



Ocala Historic Preservation Advisory Board Agenda - Final Thursday, April 4, 2024

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

Shari Ausley, Chairman
Jane Cosand
Holland Drake
Ira Holmes
Rick Hugli
Tom McCullough
Melissa Townsend

Staff

Breah Miller, Staff Liaison
Planner II
Growth Management Department

Jeff Shrum, AICP
Director
Growth Management Department

Gabriela Solano
Committee Secretary

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.

As a courtesy to all, PLEASE be on time.

The meeting should start promptly at 4:00 pm

1. Call To Order and Roll Call
2. Public Meeting Notice Acknowledgement
3. Public Comments
4. Review of February 8, 2024 Meeting Minutes

[February 8, 2024 Meeting Minutes](#)

Attachments: [February 8, 2024 Meeting Minutes.pdf](#)

5. Certificates of Appropriateness

[Case File # 89; COA24-45539; 1027 SE 5th Street - Hitching Post](#)

Attachments: [Staff Report](#)
[Photos](#)
[Application](#)
[Deed](#)
[Master Site File](#)

[Case File # 172; COA24-45580; 715 SE 6th Street - Gravel Driveway and Sidewalk](#)

Attachments: [Staff Report](#)
[Application](#)
[Photos](#)
[Deed](#)
[Master Site File](#)

[Case File # 172; COA24-45613; 715 SE 6th Street - Steps](#)

Attachments: [Staff Report](#)
[Application](#)
[Photos](#)
[Deed](#)
[MSF](#)

6. Affirmative Maintenance
7. Staff Comments
8. Board Comments
9. Adjournment



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2024-1103

Agenda Item #:

February 8, 2024 Meeting Minutes



Ocala

Historic Preservation Advisory Board

Minutes

Thursday, February 8, 2024

4:00 PM

1. Call To Order and Roll Call

Present Vice Chair Christina Snook
Jane Cosand
Holland Drake
Ira Holmes
Tom McCullough
Rick Hugli
James Richard

Excused Ted Smith
Chairperson Shari Ausley

2. Public Meeting Notice Acknowledgement

3. Public Comments

3. Review of the December 7, 2023 Meeting Minutes

a.

Attachments: [December 7, 2023 Minutes.pdf](#)

RESULT: APPROVED

MOVER: Tom McCullough

SECONDER: Jane Cosand

AYE: Vice Chair Snook, Cosand, Drake, Holmes, McCullough, Hugli, and Richard

EXCUSED: Smith, and Chairperson Ausley

5. Certificates of Appropriateness

a.

Attachments: [Staff Report; COA21-44463- 206 NE Sanchez Ave Application; COA21-44463- 206 NE Sanchez Ave Master Site File; 206 NE Sanchez Ave](#)

Breah Miller, Planner II provided a brief overview of the request to construct a new one-story single-family residence at 206 NE Sanchez Avenue.

Mr. Drake asked about the dimensions on the windows. Ms. Miller replied that the Board can decide on the brand of the windows to make sure the dimensions are correct when it goes to permitting. Mr. Drake stated he trusts Ms. Miller to make sure that the brand of windows chosen will have the recommendations and the correct dimensions.

Ms. Cosand asked to see the proposed front elevation of the house.

Rolando Sosa, 2026 SE Laurel Run Drive, Ocala, FL, said he was excited to start the project.

Motion to approve COA21-44463, Section 94-82 (g) with the condition to submit the final manufacture of the windows to staff.

RESULT: APPROVED

MOVER: Holland Drake

SECONDER: Jane Cosand

AYE: Vice Chair Snook, Cosand, Drake, Holmes, McCullough, Hugli, and Richard

EXCUSED: Smith, and Chairperson Ausley

b.

Attachments: [Staff Report; COA23-45493- 712 SE Broadway Street Application; COA23-45493- 712 SE Broadway Street Master Site File](#)

Ms. Miller provided a brief overview of the request to expand existing driveway, replace all windows with white American Craftsman 70 PRO Series Double Hung Vinyl Windows, install a cherry Cloplay Classic Collection garage door, replace the existing chain link fence with vinyl six (6) foot privacy fence on the side and rear yard and install a black four (4) foot tall aluminum fencing in the front yard for 712 SE Broadway Street.

Mr. McCullough asked about the dark walnut finish on the privacy fence. Ms. Miller replied the dark walnut finish will give the impression of wood. Mr. Drake mentioned that if the fence gives the appearance of wood it should be approved in the Historic District.

Ryan Cabreja, 712 SE Broadway Street, Ocala, FL, said he wanted a clear explanation of the windows. Ms. Cosand replied the window should match the top vertical and have exterior muntins. Mr. McCullough stated the windows need to be three (3) over one (1), to keep in line with original aesthetics.

Kathleen Wilson, 624 SE Broadway Street, Ocala, FL, asked about the fencing on the side of the garage. Ms. Miller replied that in the front of the house it will aluminum fencing will go around the north property line and a small portion of the east will have a privacy fence and the west side will not have a fence.

Motion to approve all items with the exception of the windows. The windows will comeback to the March 7th meeting. COA23-45493, Section 94-82 (g).

RESULT: APPROVED

MOVER: Holland Drake

SECONDER: Rick Hugli

AYE: Vice Chair Snook, Cosand, Drake, Holmes, McCullough, Hugli, and Richard

EXCUSED: Smith, and Chairperson Ausley

c.

Attachments: [Staff Report; COA24- 45503- 716 SE 8th Street](#)
[Application; COA24- 45503- 716 SE 8th Street](#)
[Master Site File; COA24- 45503- 716 SE 8th Street](#)

Ms. Miller provided a brief overview of the request to replace a metal roof with CertainTeed Landmark architectural shingles and remove the chimney for 716 SE 8th Street

Ms. Cosand asked if the chimney was brick. Ms. Miller replied that the chimney was the same as the house siding, which is cement.

Christina Snook, 716 SE 8th Street, Ocala FL, said she was open to keeping the chimney; it was just a suggestion from the roofer to remove it. Mr. Drake stated that the chimney gives architectural character.

Ms. Cosand asked if the asbestos shingles were being removed. Ms. Snook replied that she didn't think they were asbestos shingles. Ms. Cosand asked how much of the roof is being removed. Ms. Snook replied that the metal and the shingles are being removed.

Motion to approve COA24-45503, Section 94-86 and not remove the chimney.

RESULT: APPROVED

MOVER: Rick Hugli

SECONDER: Tom McCullough

AYE: Vice Chair Snook, Cosand, Drake, Holmes, McCullough, Hugli, and Richard

EXCUSED: Smith, and Chairperson Ausley

d.

