



**CITY OF MOUNT DORA
HISTORIC PRESERVATION BOARD
FEBRUARY 26, 2025 MEETING MINUTES**

The City of Mount Dora Historic Preservation Board met on Wednesday, February 26, 2025 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 February 26, 2025 meeting of the Mount Dora Historic Preservation Board was called to order at 3:00 p.m. by Chairman, Det Joks.

II. Roll Call with Determination of Quorum

Present: Kathleen Benjamin, Lynn Tipton, Det Joks, Juan Diaz, Robert Gordon, Daniel Wick

Absent: Patricia Huizing

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

Approval of Meeting Minutes from December 11, 2024 & January 29, 2025

MOTION by Ms. Tipton, SECONDED by Mr. Gordon, to APPROVE the minutes, as presented, once the minutes are revised to reflect 'Mr. Joks' in lieu of 'Ms. Joks.'

FOR: Kathleen Benjamin, Lynn Tipton, Det Joks, Juan Diaz, Robert Gordon, Daniel Wick

AGAINST: None

MOTION CARRIED: 6-0

III. Public participation/comment for non-agenda items

No member of the public wished to provide public comment.

IV. Certificate of Appropriateness

a. 1027 N. McDonald Street – Detached Garage

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

Mr. Hand swore in the applicant, Jack Lait with Vedder Construction and Michele Janiszewski, Senior Planner with the City of Mount Dora.

Ms. Janiszewski presented the application for a Certificate of Appropriateness to construct a 600 hundred square foot detached garage with hardy plank siding; gable roof with metal panels; windows with grids; and a custom built gable vent. The garage will be located north of the house, front of McDonald Street, and will be setback from the residence. Staff found it consistent with the standards for review and recommended approval of the application, as presented.

Mr. Joks asked if it was one or two lots. Ms. Janiszewski stated that the subject property is one lot. Mr. Joks commented on the size of the property.

Mr. Diaz discussed the siding, stating that it was more of a shingle shake type of seam and in the proposal there was a solid plank and asked if there was a way to have the siding better match the house.

Mr. Lait stated they will use the hardy shake, which is a closer match. He explained that his architectural software doesn't allow him to put that much detail on the image but he chose a hardy product to show. He stated even the colors are off compared to the actual house.

Mr. Lait discussed that they will not be able to perfectly match the roof, stating the original profile of the metal shingle does not exist today. He believed a standing seam metal roof will better match the overall aesthetic. Mr. Lait stated that the windows will match the house.

Mr. Gordon requested to view a better photo of the roof. Ms. Janiszewski enlarged the photos of the residence provided in the agenda packet. Further discussion on the shingle of the roof.

No public comments were provided on the application.

MOTION by Mr. Gordon, SECONDED by Ms. Benjamin, to ACCEPT staff's finding of fact and to APPROVE the application as presented, with the condition that the hardi board siding be shake style.

FOR: Kathleen Benjamin, Lynn Tipton, Det Joks, Juan Diaz, Robert Gordon, Daniel Wick

AGAINST: None

b. 930 N. Donnelly Street- Historic Site Marker Request

Ms. Benjamin discussed the addressing issue between the address of the building showing 930 but the application showing 938 N. Donnelly Street. Ms. Janiszewski stated that the incorrect address was written on the first page of the application by the applicant. Further discussion on the addressing issue.

Ms. Janiszewski stated that the agenda items were finished late due to the applications being submitted in less than a week before the meeting. She apologized and stated that in future she will just place the applications onto the next month.

Ms. Janiszewski gave the presentation for the historic marker request. The house was built in 1925 and bought by Harold and Edith Coleman in 1927 who owned a bakery at 149 W. 5th Avenue.

Per the application and historic file, Edith Coleman continued to operate the bakery after Mr. Coleman's death. It is a bungalow style home that was altered to enclose the porch. Staff has recommended approval of the application.

Discussion between Mr. Diaz and Ms. Janiszewski on whether or not Mr. Coleman was on the Chamber of Commerce based off of an article dated August 6, 1931. Mr. Joks discussed the error in the original article, stating Mr. Coleman's death. Discussion on Mr. Coleman's death and divorce.

Mr. Diaz discussed that he does not believe the home fits the requirements for a Historic Marker. Ms. Janiszewski discussed that she did further research on the property to supplement the application. Mr. Joks discussed the standards of historic site standards.

Mr. Gordon asked about the need to change the address on the application, stating a simple markup would suffice if Mr. Hand agreed with that. Mr. Joks agreed that we should just be able to modify it. Ms. Tipton followed up on the criteria for historic markers by stating that although it is not significant to Mount Dora's history but it is the 100 anniversary that the applicant is requesting recognition for. She wondered on whether this would set a precedent that the board would be worried about in the future.

