



City of Ocala
 Growth Management Department
 201 S.E. 3rd Street, 2nd Floor
 352-629-8421 | www.ocalafll.org

Case File # 76
 COA 24 - 0006
 Meeting Date: Feb 6 2025
 Product Approval # _____

Application for a Certificate of Appropriateness (COA)

As required by Section 94-82(g) of the City of Ocala Code of Ordinances, Ocala Historic Preservation Advisory Board (OHPAB) decisions on the COAs will be based on the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings the Ocala Historic Preservation Design Guidelines, and the Ocala Historic Preservation Code.

COA Application Procedure:

1. Arrange an informal pre-application conference with Planning staff.
2. Fill out and submit COA application and required material to Planning staff 30 days prior to OHPAB meeting. Please email application packets: historic@ocalafll.org.
3. Attend OHPAB meeting or send a representative with a letter of authorization.
4. Meetings are held the 1st Thursday of each month at 4:00 p.m.
5. Meeting Location: City Council Chambers, 2nd floor of City Hall (110 SE Watula Ave.)

If applicant fails to notify staff and does not attend the meeting, the application may be tabled for one month. If applicant fails to notify staff and does not attend the next monthly meeting, the application may be denied without prejudice.

There is no application fee; however, if work is performed without an approved COA, a fee of \$100 will be assessed.

Parcel #:	<u>See Attached</u>	Property Address:	<u>726 SE 4th St Ocala, FL</u>
Owner:	<u>Wendy Adams Ronald Nix</u>	Owner Address:	<u>Same</u>
Owner Phone #:	<u>813-389-5735</u>	Owner Email:	<u>Adams.Wendy2@gmail.com</u>
Will there be an additional meeting representative? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If yes, representative will need a letter of authorization*)			
If yes, name of representative:			
Rep. Phone #:		Rep. Email:	

Project Type:	<input type="checkbox"/> Addition	<input type="checkbox"/> New Construction	<input type="checkbox"/> Site Work
	<input type="checkbox"/> Alteration	<input checked="" type="checkbox"/> Reroof	<input type="checkbox"/> Fence
	<input type="checkbox"/> Repair	<input type="checkbox"/> Relocation	<input type="checkbox"/> Other _____



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Describe, by list, specific changes you are requesting to do to your property. Include the types of materials to be used, as well as dimensions. A site plan must be provided for additions to buildings, new construction (including garages, sheds, other accessory buildings), fences and site work (including driveways, parking areas and other improvements). The site plan must show setbacks of the proposed new work items from property lines. Attach additional pages as necessary.

Re roof - see Attached
new materials / partial tin (silver)

Required additional materials for submission:

- Completed and signed COA application
- Detailed drawings and specifications for all new materials – windows, doors, siding, roofing materials, fencing etc.
- Site plan
- Copy of property deed or proof of ownership
- Authorization letter for non-property owner representative*
- For New Construction: a set of building plans, no larger than 11 x 17, for structural changes or new construction. This includes all four elevations with drawn to scale dimensions. *
- Please list any additional attachments:



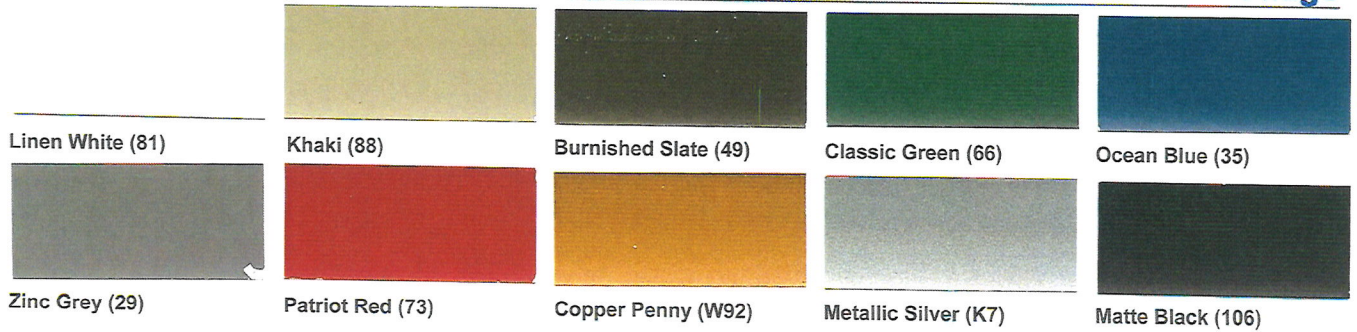
Applicant Signature

12/5/24

Date

PVDF Paint System

26 Gauge



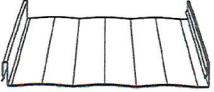
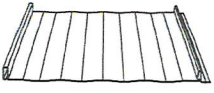
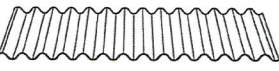
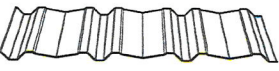
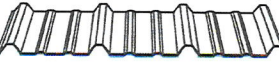
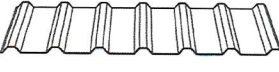


