

The regular meeting of the HPAC was called to order at 4:02 p.m. on Thursday, December 12, 2019 by **(VICE CHAIR)**, Ralph Shenefelt in the absence of the Vinnie Luisi **(CHAIR)**. Members present: Penny Riddle **(SEC)**, Carl Krave, Bernard Fensterwald, Victoria Bailey, Linda Boosinger and alternate member Patricia Menduni. City Staff present: Planning & Development Director Greg Rice. A quorum was present. **GUESTS:** Deborah Bushnell and Steve Brashear applicants for two of the Historic Landmark Applications and David Shelor, Pastor, 1<sup>st</sup> Presbyterian Church of Dunedin.

**I. APPROVAL OF MINUTES:**

- a. The minutes of the November 14th, 2019 HPAC meeting were approved as distributed.

**II. HISTORIC LANDMARK APPLICATION PUBLIC HEARING**

- a. Vice Chair, Ralph Shenefelt opened the public hearing portion of the meeting and read the public hearing notice.
  - i. 19-1HP (Bushnell Law Office). Property located at 204 Scotland Street Planning & Development Director Rice gave a brief review of the application of this craftsman style house built in 1915. Mr. Rice noted that the plaque will read "C. S. Bell House" as research revealed that Bell, an 'early snowbird', was the first occupant. Approval recommended by City Staff. *Motion was made by Krave, seconded by Boosinger to approve the application and it passed unanimously.*
  - ii. 19-2HP (Private Residence). Property located at 645 Loudon Avenue Mr. Rice gave a brief review of the application for this house that embodies the craftsman style. This home was once occupied by one of the three men who developed the [civilian rescue vehicle called the Alligator](#). and the plaque will read "Earl Eugene DeBolt House". Approval recommended by City Staff. *Motion was made by Fensterwald, seconded by Krave to approve the application and it passed unanimously.*
  - iii. 19-3HP (Blatchley House). Property located at 232 Lee Street. Mr. Rice gave a brief review of the application for this city-owned property which is on the National Register of Historic Places. This home was built by Dr. Willis S. Blatchley, a distinguished naturalist from Indiana who spent 27 winters exploring the world of nature around Dunedin. Plaque to read " Willis S. Blatchley House" c. 1915 Approval recommended by City Staff. *Motion was made by Menduni, seconded by Bailey to approve the application and it passed unanimously.*
  - iv. 19-4HP (Andrews Memorial Chapel). Property located at 1899 San Mateo. Mr. Rice gave a brief review of the application for this city-owned property which is on the National Register of Historic Places. This historic Carpenter Gothic style former Presbyterian Church was built in 1888. Plaque to read " Andrews Memorial Chapel" c. 1888 Approval recommended by City Staff. *Motion was made by Krave, seconded by Menduni to approve the application and it passed unanimously.*
- b. Following the approval of the above 4 applications, Mr. Rice stated that an ordinance for each local landmark will be drafted and will be presented at the City Commission meetings on February 6, 2020 (First Reading) and February 20, 2020 (Second Reading, Approval Vote and Plaque Presentation).
- c. The public hearing portion of the meeting was closed at 4:25 p.m., and the regular meeting agenda resumed.

**III. REPORTS:**

**a. Officers:**

- i.* **CHAIR:** Absent
- ii.* **VICE CHAIR:** No report.
- iii.* **SECRETARY:** No report.
- iv.* **Members:** B. Fensterwald asked about how the addition of solar might have any bearing on a potential application or existing local landmark and there was some discussion as to whether this would have any impact on the consideration for local landmark.

**b. City Staff:**

- i.* Greg Rice stated that an application for Local Landmark Designation has been received for the house located at 535 Wilke owned by Ralph Roehl and that this should be reviewed at the January HPAC meeting.
- ii.* Mr. Rice reminded the committee members that Megan McDonald from the State Department of Historic Resources will be in Dunedin on Wednesday, January 29, 2020 and will to conduct a 2-3-hour session in the late afternoon or evening. She will provide training on Certified Local Government and give a presentation about creating an inventory of historic properties.

**c. Guests:**

- i.* David Shelor, Pastor of the 1<sup>st</sup> Presbyterian Church attended the HPAC meeting at the suggestion of Commissioner Kynes to explore the possibilities of local landmark designation for the Church sanctuary building which was built in 1926.

**IV. UNFINISHED BUSINESS:**

- a. Certified Local Government.** The next step will be the CLG training scheduled for January 29, 2020
- b. Historic Preservation Marketing.** It was suggested that it might be a good idea to put together a PowerPoint that would recap what has already been done by the HPAC and what is next. Some of the training to be provided by Ms. McDonald may help address how to proceed with this.
- c. Historical Preservation and Zoning.**
  - i.* Consultants from Kimley-Horn suggestion for multifamily zoned area South of the CRA is to pursue voluntary re-zoning for this area and a grass-roots effort to address this. Need direction from City Manager Bramley on how to proceed.
  - ii.* Victoria Bailey moved *"to prioritize the topic of Historical Preservation and Zoning on the HPAC agenda."* Debate and discussion followed. The motion passed unanimously by voice vote. Carl Krave will provide a presentation on the topic at the next HPAC meeting.
- d. New City Government Center.** The City Commission will be discussing the various schematic design options depicting the look of the new City Hall in February 2020.

**V. NEW BUSINESS:**

- a.** Victoria Bailey requested that designation of the Kellogg Mansion, [129 Buena Vista Dr S](#) as a Local Historic Landmark be placed on the agenda.

**VI. PUBLIC COMMENTS:** None

**VII. NEXT REGULAR MEETING:** 01/09/2020 4:00 PM at the Community Center Meeting Room, 1920 Pinehurst Road

**VIII. ADJOURNED:** The meeting adjourned at 6:18 p.m.  
By: **Penny Riddle, SEC.**