



City of Mount Dora
Planning and Development
510 N. Baker St.
Mount Dora, FL 32757
352-735-7112
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HISTORIC PRESERVATION BOARD MEETING
City Hall Conference Room, 510 N. Baker Street, Mount Dora, FL
Wednesday, July 29, 2026 – 3:00 PM

MINUTES

I. CALL TO ORDER

Having been duly noticed as required by law, the July 29, 2026, meeting of the Mount Dora Historic Preservation Board was called to order at 3:03 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, Jay Smith, Robert Gordon, Daniel Wick

Absent: Suzanne Gibson, Joseph Newton

City Staff: Michael Janiszewski, Deputy Planning Director; Whitney Scott, Associate Planner; Theresa Willis, Administrative Coordinator; Ryan G. Knight for Andrew Hand, Esquire, City Attorney.

III. APPROVAL OF MINUTES

On a motion by Robert Gordon, seconded by Daniel Wick, the board voted to approve the meeting minutes dated June 24, 2026; Unanimously by a 5-0 vote

IV. PUBLIC PARTICIPATION/HEARING FOR NON-AGENDA ITEMS

Present - Mike Simpson

Simpson Hotel Sign

Site Address: 110 W Fifth Avenue, Mount Dora, Fl

Discussion on having to take sign down due to the storm.

Discussion on exemption of neon signs.

Discussion on signage code(s).

Discussion on restoring the neon sign as it was originally.

Motion by Jay Smith, seconded by Robert Gordon, to approve the restoration of sign as it was originally. Unanimously by a 5-0 vote.



V. CERTIFICATE OF APPROPRIATENESS

A. 333 E Fifth Avenue – Renovation (Doors & Windows)

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

Mrs. Janiszewski provided a brief summary of the proposed application and stated that the staff recommends that the wood windows and doors be retained and repaired, if possible. If their condition warrants replacement, Staff recommends approval of the application with the following conditions: 1. Exterior gridlines are provided on the first and second floor windows to replicate the configuration of the original windows; and 2. The composite doors with windows include gridlines to complement the windows with gridlines.

Present – Todd Faden – Faden Builders

Present – Tom Gay, Trustee of First United Methodist Church Inc of Mount Dora

Present - David Killingsworth, Senior Pastor

Discussion on structure being part of 6 or 7 building complex.

Discussion on structure being used as thrift store.

Discussion on prior doors and windows being original with building except one.

Discussion on the intention for replacement to create a more consistent look.

Discussion on new doors and windows being fiberglass composite vs. wood.

Discussion on buildings having six different types / style windows. (aluminum, single pane, etc.)

Discussion on existing windows missing balusters.

Discussion on most of sashes being rotten.

Discussion on repairing doors and windows is possible, but not practical.

Discussion on second floor windows being replaced with wood.

Discussion on contractor recommendations.

Discussion on replacement windows will match the look of other windows on property.

Discussion on spoked windows being available to use for replace existing windows.

Discussion on higher cost to repair vs. replace doors and windows.

Discussion on price to replace second floor windows with wood vs. composite.

Discussion on how many windows on second floor. (8 to 12)

Discussion where church funds are allocated.

Discussion on safety issues with existing windows.

Discussion on painting exterior of building(s).

Discussion on new jams needed in doorways.

Discussion on energy efficiency of new doors and windows vs. old.



Discussion how consistency of doors and windows is important.
Discussion on aluminum material.

Motion was made by Jay Smith, seconded by Daniel Wick to approve the application as presented. The board voted by a 3-2 vote.

B. 320 Lake Dora Road – Roof Extension & Screen Porch

- 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.

Present: Lindsey Valenzuela, Applicant
Present: Tiffany Whitley, Interior Designer

Discussion on screening at the back of the house at both upper and lower levels.
Discussion on carriage doors. Aluminum
Discussion on not changing the existing roofline.
Discussion on adding roof over deck.

Motion by Robert Gordon, seconded by Juan Diaz; the board voted to approve the application as presented. Unanimously by a 5-0 vote.

C. 634 N Tremain – Renovation – Porch & Fencing

- 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.



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Present: Amanda Kelley, Agent

Discussion on material will be all wood, no vinyl.

Motion by Jay Smith, seconded by Daniel Wick; the board voted to approve the application as presented. Unanimously by a 5-0 vote.