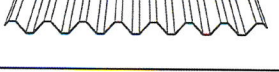

MS Colorfast45® Paint System

29* & 26 Gauge



All Colors Meet or Exceed Steep Slope ENERGY STAR® Requirements

**29 Gauge Colors shown are available in Classic Rib, Pro-Panel II, R-Panel and U-Panel profiles only. Color samples are close representations but are limited by printing and viewing conditions. Actual samples are available by request.*

Profile	Panel Name	Coverage	Gauge	Testing and Approvals
	Vertical Seam	12", 16", 18"	26	2010 FBC Approved (Roof): 1/2" Plywood 11560.10 Class 4 Impact Resistance: UL 2218
	Image II™	12" & 16"	26	Miami-Dade County: NOA 08-0229.12 2010 FBC Approved (Roof): 5/8" Plywood 11560.3 2010 FBC Approved (Roof): 1/2" Plywood 11560.4
	7/8" Corrugated	Roof 32" Wall 34 ² / ₃ "	26	Class 90 Wind Uplift: UL 580, Const. #649 Class A Fire Resistance: UL 790 Class 4 Impact Resistance: UL 2218
	Span-Line 36A	36"	26	2010 FBC Approved (Wall): 16 Ga. Girts 9482.6
	R-Panel/PBR-Panel	36"	26	2010 FBC Approved (Wall): 16 Ga. Girts 9482.4 2010 FBC Approved (Roof): 1/2" Plywood 14645.11 2010 FBC PBR only (Roof): 16 Ga. Purlins 10999.7
	U-Panel/PBU-Panel	36"	26	Class 90 Wind Uplift: UL 580, Const. #39 Class A Fire Resistance: UL 790 Class 4 Impact Resistance: UL 2218
	Classic Rib®	36"	26	2010 FBC Approved (Wall): 16 Ga. Girts 9482.2 2010 FBC Approved (Roof): 16 Ga. Purlins 10999.3 2010 FBC Approved (Roof): 1/2" Plywood 14645.7 2010 FBC Approved (Roof): 5/8" Plywood 15478.2
	Pro-Panel II®	36"	26	2010 FBC Approved (Roof): 1/2" Plywood 14645.12 Class A Fire Resistance: UL 790 Class 4 Impact Resistance: UL 2218
	V-Line 32	32"	26	Class 90 Wind Uplift: UL 580, Const. #187 Class A Fire Resistance: UL 790 Class 4 Impact Resistance: UL 2218
	Soffit Panel	12"	26	No Testing or Approvals for 26 Ga. panels

PVDF Color	SR	TE	SRI
Burnished Slate (49)	0.30	0.85	30
Classic Green (66)	0.32	0.86	33
Copper Penny (W92)	0.45	0.85	50
Khaki (88)	0.35	0.87	37
Linen White (81)	0.73	0.86	89
Matte Black (106)	0.25	0.83	22
Metallic Silver (K7)	0.60	0.77	68
Ocean Blue (35)	0.29	0.86	29
Patriot Red (73)	0.46	0.86	52
Zinc Grey (29)	0.41	0.86	45

MS Colorfast45®	SR	TE	SRI
Ash Grey (25)	0.37	0.88	40
Brown (12)	0.31	0.87	32
Burgundy (15)	0.25	0.87	24
Burnished Slate (49)	0.31	0.87	32
Charcoal (17)	0.30	0.87	31
Forest Green (26)	0.27	0.87	27
Galvalume (41) <i>non-painted</i>	0.67	0.14	56
Hawaiian Blue (70)	0.32	0.87	33
Light Stone (63)	0.50	0.86	58
Mocha Tan (22)	0.52	0.87	60
Ocean Blue (35)	0.30	0.88	31
Patina Green (56)	0.29	0.86	29
Patriot Red (73)	0.35	0.88	38
Polar White (80)	0.58	0.87	68
Red (24)	0.30	0.86	30
White (30)	0.57	0.88	67

metal sales
manufacturing corporation



7110 Stuart Avenue
Jacksonville, FL 32254
800.394.4419 Toll Free
904.783.3660 Phone
800.413.3292 Toll Free Fax
904.783.9175 Fax