Attachments: [Staff Report; COA24-45504- 820 SE 5th Street](#)
[Application; COA24- 45504- 820 SE 5th Street](#)
[Master Site File; COA24- 45504; 820 SE 5th Street](#)

Ms. Miller provided a brief overview of the request to replace all windows with Kolbe-Forgent double hung windows for 820 SE 5th Street.

Brandon Perry, 820 SE 5th Street, Ocala, FL, said their goal is to keep up with the house.

Motion to approve COA24-45504, Section 94-82 (g).

RESULT: APPROVED

MOVER: Jane Cosand

SECONDER: Tom McCullough

AYE: Vice Chair Snook, Cosand, Drake, Holmes, McCullough, Hugli, and Richard

EXCUSED: Smith, and Chairperson Ausley

5. Affirmative Maintenance

6. Staff Comments

Ms. Miller said there was a new format for the staff reports. Mr. McCullough and Mr. Drake commented that the reports were very helpful. Mr. Holmes stated he noticed the changes and the staff reports are even better now.

7. Board Comments

Mr. Hugli asked about the members that left the Board and asked about the process.

Mr. Richard said that this was his last meeting and he has been on the board for forty (40) years.

Ms. Snook mentioned she recommended a few people to the Board.

Ms. Miller stated that Ms. Ausley and Mr. Smith sent their resignation letters to the City Clerk office.

Ms. Miller said the Historic District was established on January 24, 1984 and Ira Holmes reached his forty (40) years.

Ms. Miller said the Board is suppose to have nine (9) members. If you know of anyone interested in joining the Board, please send me their information. It is preferred to have two (2) architects on this board.

8. Adjournment

The meeting adjourned at 4:52 pm.



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2024-1077

Agenda Item #:

Petitioner: Erin Schlichter

Property Owner: Erin Schlichter

Project Planner: Breah Miller, Planner II

Applicant Request: After-the-fact addition of a hitching post to the front yard

Parcel Information

Acres: ± 0.88 acres

Parcel(s) #: 28353-004-00

Location: 1027 SE 5th Street

Future Land Use: Neighborhood

Zoning District: R-1, Single Family Residential District

Existing Use: Single-Family Residence

Staff Recommendation: *Appropriate*



Staff Report

Case #89

COA24-45539

Ocala Historic Preservation Advisory Board: April 4, 2024

Petitioner: Erin Schlichter
Property Owner: Erin Schlichter
Project Planner: Breah Miller, Planner II
Applicant Request: After-the-fact addition of a hitching post to the front yard.

Parcel Information

Acres: ±0.88 acres
Parcel(s) #: 28353-004-00
Location: 1027 SE 5th Street
Future Land Use: Neighborhood
Zoning District: R-1, Single-Family Residential District
Existing Use: Single-Family Residence

Background:

The home, known as the Alfred Mackay House, was constructed in 1921 using a Mediterranean Revival building style. The home is a contributing structure to the Ocala Historic District. The subject property has two driveways. There is a driveway located on the eastern side of the property along SE 11th Avenue, and another driveway located on the southern side of property along SE 5th Street. The driveway on SE 5th has a concrete pad for additional parking on its eastern side that is approximately 35-feet from the front property line. The applicant built a hitching post with a garden bed to prevent guests from parking on the grass. Vegetation has been planted to camouflage the hitching post, which also features a miniature solar panel that services the existing fence. The subject alteration was completed prior to receiving a Certificate of Appropriateness and there is an active code enforcement case associated with this request.

The applicant is requesting to receive approval for the existing, unapproved hitching post and equipment. The post is constructed of wood, and accompanied by vegetation which will grow over time to provide visual buffering.

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.

The proposed exterior alteration does not diminish the architectural quality or historical character of the building and building site. The hitching post is consistent with the historical period of the home. The hitching post and miniature solar panel will be visually buffered with growing vegetation and the existing black iron fencing.

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

Not Applicable; proposed alteration does not require sandblasting of any materials.

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.

Not Applicable; the request does not identify any abrasive cleaning.

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.

The hitching post is sensitive to the individual building and surrounding area and compatible with the historic period. The solar panel is also sensitive to the individual building and surrounding area due to the size, color, location and proposed plantings to buffer.

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.

Not Applicable; the request does not include any alteration to the facades of the home.

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

Not Applicable; the proposed alteration will not impact the existing neighborhood massing, and spaces between buildings will be preserved.

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

The added landscaping proposed for the hitching post will create consistency within the site by tying the subject hitching post to the rest of the site as well as camouflaging the existing solar panel that is not historically appropriate.

- 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.

Not Applicable; the proposed alteration will not impact the existing façade expression.

- 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.

The hitching post is historically appropriate and enhances the inherent architectural characteristic of the site.

- 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.

The hitching post is under 4-feet in height which meets the required height for fencing and is shorter than the existing fencing.

Florida State Statue 163.04 Energy devices based on renewable resources.—(1)

Notwithstanding any provision of this chapter or other provision of general or special law, the adoption of an ordinance by a governing body, as those terms are defined in this chapter, which prohibits or has the effect of prohibiting the installation of solar collectors, clotheslines, or other energy devices based on renewable resources is expressly prohibited.

Florida State Statue 163.04 Energy devices based on renewable resources.—(2)

Such entity may determine the specific location where solar collectors may be installed on the roof within an orientation to the south or within 45° east or west of due south if such determination does not impair the effective operation of the solar collectors

Staff Recommendation: Appropriate
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City of Ocala
Growth Management Department
201 S.E. 3rd Street, 2nd Floor
352-629-8421 | www.ocalafl.org

Case File # **89**
COA **24-45539**
Meeting Date: **4-4-24**
Product Approval # _____

Application for a Certificate of Appropriateness (COA)

As required by Section 94-82(g) of the City of Ocala Code of Ordinances, Ocala Historic Preservation Advisory Board (OHPAB) decisions on the COAs will be based on the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings the Ocala Historic Preservation Design Guidelines, and the Ocala Historic Preservation Code.

COA Application Procedure:

1. Arrange an informal pre-application conference with Planning staff.
2. Fill out and submit COA application and required material to Planning staff 30 days prior to OHPAB meeting. Please email application packets: historic@ocalafl.org.
3. Attend OHPAB meeting or send a representative with a letter of authorization.
4. Meetings are held the 1st Thursday of each month at 4:00 p.m.
5. Meeting Location: City Council Chambers, 2nd floor of City Hall (110 SE Watula Ave.)

If applicant fails to notify staff and does not attend the meeting, the application may be tabled for one month. If applicant fails to notify staff and does not attend the next monthly meeting, the application may be denied without prejudice.

