



Staff Report

Case #16

COA25-0037

Ocala Historic Preservation Advisory Board: November 6, 2025

Petitioner/ Property Owner: Archie and Anne Leonardis
Agent: Lana L. Flodman
Project Planner: Charlita Whitehead
Applicant Request: Install a 10-foot by 20-foot in-ground plunge pool in the backyard of the property.

Parcel Information

Acres: $\pm$ 0.18 acres
Parcel(s) #: 2820-037-004
Location: 828 SE 3rd Street Future Land Use: Neighborhood
Zoning District: R-3, Multi-Family Residential
Existing Use: Residential

Background:

The existing home, known as the Edith Tigner House, was constructed in 1908 using a Victorian Frame Vernacular building style that exhibits Gothic architectural influences. The home is a contributing structure to the Ocala Historic District. The property has been the subject of several previously approved Certificates of Appropriateness (COAs), including one approved in February 2023 for reroofing (COA23-45103). In February 2006, three additional COAs were approved: for the replacement of the front door (COA06-0018), roof repair on the front porch (COA06-0011), and reroofing (COA06-0010).

Applicant Request:

The applicant is requesting to install a 10-foot by 20-foot in-ground plunge pool in the backyard of the property. The proposed pool will be located to the rear of the primary structure and will not be visible from the public right-of-way.

Staff Analysis

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

The Code of Ordinances states that the Ocala Historic Preservation Advisory Board (Board) may issue a Certificate of Appropriateness (COA) 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 COA 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 plunge pool is a modern site feature that will be located in the rear yard, out of public view. No alterations to the historic structure or visible architectural elements are proposed. The project will not diminish the historical character of the property or district.

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

Not applicable; the request does not identify 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 pool will be integrated into the existing rear yard. No visible site changes will occur from the street, refer to the sketch in the attachments.

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.

The plunge pool is a ground-level feature, and materials will be compatible with residential use.

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

Not Applicable; the proposed alterations will not affect the existing rhythm.

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

Landscape impacts will be minimal. The installation area is confined to the rear yard and not in public view.

- 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 proposed alterations will not impact the existing façade expression.

- 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.

Not applicable; The pool does not involve architectural detailing of the primary structure.

- 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 pool requires a minimum side setback of 8 feet and a rear setback of 3 feet. Based on the provided site plan, the pool will meet the required setbacks with a side setback of *8 feet and a rear setback of 8 feet*. As there are no vertical elements proposed with the alterations, the compatibility of roof form, materials, and height is not applicable.

Staff Recommendation: Approval
