Staff Report
Case #159
COA24-45846
Ocala Historic Preservation Advisory Board: November 7, 2024

Petitioner:	Matt & Tina Villella
Property Owner:	Matt & Tina Villella
Project Planner:	Breah Miller, Planner II
Applicant Request:	Replace existing wood fence with black aluminum fencing and add 6-foot Podocarpus hedging and a pool with paver decking to rear yard.

Parcel Information

Acres:	±0.26 acres
Parcel(s) #:	2820-036-002
Location:	814 SE 4th Street
Future Land Use:	Neighborhood
Zoning District:	R-3, Multi-Family Residential
Existing Use:	Single-Family Residence

Background:

The home was constructed in 1952 using a Vernacular building style. The home is a contributing structure to the Ocala Historic District. Approval was received from OHPAB to extend the metal roof over the existing deck in May 2022. Stone pavers and a hot tub are existing elements in the rear yard. A 6-foot wooden fence exists around the rear yard perimeter, extending to the neighboring property to the south.

Applicant Request:

The applicant is requesting approval to replace the existing wood fence with a 4-foot to 6-foot black aluminum fence, and add 6-foot Podocarpus hedging and a pool with paver decking to the rear yard.

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.

Architecturally, the decking of the pool will match the existing pavers in the rear yard and will not alter any architectural element of the home or diminish the architectural quality.

The iron aluminum fencing will be buffered with 6-foot Podocarpus hedging. The fencing will be located along the rear yard perimeter and will not alter any architectural element of the home or diminish the architectural quality.

All proposed alterations will be located behind the home and will be buffered with landscaping. Therefore, the addition of 4-foot to 6-foot black aluminum fence with 6-foot Podocarpus hedging and the pool with paver decking to the rear yard will not diminish the 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.

   The rear yard is currently buffered from view on all sides and will remain that way with installation of the proposed 6-foot Podocarpus hedging along with the fencing. Architecturally, the pool addition matches the existing materials used in the rear yard.

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, all alterations will be the same size as the existing.

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

      Not Applicable, the proposed alterations will not affect the existing rhythm.

c. Landscape plans should be visually compatible with the buildings and environment with which the landscaping is visually related.

The property currently has a variety of plantings along the existing wood fence. The proposed 6-foot Podocarpus hedging will introduce uniform landscaping to buffer the proposed additions, which is visually compatible with the buildings and the surrounding environment.

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 new paver decking will match the existing materials used in the rear yard. The alterations will be located in the rear yard, behind the rear façade of the home. There will be no visible impact to the 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 proposed pool has no vertical components and shall be compatible with the scale, shape, roof form, materials, and detailing of the main structure to protect the historic integrity of the neighborhood.

Certificate of Appropriateness Criteria for Decisions: Fences (Sec 94- 86)

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.

The applicant has submitted a complete application for the required certificate of appropriateness.

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.

There will be two fence types on the property. The property will have the proposed black aluminum fencing and a small portion of wood fencing on the property line shared with the property to the south. The surrounding area does have aluminum and wrought iron fencing similar in character to what is being proposed. All fencing will be located in the rear yard.

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 façade is no higher than four (4) feet and for side and rear yards at six (6) feet. On corner lots, the maximum heights are four (4) feet for street elevations and six (6) 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.

All fencing will be in the rear yard and will be no higher than 6-feet in height.

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

The fencing will start at the rear façade of the home and be buffered with 6-foot Podocarpus hedging.

Secretary of Interior Design Standards (Page 33):

Designing adjacent new construction which is compatible with the historic character of the site historic character of the site and which preserve the historic relationship between a building, landscape features, and open space.

The pool will not negatively impact the historic character of the site. The landscaping will provide sufficient screening for the proposed alterations to be hidden from sight.

Staff Recommendation: Approval