



Ocala Historic Preservation Advisory Board Agenda

Thursday, August 6, 2026

Meeting Information

Location

Ocala City Hall
Council Chambers - Second Floor
110 SE Watula Avenue
Ocala, FL 34471

<https://ocalafl.gov/meetings>

Time

4:00 PM

Board Members

Carol Barber
Jane Cosand
Joshua DeMonte
Rick Hugli, Vice Chairman
Rita Masters
Tom McCullough, Chair
Noelle Smith

Staff

Charlita Whitehead, Staff Liaison
Planner II
Growth Management Department

Jeff Shrum, AICP
Director
Growth Management Department

Janiece Lucky
Committee Secretary

In memory of
Ira Holmes
Chairman Emeritus

WELCOME!

Citizens are encouraged to participate in City of Ocala meetings. The City of Ocala encourages civility in public discourse and requests that speakers limit their comments to specific motions and direct their comments to the Council. Cell phones should be turned off or set to vibrate.

APPEALS

Any person who desires to appeal any decision at this meeting will need a record of the proceedings and for this purpose may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is made.

ADA COMPLIANCE

If reasonable accommodations are needed for you to participate in this meeting, please call 352-629-8404 at least 48 hours in advance so arrangements can be made.

1. Call To Order
 - a. Roll Call
2. Public Meeting Notice Acknowledgement

The Public notice for the Ocala Historic Preservation Board was posted on July 21, 2026.
3. Approval of Minutes
 - a. [July 2, 2026 Meeting Minutes](#)
Attachments: [July 2, 2026 Meeting Minutes](#)
4. Certificates of Appropriateness
 - a. [Case File #164; COA26-0047; 514 SE 8th Street. A request to replace the existing fencing and existing rear and side gates and install new 6-foot and 4-foot white vinyl privacy fencing and a 3-foot Crestview white vinyl picket fence](#)
Presentation By: Charlita Whitehead
Attachments: [COA26-0047 Application Packet](#)
[Master Site File 514 SE 8th Street](#)
 - b. [Case File #54; COA26-0049; 1238 SE 5th Street. A request to install three new, custom-fabricated solid copper awnings over three existing windows on the west elevation of the residence](#)
Presentation By: Charlita Whitehead
Attachments: [COA26-0049 Application Packet](#)
[Master Site File 1238 SE Fifth Street](#)
5. Affirmative Maintenance
6. Public Comments
7. Staff Comments
8. Board Comments
9. Next Meeting Date: September 3, 2026
10. Adjournment



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2026-1831

Agenda Item #: a.

Submitted By: JaNiece Lucky

Department: Growth Management

FORMAL TITLE:

July 2, 2026 Meeting Minutes

OCALA'S RELEVANT STRATEGIC GOALS:

Operational Excellence

PROOF OF PUBLICATION:

N/A

BACKGROUND:

N/A



Ocala

110 SE Watula Avenue
Ocala, FL 34471

Historic Preservation Advisory Board Minutes

Thursday, July 2, 2026

4:00 PM

1. Call To Order

a. Roll Call

Present	Jane Cosand Joshua DeMonte Rick Hugli Rita Masters Tom McCullough
Absent	Noelle Smith
Excused	Carol Barber

2. Public Meeting Notice Acknowledgement

The Public notice for the Ocala Historic Preservation Board was posted on June 17, 2026.

3. Approval of Minutes

a. June 4, 2026 Meeting Minutes

Attachments: [June 4, 2026 Meeting Minutes](#)

RESULT: APPROVED

MOVER: Rick Hugli

SECONDER: Jane Cosand

4. Certificates of Appropriateness

- a. Case File #23; COA26-0007; 726 SE Third Street. A request to construct a new two-story garage addition in the rear yard of the property and a recommendation for approval of the associated setback reductions, including a reduction of the required side yard setback from eight feet to five feet and a reduction of the required rear yard setback from 25 feet to three feet.

Attachments: [COA26-0007 Application Packet](#)
[Master Site File 726 SE 3rd Street](#)

Economic Development Project Coordinator, Charlita Whitehead, provided a brief overview of COA26-0007 a request to construct a new two-story garage addition in the rear yard of the property and a recommendation for approval of the associated setback reductions, including a reduction of the required side yard setback from eight feet to five feet and a reduction of the required rear yard setback from 25 feet to three feet.

Ms. Masters asked about lot coverage, drainage, and stormwater runoff. Charlita Whitehead responded the applicant must obtain a Certificate of Appropriateness (COA)

before proceeding with the permitting process. She explained the drainage and runoff requirements will be addressed during the permit review. She also stated she would need to discuss with the Planning Department regarding the applicable building coverage requirements. Planning Director Aubrey Hale clarified that the City of Ocala regulates building coverage, not lot coverage. He stated that the maximum building coverage permitted is 35%. Mr. Hale further explained the existing concrete pad had previously been approved through a building permit. However, because the permits expired, the applicant is required to go through the permitting process again. He noted that building coverage is not expected to be an issue for this project.

Motion to approve COA26-0007 with approval of variance to construct a new two-story garage addition in the rear yard of the property and a recommendation for approval of the associated setback reductions, including a reduction of the required side yard setback from eight feet to five feet and a reduction of the required rear yard setback from 25 feet to three feet.

RESULT: APPROVED

MOVER: Joshua DeMonte

SECONDER: Rick Hugli

- b. Case File #204; COA26-0023; 216 SE 13th Avenue. A request to construct a one-bedroom addition and two-car garage at the rear of the existing residence, including associated reroofing, replacement of existing windows and doors, removal of windows on the north elevation, demolition of the existing detached garage, and a recommendation to apply for a variance to reduce the required rear setback from 25 feet to six feet.

Attachments: [COA26-0023 Application Packet](#)
[Master Site File 216 SE 13th Ave](#)

Economic Development Project Coordinator, Charlita Whitehead, provided a brief overview of COA26-0023 a request to construct a one-bedroom addition and two-car garage at the rear of the existing residence, including associated reroofing, replacement of existing windows and doors, removal of windows on the north elevation, demolition of the existing detached garage, and a recommendation to apply for a variance to reduce the required rear setback from 25 feet to six feet.

Mr. McCullough asked whether the window muntins are raised and historically appropriate, and whether the proposed windows are wood rather than aluminum-clad with inserts. Charlita responded the proposed windows are wood and do not include aluminum inserts, based on the materials submitted with the application. She explained once the Certificate of Appropriateness (COA) is issued, the approved windows must be consistent with the plans and specifications submitted to and approved by the Board.

Mr. Demonte asked whether the proposed addition would maintain the integrity of the original structure if it were removed in the future. He noted, based on the submitted elevations, the project would eliminate eight existing window openings while adding only four new windows. He questioned how the integrity of the original structure would

be preserved with the loss of four window openings. Charlita responded her earlier comments regarding maintaining the integrity of the structure referred to the physical building itself. She acknowledged the proposed addition would impact the existing window openings. However, she explained if the addition were removed in the future, the original window openings could be restored.

Mr. Demonte clarified his concern was with the side elevations, where the existing window openings would be covered by the addition rather than removed entirely. He stated the Board has historically been very particular about preserving original window openings and their contribution to the historic character of a structure.

Ms. Cosand stated the lack of windows is an issue.

Motion to deny COA26-0023 due to lack of window placement.

RESULT: DENIED

MOVER: Jane Cosand

SECONDER: Joshua DeMonte

- c. Case File #136; COA26-0024; 722 NE Second Street. Construction of a rear addition, alter an existing rear window opening to accommodate French doors, and construction of a rear landing and steps

Attachments: [COA26-0024 Application Packet](#)
[Master Site File 722 NE 2nd St](#)

Economic Development Project Coordinator, Charlita Whitehead, provided a brief overview of COA26-0024 a request to install rear addition, alteration of an existing rear window opening to install French doors, and construction of a rear landing and steps.

Mr. Demonte asked whether approval by the Board was required in order for the applicant to receive the CRA grant. Charlita responded the CRA grant funds are being used only for the roof replacement. She explained if the proposed addition is not approved, the grant funding could still be used for improvements to the existing structure, specifically the roof.

Mr. McCullough asked whether the CRA grant funding was provided on a dollar-for-dollar basis. Charlita responded the CRA grant would provide reimbursement at 50% for roofing improvements. She explained, for the East Ocala CRA, the project may be eligible under both the residential grant program and the historic grant program. The historic grant would provide reimbursement at 60%, while the residential grant would provide reimbursement at 50%.

Economic Development Manager, Roberto Ellis stated the applicant applied for CRA grant funding to complete HVAC replacement and roof improvements. He explained the

roof improvements will require approval through a Certificate of Appropriateness (COA) prior to proceeding with the work.

Motion to approve COA26-0024 with conditions presented by staff to install rear addition, alteration of an existing rear window opening to install French doors, and construction of a rear landing and steps.

RESULT: APPROVED

MOVER: Rick Hugli

SECONDER: Joshua DeMonte

5. Affirmative Maintenance

None.

6. Public Commens

None.

7. Staff Comments

None.

8. Board Comments

Mr. McCullough introduced the newest Board member, Ms. Rita Masters, and welcomed her to the Board.

9. Next Meeting Date: August 6, 2026

10. Adjournment

Meeting adjourned at 4:49pm.



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2026-1824

Agenda Item #: a.

Submitted By: Charlita Whitehead

Presentation By: Charlita Whitehead

Department: Growth Management

FORMAL TITLE:

Case File #164; COA26-0047; 514 SE 8th Street. A request to replace the existing fencing and existing rear and side gates and install new 6-foot and 4-foot white vinyl privacy fencing and a 3-foot Crestview white vinyl picket fence

OCALA'S RELEVANT STRATEGIC GOALS:

Quality of Place.