There is no application fee; however, if work is performed without an approved COA, a fee of \$100 will be assessed.

Parcel #:	28353-004-00	Property Address:	1027 SE 5 th St
Owner:	Emin Schlichter	Owner Address:	1027 SE 5 th St
Owner Phone #:	352-644-1797	Owner Email:	Eschlichter.e@doe.org
Will there be an additional meeting representative? <input type="checkbox"/> Yes <input type="checkbox"/> No (If yes, representative will need a letter of authorization*)			
If yes, name of representative:			
Rep. Phone #:		Rep. Email:	

Project Type:	<input type="checkbox"/> Addition	<input type="checkbox"/> New Construction	<input type="checkbox"/> Site Work
	<input type="checkbox"/> Alteration	<input type="checkbox"/> Reroof	<input type="checkbox"/> Fence
	<input type="checkbox"/> Repair	<input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> Other <u>Ditching Post</u>



City of Ocala
Growth Management Department
201 S.E. 3rd Street, 2nd Floor
352-629-8421 | www.ocalafl.org

Case File # 89
COA 24-45539
Meeting Date: 4-4-24
Product Approval # _____

Describe, by list, specific changes you are requesting to do to your property. Include the types of materials to be used, as well as dimensions. A site plan must be provided for additions to buildings, new construction (including garages, sheds, other accessory buildings), fences and site work (including driveways, parking areas and other improvements). The site plan must show setbacks of the proposed new work items from property lines. Attach additional pages as necessary.

I apologize for putting a hitching post on my property without first asking permission. I did not feel that it was required after reading the five criteria. The hitching post was added for numerous reasons.

- 1) To keep cars from backing onto my lawn
- 2) To camouflage a hose bib
- 3) Solar power was needed for the gate. A unit could not be mounted on fence as the old oak tree shaded the area.
- 4) A hitching post was chosen, as horses were still a mode of transportation in the early 1930's.

Jasmine has been planted under the post and will grow up around it.

Required additional materials for submission:

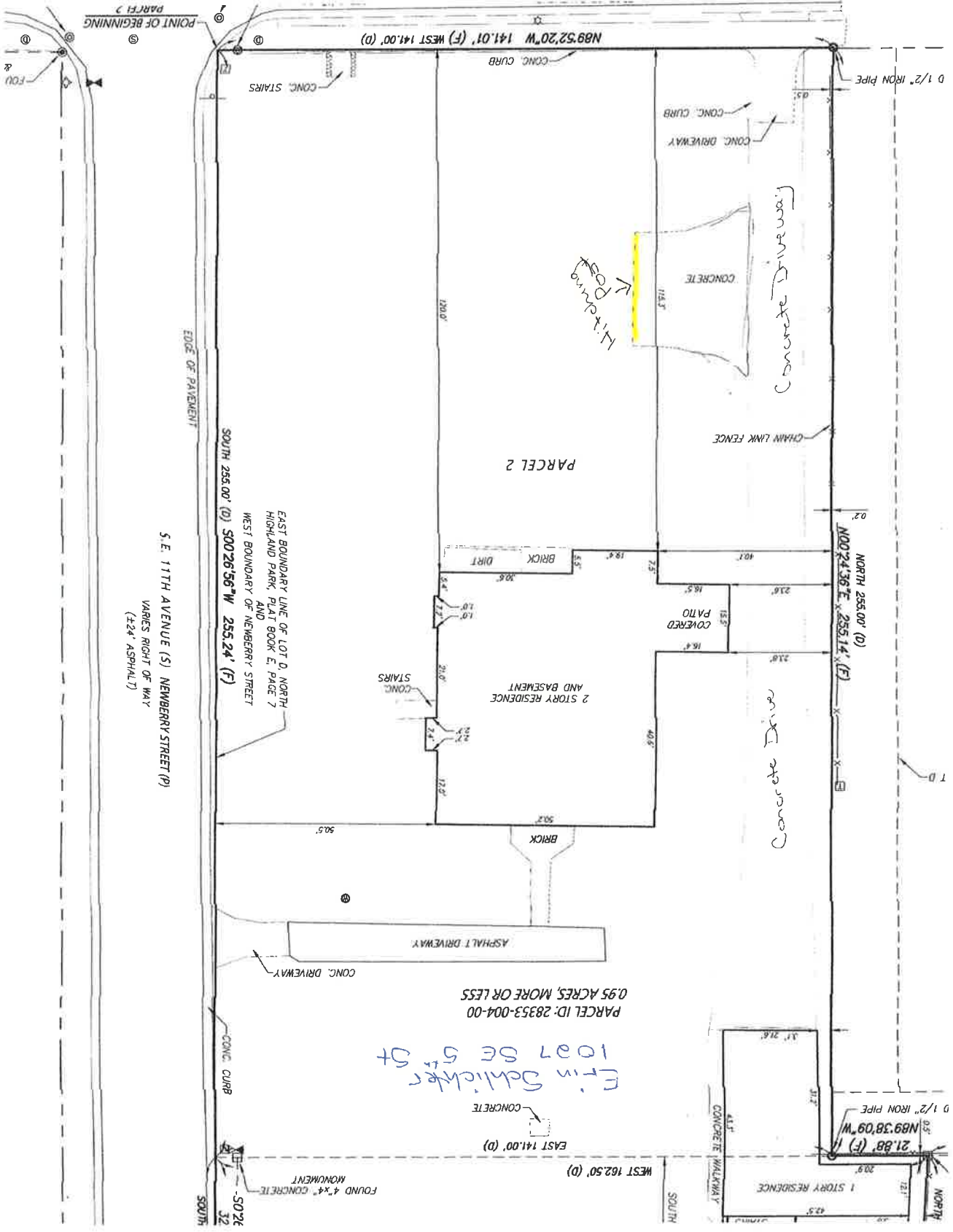
- ☐ Completed and signed COA application
- ☐ Detailed drawings and specifications for all new materials – windows, doors, siding, roofing materials, fencing etc.
- ☐ Site plan
- ☐ Copy of property deed or proof of ownership
- ☐ Authorization letter for non-property owner representative*
- ☐ For New Construction: a set of building plans, no larger than 11 x 17, for structural changes or new construction. This includes all four elevations with drawn to scale dimensions. *
- ☐ Please list any additional attachments:

Em Schuchter

Applicant Signature

2/2/24

Date



Rec. \$18.50
DS \$5,950.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Fred N. Roberts, Jr., Esq.
Klein & Klein, LLC
40 SE 11th Ave.
Ocala, Florida 34471
Our File No.: F2022112

