

# OCALA HISTORIC PRESERVATION ADVISORY BOARD MEETING

City Hall  
City Council Chambers, 2<sup>nd</sup> Floor  
110 SE Watula Avenue, Ocala, FL 34471

Thursday, March 7, 2019

## Minutes

### The following members were present:

Jane Cosand, Chairman  
Kristen Dreyer  
Ira Holmes  
Ron Kaylor  
James Richard  
Ted Smith  
Claudia Tatom

### The following members were not in attendance:

Holland Drake, excused  
Tom McCullough, excused

### Staff in Attendance:

Gus Gianikas, CRA Manager  
Ian Rynex, Redevelopment Analyst/Planner I  
Peggy Cash, Office Manager/Administrator

Public attendance: 8

### **Item #1: Call to Order & Roll Call**

Chairman Cosand called the meeting of the Ocala Historic Preservation Advisory Board (OHPAB) to order on Thursday, March 7, 2019 at 4:03 pm. Ms. Cash called the roll; a quorum was present.

### **Item #2: Proof of Publication**

It was acknowledged that a Public Meeting Notice was posted with the City Clerk's Office on March 1, 2019.

### **Item #3: Review of Minutes**

Mr. Ron Kaylor moved to approve the February 7, 2019 meeting minutes. Ms. Claudia Tatom seconded the motion, which unanimously carried.

### **Item #4: Certificates of Appropriateness**

Chairman Cosand advised that the Board's decisions are based on The National Secretary of the Interior's Standards, Ocala's Historic Preservation Code and the Ocala Historic Preservation Guidelines. She briefly reviewed procedures to follow when requesting the approval of a Certificate of Appropriateness (COA).

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**a. Case File #98; COA19-0004 – 703 SE 2<sup>nd</sup> Street – Reroof, change material**

JoAnne Jordan, 703 SE 2<sup>nd</sup> Street, identified herself.

Mr. Gianikas reported that the single-family house was built circa 1883. The architectural style is Victorian Frame Vernacular. The application is for a metal roof to replace an asphalt shingled roof. He showed various photos of the house. A picture of the house was provided by the owner showing the house had a metal roof. Mr. Gianikas advised that the Sanborn maps show the house as having a metal/slate roof. He said that the Sanborn maps had only two categories for roofing, one category being metal/slate and the other category was other. Ms. Jordan said that when she was cleaning under the house she found pieces of slate or metal. Photos were shown of houses in the Ocala Historic District that have metal roofs.

Paul Dickey, with Florida Roofing, 1122 SE 16<sup>th</sup> Street, said he would be installing the roof. Types of metal roofs were briefly discussed. Mr. Dickey said that the 5v crimp was a common style in the era when this house was built.

Mr. Kaylor asked if the metal will be galvanized. Ms. Jordan responded in the affirmative. She said she would like for her roof to be like the roof on the neighbor's house at 713 SE 2<sup>nd</sup> Street.

Chairman Cosand noted that a former Board member researched metal roofs and found that metal roofs were originally used on two-story houses, and not on cottages or bungalows. Mr. Gianikas said that it is included in other cities' guidelines that 1880 and 1890 Victorian Frame Vernacular homes typically had a tin roof. He noted that he cited St. Augustine Architectural Guidelines for Historic Preservation in his staff report [included in the agenda packet].

Mr. Dickey said that he'd be putting a metal roof on this house like the one on East Fort King Street pictured in the PowerPoint presentation.

Mr. Ron Kaylor moved to approve the COA application for a metal roof as shown in a picture of a house located on East Fort King Street based on a finding of fact in Section 94-82(g)(1). Ms. Kristen Dreyer seconded the motion, which unanimously carried.

**b. Case File #23; COA19-0005 – 726 SE 3<sup>rd</sup> Street – Windows**

Ladden Hermann, 726 SE 3<sup>rd</sup> Street, identified himself.

Mr. Gianikas reported that the house was built circa 1895. It is classified as a Colonial Victorian. The proposed alteration is to replace all the windows in the house with two-over-two windows like the windows currently in the house. The replacement window is an Mi 1620 single-hung window. He showed various photos of the house including close-ups of the windows to show the deterioration. Mr. Gianikas said a requirement would be that all the framing around the windows would be replaced to reflect original frames. The windows are to have a similar reveal.

Mr. Smith said he researched the windows and the Mi1620 has a quarter inch reveal. He said he prefers more of a reveal, but to go to a half inch reveal, the cost increases 35 to 40 percent. He asked if the muntins will be located inside the panes of glass. Mr. Hermann said he believes that they'll be on the exterior. Mr. Smith said he'd want to see them on the exterior.