(352) 236-2959
Don H. Stauss, Jr. - Owner
www.bigdroofs.com
paula@bigdroofs.com
(Licensed and Insured)

PROPOSAL AND ACCEPTANCE



FLORIDA LICENSE NUMBER CCC1328382

PROPOSAL SUBMITTED TO Ron Nix		PHONE (352) 226-0284	DATE 10/14/2024
STREET 726 SE 4th St		JOB NAME	
CITY, STATE AND ZIP CODE Ocala FL 34471		JOB LOCATION 726 SE 4th St, Ocala, FL 34471	
ARCHITECT	DATE OF PLANS	EMAIL ron_nix@hotmail.com	JOB PHONE (352) 226-0284

We hereby submit specifications and estimates for

- Initial RN Remove existing roof (re-nail deck per building code) Single Layer Double Layer
Additional \$75.00 per square for additional layers of roof
- Initial RN Replace any worn or rotten wood at \$2.50 per sq. ft. or \$80 per sheet for Plywood Decking **** (EXTRA)** (3 sheets of plywood decking at no charge) 1x Solid Sawn Decking repair/replacement at \$3.50 lineal ft.
Replace any worn or rotten Fascia or Rafters at \$6.50 per lineal ft. **** (EXTRA)**
Price to reinstall aluminum fascia or soffit \$2.00 per lineal ft. **** (EXTRA)**
- Install new felt underlayment Summit 60 Underlayment Peel & Stick Other Cap sheet
- Initial RN Install new Drip Edge Painted Galvanized (not around super gutters) Color White
- Install new valley metal
- Install new Architectural/ Dimensional Shingles Fungus Resistant Shingles Lifetime Warranty
Shingle Manufacturer _____
- Install new Lead Vent Stack Flashings 1-1/2" 2" 3" 4" 8" GRV 10" GRV
- Install new Continuous Lomanco Omni Vent or similar product (_____)
- Wind Mitigation (must request at time of acceptance)

Quote includes reroofing back porch, 1/12 roof portion.

Quote includes removing existing roof and installing new cap sheet.

If needed, Wall flashing repair/replacement at \$15 lineal ft. (EXTRA) - Customer to replace siding.

Install new metal roof system: 24 gauge 26 gauge 29 gauge PRICE _____ Galvalume Color _____

CLEAN UP AND REMOVE ALL WASTE. WORKMANSHIP GUARANTEED FOR FIVE (5) YEARS.

In the event any litigation is commenced for enforcement or interpretation of this agreement, or performance hereunder, the prevailing party shall recover all costs and reasonable attorneys fees, whether at the trial or appellate level, including any attorneys fees incurred during bankruptcy action. Any necessary corporate debt recovery fees will be the responsibility of the client.

Interest shall accrue at the rate of 1.5% per month on any balance outstanding after 30 days from the date of invoicing.

WE PROPOSE TO HEREBY FURNISH MATERIAL AND LABOR (IN COMPLETE ACCORDANCE WITH ABOVE SPECIFICATIONS) FOR THE SUM OF:

Four Thousand One Hundred Eighty 00/100

DOLLARS (\$ 4,180.00)

PAYMENT TO BE MADE AS FOLLOWS: UPON COMPLETION

* All material is guaranteed to be as specified. All work to be completed in a workman-like manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance. *Rotten, damaged or worn wood cost is in addition to quoted price*

Authorized Signature Zackary Terrell

Note: This proposal may be withdrawn by us if not accepted within 15 days.

Acceptance of Proposal. The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. Customer has read and agrees to Contract Terms & Conditions (Reverse Side)

Method of Payment: Cash Check *CC *PayPal
*Additional Fees Apply *Credit cards gladly accepted for a 3% bank service fee

Signature [Signature]

Signature [Signature]

Date of Acceptance 11/15/24



(352) 236-2959
Don H. Stauss, Jr. - Owner
www.bigdroofs.com
paula@bigdroofs.com
(Licensed and Insured)

PROPOSAL AND ACCEPTANCE



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CITY, STATE AND ZIP CODE Ocala FL 34471		JOB LOCATION 726 SE 4th St, Ocala, FL 34471	
ARCHITECT	DATE OF PLANS	EMAIL ron_nix@hotmail.com	JOB PHONE (352) 226-0284

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Replace any worn or rotten Fascia or Rafters at \$6.50 per lineal ft. **** (EXTRA)**
Price to reinstall aluminum fascia or soffit \$2.00 per lineal ft. **** (EXTRA)**
- (✓) Install new felt underlayment Summit 60 Underlayment Peel & Stick Other Cap sheet
- Initial RN (✓) Install new Drip Edge Painted Galvanized (not around super gutters) Color White
- () Install new valley metal
- () Install new Architectural/ Dimensional Shingles Fungus Resistant Shingles Lifetime Warranty
Shingle Manufacturer _____
- () Install new Lead Vent Stack Flashings 1-1/2" 2" 3" 4" 8" GRV 10" GRV
- () Install new Continuous Lomanco Omni Vent or similar product (_____)
- () Wind Mitigation (must request at time of acceptance)

Quote includes re-roofing front porch roof portion and front eyebrow.

