



Ocala Historic Preservation Advisory Board Agenda - Final Thursday, August 1, 2024

Meeting Information

Location

Ocala City Hall
Council Chambers - Second Floor
110 SE Watula Avenue
Ocala, FL 34471

<https://ocalafl.gov/meetings>

Time

4:00 PM

Board Members

Carol Barber
Jane Cosand
Holland Drake
Rick Hugli, Chair
Tom McCullough, Vice Chair
Melissa Townsend

Staff

Breah Miller, Staff Liaison
Planner II
Growth Management Department

Jeff Shrum, AICP
Director
Growth Management Department

Gabriela Solano
Committee Secretary

WELCOME!

Citizens are encouraged to participate in City of Ocala meetings. The City of Ocala encourages civility in public discourse and requests that speakers limit their comments to specific motions and direct their comments to the Council. Cell phones should be turned off or set to vibrate.

APPEALS

Any person who desires to appeal any decision at this meeting will need a record of the proceedings and for this purpose may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is made.

ADA COMPLIANCE

If reasonable accommodations are needed for you to participate in this meeting, please call 352-629-8404 at least 48 hours in advance so arrangements can be made.

As a courtesy to all, PLEASE be on time.

The meeting should start promptly at 4:00 pm

1. **Call To Order**
 - a. Roll Call
2. **Public Meeting Notice Acknowledgement**
3. **Review of the May 2, 2024 Meeting Minutes.**
 - a. [May 2, 2024 Meeting minutes](#)
Attachments: [5-2-24 Minutes.pdf](#)
4. **Certificates of Appropriateness**
 - a. [Case File # 290; COA24-45700; 1124 SE 7th Street – Entrance](#)
Attachments: [Staff Report](#)
[COA24-45700; Application](#)
[COA24-45700; Photos](#)
[COA24-45700; Master Site File](#)
 - b. [Case File # 78; COA24-45756; 507 E Fort King Street – Windows and Doors](#)
Attachments: [COA24-45756; Staff Report](#)
[COA24-45756; Application](#)
[COA24-45756; Photos](#)
[COA24-45756; Master Site file](#)
5. **Affirmative Maintenance**
6. **Public Comments**
7. **Staff Comments**
8. **Board Comments**
9. **Adjournment**



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2024-1890

Agenda Item #: a.

May 2, 2024 Meeting Minutes



Ocala

Historic Preservation Advisory Board

Minutes

Thursday, May 2, 2024

4:00 PM

1. Call To Order and Roll Call

Present

Carol Barber
Jane Cosand
Holland Drake
Chairperson Ira Holmes
Tom McCullough
Vice Chair Rick Hugli
Melissa Townsend

2. Public Meeting Notice Acknowledgement

The public notice for the Ocala Historic Preservation Advisory Board was posted on April 25, 2024.

3. Review of the March 7, 2024 Meeting Minutes

a.

Attachments: [3-7-24 Meeting Minutes.pdf](#)

RESULT: APPROVED

MOVER: Jane Cosand

SECONDER: Rick Hugli

AYE: Barber, Cosand, Drake, Chairperson Holmes, McCullough, Vice Chair Hugli, and Townsend

4. Certificates of Appropriateness

Attachments: [Staff Report](#)
[Application](#)
[Original Application](#)
[Site Plan](#)

Planner II Breah Miller provided a brief overview of a COA23-45129 request for JELD-WEN custom wood double hung windows with Seedy Remy glass windows, four black aluminum colonial grill doors, one solid wood door with a JELD-WEN 6203 glass panel, natural slate roofing material, off white natural marbled limestone plaster cladding, and six-foot wood privacy fence for the property located at 200 block of SE 2nd Street.

Ms. Cosand asked for the height of the fences in the neighborhood. Ms. Miller replied six feet and the fence on the east side is three to four feet and the property is surrounded by three different types of fencing.

Ms. Townsend asked about the staff recommendation for a privacy fence. Ms. Miller responded that she did not have the height limitation and it would be based on the Secretary of Exterior Standards or the Board can use a different section of the code. Mr. Drake said all the selections were good, but he would like to table the fence.

Mr. Joseph Carvalaho, 727 SE 3rd Street, Ocala, FL, said he is open to fencing recommendations, such as stone or stucco fencing. Mr. McCullough agreed to table the decision on the fence.

