

# OCALA HISTORIC PRESERVATION ADVISORY BOARD MEETING

Citizen Service Center  
Training Room, 2<sup>nd</sup> Floor  
201 SE 3<sup>rd</sup> Street, Ocala, FL 34471

Thursday, April 4, 2019

## Minutes

### The following members were present:

Jane Cosand, Chairman  
Tom McCullough, Vice-Chairman  
Holland Drake  
Kristen Dreyer  
Ira Holmes  
Ron Kaylor  
James Richard  
Ted Smith  
Claudia Tatom

### Staff in Attendance:

Gus Gianikas, CRA Manager  
Peter Lee, Planning Director  
Holly Lang, Fiscal Manager  
Peggy Cash, Office Manager/Administrator

Public attendance: 6

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

Chairman Cosand called the meeting of the Ocala Historic Preservation Advisory Board (OHPAB) to order on Thursday, April 4, 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 29, 2019.

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

Ms. Claudia Tatom moved to approve the March 7, 2019 meeting minutes. Mr. Tom McCullough 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).

**a. Case File #352; COA19-0015 – 736 SE 6<sup>th</sup> Street – Reroof, change material**

Mr. Gianikas reported that the structure is frame vernacular, built circa 1924. The proposed alteration is to remove the shingle roof and replace it with a metal one. He showed various photos of the property along with photos of houses with metal roofs in the Historic District provided by the applicant.

Gaye Halsey, 712 SE Wenona Avenue, said her grandmother was born on the property. It originally had a metal roof. Her parents replaced it with shingles. She advised that she wants a metal roof because of her age (68) and how long metal roofs last. She said she has replaced the shingles three times.

Chairman Cosand advised that two neighbors provided their support of the metal roof.

Rich Schleicher wrote in an email:

Dear OHPAB,

I fully support the new metal roof for the property noted above. It will greatly improve the appearance of the property. Metal is a greener product far outlasting asphalt shingles that need to be replaced every 20 years polluting the earth.

Thank you.

Shirley McEarchern, 728 SE 6<sup>th</sup> Street, called the office and stated that she supports the request for the metal roof at 736 SE 6<sup>th</sup> Street.

Mr. Smith said since the original roof was metal, a new metal roof is appropriate.

Ms. Halsey had a sample of the metal roofing material she was proposing to use. She was considering a color but decided against it.

Mr. Holmes said the most significant statement is that the original roof was metal and moved to approve with a finding of fact based on Section 94-82(g)(1). Ms. Claudia Tatom seconded the motion, which unanimously carried.

**b. Case File #353; COA19-0016 – 619 SE Tusawilla Avenue – Roof, Fence**

Mr. Gianikas reported that the structure is a frame vernacular, built circa 1928. He showed various photos of the property noting a dirt alley very close to the house on the north side. He pointed out the existing metal roof/awning over the porch area. The property owner is proposing to remove the porch roof and extend the roofline on the house over the porch, which will create a vaulted ceiling. He's also proposing to replace the asphalt shingle roof with a metal one and remove a non-functioning chimney to reduce the potential for leaks. Mr. Gianikas advised that a decorative element over the garage door, as shown on elevation plans submitted with the application, is also being proposed. It is also being proposed that the backyard be enclosed with a 6-foot high wood privacy fence.

Chairman Cosand asked where the fence will meet the house. Mr. Gianikas indicated on a photo that it will extend from the house at the back corner of the main structure.

There were no public comments.

Mr. Richard asked for clarification on how the new roof will extend from the house. Mr. Gianikas referred to a photo and pointed to a separate roof and metal posts that are to be removed from the house. Referring to a rendering, he explained how the existing roof line will extend from the house to cover the porch and it will be supported by two new wood posts on each end.

Joe Pulis, 3879 SE 38<sup>th</sup> Loop, said there currently is a lightweight aluminum roof over a concrete slab that serves as a porch. He said the aluminum roof isn't very substantial and suggested that strong winds could blow it off the house. He said a roof extension will be more substantial and look better.

A brief discussion ensued about the existing roof with Mr. Pulis suggesting that a metal roof will work better with the design of the house and roof lines.

Mr. Holland Drake moved to approve the COA as presented based on a finding of fact in Section 94-82(g)(1). Mr. Smith seconded the motion, which unanimously carried.

**c. Case File #171; COA19-0017 – 705 SE 4<sup>th</sup> Street – Garage, screen porch, deck**

Jerry Stevens, 821 SE 16<sup>th</sup> Place, represented the property owners.