Quote includes installing 26ga Classic Rib on front porch roof portion. Quote includes installing new cap sheet on eyebrow.

Quote includes installing new Crown Molding on Front Eyebrow. Contractor does not guarantee exact match.

If needed, Wall flashing repair/replacement at \$15 lineal ft (Extra) - Customer to replace siding.

(✓) Install new metal roof system: 24 gauge 26 gauge 29 gauge PRICE See below Galvalume Color _____

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Five Thousand 00/100 -

DOLLARS (\$ 5,000.00)

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Authorized Signature Zackary Terrell

Note: This proposal may be withdrawn by us if not accepted within 15 days.

Method of Payment: Cash Check *CC *PayPal
*Additional Fees Apply *Credit cards gladly accepted for a 3% bank service fee

Signature [Signature]

Signature [Signature]

Acceptance of Proposal. The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Customer has read and agrees to Contract Terms & Conditions (Reverse Side)

Date of Acceptance 11/15/2024

Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2024 Property Record Card
Real Estate

2820-030-006

[GOOGLE Street View](#)

Prime Key: 1218918

[MAP IT+](#)

Property Information

NIX RONALD A
 ADAMS WENDY M
 726 SE 4TH ST
 OCALA FL 34471-2206

Taxes / Assessments: \$5,324.70
 Map ID: 179
Millage: 1001 - OCALA

M.S.T.U.
PC: 01
 Acres: .14

Situs: Situs: 726 SE 4TH ST OCALA

Current Value

Land Just Value	\$82,080		
Buildings	\$265,737		
Miscellaneous	\$855		
Total Just Value	\$348,672		
Total Assessed Value	\$325,846	Impact	
Exemptions	(\$50,000)	<u>Ex Codes:</u> 01 38	(\$22,826)
Total Taxable	\$275,846		
School Taxable	\$300,846		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$82,080	\$265,737	\$855	\$348,672	\$325,846	\$50,000	\$275,846
2023	\$54,720	\$320,490	\$1,282	\$376,492	\$316,355	\$50,000	\$266,355
2022	\$45,600	\$207,499	\$1,148	\$254,247	\$254,247	\$0	\$254,247

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7617/0009	11/2021	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$340,000
5867/0169	05/2013	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$180,000
5706/1374	07/2012	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$175,000
5574/0822	09/2011	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$155,000
5574/0821	03/2011	71 DTH CER	0	U	I	\$100
3987/0189	03/2005	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$194,000
2597/0039	01/1999	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$84,900
1941/1504	06/1993	07 WARRANTY	7 PORTIONUND INT	U	I	\$31,500
1941/1503	06/1993	07 WARRANTY	7 PORTIONUND INT	U	I	\$31,500
1768/0422	09/1991	05 QUIT CLAIM	0	U	I	\$100
1734/1706	05/1991	07 WARRANTY	2 V-SALES VERIFICATION	U	I	\$59,000

Property Description

SEC 17 TWP 15 RGE 22
 PLAT BOOK E PAGE 004
 CALDWELLS ADD OCALA
 COM 150 FT W & 15.48 FT S OF NE COR
 OF LOT 30 TH S 105.80 FT TH W 60.03 FT TH N
 106 FT TH E 60.07 FT TO THE POB

