

Agenda (*amended*)
City of Dunnellon
Historic Preservation Board
20750 River Drive, Dunnellon, FL 34431
Tuesday, September 14, 2021 at 5:30 p.m.

PLEASE TURN CELL PHONES OFF

<https://dunnellon.zoom.us/j/82929624676?pwd=dVhHTnFrQUZWaUx4aXIKWHIaWk95Zz09>

Meeting ID: **82929624676**

Dunnellon Historic Preservation Board meeting will be held on September 14, 2021, at 5:30 p.m. at Dunnellon City Hall with Social Distancing Modifications. Anyone attending the meeting will be required to wear a mask/face covering.

PUBLIC COMMENT

Anyone who wishes to provide public comment will be able to do so by participating in the Historic Preservation Board meeting in person, or via Zoom "AUDIO ONLY" platform and/or telephone, by speaking during the public comment portion of the meeting when recognized per the instructions below or by submitting written comments, evidence and/or written testimony in advance of the meeting via email to the Recording Secretary at tmalmberg@dunnellon.org. Members of the public who would like to participate are encouraged to register in advance by Noon, Tuesday, December 8th.

Instructions on How to Listen and/or Participate in the Meeting: [Meeting Instructions HPB](#).

One or more City Council members may attend this meeting and may speak.

Call to Order

Pledge of Allegiance

Roll Call

Proof of Publication: The agenda was posted on City's website and City Hall bulletin board on September 7, 2021. An amended agenda was posted on the City's website September 14, 2021, to add minutes to item #1.

1. Meeting Minutes For Approval
August 10, 2021

Documents:

[MINUTES AUGUST 10, 2021.PDF](#)

2. Application For Certificate Of Appropriateness PZ20210353 Adrienne Ellers
Applicant(s): Adrienne Ellers - Practical Behavior Solutions

Location: 20785 W McKinney Ave

Requesting: Placing a shed in the backyard, color and roof will match main structure

color.

- Applicant Presentation
- Board Comments & Questions
- Proposed Motion: to approve / deny / approve with condition(s) the issuance of Certificate of Appropriateness to install a shed with color and roof matching main structure.

3. Application For Certificate Of Appropriateness PZ20210354 - All Florida Homes Title
Applicant(s): All Florida Homes Title - Chad LaRoche

Location: 20815 W Pennsylvania Ave

Requesting: Paint exterior Sherwin Williams paint codes: Main structure, Waterscape SW6470; Trim, Snowbound SW7004; and Doors, Certain Peach SW6625; Install 6' white vinyl fencing along western boundary.

- Applicant Presentation
- Board Comments & Questions
- Proposed Motion: to approve / deny / approve with condition(s) the issuance of Certificate of Appropriateness to paint exterior Sherwin Williams paint codes (from Historic Colors Book): Main structure, Waterscape SW6470; Trim, Snowbound SW7004; and Doors, Certain Peach SW6625; Install 6' white vinyl fencing along western boundary.

4. City Council Meeting Updates - Staff

5. Reports & Updates:

- Chairman
- Members
- Staff
 - Historic Preservation Grant

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. 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 Board
Tuesday, August 10, 2021 at 5:30 p.m.**

Chairman Myers called the meeting to order at 5:30 p.m. and led the Pledge of Allegiance.

Roll Call

Members Present:

Dane Myers, Chair
Jane Keele, Member
James Burchett, Member
Scott Kiefer, Member
Wil Martins, 1st Alternate

Members Absent:

Viola Soffe, Vice-Chair
Marty Moughan, 2nd Alternate

Staff Present:

Teresa Malmberg, Recording Secretary

Proof of Publication: The agenda was posted on the City's website and City Hall bulletin board on August 3, 2021, and a modified agenda was posted on the City's website on August 9, 2021, to add item #1 and item #6.

Chairman Myers welcomed new member, Wilton "Wil" Martins to the board.

1. Meeting Minutes For Approval

July 13, 2021

Member Kiefer motioned to approve the July 13, 2021, minutes with a correction to Item 7, "Vice-Mayor" to "Vice-Chairwoman", and was seconded by Member Burchett. A vote was taken and all were in favor. Vote was 5-0.

2. Application for Certificate of Appropriateness PZ20210317

Applicant: Trent Snider CPA PLLC (leaseholder)/Glenn & Peggy Eisnaugle (property owners);
Location: 20757 W. Pennsylvania Ave. Requesting: Repaint trim on outside of building,
Sherwin Williams, Snowbound, SW7004.

Mrs. Snider CPA PLLC, 20757 W. Pennsylvania Avenue, said the building is vinyl siding, with painted trim below the roofline and two columns by the main entrance. They said they would like to repaint those portions, but change the colors to the approved color of Sherwin Williams, Snowbound.

A motion was made by Member Burchett to approve the issuance of a Certificate of Appropriateness, PZ20210317, to repaint trim on outside of building, Sherwin Williams, Snowbound, SW7004 and was seconded by Member Keele.

There were no further comments or questions. A vote was taken and all were in favor. The vote was 5-0.

3. Application for Certificate of Appropriateness PZ20210318

Applicant: Mt Olive A.M.E. Church; Location: 11779 Summit Ave.; Requesting: Install a 3ft. tall black aluminum fence to protect the backflow device and preserve the integrity of the Historic District.

Al Washington, 11779 Summit Avenue, said they are requesting to install a three foot aluminum fence around the backflow device required for their church.

A motion was made by 1st Alternate Martins to approve the issuance of Certificate of Appropriateness #PZ20210318 to install a 3ft tall, black, aluminum fence to protect the backflow device and was seconded by Member Keele.