Mr. Gianikas noted that alterations were approved at last month's meeting concerning windows and doors. The application today requests the approval of additions to the structure. He showed various photos of the property. He noted the existing shed/garage that is located on the property line. He also noted a building behind the garage on the neighboring property that is also on the property line. He said the setbacks are minimal and reflect the historic layout from 100 years ago. The existing garage will be removed and replaced with a new two-story garage with a deck attached to it extending from the house. He showed close-up photos of the existing garage and noted that it is in great disrepair. Mr. Gianikas showed a survey of the property noting an alley on the east side of the property, which isn't used as an alley. The owner is going to apply for abrogation of the alley. If the abrogation is approved, it will be divided in half with each half being given to the adjacent property owner. Mr. Gianikas showed a photo of the west side of the property advising that it currently has a 17-foot setback. An open porch will be added to the west side of the house and connect to the front porch. Mr. Gianikas showed another photo of the garage with a view of the building behind it on the adjacent property and said that the proposed garage will have a similar shape to the neighbor's existing two-story building. He showed a photo of the rear of the house and said a cover is being added over the back landing.

While looking at a rendering of the proposed alterations, Chairman Cosand asked if a screen is located between the house and proposed garage. Mr. Stevens said it is screening and the intent is to not have any outstanding features between the house and garage.

Chairman Cosand asked if the second story on the garage is going to be an apartment. Mr. Stevens said it won't be an apartment. It is a bonus area and not really designed as a living area.

Mr. Smith suggested that the proposed porch on the west side will project farther out than other buildings along SE Tusawilla Avenue. Mr. Gianikas said that actually most of the houses on the

block, especially south of the subject property, have 9-10 feet setbacks, which is approximately what the setback will be when the porch is added. A photo was shown, taken from down the street, showing how the existing house and the house across the street do not currently line up, but when the porch is added they will. Mr. Stevens noted that the porch is open and transparent and with landscaping around the house it will look better along SE Tusawilla Avenue than it does now.

Chairman Cosand asked what percentage of the buildings take up the lot. Mr. Stevens wasn't certain but said it will be within the parameters of the building Code; the lot is 70 x 70. Chairman Cosand commented that the proposed alterations really change the look of the house. Mr. Stevens said the proposed alterations make an old house, especially a bungalow, more livable for modern families with modern spaces while still maintaining some of the character. The garage is replacing an existing garage. An enclosed addition to the house is not being requested. He called the screened area between the eastern side of the house and the proposed garage a "neutral element."

Mr. Holmes commented that the proposed alterations are a substantial improvement to a bungalow. Mr. Holmes noted that vinyl siding and windows being used on the garage differentiate it from the original house. Mr. Stevens said the siding isn't vinyl; it is a composite material. The siding is beveled and different from the siding on the house. The vinyl windows are like those approved at the last meeting.

Mr. Ira Holmes moved to approve the COA as submitted based on a finding of fact in Section 94-82(g)(1). Mr. Holland Drake seconded the motion, which unanimously carried without further discussion.

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

**a. 704 East Fort King Street**

Mr. Gianikas said there is still no change. No work is being done.

**b. 719 SE 2<sup>nd</sup> Street**

Mr. Gianikas said the property was sold, but not to the party he had been communicating with. A neighbor, Joe Carvalho, bought the property.

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

Mr. Gianikas said the property was sold. He hasn't seen anything being done to the property. The new owner was in the audience.

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

Mr. Gianikas said all repairs have been completed except for repairs to the back porch.

**Item #6: Old Business**

**a. Historic Building Survey Update**

Mr. Gianikas advised that the Building Survey Report will be presented at the June 6 meeting.

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Mr. Lee said that earlier today staff met with the Assistant City Attorney and Ambleside School

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to review an agreement drafted by the Assistant City Attorney to relocate the former TPO building. In principle, the City and Ambleside School are in agreement. It has yet to be decided where exactly the building will be moved. There are three potential sites where the building could be relocated. A determination needs to be made as to which site it will be. Ambleside School met with the mover and the mover said he could move the building to any one of the three sites. One site is the Sprint parking lot, which the City does not have control of. City staff continues to explore whether it can take control of the lot. The other two sites are on SE Broadway Street. One site is owned by Ambleside School. They previously came before the Board and received an approval to reconstruct the existing building on the site. The other lot is owned by the church. The School will have to come back before OHPAB to obtain a COA to relocate the building, and a COA for the new site.

Mr. Smith suggested that relocating the house should be memorialized with photos/filming.

**b. Other old business**

There was no other old business.

**Item #7: New Business**

Chairman Cosand announced that the annual election of officers needs to take place.

After a brief discussion, Mr. James Richard nominated Tom McCullough. Ms. Kristen Dreyer seconded the nomination, which unanimously carried.

Ms. Jane Cosand moved to nominate Kristen Dreyer as Vice-Chairman. Mr. James Richard seconded the nomination, which unanimously carried.

**#8: Adjournment**

Mr. Tom McCullough moved to adjourn at 4:42 pm. Mr. Ted Smith seconded the motion and the meeting was adjourned.

Respectfully submitted by: Peggy Cash, Board Secretary