



Staff Report

Case #89

COA24-45539

Ocala Historic Preservation Advisory Board: April 4, 2024

Petitioner: Erin Schlichter
Property Owner: Erin Schlichter
Project Planner: Breah Miller, Planner II
Applicant Request: After-the-fact addition of a hitching post to the front 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 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 subject property has two driveways. There is a driveway located on the eastern side of the property along SE 11th Avenue, and another driveway located on the southern side of property along SE 5th Street. The driveway on SE 5th has a concrete pad for additional parking on its eastern side that is approximately 35-feet from the front property line. The applicant built a hitching post with a garden bed to prevent guests from parking on the grass. Vegetation has been planted to camouflage the hitching post, which also features a miniature solar panel that services the existing fence. The subject alteration was completed prior to receiving a Certificate of Appropriateness and there is an active code enforcement case associated with this request.

The applicant is requesting to receive approval for the existing, unapproved hitching post and equipment. The post is constructed of wood, and accompanied by vegetation which will grow over time to provide visual buffering.

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 hitching post is consistent with the historical period of the home. The hitching post and miniature solar panel will be visually buffered with growing vegetation and the existing black iron fencing.

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 hitching post is sensitive to the individual building and surrounding area and compatible with the historic period. The solar panel is also sensitive to the individual building and surrounding area due to the size, color, location and proposed plantings to buffer.

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.

The added landscaping proposed for the hitching post will create consistency within the site by tying the subject hitching post to the rest of the site as well as camouflaging the existing solar panel that is not historically appropriate.

- 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.

Not Applicable; the proposed alteration will not impact the existing façade expression.

- 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 hitching post is historically appropriate and enhances the inherent architectural characteristic of the site.

- 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.

The hitching post is under 4-feet in height which meets the required height for fencing and is shorter than the existing fencing.

Florida State Statue 163.04 Energy devices based on renewable resources.—(1)

Notwithstanding any provision of this chapter or other provision of general or special law, the adoption of an ordinance by a governing body, as those terms are defined in this chapter, which prohibits or has the effect of prohibiting the installation of solar collectors, clotheslines, or other energy devices based on renewable resources is expressly prohibited.

Florida State Statue 163.04 Energy devices based on renewable resources.—(2)

Such entity may determine the specific location where solar collectors may be installed on the roof within an orientation to the south or within 45° east or west of due south if such determination does not impair the effective operation of the solar collectors

Staff Recommendation: Appropriate
--