



Staff Report

Case #328

COA25-0026

Ocala Historic Preservation Advisory Board: September 4, 2025

Petitioner: Richard Sherman

Property Owner: Richard Sherman

Agent: N/A

Project Planner: Charlita Whitehead, Economic Development Project Coordinator

Applicant Request: Remove asphalt driveway and replace the driveway with Tremron "Olde Towne" Glacier Grey pavers.

Parcel Information

Acres: ±0.18 acres

Parcel(s) #: 28385-004-09

Location: 1019 SE 3rd St.

Future Land Use: Neighborhood

Zoning District: R-3, Multi-Family Residential

Existing Use: Single-Family Residence

Background:

The home was constructed in 1928 using a gable roofed brick vernacular building style. The home is a contributing structure to the Ocala Historic District. The property has received several prior Certificates of Appropriateness. In August 2006, OHPAB approved COA06-0090 to construct a wooden deck in the backyard, followed by COA09-0089 approving repairs to the rear deck. In July 2018, COA18-0023 was approved by OHPAB to install a 10-foot by 10-foot splash pool, 3.5 feet deep, with 2-foot paver coping and a brick surround. More recently, staff approved COA25-0002 in January 2025 for the replacement of all existing windows with JELD-WEN Siteline Clad Wood, double-hung six-over-six windows with a 7/8-inch bead profile. In April 2025, OHPAB approved COA25-0007 to replace the existing garage door with a Carriage House-style door from the Courtyard Collection.

Applicant Request:

The applicant is requesting to remove the existing asphalt driveway and replace the driveway with Tremron "Olde Towne" Glacier Grey pavers.

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 replacement of the asphalt driveway with pavers will not diminish the architectural quality or historical character of the site. The use of pavers is consistent with materials permitted in the district and provides a more historically compatible appearance than the existing asphalt.

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 paver material and design are visually compatible with the residential context of the Ocala Historic District. The color and texture are appropriate for the period of significance, and the project represents an enhancement over the existing asphalt surface.

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.

Not applicable; the request does not involve new building construction.

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

Not applicable; the request does not involve new building construction.

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 landscaping changes.

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 request does not involve new building construction.

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 request does not include any new construction.

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 accessory structures.

Staff Recommendation: Approval
