



**CITY OF MOUNT DORA
HISTORIC PRESERVATION BOARD
APRIL 30, 2025 MEETING MINUTES**

The City of Mount Dora Historic Preservation Board met on Wednesday, April 30, 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 April 30, 2025 meeting of the Mount Dora Historic Preservation Board was called to order at 3:10 p.m. by Chairman, Det Joks.

II. Roll Call with Determination of Quorum

Present: Kathleen Benjamin, Daniel Wick, Det Joks, Robert Gordon

Absent: Juan Diaz, Lynn Tipton, Patricia Huizing

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

III. Approval of Meeting Minutes from March 26, 2025

MOTION by Mr. Gordon, **SECONDED** by Ms. Benjamin, to **APPROVE** the minutes as presented.

FOR: Kathleen Benjamin, Daniel Wick, Det Joks, Robert Gordon

AGAINST: None

MOTION CARRIED: 4-0

IV. Public participation/comment for non-agenda items

No public participation

Motion to Amend the agenda to allow the COA Application for, 440 N. Donnelly Street to be presented first, due to the applicant needing to attend another meeting. All members, staff, and other applicants approved the amendment.

(Minutes reflect the original order of the agenda before the amendment)

V. New Business

a. COA for 1020 N. Clayton Street- Alteration and Coach House garage

- 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 for the property at 1020 N. Clayton St. Staff reviewed the application and recommended approval as presented.

The applicant, Michael Ferrante, was present via zoom call. Due to some technical difficulties the board members were unable to hear the applicant. Ms. Janiszewski stepped in to assist by reading the applicants typed messages in response to the board members questions. After some time, Mr. Ferrante was able to speak over speakerphone. The applicant discussed the project with the board members.

Ms. Janiszewski stated that because the house itself is not historic but is within the review area. A COA for a new roof would not be required.

MOTION by Mr. Gordon, SECONDED by Ms. Benjamin, to ACCEPT staff's finding of fact and to APPROVE the application.

FOR: Kathleen Benjamin, Daniel Wick, Det Joks, Robert Gordon

AGAINST: None

MOTION: 4-0

b. COA for 856 N. Grandview Street- New Construction

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

Ms. Janiszewski gave a presentation for the property at 856 N. Grandview Street. The staff reviewed the application and recommended approval of the application as presented.

The applicant, Mr. Randy Lazarus, discussed the project with the board members. The project will be a craftsman, concrete block construction home.

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

FOR: Kathleen Benjamin, Daniel Wick, Det Joks, Robert Gordon

AGAINST: None

MOTION: 4-0

c. COA for 301 N. Baker Street – Windows

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

Ms. Janiszewski gave a presentation for the property at 301 N Baker St. Staff reviewed the application and recommended approval as presented.

The applicant, Mr. Austin Guenther, discussed the project with the board members. The project will consist of new windows for the 1997 current windows to prevent weather damage and allow for more insulation. Mr. Guenther discussed his reasoning for not wanting to keep the grid pattern.

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

FOR: Kathleen Benjamin, Daniel Wick, Det Joks, Robert Gordon

AGAINST: None

MOTION: 4-0

d. COA for 805 Hackett Court – Alterations

- i. Ex Parte Communications
- ii. Swearing in Staff/ Applicants
- iii. Staff Presentation
- iv. Applicant Presentation
- v. Public Comment
- vi. Board Discussion

Ms. Janiszewski gave a presentation for the property at 805 Hackett Court. Staff reviewed the application and recommended approval as presented.

The applicant, Ms. Kimberly Scavone, discussed the project with the board members. The project will consist of the addition of a screen enclosure to the rear of the home.

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

FOR: Kathleen Benjamin, Daniel Wick, Det Joks, Robert Gordon

AGAINST: None

MOTION: 4-0

e. COA for 118 N. Grandview Street – Siding & Landscaping

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

Ms. Janiszewski gave a presentation for the property at 118 N. Grandview Street. Staff reviewed the application and recommended approval as presented

The applicant, Julie Noland, discussed the project with the board members. The project will consist of adding landscaping features to the property including adding hardy-board siding instead of stucco work, a trellis with flowering plants to give color and better curb appeal. Also to replace the short-wall from concrete to wood as well as other landscape features.

