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

The City of Mount Dora Historic Preservation Board met on Wednesday, August 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 August 28th, 2024, meeting of the Mount Dora Historic Preservation Board was called to order at 3:01 p.m. by Det Joks, Chairman.

II. Roll Call with Determination of Quorum

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

Absent: Amanda Kelley

City Staff: Michele Janiszewski, Senior Planner; Catherine Hutcheson, Administrative Coordinator; Whitney Scott, Administrative Coordinator; Ryan Knight, Esq.(Sub for Andrew Hand Esq.)

III. Approval of Minutes

MOTION by Mr. Marx, SECONDED by Ms. Benjamin, to APPROVE the minutes as thus printed.

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

AGAINST: None

MOTION CARRIED, 6 – 0

IV. Public participation/hearing for non-agenda items

No public comment.

V. Certificate of Appropriateness

1. 622 N. Donnelly Street – Re-Roof
   - i. Ex Parte Communication
   - ii. Swearing in Staff/ Applicant
   - iii. Staff Presentation
   - iv. Applicant Presentation
   - v. Public Comment
   - vi. Board Discussion

Mr. Knight swore in the staff and applicants. Ms. Janiszewski gave a presentation on the application for the property at 622 N. Donnelly Street which sought to replace the metal shingles with GAF Timberline Asphalt Shingles. The staff recommended approval of the application.

The Board and Staff discussed the application and the guidance from the guidelines on changing the material of roofs.

Mr. Gordon inquired whether or not the current roof could be repaired. He further discussed that, if properly repaired, it may be able to last another 100 years. He further stated that there is no reason to reject the application as it is.

Mr. Miller discussed that he had taken a look at it and there appeared to be paint and tar on the roof and the edges are eroded. He wondered if taking the roof down would destroy the roof due to the corrosion.

The board members had further discussion on if the roof is repairable and if they had a real say on what materials are being used.

Mr. Joks inquired as to whether or not a chimney was on the structure. Ms. Janiszewski relayed the applicant's response on the application which stated that there is an existing chimney which would not be affected during the scope of work.

MOTION by Mr. Marx, SECONDED by Ms. Huizing, to APPROVE the application, as presented, based on staff's recommendation.

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

AGAINST: None MOTION CARRIED, 6 – 0

2. 957 Gorham Street - Addition
    i. Ex Parte Communication
    ii. Swearing in Staff/ Applicant
    iii. Staff Presentation
    iv. Applicant Presentation
    v. Public Comment
    vi. Board Discussion

Ms. Janiszewski gave a presentation on the property at 957 Gorham Street. The applicant is seeking to demolish the existing porch on the rear of the residence and construct a new porch with a utility room. Staff recommended approval of the application based on the Standards of Review.

The Applicant, Julie Smith of Sunshine Property Source, provided a summary of the scope of work.

Mr. Joks discussed whether the laundry room will be air-conditioned. Ms. Smith stated it will not be conditioned but will have windows.

Mr. Joks discussed the footing for the addition with the applicant. She stated there are decorative blocks that go around the house now and they are going to try to get the same style but it may be difficult as those bricks are no longer made.

Mr. Miller discussed the issue of putting the novelty siding on a historic home instead of a hardy board. Further discussion on the siding.

Mr. Gordon discussed the concrete blocks on the side of the home. Ms. Smith discussed the blocks and crawl spaces further.

Mr. Joks discussed whether the chimney would be affected, as he could not tell by the application as she stated both "yes" and "no" on the application. Ms. Smith stated she wrote "yes" there is a chimney and "no" it will not be affected.

Mr. Gordon discussed whether the roofline will stay the way it is now. Ms. Smith brought out the plans to show the board. The board members and the applicant discussed the plans further. Ms. Janiszewski stated the plans shown to the Board by the Application were the same plans in the application.

MOTION by Mr. Gordon, SECONDED by Ms. Benjamin, to APPROVE the application, as presented, based on staff's recommendation.

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

AGAINST: None

MOTION CARRIED, 6 – 0

Mr. Miller asked for clarification on the novelty wood panel siding vs. hardy board. Mr. Gordon discussed the difference with Mr. Miller.

Ms. Janiszewski offered to show the approval letter that was done last month for a similar application.

Mr. Miller discussed that the proposed siding will not match the original. Stating the cove doesn't match the novelty siding. Ms. Smith discussed with the board members how they plan on making it match by showing photos on her phone.

Ms. Janiszewski told the applicant to email the photos shown for record. Ms. Smith stated she would.

Further discussion on the siding.

VI. Other Business

3. Simpson Farmhouse Expansion

Ms. Cathy Lunday gave a presentation for the board members updating them on the Simpson Family Farmhouse restoration/ expansion. She stated it celebrates its 120th birthday next year. She showed some artwork and rugs added to the farmhouse. Five of the front porch pillars will be re-done and the floor refurbished. She showed the plan for the Simpson farmhouse complex, which will be a meeting center with 23 parking spaces and a terrace leading to a Greenway Forecast Preserve and Butterfly Garden. She further explained the Farmhouse plans as well as the Meeting Center. Construction is likely in the years of 2026-2027 if everything goes as planned.

Mr. Miller inquired about the size of the complex. Ms. Lunday stated it would be 2,200 ft.

Mr. Joks discussed whether it was currently being used for meetings and conferences.

Ms. Lunday stated yes, there are days where they are triple booked and provided examples of groups who meets there.

Ms. Lunday discussed how the library has outgrown its collection space and how they are gently talking about expansion in the next 15 years.

Mr. Joks discussed if the expansion was for additional space over what is there right now. Ms. Lunday stated yes, 2,200 additional square feet.

Mr. Gordon commended Ms. Lunday on all of the work she has done. All of the board members agreed and congratulated her.

Ms. Lunday thanked them and gave information about Historical Programming involving a Mr. Bob Thornhill and his antique tool collection that they will be bringing into the farmhouse in January. She stated it will be open to the public and they are looking at costumes and period food to bring some life and programming into the farmhouse.

4. Electric/ Utility Historic Lights Discussion – Postponed

VII. Staff Updates

Ms. Janiszewski gave a staff update stating that the city did receive the historic grant to update the historic guidelines and that they are currently working on getting the RFP out. She stated it was approved by council at the most recent council meeting.

Ms. Huizing confirmed that it was a small matching grant offered by the state.

Mr. Joks discussed the postponement of the Electric Lights discussion, stating he was unsure of what DMHS meant in the minutes.

Ms. Janiszewski stated it meant Downtown Mount Dora Historical Society, this is what was provided to her in their email from the Electric Department.

He discussed that we will be able to discuss this in a future meeting.

Ms. Janiszewski stated that she will see if a representative from the Electric Department is available to attend the next meeting.

VIII. Board Updated

Mr. Joks questioned what was on the previous agenda has he had forgotten.

Ms. Janiszewski stated the LDC Guidelines, to go through them. She stated she will get in on the agenda once she is able to really go through them and break it apart for better understanding for the board.

IX. Announcement of the next scheduled meeting date of September 25, 2024.

Mr. Gordon stated that he will not be able to attend the September meeting.

X. Adjournment

MOTION by Mr. Marx, SECONDED by Mr. Miller, to adjourn the meeting. The Board unanimously voted to adjourn the meeting at 3:41 p.m.

Dek Joks, Chairman,
Historic Preservation Board

Catherine Hutcheson
Administrative Coordinator