



Staff Report

Case #301

COA24-45647

Ocala Historic Preservation Advisory Board: May 2, 2024

Petitioner: Tom & Leslie McCullough
Property Owner: Tom & Leslie McCullough
Project Planner: Breah Miller, Planner II
Applicant Request: Replace existing screened door with historic wood door, and place glass panes into screened windows.

Parcel Information

Acres: ±0.36 acres
Parcel(s) #: 2820-048-001
Location: 119 NE Tusawilla Avenue
Future Land Use: High Intensity/Central Core
Zoning District: R-3, Multi-Family Residential District
Existing Use: Single-Family Residence

Background:

The existing home was constructed in 1931 using a Bungalow building style, and is a contributing structure to the Tusawilla Historic District. The subject parcel is a corner lot at the intersection of NE Tusawilla Avenue and NE 2nd Street. On the north elevation of the home, there is an attached laundry room which has three screened windows with no glass panes and one screened door. The applicant is requesting to add glass panes in all three windows and to replace the existing screen door with a historic wooden door.

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 windows will be similar in visual character to the existing windows in the home. The proposed door will be of wood material to match the existing front door.

Therefore, the alterations will not diminish the architectural quality or historical character of the building or the building site.

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.

The exterior specifics for the windows and doors incorporate architectural details necessary to relate the new with the old and to preserve and enhance the inherent architectural characteristics of the area.

- 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; Windows (page 102)

Recommended: Identifying, retaining, and preserving windows and their functional and decorative features that are important to the overall character of the building. The window material and how the window operates (e.g., double hung, casement, awning, or hopper) are significant, as are its components (including sash, muntins, ogee lugs, glazing, pane configuration, sills, mullions, casing, or brick molds) and related features, such as shutters.

The proposed windows demonstrate that the decorative features were identified, retained and preserved. Windows will be wood and will have muntins to provide a historically appropriate appearance.

The Secretary of the Interior Standards; Windows (page 106)

Recommended: Using low-e glass with the least visible tint in new or replacement windows.

The proposed window that was chosen is a low-e glass window.

Recommended: Ensuring that spacer bars in between double panes of glass are the same color as the window sash.

All components of the proposed windows match in color.

Staff Recommendation: Appropriate