



Staff Report

Case #105

COA26-0026

Ocala Historic Preservation Advisory Board: May 14, 2026

Petitioner/ Property Owner: Denice Bellido De Luna

Project Planner: Charlita Whitehead

Applicant Request: to add an 8 foot by 14 foot prefabricated shed to be placed on an existing concrete slab.

Parcel Information

Acres: ±0.40 acres
Parcel(s) #: 2820-000-010
Location: 723 E Fort King St.
Future Land Use: Neighborhood
Zoning District: O-H: Office Historic
Existing Use: Residential

Background:

The existing home, known as the E.H. Cox House, was constructed in 1891 using a frame vernacular-colonial/Italianate building style. The home is a contributing structure to the Ocala Historic District. The property was rezoned from R-3 Multiple Family Residential to O-H Office Historic under COA05-0066, and subsequent Certificates of Appropriateness include reroofing under COA06-0014, exterior alterations under COA06-0049 and COA06-0119, demolition of a carport under COA06-0063, installation of a freestanding business sign under COA07-0030, repairs under the house under COA09-0025, deck repair under COA10-0030, rear deck replacement under COA18-0042, reroofing under COA23-45221, window and door replacement under COA23-45275, siding repair under COA23-45308, and soffit, gutter, and fascia repair under COA24-45614.

Applicant Request:

A request to approve an 8 foot by 14 foot prefabricated shed with one 48 inch by 72 inch door and two 22 inch by 36 inch windows. The shed will be placed on an existing concrete slab located at the rear of the property.

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 shed will be located at the rear of the property and will not be attached to the primary structure. The addition will not diminish the architectural quality or historical character of the building or 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: The shed will be placed in the rear yard and features a simple design that is visually compatible with 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.

Staff Comments: The proposed structure is an 8 foot by 14 foot prefabricated shed with one door and two windows. Its scale and form are subordinate to the primary structure.

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

Staff Comments: The existing rhythm of building mass and spacing will be maintained.

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

Staff Comments: Not applicable.

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: The addition will match and maintain the existing expressions of the neighborhood and building on site. The proposed structure maintains the general scale and proportions consistent with the surrounding environment.

- d. 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: The shed is prefabricated and does not incorporate architectural detailing of the primary structure, but it does not conflict with the character of the site.

- e. 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: The accessory structure does not exceed the maximum height permitted by zoning and remains subordinate to the primary structure in scale and massing.

Secretary of the Interiors

Recommended: Designing and constructing new additions to historic buildings when required by the new use. New work should be compatible with the historic character of the district or neighborhood in terms of size, scale, design, material, color, and texture. Additions (pg. 35)

Staff Comments: The proposed structure is located at the rear of the property and does not impact significant historic features. The shed is compatible in scale and placement and remains subordinate to the primary historic structure.

Staff Recommendation: Approval