Ms. Janiszewski stated, that since she has been here this is only the fourth application she has gotten and it is at the board's discretion on whether or not to approve it. Mr. Joks stated, since it is approaching 100 years and it is a cute little house that the owners have taken care of accordingly, and it has an official name being "The Coleman House", and so is in favor of approving it and so made a motion to approve. Further discussion amongst the board members on whether or not the home deserves the historic marker.

Mr. Diaz made a motion to deny the request; there was no second and the motion failed. Discussion on proper procedure to deny or to table the application. Further discussion amongst the board members on differing opinions on the application.

Ms. Janiszewski recommended tabling the application based on Code Section 3.6.3.c, and that she would get with the applicant to discuss. Mr. Joks stated, we will table it for now and open for reconsideration in the future but will not be considered a denial.

MOTION by Mr. Joks, SECONDED by Mr. Wick, to ACCEPT staff's finding of fact and to APPROVE the application.

FOR: Det Joks, Robert Gordon, Daniel Wick

AGAINST: Kathleen Benjamin, Lynn Tipton, Juan Diaz

MOTION: 3-3

MOTION by Ms. Tipton, SECONDED by Mr. Diaz, to TABLE the application until a full board is present and to allow the Applicant to provide additional information on the property.

FOR: Det Joks, Robert Gordon, Daniel Wick, Kathleen Benjamin, Lynn Tipton, Juan Diaz

AGAINST: None

MOTION TABLED: 6-0

c. Historic Ordinance Overview

Review and discussion on proposed amendment to LDC Section 3.6.1 entitled 'Legislative Intent and Purpose' and LDC Section 3.6.2 entitled 'Historic Preservation Board.'

Discussion on what are the historic surveys and historic review area; need to amend item 15 to correct Florida Statute 27 to Florida Statute 627 Florida Historic Resource Act; and Section 1b on "Non-resident member" and business owners being a part of the Board.

Mr. Gordon asked if there was a list of conferences that the city endorses for preservation board members. Mr. Joks stated that there is one conference a year put on by the state. Further discussion on this, training, and board operations.

Ms. Benjamin asked if there is a list of all the historic properties in the City and Ms. Janiszewski confirmed that yes, there is a list. Further discussion on historic site document.

Discussion on Part 4. Duties, Functions and Powers of The Board Generally, Letter A. Specifically the last sentence, "The board will work with the Mount Dora Historical Society, the Florida Bureau of Historic Preservation, the Lake County Historic Preservation Board." The Board discussed the possibility of designating a liaison between the Historical Society and the Board or having the Historic Society attend Historic Preservation Board Meetings. General consensus to have the Historic Society provide an update to the Historic Preservation Board on a quarterly or semi-annual basis.

Discussion on Part 4, Letter C, on how to meet the requirement for that ordinance. Discussion on the Historic Preservation Act of 1966 being a Federal Law. Consensus to amend Part 4, Functions and Powers of the Board Generally, Letter C to "National Historic Preservation Act of 1966."

Discussion on the possibility of looking at building a zoning codes for possible amendments. Ms. Janiszewski discussed the need to be real specific and the amount of work that goes into reviewing the entire code. She stated if there is a specific section or provision that they want to review in the Land Development Code, she could draft up a letter to take to the Planning & Zoning Commission for their consideration. In regards to Building Code Amendments, that would be getting into Florida Building Code.

Discussion on Section I, Public Information. Ms. Janiszewski gave details on an informational letter she is working on for residents living within the historic review area.

Ms. Benjamin stated that the board needs to be aware of the hardship of owning a historic home and the financial struggle that can put on a household. She feels strongly about this and feels the board should understand that some people who own historic homes cannot also afford the upkeep. Further discussion amongst the board members. Mr. Gordon stating we need to be cognizant while making decisions on COA's.

Discussion on Section K, and Sunshine Law in regards to going to Council Meetings. Mr. Hand discussed that all members may go to council meetings so long as you do not interact with the other Board members; to inform the clerk; or create a liaison without breaking Sunshine Law. Further discussion on Sunshine Law and Council meetings.

Discussion on Letter P, in regards to signage.

VI. New Business

VII. Other Business

VIII. Staff Update

No staff updates at this time.

IX. Announcement of next scheduled meeting: March 26, 2025

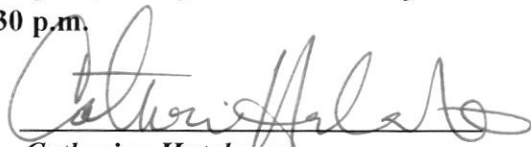
Mr. Gordon will not be present for the next meeting (above).

X. Adjournment

MOTION by Mr. Gordon, SECONDED by Ms. Tipton, to adjourn the meeting. The Board unanimously voted to adjourn the meeting at 4:30 p.m.



Dek Joks, Chairman
Historic Preservation Board



Catherine Hutcheson,
Administrative Coordinator