Motion to approve COA23-45129, Section 94-82 (g) and table the fence Section 98-62.

RESULT: APPROVED

MOVER: Holland Drake

SECONDER: Rick Hugli

AYE: Barber, Cosand, Drake, Chairperson Holmes, McCullough, Vice Chair Hugli, and Townsend

Attachments: [Staff Report](#)
[Application](#)
[Photos](#)
[Master Site File](#)

Ms. Miller provided a brief overview of a COA24-45613 request for a gravel driveway to the southeastern corner of the property, a gravel sidewalk, a second set of steps to the front porch, and a banister to the east elevation of the porch for the property located at 715 and 717 SE 6th Street.

Ms. Jill and Jeff Cronkrite, 717 SE 6th Street, Ocala, FL, used a power point presentation to provide a brief overview of complaints, gravel driveways in the district, wooden steps, and the proposed porch rail.

Mr. Cronkrite asked why a border for a gravel driveway was needed. Ms. Miller replied that a border keeps the gravel in the ground. Mr. McCullough favors the City's recommendation for a boarder along the gravel driveway.

Mr. Cronkrite said he does not have enough stone to do the right side of the driveway. Ms. Townsend agreed that the right side of the driveway does not look clean and finished. She said having boarders on both sides contains the gravel and looks finished.

Ms. Barber asked about the type of gravel. Ms. Cronkrite replied the gravel is granite

Mr. Drake suggested tabling the banister until more details are provided.

Motion to approve COA24-45613 the driveway with the border on both sides and the porch steps, and table the banister.

RESULT: APPROVED

MOVER: Holland Drake

SECONDER: Melissa Townsend

AYE: Barber, Drake, Chairperson Holmes, McCullough, Vice Chair Hugli, and Townsend

RECUSED: Cosand

Attachments: [Staff report](#)
[Application](#)
[Photos](#)
[MSF](#)

Ms. Miller provided a brief overview of a COA24-45623 request for replacing windows with one-over-one element shield vinyl windows . The applicant is proposing the following improvements: windows (one-over-one element shield vinyl windows) for the property located at 114 NE Tusawilla Avenue

Mr. Kenneth Close, 1509 Snake River Court, Orlando, FL, explained the condition of the windows and requested feedback from the Board regarding the selected window design.

Ms. Cosand stated the windows have no depth and resemble mobile home windows.

Ms. Barber asked about the condition of the windows. Mr. Close replied the existing windows are not operable. He briefly discussed the window challenges, such as termites and wood rot.

Mr. Drake said he was only seeing the profile of the window and not the cross section of the window.

Ms. Miller clarified the window challenges and design. The applicant can apply for a grant to help cover the window replacement cost.

Ms. Cosand suggested the applicant select a different vendor that will provide window depth/muntin options.

Mr. Drake a grid that is a 1/2 inch in depth and the window will not go up, it is the wrong type of window.

Mr. McCullough suggested installing windows with all glass and no screens as long as they have the dimensions and the depth.

Ms. Barber said it would be cheaper to restore the original windows than to have the windows replaced. Mr. Holmes agreed and suggested the applicant repair the existing windows.

Ms. Miller said staff will provide the applicant with a resource list. She requested the Board deny the application to allow the applicant to file a new application.

Motion to deny COA24-45623.

RESULT: DENIED

MOVER: Tom McCullough

SECONDER: Jane Cosand

AYE: Barber, Cosand, Drake, Chairperson Holmes, McCullough, Vice Chair Hugli, and Townsend

Attachments: [Staff Report](#)
[Application](#)
[Authorization Letter](#)
[Photos](#)
[Master Site File](#)

Ms. Miller provided a brief overview of COA24-45625 request to add additional fencing and a gate, relocate a portion of the existing fencing, remove one window, add gutters, replace back porch lights with carriage lights, replace a portion of the existing siding material, and replace the metal skirting with hardware cloth and white composite lattice skirting for the property located at 623 SE Tusawilla Avenue

Ms. Cosand favored the proposed improvements because they are consistent with the neighborhood.

Ms. Erica Jones, 10370 SW 51st Terrace, Ocala, FL, stated she is representing the applicant and available to answer questions.

Motion to approve COA24-45625, Section 94-82 (g).

