



Staff Report

Case #134

COA25-0009

Ocala Historic Preservation Advisory Board: April 3, 2025

Property Owner/Petitioner: Montana Bishop

Agent: Trey Patterson

Project Planner: Breah Miller, Planner II

Applicant Request: To demolish the existing detached garage and replace it with a 30-foot by 70-foot metal garage.

Parcel Information

Acres: ±0.45 acres

Parcel(s) #: 2820-034-008

Location: 715 SE Wenona Avenue

Future Land Use: Neighborhood

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

Existing Use: Single-Family Residence

Background:

The existing residence was constructed in 1918 using a Wood Vernacular building style. The subject detached garage was built in 1918 along with the residence. The garage is approximately 480 square feet in size and was constructed with the same wood lapped siding as the residence, concrete base, and a tin metal roof. The residence is a contributing structure to the Ocala Historic District; however, the existing detached garage is not.

Applicant Request:

The applicant is requesting to demolish the existing 480-square-foot detached garage and replace it with a 2100-square-foot metal garage.

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 garage does not incorporate any architectural components of the primary residence and is not historically appropriate for the period. In the early 1900s, detached garages were more carriage-style in appearance, and construction consisted of wood materials. However, the alterations do not diminish the architectural quality or historical character of the primary residence or building site, because the garage is located within the rear yard and cannot be seen from any adjacent streets.

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 does not have any similar construction materials or related architectural similarities to the existing home; therefore, it is not visually compatible.

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 proposed garage is approximately 17.9 feet in height and 2100 square feet in size. The front (east-facing) elevation is approximately 70 feet in width with three (3) 12x12-foot garage doors and a 16-foot-wide carport opening. The right elevation is approximately 30 feet in width with an open façade that leads to 16x30-foot covered patio space and a 3-foot-wide door that leads to the inside over-the-garage bays, the left elevation is approximately 30 feet in width and has a 3-foot-wide door. There are no windows or doors on the rear elevation. The garage is completely made of metal with a metal gabled roof.

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

The garage does not embody the existing rhythm created by the building masses and spacing. However, the addition will be screened from the road.

- 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.

The addition will not match or maintain the existing expressions of the neighborhood or existing residence. The proposed garage is 1620 square feet larger than the existing garage.

- 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.

The garage will not incorporate or inherent any architectural characteristics of the area.

- 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 not match the home in material, it is larger than the existing garage, but will remain in the same location. The proposed alteration will not impact the historic integrity of the neighborhood as it will not be visible from the road.

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. 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.

<p style="text-align: center;">Staff Recommendation: Demolition: Appropriate New Garage: Not Appropriate</p>
