



Staff Report

Case #89

COA24-45640

Ocala Historic Preservation Advisory Board: May 2, 2024

Petitioner: Erin Schlichter
Property Owner: Erin Schlichter
Project Planner: Breah Miller, Planner II
Applicant Request: To add a wood deck in the rear yard.

Parcel Information

Acres: ±0.88 acres
Parcel(s) #: 28353-004-00
Location: 1027 SE 5th Street
Future Land Use: Neighborhood
Zoning District: R-1, Single-Family Residential District
Existing Use: Single-Family Residence

Background:

The existing home, known as the Alfred Mackay House, was constructed in 1921 using a Mediterranean Revival building style. The home is a contributing structure to the Ocala Historic District. The applicant previously received approval for a pool in the rear yard which is approximately 35-feet north of the rear façade of the home. The applicant is requesting to add a 14' x 39' treated wood deck which wraps around the perimeter, and has one step. This will be attached to the rear of home and approximately 21-feet from the newly constructed pool.

The rear of the home has two sets of brick steps. One set of steps are located on the eastern end of the rear elevation and the other set of steps are located at the center of the rear elevation. The steps that are in the center will be removed to accommodate the deck addition.

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 historical character of the building and building site. The deck will be located in the rear yard and is not visible from the from SE 5th Street.

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

Not Applicable; 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 wood will be treated and the decking will align with the steps located on the rear façade. Therefore, the alteration will be visually compatible with the building. The rear yard has a fence and is heavily buffered with landscaping which limits the visibility.

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 alteration 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 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.

Not Applicable, the proposed alteration does not include additional 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.

There will be no vertical components to the deck addition.

- 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.

There are no architectural details that are incorporated due to no vertical components being added.

- 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, there will be no accessory structures added per this request.

Staff Recommendation: Appropriate