



Staff Report

Case #366

COA25-0010

Ocala Historic Preservation Advisory Board: April 3, 2025

Petitioner: Kristina Donohue
Property Owner: Ronald Nix & Wendy Adams
Project Planner: Breah Miller, Planner II
Applicant Request: Replace existing shingle roof with a Metal Sales Galvalume (41) classic rib metal roof.

Parcel Information

Acres: ±0.13 acres
Parcel(s) #: 2820-034-009
Location: 825 SE 8th Street
Future Land Use: Neighborhood
Zoning District: R-3, Multi-Family Residential District
Existing Use: Single-Family Residence

Background:

The existing home was constructed in 1938 using a Frame Vernacular building style. The home is a contributing structure to the Ocala Historic District. The home has a gabled roof consisting of original asphalt shingles.

Applicant Request:

The applicant is requesting to replace the existing shingle roof with a Metal Sales Galvalume (41) classic rib metal roof.

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 roof pitch will remain gabled. Therefore, there will be no impact on the architectural quality of the building or building site. However, the historical character will be diminished

due to the apparent change in roofing material. The change will be noticeable against the gabled roof pitch. The applicant is requesting gray color which is consistent with the historic roof color.

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

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.

Proposed alteration does not require wet 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.

Proposed alteration does not include landscaping, signs, parking, and site development.

Secretary of the Interior's Standards (Page 44) - Windows:

Recommended:

- Identifying, retaining, and preserving roofs, and their functional and decorative features, that are important in defining the overall historic character of the building. The form of the roof (gable, hipped, gambrel, flat, or mansard. Is significant, as are its decorative and functional features (such as cupolas, cresting, parapets, monitors, chimneys, weathervanes, dormers, ridge tiles, and snow guards), roofing material (such as slate, wood, clay tile, metal, roll roofing, or asphalt shingles, as well as its size, color and patterning.

The form of the roof will remain gabled, and no other decorative and functional features will be altered. However, the roofing material will change from shingles to metal.

Not Recommended:

- Altering the roof and roofing materials which are important in defining the overall historic character of the building so that, as a result, the character is diminished.
- Replacing historic roofing material instead of repair or replacing only the deteriorated material.
- Changing the type or color of roofing.

The material of the roof will be changed from shingle to metal and the roof in its entirety will be replaced.

Staff Recommendation: Not Appropriate

