



## Staff Report

Case #187

COA26-0022

Ocala Historic Preservation Advisory Board: May 14, 2026

**Petitioner/ Property Owner:** Donna Cress

**Agent:** Donna Cress

**Project Planner:** Charlita Whitehead

**Applicant Request:** Addition of an in-ground swimming pool with associated deck in the rear yard.

### **Parcel Information**

Acres: ±0.20 acres

Parcel(s) #: 2820-027-007

Location: 713 SE 2<sup>nd</sup> Street

Future Land Use: Neighborhood

Zoning District: R-3, Multi-Family Residential

Existing Use: Residential

### **Background:**

The existing home was constructed in 1901 using a Victorian frame vernacular building style. The home is a contributing structure to the Ocala Historic District. The property has had three prior Certificates of Appropriateness, including COA14-0013 for siding replacement, COA17-0008 for installation of six-foot fencing along the east property line in the side and rear yard, and COA21-0016 for installation of a four-foot fence in the front yard.

### **Applicant Request:**

The applicant is requesting approval to install an in-ground swimming pool and construct an approximately 731 square foot deck in the rear yard. The project includes removal of an existing paver patio and installation of a 22-foot by 12-foot pool with a depth ranging from 3 to 5 feet, a 6-foot by 10-foot sunshelf with a water depth of 6 inches, and a two-level raised water feature wall (12 inches and 18 inches in height) with a 24-inch water curtain in the center and two scuppers on each side.

### **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: All proposed alterations, including the pool and deck, will be located in the rear yard and will be buffered by the primary structure, as well as existing and proposed fencing and landscaping. Therefore, the improvements will not diminish the 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: The proposed pool and deck are located in the rear yard and will be screened by the primary structure, as well as fencing and landscaping. As a result, the improvements will not adversely impact the visual compatibility of the site within the historic district.*

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: The alterations will be located in the rear yard, behind the rear façade of the home. There will be no visible impact to the 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.

*Staff Comments: The proposed deck is considered an accessory structure and is compatible with the scale and character of the primary structure and surrounding neighborhood. The deck is located in the rear yard and will be screened by the primary structure and fencing, minimizing visibility from the public right-of-way. The design and placement ensure that the historic integrity of the property and district are maintained. The scope of work remains compatible with the scale and character of the primary structure and surrounding neighborhood.*

**Secretary of Interior Design Standards (Page 33):**

Designing adjacent new construction which is compatible with the historic character of the site historic character of the site and which preserve the historic relationship between a building, landscape features, and open space.

*Staff Comments: The pool will not negatively impact the historic character of the site. The landscaping and fencing will provide sufficient screening for the proposed alterations to be hidden from sight.*

**Staff Recommendation: Approval**