

Agenda  
City of Dunnellon  
Historic Preservation Advisory Board  
20750 River Drive  
Dunnellon, FL 34431  
May 10, 2016, 5:30 p.m.

PLEASE NOTE: Individuals wishing to address the Historic Preservation Board please sign in. A three-minute time limit will be administered. **PLEASE TURN CELL PHONES OFF.**

Call to Order  
Pledge of Allegiance  
Roll Call

Proof of Publication (Posted on City's website and City Hall bulletin board on Friday, May 6, 2016)

1. Approval Of Minutes

Meeting 4/12/2016

Documents: [20160412.PDF](#)

2. Chair's Council Report

3. Certificate Of Appropriateness - 20740 Powell Road

Permit Number: PZ1516-042 (amend & add)

Property Owner: George Conibear

Property Address: 20740 Powell Rd / Parcel 3350 -076 -001

Requesting approval for LP Smartside siding in lieu of Hardie siding; requesting revision to exterior color scheme (NTHP 1007-A Redstone Western Red/Cottage Red and Trim NTHP 6008-3A Woodlawn Misty Morn/Nantucket White); requesting approval for veneer stone on the face of all foundation piers.

Documents: [PZ1516-042 AMEND AND ADD TO COA 20740 POWELL RD.PDF](#)

4. Certificate Of Appropriateness - 20553 W Pennsylvania Ave

Permit Number: PZ1516-055

Property Owner/Applicant: Ken Whitehead

Requesting approval of stucco for exterior walls; windows, fascia and soffits, mural of Rainbow Springs on exterior east wall, and wall-mounted business sign. Colors: building, NTHP 6004B Homestead Resort Spa Green, 6009-5 La Fonda Trail Green, 7001-16 Antique White.

NOTE TO FILE: The roof will be metal, color is pre-approved copper.

Documents: [PZ1516-055 COA 20553 W PENN RBW LKS AND RVR REAL ESTATE.PDF](#)

5. Certificate Of Appropriateness - 20831 Powell Road

Permit Number: PZ1516-056

Property Owner: First Baptist Church of Dunnellon

Applicant Rep: David Allison

Requesting approval to put a roof over the existing basketball court and add a small concession with bathrooms. Steel structure with metal roof/Galvalume. Side walls will be light beige with white accent trim.

Documents: [PZ1516-056 COA 1ST BAPTIST ROOF OVER BASKETBALL COURT.PDF](#)

6. Public Comment

7. Adjournment

ANY PERSON REQUIRING A SPECIAL ACCOMMODATION AT THIS MEETING OR HEARING BECAUSE OF A DISABILITY OR PHYSICAL IMPAIRMENT SHOULD CONTACT THE CITY CLERK AT (352) 465-8500 AT LEAST 48 HOURS PRIOR TO THE PROCEEDING. IF A PERSON DESIRES TO APPEAL ANY DECISION WITH RESPECT TO ANY MATTER CONSIDERED AT THE ABOVE MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDING, AND FOR SUCH PURPOSE, HE OR SHE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. THE CITY IS NOT RESPONSIBLE FOR ANY MECHANICAL FAILURE OF RECORDING EQUIPMENT.

**Minutes  
City of Dunnellon  
Historic Preservation Advisory Board  
April 12, 2016, 5:30 p.m.**

Chairwoman Linda Fernandez called the meeting to order at 5:30 p.m. and led the Pledge of Allegiance.

**Roll Call**

Members Present: Linda Fernandez, Dane Myers, Viola Soffe, Jane Keele, Jack Baird

Members Absent: Doris Magursky, James Burchette

Staff Present: Lonnie Smith, Teresa Malmberg

Proof of Publication: The agenda was posted on the City's website and City Hall bulletin board on Thursday, April 7, 2016.

**1. Approval of Minutes:** The minutes of the March 8, 2016, meeting were approved by unanimous vote, 5-0.

**2. Chair's Council Report:** Chairwoman Fernandez reported that the bike path is under consideration; the code to allow chickens in residential passed; and Todd Spicher received plaques recognizing his service to the City as acting Police Chief.

**3. Certificate of Appropriateness** - 11808 N Ohio Street  
Permit Number: PZ1516-049  
Property Owner: Souls Harbor 1st Pentecostal Church  
Applicant Rep: Mr. and Mrs. James Varnum

Mr. Varnum presented the church's request for approval of paint color and lettering for the existing sign, installation of a bronze plaque commemorating the original United Methodist Church, and paint color for the main entry door with lettering above. Members reviewed the application and asked questions. Following discussion, Jane Keele made the motion to approve the request as submitted. Jack Baird seconded. The motion passed by unanimous vote, 5-0.

