



Staff Report

Case #172

COA24-45580

Ocala Historic Preservation Advisory Board: April 4, 2024

Petitioner: Jeff P. Cronkrite
Property Owner: Jeff P. Cronkrite
Agent: Jill Cronkrite
Project Planner: Breah Miller, Planner II
Applicant Request: After-the-fact addition of a gravel driveway and gravel sidewalk to the southeastern corner of property.

Parcel Information

Acres: ±0.27 acres
Parcel(s) #: 2820-031-006
Location: 715 SE 6th Street (f/k/a 717 SE 6th Street)
Future Land Use: Neighborhood
Zoning District: R-3, Multi-Family Residential District
Existing Use: Single-Family Residence with guest quarters

Background:

The home, known as the Mathew Morgan House, was constructed in 1895 using a Frame Vernacular building style. The home is a contributing structure to the Ocala Historic District. The subject parcel houses a single-family residence and a detached apartment. The detached apartment was built along with the primary residence in 1895. The southwest corner of the property has an unpermitted curb cut which received a separation waiver from the Ocala Engineering Department, and a grass driveway which received approval from the Ocala Historic Preservation Advisory Board in December 2023. On the southeastern corner of the property there is a curb cut that connects to a gravel driveway that was put in place prior to receiving approval from the Ocala Historic Preservation Advisory Board. The site has an active code enforcement case due to work being done prior to receiving a Certificate of Appropriateness.

The applicant is requesting approval for the existing, unapproved, gravel driveway on the southeast side of property, and for the gravel sidewalk extending from the west side of the subject gravel driveway. The driveway consists of crushed rocks over crushed asphalt and is approximately 20-feet-wide and 40-feet-long.

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 exterior alterations diminish the architectural quality and historical character of the building and building site. The site previously received approval for a grass driveway from the Ocala Historic Preservation Advisory Board and received approval for a curb cut separation reduction by the City of Ocala's Engineering Department on the subject property in December 2023. The curb cut was completed without proper permitting, it is a dirt entrance leading to a grass driveway. Adding a 40-foot-wide gravel driveway to the current conditions is not appropriate for a residential property.

Upon further analysis, the gravel sidewalk leading from the subject gravel driveway was found to not have the proper approval. This improvement further adds a commercial architecture element to the site which diminishes the historical character of the building and building site.

The applicant provided a list of twenty-one properties that have gravel driveways. Of the twenty-one properties, two that were listed were not within the historic district and three of the properties received a Certificate of Appropriateness. Eight of the gravel driveways have been in existence for 20+/- years and due to municipal record keeping, a Certificate of Appropriateness could not be found. Two of the listed driveways are currently in violation of Section 94-82 and did not receive a Certificate of Appropriateness. One of the driveways was proven to historically have a gravel driveway per its Master Site File.

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 proposed driveway is not visually compatible with the residential site. The site has an existing dirt/grass driveway on the southeastern corner of the property. Adding a 40-foot-wide gravel driveway with a gravel sidewalk is more appropriate for a commercial site and is not original to the site.

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 include any alterations to the facades of the home.
 - b. The existing rhythm created by existing building masses and spaces between them should be preserved.
Not Applicable; the proposed alterations will not impact the existing neighborhood massing, and spaces between buildings will be preserved.
 - 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 any proposed landscaping.
 - 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 subject gravel driveway is a different material and double in size than the previously approved grass driveway. This creates an inconsistency in architectural details by adding commercial appropriate parking and driveway entrances to the residential site.
 - 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 any proposed accessory structures.

Staff Recommendation: Not Appropriate