



Staff Report

Case #76

COA24-0006

Ocala Historic Preservation Advisory Board: February 6, 2025

Applicant/Property Owner: Ronald Nix & Wendy Adams

Agent: N/A

Project Planner: Breah Miller, Planner II

Applicant Request: Replacement of the existing shingle roof with a Metal Sales brand Galvalume (41) classic rib metal roof.

Parcel Information

Acres: ±0.14 acres

Parcel(s) #: 2820-030-006

Location: 726 SE 4th Street

Future Land Use: Neighborhood

Zoning District: R-3, Multi-Family District

Existing Use: Single-Family Residence

Background:

The existing home, known as the R.G. Blake House, was constructed in 1902 using a Frame Vernacular Victorian Carpenter building style. The home is a contributing structure to the Ocala Historic District. The single-family residence featured a gabled roof made of asbestos slate over wood. In October 2011, OHPAB approved a Certificate Appropriateness to replace the original asbestos shingles with architectural shingles (COA11-0032).

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 historic character will be diminished due to the change in roofing material. Not only will the roofing material be altered to metal, but the roof color will change from black to a galvalume silver. Historically, Victorian homes were

constructed with slate or wood shingle roofs. This home was constructed with asbestos shingles and was approved for one replacement using architectural shingles.

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, nor site development.

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

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 or functional features will be altered. However, the roofing material will go from shingles to metal and the color will go from black to galvalume silver.

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.

This request corresponds to all three of the Not Recommended statements per the Secretary of Interior; the entire roof will be replaced with completely altered material and color.

Staff Recommendation: Not Appropriate

****Should the board deem it to be appropriate staff requests that a darker color be required to ensure that the alteration is more consistent with the original roof color.***