**4. Public Comment:** Ken Whitehead spoke about his purchase of the building at 20553 W. Pennsylvania Avenue, formerly owned by Attorney Lewis Dinkins, and plans for same to include stucco for the exterior walls, a mural on the east wall, new windows and front door, and keeping the law library in-tact. Mr. Whitehead mentioned that they will also be working on the parking issue in cooperation with Circle-K and The Path. Dane Myers noted that all of the changes mentioned are good.

Dane Myers discussed the Village Merchants ideas for enhancing W. Pennsylvania Avenue and Cedar Street, and that once plan is fully developed, they will apply for CRA grant funds.

**5. Adjournment:** The meeting was adjourned at 6:15 p.m.

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Linda Fernandez, Chairwoman

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Teresa Malmberg, Administrative Coord.

RECEIVED

Revision & Addition - see attached letter

APR 02 2016

CITY OF DUNNELLON  
COMMUNITY DEVELOPMENT



PZ1516-042

RECEIVED

FEB 29 2016

CITY OF DUNNELLON  
COMMUNITY DEVELOPMENT

**CITY OF DUNNELLON HISTORICAL PRESERVATION ADVISORY BOARD  
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

Date: 2-29-16

Parcel #: 3350-076-001  
<http://www.pa.marion.fl.us/>

Project Name: Exterior Renovations

Project Address: 20740 Powell Rd.

Owner's Name: George Conibeat

Owner's Address: 14790 West Bay Rd., Sterling, N.Y. 13156

Phone #: 315-947-6865 Cell #: 315-532-5357

**Applicant's Name, Address, Phone (if different from owner)**

Owner's Name: \_\_\_\_\_

Owner's Address: \_\_\_\_\_

Phone #: \_\_\_\_\_ Cell #: \_\_\_\_\_

**NOTE THE FOLLOWING REQUIREMENTS:**

**1. DESCRIPTION OF WORK: (sketch elevations Required)**

Remove Asbestos Siding, install 1/2 Foam bd., replace siding with vinyl, Finish eves with vinyl Soffit & Alum. Fascia  
New porch with steps & railing, vinyl Lattice (Foundation)

**2. MATERIALS TO BE INCORPORATED INTO PRODUCT: (PAINT COLOR, ECT;)**

vinyl siding, 1/2 Foam bd. under siding, vinyl soffits, Alum. Fascia, composite decking on porch floor, vinyl railing (white) vinyl double-hung windows

**3. HISTORICAL RELEVANCE AND WHY PROJECT SHOULD BE APPROVED:**

An overall improvement to the historic district and the neighborhood.

Fee:	\$100.00	Waived _____
Admin Fee	\$ 50.00 (Stand Alone Request Only)	
Total	\$150.00	

**Note: All repairs/restorations to buildings on the national historic register are required to be historically accurate. All other buildings within the Historic District are required to be appropriate to that particular building and the Historic District in general. Project enhancement is encouraged within the appropriateness guidelines.**

CC: Historic Pres Board  
5/9/2016

CRA 2016-01  
4/2/16

City of Dunnellon

Update

20750 River Drive, Dunnellon, Fl. 34431

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APR 05 2016

CITY OF DUNNELLON  
COMMUNITY DEVELOPMENT

CRA Advisory Board members,

I have purchased a house at 20740 Powell Road, Dunnellon, Fl. I had an appointment with this Historic Committee on 3/8/16 to get approval on renewing the entire exterior excluding the roof. I was told when I purchased the house that I could use vinyl siding which is the reason I bought it. I plan to retire there and wanted a maintenance free house. At the meeting I was told I could not use vinyl. The committee preferred to use Hardie Siding and said they would be willing to pay the difference in cost to help keep its historic value.

I have done research on the internet and found that Hardie Siding has a very low review. (2 star at best, mostly 1 star) Lp SmartSide has no negative reviews at all. I really like the way it's made, and the way it looks. Has a 30 yr. warranty on the pre-finish. I sent actual samples for your review. With your approval I would like to go with Cottage Red for the siding, and Nantucket white for all trim. I feel the combination is "stunning" and would look great on that house.

would also like your approval to put  
we need stone on the face of all foundation  
piers that are approx. every 7' around the  
house. I like the Hamilton Farmledge, check  
the brochure. I know you all have already  
approved the use of composite decking, but  
decided to send you a sample I thought  
compliments everything.