The Applicant and the board members discussed the previous approved application regarding the chimney. Mr. Joks did not support the approval of this COA application until the previous one has been completed. He stated he would like to see the texture of the chimney to stand out from the rest of the texture of the home. Discussion on the trellis and whether it contributes to the home in a historical manner. Does the façade look out of character with the neighborhood.

Further discussion on the existing COA and chimney. If the new COA would negate/ override the previous one. Mr. Hand and Ms. Janiszewski stated that the previous COA is still stands.

Further discussion on the application. Mr. Gordon suggested the existing COA be modified to include new hardy-board, and the trellis. Board members, the applicant and Ms. Janiszewski discussed the process of that. Mr. Gordon made a recommendation regarding the wooden trellis and trying another material to avoid weather and bug damage.

Further discussion with Mr. Joks about the chimney meeting his previous approval and the trellis addition.

An agreement between the applicant and the board that the trellis addition be removed from the application.

MOTION by Mr. Joks, SECONDED by, to ACCEPT staff’s finding of fact and to APPROVE the application with the discussed changes of replacing the stucco with hardy-board except for the chimney which will have its own structural surface, like the old one and the removal of the cement wall with the addition of the window shutters.

FOR: Kathleen Benjamin, Daniel Wick, Det Joks, Robert Gordon

AGAINST: NONE

MOTION: 4-0

f. COA for 440 N. Donnelly Street – Awning & Windows

- i. Ex Parte Communications
- 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 440 N. Donnelly Street. Staff reviewed the application and recommended approval of the application as presented.

The applicant, Tristen Weld with CFL Property Group, discussed the project with the board members. The project will be a more comprehensive awning for the new business that will be taking over the once, “One Flight Up” restaurant that was there previously.

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

FOR: Kathleen Benjamin, Daniel Wick, Det Joks, Robert Gordon

AGAINST: None

MOTION: 4-0

g. Historic Ordinance Overview

As all the board members were not present for this meeting the board recommended tabling the discussion until next meeting.

VI. Other Business

VII. Staff Update

h. Downtown Information Kiosks Update

Ms. Janiszewski presented the updated proposal for the Downtown CRA Kiosks to the board members. Board members discussed if the kiosks were handicap accessible. Ms. Janiszewski stated she would find that out. Discussion on the kiosk functionality. Board members discussed the overhand extension and the need for more space for individuals to be under for rain cover if needed.

i. Abandoned African-American Cemetery Grant.

Ms. Janiszewski presented the update for the Abandoned African- American Cemetery Grant. She stated the grant application period ends June 1, 2025.

MOTION by Mr. Gordon, SECONDED by Mr. Wick, to SUPPORT the application for the Historic Cemetery Grant.

FOR: Kathleen Benjamin, Daniel Wick, Det Joks, Robert Gordon

AGAINST: None

MOTION: 4-0

j. 837 E 5th Avenue Center for the Arts Building Update

Ms. Janiszewski discussed the changes made to the building after the COA approval. At the historic site inspection, the changes made were different from what was approved by the board. Staff is seeking guidance from the board on how to proceed and if the site inspection should be passed or denied and come back for a new certificate.

The Board members discussed and decided to approve the inspection.

Brief discussion on the code involving the historic review area.

VIII. Announcement of next scheduled meeting: May 28, 2025

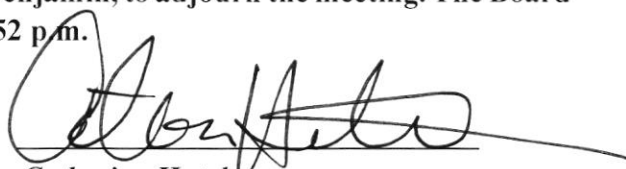
Mr. Gordon will not be in attendance.

IX. Adjournment

MOTION by Mr. Gordon, SECONDED by Ms. Benjamin, to adjourn the meeting. The Board unanimously voted to adjourn the meeting at 4:52 p.m.



Dek Joks, Chairman
Historic Preservation Board



Catherine Hutcheson,
Administrative Coordinator