



Staff Report

Case #54

COA25-0023

Ocala Historic Preservation Advisory Board: July 8, 2025

Petitioner/Property Owner: Charles and Paula King

Project Planner: Charlita Whitehead, Economic Development/Cultural Arts Project Coordinator

Applicant Request: Replace 30 windows on the home and 2 windows on the garage with Anderson “A-Series” architectural grade windows.

Parcel Information

Acres: ± 1 acres
Parcel(s) #: 2836-002-004
Location: 1238 SE 5TH ST
Future Land Use: Neighborhood
Zoning District: R-1, Single-Family Residential
Existing Use: Single-Family Residential

Background:

The home, known as the Hocker, Fred R., Judge House, was constructed in 1930 using a Tudor Revival building style. The home is a contributing structure to the Ocala Historic District; however, the garage is not. The site has undergone several exterior alterations over the years. On July 1, 2021, the Ocala Historic Preservation Advisory Board (OHPAB) approved a Certificate of Appropriateness (COA21-44386) for the installation of copper gutters and copper window awnings. A copper gutter was added above the dining room windows and connected to the existing downspout. In addition, two matching copper window awnings were installed over the west-facing kitchen windows, mirroring those located at the rear of the home. These elements were executed using historically appropriate materials and maintained architectural consistency as outlined in Section 94-82(g)(1) of the Ocala Historic Code.

Further improvements included the replacement of the roof over the garage, which was approved on December 5, 2023, using matching material and color, GAF “Grand Canyon” shingles in the Stonewood shade (COA23-45466). Subsequently, on December 13, 2024, OHPAB approved the replacement of the remainder of the home's shingled roof (COA25-0001), continuing the use of the same material and color to preserve visual continuity across the entire structure.

Applicant Request:

The applicant is requesting to replace 30 windows on the home and 2 windows on the garage with Anderson “A-Series” architectural grade windows.

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 replacements feature matching grille patterns and use simulated divided lite (SDL) construction with chamfered 7/8" muntin bars applied to both the interior and exterior faces of the glass. Low-E4 SmartSun glass with minimal visible tint and color-matched spacer bars further reduce the visual impact of the updated windows. The proposed windows are similar in visual character to the home and will not diminish the architectural quality or historical character of the building and the building site.

2. Sandblasting of any materials except for iron is prohibited.

The request does not propose any sandblasting of 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.

The request does not propose 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.

The request does not propose any additional 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.

The request does not propose any new construction.

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 replacements are compatible with the Standards' recommendation to retain and preserve character-defining window features. The manner in which the window replacements will operate will remain the same.

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-E4 SmartSun glass with minimal tint.

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

The spacer bars in between double panes of glass are the same color as the window sash.

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 existing single-glazed sashes will be replaced with Andersen A-Series wood windows utilizing simulated divided lite grids. These include 7/8" wide chamfered muntin bars applied to both the interior and exterior. This configuration creates dimensional depth that closely mimics true divided lights while meeting current energy performance standards.

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 a replacement window due to damage and high air infiltration. The applicant has not demonstrated that the existing windows are beyond repairable condition.

<p>Staff Recommendation: Appropriate</p>
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