



# Ocala

## Historic Preservation Advisory Board

### Minutes

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Thursday, February 5, 2026

4:00 PM

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1. Call To Order

a. Roll Call

**Present**

Carol Barber  
Jane Cosand  
Noelle Smith  
Rick Hugli  
Chairperson Tom McCullough

**Absent**

Joshua DeMonte  
Holland Drake

2. Public Meeting Notice Acknowledgement

The public notice for the Ocala Historic Preservation Board was posted on January 21, 2026.

3. Approval of Minutes

a. January 8, 2026 Meeting Minutes

**Attachments:** [January 8, 2026 Meeting Minutes](#)

**RESULT:** APPROVED

**MOVER:** Rick Hugli

**SECONDER:** Noelle Smith

**AYE:** Barber, Cosand, Smith, Hugli, and Chairperson McCullough

**ABSENT:** DeMonte, and Drake

4. Certificates of Appropriateness

a.

**Attachments:** [COA25-0045 Staff Report](#)  
[COA25-0045 Application](#)  
[COA25-0045 Master Site File](#)  
[COA25-0045 Supporting Materials](#)

Economic Development Project Coordinator, Charlita Whitehead, provided a brief overview of COA25-0045 a request to remove existing deck and construction of an expanded replacement deck utilizing composite decking and PVC railing, including a decorative railing on the street-facing facade. Conversion of two existing door openings to windows using double-hung replacement windows consistent with previously approved units in the historic district.

Ms. Cosand asked whether staff has ever recommended a plastic railing. Charlita

responded she could not confirm whether the board has ever approved a plastic railing, but if an application for PVC railing were submitted and the appearance was like-for-like, it could potentially be approved at the staff level; however, this would apply only to a replacement, as new installations are always reviewed by the board. Ms. Cosand commented that PVC railings appear very dense. Ms. Smith then asked what the issue was with them being dense, and Ms. Cosand replied they are more reflective for motorists at night.

Ms. Barber inquired whether the footprint of the decking would be modified. Charlita responded that the decking will extend, wrapping around the east and north (rear) sides of the home. Ms. Barber suggested that a more traditional picket-style design would be more appropriate for the home.

Steven Dawson, 9114 Linder Avenue, Morton Grove, Illinois, stated that he is soon to be a resident of Ocala and is more than willing to install a traditional picket style around the entire home. He is excited about restoring the home to its original character. Mr. McCullough thanked him for attending and expressed appreciation for his willingness to embrace the community's culture and make a positive impact.

Ms. Cosand stated that she did not feel the wave design meets the Secretary of the Interior's Standards.

Motion to approve COA25-0045, with the exception that the front pattern be replaced with traditional pickets to be installed around the entire house.

**RESULT:** APPROVED

**MOVER:** Carol Barber

**SECONDER:** Rick Hugli

5. Election of Officers

a. Chairman

Ms. Barber made a motion to retain Mr. Tim McCullough as Chair, which was seconded by Ms. Cosand.

**RESULT:** APPROVED

**MOVER:** Carol Barber

**SECONDER:** Jane Cosand

b. Vice Chairman

Mr. McCullough made a motion to appoint Mr. Rick Hugli as Vice Chair, which was seconded by Ms. Barber.

**RESULT:** APPROVED  
**MOVER:** Tom McCullough  
**SECONDER:** Carol Barber

6. Affirmative Maintenance  
None.
7. Public Comments  
None.
8. Staff Comments  
None.
9. Board Comments  
None.
10. Next Meeting Date: March 5, 2026
11. Adjournment  
Meeting adjourned at 4:22PM.