



Staff Report

Case #136

COA26-0021

Ocala Historic Preservation Advisory Board: May 14, 2026

Petitioner/ Property Owner: Carrie Cann

Agent: Kerri Jackson

Project Planner: Charlita Whitehead

Applicant Request: Addition a four-foot-tall, three-railed black flat-top rake- bottom aluminum fence with three gates along the front and side yard.

Parcel Information

Acres: ±0.18 acres

Parcel(s) #: 2820-030-001

Location: 706 SE 4th Street

Future Land Use: Neighborhood

Zoning District: R-3: Multi-Family Residential

Existing Use: Residential

Background:

The existing home, known as the N.B. Dosh House, was constructed in 1924 using a bungalow-classical influence building style. The home is a contributing structure to the Ocala Historic District. Prior Certificate of Appropriateness (COA) approvals include COA05-0046 for replacement of deteriorated wood elements, COA07-0043 for expansion of existing parking spaces, COA14-0011 for reroofing, and COA16-0040 for replacement of porch columns.

Applicant Request:

The applicant proposes installation of a four-foot-tall, three-rail black flat-top rake-bottom aluminum fence with three gates. The fence extends approximately 66 feet along the front property line and includes a five-foot-wide gate (SE 4th Street) . The fence then continues approximately 28 feet along the street side property line (SE Sanchez Avenue) , with a six-foot-wide section connecting to the side façade of the front porch and includes a five-foot-wide gate.. Additionally, the fence extends approximately 38 feet along the east property line, with an 11-foot-wide section connecting to the side façade of the front porch and includes a five-foot-wide gate.

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.

Staff Comments: The proposed fence is located at the perimeter of the property and does 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.

Staff Comments: Not applicable.

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.

Staff Comments: Not applicable.

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.

Staff Comments: No landscaping, signs, parking and site development is proposed. This criterion is not applicable.

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.

Staff Comments: Not applicable.

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

Staff Comments: Not applicable.

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

Staff Comments: Not applicable.

- 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.

Staff Comments: Not applicable.

- 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.

Staff Comments: Not applicable.

- 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.

Staff Comments: Not applicable.

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.

Staff Comments: The request proposes the installation of a new four-foot fence and therefore requires a 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.

Staff Comment: The proposed aluminum fence introduces a single, consistent material.

The proposed fence is compatible with the district's residential character.

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

Staff Comments: The proposed fence is four-feet in height and complies with the maximum allowable height for front yard fencing within the district.

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

Staff Comment: The proposed location of the fence is compatible with the site and does not appear to impact existing mature trees or site features.

Staff Recommendation: Approval with Conditions

- 1. Fence must be located on or within the subject property lines.**