



Staff Report

Case #325

COA24-45625

Ocala Historic Preservation Advisory Board: May 2, 2024

Petitioner: Brandie P. Bennett

Property Owner: Brandie P. Bennet

Project Planner: Breah Miller, Planner II

Applicant Request: To add additional fencing and a gate, relocate a portion of the existing fencing, remove one window, add gutters and down spouts, replace back porch lights with carriage lights, replacing a portion of the existing siding material, and replace the metal skirting with hardware cloth and white composite lattice skirting.

Parcel Information

Acres: ± 0.09 acres

Parcel(s) #: 2820-021-004

Location: 623 SE Tuscawilla Avenue

Future Land Use: Neighborhood

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

Existing Use: Single-Family Residence

Background:

The existing home, known as the H. Krueger House, was constructed in 1912 using a Frame Vernacular building style. The home is a contributing structure to the Ocala Historic District. The subject property has a five-foot-tall fence around the rear perimeter of the property. There is one gate entrance that is located on the south elevation of the home. The applicant has requested to remove a section from the north fencing that runs between the north façade of the home and the north property line to add a five-foot wood gate and an identical fence around the existing air conditioning unit and electrical panel box.

There is a window located above the electrical panel box on the northeastern façade of the home. This window leads to the laundry room and is used for ventilation. The applicant is requesting to remove the window for the installation of new ventilation and replacing it with novelty siding. The east elevation has two types of siding. One siding type is the original novelty siding and the other siding type is painted hardboard which was used to enclose a porch area. The applicant has requested to use the same novelty siding as the window enclosure replacement for the east elevation siding replacement. The home has metal skirting around the home which is requested to be replaced with hardware cloth and white composite lattice.

The east elevation also has two ten-window-paned, French doors that were installed during the enclosure of the rear porch. Carriage lights are located above the doorway. The applicant is requesting to replace the existing lights with matte black Lantern Sconce carriage lights and the existing French doors with white, 22 x 64 French doors that have no muntins.

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.

Fence: The fence alterations are behind the front façade of the home and match the existing fencing material and color on the property. The fencing and gate addition will not diminish the architectural quality or historical character of the building or the building site.

Window: The window to be removed does not match the existing windows in the home and is not visible from any street fronts. Removing the window will not have any negative impact on the site and will not diminish the architectural quality or historical character of the building or the building site.

Doors: The doors on the home do not fit the framing and are not outside doors. The current doors diminish the architectural quality and historical character of the building and the building site. Therefore, adding the proposed French doors will enhance and improve the architectural quality and historical character of the building and the building site.

Carriage Lights: The proposed carriage lights are historically appropriate and match the aesthetics of the home. Adding the lights will not diminish the architectural quality or historical character of the building or the building site.

Siding & Skirting: The proposed skirting and siding is consistent with the architectural features of the home and will not diminish the architectural quality or historical character of the building or the building site.

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.

Not Applicable; the request does not include any alteration to or additional landscaping, signs, parking, or site development.

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 window to be removed is located at a wall indentation on the north elevation.

Due to its location, removing the window will not affect the rhythm of solids or create any voids. The proposed doors will be made to fit the existing frame of the home which will eliminate the gaps between the doors and trim.

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

Not Applicable; the proposed alterations will not impact the existing neighborhood massing, and spaces between buildings will be preserved.

- 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 proposed landscaping.

- 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.

The novelty siding will bring consistency to the siding and will be original to the historic nature of the home. All additional fencing will match what historically existed.

- 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.

Not Applicable; the request does not include any proposed accessory structures.

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Staff Recommendation: Appropriate