



# Ocala

110 SE Watula Avenue  
Ocala, FL 34471

## Historic Preservation Advisory Board Minutes

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Thursday, February 8, 2024

4:00 PM

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**1. Call To Order and Roll Call**

<b>Present</b>	Vice Chair Christina Snook Jane Cosand Holland Drake Ira Holmes Tom McCullough Rick Hugli James Richard
<b>Excused</b>	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

**MOVED:** 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  
**MOVED:** 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.