

MINUTES OF THE HISTORIC PRESERVATION ADVISORY COMMITTEE MEETING

LOCATION- ROOM 113 CALADESI CONFERENCE ROOM

DATE / TIME- Thursday, April 11, 2024

Officers Present: Deborah Kynes- Chair, Jonathan Skinner – Co-Chair, Elly McCook- Secretary

Members Present: Alan Veach, Jan Bowers, Vinnie Luisi,

City Staff Present: Frances Sharp, Staff Liaison, Planner II, Tina Geyer, Admin. Assistant, Notary

Other Attendees: James McKeever, Amy Connor, Kernan Webb, Allen Kynes, Anne Mette Bokneberg, John Tornga, City Commissioner

CALL TO ORDER: Deborah Kynes called the meeting to order at 4:00pm

1. Administrative

1.a. Review and approval of Historic Preservation Advisory Committee Draft Summary Minutes for February 8, 2024, Meeting.

- Vinnie L. motioned to approve, Jonathan S. 2nd. 2nd the motion and All Approved

1.b. Historic Plaque and HPAC Ordinance and Resolution Amendment Budget

- 2024 Budget has been updated and the summary is placed in the Dropbox. Budget currently does not reflect the cost for 255 Garden Circle corrected plaque.

1.c. Historic Preservation Survey Update:

- Kimley Horn has completed the draft for Phase III survey, and all is scheduled to meet the April 30 deadline with the required Florida Master forms to request reimbursement.

1.d. Historic Preservation Ordinance and COA Matrix Amendment Update:

- Ordinance and Resolution Amendment has been reviewed by the City Attorney and is now with Kimley Horn. City Attorney has requested the Ordinance be more organized to reflect the provisions she has provided. Once that is completed Staff will meet with Deborah K, (Committee Chair) in early May to review the draft.
- Historic Preservation Month Proclamation will take place at the City Commission Meeting on May 2, 2024, at 6:00pm. All committee members are encouraged to attend.

1.e. Historical Museum Update:

- Ghazala Salam, Director Dunedin History Museum was not available to provide an update as she has vacated the position. George Ann Bissett, former President, and CEO of the Dunedin Fine Art Center will be interim director while the board begins a new search.

2. Citizen Input

2.a. James McKeever, Dockside Insurance Group attended at the committees request to provide an overview of how property Insurance in Florida can play a role in homes that are or maybe on the Historic Registry. James indicated that it does add a layer of complexity when attempting to settle a claim and most policies require the home be built to what it was originally which could increase the liability of the insurance company. He indicated that if you already have insurance, it may not be a problem, however there is a potential for new policies

and renewals to raise the premium of the policy. He is recommending homeowners ask their insurance agency if there would be potential designation, "How does it affect the policy?"

- 2.b.** 969 Victoria Drive: This beautiful historic home is on the market and at HPAC's request Kernan Webb, current owner, was in attendance. The committee wanted to discuss with Kernan his option to apply for Historic Preservation and give him a chance to share his concerns regarding designation. He very much wants to preserve the home and shared that he has already turned down an offer because the interested party wanted to tear it down. We assured Kernan that if the home was designated a Historic Home, it would make it more difficult for the future buyers to tear it down. Alan V. has volunteered to review the current Ordinance and outline it to make it more user friendly for Kernan and other homeowners to better understand the flexibility available. Deborah also asked Kernan, and he agreed, to speak with Susan Elftman, HPAC committee member, so she could share with him the benefit homeowners have seen in St. Petersburg's, Old Northeast, and Tampa's Hyde Park. The committee assured Kernan that we had the same objective in preserving his home at 969 Victoria Drive.

3. New Business

3.a. Historic Landmark Application for Review

- 265 Edgewater Drive – House of the Night Blooming Cereus. This is the home of Deborah & Allen Kynes purchased in 1979. They Kynes are prominent attorneys in Dunedin. They have been extensively involved in community affairs, where Deborah was City Commissioner from 1999 – 2009 and again from 2014 – 2021 and Vice Mayor in 2022. Deborah (HPAC Chair) left the meeting and Jonathan, Vice Chair presided of the review of the home. Allan Kynes and Frances proceeded to review the homes historic background and architectural styles. The Night Blooming Cereus Plan was planted in the early 1950's by its original owners, Walter S & Elta Hendershot. Elta was an Educator and Walter was involved in Moonshine Island – the backside of Caladesi Island. The development of the Dunedin Causeway and the laying of underground power lines on Edgewater. It was agreed that the application met the criteria for Historic Designation. Elly M. motioned the committee accept the application, Vinnie L. 2nd the motion and all approved unanimously. Staff will submit for the Commission to review at the May 2nd Meeting, and the 2nd reading in June pending the Attorney review of the Ordinance.

3.b. Certificate of Appropriateness for Review

- None to review

4. Old Business

4.a. Committee Vacancies:

- Currently there are two Alternate positions available. Amy Connor was in attendance and shared her qualification and purpose of becoming a committee member. Jonathan S. motioned the committee appoint Amy, Alan V. 2nd the motion. All Approved.
- The 2nd Alternate position was tabled for the next meeting on May 9, 2024.

4.b. Letter to Homeowners – Phase I and II of Historic Resources Survey.

- Alan V shared his recommendation and the committee reviewed and made corrections. Jonathan S. motioned we accept the letter with corrections and send it after the current ordinance changes are approved. Elly M. 2nd and All Approved. Staff will forward to Communication for approval. Deborah K. recommended all committee members sign the letter.

4.c. Dunedin Cemetery: Jonathan is working on it and will have to review at our June mtg.

4.d. Dunedin Boat Club: pending Historic Preservation Ordinance Amendment completion.

Jonathan to work with Frances in preparing the application for submission. Alan V. shared a resource (“Eye on Dunedin” Facebook Page) to help Jonathan prepare the application for submission.

- Dunedin Boat Club postponed until ordinance changes are approved.

5. Next meeting May 9, 2024

5.a. Potential Topics for Discussion: Anne Mette Bokneberg recommended we receive an update on the Land Development Code regarding flood zone and how Historic Preservation will benefit the homeowner with the 50/50 rule process

6. Adjourn Meeting

Jonathan S. motioned to adjourn. Vinnie L. 2nd. All Approved.
Adjourned meeting at 5:49 pm.

Respectfully submitted- Elly McCook, Secretary