



Ocala

Historic Preservation Advisory Board

Minutes

Thursday, March 7, 2024

4:00 PM

1. Call To Order and Roll Call

Present Jane Cosand
Ira Holmes
Tom McCullough
Rick Hugli
Melissa Townsend
Chairperson Shari Ausley

Absent Holland Drake

2. Public Meeting Notice Acknowledgement

3. Public Comments

4. Review of January 4, 2024 Meeting Minutes

a.

Attachments: [January 4, 2024 Meeting Minutes.pdf](#)

RESULT: APPROVED

MOVER: Rick Hugli

SECONDER: Jane Cosand

5. Certificates of Appropriateness

a.

Attachments: [Staff Report; COA23-45477](#)
[Application; COA23-45477](#)
[Master Site Files](#)

Planner II, Breah Miller, provided a brief overview of the request for a prefabricated Victorian style greenhouse with a brick base, wrought iron gazebo, expansion of the existing pool deck, two circular brick patios and installation of landscaping for the property at 1140 E. Fort King Street.

Robert Jenkins, 1140 E. Fort King Street, Ocala, FL, said the picture of the greenhouse looks larger, and it is not a conceptual picture. The meadow between the two homes are to plant native wildflower seeds to reduce the need for mowing and irrigation. Mr. Jenkins said he would like to tweak the language to say combine or reconfigure existing lots.

Ms. Cosand asked if he owned the two homes. Mr. Jenkins replied he owned the three homes.

Ms. Townsend asked if it was possible for the applicant to ask for a variance. Ms. Miller replied no because of the accessory structure.

Ms. Ausley stated that the condition was beyond OHPAB. Ms. Miller replied that the reason the condition is on the staff report is because there have been zoning issues in the past. The Staff is recommending approval for this addition because it does meet the zoning regulations. Mr. Jenkins can get approval for OHPAB, but if he wants to put the gazebo and not do the lot reconfiguration, he will be stopped. Ms. Miller stated that combination or lot reconfiguration are on the same application so it would be okay to reword the report.

Ms. Cosand asked how can it be approved with conditions so that the applicant can move forward. Ms. Miller replied that she can say, "as is with the understanding that it is for combination or lot reconfiguration."

Motion to approve COA23-45477, Section 94-82 (g) as stated under the conditions of the lot line reconfiguration.

RESULT: APPROVED

MOVER: Jane Cosand

SECONDER: Rick Hugli

AYE: Cosand, Holmes, McCullough, Hugli, Townsend, and Chairperson Ausley

ABSENT: Drake

b.

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

Ms Miller, provided a brief overview of the request to replace existing windows using white American Craftsman 70 Pro Series Double Hung Vinyl Windows with applied muntins on the exterior for property at 712 SE Broadway Street.

Ms. Ausley asked for the width on the muntins. Carlos Cabreja, 712 SE Broadway Street, Ocala, FL, replied that the muntins will be the same width as the muntins now, so that all the windows will look the same.

John Torrey, 1229 E. Fort King Street, Ocala, FL, said where the windows are set has never been mentioned when they are replaced. The windows have to be pressed out into the plane of the building and the windows should have no shadow line. Mr. Tory stated the it is very important to have the windows as far back into the building and have a shadow line. Ms. Cosand asked if the windows where going to be set back. Ms. Miller replied that the way the window is constructed there is no other way. Mr. McCullough asked if the windows are going to be placed where the windows are now, with no deviation. Mr. Cabreja replied yes, and the replacement windows are going exactly

where the original windows are now.

Motion to approve COA23-45493, Section 94-82 (g).

RESULT: APPROVED

MOVER: Rick Hugli

SECONDER: Melissa Townsend

AYE: Cosand, Holmes, McCullough, Hugli, Townsend, and Chairperson Ausley

ABSENT: Drake

c.

Attachments: [Staff Report; COA24-45536](#)
[Application; COA24-45536](#)
[Master Site File](#)

Ms Miller, provided a brief overview of the request to demolish the existing pool in the rear yard. for the property at 620 SE Sanchez Avenue.