BACKGROUND:

Petitioner/ Property Owner: Roger Ogilvie and Luisa Ogilvie

The applicant is requesting to replace the existing fencing including the existing rear and side gates and install new fencing. The proposal includes approximately 133 linear feet of 6-foot-tall white vinyl privacy fencing, 16 linear feet of 4-foot-tall white vinyl privacy fencing, and 89 linear feet of 3-foot-tall white vinyl picket fencing, along with replacement of the existing rear and side gates. The proposal includes both the replacement of existing fencing and the installation of new fencing. Refer to the attached application packet for additional information.

For a copy of the COA application please contact the Growth Management Department

Parcel Information:

Acres:	±0.21 acres
Parcel(s) #:	2825-000-015 (refer to attached maps)
Location:	514 SE 8th Street
Future Land Use:	Neighborhood
Zoning District:	R-3, Multi-Family Residential
Existing Use:	Residential

Background: The existing home, known as the *Mrs. Henry Sistrunk House*, was constructed in 1918 using a two-story Frame Vernacular building style. The home is a contributing structure to the Ocala Historic District. Refer to attached Master Site File for additional information.

Previous Certificates of Appropriateness: • COA08-0013 (2008) Approved, reroofing. • COA25-0008 (2025) Approved, demolish and rebuild the existing two-story addition in the rear of the home with a kitchen addition, and demolish and replace existing garage with an 874-square-foot garage using like material.

FINDINGS AND CONCLUSIONS:

Staff Analysis

Certificate of Appropriateness Criteria for Decisions (Section 94-82(g)):

The Code states that the Ocala Historic Preservation Board (Board) may issue a certificate of appropriateness for the reconstruction, alteration, new construction, non-permanent structures, demolition, partial demolition, or removal of any building or structure within a locally designated historic district or any designated local landmark, or any other activity for which a CA is required, if such action is not deemed contrary to the purposes of historic preservation and to the special character of districts, sites and resources as designated specifically. The Board's decisions will be based on the Secretary of the Interior's Standards, the city's Historic Preservation Design Guidelines, this chapter, and the following criteria:

1. Exterior alterations shall not diminish the architectural quality or historical character of the building or the building site.

Staff Comments: The proposed fencing is limited to site improvements and does not diminish the architectural quality or historic character of the property.

2. Sandblasting of any materials except for iron is prohibited.

Staff Comments: Not applicable.

3. Only through very controlled conditions can most historic building material be abrasively cleaned of soil or paint without measurable damage to the surface or profile of the substrate. Decisions regarding the proper cleaning process for historic structures can be made only after careful analysis of the building fabric, and testing. Generally, wet abrasive cleaning of a historic structure should be conducted within the range of 20 to 100 psi at a range of three to 12 inches.

Staff Comments: Not applicable.

4. Landscaping, signs, parking and site development should be sensitive to the individual building and should be visually compatible with the buildings and environment with which they are visually related.

Staff Comments: No landscaping, signage, or parking improvements are proposed. The proposed fencing is visually compatible with the historic residence and the surrounding neighborhood.

5. New construction shall be visually compatible with the buildings and environment with which the new

construction is visually related. When an application involves new construction, the applicant may present conceptual plans to the board for review and comment before the application for a certificate of appropriateness is submitted and before construction drawings of the project are prepared. Aspects to be considered include:

- a. The height, volume, proportion between width and height of the facades, the proportions and relationship between doors and windows, the rhythm of solids and voids created by openings in the facades, the materials used in the facades, the texture inherent in the facades, the colors, pattern and trim used in the facades, and the design of the roof.

Staff Comments: Not applicable.

- b. The existing rhythm created by existing building masses and spaces between them should be preserved.

Staff Comments: Not applicable.

- c. Landscape plans should be visually compatible with the buildings and environment with which the landscaping is visually related.

Staff Comments: Not applicable.

- d. Proportions of existing facades which are visually related shall be maintained when neighboring buildings have a dominant horizontal or vertical expression, that expression should be carried over in the new facade.

Staff Comments: Not applicable.

- e. Architectural details should be incorporated as necessary to relate the new with the old and to preserve and enhance the inherent architectural characteristics of the area.

Staff Comments: Not applicable.

- f. Accessory structures shall be compatible with the scale, shape, roof form, materials, and detailing of the main structure to protect the historic integrity of the neighborhood. The accessory structure shall not exceed the maximum height allowed by the applicable zoning or the height of the existing primary structure.

Staff Comments: Not applicable.

Fences. (Sec.94-86)

- a) Generally. All fences located within a locally designated historic district shall follow the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. Any newly constructed or replacement fence shall require a certificate of appropriateness.

Staff Comments: The proposal includes replacing fencing and installing new fencing within a locally designated historic district and therefore requires a Certificate of Appropriateness.

- b) Materials. New fences should complement the style, design, color and material of the building(s), the building site and the surrounding neighborhood. A single lot shall contain no more than two types of fencing material. Decorative fences made of cast iron, wrought iron, simulated wrought iron, wood pickets or other historic materials are appropriate for front yards. Privacy wood fences are appropriate for rear and side yards. Fencing material shall be appropriate to the historic time period of the locally designated historic district or local landmark. Other materials may be approved on a case-by-case basis,

the board may consider alternative materials. Repairing fencing is preferred over replacement. Deteriorated sections of historic fencing should be replaced with materials of matching design, texture and color whenever possible.

Staff Comment: The proposed white vinyl privacy fencing and white vinyl picket fencing and gates introduces a single, consistent material. The appearance of the proposed fence is compatible with the district's residential character.

- c) Height. Decorative fences along street fronts shall allow views of the yard and building. Fence height for front yards and side yards up to the front facade is no higher than four feet and for side and rear yards at six feet. On corner lots, the maximum heights are four feet for street elevations and six feet for side and rear yards. Other heights for side and rear yards may be approved on a case by case basis if consistent with the standards.

Staff Comment: The proposed fences and gates comply with the maximum allowable height for fencing within the district.

- d) Placement. New fences should be compatible with the site in facade setback, size and scale to protect the historic integrity of the neighborhood. Privacy fencing for the rear and side yards should be placed behind the front facade of the historic building. Placement should be such that it does not damage or endanger any existing tree on the building site.

Staff Comment: The proposed fence and gates are compatible with the site and do not impact existing mature trees or site features. The proposed 3-foot-tall picket fence does not extend beyond the front façade of the historic building, while the proposed 6-foot privacy fencing is located behind the front façade.

Staff Recommendation

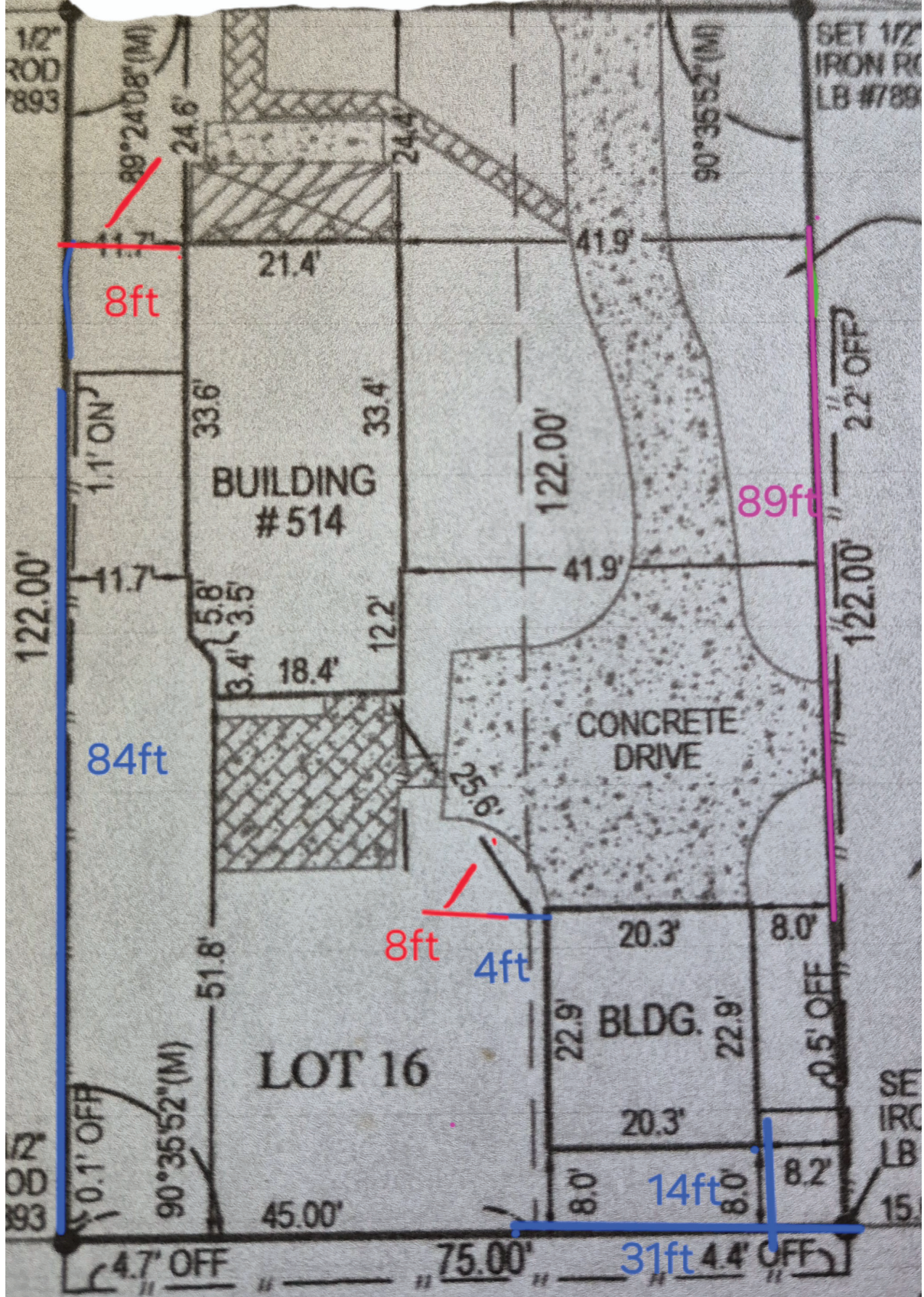
Approve

ALTERNATIVE:

- Approve
- Approve with Conditions
- Table
- Deny

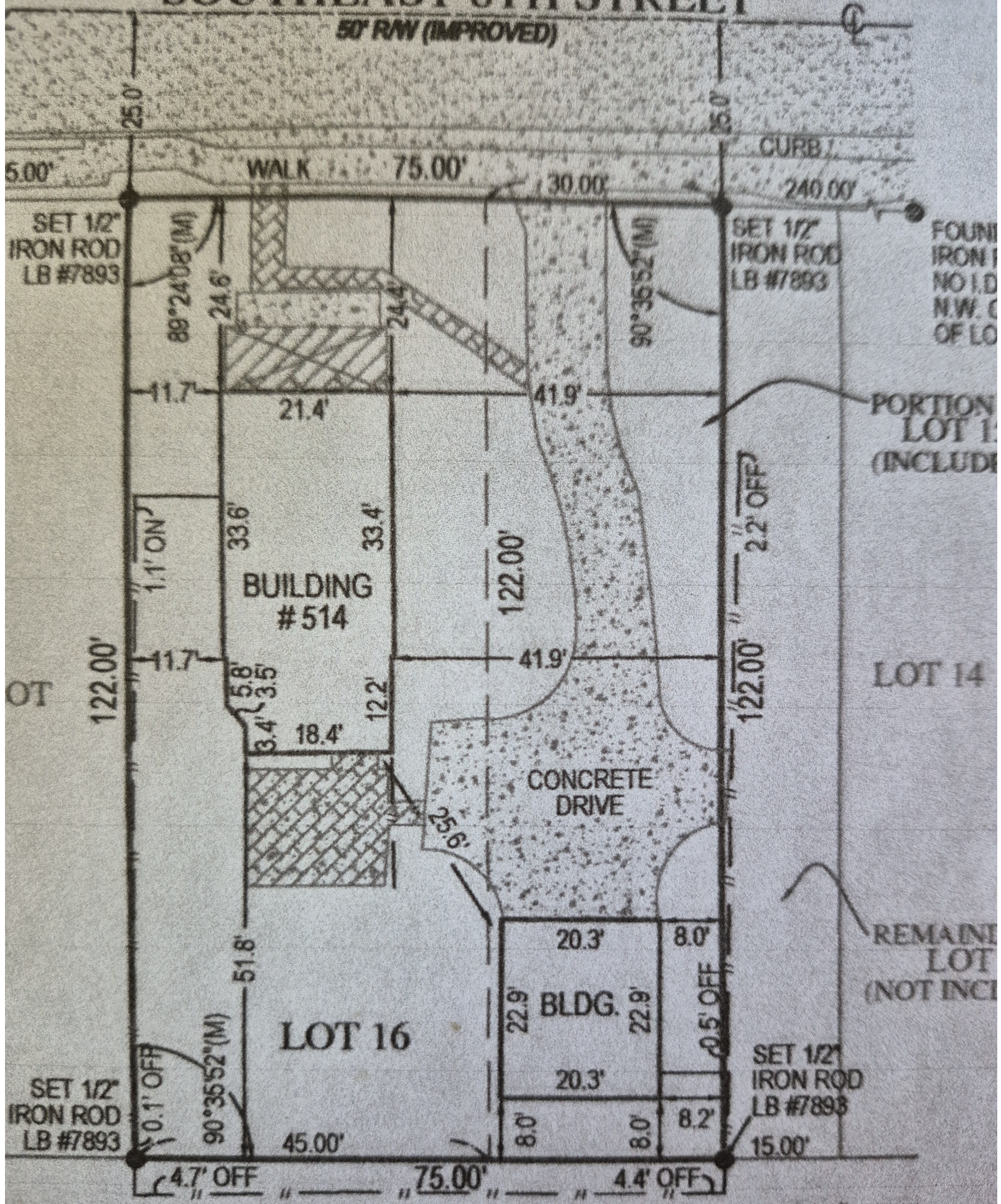
SOUTHEAST 8TH STREET

blue = 6ft tall white vinyl privacy fence
 red = 4ft tall white vinyl privacy fence
 pink = 3ft tall cresview picket fence



SOUTHEAST 8TH STREET

50' RW (IMPROVED)

