



Staff Report

Case #234

COA24-45787

Ocala Historic Preservation Advisory Board: September 5, 2024

Petitioner: Jane Cosand
Property Owner: Jane Cosand
Project Planner: Breah Miller, Planner II
Applicant Request: Replacement of wood columns with FRP composite columns.

Parcel Information

Acres: ±0.37 acres
Parcel(s) #: 2820-031-008
Location: 520 SE Wenona Avenue
Future Land Use: Neighborhood
Zoning District: R-3, Multi-Family Residential District
Existing Use: Single-Family Residence

Background:

The existing home was constructed in 1943 using a Frame Vernacular building style. The home is a noncontributing structure to the Ocala Historic District. The home has an open porch attached to the west-facing rear elevation. The porch awning is currently supported by wood columns.

Applicant Request:

The applicant is requesting replace the wooden columns with full round FRP composite columns due to the existing wood columns rotting.

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 existing columns are rotting due to the water runoff from the home. This issue diminishes the architectural quality of the home. Replacing the columns using composite columns will

maintain the integrity of the existing porch, and not diminish the architectural quality or historic character of the 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.

Replacing the rotted wood columns with composite columns will maintain the integrity of the existing porch and preserve the architecture of the home.

- 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; Building Site (page 137)

Recommended: Identifying, retaining, and preserving features of the building site that are important in defining its overall historic character. Site features may include walls, fences, or steps; circulation systems, such as walks, paths or roads; vegetation, such as trees, shrubs grass, orchards, hedges, windbreaks, or gardens; landforms, such as hills, terracing, or berms; furnishings and fixtures, such as light posts or benches; decorative elements, such as sculpture, statuary, or monuments; water features, including fountains, streams, pools, lakes, or irrigation ditches; and subsurface archeological resources, other cultural or religious features, or burial grounds which are also important to the site.

The composite material of the replacement columns will introduce a feature that is less prone to rotting and deteriorating while adding a decorative element that will enhance the architectural quality of the site and will not diminish the historic character of the home.

The Secretary of the Interior Standards; Entrances and Porches (page 50)

Recommended: Replacing in kind extensively deteriorated or missing components of entrance and porch features when there are surviving prototypes, such as railings, balustrades, cornices, columns, sidelights, stairs, and roofs, or when the replacement can be based on documentary or physical evidence. The new work should match the old in material, design, scale, color, and finish.

The applicant is replacing only the deteriorating columns using an alternative material that is not easy to detect; replacing the columns maintains the structural and architectural integrity of the porch.

Not Recommended: Replacing an entire entrance or porch feature when limited replacement of deteriorated and missing components is appropriate. Using replacement material that does not match the historic entrance or porch feature.

Replacement material will blend with existing aluminum present on the fascia of the porch awning.

Staff Recommendation: Approval