Property Appraisers Parcel Identification (Folio) Number: 28353-004-00

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 30 day of August, 2022 by JAMES S. WILKERSON and LYNDIA C. WILKERSON, husband and wife, whose post office address is 1027 SE 5th Street, Ocala, FL 34471, herein called the Grantors, to ERIN JANE SCHLICHTER, whose post office address is 1027 SE 5th Street, Ocala, FL 34471, hereinafter called the Grantee: *(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)*

W I T N E S S E T H: That the Grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in MARION County, State of Florida, viz.:

The land referred to herein below is situated in the County of MARION, State of Florida, and described as follows:

PARCEL 1:

THE SOUTH 33 FEET OF THE FOLLOWING:

BEGINNING AT A POINT 5 FEET EAST OF THE SOUTHEAST CORNER OF LOT 1, BUCKALEW PARK, OCALA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK D, PAGE 9, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE SOUTH 40 FEET; THENCE WEST 162.5 FEET TO A POINT 141 FEET WEST OF THE EAST BOUNDARY OF LOT D AS EXTENDED NORTH HIGHLANDS PARK, AS PER PLAT THEREOF RECORDED IN PLAT BOOK E, PAGE 7, THENCE NORTH 40 FEET; THENCE EAST 162.5 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT THE INTERSECTION OF THE WEST BOUNDARY OF NEWBERRY STREET WITH THE NORTH BOUNDARY OF SOUTH FIFTH STREET OCALA, FLORIDA; THENCE WEST ALONG THE NORTH BOUNDARY OF SOUTH FIFTH STREET 141 FEET TO A POINT 141 FEET WEST OF THE EAST BOUNDARY OF LOT D, HIGHLANDS PARK, AS PER PLAT THEREOF RECORDED IN PLAT BOOK E, PAGE 7, THENCE NORTH 255 FEET; THENCE EAST 141 FEET TO THE WEST BOUNDARY OF NEWBERRY STREET; THENCE SOUTH ALONG WEST BOUNDARY OF NEWBERRY STREET 255 FEET TO THE POINT OF BEGINNING.

SUBJECT to easements, restrictions and reservations of record, if any, and taxes for the year 2022 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2021.

File No.: F2022112

LTP

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Cadyn K. Roberts
Witness #1 Signature

Cadyn K. Roberts
Witness #1 Printed Name

FRED N. ROBERTS, JR.
Witness #2 Signature

Witness #2 Printed Name

JAMES S. WILKERSON
JAMES S. WILKERSON

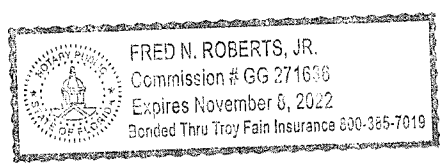
LYNDA C. WILKERSON
LYNDA C. WILKERSON

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30th day of August, 2022, by JAMES S. WILKERSON and LYNDA C. WILKERSON, who are personally known to me or have produced _____ as identification.

[Signature]
Notary Public

«{NOTARY_SEAL}»



FRED N. ROBERTS, JR.
Printed Notary Name
My Commission Expires:

CA 89- re-roof

✓ 12/88 (old parcel #)
new parcel # 7189 P.S.

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 = =
1009 = =
820 = =
905 = =

Site Name MacKay, Alfred House 830 = = Site No. (53252) 28353-004-00
Address of Site: 1027 S.E. 5th St.
Instruction for locating 1027 S.E. 5th St.
Ocala, Fla. 32671 813 = =
Location: Dunns Highland Park Ad, E. 141' of Lot D & S. 33' of the 868 = =
subdivision name block no. lot no.
County: Marion 808 = =
Owner of Site: Name: ~~Drake, Darleen~~ WILKERSON, JAMES ;
Address: 1027 S.E. 5th St. 902 = =
Ocala, Fla. 32671 832 = =
Type of Ownership Private 848 = = Recording Date _____
Recorder: _____
Name & Title: _____
Address: _____ 818 = =

Condition of Site: Integrity of Site: Original Use Residence 838 = =
Check One Check One or More
☒ Excellent 863 = = ☐ Altered 858 = =
☐ Good 863 = = ☒ Unaltered 858 = =
☐ Fair 863 = = ☒ Original Site 858 = =
☐ Deteriorated 863 = = ☐ Restored () (Date: X) 858 = =
☐ Moved () (Date: X) 858 = =
Present Use Residence 850 = =
Dates: Beginning C+ 1929 844 = =
Culture/Phase American 840 = =
Period 20th Century 845 = =
NR Classification Category: Building 916 = =

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 = =

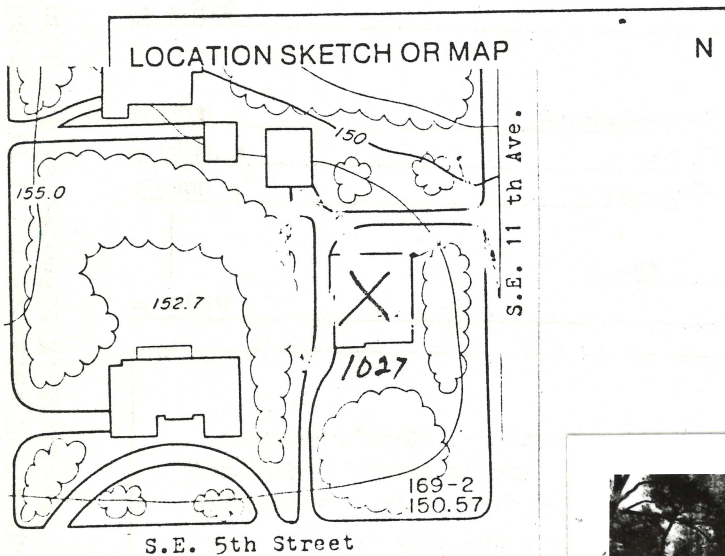
Significance:

This large stucco residence is an excellent example of Mediterranean Revival in this area. It is in Dunns Highland Park Ad platted in 1886 and first appears on the Sanborn Map of 1930. Alfred MacKay with his three brothers established George MacKay & Co. in the 1890's. It was Ocala's largest mercantile-hardware store including a complete undertaking and embalming department.

911 = =

Following: Begin at point 5' E. of SE Cor. of Lot 1 Buckalew Park; thence S. 40'; thence W. 162.5' to POB 141' W. of E. Bdy. of Lot D as extended N. Highlands Park; thence N. 40' E. 162.5' to POB.

