



## Staff Report

Case #172

COA24-45613

Ocala Historic Preservation Advisory Board: April 4, 2024

**Petitioner:** Jeff P. Cronkrite  
**Property Owner:** Jeff P. Cronkrite  
**Agent:** Jill Cronkrite  
**Project Planner:** Breah Miller, Planner II  
**Applicant Request:** After-the-fact addition of a second set of steps to the front porch.

### **Parcel Information**

Acres: ±0.27 acres  
Parcel(s) #: 2820-031-006  
Location: 715 SE 6<sup>th</sup> Street (f/k/a 717 SE 6<sup>th</sup> Street)  
Future Land Use: Neighborhood  
Zoning District: R-3, Multi-Family Residential District  
Existing Use: Single-Family Residence with guest quarters

### **Background:**

The home, known as the Mathew Morgan House, was constructed in 1895 using a Frame Vernacular building style. The home is a contributing structure to the Ocala Historic District. The subject parcel houses a single-family residence and a detached apartment. The detached apartment was built along with the primary residence in 1895. The home has a set of wooden stairs leading to the main door of the primary residence which are original to the home. The applicant added a second set of wooden steps to the porch that lead to a secondary door located on the front porch of the primary residence. There is an active code enforcement case for the subject steps due to not receiving a Certificate of Appropriateness nor the proper building permits for the alteration.

The applicant is requesting to receive approval for the existing, unapproved wooden step addition to the front porch.

### **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 secondary set of stairs do not diminish the architectural quality and historical character of the building and building site, but is not consistent with the material and style of the existing stairs.*

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

*Not Applicable; the request does not identify 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.

*Not Applicable; the request does not identify any new landscaping, signs, parking, or site development.*

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 alterations 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 alterations 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 request does not include any proposed 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.

*Not Applicable; the proposed alterations 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 subject secondary set of stairs does not relate to the existing stairs; although the stairs do not diminish the historical character of the home, they do not preserve nor enhance the inherent architectural characteristics. This could be achieved by adding an identical railing to the secondary set of stairs to improve consistency and create a unified design concept throughout 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.

*Not Applicable; the request does not include any proposed accessory structures.*

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

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

**Staff Recommendation: Approval with Conditions**

1. Add an identical railing to the secondary set of stairs to be consistent with the existing main entry stairs.