



## Staff Report

Case #365

COA25-0008

Ocala Historic Preservation Advisory Board: April 3, 2025

**Petitioner:** Roger Ogilvie  
**Property Owner:** Roger Ogilvie & Luisa Ogilvie  
**Agent:** Michael Owen  
**Project Planner:** Breah Miller, Planner II  
**Applicant Request:** To remove and replace the existing two-story addition in the rear of the home, and to remove and replace the existing detached garage with an 874-square-foot garage using similar materials.

### **Parcel Information**

Acres: ±0.21 acres  
Parcel(s) #: 2825-000-015  
Location: 514 SE 8<sup>th</sup> Street  
Future Land Use: Neighborhood  
Zoning District: R-3, Multi-Family District  
Existing Use: Single-Family Residence

### **Background:**

The existing home, known as the Mrs. Henry Sistrunck House, was constructed in 1918 using a Frame Vernacular building style. The subject detached garage was constructed in 1996 using a Frame Vernacular building style utilizing similar materials to the home. The garage is located on the southeastern corner of the property. The home is a contributing structure to the Ocala Historic District; however, the garage is not.

The rear of the home once consisted of a two-story porch which was later enclosed into living area sometime between 1918 and 1984. The new room included a laundry room and bathroom. Plumbing and piping were left exposed to the elements along the exterior of the enclosed addition. This portion of the residence now has severe water damage and structural issues.

### **Applicant Request:**

The applicant is requesting to remove and replace the existing two-story addition in the rear of the home, to include a new kitchen. Additionally, they are requesting to remove and replace the existing detached garage with an 874-square-foot garage using similar material.

### **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 proposed exterior alterations do not diminish the architectural quality or historical character of the building or building site. Neither the enclosed addition nor the garage are original to the residence. The alteration will bring consistency in material and architectural features such as windows, siding, roofing material and roof alignment. Relocating the plumbing to the interior of the building will enhance the architectural quality of the building while the other alterations will protect and enhance the historical character of the building.*

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.

*The proposed garage and home addition will be visually compatible by being constructed with similar materials to the existing home. The proposed windows are Anderson 400s, the siding will be similar wood material and the roof will be a galvalume 5V metal roof.*

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.

*Garage: The proposed garage is approximately 13.2 feet in height and a total of 874 square feet in size. The front (north-facing) elevation is approximately 22 feet in width with a 16-foot-wide garage door. The right (west-facing) elevation is approximately 34 feet in*

*width with a 9-foot bump out to the west that provides architectural relief to the façade, The right elevation of the bump out does not have any windows or doors. However, the front elevation of the bump out has a window. The remaining portion of the right elevation includes a 3-foot-wide door, facing west. The left (east-facing) elevation is approximately 34 feet in width and has two (2) windows within 16 feet of the centerline of each window. There are no windows and doors on the rear elevation. There will be a consistent lap siding throughout all elevations of the garage with a metal hip roof.*

*Addition: The proposed addition starts at approximately 25.8 feet in height for the two-story portion and approximately 10 feet in height for the one-story portion which mimics the front (north-facing) elevation of the existing home. The addition is 1,020 square feet in size. The rear (south-facing) elevation is approximately 21 feet in width with an 8-foot-tall door and three (3) one-over-one paned windows on the one-story portion and two (2) two-over-two paned windows on the two-story portion. This elevation includes a one-story porch that consist of steps and four (4) columns. The right (west-facing) elevation is approximately 46 feet wide with five (5) one-over-one paned windows proposed in various sizes. The left (east-facing) elevation is approximately 46 feet in width and has four (4) one-over-one paned windows of various sizes. There will be a consistent lap siding throughout all elevations of the addition with a metal hip roof.*

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

*Both alterations embody the existing rhythm created by the existing building masses and spacing. These alterations are replacing existing building masses and will maintain the existing spaces between both alterations and neighboring buildings.*

- 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 or additional landscaping, signs, parking, or site development.*

- 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.

*Both alterations will match and maintain the existing expressions of the neighborhood and building on site. The roof line of the addition will align with the existing home.*

- 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.

*All proposed material will be similar material to that which was is used on the primary structure.*

1. *Windows: Anderson 400 - wood*
2. *Doors: Thermatru – fiberglass*
3. *Siding: Wood*
4. *Roof: Galvalume 5V Tri County Metals, metal roof.*

5. *Steps: brick like front porch*
  6. *Columns: 10" x 8' round tapered w/ Tuscan cap & base - fiberglass*
- 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.

*The replacement garage will match the home in material and will remain in the same location. The proposed alteration will not impact the historic integrity of the neighborhood.*

**Sec. 94-83. - Demolition requests.**

- a. On applications to demolish any buildings or structures within locally designated historic districts, or local landmarks, the board will approve or deny the request, or may suspend action to allow further study for a period not to exceed 90 calendar days; a suspension of action does not constitute a final decision by the board. A motion to deny such applications shall include the designation of a public notification of demolition period up to a maximum of 365 days. The length of the delay shall be determined by the board based upon the relative significance of the structure and the probable time required to arrange a possible alternative to demolition. Upon expiration of the public notification of demolition period set forth in an approved motion to deny an application, the applicant may demolish the building or structure without board approval.
- b. During the public notification period, the board may take such steps as it deems necessary to preserve the building or structure concerned, in accordance with the purposes of this chapter. Such steps may include but shall not be limited to consultation with civic groups, public agencies and interested citizens, recommendations for acquisition of property by public or private bodies or agencies, and exploration of the possibility of moving the structure or building.
- c. In connection with any certificate of appropriateness for demolition, the board may request permission from the owner to salvage and preserve building materials, architectural details and ornaments, fixtures and the like for reuse in restoration of other historic properties. The board may also request from the owner permission to enter the building to record the dimensions and details before demolition. This record will include photographs and scaled architectural drawings.
- d. In addition to all other provisions of this chapter, the board shall consider the following criteria in evaluating applications for a certificate of appropriateness for demolition of designated properties in determining the length of the public notification of demolition period:
  1. The structure is of such interest or quality that it would reasonably meet national, state or local criteria for designation as a historic resource.
  2. The significance which the structure contributes to the historic character of a designated district.

- e. The board may request one or more of the following items of written evidence to be submitted:
  - 1. A report from a professional property appraiser stating that such building will not earn a reasonable economic return for the owner of such building on the original site.
  - 2. A report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of the structure and its suitability for rehabilitation.
  - 3. Estimated market value of the property both in its current condition, and after completion of the proposed demolition or removal, to be presented through an appraisal by a qualified professional expert.
  - 4. An estimate from an architect, developer, real estate consultant, appraiser or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property.(f)
- f. The board may consider development plans for a site when considering applications for certificates of appropriateness for demolition. The board may suspend action until a conceptual development plan is approved by the board.

**Staff Recommendation: Appropriate**