RESULT: APPROVED

MOVER: Jane Cosand

SECONDER: Tom McCullough

AYE: Barber, Cosand, Drake, Chairperson Holmes, McCullough, Vice Chair Hugli, and Townsend

Attachments: [Staff Report](#)
[Application](#)
[Photos](#)
[Master Site File](#)

Ms. Miller provided a brief overview of a COA24-45640 request to add a wood deck in the rear yard for the property located at 1027 SE 5th Street.

Ms. Barber asked if there were any historical elements in the backyard. Ms. Miller said no, but there was a detached garage and the rear yard is not visible from the street.

Ms. Erin Schlichter, 1027 SE 5th Street, stated the wood deck will be used to enjoy

family dinners outside and wood decking is more affordable than composite wood decking.

Ms Barber asked about the option of a slab with designs. Ms. Schlichter replied she did not like a concrete slab. Ms. Cosand stated the wood deck does not compliment the house. She suggested a concrete or marble deck design. Ms. Schlichter said the deck will not be more than 18-inches high and will not be visible from the roadway.

Ms. Townsend asked how will the steps and deck will be tied. Ms. Schlichter replied the deck will be tied to the first step.

Motion to approve COA24-45640, Section 94-82 (g).

RESULT: APPROVED

MOVER: Holland Drake

SECONDER: Tom McCullough

AYE: Barber, Drake, Chairperson Holmes, McCullough, Vice Chair Hugli, and Townsend

NAY: Cosand

Attachments: [Staff Report](#)
[Application](#)
[Photos](#)
[Master Site File](#)

Ms. Miller provided a brief overview of a COA24-45647 request to replace an existing screened door with historic wood door, and place glass panes into screened windows for the property located at 119 NE Tusawilla Avenue.

Tom McCullough, 119 NE Tusawilla Avenue, Ocala, FL, said his wife found the historic door in Lake City and they just want to enclose the room.

Motion to approve COA24-45647, Section 94-82(g).

RESULT: APPROVED

MOVER: Rick Hugli

SECONDER: Carol Barber

AYE: Barber, Cosand, Drake, Chairperson Holmes, Vice Chair Hugli, and Townsend

RECUSED: McCullough

5. Affirmative Maintenance

None.

6. Public Comments

None.

7. Staff Comments

a. Certified Local Government News

Ms. Miller stated the CLG (Certified Local Governments) approved the audit and a copy will be sent to the Board members.

b. New Member Introduction

Ms. Miller introduced Carol Barber to the Board.

8. Board Comments

Mr. Holmes asked if there were any funds for the members to attend to the Florida Trust conference. Ms. Miller replied she will check to see if funds were available and confirm the date of the conference.

9. Adjournment

The meeting adjourned at 5:47 pm.



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2024-1704

Agenda Item #: a.

Case File # 290; COA24-45700; 1124 SE 7th Street - Entrance

Petitioner: Martha & Gary Ewers

Property Owner: Martha & Gary Ewers

Agent: Jerry Stevens

Project Planner: Breah Miller, Planner II

Applicant Request: To modify the primary entrance.

Parcel Information

Acres: ±0.44 acres

Parcel(s) #: 2836-006-003

Location: 1124 SE 7th Street

Future Land Use: Neighborhood

Zoning District: R-1, Single Family District

Existing Use: Single-Family Residence



Staff Report

Case #290

COA24-45700

Ocala Historic Preservation Advisory Board: August 1, 2024

Petitioner: Martha & Gary Ewers
Property Owner: Martha & Gary Ewers
Agent: Jerry Stevens
Project Planner: Breah Miller, Planner II
Applicant Request: To modify the primary entrance.

Parcel Information

Acres: ±0.44 acres
Parcel(s) #: 2836-006-003
Location: 1124 SE 7th Street
Future Land Use: Neighborhood
Zoning District: R-1, Single Family District
Existing Use: Single-Family Residence

Background:

The home was constructed in 1953 using a Vernacular Colonial building style. The home is a noncontributing structure to the Ocala Historic District. A single-family residence, apartment and a detached garage all reside on the subject parcel, the detached garage was constructed concurrently with the house. The single-family residence has a porch located on the north elevation with a primary entrance located on the eastern end of the porch, facing westward.

The applicant is requesting to modify the above referenced entrance by rotating it approximately 90 degrees to face northward, creating a foyer area, extending the front porch steps, and removing a portion of the existing landscaping along the porch. The front entrance door will be a six-panel wood door with obscured glass.