The nearest place to get pre-finished  
Lp Smart Side is from N.C. They put the  
finish on the product and will also deliver  
to the job site. A one stop shop! I received  
a price from Nichols for the vinyl siding  
and Production Systems Inc. for a price on  
Lp Smart Side Siding. The difference is approx:  
\$ 4,000.

George Conibear  
Esq. Conibear

cc: community Development

Clay

1007-7A  
Redstone Western Red



1007-7  
National Trust for  
Historic Preservation

Cottage Red



Seagrass

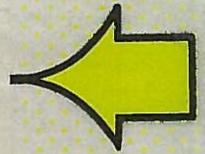
6008-3A  
Woodlawn Misty Morn



Tint card to be  
shown at meeting  
copy does not  
show the match

6008-3  
National Trust for  
Historic Preservation

Nantucket White



Wheat

Creekstone

Colonial Yellow

**BUILT ON LP® SMARTSIDE® PRODUCTS**



102 East Holly Hill Road Thomasville NC 27360

<b>Customer:</b>	George Conibear	<b>Date Required:</b>	
<b>Company:</b>		<b>Phone / Fax #:</b>	
<b>Job Name:</b>		<b>P.O. Number:</b>	

<b>Shipping To:</b>	<b>Notes:</b>
20740 Powell RD	All Trim is Natucket White
Dunnlon Fl	GWPC01@gmail.com
	Siding is L.P. Red

**PPG 30 Yr warranty for L.P. Smart Side** **Rough / Smooth:**

Quan:	Material:	Unit of Meas.	Price	Total Price:
	Prefinished L.P. Red			\$ -
165	6" L.P. Smart Lap Smooth face only fiber	ca	\$ 21.04	\$ 3,471.60
42	5/4x4 L.P. Smart Side Fiber Trim	ca	\$ 24.65	\$ 1,035.30
6	5/4x5x16' L.P. Smart Side Fiber Trim	ca	\$ 34.25	\$ 205.50
15	12"x16 L.P. Solid Soffit	ca	\$ 33.00	\$ 495.00
3	16'X16' Lp. Solid Soffit	ca	\$ 43.75	\$ 131.25
10	Maze Color Coated Nails --Red	lbs	\$ 8.99	\$ 89.90
1	Power house tinted Caulk L.P. Red	gal	\$ 55.00	\$ 55.00
	1 gal ===12 tubes			\$ -
1 gal	Power house tinted Caulk L.P. White	gal	\$ 55.00	\$ 55.00
				\$ -
1	Caulk bulk Draw Gun	ca	\$ 60.00	\$ 60.00
				\$ -
	Flashing can be bought at Local Supplier			\$ -
				\$ -
	Allow 3-4 Week lead time to finish and Deliver			\$ -
				\$ -
				\$ -
				\$ -
				\$ -
	Tax			\$ 335.91
			<b>Total</b>	\$ 5,934.46

**Quoted By:** \_\_\_\_\_ **Date:** \_\_\_\_\_

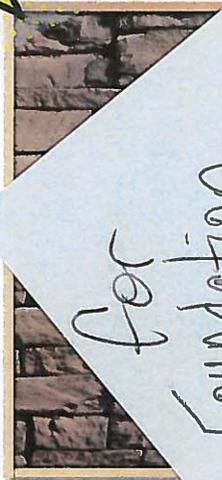
# Farmledge

In the early 1800's farmers would remove rocks from their land in preparation for crops and livestock, often stacking the stones into long walls to help divide properties. It was estimated around 1871 that over 250,000 miles of stone walls existed across New England and New York.

The irregular stone shapes, sizes and textures of Farmledge have been molded into stone panels to re-create the time honored look of stacked stone with the benefit of a simplified installation. Farmledge stone panels are approximately 4 7/8" high with varying lengths ranging from 7 3/4" - 19 3/4".



Hamilton Farmledge



Hudson Farmledge



Westchester Farmledge

for  
Foundation  
Piers

Mtg 5/10/16  
5:30 p.m.



PZ1516-055

RECEIVED

APR 19 2016

CITY OF DUNNELTON  
COMMUNITY DEVELOPMENT

### CITY OF DUNNELTON HISTORICAL PRESERVATION ADVISORY BOARD APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Date: 4-19-16

Parcel #: 3380-0364-01  
<http://www.pa.marion.fl.us/>

Project Name: Rainbow LAKES & RIVER REAL ESTATE.

