



Staff Report

Case #348

COA25-0020

Ocala Historic Preservation Advisory Board: July 8, 2025

Petitioner: Jach & Lorriane Moore
Property Owner: Homer & Lorriane Moore
Agent: James Ryan Raney
Project Planner: Breah Miller, Planner II
Applicant Request: Replace driveway and sidewalk with white, tan, and charcoal pavers and install black handrails to front porch steps.

Parcel Information

Acres: ±0.26 acres
Parcel(s) #: 2820-034-102
Location: 607 SE Wenona Avenue
Future Land Use: Neighborhood
Zoning District: R-3, Multi-Family Residential
Existing Use: Single-Family Residence

Background:

The home, known as the L.O. Bangert House, was constructed in 1928 using a Bungalow Vernacular building style. The home is a contributing structure to the Ocala Historic District. In 2016, approval was received from OHPAB to reroof the home by replacing the original asbestos shingles with synthetic slate. Historically, there has been a concrete sidewalk which led to a five-step high porch with no hand railing. Resources indicate that the driveway has been concrete since at least 2008. There are neither Certificates of Appropriateness nor building permits that suggest previous modifications to the driveway.

Applicant Request:

The applicant is requesting to replace the existing concrete driveway and sidewalk with white, tan, and charcoal pavers and install black handrails to front porch steps.

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 sidewalk and driveway pavers will add character to the home by matching the stone façade of the porch and home. The black aluminum handrails will bring a finishing touch to the porch while ensuring safety. All materials are compatible with the existing development on site. The exterior 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.

Pavers are to be placed in the same location as the existing driveway. The proposed driveway will be sensitive to the individual building and visually compatible, as the pavers are proposed to match the existing stone façade.

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 work is accessory in nature and will be visually compatible with the buildings and surrounding environment.

The Secretary of the Interior Standards; Entrances and Porches (page 49):

Recommended: Identifying, retaining, and preserving entrances and porches and their functional and decorative features that are important in defining the overall historic character of the building. The materials themselves are significant as are their features, such as door, transoms, pilasters, columns, balustrades, stairs, roofs, and projecting canopies.

The installation of black metal handrails will provide necessary safety by clearly demarcating the steps, and completing the decorative design of the porch. Metal is on the list of recommended material throughout this section of the Secretary of the Interior Standards.

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Staff Recommendation: Approval