



## Staff Report

Case #22

COA25-0039

Ocala Historic Preservation Advisory Board: December 4, 2025

**Petitioner/Property Owner:** Jill Cronkrite  
**Agent:** Jonathan Bohdal  
**Project Planner:** Breah Miller, Planner II  
**Applicant Request:** Installation of a 4-foot-tall, Emily style, aluminum fence and replacement of the two existing wooden gates with two 4-foot-tall gates.

### Parcel Information

Acres:  $\pm 0.41$  acres  
Parcel(s) #: 28355-001-04  
Location: 1006 E Fort King Street  
Future Land Use: Neighborhood  
Zoning District: RBH-3, Residential Business Historic  
Existing Use: Single-Family Residence

### Background:

The home, known as the T.J. Kemp House, was constructed in 1929 using a Tudoresque building style. The home is a contributing structure to the Ocala Historic District. Between 2006 and 2008, the property received several Certificates of Appropriateness, including approval for a driveway addition (COA06-0109), a reroof (COA06-0116), and signage (COA08-0029).

Although the site is developed as a single-family residence, it is located within the Residential Business District (RBH-3), which permits a limited number of service and retail uses in addition to residential uses. The RBH-3 District includes additional restrictions regarding ownership of the business, property, and who may occupy the residence. It also includes minimum requirements for the portion of the building that must remain dedicated to residential use.

In 2017, the property owner received a recommendation of approval from OHPAB to proceed to a Public Hearing for a Developer's Agreement to waive the residential-use requirements of the RBH-3 District (COA17-0030). The request was approved by City Council on September 19, 2017. The specific RBH-3 requirements approved for waivers are listed below:

1. The owner of the property must be an owner of the business on that property, and an owner must reside at the property.
2. Employees shall be limited to the property owner and family, employees residing on the property and two- non-residing employees or subcontractors.
3. A minimum of 50 percent of the principal structure must be designed, provided and intended for residential use. The property and business owner must reside in the residential

portion of the structure.

**Applicant Request:**

The applicant is requesting approval to install a 4-foot-tall, Emily-style, aluminum fence including two 4-foot-tall aluminum gates along the northern and eastern sides of the residence, located just south of the existing driveway.

**Staff Analysis**

**Certificate of Appropriateness Criteria for Decisions (Section 94-82(g)):**

The Code states that the Board may issue a certificate of appropriateness for the reconstruction, alteration, new construction, non-permanent structures, demolition, partial demolition, or removal of any building or structure within a locally designated historic district or any designated local landmark, or any other activity for which a CA is required, if such action is not deemed contrary to the purposes of historic preservation and to the special character of districts, sites and resources as designated specifically. The board's decisions will be based on the Secretary of the Interior's Standards, the city's Historic Preservation Design Guidelines, this chapter, and the following criteria:

1. Exterior alterations shall not diminish the architectural quality or historical character of the building or the building site.

*The existing home features a masonry brick wall with wooden gates on the northern, southern, and western sides, which is consistent with the site's historic character and complements the architectural style of the primary structure. The proposed 4-foot-tall aluminum fence and gates will be located at the northern corner of the residence. Replacing the existing wooden gate with aluminum will update one of the two existing fencing materials while remaining aligned with Section 94-86(b) of the Code of Ordinances. As a result, the new fence material will not diminish the architectural quality of the site.*

2. Sandblasting of any materials except for iron is prohibited.

*Not applicable; proposed alteration does not require sandblasting of any materials.*

3. Only through very controlled conditions can most historic building material be abrasively cleaned of soil or paint without measurable damage to the surface or profile of the substrate. Decisions regarding the proper cleaning process for historic structures can be made only after careful analysis of the building fabric, and testing. Generally, wet abrasive cleaning of a historic structure should be conducted within the range of 20 to 100 psi at a range of three to 12 inches.

*Not applicable; the request does not identify any abrasive cleaning.*

4. Landscaping, signs, parking and site development should be sensitive to the individual building and should be visually compatible with the buildings and environment with which they are visually related.