Project Address: 20553 W PENNSYLVANIA AVE. DUNNELTON

Owner's Name: KENNETH W. WHITEHEAD

Owner's Address: 21370 SW 10th St. DUNNELTON FL 34431

Phone #: 352-465-0264

Cell #: 352-445-9010

Applicant's Name, Address, Phone (if different from owner)

Owner's Name: \_\_\_\_\_

Owner's Address: \_\_\_\_\_

Phone #: \_\_\_\_\_

Cell #: \_\_\_\_\_

#### NOTE THE FOLLOWING REQUIREMENTS:

1. DESCRIPTION OF WORK: (sketch elevations Required)

EXTERIOR PAINTING, STUCCO, WINDOWS, ROOF, FACIA & SOFFETS.  
MURAL OF RAINBOW SPRINGS ON THE WILLIAMS STREET SIDE  
OF BUILDING. & WALL MOUNTED BUSINESS SIGN

2. MATERIALS TO BE INCORPORATED INTO PRODUCT: (PAINT COLOR, ECT;)

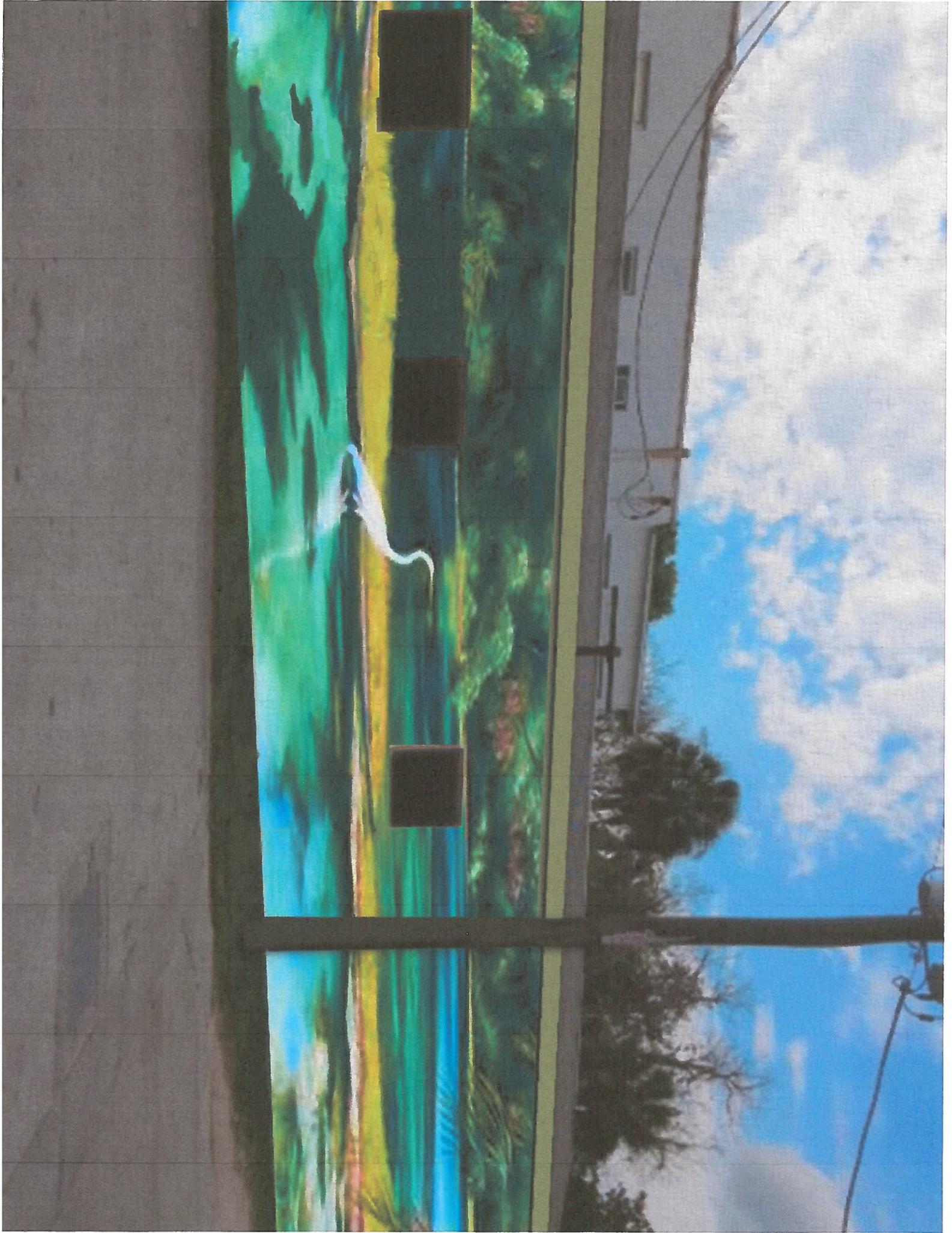
COLORS FOR BUILDING: 6004-5B HOME STONE RESOL SPA GREEN  
6009-5 LA FENDI TRAIL GREEN 7001-16 ANTIQUE WHITE  
ACIAL ROOF: COPPER