D. 312 E 10th Avenue - Demolition

- 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.

Present: Lisa Smith, Eco Construction

Present: Ms. Dorlinda Varga, Owner

Discussion on how the existing residence does not have historical characteristics.

Discussion on plywood extending into ground.

Discussion on floor joist.

Discussion on renovation of the owner's house next door.

Discussion on existing windows.

Discussion on light showing through flooring.

Discussion on electrical, knob and tube.

Discussion on plumbing.

Discussion on the work done to replace the kitchen.

Discussion on previously renting of the existing residence.

Discussion on the difficulty of removing a person out of the front door in an emergency.

Discussion on substandard material(s).

Discussion on original size of structure.

Discussion on water intrusion.

Discussion on engineering report.

Discussion on purchasing the property 4 years ago.

Discussion on repairs made since the home was purchased.

Discussion on how this residence is built close to adjacent property owned by the applicant.

Discussion of whether inspections were performed when property was purchased.



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Discussion on how the applicant plans to use both properties in the future.
Discussion on inspections by Building Department.
Discussion on expense of repair versus demolition.
Discussion on State and Local Historic guidelines.
Discussion on appraisal to estimate cost.
Discussion on engineered plans for proposed residence.
Discussion on square footage of existing residence.
Discussion to relocate the existing home.
Discussion if financial hardship exists.

Motion by Robert Gordon, seconded by Jay Smith; the board voted to table the application until August 26, 2026 Historic Preservation Board meeting to allow for additional inspection(s) and review. Unanimously by a 5-0 vote.

E. 933 N Alexander Street – Widen & Replace Garage Door

- 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.

Present: Michelle Wood, Owner

Discussion on details of application regarding carriage style with or without lights.
Discussion on the use of fiberglass material for doors.
Discussion on wood vs fiberglass material.
Discussion on the existing door is metal.
Discussion about whether the Historic Preservation Society will establish a place to collect used historic items property owners could access to incorporate in renovation projects.

Motion by Juan Diaz, seconded by Jay Smith, to amend the application to include the purchasing of a wood door in lieu of fiberglass. The board voted to approve application as amended. Unanimously by a 5-0 vote



F. 340 W 9th Avenue – Construct Garage & Door Replacement

- 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 with the following conditions: Wood doors be retained and repaired, if possible. If replacement is needed, doors to be replaced with wood doors. If their condition warrants replacement, Staff recommends replacing with new wood doors.

Should the board wish to approve the request to replace the wood doors with composite doors, Staff recommends the following conditions:

1. The front door have a (6) lite pattern with two vertical panels (as proposed by the Applicant); and
2. The side door have exterior grids incorporated into its design to mimic the existing wood doors.

Present: Chris Kilfoyle, Contractor

Discussion on deterioration of the two doors.

Discussion on child safety issues with current doors.

Discussion on replacing with like door styles.

Discussion on how uncommon 24-light doors are today.

Discussion on existing doors is warped and rotting.

Discussion on replacing the front 24-light door with a 6-light door.

Discussion on door material would be fiberglass.

Motion by Juan Diaz, seconded by Daniel Wick; the board voted to approve the application with the condition doors being replaced with 6-light wood material. Unanimously by a 5-0 vote.

G. 112 W 3rd Avenue - Awnings

- i. Ex Parte Communication Disclosure
- ii. Swearing in of staff/applicants
- iii. Staff presentation
- iv. Applicant Presentation
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- 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.

Present: Dale Duffy, Owner
Present: Kathy Duffy, Owner

Discussion on providing more customer-friendly dining.

Motion by Jay Smith, seconded by Robert Gordon; the board voted to approve the application as presented. Unanimously by a 5-0 vote.

VI. STAFF / BOARD UPDATES

1. Discussion on contractor opinions vs. responsibility of the Historic Preservation Board
2. Discussion on Historic Ordinance and demolition.

VII. ANNOUNCEMENT OF NEXT SCHEDULED MEETING DATE:

August 26, 2026 @ 3:00 p.m.

VIII. ADJOURNMENT

On a motion by Robert Gordon, seconded by Jay Smith; the board voted to adjourn the meeting at 5:11 p.m.

Det Joks, Chairman
Historic Preservation Board

Theresa Willis
Administrative Coordinator