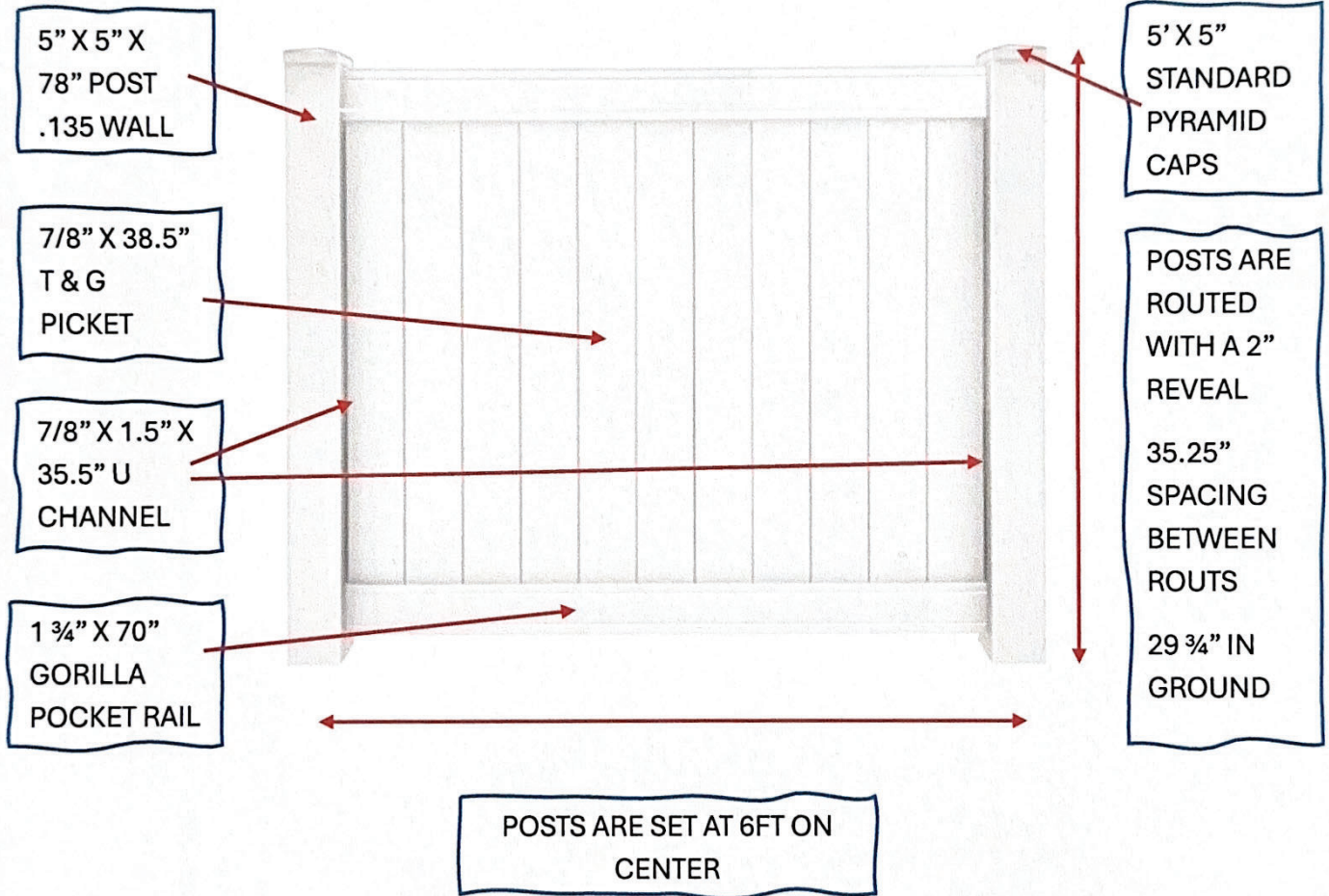


PROPERTY LINE
ON NORTHERLY

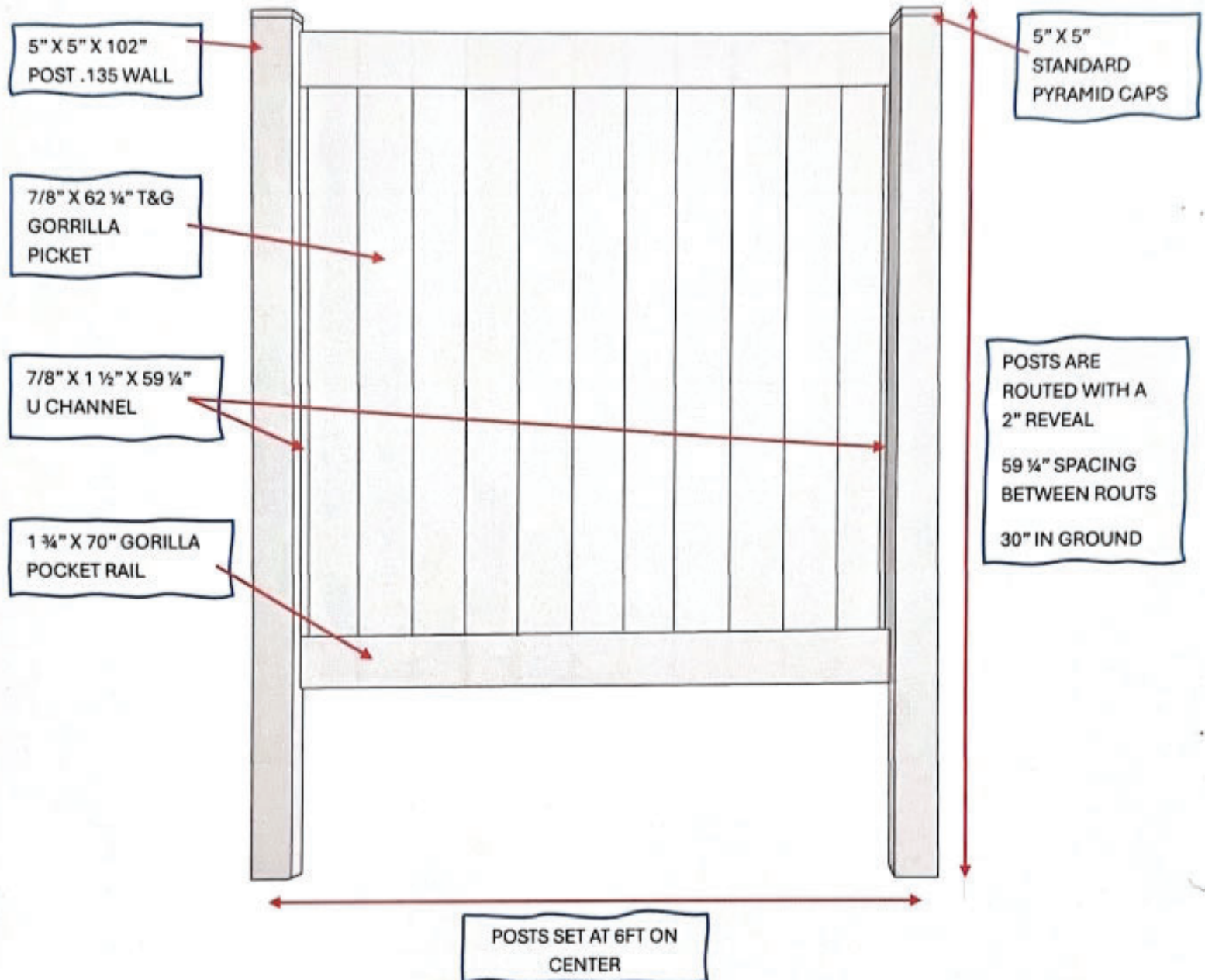
10' ALLEY

Fencing and Gate Profiles

4' X 6' VINYL PRIVACY

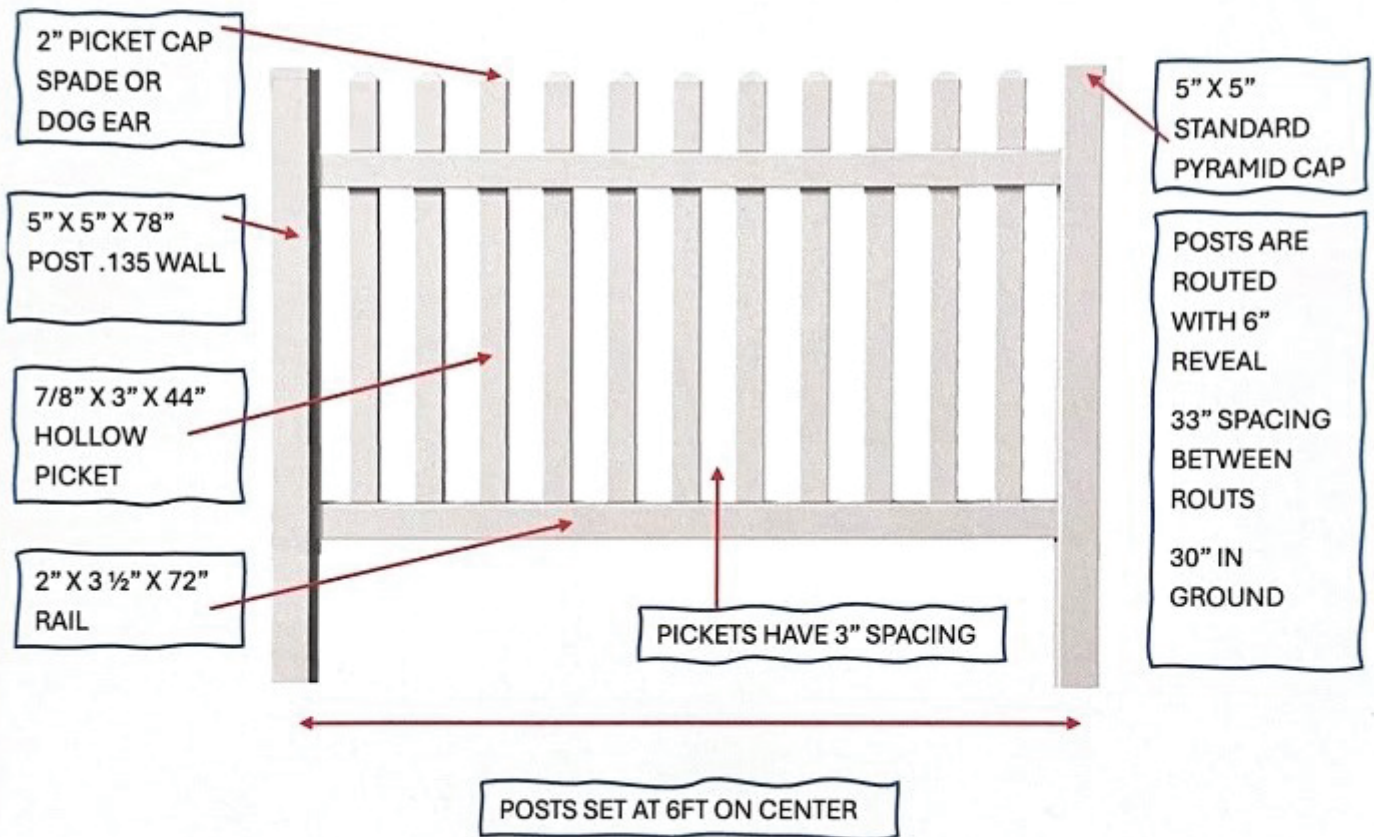


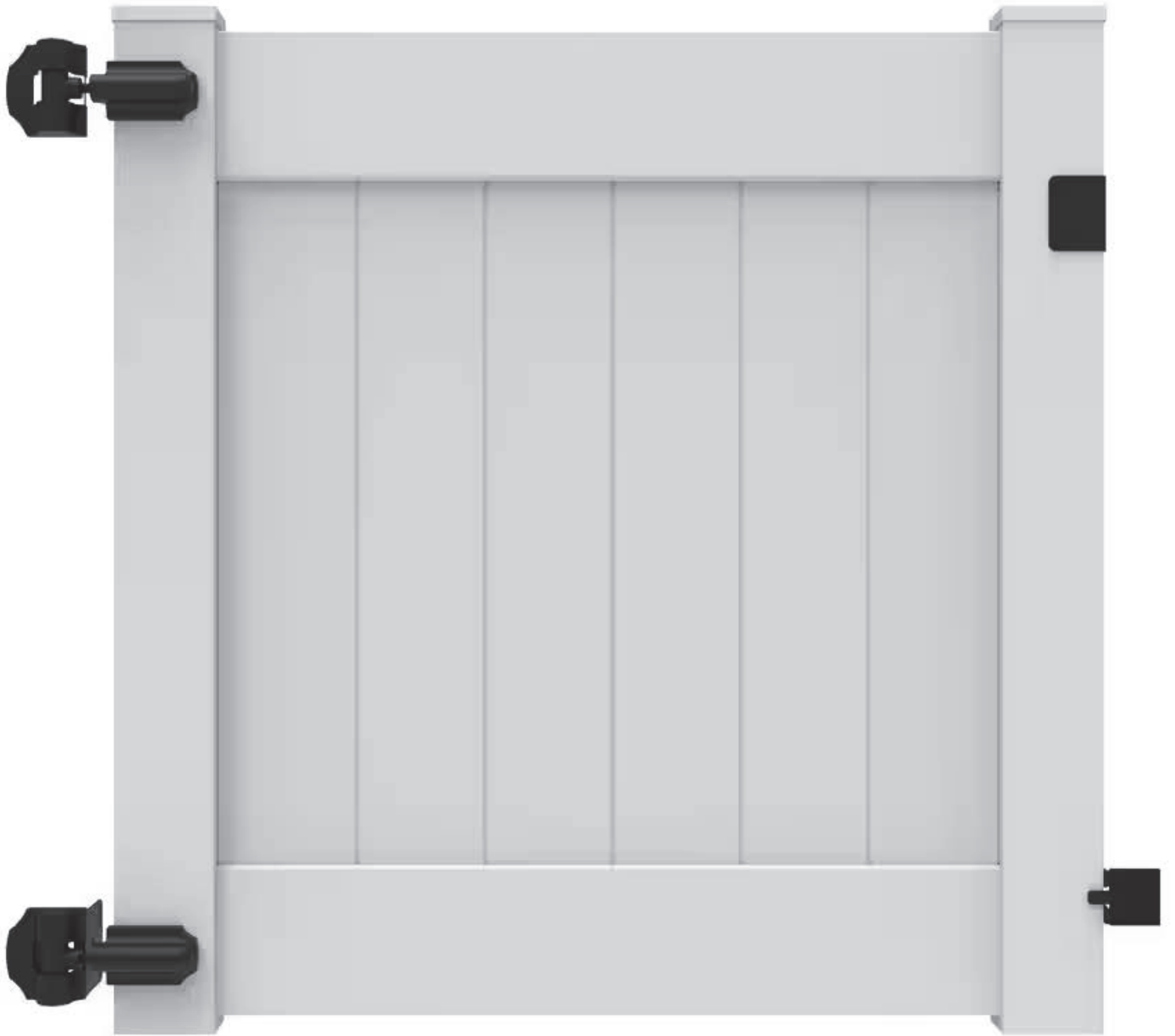
6' X 6' ESTATE VINYL PRIVACY





4' X 6' CRESTVIEW VINYL
PICKET FENCE





Photos COA26-0047



514 SE 8th Street from SE 8th Street facing south



514 SE 8th Street facing west, a section of the fence will be installed along the eastern side of the property



The eastern property line of the property where a section of the fence will be installed facing south