3. HISTORICAL RELEVANCE AND WHY PROJECT SHOULD BE APPROVED:

THE BUILDING IS CURRENTLY AN EYSORE AND NEEDS TO  
WELCOME THE PUBLIC INTO THE HISTORICAL DISTRICT.

Fee:	\$100.00	Waived _____
Admin Fee	\$ 50.00	(Stand Alone Request Only)
Total	\$150.00	

Note: All repairs/restorations to buildings on the national historic register are required to be historically accurate. All other buildings within the Historic District are required to be appropriate to that particular building and the Historic District in general. Project enhancement is encouraged within the appropriateness guidelines.



Coastal State Glass & Mirror, Inc.

2530 W. Dunnellon Rd.

Dunnellon, FL 34433

352-489-1877

# Estimate

Date	Estimate #
5/2/2016	131

Name / Address
Ken Whitehead 19514 SW Rainbow Lakes Estates Dunnellon, FL 34431

(Corner of  
Penn Ave.)

			Project
Description	Qty	Rate	Total
Windows		0.00	0.00
Tear out and replace materials in 9 openings with Horizontal Sliders that have White vinyl frames and insulated loe e glass in 5 openings and White storefront metal with glass in 4 openings including tempered glass by door.		2,662.00	2,662.00
MI Horizontal Slider Vinyl Window Product Approval # F113349.2		0.00	0.00
Kawneer aluminum storefront metal Product Approval # F17237		0.00	0.00
It's been a pleasure working with you!		<b>Total</b>	\$2,662.00

PZ1516-056

May 10th HB

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APR 21 2016

CITY OF DUNNELLON  
COMMUNITY DEVELOPMENT



**CITY OF DUNNELLON HISTORICAL PRESERVATION ADVISORY BOARD  
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

Date: 4/20/2016

Parcel #: 3350-081-000  
<http://www.pa.marion.fl.us/>

Project Name: First Baptist Church

Project Address: 11745 Orlando St

Owner's Name: First Baptist Church of Dunnellon

Owner's Address: 20831 Powell Rd Dunnellon, FL 34431

Phone #: 352-489-2730 Cell #: 352-322-3349

Contact: David Allison @ the listed numbers

**Applicant's Name, Address, Phone (if different from owner)**

Owner's Name: \_\_\_\_\_

Owner's Address: \_\_\_\_\_

Phone #: \_\_\_\_\_ Cell #: \_\_\_\_\_

**NOTE THE FOLLOWING REQUIREMENTS:**

**1. DESCRIPTION OF WORK: (sketch elevations Required)**

To put a roof over the existing basketball court and add a small concession with bathrooms.

**2. MATERIALS TO BE INCORPORATED INTO PRODUCT: (PAINT COLOR, ECT;)**

The main structure is steel. With a metal roof. The concession and bathrooms will be CBS. The Roof is to be Galvalume. Side walls are to be light beige with white accent/trim

