



Staff Report

Case #171

COA24-0003

Ocala Historic Preservation Advisory Board: January 2, 2025

Petitioner: Matthew Grow
Property Owner: Matthew Grow
Project Planner: Breah Miller, Planner II
Applicant Request: After-the-fact addition of a driveway, consisting of grey granite rock and concrete with a 6x6 PT landscaping beam border.

Parcel Information

Acres: ±0.27 acres
Parcel(s) #: 2820-029-007
Location: 705 SE 4th Street
Future Land Use: Neighborhood
Zoning District: R-3, Multi-Family District
Existing Use: Single-Family Residence

Background:

The existing home was constructed in 1925 using a bungalow/classical building style. The home is a contributing structure to the Ocala Historic District. The subject parcel is currently developed with a single-family residence within the Caldwell Addition Ocala subdivision, and originally had a dirt and grass driveway.

On October 16, 2024, the Ocala Engineering department approved a Right-of-Way Utilization Permit for a new driveway apron. At that time, a driveway that is approximately 22-feet in width along the right-of-way and 16-feet in width along the garage was installed by the applicant. The southern half of the driveway, adjacent to the right-of-way, consists of #7 grey granite rock; the northern half of the driveway, adjacent to the existing garage, is concrete. The driveway was installed prior to receiving approval from the Ocala Historic Preservation Advisory Board. However, it is noted that a Certificate of Appropriateness is not required for the right-of-way apron.

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 alteration does not diminish the architectural quality or historic character of the building and building site. The site is a corner lot, and the placement and width of the driveway will leave adequate visibility to the front and side yard. This will keep the historic single-family residential nature of the home intact. The driveway will be bordered with 6x6 landscaping beams to further maintain and preserve the appearance and its functionality.

2. Sandblasting of any materials except for iron is prohibited.

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 lot is located at the intersection of SE 4th Street and SE Sanchez Avenue. The gravel and concrete driveway aligns with the architectural style of the neighborhood and surrounding areas, and is visually compatible with the buildings and environment.

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 proposed alterations will not affect the existing facades of the home.

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

Not applicable; the proposed alteration 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.

Landscaping timber will be placed at the border of the gravel to maintain its position on the property. The applicant's supporting documents indicate that the gravel was chosen to protect the roots of the existing oak tree located southeast of the proposed driveway. Therefore, the alteration does not have a negative impact on the landscaping and is sensitive to the existing landscaping on the property.

- 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 alteration will not have any impact on the horizontal or vertical expression of the neighborhood.

- 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 proposed alteration does not affect the inherent 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.

Not applicable; the request does not include any proposed accessory structures.

Secretary of Interior Design Standards; Building Site (Page 63):

Recommended: Identifying, retaining, and preserving features of the building site that are important in defining its overall historic character. Site features may include walls, fences, or steps; circulation systems, such as walks, paths, or roads; vegetation, such as trees, shrubs, grass, orchards, hedges, windbreaks, or gardens; landforms, such as hills, terracing, or berms; furnishings and fixtures, such as light posts or benches; decorative elements, such as sculpture, statuary, or monument; water features, including fountains, streams, pools, lakes, or irrigation ditches; and subsurface archeological resources, other cultural or religious features, or burial grounds which are also important to the site.

Not Recommended: Altering buildings and their features or site features which are important in defining the overall historic character of the property so that, as a result, the character is diminished.

Staff Recommendation: Appropriate