ARCHITECT _____ 872 = =
 BUILDER _____ 874 = =
 STYLE AND/OR PERIOD _____ Mediterranean Revival 964 = =
 PLAN TYPE _____ "T" shape 966 = =
 EXTERIOR FABRIC(S) _____ Stucco rusticated 854 = =
 STRUCTURAL SYSTEM(S) _____ Masonry 856 = =
 PORCHES _____ 942 = =
 FOUNDATION: _____ Continuous masonry 942 = =
 ROOF TYPE: _____ Hip 942 = =
 SECONDARY ROOF STRUCTURE(S): _____ 942 = =
 CHIMNEY LOCATION: _____ End exterior 942 = =
 WINDOW TYPE: _____ 6/6 & 6/1 DSH 942 = =
 CHIMNEY: _____ Masonry 882 = =
 ROOF SURFACING: _____ Spanish tile 882 = =
 ORNAMENT EXTERIOR: _____ Columns set into wall 882 = =
 NO. OF CHIMNEYS One 952 = = NO. OF STORIES Two 950 = =
 NO. OF DORMERS _____ 954 = =
 Map Reference (incl. scale & date) _____ 809 = =
 Latitude and Longitude: _____ 800 = =
 Site Size (Approx. Acreage of Property): _____ 833 = =



Township	Range	Section	
15S	22E	SE1/4 17	812 = =

UTM Coordinates:

Zone Easting Northing 890 = =

Photographic Records Numbers

83N41#7(18,19)

Contact Print





Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2024-1078

Agenda Item #:

Petitioner: Jeff P. Cronkrite

Property Owner: Jeff P. Cronkrite

Agent: Jill Cronkrite

Project Planner: Breah Miller, Planner II

Applicant Request: After-the-fact addition of a gravel driveway and gravel sidewalk to the southeastern corner of the property.

Parcel Information

Acres: ± 0.27 acres

Parcel(s) #: 2820-031-006

Location: 715 SE 6th Street (f/k/a 717 SE 6th Street)

Future Land Use: Neighborhood

Zoning District: R-3, Multi- Family District

Existing Use: Single-Family Residence with guest quarters

Staff Recommendation: *Not Appropriate*



Staff Report

Case #172

COA24-45580

Ocala Historic Preservation Advisory Board: April 4, 2024

Petitioner: Jeff P. Cronkrite
Property Owner: Jeff P. Cronkrite
Agent: Jill Cronkrite
Project Planner: Breah Miller, Planner II
Applicant Request: After-the-fact addition of a gravel driveway and gravel sidewalk to the southeastern corner of property.

Parcel Information

Acres: ±0.27 acres
Parcel(s) #: 2820-031-006
Location: 715 SE 6th Street (f/k/a 717 SE 6th Street)
Future Land Use: Neighborhood
Zoning District: R-3, Multi-Family Residential District
Existing Use: Single-Family Residence with guest quarters

Background:

The home, known as the Mathew Morgan House, was constructed in 1895 using a Frame Vernacular building style. The home is a contributing structure to the Ocala Historic District. The subject parcel houses a single-family residence and a detached apartment. The detached apartment was built along with the primary residence in 1895. The southwest corner of the property has an unpermitted curb cut which received a separation waiver from the Ocala Engineering Department, and a grass driveway which received approval from the Ocala Historic Preservation Advisory Board in December 2023. On the southeastern corner of the property there is a curb cut that connects to a gravel driveway that was put in place prior to receiving approval from the Ocala Historic Preservation Advisory Board. The site has an active code enforcement case due to work being done prior to receiving a Certificate of Appropriateness.

The applicant is requesting approval for the existing, unapproved, gravel driveway on the southeast side of property, and for the gravel sidewalk extending from the west side of the subject gravel driveway. The driveway consists of crushed rocks over crushed asphalt and is approximately 20-feet-wide and 40-feet-long.

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.

The proposed exterior alterations diminish the architectural quality and historical character of the building and building site. The site previously received approval for a grass driveway from the Ocala Historic Preservation Advisory Board and received approval for a curb cut separation reduction by the City of Ocala's Engineering Department on the subject property in December 2023. The curb cut was completed without proper permitting, it is a dirt entrance leading to a grass driveway. Adding a 40-foot-wide gravel driveway to the current conditions is not appropriate for a residential property.

Upon further analysis, the gravel sidewalk leading from the subject gravel driveway was found to not have the proper approval. This improvement further adds a commercial architecture element to the site which diminishes the historical character of the building and building site.

The applicant provided a list of twenty-one properties that have gravel driveways. Of the twenty-one properties, two that were listed were not within the historic district and three of the properties received a Certificate of Appropriateness. Eight of the gravel driveways have been in existence for 20+/- years and due to municipal record keeping, a Certificate of Appropriateness could not be found. Two of the listed driveways are currently in violation of Section 94-82 and did not receive a Certificate of Appropriateness. One of the driveways was proven to historically have a gravel driveway per its Master Site File.

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

Not Applicable; the request does not identify sandblasting of any materials.

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.

Not Applicable; the request does not identify any abrasive cleaning.

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.

The proposed driveway is not visually compatible with the residential site. The site has an existing dirt/grass driveway on the southeastern corner of the property. Adding a 40-foot-wide gravel driveway with a gravel sidewalk is more appropriate for a commercial site and is not original to the site.

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.

Not Applicable; the request does not include any alterations to the facades of the home.

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

Not Applicable; the proposed alterations will not impact the existing neighborhood massing, and spaces between buildings will be preserved.

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

Not Applicable; the request does not include any proposed landscaping.

- 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.

Not Applicable; the proposed alterations will not impact the existing façade expression.

- 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.

The subject gravel driveway is a different material and double in size than the previously approved grass driveway. This creates an inconsistency in architectural details by adding commercial appropriate parking and driveway entrances to the residential site.

- 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.

Not Applicable; the request does not include any proposed accessory structures.

Staff Recommendation: Not Appropriate



City of Ocala
Growth Management Department
201 S.E. 3rd Street, 2nd Floor
352-629-8421 | www.ocalafl.org

Case File # 172
COA 24-45580
Meeting Date: 4-4-24
Product Approval #

Application for a Certificate of Appropriateness (COA)

As required by Section 94-82(g) of the City of Ocala Code of Ordinances, Ocala Historic Preservation Advisory Board (OHPAB) decisions on the COAs will be based on the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, the Ocala Historic Preservation Design Guidelines, and the Ocala Historic Preservation Code.

COA Application Procedure:

1. Arrange an informal pre-application conference with Planning staff.
2. Fill out and submit COA application and required material to Planning staff 30 days prior to OHPAB meeting. Please email application packets: historic@ocalafl.org.
3. Attend OHPAB meeting or send a representative with a letter of authorization.
4. Meetings are held the 1st Thursday of each month at 4:00 p.m.
5. Meeting Location: City Council Chambers, 2nd floor of City Hall (110 SE Watula Ave.)

