

CITY OF MOUNT DORA HISTORIC PRESERVATION BOARD JUNE 26, 2024 MEETING MINUTES

The City of Mount Dora Historic Preservation Board met on Wednesday, June 26, 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 June 26, 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: Amanda Kelley, Kathleen Benjamin, John Miller, Robert Gordon, Det Joks, Donald Marx

Absent: Patricia Huizing

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

III. Approval of Meeting Minutes from May 29, 2024

Mr. Joks brought up concerns about the minutes from the previous month due to Ms. Kelley departing during the meeting yet voting on items afterwards. The agenda items were heard out of order and Staff stated that they would revise the minutes to notate as such.

Mr. Gordon states that his comments made at the end of the meeting were not an accurate description of his discussion and Staff states that they would review and revise the minutes accordingly.

IV. Public participation/hearing for non-agenda items

Ms. Susan Sander, who recently moved to Mount Dora Historic District, introduced herself to the Board and described her background in historic preservation. She stated that she owns a historic home in New York and her concerns about demolition by neglect.

Ms. Sander explained that she had researched the historical women in Mount Dora and learned of Fanny Rosseel who came to Mount Dora from Buffalo, New York, with her brother Charles. She indicated that a birdbath had been installed in front of the Community Building in 1931 to commemorate Franny and Charles Rosseel. Ms. Sanders inquired about the whereabouts of the bird bath today since she was unable to locate it at the Community Building. Ms. Janiszewski gave her a business card with her information on it and requested Ms. Sander contact her and states that she would research and provide an update to the Board.

Ms. Susan Myers with the Mount Dora Historical Society presented a project being undertaken by the Historical Society to create and install historic markers on 25 buildings within the Downtown. The markers are 12" x 8" and will be affixed to the buildings with gold fixtures and are planned to last at least 10 years. The Board recommended working with planning and zoning and provided their support of the project.

Ms. Myers gave further details, at the request of Mr. Joks, on other items the Society is working on. Including a cemetery tour in the fall; and public meetings.

V. Certificate of Appropriateness

a. 600 N. Grandview Street- Enclose Carport

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

Mr. Hand swore in all the Applicants and Staff in attendance for the meeting.

Ms. Janiszewski presented the application for a certificate of appropriateness for enclosing a carport to convert it to a garage. The applicant, Ms. Margaret Anderson and Mr. William Reynolds, stated they are creating more storage and are seeking to secure their valuables as safety is currently concern. The Applicants indicated that the back of the carport is currently closed off with a laundry room. The Applicant and the Board discussed the materials of the proposed garage (T1-11 siding) and the existing residence (block).

Mr. Hand stated that when making a motion the Board should indicate that their decision is based on the evidence presented and determine that all the applicable criteria of which to base their decision is met.

MOTION by Ms. Kelley, SECONDED by Mr. Marx, to APPROVE the application, as presented, based on the evidence presented and its compliance with the Land Development Code.

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

AGAINST: None

MOTION CARRIED, 6 – 0

b. 947 Gorham Street- Chimney Removal

- i. Ex Parte Communication
- ii. Swearing in of staff/Applicant
- iii. Staff presentation
- iv. Applicant Presentation

- v. Public Comment
- vi. Board Discussion

Ms. Janiszewski presented the application for a certificate of appropriateness to remove a chimney.

The board inquired about pictures of the chimney since it was not visible in the pictures provided by staff nor the photos provided by the Applicant. Mr. Joks stated that he is not in support of removing a chimney.

Mr. Miller had questions regarding the chimney and its purpose, such as when it was added to the residence and whether or not it was for a fireplace or wood burning stove, which he felt he needed to make an informed decision. Mr. Gordon inquired whether the height of the chimney complies with city code.

The applicant was not in attendance and unable to participate in the discussion due to technical issues.

Ms. Kelley requested tabling the application until additional information could be provided.

MOTION by Ms. Kelley, SECONDED by Mr. Gordon, to TABLE the application until additional information can be provided.

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

AGAINST: None

MOTION CARRIED, 6 – 0

- c. 350 N. Tremain Street- Re-roof**
 - i. Ex Parte Communication
 - ii. Swearing in staff/Applicant
 - iii. Staff presentation
 - iv. Applicant Presentation
 - v. Public Comment
 - vi. Discussion

Ms. Janiszewski presented the application for a certificate of appropriateness to remove metal shingles and replace with seamless metal panel roof. Mr. Hand swore in the applicant, Tom Wheeler, as he was not sworn in at the beginning of the meeting with the other Applicants.

Mr. Wheeler discussed the metal roof with the Board and stated that the new roof will not be red, the current shingles are not original to the home as the roof was redone about 10 years ago, and the roof material was previously asphalt. He stated that the home has been in his family for almost 100 years and it is time for a new roof.

Mr. Gordon stated he likes metal shingles and believes the metal shingles should be returned.

Mr. Miller stated that if the shingles were original to the house, he would agree with Mr. Gordon, but the existing metal shingles are not original.

MOTION by Ms. Kelley, SECONDED by Ms. Benjamin, to APPROVE the application, as the application meets the criteria for granting a Certificate of Appropriateness.

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

AGAINST: None

MOTION CARRIED, 6 – 0

Mr. Hand directed the Board to reference findings of fact in future motions to ensure the information is on the record to strengthen approvals. Staff will provide findings of fact and provide motions in the staff report for the Board.

VI. Other Business

a. COA Approval Chart

Ms. Janiszewski Ms. Janiszewski went over the revised COA Approval Chart. The board members had a detailed discussion and made recommendations on what they felt should be revised, changed, or added to the chart.

The Board requested that proposed fences and walls within the Historic Review Area be presented to the Historic Preservation Board which will require a future amendment to the Land Development Code. The Board requested that all replacement doors within the Historic Review be presented to the Historic Preservation Board for approval. There was a discussion on clarifying the difference between ornamental and vegetation in regards to how we define landscaping.

VII. Staff Update

Staff had no updates.

VIII. Board Update

Mr. Gordon reiterated what he discussed at the previous meeting, and stated that the board should be working with the Historic Society. He recommended that they form a committee and invite the members of the society to be alternated for the board to review code Section 3.6 of the Land Development Code. Ms. Benjamin stated that she is already a member of the Historical Society.

Mr. Joks commented on a call he had received from a resident about the cemetery in the Country Club of Mount Dora. This person stated that it was a disgrace and that there should be some maintenance done on the site. Mr. Joks recommended having a Boy Scout or Eagle Scout troop clean it up and what can be done to have someone look into this. Staff advised that it is not City property so it is up to the property owner to maintain the property. Further discussion as to whether or not the City could purchase the property and other methods to restore the cemetery.

Discussion regarding the removal of the old antique lights that were on Dora Drawdy Way. Ms. Janiszewski stated she would talk with the electric department about what happened to those lights and provide an update.

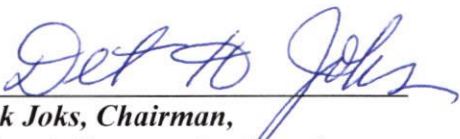
Mr. Joks also requested to adding a discussion on demolition by neglect to the next agenda. Staff agreed to place it on the agenda for next month's meeting.

Mr. Gordon recommended adding in some educational material, like a brochure, in the utility bills to make the residents more aware of what can and cannot be done with their historic properties. Further discussion on how the City can better educate the residents on the importance of pulling permits before doing work on historical properties specifically.

IX. Announcement of next scheduled meeting: July 31, 2024

X. Adjournment

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


Dek Joks, Chairman,
Historic Preservation Board


Catherine Hutcheson
Administrative Coordinator