



Staff Report

Case #290

COA24-45700

Ocala Historic Preservation Advisory Board: August 1, 2024

Petitioner: Martha & Gary Ewers
Property Owner: Martha & Gary Ewers
Agent: Jerry Stevens
Project Planner: Breah Miller, Planner II
Applicant Request: To modify the primary entrance.

Parcel Information

Acres: ±0.44 acres
Parcel(s) #: 2836-006-003
Location: 1124 SE 7th Street
Future Land Use: Neighborhood
Zoning District: R-1, Single Family District
Existing Use: Single-Family Residence

Background:

The home was constructed in 1953 using a Vernacular Colonial building style. The home is a noncontributing structure to the Ocala Historic District. A single-family residence, apartment and a detached garage all reside on the subject parcel, the detached garage was constructed concurrently with the house. The single-family residence has a porch located on the north elevation with a primary entrance located on the eastern end of the porch, facing westward.

The applicant is requesting to modify the above referenced entrance by rotating it approximately 90 degrees to face northward, creating a foyer area, extending the front porch steps, and removing a portion of the existing landscaping along the porch. The front entrance door will be a six-panel wood door with obscured glass.

The existing entryway door will be replaced with smaller French doors, while a foyer and gable will be added to the entryway. All proposed materials will match the existing (brick, wood siding, fascia, gutters, downspouts, and shingle roofing).

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 applicant proposes to use material that matches the existing material of the porch. Vernacular Colonial architecture typically includes gable, wood, and brick finishing; the proposed alterations incorporate all of these architectural features. Therefore, the proposed modification to the entryway does not diminish the architectural quality or historical character of the home.

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

Not Applicable; the 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 proposed alteration does not include 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 proposed alteration will meet the architectural characteristics of a Vernacular Colonial building style by including similar to original material. It will not affect the existing parking on the site. The existing landscaping will be altered so that there is space for the new entrance and porch steps. The alterations appear to be visually compatible with the building 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.

The proposed alterations will be in proportion to the other features of the porch. Similar materials will be used. The proposed entryway will fill a void in the front façade with a newly designed recessed entry with the porch steps extended further to the east which continues the rhythm of the original design.

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

The proposed alteration will continue the rhythm created by the original design of the home by extending the steps and creating an outward facing entryway onto the street-side.

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

Although some of the existing hedging will be removed, landscaping will be added on both sides of the entrance to tie into the existing.

- 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.

The gabled roof feature carries over the existing expression of the home and surrounding area.

- 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.

The proposed alteration will include like materials and meet the architectural characteristics of a Vernacular Colonial building style.

- 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.

This request does not include any accessory structures.

The Secretary of the Interior Standards; Entrances and Porches (page 49)

Recommended: Identifying, retaining, and preserving entrances and porches and their overall functional and decorative features that are important in defining the overall historic character of the building. The materials themselves (including wood, masonry, and metal) are significant, as are the features, such as doors, transoms, pilasters, columns, balustrades, stairs, roofs, and projecting canopies.

Similar materials will be used for the alteration which will include historical architectural details that are compatible with the building style. The porch will continue to function in the manner in which it is functioning.

Not Recommended: Altering entrances and porches which are important in defining the overall historic character of the building so that, as a result, the character is diminished. Replacing historic entrance and porch features instead of repairing or replacing only the deteriorated material.

Due to the alteration complying with the recommended guideline above, the character will not be diminished in the process.

Staff Recommendation: Appropriate