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Mr. Gianikas noted that the Board had previously approved the 1650 series windows and he compared cross sections and they look identical. He said the specs show that there is a three-quarter inch setback. Mr. Smith said in looking at the glazing details, it shows a quarter inch. He said that he found with Mi, to use applied muntins, the cost of the window doubled. Mr. Gianikas said that the Board has required applied muntins in the past.

Mr. Ted Smith moved to approve the COA application with a provision that the muntins are to be applied based on a finding of fact in Section 94-82(g)(1). Mr. James Richard seconded the motion, which unanimously carried.

**c. Case File #249; COA19-0006 – 1111 SE 8<sup>th</sup> Street – Fence & Site Development**

Frank Mooney, 1111 SE 8<sup>th</sup> Street, identified himself.

Mr. Gianikas said the house was built circa 1942. It is classified as a brick veneer. Several alterations are being proposed including new fencing with a gate, a carport located in front of the existing garage, a concrete driveway, a pool with an outdoor kitchen and cabana, and some hardscape and landscaping improvements.

Mr. Gianikas showed various photos of the house noting that a wrought iron fence will be located on an 18" low brick wall along the front yard. He noted in a photo of the west side, in front of the house, there will be a garden and fountain. In another photo he pointed out the garage in the back on the east side, which is where the carport is to be located. The carport is approximately 15 feet wide and 22 feet deep. Looking at the west side of the building, Mr. Gianikas said there will be a 6-foot high block wall with a plant covering that extends down the side of the property just behind the curb. Behind the block wall up toward the rear of the building will be a hot tub, pergola and fire pit. The same type of wrought iron fence and brick wall extend across the rear property line along SE 7<sup>th</sup> Street. In the rear yard there will be a pool with an outdoor kitchen and pool cabana to the east. Mr. Gianikas reviewed a site plan that was displayed with the existing house and garage shaded yellow. He pointed out that the blue shaded areas are new vertical elements. Mr. Mooney interjected a correction to the size of the carport. He said the carport is going to actually be wider, probably 20 feet. Photos were displayed of what the block wall, wrought iron fence, cabana, and pergolas will look like [as included with the COA application]. A photo of what the brick carport will look like was shown, except the brick will be whitewashed to match the house and garage.

There were no public comments.

Board members complimented the house and proposed alterations to Mr. Mooney's home.

Mr. Ira Holmes moved to approve the COA as requested based on a finding of fact in Section 94-82(g)(4). Ms. Kristen Dreyer seconded the motion, which unanimously carried.

**d. Case File #83; COA19-0007 – 819 SE 2<sup>nd</sup> Street – Landscaping & Site Development**

Matt Baker, 819 SE 2<sup>nd</sup> Street, identified himself.

Mr. Rynex reported that the single-family house was building circa 1900. The building is classified as Colonial Victorian and it is a contributing structure. The owner is proposing to do

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site work including landscaping with a gravel driveway, paver patio, and fencing. He showed photos of the house advising that most of the alterations are on the west side of the house. He displayed a site plan pointing out where alterations will be located. He showed the style of fencing along with the spire design [as included with the COA application].

Mr. Baker said he will maintain a wooden privacy fence in the rear yard, but will remove the fence on the east side, which he'll replace with the proposed fencing. He also said that the rationale for the gravel driveway is that there is a large oak tree that he does not want to damage with a hard surface. He said he's using pavers that he found under the dirt and in the weeds to build a patio.

Mr. James Richard moved to approve the COA as requested including removal of the existing fence as proposed based on a finding of fact in accordance with Section 94-86. Mr. Ron Kaylor seconded the motion, which unanimously carried.

**e. Case File #171; COA19-0008 – 705 SE 4<sup>th</sup> Street – Windows & Door**

Jerry Stevens, 821 SE 16<sup>th</sup> Place, said he was representing Cindy and Matt Grow, owners of the property located at 705 SE 4<sup>th</sup> Street.

Mr. Rynex said the single-family house was built circa 1925. It is classified as craftsman bungalow and the structure is contributing. It is being proposed that six windows be replaced at the rear, left and right elevations. All of the replacement windows are six-over-one Mi 1555 double-hung. He showed photos of the house pointing out the windows to be replaced. French doors are also being proposed to replace two existing windows on each side of the home. Aluminum windows on the rear of the house will be replaced with windows that match existing windows on the house.

Mr. Stevens advised that he plans to be at the next meeting with more alterations including porches that will be located at the French doors. The window replacements were prompted by termite damage found on the interior. He said the "middle of the road" window is their choice in the Mi-series windows with a simulated divided light, with a caveat that if the same window can be found at a lesser cost those windows can be used possibly with staff approval. It wouldn't be an inferior product.

There were no public comments.

