



Staff Report

Case #198

COA25-0021

Ocala Historic Preservation Advisory Board: July 8, 2025

Petitioner/Property Owner: Linda Paige

Project Planner: Breah Miller, Planner II

Applicant Request: Install a 4-foot-tall, black, aluminum fence with 4-foot-tall gates around the existing pool and pool equipment.

Parcel Information

Acres: ±1.55 acres
Parcel(s) #: 2837-004-005
Location: 1203 SE 5th Street
Future Land Use: Neighborhood
Zoning District: R-1, Single-Family Residential
Existing Use: Single-Family Residence

Background:

The home was constructed in 1950 using a Masonry Vernacular building style. The home is not a contributing structure to the Ocala Historic District. In 1964, a pool was constructed in the rear yard along with a deck made of asphalt and brick pavers.

Applicant Request:

The applicant is requesting to add a 4-foot-tall, black, aluminum fence with 4-foot-tall gates around the existing pool and pool equipment.

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 fencing will be in the rear yard. It is made of appropriate material for the site and surrounding area and brings the property into compliance with the Residential Swimming Pool Safety Act (F.S. Ch. 515) (October 1, 2000). The alterations 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.

The request does not propose any sandblasting of 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.

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 request does not propose any additional landscaping, parking, or development. The proposed fencing material will be visually compatible with the buildings and surrounding environment.

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 fencing is accessory in nature and intended as a safety feature. The fencing material will be visually compatible with the buildings and surrounding environment.

Sec. 94-86. - Fences.

- 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.

Applicant has submitted the required Certificate of Appropriateness for the proposed fencing.

- 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.

The fence is located on in the rear yard along all four sides of the pool and two sides of the pool equipment. The fence is a black, 4-foot-tall aluminum with smooth bottom styled fence. This is the only fencing located on the property.

- 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 facade is no higher than four feet and for side and rear yards at six feet. On corner lots, the maximum heights are four feet for street elevations and six 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 fencing is 4-feet in height and located in the rear yard behind the home.

- d. Placement. New fences should be compatible with the site in facade 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 facade of the historic building. Placement should be such that it does not damage or endanger any existing tree on the building site.

All placement requirements have been met.

Staff Recommendation: Appropriate
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