



Staff Report

Case #23

COA25-0012

Ocala Historic Preservation Advisory Board: May 1, 2025

Petitioner: Ladden Herrmann

Property Owner: Ladden Herrmann

Project Planner: Breah Miller, Planner II

Applicant Request: To allow for a portion of the existing wooden fence to remain 8-feet in height.

Parcel Information

Acres: ± 0.22 acres

Parcel(s) #: 2820-029-004

Location: 726 SE 3rd Street

Future Land Use: Neighborhood

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

Existing Use: Single-Family Residence

Background:

The home was constructed in 1895 using a Colonial Victorian building style. The home is a contributing structure to the Ocala Historic District. In June 2022, the applicant applied for an after-the-fact Certificate of Appropriateness for an 8-foot-tall wooden fence. The board unanimously denied the request and asked that the applicant reduce the height from 8-feet to 6-feet. The applicant was able to reduce the height on a majority of the fence to 6-feet, leaving a portion of the fence located in the rear side yard as 8-feet tall.

Applicant Request:

To allow for the remaining portion of the existing wooden fence to remain 8-feet in height.

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 portion of the wood privacy fencing that will remain 8-feet in height is located in the rear side yard between two existing structures. This will not alter any architectural elements of the home or other structures on the property, nor will it diminish the architectural quality. Due to the fence location and nature of the surrounding area, the 8-foot portion of the existing privacy fence will not diminish the historical character of the building or the building site.

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 one fence type on the property and is located it the rear side yard.

- 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 subject fence portion will be in the rear side yard and will be 2 feet taller than the recommended height.

- 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 is behind the front façade of the home.

Staff Recommendation: Appropriate