



Staff Report

Case #353

COA25-0016

Ocala Historic Preservation Advisory Board: July 8, 2025

Petitioner/Property Owner: Beatrice Katsereles

Project Planner: Breah Miller, Planner II

Applicant Request: Add a concrete block flower box, an 8.4-foot by 22-foot wood deck, and a decorative, black, metal gate between two brick pillars.

Parcel Information

Acres: ± 0.38 acres
Parcel(s) #: 2820-037-006
Location: 815 SE 4th Street
Future Land Use: Neighborhood
Zoning District: R-3, Multi-Family Residential
Existing Use: Single-Family Residence

Background:

The home was constructed in 1918 using a Victorian Frame Vernacular/Classic Carpenter building style. The home is a contributing structure to the Ocala Historic District. This site is in the process of completing a restoration master plan which included foundation, roofing, porch modifications, landscaping, garage addition, and the completion of an accessory dwelling. The final steps of the master plan involve installation of the internal jacuzzi and construction of a detached garage. The jacuzzi installation is on hold due to the home not having the correct plumbing. The detached garage is in the final stages of construction.

Applicant Request:

The applicant is requesting to add a concrete block flower box, an 8.4-foot by 22-foot wood deck and a 4-foot-tall, decorative, black, metal gate between two brick pillars connecting the detached garage and rear yard cottage with access to SE 4th 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.

The proposed decking and flower box alterations are internal to the site and cannot be seen from SE 4th Street. The proposed deck will be located between two structures, creating connectivity between the existing accessory structures on the property. The deck will incorporate the same railings found on all existing structures on the property and the flower box will incorporate the same concrete block and brick material used throughout the site.

The proposed decorative gate and brick pillars match the existing gates and pillars which were previously approved. The exterior alterations will not diminish the architectural quality or historical character of the building or the building site.

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.

The request does not propose 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 alterations will connect the existing accessory structures creating a comprehensive design for the property. The only elements of this proposal visible from SE 4th Street will be the decorative gate and brick pillars, which are designed to be consistent with those already approved on the property. All proposed materials will match the existing materials on site and all alterations will meet the required setbacks for the site. The decking will be flush with the detached garage and setback 5-feet from the rear property line. The steps will extend 2-feet from the deck on the east elevation and will be at least 3-feet from the rear property line. All other alterations are internal to the site.

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.

The proposed work is accessory in nature and intended to enhance the aesthetic of the property. The proposed decking and flower box alterations are internal to the site and cannot be seen from SE 4th Street. The proposed decorative gate and brick pillars match the existing gates and pillars previously approved on the property. The exterior alterations will be visually compatible with the existing buildings and environment.

Staff Recommendation: Appropriate