



**CITY OF MOUNT DORA
HISTORIC PRESERVATION BOARD
SEPTEMBER 25, 2024 MEETING MINUTES**

The City of Mount Dora Historic Preservation Board met on Wednesday, September 25, 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 September 24, 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: Patricia Huizing, Donald Marx, John Miller, Kathleen Benjamin, Det Joks

Absent: Robert Gordon, Amanda Kelley

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

III. Approval of August 28, 2024 Meeting Minutes

MOTION by Mr. Miller, seconded by Mr. Marx, to APPROVE the minutes of the Historic Preservation Board Meeting.

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

AGAINST: None

MOTION CARRIED: 5 - 0

IV. Public participation/hearing for non-agenda items

None Provided

V. Certificate of Appropriateness

a. 147 E 9th Avenue- Re-roof

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

Ms. Janiszewski gave a presentation on the property at 147 E 9th Ave. for a re-roof from Metal to Shingle. Staff stated based on the applicants information that it is necessary to replace it with asphalt shingles and modified bitcom, as the metal is rusting through and causing the current roof

to fail. It is consistent with the Mount Dora Historic Guidelines and staff recommended approval as presented.

Ms. Sheila Short with T-Scott Roofing was there to represent the applicant. No comments were given by Ms. Short.

Mr. Joks asked if there was a flat roof involved.

Ms. Short stated that no, a portion of the roof that is flat but the majority it pitched. She clarified with Ms. Janiszewski.

Mr. Joks stated he approved the re-roof application.

Ms. Huizing asked if there should be some standard required that actually states that the roof is in need of repair before removing historic materials. Ms. Janiszewski stated she reaches out to the applicants to request further information about the materials and if it is possible to repair it or replace with same material.

Further discussion on what other historic boards may do to prevent the loss of historic materials if not necessary.

MOTION by Mr. Marx, SECONDED by Ms. Huizing, to ACCEPT staff's finding of fact and APPROVE the application, as presented.

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

AGAINST: None

MOTION CARRIED, 5 - 0

b. 835 E 8th Avenue- Detached garage

- 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 gave a presentation on the property at 835 E 8th Ave. for a detached garage addition. Staff stated the request is consistent with the Mount Dora Historic Guidelines and recommended approval.

Mr. Jack Lait from Vedder Construction, the Applicant, was present to speak on the application. He stated they will also be repainting the entire home to make everything look fresh. Further details on the purpose for the two car garage.

Mr. Joks asked if there was anything else on the lot besides the home.

Further discussion about the lot amongst the board members and applicant.

Discussion on the direction of the building in regards to street numbering and orientation. Ms. Janiszewski read the code to the board members and discussed the appropriateness of the way the home is facing 8th Avenue.

Discussion on the driveway direction between Ms. Huizing, Mr. Joks and the Applicant.

Mr. Miller and Mr. Lait discussed the design of the garage door and what the applicant was proposing. Ms. Janiszewski showed the photo of the garage door.

Mr. Hand stated that the photos shown electronically need to be printed and entered into the record.

Mr. Lait described the garage door as being a Coplay 16x8ft door.

Mr. Miller discussed the need for the door to match the historic nature of the home. He stated the current proposed door does not look historic but looks like an average garage door facing Highland Street. Ms. Janiszewski stated that there will be the historic looking windows facing Highland Street and the garage door will be facing 8th Avenue.

Mr. Lait agreed with Mr. Miller but stated that they did not have a historic garage door to go by to match the property. He stated they could drive around and look at other properties for comparisons.

Mr. Miller agreed with this, wanting something that matches the historical architecture of the house.

Further discussion on this amongst the board members and Applicant.

MOTION by Mr. Miller, SECONDED by Ms. Benjamin, to ACCEPT the staff's finding of fact to APPROVE the application with the condition that the applicant return to the next available Historic Preservation Board Meeting, with a historically appropriate garage door to be reviewed in accordance with the criteria given.

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

AGAINST: None

MOTION CARRIED, 5 - 0

c. 110 N. Clayton Street- Porch Modifications

- 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 gave a presentation for the property at 110 N. Clayton St. to replace the garage door and modify the porch by removing the paneling/ enclosed deck and grade the area to place pavers under the deck. Staff recommends approval of the application as presented. The applicant was not in attendance.

Mr. Joks asked if the work previously approved, had been completed and if these photos were of after the completed work.

