application for a certificate of appropriateness for the replacement of existing metal roof and replace with asphalt shingles. Ms. Tracy Rhodes discussed the project with board members. Further discussion by board members to deny the application as repairs are not required. Board members gave direction to representative, Ms. Rhodes, to sand and paint to roof to improve the dilapidated look of the roof. Voice vote to deny the application as presented.

MOTION by Mr. Miller, seconded by Ms. Benjamin, to DENY the project, as presented due to the historic guidelines and the roof not requiring repairs.

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

AGAINST: None

MOTION CARRIED: 4 – 0

VI. Other Business

No other business to discuss.

VII. Staff Update

No staff update.

VIII. Board Update

Mr. Gordon discussed some items involving the Land Development Code. He stated he went to the Farm House and met with members of the Mount Dora Historical Society. He praised Ms. Janiszewski and staff for putting on a very good reception but mentioned that it was not very well attended by the public or board members.

He stated that he went to the Museum and that it was worth the visit as it is very well done. He stated he and Mr. Marx made application to join the Historical Society and encouraged the board members to also join. He stated he does not want Mount Dora to be a 'Festival City' but to be known for its history.

Mr. Gordon discussed Section 3.6 of the LDC Historic Preservation. He stated he was unaware of what exactly the Historical Society did and was embarrassed that he wasn't aware of it. He stated he did some research on what the board is delegated to do. He stated he has a lot of love for the board and enjoys being a part of it. He stated he does not feel that the board has done enough to preserve the historical aspects of the city, through no fault of their own, but just in lacking of information of their obligations.

Mr. Gordon discussed appointing alternates so that if the board does not have a quorum then they can call on those alternates to sit in on their behalf. He feels it will help with getting the COA's done more efficiently and not keep the home owners waiting. He does not want to be a burden to them or stall a life safety issue. He stated that the alternates should be chosen from the Mount Dora Historical Society.

Mr. Gordon stated this would require a change to the City Code.

Ms. Benjamin stated that it would also need to be brought before Council.

Mr. Gordon stated that would be ok as Council has already approved other committees that are reviewing codes. He stated why can't they do the same. Mr. Gordon wished to make a motion to form a committee from the Historic Preservation Board to include members from the Mount Dora Historical Society to review section 3.6 of the LDC for necessary or recommended changes or that they hold special meetings of the Historic Preservation Board to develop or ascertain changes to the code if we decide that some are needed or improve us.

Ms. Huizing confirmed that Mr. Gordon was looking to figure out what can be done to modify our ordinance in the LDC.

Mr. Gordon discussed that the board members should look over Section 3.6 so that the board could make some positive improvements.

Further discussion amongst the board members and Mr. Hand on how that process would work going forward.

Mr. Gordon discussed what the word 'work' with the Historical Society in the code meant. He would like to schedule regular meetings with them.

Ms. Benjamin discussed whether the Historical Society hold public meetings. Stating she has been a member of the society for several months and was unaware that there were any meetings.

Ms. Susan Myers discussed whether Ms. Benjamin received the newsletter. Ms. Benjamin stated she received no newsletter. She stated that her check was cashed and was informed of her membership but has not received anything else form them. Ms. Myers stated she would look into that.

Mr. Gordon stated that as members of the board they are tasked with supporting the society. As well as to support the retention of the historical aspects of the town. He stated right now the city s under a lot of extreme development. That the city is seeing a lot of extreme growth, some good and some bad depending on how you see it. He stated the construction on 441 is ugly and despicable and an embarrassment to the city as well as an eyesore.

Mr. Miller requested that Mr. Gordon be more specific.

Mr. Winkler stated that their purview if the historic review area.

Mr. Gordon stated that the board should be looking at various aspects when the town is being infringed upon and help to make a difference. He further stated that the board and society share a lot of common interests and goals and that it is time for them to get together.

Mr. Winkler discussed meeting information with Ms. Myers if she wanted to start attending regularly.

IX. Announcement of next scheduled meeting: June 26, 2024

X. Adjournment

MOTION by Mr. Miller, SECONDED by Mr. Gordon, to adjourn the meeting. The Board unanimously voted to adjourn the meeting at 4:48 p.m.

Dek Joks

Dek Joks, Chairman,
Historic Preservation Board

Catherine Hutcheson
Administrative Coordinator