The existing entryway door will be replaced with smaller French doors, while a foyer and gable will be added to the entryway. All proposed materials will match the existing (brick, wood siding, fascia, gutters, downspouts, and shingle roofing).

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 proposes to use material that matches the existing material of the porch. Vernacular Colonial architecture typically includes gable, wood, and brick finishing; the proposed alterations incorporate all of these architectural features. Therefore, the proposed modification to the entryway does not diminish the architectural quality or historical character of the home.

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

Not Applicable; the proposed alteration does not require 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 proposed alteration does not include 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 proposed alteration will meet the architectural characteristics of a Vernacular Colonial building style by including similar to original material. It will not affect the existing parking on the site. The existing landscaping will be altered so that there is space for the new entrance and porch steps. The alterations appear to be visually compatible with the building and environment.

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 proposed alterations will be in proportion to the other features of the porch. Similar materials will be used. The proposed entryway will fill a void in the front façade with a newly designed recessed entry with the porch steps extended further to the east which continues the rhythm of the original design.

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

The proposed alteration will continue the rhythm created by the original design of the home by extending the steps and creating an outward facing entryway onto the street-side.

- c. Landscape plans should be visually compatible with the buildings and environment with which the landscaping is visually related.

Although some of the existing hedging will be removed, landscaping will be added on both sides of the entrance to tie into the existing.

- 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.

The gabled roof feature carries over the existing expression of the home and surrounding area.

- 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 proposed alteration will include like materials and meet the architectural characteristics of a Vernacular Colonial building style.

- 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.

This request does not include any accessory structures.

The Secretary of the Interior Standards; Entrances and Porches (page 49)

Recommended: Identifying, retaining, and preserving entrances and porches and their overall functional and decorative features that are important in defining the overall historic character of the building. The materials themselves (including wood, masonry, and metal) are significant, as are the features, such as doors, transoms, pilasters, columns, balustrades, stairs, roofs, and projecting canopies.

Similar materials will be used for the alteration which will include historical architectural details that are compatible with the building style. The porch will continue to function in the manner in which it is functioning.

Not Recommended: Altering entrances and porches which are important in defining the overall historic character of the building so that, as a result, the character is diminished. Replacing historic entrance and porch features instead of repairing or replacing only the deteriorated material.

Due to the alteration complying with the recommended guideline above, the character will not be diminished in the process.

Staff Report

Case #290

COA24-45700

Staff Recommendation: Appropriate



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

Case File # 290
COA 24-45700
Meeting Date: 8-1-24
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@ocalafl.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>2836.006.003</u>	Property Address:	<u>1124 SE 7TH ST.</u> <u>34471.4053</u>
Owner:	<u>MARTHA & GARY EWERS</u>	Owner Address:	<u>" "</u>
Owner Phone #:	<u>352.895.0037</u>	Owner Email:	<u>gmewers@aol.com</u>
Will there be an additional meeting representative? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If yes, representative will need a letter of authorization*)			
If yes, name of representative:		<u>JERRY STEVENS</u>	
Rep. Phone #:		<u>352.875.4079</u>	
		Rep. Email: <u>shibui1977@iclad.com</u>	

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



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

Case File # 290
COA 24-45700
Meeting Date: 8-1-24
Product Approval # _____

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.

Rotate primary Entrance Door 90 deg. from its present position (west wall, existing, north porch) so that it will lie in the existing, north facing brick wall of the Foyer. The new door wall line will be recessed from the existing brick plane (3' to the south), modifying the interior Foyer space. Existing, north brick wall will then be modified to accept the new configuration, and brick added as required to provide a prominent gable to frame and capture the new Entry. All exterior materials necessary to construct the new gable and Entry will match in every detail existing, adjoining finishes (brick veneer, fascia, eave drip metal, gutters, downspouts & roof shingles). Exact design and appearance of the new door has yet to be determined, but will be similar to the leaf cut sheet provided in the submittal. Interior walls of the door recess will be a simple wood panel design, similar to that shown in the rendering. The void left by removal of the present entry door will now be occupied by a pair of 14" French doors, facing west onto the north porch (cut sheet provided). The existing building foot print and driveway paving will not change or be altered by this work. Present width of existing, north facing brick plane is 9'-5". New gable pitch 10:12.

Also note new cast concrete or stone trim surrounding new arched entryway.