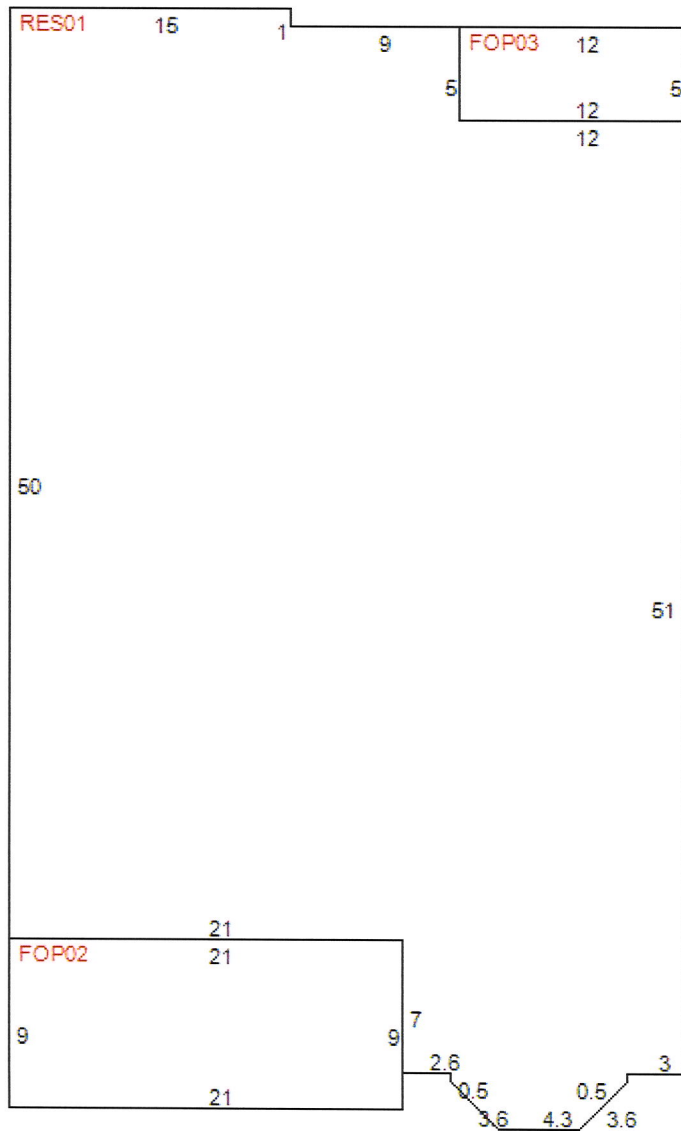
Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		60.0	105.0	R3	60.00	FF	1,800.0000	1.00	0.76	1.00	82,080	82,080
Neighborhood 5300 - OCALA HISTORIC DISTRICT H & D											Total Land - Class	\$82,080
Mkt: 8 70											Total Land - Just	\$82,080

Traverse

Building 1 of 1

RES01=R21D7R2,6D0,5A135|3,6R4,3A45|3,6U0,5R3U51L12U5L9U1L15D50.
 FOP02=R21D9L21U9.U49R24
 FOP03=R12D5L12U5.



Building Characteristics

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 3 - 10-14 YRS
Condition 3
Quality Grade 700 - GOOD
Inspected on 4/24/2020 by 025

Year Built 1902
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture H - HISTORICAL RESIDENCE
Base Perimeter 189

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	0126	- SIDING-NO SHTG	1.00	1902	N	0 %	0 %	1,846	1,846
FOP	0201	- NO EXTERIOR	1.00	1902	N	0 %	0 %	189	189
FOP	0301	- NO EXTERIOR	1.00	1902	N	0 %	0 %	60	60

Section: 1

Roof Style: 10 GABLE	Floor Finish: 24 CARPET	Bedrooms: 3	Blt-In Kitchen: Y
Roof Cover: 08 FBRGLASS SHNGL	Wall Finish: 20 PLASTER	4 Fixture Baths: 0	Dishwasher: Y
Heat Meth 1: 22 DUCTED FHA	Heat Fuel 1: 06 GAS	3 Fixture Baths: 2	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 3 PIER	Fireplaces: 0	Extra Fixtures: 2	Intercom: N
A/C: Y			Vacuum: N

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
114 FENCE BOARD	84.00	LF	10	1991	4	0.0	0.0	
156 PAVING BRICK	178.00	SF	20	2012	1	0.0	0.0	
156 PAVING BRICK	72.00	SF	20	2008	1	0.0	0.0	
Total Value - \$855								

Appraiser Notes

THE HISTORIC BLAKE HOUSE
 HOUSE HAS BEEN REMODELED
 INTERIOR INF. WAS ESTIMATED

Planning and Building

**** Permit Search ****

Permit Number	Date Issued	Date Completed	Description
---------------	-------------	----------------	-------------

Cost Summary

Buildings R.C.N.	\$217,323	4/8/2014				
Total Depreciation	(\$47,811)					
Bldg - Just Value	\$169,512		Bldg Nbr	RCN	Depreciation	Depreciated
Misc - Just Value	\$855	7/9/2013	1	\$217,323	(\$47,811)	\$169,512
Land - Just Value	\$82,080	2/27/2024				
Total Just Value	\$252,447					