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**HISTORIC PRESERVATION BOARD MEETING**  
**City Hall Conference Room, 510 N. Baker Street, Mount Dora, FL**  
**Wednesday, April 29, 2026 – 3:00 PM**

**MINUTES**

**I. CALL TO ORDER**

Having been duly noticed as required by law, the April 29, 2026, 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, SWEARING IN AND EX PARTE COMMUNICATION DISCLOSURE**

**Present:** Det Joks, Juan Diaz, Robert Gordon, Jay Smith, Suzanne Gibson

**Absent:** Daniel Wick, Joseph Newton

**City Staff:** Michele Janiszewski, Deputy Planning Director; Whitney Scott, Associate Planner; Theresa Willis, Administrative Coordinator, Andrew Hand, Esq., *City Attorney*

**III. APPROVAL OF MINUTES**

*On a motion by Robert Gordon, seconded by Juan Diaz, the board voted to approve the meeting minutes dated March 25, 2026, unanimously by a 5-0 vote.*

**IV. PUBLIC PARTICIPATION/HEARING FOR NON-AGENDA ITEMS**

None

**V. CERTIFICATE OF APPROPRIATENESS**

**A. 110 N Clayton Street – New Garage**

- i. Ex Parte Communication Disclosure
- ii. Swearing in of staff/applicants
- iii. Staff presentation
- iv. Applicant Presentation
- v. Public Comment
- vi. Board Discussion



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

Discussion on removing the existing deck and shed and constructing a concrete block garage addition with a patio on top.

Jason Malk attended via zoom.

Don Malak, Father of Jason Malak – present

Don Malak stated he is available for questions. Looking to restore the glory of the 1952 farmhouse.

*Motion by Robert Gordon, seconded by Suzanne Gibson; the board voted to approve the application as presented unanimously with a 5-0 vote.*

#### **B. 115 W 3<sup>rd</sup> Avenue - Renovation**

- i. Ex Parte Communication Disclosure
- ii. Swearing in of staff/applicants
- iii. Staff presentation
- iv. Applicant Presentation
- v. Public Comment
- vi. Board Discussion

Det Joks, Chairman advised there was a previous submission. The application is now moving forward.

Giovanna Tualdo – Present

Gentleman (Husband / Owner) Present. Did not state name.

Amanda Kelly, Kelly Painting Company will be representing us today. She is delayed.

Ms. Janiszewski advised the residence is under 50 years old. The property does not qualify for Historic status. Therefore, a Certificate of Appropriateness is not required.

Ms. Janiszewski advised the applicant(s) to proceed with the building permits. Advised applicants to check with the Building Department regarding the fence permit.

#### **C. 351 W 10<sup>th</sup> Street - Renovation**

- i. Ex Parte Communication Disclosure
- ii. Swearing in of staff/applicants
- iii. Staff presentation
- iv. Applicant Presentation
- v. Public Comment
- vi. Board Discussion



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

John Wilbur, Contractor – Present

Discussion on window installation on second story – White Vinyl.

Mr. Wilbur explained the water damage to the upper porch flooring. Owners are looking to stop water from leaking by adding windows.

Discussion on window type and material.

Discussion on screening in windows.

Discussion on casement windows and fixed glass.

Discussion on preserving old wood.

***Motion by Jay Smith, seconded by Juan Diaz; the board voted to approve the application as presented unanimously with a 5-0 vote.***

**D. 606 N McDonald Street - Addition**

- i. Ex Parte Communication Disclosure
- ii. Swearing in of staff/applicants
- iii. Staff presentation
- iv. Applicant Presentation
- v. Public Comments
- vi. Board Discussion

Ms. Janiszewski provided a brief summary of the proposed application and stated that the staff recommends approval of the application as presented with two conditions:

1. The new metal roof shall be standing seam with a concealed fastener in an earthy or muted color;
2. The windows on the western façade include the shutters and grid lines depicted in the application.

Lisa Smith – Eco Construction - Present

Discussion on site plan.

Discussion on shingles will match existing shingles.

Discussion on painting and color. Ms. Smith advised the residence will need to be painted. But it will remain the same color.

Discussion on a large tree on the corner of the lot.

Discussion on percentage of pervious calculations.

Discussion on Historic Preservation Board procedures if the Building Department rejects a project.

***Motion by Robert Gordon, seconded by Suzanne Gibson; the board voted to approve the application as presented unanimously with a 5-0 vote.***



**E. 729 E 8<sup>th</sup> Avenue – Window Replacement (Tabled)**

- i. Ex Parte Communication Disclosure
- ii. Swearing in of staff/applicants
- iii. Staff presentation
- iv. Applicant Presentation
- v. Public Comments
- vi. Board Discussion

Ms. Janiszewski provided a brief summary of the proposed application and stated that the staff recommends approval of the application as presented with the condition that the grid lines are replicated on all the new windows, including the southern windows on the front facade.

Diane Hartwell, land owner – Present

Ms. Hartwell advised that nothing has changed since the application was tabled.

Ms. Hartwell expressed frustration with the contractor.

Ms. Hartwell advised she did not want to continue with the COA Application.

Discussion on restocking fees.

Discussion on when the contractor measured the windows and cost.

The Board explained the COA is a separate issue from applicant's disputes with the contractor.

Discussion on the contractor attending the Historic Preservation Board meeting.

The Board explained there would be two permits needed if applicant wishes to proceed with replacing windows. Permit from the Building Department to perform the work. And Certificate of Appropriateness (COA).

Discussion whether applicant wanted to continue with the COA Application.

Discussion on materials, including the use of vinyl windows for the project would be approved or not approved.

Discussion on financial hardship provision.

Discussion on guidelines to approve or not approve the Certificate of Appropriateness.

Ms. Hartwell explained it was the contractor that wanted to use vinyl windows.

Ms. Hartwell advised she is willing to use other types of windows, besides vinyl.

***Motion by Robert Gordon, seconded by Jay Smith to reject staffs finding of fact and deny the application because it is inconsistent with the standards for replacement windows, which discourage the use of vinyl; the board voted to deny the application as presented unanimously with a 5-0 vote.***



**VI. OLD BUSINESS**  
**a. Historic Ordinance**

Ms. Janiszewski provided an update on the historic ordinance. Verbiage on Certificate of Appropriateness, adding section “c”, “structures less than 50 years old affecting a primary façade.”

Discussion on 3.61 – Anytime the Historic Preservation Board is referenced – add “herein after referred to as “The Board”.

Discussion on changing “will” to “shall.”

Discussion on Lines 32 and 33: “Establishment of the Historic Preservation Board.”

Tabled until the June 24, 2026 meeting to allow more time to review.

**b. Demolition by Neglect**

Discussion on Florida Trust Historic Conference – May 14<sup>th</sup> and 15<sup>th</sup>, 2026 in Saint Petersburg At the end of May, Mr. Ryan Winkler will present to the Historic Preservation Board. Michele Janiszewski will be out of town.

**VII. ANNOUNCEMENT OF NEXT SCHEDULED MEETING DATE:**  
May 27, 2026 @ 3:00pm

**VIII. ADJOURNMENT**

*On a motion by Jay Smith, seconded by Robert Gordon; the board voted to adjourn the meeting at 4:01 p.m.*

*Det Joks, Chairman  
Historic Preservation Board*

*Theresa Willis  
Administrative Coordinator*