**3. HISTORICAL RELEVANCE AND WHY PROJECT SHOULD BE APPROVED:**

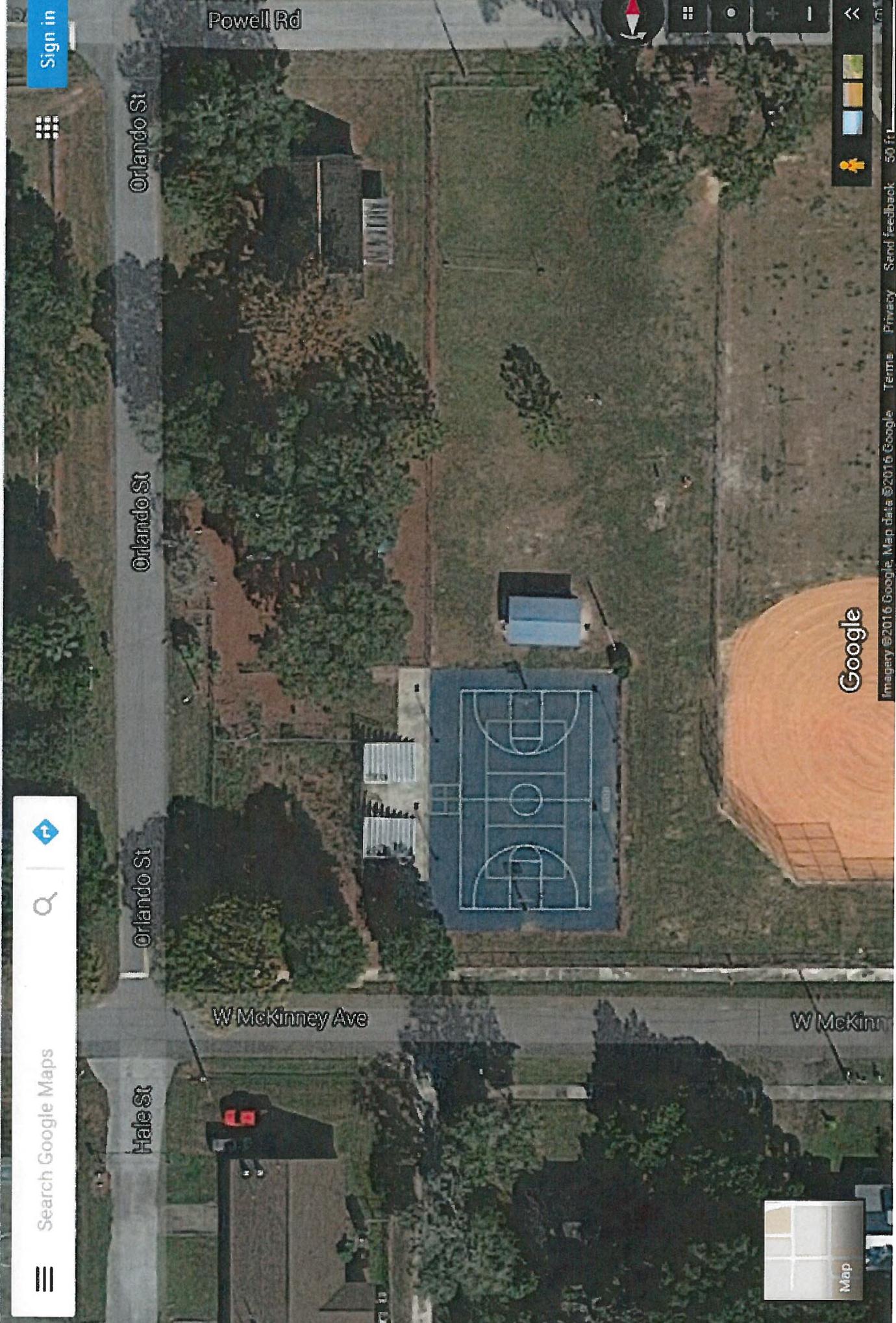
The church property has always been a gathering place for the community and the basketball court specifically is a large draw in the neighborhood. This facilities is used throughout the week not only by the ministries of First Baptist Church but by the community in general.

Fee:	\$100.00	Waived ✓
Admin Fee	<del>\$ 50.00</del> (Stand Alone Request Only)	
Total	\$150.00	

