



Staff Report

Case #358

COA24-45856

Ocala Historic Preservation Advisory Board: January 2, 2024

Petitioner: Joseph & Kelly Carvalho
Property Owner: Joseph & Kelly Carvalho
Project Planner: Breah Miller, Planner II
Applicant Request: To substitute approved JELD-WEN and Solarium branded windows and doors with custom-wooded Andersen, Kolbe, and ThermaTru branded windows and doors.

Parcel Information

Acres: ±0.11 acres
Parcel(s) #: 2820-028-009
Location: 718 SE 2nd Street
Future Land Use: Neighborhood
Existing Use: Vacant/Undeveloped

Background:

The subject property is a vacant lot which has never been developed. The subject parcel previously served as driveway access and rear yard for the adjacent property located to the west, 205 SE Sanchez Avenue; however, the two lots are now under separate ownership. The subject property is a Lot of Record pursuant to City of Ocala Code of Ordinances Section 122-249, and is located in the Ocala Historic District.

- In August 2023, the applicant received approval for the New Construction of a single-family residence with the condition that the applicant returns, at later date, with specifics on the roofing, siding, windows, and doors.
- In December 2023, the applicant received approval from the Board of Adjustment for a front setback reduction of 20-feet to 13-feet and a rear yard setback reduction from 25-feet to 15-feet.
- In May 2024, the applicant came back before OHPAB and received approval for JELD-WEN custom wood double-hung windows with Seedy Remy glass for 13 windows, 4 black aluminum colonial grill doors, 1 solid wood door with a JELD-WEN 6203 glass panel, natural slate roofing material, and off-white natural marbled limestone plaster cladding.

Applicant Request:

The applicant is requesting approval to substitute the previously approved JELD-WEN and Solarium branded windows and doors with custom-wooded Andersen, Kolbe, and ThermaTru branded windows and doors.

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 exterior details for the windows and doors are similar in visual character to the windows and doors that were approved during the May 2024 meeting. The selected windows and doors do not diminish the architectural quality or historical character of the building or the building site.

There will be one Kolbe branded window and the remaining 11 windows will be Andersen brand. The Kolbe window is similar in character and will be located on the rear façade of the home.

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 and 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.

The placement, width, height, and proportions of the proposed windows, doors, and facades were approved at the August 3, 2023, OHPAB meeting through COA23-45129. Substitution of the window brands will not alter the previously approved placement, width, height, and proportions.

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

The existing rhythm created by existing building masses and spaces between were approved at the August 3, 2023, OHPAB meeting through COA23-45129. Substitution of the window brands will not alter the previously approved rhythm, massing, or spacing.

- 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, which helps 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 do 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 windows are low-e glass windows.

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