

City of Mount Dora
Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
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HISTORIC PRESERVATION BOARD MEETING
City Hall Conference Room, 510 N. Baker Street, Mount Dora, FL
Wednesday, February 25, 2026 – 3:00 PM

MINUTES

I. CALL TO ORDER

Having been duly noticed as required by law, the February 25, 2026 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, SWEARING IN AND EX PARTE COMMUNICATION DISCLOSURE

Present: Daniel Wick, Det Joks, Juan Diaz, Robert Gordon, Joseph Newton

City Staff: Michele Janiszewski, Deputy Planning Director; Whitney Scott, Associate Planner; Andrew Hand, City Attorney Esq.

III. APPROVAL OF MINUTES

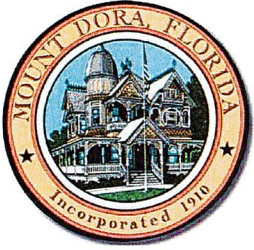
On a motion by Mr. Wick, seconded by Joseph Newton, the board voted to approve the meeting minutes dated January 28, 2026 unanimously; with a minor amendment referencing the vote count for Chair/Vice-chair. Staff acknowledged and made the revision.

IV. PUBLIC PARTICIPATION/HEARING OF NON-AGENDA ITEMS

None

V. CERTIFICATE OF APPROPRIATENESS

- A. 619 E. 7TH Avenue- Multi Modifications**
 - i. Ex Parte Communication Disclosure**
 - ii. Swearing in of staff/applicants**
 - iii. Staff presentation**
 - iv. Public Input**
 - v. Discussion**



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Ms. Janiszewski provided a summary of the proposed application.

Discussion on the number of chimneys.

Ms. Janiszewski clarified there is one on the west, east and north.

Project architect Mr. Shepler, stated that they are trying to restore the home to the original configuration with improvements. All of the windows currently on the house aren't the originals. The intent is to unify the esthetics of the home.

Ms. Janiszewski clarified the city's code regarding preservation of vinyl windows.

Mr. Shepler reiterated the home doesn't have any of its original windows. The life span of vinyl windows is longer than wood.

Conversation on restoring original windows.

Mr. Shepler stated the originals are not functional and don't fit the vernacular style.

Mr. Shepler clarified that he doesn't believe that restoration of the windows is possible.

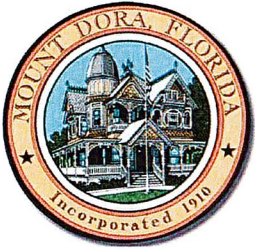
The board expressed their concerns with vinyl windows and stated historically accurate windows are available.

Owner Ms. Craycraft confirmed the types of original windows currently installed. She stated that none of them are currently wood and the intent is to make them all consistent.

Mr. Craycraft stated that she is trying to improve proportions, that is why the sizing proposed is different.

Ms. Craycraft provided (exhibit a): a picture of the home in its original state from 1977.

Further discussion on where windows will be added, including proportions of current and proposed windows.



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Ms. Craycraft stated the window sizes on the first floor are not being changed.

The applicant reiterated they plan on keeping the 4/4 windows, making them consistent.

Discussion on the proposed addition. Mr. Shepler stated it's not visible from the street and there is a fence.

Conversation regarding the windows on addition.

Mr. Shepler stated that one window is smaller because it's near the shower.

Discussion on removal of windows. The applicant stated those removals are a part of the addition.

Mr. Shepler stated that the floorplan on the Eastern facade remains all the same, except for the back kitchen window; which is smaller.

Discussion regarding windows located on the West elevation on the second floor.

The board expressed their concerns with vinyl windows.

The Board discussed approving the concept and letting the applicant work with staff, to find an acceptable double hung window.

Conversation on financial hardship for owner, if required to replace with double, two over to windows.

Discussion regarding door on wood deck, applicant stated it's for functionality.

Discussion on removal of the chimneys.

Mr. Shepler stated the main original chimney will be fully restored. The two small chimneys on the back are not believed to be original.



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Mr. Shepler clarified that the two small chimneys have had a lot of water intrusion, are not functional and are a safety hazard.

Conversation regarding owners' responsibility on maintaining chimneys.

Discussion on whether chimneys are visible from the street. The applicant provided (exhibit b): a visual showing the two chimneys from the back of the property, that aren't visible from the street.

Ms. Janiszewski clarified the code pertaining to the removal of chimneys.

Ms. Craycraft further discussed the condition of the two chimneys and stated that they were quoted \$28,000 to repair the non-original chimneys.