The eastern property line of the property where a section of the fence will be installed facing north



The fence along the western property line



The fence along the western property line



The fence along the western property line



The fence along the western property line



The southern property line



The southern property line



The eastern property line

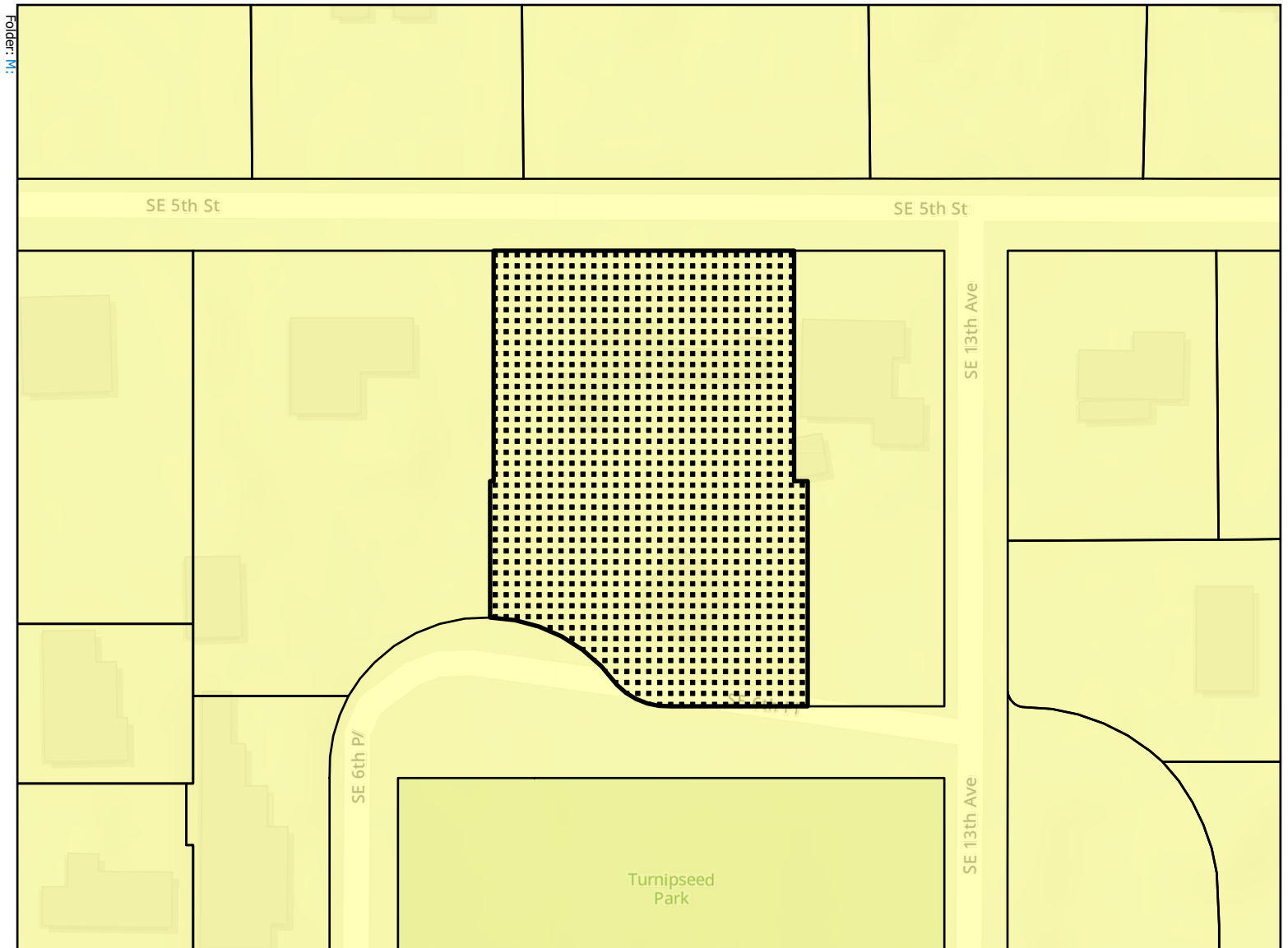
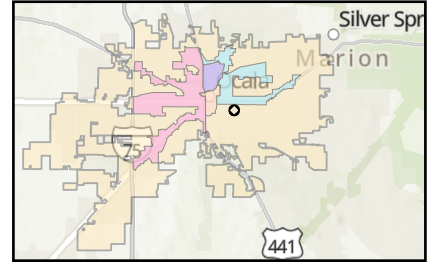
COA26-0047 Maps

CASE MAP

Case Number: COA26-0049

Property Size: Approximately 1 acres

Purpose: OHPAB COA Map



-  Parcels
-  R-1:Single Family Residential
-  Subject Property

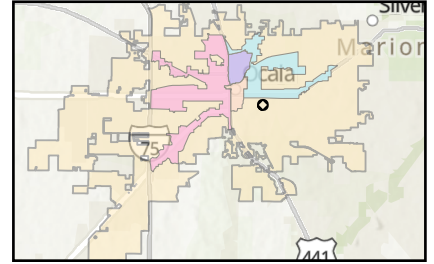


AERIAL MAP

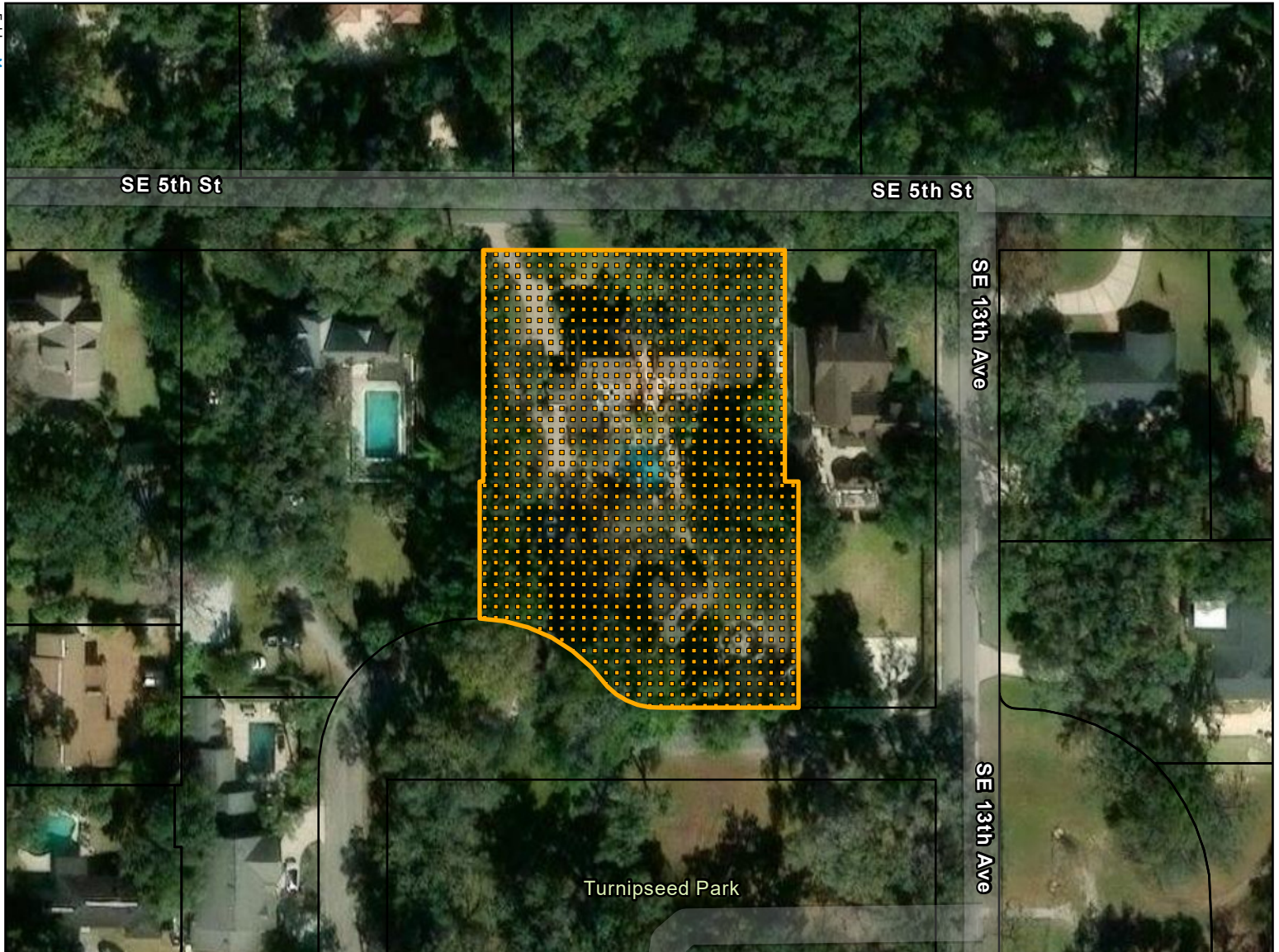
Case Number: COA26-0049

Property Size: Approximately 1 acres

Purpose: OHPAB COA Map



Folder: M:



 Subject Property

 Parcels

0 100 200 400 Feet



FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 ==
1009 ==
820 ==
905 ==

Site Name Sistrunk, Henry Mrs. House 830 ==
Address of Site: 514 S.E. 8th St.
Instruction for locating 514 S.E. 8th St. 813 ==
Ocala, Fla. 32671 868 ==
Location: Magnolia Place Ocala Lots 13 to 16 lot no. 808 ==
County: Marion
Owner of Site: Name: Sistrunk, Mrs. Henry
Address: Box 502 902 ==
Ocala, Fla. 32678 832 ==
Type of Ownership Private 848 == Recording Date
Recorder: Tate, Susan (Preservation Architect)
Name & Title: University of Florida - College of Architecture 818 ==
Address: Gainesville, Fla. 32611 838 ==

Condition of Site: Integrity of Site: Original Use Residence 850 ==
Check One Check One or More
☐ Excellent 863 == ☒ Altered 858 ==
☒ Good 863 == ☐ Unaltered 858 ==
☐ Fair 863 == ☒ Original Site 858 ==
☐ Deteriorated 863 == ☐ Restored () (Date:) 858 ==
☐ Moved () (Date:) 858 ==
Present Use Residence 850 ==
Dates: Beginning C+ 1930 844 ==
Culture/Phase American 840 ==
Period 20th Century 845 ==

NR Classification Category: Building 916 ==

Threats to Site:

Check One or More
☒ Zoning () 878 == ☐ Transportation () 878 ==
☒ Development () 878 == ☐ Fill () 878 ==
☐ Deterioration () 878 == ☐ Dredge () 878 ==
☐ Borrowing () 878 ==
☐ Other (See Remarks Below): 878 ==

Areas of Significance: ARchitecture 910 ==

Significance:

This residence is one of a pair with 508, two story frame vernacular, with metal hip roof and triple column one story porch, and is a good example of its type.

It is in Magnolia Place platted in 1911 and first appears on the 1930 Sanborn Map.

Henry Sistrunk was City Clerk of Ocala and Tax Assessor for Marion County for many, many years.

911 ==

ARCHITECT _____ 872 = =
 BUILDER _____ 874 = =
 STYLE AND/OR PERIOD _____ Frame vernacular 964 = =
 PLAN TYPE _____ Rectangular 966 = =
 EXTERIOR FABRIC(S) _____ Novelty wood siding 854 = =
 STRUCTURAL SYSTEM(S) _____ Wood frame 856 = =
 PORCHES _____ Front

_____ 942 = =
 FOUNDATION: _____ Brick pier 942 = =
 ROOF TYPE: _____ Hip 942 = =
 SECONDARY ROOF STRUCTURE(S): _____ Hip porch 942 = =
 CHIMNEY LOCATION: _____ Rear slope 942 = =
 WINDOW TYPE: _____ 2/2 DHS 942 = =
 CHIMNEY: _____ Brick 882 = =
 ROOF SURFACING: _____ Metal - standing seam 882 = =
 ORNAMENT EXTERIOR: _____ 882 = =
 NO. OF CHIMNEYS One 952 = = NO. OF STORIES Two 950 = =
 NO. OF DORMERS One 954 = =

Map Reference (incl. scale & date) _____ 809 = =

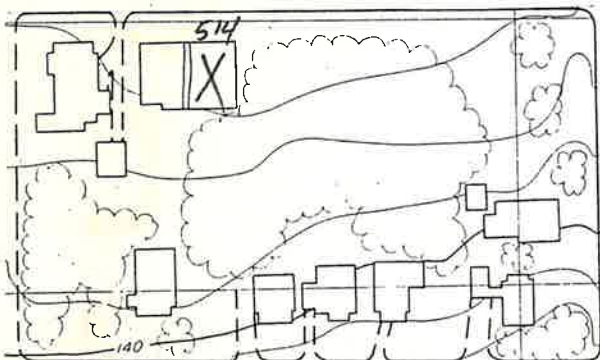
Latitude and Longitude: _____ 800 = =

Site Size (Approx. Acreage of Property): _____ 833 = =

LOCATION SKETCH OR MAP

N

S.E. 8th Street



S.E. 9th Street

S.E. Sanchez Ave.

Township	Range	Section
----------	-------	---------

15S

22E

SW1/4 17

812 = =

UTM Coordinates:

890 = =

Zone	Easting	Northing
------	---------	----------

Photographic Records Numbers

83N417#12 (9,10)

Contact Print





Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2026-1858

Agenda Item #: b.

Submitted By: Charlita Whitehead

Presentation By: Charlita Whitehead

Department: Growth Management

FORMAL TITLE:

Case File #54; COA26-0049; 1238 SE 5th Street. A request to install three new, custom-fabricated solid copper awnings over three existing windows on the west elevation of the residence

OCALA'S RELEVANT STRATEGIC GOALS:

Quality of Place.

BACKGROUND:

Petitioner/ Property Owner: Charles King and Paula King

Applicant Request: The applicant is requesting approval to install three new, custom-fabricated solid copper awnings over three existing windows on the west elevation of the residence. The proposed awnings will be fabricated by Robinson Custom Metals & Welding and will match the existing copper awnings previously approved and installed on adjacent windows. Each awning will be constructed of solid copper and will measure approximately 10-inches in height, 10-inches in projection/depth, and width of approximately 3-feet, 4-feet, and 5-feet, respectively, to correspond with the size of each window. Refer to the attached application packet for additional information.
For a copy of the COA application please contact the Growth Management Department

Parcel Information:

Acres:	±1.00 acres
Parcel(s) #:	2836-002-004
Location:	1238 SE 5 th Street
Future Land Use:	Neighborhood
Zoning District:	R-1, Single-Family Residential
Existing Use:	Residential

Background: The existing home, known as the *Judge Fred R. Hocker House*, was constructed in 1930, and was constructed in the Tudor Revival architectural style. The home is a contributing structure to the Ocala Historic District. The proposed awnings will match the existing copper awnings located on the west and south elevations of the residence that were previously approved under COA21-44386 (2021) refer to attached application packet.

Previous Certificates of Appropriateness: COA04-0015

(2004) *Approved* - demolish the existing garden room and wood deck; construct a slightly larger garden room; replace the majority of the wood deck with poured-in-place concrete; replace the remaining wood deck with new Ipe wood decking; and construct an 18-foot by 24-foot garden room with stucco, wood trim, and railings. COA05-0013 (2005) *Approved* - construct a new structure east of the existing residence using brick veneer, composite trim, asphalt shingles, and Pella Architect Series windows to match the existing home. COA05-0019 (2005) *Approved* - reroof the residence using similar materials. COA11-0037 (2011) *Approved* - remove and replace the side door and steps under the porte cochere and replace wood paneling with stucco and composite wood trim. COA21-44386 (2021) *Approved* - install a copper gutter over the dining room windows to connect to the existing downspout and install two new copper window awnings over the kitchen windows on the west elevation to match the existing awnings on the rear of the home. COA23-45466 (2023) *Approved* - replace the existing roof with like materials using GAF Grand Canyon architectural shingles in the Stonewood color. COA25-0001 (2025) *Approved* - replace the existing shingle roof with like GAF Grand Canyon architectural shingles. COA25-0023 (2025) *Approved* - replace 30 windows on the residence and two windows on the garage with Andersen A-Series architectural-grade windows.

FINDINGS AND CONCLUSIONS:

Staff Analysis

Certificate of Appropriateness Criteria for Decisions (Section 94-82(g)):

The Code states that the Board may issue a certificate of appropriateness for the reconstruction, alteration, new construction, non-permanent structures, demolition, partial demolition, or removal of any building or structure within a locally designated historic district or any designated local landmark, or any other activity for which a CA is required, if such action is not deemed contrary to the purposes of historic preservation and to the special character of districts, sites and resources as designated specifically. The board's decisions will be based on the Secretary of the Interior's Standards, the city's Historic Preservation Design Guidelines, this chapter, and the following criteria:

1. Exterior alterations shall not diminish the architectural quality or historical character of the building or the building site.

Staff Comments: The proposed copper awnings are compatible with the historic character of the

residence and replicate the material, profile, proportions, and detailing of the existing copper awnings previously approved. The installation will not diminish the architectural quality or historical character of the building.

2. Sandblasting of any materials except for iron is prohibited.

Staff Comments: Not applicable.

3. Only through very controlled conditions can most historic building material be abrasively cleaned of soil or paint without measurable damage to the surface or profile of the substrate. Decisions regarding the proper cleaning process for historic structures can be made only after careful analysis of the building fabric, and testing. Generally, wet abrasive cleaning of a historic structure should be conducted within the range of 20 to 100 psi at a range of three to 12 inches.

Staff Comments: Not applicable.

4. Landscaping, signs, parking and site development should be sensitive to the individual building and should be visually compatible with the buildings and environment with which they are visually related.

Staff Comments: The proposed work is limited to the installation of window awnings and does not include landscaping, signs, parking, or other site modifications. The proposed awnings are visually compatible with the historic building and its surrounding environment.

5. New construction shall be visually compatible with the buildings and environment with which the new construction is visually related. When an application involves new construction, the applicant may present conceptual plans to the board for review and comment before the application for a certificate of appropriateness is submitted and before construction drawings of the project are prepared. Aspects to be considered include:

- a. The height, volume, proportion between width and height of the facades, the proportions and relationship between doors and windows, the rhythm of solids and voids created by openings in the facades, the materials used in the facades, the texture inherent in the facades, the colors, pattern and trim used in the facades, and the design of the roof.

Staff Comments: The proposed awnings are visually compatible with the historic building. The awnings are appropriately scaled to the existing window openings and maintain the proportions and relationship between the doors and windows. The proposed solid copper material, profile, and detailing match the existing approved copper awnings, preserving the rhythm created by the window openings and maintaining compatibility with the materials, texture, colors, pattern, and trim of the historic façade.

- b. The existing rhythm created by existing building masses and spaces between them should be preserved.

Staff Comments: Not applicable.

- c. Landscape plans should be visually compatible with the buildings and environment with which the landscaping is visually related.

