



## Staff Report

Case #301

COA24-45780

Ocala Historic Preservation Advisory Board: September 5, 2024

**Petitioner:** John & Dena Vaughn  
**Property Owner:** John & Dena Vaughn  
**Project Planner:** Breah Miller, Planner II  
**Applicant Request:** Addition of a copper gutter to the residence.

### **Parcel Information**

Acres: ±0.23 acres  
Parcel(s) #: 2820-046-001  
Location: 119 NE Sanchez Avenue  
Future Land Use: High Intensity/Central Core  
Zoning District: RBH-3, Residential Business Historic District  
Existing Use: Single-Family Residence

### **Background:**

The existing home, known as the Israel Brown House, was constructed in 1885 using a Second Empire Revival building style. The home is a contributing structure to the Tuscawilla Historic District. The home did not historically have gutters; the lack of gutters previously caused issues with rotting, which has since been repaired.

### **Applicant Request:**

The applicant is requesting to receive approval for adding a copper gutter below the mansard of the home to prevent further water damage.

### **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.

*Architecturally, the gutters will protect the wood siding and roofing from rotting. The addition of gutters will not impact any architectural element of the home or diminish the architectural quality.*

*The home has a mansard roof which protrudes from the low portion of the building. The gutter will be placed below the mansard which will not block or alter any of the architectural features of the home. The gutters will also preserve the home by preventing rotting and will be made with copper metal material, which is historically appropriate.*

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 include any alteration or additional 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, all alterations will be the same size as the existing.*

- b. The existing rhythm created by existing building masses and spaces between them should be preserved.

*Not Applicable, the proposed alterations will not affect the existing rhythm.*

- 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.

*Copper is a material which was commonly used at the time the home was built. The gutter will be an enhancement to the architectural characteristic of the home and area, while protecting the home from potential water damage.*

- 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; Wood: Clapboard, Weatherboard, Shingles, and other functional and decorative elements (page 38)**

Recommended: Protecting and maintaining wood features by ensuring that historic drainage features that divert rainwater from wood surfaces (such as roof overhangs, gutters, and downspouts) are intact and functioning properly. Finding and eliminating sources of moisture that may damage wood features, such as clogged gutters and downspouts, leaky roofs, or moisture-retaining soil that touches wood around the foundation.

*The proposed gutter will ensure that the rainwater will be diverted from the wood material of the home.*

**The Secretary of the Interior Standards; Metals: Wrought and Cast Iron, Steel, Pressed Metal, Terneplate, Copper, Aluminum, and Zinc (page 41)**

Recommended: Protecting and maintaining metals from corrosion by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in curved decorative features.

*The gutter is a copper material and will provide the proper drainage to prevent water from collecting on flat surfaces.*

**Staff Recommendation: Approval**