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 N/A
- ☒ 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:

ENTRY DOOR & FRENCH DOOR CUT SHEETS

Applicant Signature

05/28/2024

Date

OWNERSHIP
INFORMATION



May 20, 2024

Deed Of Trust

Residential Stand Alone Second

Buyer

Gary P Ewers, Martha M Ewers

1124 Se 7th St

Lender Mortgage
Credit Union \$300,000

County Records

APN #
2836-006-003

Document Type
Deed Of Trust

County
Marion

Purchase Type
Mortgage

Title Records

Transaction Id
1031872310

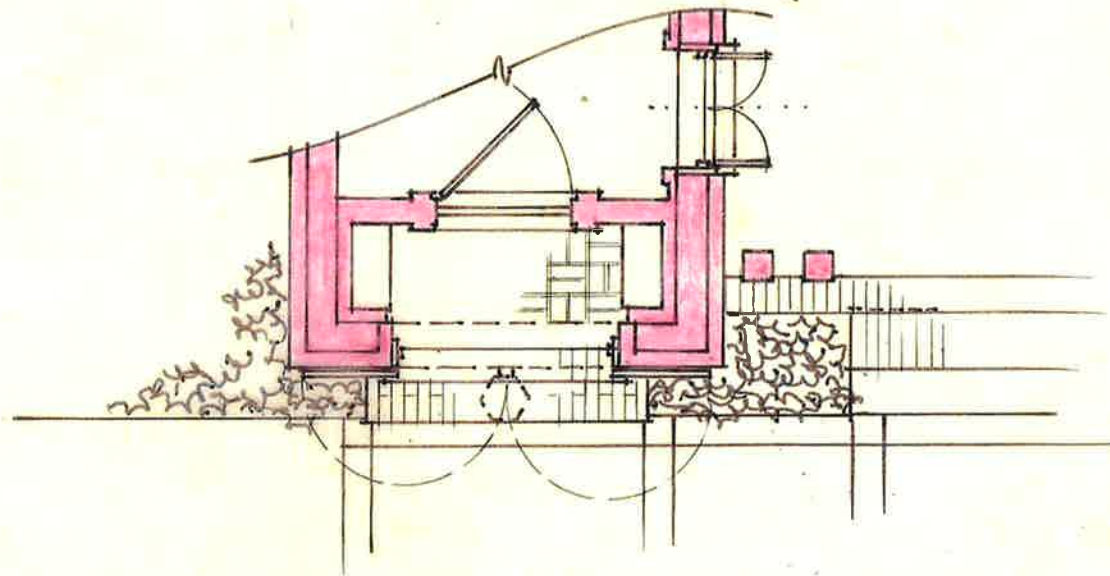
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26021

Block
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• ELEVATION

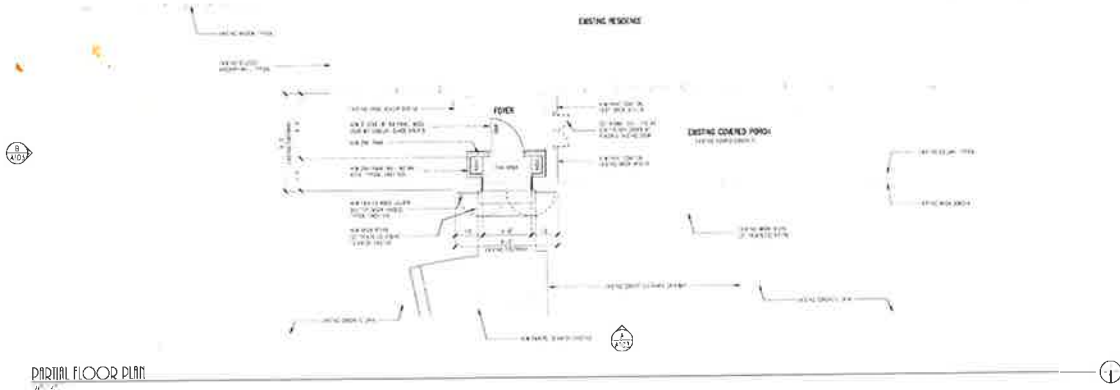
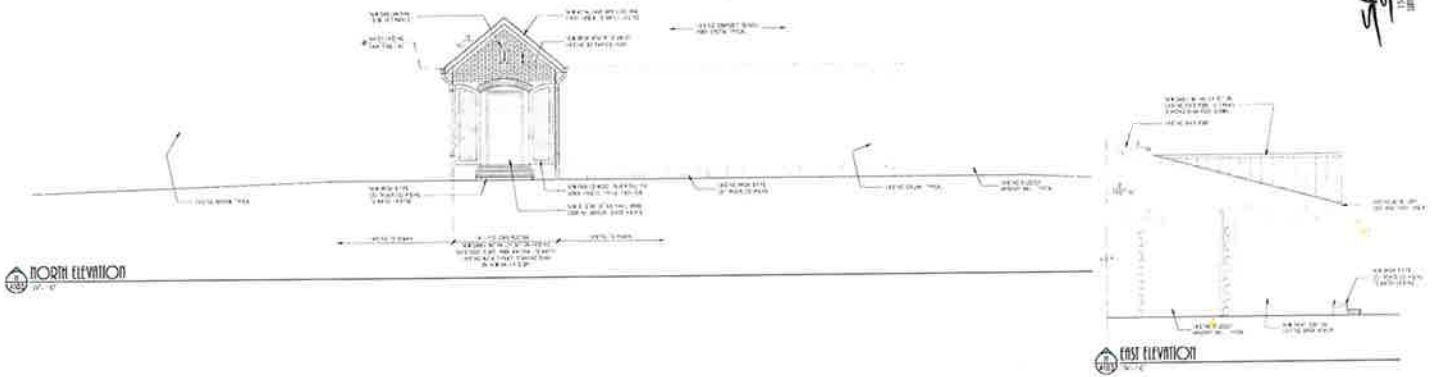
PLAN •



