



Applicant: 4 Sister Land Holdings, LLC
Property Owner: 4 Sister Land Holdings, LLC
Agent: Toby Kelly
Project Planner: Breah Miller, Planner II
Request: Addition of a carport to the southwestern corner of home, using similar construction material, and addition of a new driveway to the southwestern corner of property.

Parcel Information

Location: 122 SE Wenona Avenue
Acres: +/- 0.19 acres
Parcel #: 2820-027-009
Land Use: Neighborhood
Zoning: R-3, Multi-Family Residential
Existing Use: Single-Family Residence

Background:

The existing home, known as the W. L. Clark House, was built in 1912 with a frame Victorian influenced building style. The home is a contributing building in the Ocala Historic District.

The applicant is requesting to add a twenty-four (24) foot by thirty-foot, five-inch (30'5") carport, as well as a twenty-two (22) foot by eighteen (18) foot driveway. The proposed carport will have rock faced CMU Black columns to match the existing columns on the home. All other features of the carport will be constructed using S4S wood to match the existing beams, soffits, fascia, and trim of the home. The carport will have two visible storage closets on the northern side of carport, which will be clad with six (6) inch Novelty siding to match the home. The doors on the storage closets will have a Flush F.G. material which match doors on existing home. The proposed roofing on the carport is Classic Rib steel with a Galvalume finish. The proposed driveway will be broom finished concrete.

Should the addition be approved by the Ocala Historic Preservation Advisory Board, the applicant will need to apply for a variance through the Board of Adjustment for a rear setback reduction of twenty-five (25) feet to nine (9) feet.

This request requires a Certificate of Appropriateness be granted by the Ocala Historic Preservation Board. *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 pursuant to the City of Ocala Code of Ordinances, Chapter 94, Article III, Division 1, Section 94-82(g):*

1. Exterior alterations shall 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.

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.
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.
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.
 - b. The existing rhythm created by existing building masses and spaces between them should be preserved.
 - c. Landscape plans should be visually compatible with the buildings and environment with which the landscaping is visually related.
 - 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.
 - 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.
 - 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 Recommendation: Approval of COA23-45465
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Basis:

The request to add a carport to the southwestern corner of home using similar construction material, and a driveway to the southwestern corner of property meets the follow criteria:

1. Ocala Historic Code: Sec. 94-82(g)(1) – Exterior alterations shall not diminish the architectural or historic character of the building or building site.

2. Ocala Historic Code: Sec. 94-82(g)(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.
3. The Secretary of the Interior's Standards for Rehabilitation: Additions (pg. 35) – 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.