Board Comments & Questions:

Member Kiefer asked clarifying questions regarding the size of the fence. Mr. Washington said when they have funerals the hearse will park in that area. He said they are trying to keep vehicles from accidentally running over the device.

A vote was taken and all were in favor. The vote was 5-0.

4. Application for Certificate of Appropriateness PZ20210319

Applicant: Little Jem Stones Academy #4; Location: 20561 Powell Road (formerly known as Aunt Bobbie's Antiques); Requesting: Paint outside of building to match other locations on Robinson Lane and 20660 Powell Road; main structure, Sherwin Williams, Stardew SW9138; Trim, Major Blue SW6795 & Bluebell SW6793. Colors were previously approved in 2015 from the Valspar line National Trust colors. Selected matching colors from the updated Historic Colors book.

Bobette Allen, 20561 Powell Rd., said she has two daycare centers one on Powell Road and one on Robinson Lane. She said she is trying to get approved to paint the newest building on Powell Road. She said the door trim will be the darker blue, the grey will be for the entire building, and the lighter blue will be the trim.

A motion was made by Member Kiefer to approve the issuance of a Certificate of Appropriateness, PZ20210319, to paint the outside of the building to match other locations utilizing Sherwin Williams, Stardew SW9138 for the main structure, Sherwin Williams, Major Blue SW6795 and Bluebell SW6793 for the trim and was seconded by Member Burchett.

There was no further discussion. A vote was taken and all were in favor. The vote was 5-0.

5. Application for Certificate of Appropriateness PZ20210320

Applicant: Steve Larimore, property owner; Location: 20644 Walnut St.; Requesting: Replace five (5) rear windows, Pella series 250 single hung white vinyl windows, window style selection appropriate for a 1928 wood structure, replacing жалousies or aluminum windows that are not original. Please advise whether mullions are required.

Steve Larimore, 20644 Walnut St., said he is requesting to replace five windows on the backside of the house. He said they are currently all aluminum and mismatched. He would like to replace them with white vinyl, single-hung windows. He is asking if he needs to use mullions. He said the manufacturer cannot do horizontal. He said his preference would be to not have the mullions.

A motion was made by Member Burchett to approve the issuance of a Certificate of Appropriateness, PZ20210320, to replace five (5) rear windows, Pella series 250 single-hung, white, vinyl windows without mullions and was seconded by Member Keele.

Board Comments & Questions: Member Kiefer said he would like it specified we are doing it this way because they are back-facing windows, and they are not changing any historical significance to the front of the house. Chairman Myers said some historical buildings have mullions but they are seen more on regular, single windows. Further discussion included the special build of the windows and where Mr. Larimore might go to have them made to size.

A vote was taken and all were in favor. The vote was 5-0.

6. Application for Certificate of Appropriateness PZ20210326

Applicant: William Vandenboogaart, property owner; Location: 20933 Second Ave.; Requesting: 18' X 26' garage with galvanized roof with dark grey trim. Paint house to match. Matching colors to be selected from the historic colors book.

Bill Vandenboogaart, 20933 Second Avenue, said he is here requesting to put up an 18'x26' metal garage in the back of the house, on a slab. He said the square footage on the house is under 1000 sf. He said there is no existing driveway, but later there will be a proposed driveway likely off Orlando where the current access is. He said this garage is to house his table saw and tools. The house will be painted to match the garage.

A motion was made by Member Burchett to approve the issuance of a Certificate of Appropriateness, PZ20210326, to build an 18' X 26' garage with galvanized roof with dark grey trim and to paint the house to match using colors selected from the historic colors book, and was seconded by Member Keele.

Board Comments & Questions:

Member Kiefer asked if there was anything in the book about metal buildings. He said he is not against it, but he has a concern that the building is metal and half the size of the house. Mrs. Malmberg said there is nothing stated that does not allow it. Member Burchett said he doesn't see an issue with it as it is not blocking visibility.

A vote was taken and all were in favor. The vote was 5-0.

7. City Council Meeting Updates – Staff:

Mayor Bill White was invited to the podium to provide the updates.

Bill White, 12115 Palmetto Way, said there will be a Council meeting on August 18 to discuss what Council will do with the Souls Harbor Church. This Souls Harbor Church is in the Historic District which makes it of interest to the Historic Board. Mayor White provided a history of the proposed plans of the building. He said on the 18th the Council will decide to either go forward with the plan to turn the church in to a police station, or they will decide to put it back on the market. He said there will also be further discussion regarding the ordinance creation for Blue Run Park. He said after the discussion they will have public hearings. Mayor White said he would like someone from the Historic Board to provide a report during Council meetings.

Mrs. Malmberg reported there will be discussion at the next CRA Board meeting regarding the two grants and possible increase in grant amounts. The Council needs time to understand the process. Discussion followed regarding the legality of building permit fees being paid with grant funds in order to further assist and encourage potential recipients in the historic district. Staff will ask the attorney.

8. Public Comment:

George Washington, 11779 Summit Avenue., asked for a repeat of the date of the special meeting to discuss the Souls Harbor building. The date and time, August 18th at 5:30 p.m., was provided.

9. Adjournment:

Chairman Myers called for a motion to adjourn. Member Burchett motioned to adjourn the meeting at 6:00 p.m. Member Keele seconded. The motion passed and the vote was 5-0.

Respectfully submitted,

Penned Signature of
Dane Myers, Chairman

Penned Signature of
Teresa Malmberg, Recording Secretary