



Ocala

110 SE Watula Avenue
Ocala, FL 34471

Historic Preservation Advisory Board Minutes

Thursday, May 1, 2025

4:00 PM

1. **Call To Order**

a. Roll Call

Present	Vice Chair Tom McCullough Jane Cosand Joshua DeMonte Melissa Townsend Rick Hugli
Absent	Noelle Smith
Excused	Carol Barber Holland Drake

2. **Public Meeting Notice Acknowledgement**

The public notice for the Ocala Historic Preservation Advisory Board was posted on April 24, 2025.

3. **Review of February 6, 2025 Meeting Minutes**

a.

Attachments: [February 6, 2025 Meeting Minutes.pdf](#)

RESULT: APPROVED

MOVER: Tom McCullough

SECONDER: Jane Cosand

AYE: Vice Chair McCullough, Cosand, DeMonte, and Townsend

ABSENT: Smith

EXCUSED: Barber, and Drake

4. **Certificates of Appropriateness**

a. Case File # 366; COA25-0010; 825 SE 8th Street - Roof

Attachments: [COA25-0010 Staff Report](#)
[COA25-0010 Application](#)
[COA25-0010 Master Site File](#)

Planner II, Breah Miller provided a brief overview of COA25-0010, a request to replace existing shingle roof with a dark gray or charcoal colored metal roof.

Ms. Cosand asked if the applicant has any inclination to going back to asphalt. Breah

replied stating the applicant prefers something less shinier and the applicant is present for any other further questions.

Kristina Donohue, 825 SE 8th Street, said she's been in the house for 10 years and knows she needs a new roof. She would like a roof that could withstand storms and be pleasing to the neighborhood.

Ms. Cosand asked the applicant if she would be interested in asphalt roofing again. Ms. Donohue replied stating she prefers metal because it can withstand wind damage and is on a limited income and would like something that could withstand. Ms. Donohue also asked what is the concern. Ms. Cosand replied she is not sure if it would look historically appropriate according to The Secretary of Interior Standard. Kristina asked if there were guidelines that could be provided. Breah provided the recommended standards for roof replacement within the historic district.

Motion to deny COA25-0010 to replace existing shingle roof with a dark grey or charcoal colored metal roof.

RESULT: DENIED

MOVER: Jane Cosand

SECONDER: Melissa Townsend

NAY: Vice Chair McCullough, Cosand, DeMonte, Townsend, and Hugli

ABSENT: Smith

EXCUSED: Barber, and Drake

b. Case File # 23; COA25-0012; 726 SE 3rd Street) - Fence

Attachments: [COA25-0012 Staff Report](#)
[COA25-0012 Application](#)
[COA25-0012 Master Site File](#)

Planner II, Breah Miller provided a brief overview of COA25-0012, a request to allow a portion of an existing wood fence to remain at 8 feet in height.

Ms. Cosand asked how the height of the fence reduces water run off. Ms. Townsend replied stating the water that runs off the roof hits the fence and blocks it from the neighbors.

Motion to approve CAO25-0012 for property at 726 SE 3rd Street.

RESULT: APPROVED

MOVER: Melissa Townsend

SECONDER: Jane Cosand

AYE: Vice Chair McCullough, Cosand, DeMonte, Townsend, and Hugli

ABSENT: Smith

EXCUSED: Barber, and Drake

- c. Case File # 134; COA25-0013; 715 SE Wenona Avenue - Gutters, Windows, Porch, Sidewalk

Attachments: [COA25- 0013 Staff Report](#)
[COA25-0013 Application](#)
[COA25-0013 Master Site File](#)

Planner II, Breah Miller provided a brief overview of COA25-0013, a request to add Chicago style brick overlay on existing porch and walkway. Also replace existing windows with JELD-WEN Premium single hung windows and well as install K-style window gutters on existing residence.

Mr. DeMonte asked if there were any specifics on the windows. Breah replied stating the OG profile the minimum 1 3/4 inch depth and the applicant will be using the option with 7/8 inch.

Mr. DeMonte stated the board has only approved windows with thicker depth. Breah replied 7/8 inch is the most depth for that type of window.

Trey Patterson, 715 SE Wenona Avenue stated the original wood windows has the glazing on the mutton and they only come out 3/4 inch. The new model will protrude further than 7/8 inch.

Motion to approve COA25-0013.

RESULT: APPROVED

MOVER: Joshua DeMonte

SECONDER: Tom McCullough

AYE: Vice Chair McCullough, Cosand, DeMonte, Townsend, and Hugli

ABSENT: Smith

EXCUSED: Barber, and Drake

5. Affirmative Maintenance

None.

6. Public Comments

None.

7. Staff Comments

Planner II, Breah Miller stated the applicant from 715 SE Wenona Ave withdrew his application for the garage.

Chief Planning Official, Endira Madraveren stated the board is in need of an architect. Please send all eligible applicants to Breah.

8. Board Comments

None.

9. Next Meeting Date: June 5, 2025**10. Adjournment**

The meeting adjourned at 4:27 pm.