If applicant fails to notify staff and does not attend the meeting, the application may be tabled for one month. If applicant fails to notify staff and does not attend the next monthly meeting, the application may be denied without prejudice.

There is no application fee; however, if work is performed without an approved COA, a fee of \$100 will be assessed.

Parcel #:		Property Address:	717 SE 6th STREET OCALA FL 34471
Owner:	Jeff P. Cronkite	Owner Address:	717 SE 6th STREET OCALA FL 34471
Owner Phone #:	352 456-1370	Owner Email:	Jeff Powell 1006@gmail.com
Will there be an additional meeting representative? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If yes, representative will need a letter of authorization*)			
If yes, name of representative:		Jill Cronkite	
Rep. Phone #:		352 789 9626	
Rep. Email:		Jill Cronkite@gmail.com	
Project Type:	<input type="checkbox"/> Addition <input type="checkbox"/> Alteration <input type="checkbox"/> Repair	<input type="checkbox"/> New Construction <input type="checkbox"/> Reroof <input type="checkbox"/> Relocation	<input type="checkbox"/> Site Work <input type="checkbox"/> Fence <input checked="" type="checkbox"/> Other



City of Ocala
Growth Management Department
201 S.E. 3rd Street, 2nd Floor
352-629-8421 | www.ocalafl.org

Case File # 172
COA 24-45580
Meeting Date: 4-4-24
Product Approval # _____

Describe, by list, specific changes you are requesting to do to your property. Include the types of materials to be used, as well as dimensions. A site plan must be provided for additions to buildings, new construction (including garages, sheds, other accessory buildings), fences and site work (including driveways, parking areas and other improvements). The site plan must show setbacks of the proposed new work items from property lines. Attach additional pages as necessary.

Placing Crushed Rock over Crushed Asphalt at far end of EAST Side
of Border of Property.
Roughly 20' x 40' area.

Required additional materials for submission:

- ☐ Completed and signed COA application
- ☐ Detailed drawings and specifications for all new materials – windows, doors, siding, roofing materials, fencing etc.
- ☐ Site plan
- ☒ Copy of property deed or proof of ownership
- ☐ Authorization letter for non-property owner representative*
- ☐ For New Construction: a set of building plans, no larger than 11 x 17, for structural changes or new construction. This includes all four elevations with drawn to scale dimensions. *
- ☒ Please list any additional attachments:

Photos

Applicant Signature

Date

City of Ocala Application for Certificate of Appropriateness
Form revised: January 2023







Prepared by and return to:

Brandie P. Bennett
Brick City Title Insurance Agency, Inc.
521 NE 25th Avenue
Ocala, FL 34470
(352) 622-8732
File No 23-1929

Parcel Identification No 2820-031-006

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 29th day of September, 2023 between Palomino Residential Rentals, LLC, a Texas Limited Liability Company, whose post office address is 4829 Northwest 75th Avenue, Ocala, FL 34482, Grantor, to Jeffrey Powell Cronkrite, a married man, whose post office address is 717 Southeast 6th Street, Ocala, FL 34471, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Marion, Florida, to-wit:

The South 1/2 of the East 1/2 of the West 1/2 of Block 31, of Caldwell's Addition to Ocala, according to the Plat thereof, as recorded in Plat Book "E", at Page 4, of the Public Records of Marion County, Florida.

***Said property is not the homestead of the grantor nor contiguous thereto.**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

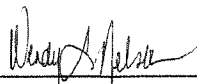
Subject to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.


TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


WITNESS
PRINT NAME: Wendy L. Nelson

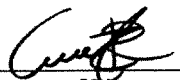

WITNESS
PRINT NAME: Ana Margarita Martinez

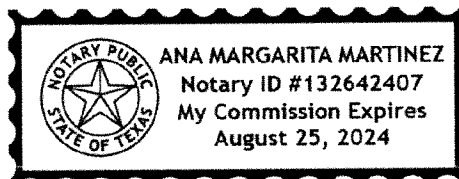
Palomino Residential Rentals, LLC, a Texas Limited Liability Company

By: *Sherry Pound*
Sherry Pound, Manager

STATE OF TEXAS
COUNTY OF HARRIS

The foregoing instrument was acknowledged before me by means of () physical presence or (✓) online notarization this 29th day of September, 2023 by Sherry Pound, Manager of Palomino Residential Rentals, LLC, a TX Limited Liability Company.


Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally known: _____
OR Produced Identification: ✓

Type of Identification Produced: US Passport

Completed via Remote Online Notarization using 2 way Audio/Video technology.

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 = =

1009 = =

Site No. (51834) 820 = =

Survey Date 8303 905 = =

Site Name Morgan, Mathew House

830 = =

Address of Site: 717 S.E. 6th St.

Instruction for locating 717 S.E. 6th St.

Ocala, Fla. 32671

Location: Caldwells Ad Ocala S. 1/2 of E. 1/2 of W. 1/2 Lot 31

subdivision name

block no.

lot no.

County: Marion

Owner of Site: Name: McNeal, Herbert P.

Address: 520 Lakemont Ave. S.

Winter Park, Fla. 32789

Type of Ownership Private

Recording Date

Recorder:

Name & Title: Tate, Susan (Preservation Architect)

Address: University of Florida - College of Architecture

Gainesville, Fla. 32611

Condition of Site: Integrity of Site:

Original Use Residence

Check One

Check One or More

☐ Excellent 863 = =

☒ Altered 858 = =

☒ Good 863 = =

☐ Unaltered 858 = =

☐ Fair 863 = =

☒ Original Site 858 = =

☐ Deteriorated 863 = =

☐ Restored () (Date: X) 858 = =

☐ Moved () (Date: X) 858 = =

Present Use Residence

Dates: Beginning C+ 1895

Culture/Phase American

Period 19th Century

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:

Attractive one story gable roof wood frame vernacular L shaped with pitched roof porch.

It is in Caldwell's Ad Ocala platted in 1880 and first appears on the 1895 Sanborn Map.

This was the residence of Mathew Morgan, Chief of Police for Ocala in the early 1900's.