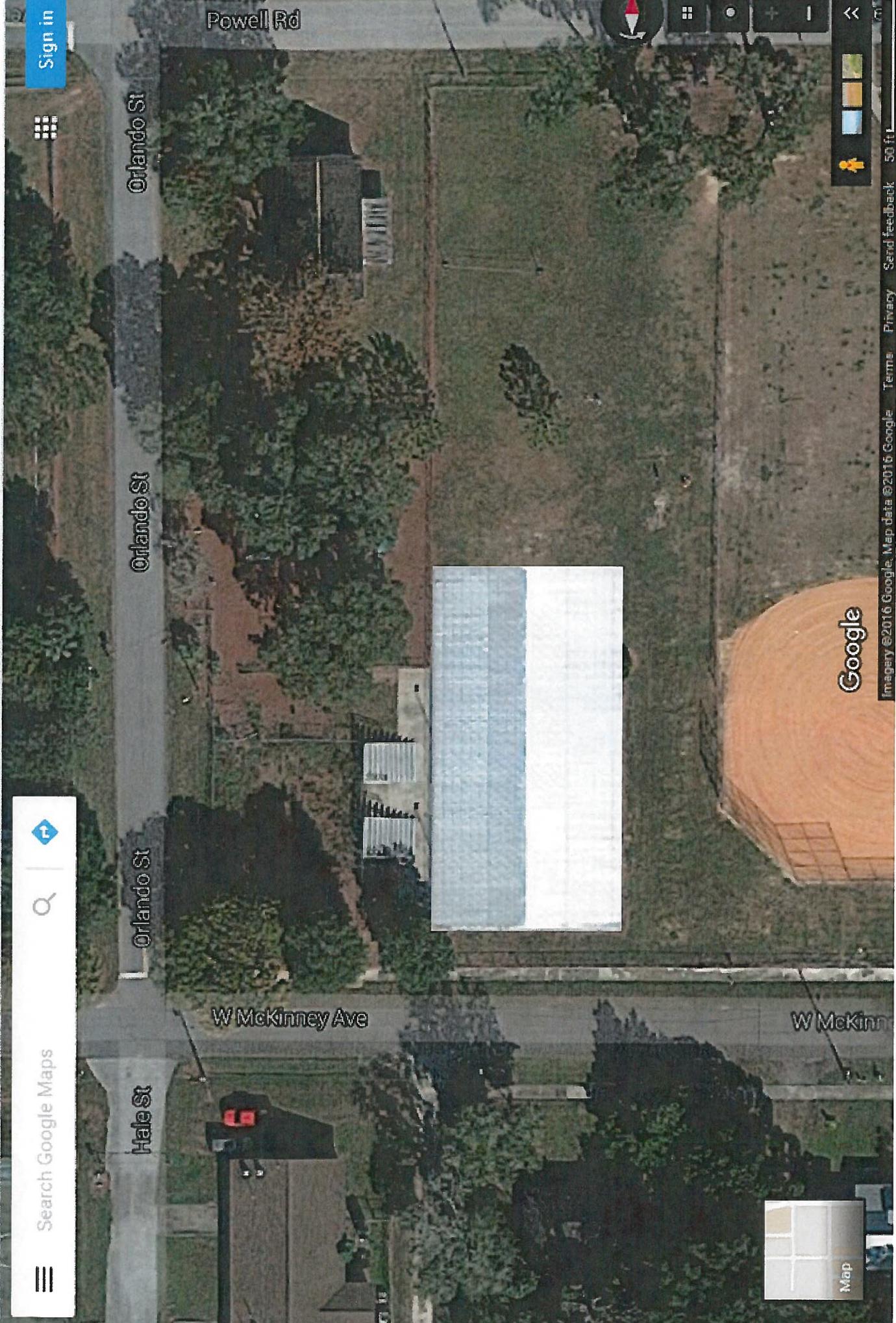
pd \$100.00  
R# 476275  
4/22/2016

**Note: All repairs/restorations to buildings on the national historic register are required to be historically accurate. All other buildings within the Historic District are required to be appropriate to that particular building and the Historic District in general. Project enhancement is encouraged within the appropriateness guidelines.**

