



Staff Report

Case #53

COA25-0017

Ocala Historic Preservation Advisory Board June 5, 2025

Petitioner/Property Owner: Tim & Lydia Creely

Project Planner: Breah Miller, Planner II

Applicant Request: Addition of a 4-foot-tall, black aluminum antebellum-style fence with gate, a 6-foot-tall natural wood fence, and installation of landscaping and granite.

Parcel Information

Acres: \pm 0.24 acres

Parcel(s) #: 2820-032-001

Location: 605 SE Sanchez Avenue

Future Land Use: Neighborhood

Zoning District: R-3, Multi-Family Residential District

Existing Use: Single-Family Residence

Background:

The existing home was constructed in 1895 using a Frame Vernacular/Queen Anne Revival influenced building style. The home is a contributing structure to the Ocala Historic District. In 2021, the applicant received approval for a 4-foot-tall aluminum fence and gate along SE 6th street and SE Sanchez Avenue frontage which has since expire January 12, 2022.

The applicant is seeking reapproval for the previously proposed 4-foot-tall aluminum fence and gate along the SE 6th Street and SE Sanchez Avenue frontages. Additionally, they are requesting approval for a 6-foot-tall wooden privacy fence at the rear of the property, and the installation of granite rock and landscaping along the northern edge of the driveway connecting to SE 6th Street.

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.

Black Aluminum Fence and Gate: *The fence is 4-feet-tall and will be placed along the northern and western property line. The home and front yard will still be visible from SE 6th Street and SE Sanchez Avenue. Due to the location and nature of the surrounding area, the addition of a 4-foot aluminum fence and gate will not diminish the historical character of the building or the building site. This alteration was previously approved under COA21- 44364.*

Privacy Fence: *The wood privacy fencing will sit at the rear of property, and is not anticipated to extend to SE Sanchez Avenue. The proposed wood privacy fence will not diminish the historical character of the building or the building site.*

Landscaping: *The proposed planting schedule is as follows; Arborvitae, Emerald; Blue Daze IG; Bottle Brush Tree, Weeping; Gardenia, Miami Supreme; Hydrangea, Oakleaf; Magnolia, Little Gem; Perennial Peanut; Podocarpus, Maki; Rose, Drift Peach; Yellow Hibiscus; Magic Camellia; Red Maple; Confederate Jasmine; and peanut grass. The location of the landscaping is visually compatible with the home and will not diminish the historic character of the building or building site.*

Gray Granite: *The application reflects the gray granite labeled as landscaping. However, there are no plants within the gray granite nor bordering the granite. Due to its location, the granite seems to be intended as a continuation of the brick sidewalk and paved driveway/parking. This alteration does diminish historical character of the building or the building site.*

2. 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.

Landscaping: *The plants within the landscaping plan are sensitive to the home and are visually compatible with the surrounding environment and buildings. The addition of the landscaping will enhance the intersection of SE 6th Street and SE Sanchez Avenue.*

Granite: *The granite has no border nor landscaping and is not consistent with the character of the planting plan. The location and character appear to be an extension to the driveway and sidewalk.*

Certificate of Appropriateness Criteria for Decisions: Fences (Sec 94- 86)

- 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.

The applicant has submitted a complete application for the required certificate of appropriateness.

- 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.

There will be two fence types on the property. The decorative fencing is proposed to be placed in the front yards along SE Sanchez Ave and SE 6th Street, and the privacy fencing will be in the rear and side yards, not to extend beyond the front façade of the home.

- 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 façade is no higher than four (4) feet and for side and rear yards at six (6) feet. On corner lots, the maximum heights are four (4) feet for street elevations and six (6) 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 privacy wood fence is located in the rear yard and will be no taller than 6-feet in height. The aluminum fencing will be 4-feet in height and located in the front yards along SE Sanchez Ave and SE 6th Street.

- d. Placement. New fences should be compatible with the site in façade 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 façade of the historic building. Placement should be such that it does not damage or endanger any existing tree on the building site.

The fencing will be located in the appropriate locations.

Staff Recommendation:

All alteration with exception of the gray granite: Appropriate with conditions

Gray Granite: Not Appropriate

1. Privacy fence can not exceed past the west façade of home.