911 = =

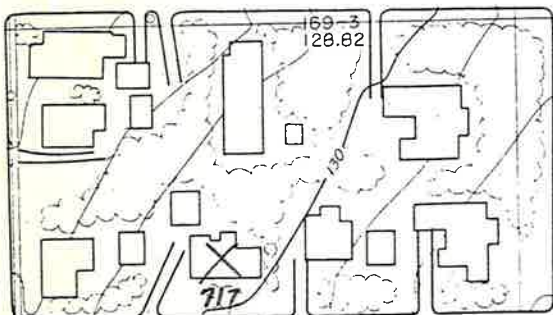
ARCHITECT _____ 872 = =
 BUILDER _____ 874 = =
 STYLE AND/OR PERIOD Frame vernacular 964 = =
 PLAN TYPE L shape 966 = =
 EXTERIOR FABRIC(S) Wood 854 = =
 STRUCTURAL SYSTEM(S) Wood frame 856 = =
 PORCHES Front _____
 _____ 942 = =
 FOUNDATION: Brick pier 942 = =
 ROOF TYPE: Gable 942 = =
 SECONDARY ROOF STRUCTURE(S): _____ 942 = =
 CHIMNEY LOCATION: West side 942 = =
 WINDOW TYPE: 2/2 DHS 942 = =
 CHIMNEY: Brick 882 = =
 ROOF SURFACING: Asphalt shingles 882 = =
 ORNAMENT EXTERIOR: _____ 882 = =
 NO. OF CHIMNEYS One 952 = = NO. OF STORIES One 950 = =
 NO. OF DORMERS _____ 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. 6th Street

Township	Range	Section
15S	22E	SW1/4 17

812 = =

UTM Coordinates:

890 = =

Zone Easting Northing

Photographic Records Numbers

83N418#14(23,24)

Contact Print





Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2024-1079

Agenda Item #:

Petitioner: Jeff P. Cronkrite

Property Owner: Jeff P. Cronkrite

Agent: Jill Cronkrite

Project Planner: Breah Miller, Planner II

Applicant Request: After-the fact addition of a second set of steps to the front porch

Parcel Information

Acres: ± 0.27 acres

Parcel(s) #: 2820-031-006

Location: 715 SE 6th Street (f/k/a 717 SE 6th Street)

Future Land Use: Neighborhood

Zoning District: R-3, Multi- Family District

Existing Use: Single-Family Residence with guest quarters

Staff Recommendation: *Approval with Conditions*



Staff Report

Case #172

COA24-45613

Ocala Historic Preservation Advisory Board: April 4, 2024

Petitioner: Jeff P. Cronkrite
Property Owner: Jeff P. Cronkrite
Agent: Jill Cronkrite
Project Planner: Breah Miller, Planner II
Applicant Request: After-the-fact addition of a second set of steps to the front porch.

Parcel Information

Acres: ±0.27 acres
Parcel(s) #: 2820-031-006
Location: 715 SE 6th Street (f/k/a 717 SE 6th Street)
Future Land Use: Neighborhood
Zoning District: R-3, Multi-Family Residential District
Existing Use: Single-Family Residence with guest quarters

Background:

The home, known as the Mathew Morgan House, was constructed in 1895 using a Frame Vernacular building style. The home is a contributing structure to the Ocala Historic District. The subject parcel houses a single-family residence and a detached apartment. The detached apartment was built along with the primary residence in 1895. The home has a set of wooden stairs leading to the main door of the primary residence which are original to the home. The applicant added a second set of wooden steps to the porch that lead to a secondary door located on the front porch of the primary residence. There is an active code enforcement case for the subject steps due to not receiving a Certificate of Appropriateness nor the proper building permits for the alteration.

The applicant is requesting to receive approval for the existing, unapproved wooden step addition to the front porch.

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.

The proposed secondary set of stairs do not diminish the architectural quality and historical character of the building and building site, but is not consistent with the material and style of the existing stairs.

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

Not Applicable; the request does not identify sandblasting of any materials.

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.

Not Applicable; the request does not identify any abrasive cleaning.

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.

Not Applicable; the request does not identify any new landscaping, signs, parking, or site development.

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.

Not Applicable; the request does not include any alterations to the facades of the home.

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

Not Applicable; the proposed alterations will not impact the existing neighborhood massing, and spaces between buildings will be preserved.

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

Not Applicable; the request does not include any proposed landscaping.

- 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.

Not Applicable; the proposed alterations will not impact the existing façade expression.

- 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.

The subject secondary set of stairs does not relate to the existing stairs; although the stairs do not diminish the historical character of the home, they do not preserve nor enhance the inherent architectural characteristics. This could be achieved by adding an identical railing to the secondary set of stairs to improve consistency and create a unified design concept throughout the site.

- 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.

Not Applicable; the request does not include any proposed accessory structures.

The Secretary of the Interior Standards; Entrances and Porches (page 49):

Recommended: Identifying, retaining, and preserving entrances and porches and their functional and decorative features that are important in defining the overall historic character of the building. The materials themselves are significant as are their features, such as door, transoms, pilasters, columns, balustrades, stairs, roofs, and projecting canopies.

Staff Recommendation: Approval with Conditions

1. Add an identical railing to the secondary set of stairs to be consistent with the existing main entry stairs.



City of Ocala
Growth Management Department
201 S.E. 3rd Street, 2nd Floor
352-629-8421 | www.ocalafl.org

Case File # 172
COA 24-45613
Meeting Date: 4-4-24
Product Approval # _____

Application for a Certificate of Appropriateness (COA)

As required by Section 94-82(g) of the City of Ocala Code of Ordinances, Ocala Historic Preservation Advisory Board (OHPAB) decisions on the COAs will be based on the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings the Ocala Historic Preservation Design Guidelines, and the Ocala Historic Preservation Code.

COA Application Procedure:

1. Arrange an informal pre-application conference with Planning staff.
2. Fill out and submit COA application and required material to Planning staff 30 days prior to OHPAB meeting. Please email application packets: historic@ocalafl.org.
3. Attend OHPAB meeting or send a representative with a letter of authorization.
4. Meetings are held the 1st Thursday of each month at 4:00 p.m.
5. Meeting Location: City Council Chambers, 2nd floor of City Hall (110 SE Watula Ave.)

If applicant fails to notify staff and does not attend the meeting, the application may be tabled for one month. If applicant fails to notify staff and does not attend the next monthly meeting, the application may be denied without prejudice.

There is no application fee; however, if work is performed without an approved COA, a fee of \$100 will be assessed.

Parcel #:		Property Address:	717 SE 6th STREET OCALA FL 34471
Owner:	Jeff P. Cronkite	Owner Address:	717 SE 6th STREET OCALA FL 34471
Owner Phone #:	352 456-1370	Owner Email:	Jeff Powell 1006@gmail.com
Will there be an additional meeting representative? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If yes, representative will need a letter of authorization*)			
If yes, name of representative:		Jill Cronkite	
Rep. Phone #:		352 789 9626	
		Rep. Email: Jill Cronkite@gmail.com	

Project Type:	<input type="checkbox"/> Addition	<input type="checkbox"/> New Construction	<input type="checkbox"/> Site Work
	<input type="checkbox"/> Alteration	<input type="checkbox"/> Reroof	<input type="checkbox"/> Fence
	<input type="checkbox"/> Repair	<input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> Other _____



City of Ocala
Growth Management Department
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Case File # 172
COA 24-45613
Meeting Date: 4-4-24
Product Approval # _____

Describe, by list, specific changes you are requesting to do to your property. Include the types of materials to be used, as well as dimensions. A site plan must be provided for additions to buildings, new construction (including garages, sheds, other accessory buildings), fences and site work (including driveways, parking areas and other improvements). The site plan must show setbacks of the proposed new work items from property lines. Attach additional pages as necessary.