Ms. Craycraft provided (exhibit c): a quote from company for chimney repair/ restoration)

Mr. Shepler stated that a new HVAC system will be put in, there will be no window units.

On a motion by Mr. Gordon, seconded by Mr. Diaz, the board voted to approve the application as presented; with a 4-1 vote.

- B. 950 McDonald Street - Reroof**
 - i. Ex Parte Communication Disclosure**
 - ii. Swearing in of staff/applicants**
 - iii. Staff presentation**
 - iv. Public Input**
 - v. Discussion**

Ms. Janiszewski provided a summary of the proposed application and stated that staff recommends approval as presented.

Discussion on the proposed metal.

Applicant stated it will be a muted silver/raw metal. Proposed metal will be on main house and guest house.



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On a motion by Mr. Gordon, seconded by Mr. Wick, the board voted to approve the application as presented; unanimously with a 5-0 vote.

VI. OTHER BUSINESS/STAFF UPDATES

A. Mural Application in Sunset Park

Ms. Janiszewski stated staff reviewed the application and determined the Land Development Code established the guidelines to be used by the City in evaluating mural applications and; the application is generally consistent with the other guidelines provided in the LDC section 6.8.4.

Ms. Janiszewski stated the mural is proposed for the eastern facade of the bathrooms.

Discussion regarding the cost of the mural.

Ms. Janiszewski clarified that the mural will be hand painted.

Ms. Janiszewski stated that the board's role is to give their recommendation.

On a motion by Mr. Diaz, seconded by Mr. Newton, the board voted to recommend approval to the Public Arts Commission; with a 4-1 vote.

Ms. Janiszewski clarified that the cost of the mural will be \$5,000.

B. Grants for Historic Preservation & the Mount Dora CRA

Ms. Janiszewski provided a list of grants that she was able to find, including the city's historic boundary map. She stated that the city currently doesn't have the budget to provide historic preservation grants.

Discussion on CRA (Community Redevelopment Agency) funding.

Conversation on private grants.

Discussion on Mount Dora Community Trust

Conversation on CGBD funding.



Ms. Janiszewski stated she will look into further for more information.

C. Princess Theater Restoration Efforts by the 5th Avenue Revival Group

Ms. Hemsath from 5th Ave Revival, stated that their plan is to start working on a proposal with Main Street Leasing; to create a contract to help find monetary donors and supporters. Currently, they are having fundraisers to raise awareness. At this time, \$5,000.00 has been raised.

Ms. Hemsath stated that the goal is to open a trust. Once a trust is created, they will be able to compound interest and apply for additional funding.

Discussion on the condition of the theater.

Ms. Hemsath stated that cost wise, it will be at least 2 to 3 million dollars in restoration alone. Regarding the interior of the building, the walls are non-existent and there is mold. The biggest issue will be the bathroom accommodations because they are currently located on the second floor, and not ADA compliant.

Discussion on interior capacity.

Ms. Hemsath stated the that with modern seating, the main floor capacity will be 250-260. She clarified that there's not a very deep stage and the intent would be strictly for a movie theater.

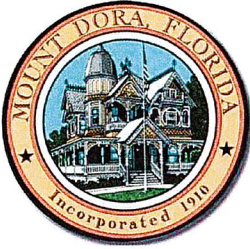
Discussion on Mainstreet's intention for the theater.

Ms. Hemsath stated that Mainstreet's hesitation was due to 5th Avenue Revival not having any funding.

Discussion on how the board can help move process along.

Ms. Hemsath stated the obstacles are money and letter of intent with Mainstreet leasing. She stated that she will be working on a proposal to present to Mainstreet.

Ms. Hemsath further stated that unanimous support from board would be extremely helpful, as well as joining their non-profit as members.



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Ms. Janiszewski stated that she can put together a letter of support, signing on behalf of the board.

On a motion by Mr. Gordon, seconded by Mr. Wick, the board voted to approve staff drafting a letter in support of 5th Ave Revival; for the redevelopment/restoration endeavors of the Princess Theater.

For staff updates, Ms. Janiszewski stated that it's the 100-year anniversary of Magnolia Inn.

VII. ANNOUNCEMENT OF NEXT SCHEDULED MEETING DATE: March 25, 2026 (3:00pm)

VIII. ADJOURNMENT

On a motion by Mr. Wick, seconded by Mr. Diaz, the board voted to adjourn the meeting at 4:59 pm.

Det Joks, Chairman
Historic Preservation Board

Whitney Scott
Associate Planner