



## Staff Report

Case #78

COA24-45756

Ocala Historic Preservation Advisory Board: August 1, 2024

**Petitioner:** Southern Aviation Transport Inc.

**Property Owner:** Southern Aviation Transport Inc.

**Agent:** Josh Demonte

**Project Planner:** Breah Miller, Planner II

**Applicant Request:** To replace three existing wood doors with ThermTru fiberglass doors and all windows with PGT vinyl windows.

### Parcel Information

Acres: ±0.28 acres

Parcel(s) #: 2820-000-015

Location: 507 E Fort King Street

Future Land Use: Neighborhood

Zoning District: O-H, Office–Historic District

Existing Use: Residential Office

### Background:

The home was constructed in 1901 using a Victorian Frame Vernacular Colonial building style. The home is a contributing structure to the Ocala Historic District. The site has previously undergone a variety of exterior alterations, including: a ramp, decking, entryway, and stair additions.

The home has one vinyl window which does not have a grid pattern. This window replaced a screen door on the western elevation of the home during an approved alteration. Approval was granted through a Certificate of Appropriateness hearing in 2019.

Porch alterations, including the addition of a fiberglass door to the front porch, were approved through the Certificate of Appropriateness process between 2019 and 2021. The existing fiberglass door is visually similar to the doors requested through this application.

The remaining doors and windows on the home are the original doors and windows from 1901. The existing door and windows are comprised of a variety of grid patterns; the doors have three grid variations, while the windows have four grid variations. The applicant is requesting to replace all windows with vinyl PGT windows that have grid patterns similar to existing grid patterns, i.e. those windows with four-over-four grid patterns will be replaced with PGT windows with four-over-four grid patterns. The windows that do not have muntins creating a grid, will remain that way. The applicant is also requesting to replace the existing doors, wooden French doors and a single door on the second floor, with fiberglass ThermaTru 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 applicant is proposing to recess the windows being replaced to ensure that existing positioning is consistent, they are also proposing to save the wood trim around the existing windows, while also matching existing grid patterns on the new doors and windows. However, the building materials will go from the existing wood to a vinyl replacement. Pursuant to Code of Ordinances Chapter 94 and The Secretary of the Interior Standards, alternate materials may be considered. The double-hung style choice and the vinyl traditional simulated divided lite grids that have a 7/8" wide raised ogee applied to exterior gives the window depth similar to what exists. There are no historically significant fine woodwork or decorative components that will be lost by replacing the windows. Therefore, the architectural quality will not be diminished.*

*The single door and French doors will be similar in visual character, but different in material. Although the existing wood material will be replaced by fiberglass, the location, depth in the mullions, and finishings of the door makes the fiberglass material visually similar to the existing wood. There are no historically significant fine woodwork or decorative components that will be lost by replacing the doors, but the vinyl material will detract from the historical character.*

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 that are intended to be kept, such as the trimming, grid pattern, ogee profiled mullions, and placement of the windows and doors incorporate architectural details necessary to relate the new with the old.*

- 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.

*Window replacements will operate in the same manner, they will remain double-hung, muntins will have at least a quarter of an inch depth, ogee profile, while the existing trim will remain.*

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

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

*Replacement glass will be low-e glass.*

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

*All components of the windows will be the same color.*

Not Recommended: Modifying a historic single- glazed sash to accommodate insulated glass when it will jeopardize the soundness of the sash or significantly alter its appearance.

*The historic single-glazed sashes will be changed to vinyl traditional simulated divided lite grids that have a 7/8" wide raised ogee applied to exterior and interior with 9/16" wide bronze shadow bar between the glass.*

Not Recommended: Using window grids rather than true divided lights on windows in low- rise buildings or on lower floors of high- rise buildings where they will be noticeable, resulting in a change to the historic character of the building.

*The true divided lights will be replaced with traditional simulated divided lite grids.*

Not Recommended: Replacing windows solely because of peeling paint, broken glass, stuck sash, or high air infiltration. These conditions, in themselves, do not indicate that windows are beyond repair.

*The applicant is requesting replacement doors and a window for higher air filtration and security purposes. The existing windows are not beyond repairable condition.*

**The Secretary of the Interior Standards; Entrances and Porches (page 110)**

Recommended: Replacing in kind an entire entrance or porch that is too deteriorated to repair (if the overall form and detailing are still evident) using the physical evidence as a model to reproduce the feature or when the replacement can be based on historic documentation. If using the same kind of material is not feasible, then a compatible substitute material may be considered.

*Doors will be replaced to help with efficient air circulation and securing the residence. The reasoning for the material choice is feasibility while the substitute materials are visually similar in character.*

<p><b>Staff Recommendation:</b> <b>Appropriate</b></p>
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