



Staff Report

Case #160

COA25-0019

Ocala Historic Preservation Advisory Board June 5, 2025

Petitioner/Property Owner: Kevin & Andrea Pizzuti

Project Planner: Breah Miller, Planner II

Applicant Request: Addition of a 54-inch foot tall black aluminum fence with gate.

Parcel Information

Acres: ± 0.17 acres

Parcel(s) #: 2820-010-001

Location: 406 SE 3rd Street

Future Land Use: Neighborhood

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

Existing Use: Single-Family Residence

Background:

The existing home was constructed in 1895 using a Victorian Frame Vernacular building style. The home is a contributing structure to the Ocala Historic District. The property currently has a mixed wood fence with a height on the western, southern, and eastern property lines of the rear yard. The height of the existing fence varies between 3 and 5 feet.

The applicant is requesting to replace the existing wood fence and gate with the proposed 54-inch-tall aluminum fence and gate in the same location.

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.

Black Aluminum Fence and Gate: The fence and gate are 54-inches tall and will be placed along the rear property line in the same location as the existing fence and gate. Due to the location and nature of the surrounding area, the addition the fence and gate will not diminish the historical character of the building or the building site.

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 proposed material is aluminum but gives the appearance of a wrought iron material. Wrought iron is a historically appropriate material used during the time period of the home.

- 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.

The fence and gate meet the height requirements for placement at 54-inches tall on only the east and south sides of the property. However, this is a corner lot which restricts the fencing along Watula Avenue to a maximum height of 4-feet tall. The proposed fencing exceeds this allowance by 6-inches.

- 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 be located in the appropriate location.

Staff Recommendation: Appropriate with Condition

- 1. The fencing located on SE Watula Avenue cannot exceed 4-feet in height.