*There is similar aluminum fencing within the surrounding area meaning the proposed fencing and gates are not only compatible with the building but the environment in which it is visually related.*

5. New construction shall be visually compatible with the buildings and environment with which the new construction is visually related. When an application involves new construction, the applicant may present conceptual plans to the board for review and comment before the application for a certificate of appropriateness is submitted and before construction drawings of the project are prepared. Aspects to be considered include:

- a. The height, volume, proportion between width and height of the facades, the proportions and relationship between doors and windows, the rhythm of solids and voids created by openings in the facades, the materials used in the facades, the texture inherent in the facades, the colors, pattern and trim used in the facades, and the design of the roof.

*Not applicable; the request does not include any New Construction facades.*

- b. The existing rhythm created by existing building masses and spaces between them should be preserved.

*Not applicable; the request does not include any addition building masses to be compared to existing masses.*

- c. Landscape plans should be visually compatible with the buildings and environment with which the landscaping is visually related.

*Not applicable; the request does not include any alteration to or additional landscaping.*

- d. Proportions of existing facades which are visually related shall be maintained when neighboring buildings have a dominant horizontal or vertical expression, that expression should be carried over in the new facade.

*Not applicable; the request does not include any alteration to or additional new facades.*

- e. Architectural details should be incorporated as necessary to relate the new with the old and to preserve and enhance the inherent architectural characteristics of the area.

*The proposed fencing material does not incorporate architectural details related to the existing building. However, the inclusion of matching gates will complement the fencing and collectively enhance the property's historic character.*

- f. Accessory structures shall be compatible with the scale, shape, roof form, materials, and detailing of the main structure to protect the historic integrity of the neighborhood. The accessory structure shall not exceed the maximum height allowed by the applicable zoning or the height of the existing primary structure.

*Not applicable; the request does not include any alteration to or additional accessory structures.*

**Sec. 94-86. - Fences.**

- a. Generally. All fences located within a locally designated historic district shall follow the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating

Historic Buildings. Any newly constructed or replacement fence shall require a certificate of appropriateness.

*On October 17, 2025, the applicant submitted a Certificate of Appropriateness to install a 4-foot-tall aluminum fence at the property located at 1006 E. Fort King Street.*

- b. Materials. New fences should complement the style, design, color and material of the building(s), the building site and the surrounding neighborhood. A single lot shall contain no more than two types of fencing material. Decorative fences made of cast iron, wrought iron, simulated wrought iron, wood pickets or other historic materials are appropriate for front yards. Privacy wood fences are appropriate for rear and side yards. Fencing material shall be appropriate to the historic time period of the locally designated historic district or local landmark. Other materials may be approved on a case-by-case basis, the board may consider alternative materials. Repairing fencing is preferred over replacement. Deteriorated sections of historic fencing should be replaced with materials of matching design, texture and color whenever possible.

*The proposed aluminum fence will complement both the historic building and the existing masonry wall. The property already features a masonry wall, and replacing the two wooden gates with aluminum gates will prevent the introduction of a third fencing material. This approach will maintain consistency and better support the site's historic character.*

- c. Height. Decorative fences along street fronts shall allow views of the yard and building. Fence height for front yards and side yards up to the front facade is no higher than four feet and for side and rear yards at six feet. On corner lots, the maximum heights are four feet for street elevations and six feet for side and rear yards. Other heights for side and rear yards may be approved on a case by case basis if consistent with the standards.

*The proposed fencing and gates are 4 feet in height which meets the height restrictions for fences located on street elevations.*

- d. Placement. New fences should be compatible with the site in facade setback, size and scale to protect the historic integrity of the neighborhood. Privacy fencing for the rear and side yards should be placed behind the front facade of the historic building. Placement should be such that it does not damage or endanger any existing tree on the building site.

*The proposed fence and gates meet the setback, size, scale requirements and are compatible with the site or the historic integrity of the neighborhood.*

**Staff Recommendation:**

**Appropriate**