



Staff Report

Case #91

COA25-0030

Ocala Historic Preservation Advisory Board: September 4, 2025

Petitioner: Brian Kuhn

Property Owner: Brian Kuhn

Agent: N/A

Project Planner: Charlita Whitehead, Economic Development Project Coordinator

Applicant Request: Replace the existing shingle roof with a 26-gauge silver galvanized metal roof.

Parcel Information

Acres: ±0.18 acres

Parcel(s) #: 2820-000-009

Location: 703 E. Fort King St.

Future Land Use: Neighborhood

Zoning District: RBH-3, Residential Business Historic District 3

Existing Use: Hairstyling Shop

Background:

The existing hairstyling shop, known as the S.H. House, was constructed as a single-family residence in 1946 using an A-frame vernacular style with a gable roof building style. The building is a contributing structure to the Ocala Historic District.

In 2008, the property owner applied for a Certificate of Appropriateness (COA08-0039) to replace the existing shingle roof with a metal roof. The request was denied because the proposed change did not meet the Secretary of the Interior's Standards for Rehabilitation or the City's Historic Preservation Guidelines. It was determined that the use of a metal roof would introduce an uncharacteristic element inconsistent with the home's design and would diminish the architectural quality and historic character of the property. The recommendation was to replace the asphalt shingles to maintain the historic appearance. The applicant has again requested approval to replace the existing shingle roof with metal.

Applicant Request:

The applicant is requesting to replace the existing shingle roof with a 26-gauge silver 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 proposed silver, galvanized, metal roof would diminish the architectural quality and historic character of the building by altering the original materials and appearance, introducing an uncharacteristic feature not historically associated with the property.

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.

Not applicable; the request does not involve landscaping, signage, 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 involve new building construction.

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

Not applicable; the request does not involve new building construction.

- 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 landscaping changes.

- 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 request does not involve new building construction.

- 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.

Not applicable; the request does not include any new construction.

- 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 accessory structures.

The Secretary of the Interior Standards; Roofs (page 44)

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, weather vanes, dormers, ridge tiles, and snow guards), roofing material (such as slate, wood, clay tile, metal, roll roofing, or asphalt shingles), and size, color, and patterning.

The existing asphalt shingle roof is historically appropriate to the property's style and period of construction. Replacing it with metal would not preserve distinctive materials or the traditional appearance of the roof and would introduce a material that alters the building's historic character. The Secretary's Standards specifically call for retaining and preserving the roof form, materials, and visual qualities that define the historic character of the property. The proposed change is not consistent with this guidance.

<p>Staff Recommendation: Denial</p>