Mr. Stevens noted that Mrs. Grow found an exterior door on the inside of the house that matches the front door and the intention is to use that door for the back door.

Mr. Ted Smith moved for approval with a provision that the muntins will be applied to the exterior of the glass in accordance with a finding of fact based on Section 94-82(g)(1). Mr. Holmes seconded the motion, which unanimously carried.

**f. Case File #39; COA 19-0011 – 712 E. Fort King Street – Front Porch Railing**

Suzanne Thomas, 706 SE 9<sup>th</sup> Avenue represented the Historic Ocala Preservation Society.

Mr. Rynex said the site name is the W.R. Bryant House, built circa 1895, currently being used as an office. The building is described as a Victorian Frame Vernacular and it is a contributing structure. He showed various photos of the building pointing at where the proposed railing will

be located at the front steps. The railing is to be 7 feet long and 3 feet high. He showed a photographic example of the aluminum railing.

Mr. Kaylor asked if the railing is going to be in the middle of the steps. Ms. Thomas responded that it will be in the middle, and it mimics the existing railing on the ramp located at the rear of the building. Mr. Smith commented that the single railing will distract from the double-door entrance. He suggested that two railings would look better and according to Code the railings should be within 60 inches of each other. He noted the double doors with the two lion statues that complement them are a focal point when looking at the front of the building. Ms. Tatom pointed out that if there are two railings they'll be distracting, competing with a view of the lion statues. Discussion continued concerning whether there should be one or two railings. Insurance is not requiring the railing. Ms. Thomas said the railing is being proposed as a safety feature. When the house was renovated, a railing was not required per Code. She noted that the former Four-Square Church (located in the Tuscowilla Park Historic District) has a center railing. She said there are numerous buildings in the Historic District with one or two railings. She said one railing is adequate. Mr. Gianikas confirmed with the Chief Building Official that a building permit won't be required because of the size of the landing and the dimensions of the steps.

Mr. Holmes confirmed that one railing in the center of the steps is being proposed even though the photo shows a railing on each side of the steps. Ms. Thomas said that the center railing is adequate for the type of use they have.

There were no public comments.

Ms. Kristen Dreyer moved to approve COA19-0011 based on Ocala's Historic Code, Section 94-82(g)(1). Mr. Ira Holmes seconded the motion, which unanimously carried without further discussion.

#### **Item #5: Affirmative Maintenance / Demolition by Neglect**

##### **a. 114 NE Tuscowilla Avenue**

Mr. Gianikas said the building passed a compliance inspection. The property will be removed from the Affirmative Maintenance/Demolition by Neglect list.

##### **b. 704 East Fort King Street**

Mr. Gianikas said there is no change. Fines continue to accumulate, and other properties owned by the same entity have cross liens.

##### **c. 719 SE 2<sup>nd</sup> Street**

Mr. Gianikas said someone is purchasing the property; the closing is early next week. The buyer was not aware of the Code liens. When there is a purchaser, fines are usually waived when the new owner brings the property into compliance, but there will be hard costs (court and staff time) that need to be paid. Mr. Richard asked if Mr. Gianikas was told that an estate was opened; he doesn't see how the property can close next week, if an estate wasn't opened. He saw where the will was deposited with the Clerk of the Court, but the last time he looked an estate wasn't opened. Typically, once the estate is opened, a notice needs to be published in the newspaper and there is a 9-month claims period. A brief discussion ensued concerning the house, the fines and whether it can

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actually be sold with Mr. Gianikas advising that the City doesn't get involved with the sale of private property.

**d. 216 SE 13<sup>th</sup> Avenue**

Mr. Gianikas said the new property owner said the roof is fine. If the yard is not maintained, there will be another code violation.

**e. 709-715 East Fort King Street**

Mr. Gianikas said most of the repairs have been made. Repairs are still needed on the back stairway. They started work on the stairway without a permit, which is required.

**Item #6: Old Business**

**a. Historic Building Survey Update**

Mr. Gianikas reported that the Building Survey is being finished up. They'll be providing a report at the June meeting.

**b. Other old business**

Mr. Smith asked the status of moving the former TPO building. Mr. Gianikas said that the building is to be relocated. An agreement is being worked out.

**Item #7: New Business**

**a. Florida Trust for Historic Preservation Conference – May 15-18 – Pensacola**

Mr. Gianikas said it needs to be determined which Board member will attend. After a brief discussion, it was decided that Mr. Holmes would attend.

**b. Other new business**

There was no other new business.

**#8: Adjournment**

Mr. Ted Smith moved to adjourn at 4:58 pm. Mr. Ira Holmes seconded the motion and the meeting was adjourned.

Respectfully submitted by: Peggy Cash, Board Secretary