2nd Set of Stairs for front Porch

Required additional materials for submission:

- ☐ Completed and signed COA application
- ☐ Detailed drawings and specifications for all new materials – windows, doors, siding, roofing materials, fencing etc.
- ☒ Site plan *ALREADY ON FILE*
- ☒ Copy of property deed or proof of ownership
- ☒ Authorization letter for non-property owner representative*
- ☐ For New Construction: a set of building plans, no larger than 11 x 17, for structural changes or new construction. This includes all four elevations with drawn to scale dimensions. *
- ☐ Please list any additional attachments:

Applicant Signature

Date

City of Ocala Application for Certificate of Appropriateness
Form revised: January 2023





Prepared by and return to:

Brandie P. Bennett
Brick City Title Insurance Agency, Inc.
521 NE 25th Avenue
Ocala, FL 34470
(352) 622-8732
File No 23-1929

Parcel Identification No 2820-031-006

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 29th day of September, 2023 between Palomino Residential Rentals, LLC, a Texas Limited Liability Company, whose post office address is 4829 Northwest 75th Avenue, Ocala, FL 34482, Grantor, to Jeffrey Powell Cronkrite, a married man, whose post office address is 717 Southeast 6th Street, Ocala, FL 34471, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Marion, Florida, to-wit:

The South 1/2 of the East 1/2 of the West 1/2 of Block 31, of Caldwell's Addition to Ocala, according to the Plat thereof, as recorded in Plat Book "E", at Page 4, of the Public Records of Marion County, Florida.

***Said property is not the homestead of the grantor nor contiguous thereto.**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Wendy L. Nelson
WITNESS
PRINT NAME: Wendy L. Nelson

Ana Margarita Martinez
WITNESS
PRINT NAME: Ana Margarita Martinez

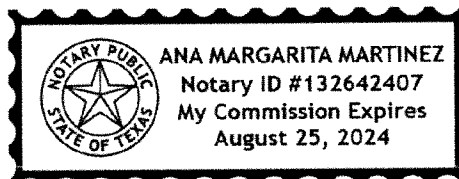
Palomino Residential Rentals, LLC, a Texas Limited Liability Company

By: Sherry Pound
Sherry Pound, Manager

STATE OF TEXAS
COUNTY OF HARRIS

The foregoing instrument was acknowledged before me by means of () physical presence or (✓) online notarization this 29th day of September, 2023 by Sherry Pound, Manager of Palomino Residential Rentals, LLC, a TX Limited Liability Company.

Ana Margarita Martinez
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally known: _____
OR Produced Identification: ✓

Type of Identification Produced: US Passport

Completed via Remote Online Notarization using 2 way Audio/Video technology.

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 = =

1009 = =

Site No. (51834) 820 = =

Survey Date 8303 905 = =

Site Name Morgan, Mathew House

830 = =

Address of Site: 717 S.E. 6th St.

Instruction for locating 717 S.E. 6th St.

Ocala, Fla. 32671

Location: Caldwells Ad Ocala S. 1/2 of E. 1/2 of W. 1/2 Lot 31

subdivision name

block no.

lot no.

County: Marion

Owner of Site: Name: McNeal, Herbert P.

Address: 520 Lakemont Ave. S.

Winter Park, Fla. 32789

Type of Ownership Private

Recording Date

Recorder:

Name & Title: Tate, Susan (Preservation Architect)

Address: University of Florida - College of Architecture

Gainesville, Fla. 32611

Condition of Site: Integrity of Site:

Original Use Residence

Check One

Check One or More

☐ Excellent 863 = =

☒ Altered 858 = =

☒ Good 863 = =

☐ Unaltered 858 = =

☐ Fair 863 = =

☒ Original Site 858 = =

☐ Deteriorated 863 = =

☐ Restored () (Date: X) 858 = =

☐ Moved () (Date: X) 858 = =

Present Use Residence 850 = =

Dates: Beginning C+ 1895 844 = =

Culture/Phase American 840 = =

Period 19th Century 845 = =

NR Classification Category: Building

916 = =

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:

Attractive one story gable roof wood frame vernacular L shaped with pitched roof porch.

It is in Caldwell's Ad Ocala platted in 1880 and first appears on the 1895 Sanborn Map.

This was the residence of Mathew Morgan, Chief of Police for Ocala in the early 1900's.

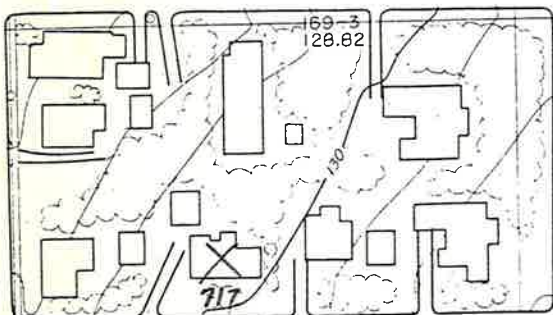
911 = =

ARCHITECT _____ 872 = =
 BUILDER _____ 874 = =
 STYLE AND/OR PERIOD Frame vernacular 964 = =
 PLAN TYPE L shape 966 = =
 EXTERIOR FABRIC(S) Wood 854 = =
 STRUCTURAL SYSTEM(S) Wood frame 856 = =
 PORCHES Front _____
 _____ 942 = =
 FOUNDATION: Brick pier 942 = =
 ROOF TYPE: Gable 942 = =
 SECONDARY ROOF STRUCTURE(S): _____ 942 = =
 CHIMNEY LOCATION: West side 942 = =
 WINDOW TYPE: 2/2 DHS 942 = =
 CHIMNEY: Brick 882 = =
 ROOF SURFACING: Asphalt shingles 882 = =
 ORNAMENT EXTERIOR: _____ 882 = =
 NO. OF CHIMNEYS One 952 = = NO. OF STORIES One 950 = =
 NO. OF DORMERS _____ 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. 6th Street

Township	Range	Section
15S	22E	SW1/4 17

812 = =

UTM Coordinates:

890 = =

Zone Easting Northing

Photographic Records Numbers

83N418#14(23,24)

Contact Print