Staff Comments: Not applicable.

- d. Proportions of existing facades which are visually related shall be maintained when neighboring buildings have a dominant horizontal or vertical expression, that expression should be carried over in the new facade.

Staff Comments: The proposed awnings maintain the established proportions of the window openings and continue the expression of the previously approved awnings on adjacent elevations.

- e. Architectural details should be incorporated as necessary to relate the new with the old and to preserve and enhance the inherent architectural characteristics of the area.

Staff Comments: The proposed copper awnings match the existing awning previously approved. The matching materials and fabrication preserve and enhance the historic architectural character of the building.

- f. Accessory structures shall be compatible with the scale, shape, roof form, materials, and detailing of

the main structure to protect the historic integrity of the neighborhood. The accessory structure shall not exceed the maximum height allowed by the applicable zoning or the height of the existing primary structure.

Staff Comments: Not applicable.

Secretary of the Interior's Standards for the Treatment of Historic Properties

Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

Staff Comments: The proposed awnings do not remove or alter historic character-defining features and are compatible with the architectural character of the historic residence.

Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Staff Comments: The proposed awnings are compatible with the historic building in terms of design, material, scale, and workmanship. They match previously approved awnings and remain subordinate to the historic structure while preserving its overall architectural integrity.

Staff Recommendation

Approve

FISCAL IMPACT:

N/A

PROCUREMENT REVIEW:

N/A

LEGAL REVIEW:

N/A

ALTERNATIVE:

- **Approve**
- **Approve with Conditions**
- **Table**
- **Deny**



Subject property from SE Fifth Street facing South



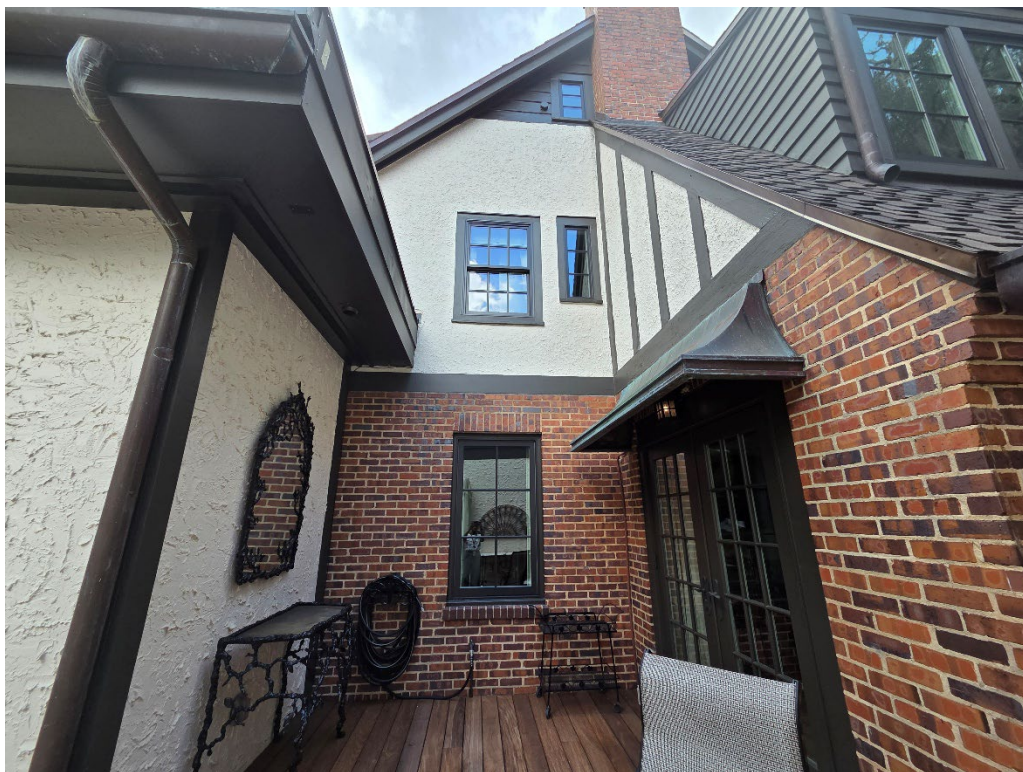
The three windows that will have awnings installed above three windows with similar awnings



Other windows on the property with similar copper awnings



Other areas on the property with similar copper awnings



Other areas on the property with similar copper awnings



Other areas on the property with similar copper awnings

Photos COA26-0049

CASE MAP

Case Number:

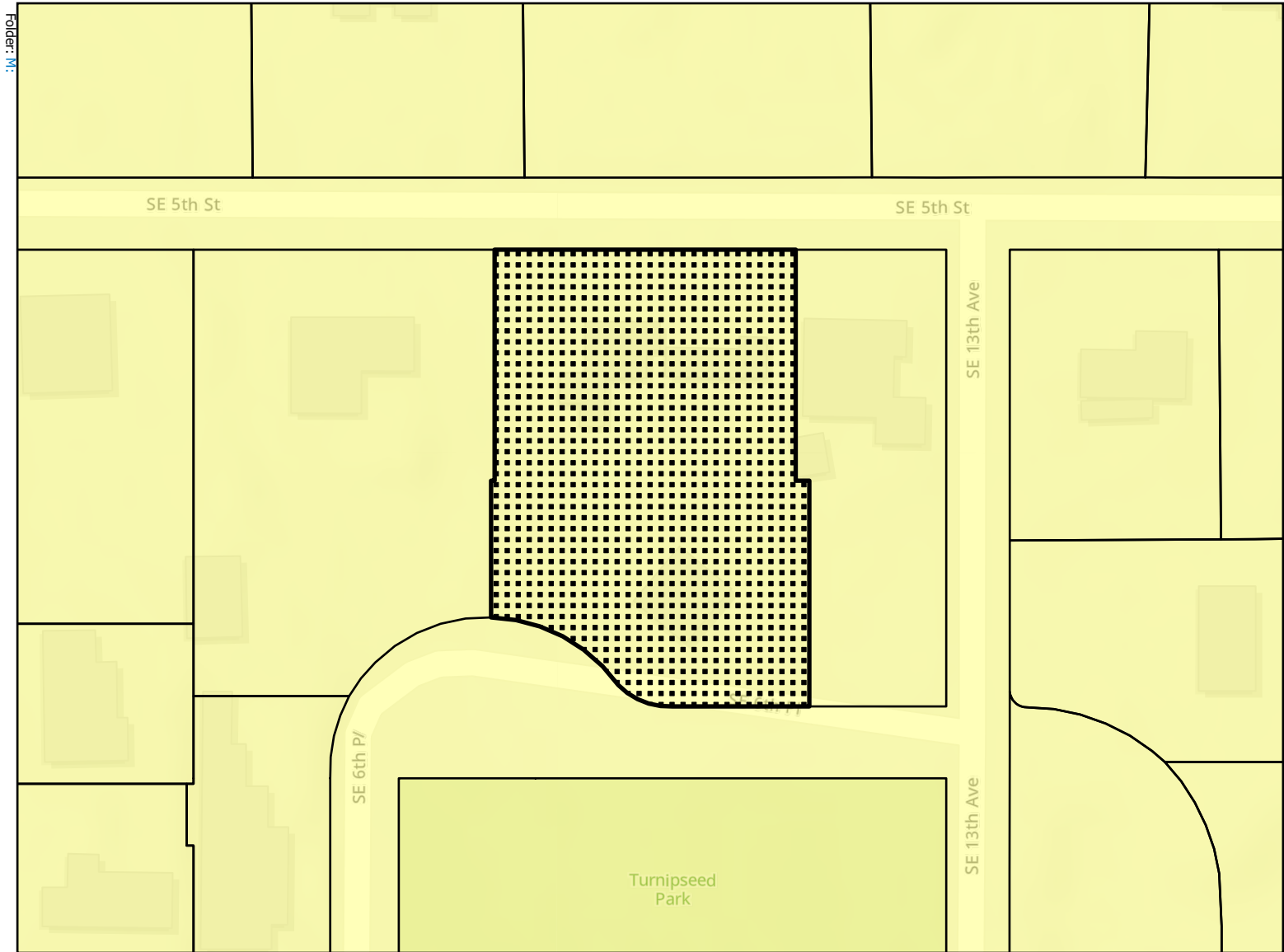
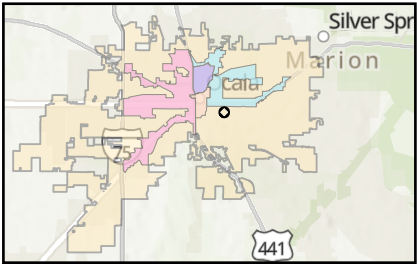
COA26-0049

Property Size:

Approximately 1 acres

Purpose:

OHPAB COA Map



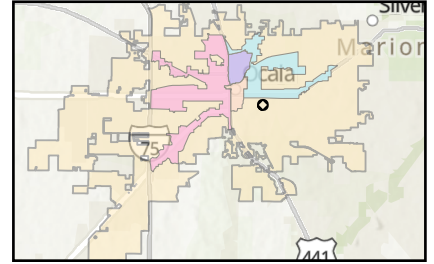
- Parcels
- R-1:Single Family Residential
- Subject Property

