



# Ocala

110 SE Watula Avenue  
Ocala, FL 34471

## Historic Preservation Advisory Board Minutes

---

Tuesday, July 8, 2025

4:00 PM

---

1. Call To Order

a. Roll Call

**Present**

Chairperson Tom McCullough  
Carol Barber  
Jane Cosand  
Joshua DeMonte  
Holland Drake  
Noelle Smith  
Rick Hugli

**Excused**

Vice Chair Melissa Townsend

2. Public Meeting Notice Acknowledgement

3. Approval of Minutes

a.

**Attachments:** March 6, 2025 Meeting Minutes

**RESULT:** APPROVED

**MOVER:** Rick Hugli

**SECONDER:** Carol Barber

b.

**Attachments:** April 3, 2025 Meeting Minutes

**RESULT:** APPROVED

**MOVER:** Rick Hugli

**SECONDER:** Holland Drake

c.

**Attachments:** May 1, 2025 Meeting Minutes

**RESULT:** APPROVED

**MOVER:** Rick Hugli

**SECONDER:** Carol Barber

**Attachments:** June 5, 2025 Meeting Minutes

**RESULT:** APPROVED

**MOVER:** Rick Hugli

**SECONDER:** Holland Drake

## 4. Certificates of Appropriateness

- a. Case File # 353; COA25-0016; 815 SE 4th Street (317 SE Wenona Avenue) - Gate, Deck, Flower Box.

**Attachments:** [COA25-0016 Staff Report](#)  
[COA25-0016 Application](#)  
[COA25- 0016 Site Plan](#)  
[COA25-0016 Master Site File](#)

Planner II, Breah Miller provided a brief overview of COA25-0016 a request to add a concrete flower box, an 8.4-foot by 22-foot wood deck, and a decorative, black, metal gate between two brick pillars.

Ms. Barber asked if the railing exists now. Breah replied stating the railing on the balcony exists, and the proposal pertains to the decking between the two structure, which is not visible from the street.

Motion to approve COA25-0016.

**RESULT:** APPROVED

**MOVER:** Holland Drake

**SECONDER:** Carol Barber

- b. Case File # 348; COA25-0020; 607 SE Wenona - Driveway, Sidewalk, Railing.

**Attachments:** [COA25-0020 Staff Report](#)  
[COA25-0020 Application](#)  
[COA25- 0020 Master Site File](#)

Planner II, Breah Miller provided a brief overview of COA25-0020 a request to replace driveway and sidewalk with white, tan, and charcoal pavers and install black handrails to front porch steps.

Ms.Cosand asked if Breah could explain the color of the pavers. Breah replied stating the pictures are examples because they are required to show what the pavers would look like. Either color is acceptable. Color only matters when it comes to the roof. With pavers we are only looking at the type and placement.

Ms Barber asked if the pavers are for the sidewalk and the driveway. Breah stated yes.

Raney Development Group, Ryan Raney stated the applicant is leaning towards the black and gray pavers. he also stated he was available for any questions.

Motion to approve COA25-0020

**RESULT:** APPROVED

**MOVER:** Carol Barber

**SECONDER:** Jane Cosand

- c. Case File # 198; COA25-0021; 1203 SE 5th Street - Fencing.

**Attachments:** [COA25-0021 Staff Report](#)  
[COA25-0021 Application](#)  
[COA25-0021 Master Site File](#)

Planner II, Breah Miller provided a brief overview of COA25-0020 a request to install a 4-foot-tall, black, aluminum fence with 4-foot-tall gates around the existing pool and pool equipment.

Ms.Barber asked if the property was located outside of the historic district. Breah replied stating some homes were surveyed and deemed appropriate to be within the historic district, others are considered non-contributing due to being constructed after the survey.

Mr. Drake asked if the fence would be totally in the back of the home. Breah stated yes.

Motion to approve COA25-0020

**RESULT:** APPROVED

**MOVER:** Jane Cosand

**SECONDER:** Holland Drake

- d. Case File # 256; COA25-0022; 1244 SE 7th Street - Garage.

Motion to table COA25-0022.

**RESULT:** TABLED

**MOVER:** Rick Hugli

**SECONDER:** Carol Barber

- e. Case File # 54; COA25-0023; 1238 SE 5th Street- Windows.

**Attachments:** [COA25-0023 Staff Report](#)  
[COA25-0023 Application](#)  
[COA25-0023 Master Site File](#)

Planner II, Breah Miller provided a brief overview of COA25-0023 a request to replace 30 windows on the home and 2 windows on the garage with Anderson "A-Series" architectural grade windows.

Ms.Cosand asked how thick is the mutten and what is the material. Breah replied stating it will be fiber x material that looks like wood and is a 7/8th wide mutten bar. Mr. Drake added the A series is what we strive for.

Motion to approve COA25-0023.

**RESULT:** APPROVED

**MOVER:** Holland Drake

**SECONDER:** Rick Hugli

## 5. Affirmative Maintenance

None.

## 6. Old Business

None.

## 7. New Business

None.

## 8. Public Comments

None.

## 9. Staff Comments

Planner II, Breah Miller, informed the board that additional staff members will become more involved in the OHPAB process. Board members can expect to see more names on staff reports, and possibly begin presenting. Staff presence within the historic district is intended to provide more hands-on support and enhance the overall process.

## 10. Board Comments

Ms. Cosand emphasized the importance of citing the statute when making a motion.

## 11. Next Meeting Date: August 7, 2025

## 12. Adjournment

The meeting adjourned at 4:35 pm.