Ms. Janiszewski stated that they did not complete the work. She stated the photos were from the original application, edited with the new proposed work in the current application.

Mr. Joks asked if the owners were proceeding with the approved application.

Ms. Janiszewski stated, no they are not proceeding with the original application and that is why they are coming back to the board. She went into further detail of the new proposed plans.

Discussion on what was going to be going in, under the deck. Also discussion on what was under the deck historically.

Clarification on what the applicant was requesting, given by Ms. Janiszewski.

MOTION by Ms. Huizing, SECONDED by Mr. Miller, to ACCEPT staff's finding of fact and APPROVE the application, as presented.

FOR: Patricia Huizing, Donald Marx, John Miller, Kathleen Benjamin

AGAINST: Det Joks

MOTION CARRIED, 4 - 1

d. 1031 N. Clayton Street- Rebuilt exterior doors

- 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 gave a presentation for the property at 1031 N. Clayton St. to rebuild and reinstall two exterior doors and repair and restore six wood shutters. Staff recommends approval of the application as presented. The applicant was not in attendance.

Ms. Huizing clarified that the property was going to be restored using the original materials and keeping with the existing door and shutters. Ms. Janiszewski confirmed that was correct.

Discussion on the proposed work amongst board members and staff.

MOTION by Ms. Huizing, SECONDED by Ms. Benjamin, to ACCEPT staff's finding of facts and APPROVE the application, as presented.

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

AGAINST: None

MOTION CARRIED, 5 - 0

e. 308 N. Tremain Street- renewal

- 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 gave a presentation on the property at 308 N. Tremain St. for a renewal of a previously approved application pertaining to doors, window, and porch flooring and porch railings.

Suzanne Scheck, the Owner and Applicant, gave comment on the difficulties with the home and the importance of the renewal.

Mr. Joks asked if the work previously approved was completed.

Mrs. Scheck gave further explanation on why the renewal is needed. She stated she has the doors but could not get the permit because there was a stop work order until the railing were re-installed.

Mr. Joks and the Applicant discussed the upstairs door proposed to be removed and replaced with a window. Discussion on the need to remove the door.

Mr. Joks had some hesitancy on changing the façade of a historic building with the removal of an existing door and putting in a window.

Mrs. Scheck stated that the above door already looks like a window so no one would know the difference. She stated that the application has already been approved once and she is just looking for it to be re-instated.

Mr. Joks inquired whether or not her old approval expired and Mrs. Scheck confirmed.

Mr. Joks re-stated his hesitancy and that he most likely, would not approve it on another application. Further discussion on why the applicant would like to replace the door.

Mr. Miller requested the applicant show where exactly the door is on a photo. Mrs. Scheck explained, to the board, her difficulty with getting the project done due to other factors keeping her from completing it.

Mr. Joks asked Ms. Janiszewski if it was correct that they previously approved the removal of the second floor door for a window. Ms. Janiszewski confirmed that the previous approval did include the conversion of the door to window.

Mr. Joks stated that although he, himself, has reservations about the door, he does not want to change the original approval.

MOTION by Mr. Miller, SECONDED by Ms. Benjamin, to RENEW the application, as presented.

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

AGAINST: None

MOTION CARRIED, 5 - 0

VI. Other Business

The Historic Preservation Board decided to postpone the Historic Ordinance Review until the next meeting due to weather.

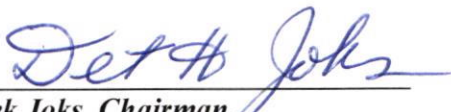
Patricia Huizing inquired about the historic site designation of 308 E 5th Avenue. Ms. Janiszewski stated that Staff is working on the nomination.

Det Joks requested that the next meeting include a discussion on the historic lights in the Alley and the Cemetery grant application, including the possible liens enforced on the property. Mr. Hand stated he would look into it and get back with the board members.

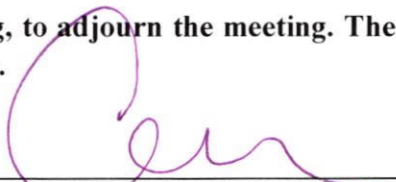
VII. Announcement of next scheduled meeting: October 30, 2024

VIII. Adjournment

MOTION by Mr. Marx, SECONDED by Ms. Huizing, to adjourn the meeting. The Board unanimously voted to adjourn the meeting at 4:08 p.m.



*Det Joks, Chairman,
Historic Preservation Board*



*Catherine Hutcheson
Administrative Coordinator*