AERIAL MAP

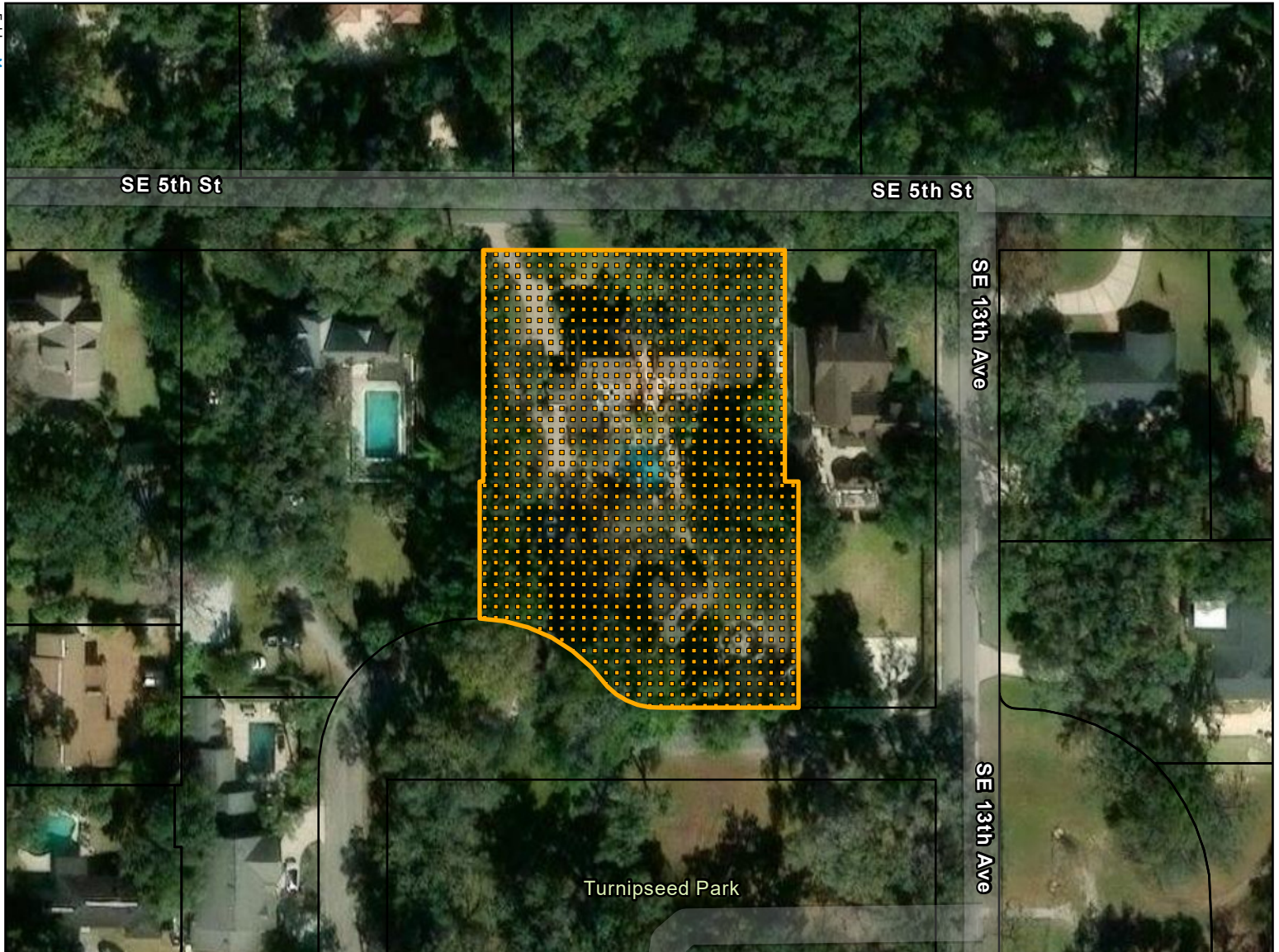
Case Number: COA26-0049

Property Size: Approximately 1 acres

Purpose: OHPAB COA Map



Folder: M:



 Subject Property

 Parcels

0 100 200 400 Feet



COA21-44386 Approval Letter



City of Ocala

GROWTH MANAGEMENT DEPARTMENT
201 SE 3RD STREET, 2ND FLOOR
OCALA, FLORIDA 34471

July 9, 2021

Charles & Paula King
1238 SE 5th St.
Ocala, Florida 34471

RE: Certificate of Appropriateness COA21-44386 - Case File #54
Property located at 1238 SE 2nd Street

Dear Mr. & Mrs. King:

Thank you for taking the time to apply to the Ocala Historic Preservation Advisory Board (OHPAB) for a Certificate of Appropriateness (CA) for property you own at 1238 SE 5th Street. We know that it is not always convenient to attend the meeting, but the City appreciates your willingness to adhere to the rules and regulations of the Ocala Historic District.

At its meeting on July 1, 2021, OHPAB approved your CA request to install awnings and gutters as submitted in your application.

A copy of your approved CA stamped "Approved by OHPAB" is enclosed and must be presented when you apply for a building permit. Only copies with original stamps will be accepted by the One-Stop Permit Center.

If you have any questions or need additional information, please contact my office at 629-8311 for assistance.

Sincerely,

Gus Gianikas, AICP
CRA Manager

CA 54 - return attention

✓ 12/88 (old parcel #) P.S.
new parcel # 7/89

STATE OF FLORIDA
DEPARTMENT OF STATE
Division of Archives, History
and Records Management
DS-HSP-3AAA Rev. 3-79

FLORIDA MASTER SITE FILE Site Inventory Form

FDAHRM 802 ==
53951 1009 ==
2836-002-009
820 ==
905 ==

Site Name Hocker, Fred R., Judge House 830 ==
Address of Site: 1238 S.E. 5th St.
Instruction for locating 1238 S.E. 5th St.
Ocala, Fla. 32671 813 ==
868 ==

Location: Oakleigh Park Lot 9 ex. E 15' Bk. B & W 73' of Lot 8 and
subdivision name Block B, Lots block no. 4, 5, 8 & 9 lot no. 808 ==
County: Marion 902 ==
Owner of Site: Name: Futch, R.S. Jr. & Ann F. 832 ==
Address: 1238 S.E. 5th St.
Ocala, Fla. 32671

Type of Ownership Private 848 == Recording Date
Recorder: Tate, Susan (Preservation Architect)

Name & Title: University of Florida - College of Architecture 818 ==
Address: Gainesville, Fla. 32611 838 ==

Condition of Site: Integrity of Site: Original Use Residence 850 ==
Check One Check One or More Present Use Residence 844 ==

☒ Excellent 863 == ☒ Altered 858 ==
☐ Good 863 == ☐ Unaltered 858 ==
☐ Fair 863 == ☒ Original Site 858 ==
☐ Deteriorated 863 == ☐ Restored () (Date: X) 858 ==
☐ Moved () (Date: X) 858 ==

Dates: Beginning C+ 1930 840 ==
Culture/Phase American 845 ==
Period 20th Century 916 ==

NR Classification Category: Building
Threats to Site:

Check One or More
☒ Zoning (X) 878 == ☐ Transportation (X) 878 ==
☒ Development (X) 878 == ☐ Fill (X) 878 ==
☐ Deterioration (X) 878 == ☐ Dredge (X) 878 ==
☐ Borrowing (X) 878 ==
☐ Other (See Remarks Below): 878 ==

Areas of Significance: Architecture 910 ==

Significance:

This stucco residence is one of a block of excellent examples of Tudor Revival in this area. It is in Oakleigh Park Subdivision platted in 1929 and first appears on the Sanborn Map of 1930. Fred Hocker was a prominent attorney in Ocala and served as City Attorney for 20 years. In 1939 he became a Judge for the Fifth Judicial Circuit Court and served until 1956 when he retired. He was the son of William Hocker of the Florida Supreme Court.

911 ==

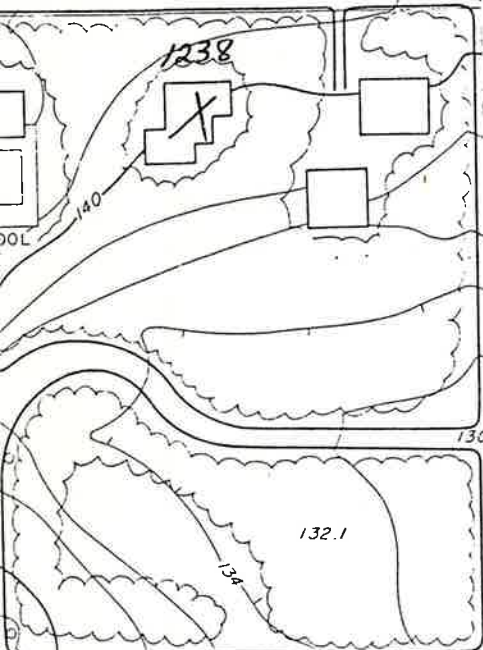
E. 15' of Lot 9, Bk. B

ARCHITECT _____ 872 ==
 BUILDER _____ 874 ==
 STYLE AND/OR PERIOD Tudor Revival 964 ==
 PLAN TYPE Rectangular 966 ==
 EXTERIOR FABRIC(S) Stucco, Brick 854 ==
 STRUCTURAL SYSTEM(S) Wood frame 856 ==
 PORCHES _____ 942 ==
 FOUNDATION: Continuous 942 ==
 ROOF TYPE: Gable 942 ==
 SECONDARY ROOF STRUCTURE(S): Flat dormer 942 ==
 CHIMNEY LOCATION: End center ridge 942 ==
 WINDOW TYPE: 6/6 DHS 942 ==
 CHIMNEY: Brick 882 ==
 ROOF SURFACING: Comp. Asphalt octagonal 882 ==
 ORNAMENT EXTERIOR: _____ 882 ==
 NO. OF CHIMNEYS Two 952 == NO. OF STORIES Two 950 ==
 NO. OF DORMERS One 954 ==
 Map Reference (incl. scale & date) _____ 809 ==
 Latitude and Longitude: _____ 800 ==
 Site Size (Approx. Acreage of Property): _____ 833 ==

LOCATION SKETCH OR MAP

N

S.E. 5th Street



S.E. 15th Ave.

Numbers

S.E. 7th Street

Photo Number
83 N 41 # 9 (8, 9)

Township	Range	Section
15S	22E	SE1/4 17

812 ==

UTM Coordinates:

890 ==

Zone Easting Northing