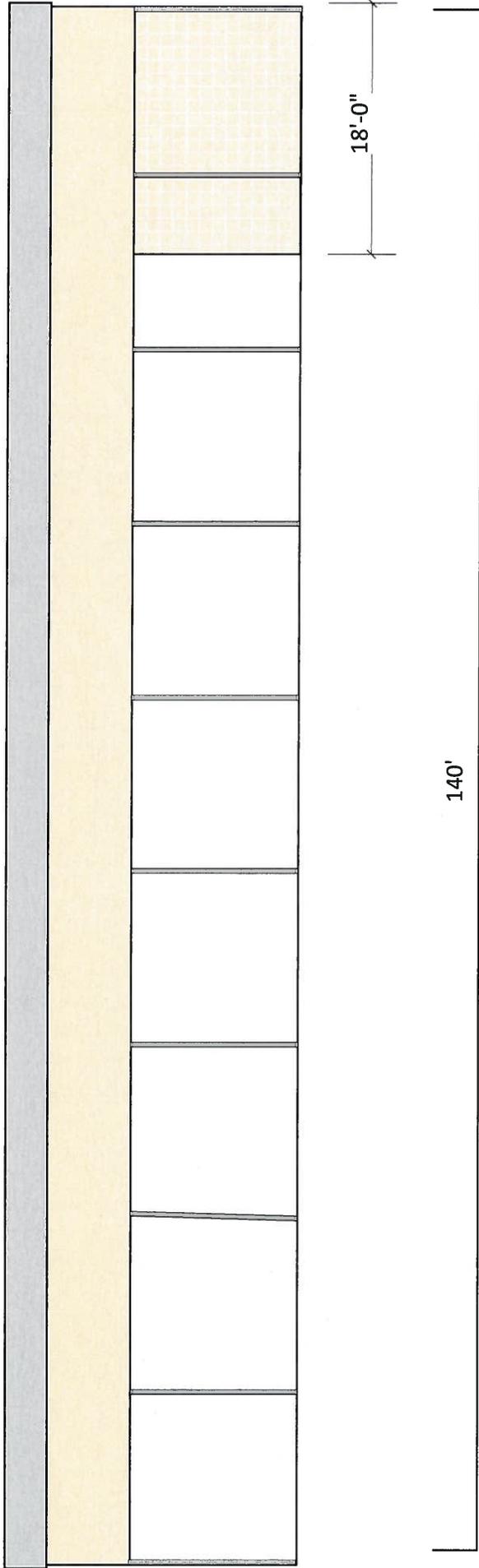
See PZ1516-056



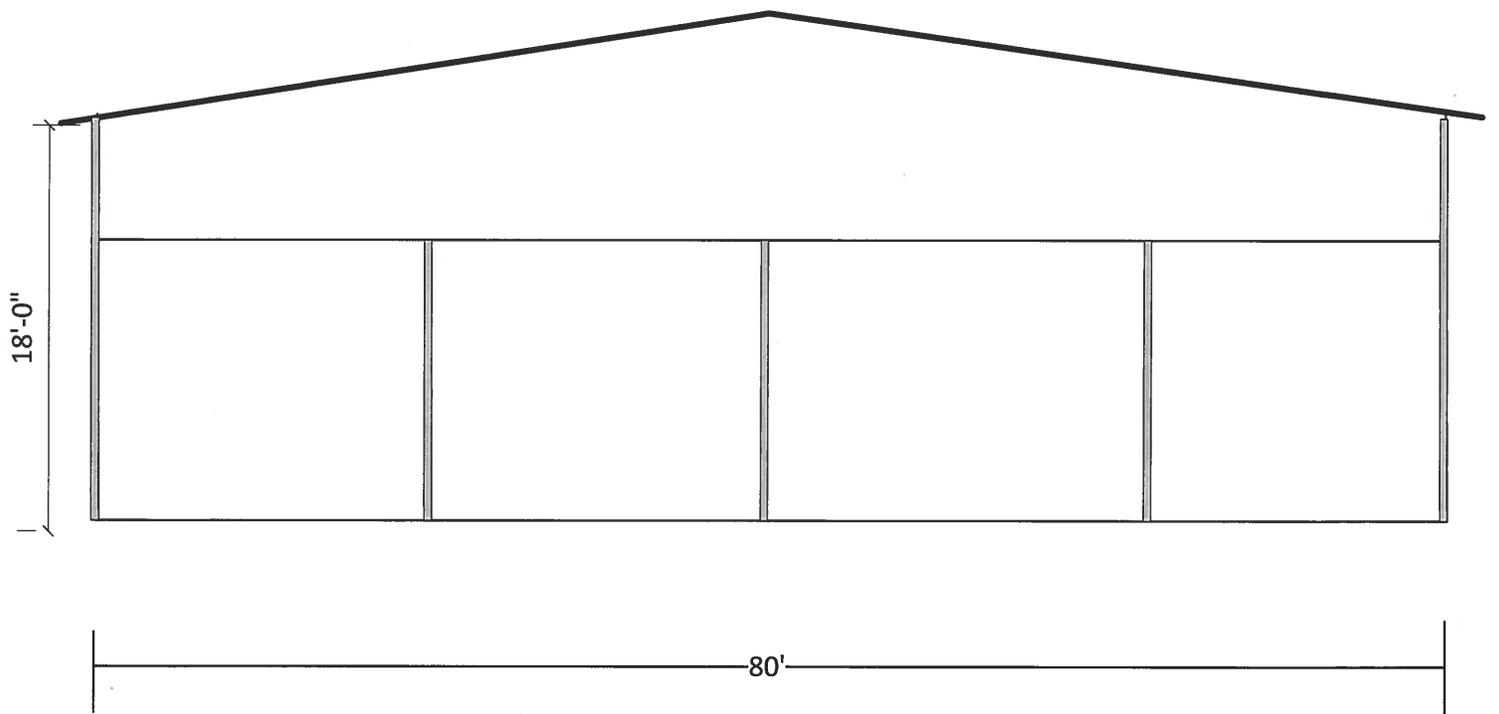
EXISTING



Proposed



West Elevation  
Basketball Pavilion  
First Baptist Church



North Elevation  
Basketball Pavilion  
First Baptist Church