Ms. Ausley asked if it was the Mary Ann Stewart House. Ms. Miller replied there was a mix up on two files and it could be the Ausley house.

Motion to approve COA24-45536, Section 94-83.

RESULT: APPROVED

MOVER: Tom McCullough

SECONDER: Ira Holmes

AYE: Cosand, Holmes, McCullough, Hugli, Townsend, and Chairperson Ausley

ABSENT: Drake

d.

Attachments: [Application; COA23-45483](#)
[Staff Report; COA23-45483](#)

Ms Miller, provided a brief overview of the request to replace 11 windows, 4 sliding glass doors, and 2 metal doors and remove 1 window to accommodate an ADA accessible bathroom for the property at 521 SE 2nd Street.

Christina Snook, 808 SE 2nd Street, Ocala, FL, said she had the MI window with external grids with a clay color.

Motion to approve COA23-45483, Section 94-82 (g).

RESULT: APPROVED

MOVER: Jane Cosand
SECONDER: Tom McCullough
AYE: Cosand, Holmes, McCullough, Hugli, Townsend, and Chairperson Ausley
ABSENT: Drake

e.

Attachments: [Staff Report; COA24-45517](#)
[Application; COA24-45517](#)
[Master Site File](#)

Ms Miller, provided a brief overview of the request to modify a previously approved porte-cochere by adding a walk-out deck to the porte-cochere roof top with gravel driveway for property the at 1241 East Fort King Street.

John Torrey, 1229 East Fort King Street, Ocala, FL, said adding the walk-out will be one of the best looking porte-cochere in Fort King. Ms. Cosand asked about walk-out access. Mr. Torrey replied the access will be where the small window on the top and will turn into a door. Ms. Miller said the walk-out access is in the renderings and in the staff report.

Ms. Ausley mentioned that the only difference was that before it looked like a walk-out and now it will be an actual walk-out.

Mr. Torrey said he will start the project once he gets the roof done.

Motion to approve COA24-45517, Section 94-82 (g).

RESULT: APPROVED
MOVER: Jane Cosand
SECONDER: Ira Holmes
AYE: Cosand, Holmes, McCullough, Hugli, Townsend, and Chairperson Ausley
ABSENT: Drake

f.

Attachments: [Staff Report; COA24-45538](#)
[Application; COA24-45538](#)
[Master Site File](#)

Ms Miller, provided a brief overview of the request to add a second set of steps to front porch for the property at 605 SE Sanchez Avenue.

Motion to approve COA24-45538, Section 94-82 (g).

RESULT: APPROVED

MOVER: Tom McCullough
SECONDER: Jane Cosand
AYE: Cosand, Holmes, McCullough, Hugli, Townsend, and Chairperson Ausley
ABSENT: Drake

6. Affirmative Maintenance

Ms. Cosand asked about Israel Brown house. Ms. Miller replied that the house has a new roof and the owners are working with the Building Department to get the outstanding permits rectified.

7. Staff Comments

Ms Miller said there will be two new Board members, if approved through City Council.

8. Election of Officers

Planning Director Aubrey Hale, explained the process of the Board elections.

Ms. Ausley said she was stepping down and thanked the Board for the years of service.

a. Election for Chairman

Mr. Hugli nominated Mr. Holmes for Chair.

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

RESULT: APPROVED
MOVER: Rick Hugli
SECONDER: Jane Cosand
AYE: Cosand, Holmes, McCullough, Hugli, Townsend, and Chairperson Ausley
ABSENT: Drake

b. Election for Vice Chairman

Mr. Holmes nominated Mr. Hugli for Vice Chair.

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

RESULT: APPROVED
MOVER: Ira Holmes
SECONDER: Melissa Townsend
AYE: Cosand, Holmes, McCullough, Hugli, Townsend, and Chairperson Ausley
ABSENT: Drake

9. Adjournment

The meeting adjourned at 5:01 pm.