



Ocala

Historic Preservation Advisory Board

Minutes

Thursday, June 6, 2024

4:00 PM

1. **Call To Order**

a. Roll Call

Present	Carol Barber Jane Cosand Tom McCullough Vice Chair Rick Hugli Melissa Townsend
Excused	Holland Drake

2. **Public Notice**

The public notice for the Historic Preservation Advisory Board was posted on May 30, 2024.

3. **Approval of Minutes**

a.

Attachments: [4-4-24 Meeting Minutes.pdf](#)

RESULT: APPROVED

MOVER: Jane Cosand

SECONDER: Tom McCullough

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

EXCUSED: Drake

4. **Certificates of Appropriateness**

a.

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

Planner II Breah Miller provided a brief overview of a request to add a porch railing and ground skirting to the existing single family residence at 605 SE Sanchez Avenue, COA24-45667.

Tim Creely, 605 SE Sanchez Avenue, Ocala, FL, said the railing is a City requirement. The original skirting is in poor shape, and they would like to switch to wood for the skirting; and PVC for the railing,

Ms. Cosand said she would like to see PVC for the skirting and wood for the railing to

meet the code regulations. Ms. Miller replied there are alternative options for the materials. Ms. Miller said the original columns are wrapped with aluminum and this was approved by the Board. Mr. McCullough said the aluminum is different from PVC. Wood railings would be more conducive to the architectural style. Ms. Barber asked if the encapsulated columns were rotting. Mr. Creely replied it would be hard to tell unless he opens up the encapsulated columns.

Ms. Barber said she needed to see better photographs and not the stock prints. Mr. Creely responded that each skirting would have to be custom made. Ms. Barber asked why he wanted plastic railings. Mr. Creely replied the plastic is easier to get and stated he does not understand why PVC is allowed for the lattice and not on the railings. Ms. Miller stated he is required to have railings, but he would like to have decorative railings. Ms. Cosand asked if he would be interested in the wood railings. Mr. Creely replied he prefers PVC because the porch gets really wet and they would have to replace the damaged wood. Ms. Townsend asked if the PVC came in different finishes. Mr. Creely responded it is a standard finish and it cannot be painted.

Motion to approve COA24-45667, Section 94-82(g) approve the wood vertical skirting and with the recommendation for wood railings.

Mr. Creely asked for the Boards reasoning for not approving the PVC railings. Ms. Cosand said PVC is very glaring and can be seen from a mile away. Ms. Townsend said the railings are at eye level and the skirting is on the bottom of the house.

RESULT: APPROVED

MOVER: Jane Cosand

SECONDER: Carol Barber

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

EXCUSED: Drake

b.

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

Planner II Breah Miller provided a brief overview of a request to add a gravel driveway and parking area at 120 NE Sanchez Avenue for COA24-45668. Ms. Miller said the additional gravel parking is not appropriate and there is an open code case associated with the request.

Ms. Townsend asked if the code case is related to not having a Certificate of Appropriateness (COA). Ms. Miller replied yes and the Interior Secretary of Design does not address driveway regulations. Ms. Miller said code section 94-82(g) does cover the appropriateness of the landscape/parking area and the additional gravel parking to the other side of the building takes away from the historic home landscape.

Allen Ruther, 120 NE Sanchez Avenue, Ocala, FL, said the red structure behind the house is a Airbnb that has a driveway. Mr. Ruther said he was parking on the side of the driveway and killed the grass. There are bus stops on NE 2nd Street, and NE Sanchez Avenue, but you can't park in front or by them. People park on the street because very few people have driveways.

Ms. Cosand said the gravel parking is not appropriate in front of the house. Ms. Townsend said having the gravel parking extended to the front looks like a commercial lot and not like a Historic home. Mr. McCullough asked the board to compromise and have the gravel lot scaled back in the front.

Motion to approve gravel parking area with a modification to reduce the gravel lot up to the red marker on the picture.

RESULT: APPROVED

MOVER: Melissa Townsend

SECONDER: Carol Barber

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

EXCUSED: Drake

5. Affirmative Maintenance

None.

6. Public Comments

None.

7. Staff Comments

Ms. Miller said a few staff members went to visit Ira Holmes and he will no longer be on the Board due to personal reasons. Mayor Ben Marciano presented Mr. Holmes with a Proclamation which and Ms. Miller read to the Board.

Chief Planning Official Endira Madraveren said the Board will have to vote for the Chairman and Vice Chairman. Ms. Madraveren also said there should be separate distinct comments, for the staff, the applicants and the Board.

Ms. Miller said the next meeting will be held on August 1st. Ms. Miller also said the Board is still in need of an architect, educator or landscape architect.

7. Election of Officers

a. Chairman

Ms. Cosand made a motion to appoint Rick Hugli as Chairman.

There being no further discussion the motion carried by roll call vote.

RESULT: APPROVED

MOVER: Jane Cosand

SECONDER: Tom McCullough

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

EXCUSED: Drake

b. Vice Chairman

Ms. Barber made a motion to appoint Tom McCullough as Vice Chair.

There being no further discussion the motion carried by roll call vote.

RESULT: APPROVED

MOVER: Carol Barber

SECONDER: Rick Hugli

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

EXCUSED: Drake

8. Next Meeting Date: August 1, 2024

9. Adjournment

The meeting adjourned at 5:02 pm.