an entry for the
EWERS RESIDENCE
 OCALA, FL HISTORIC DISTRICT

© 06/02/2024 (REVISED)
 shibui studios, INC.

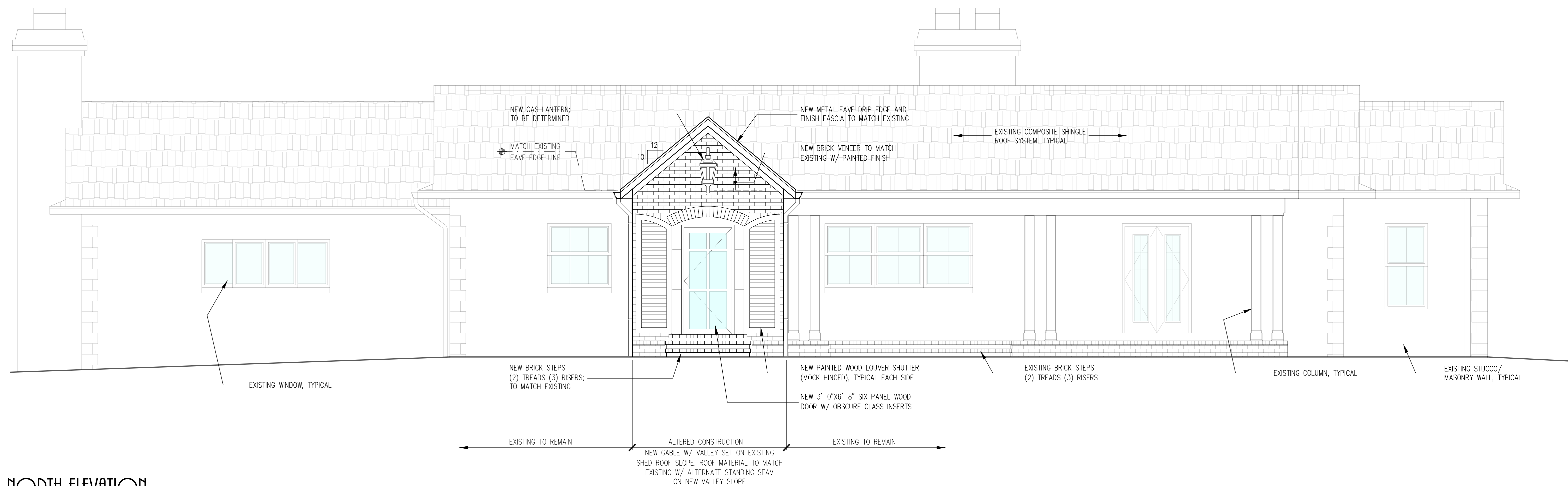
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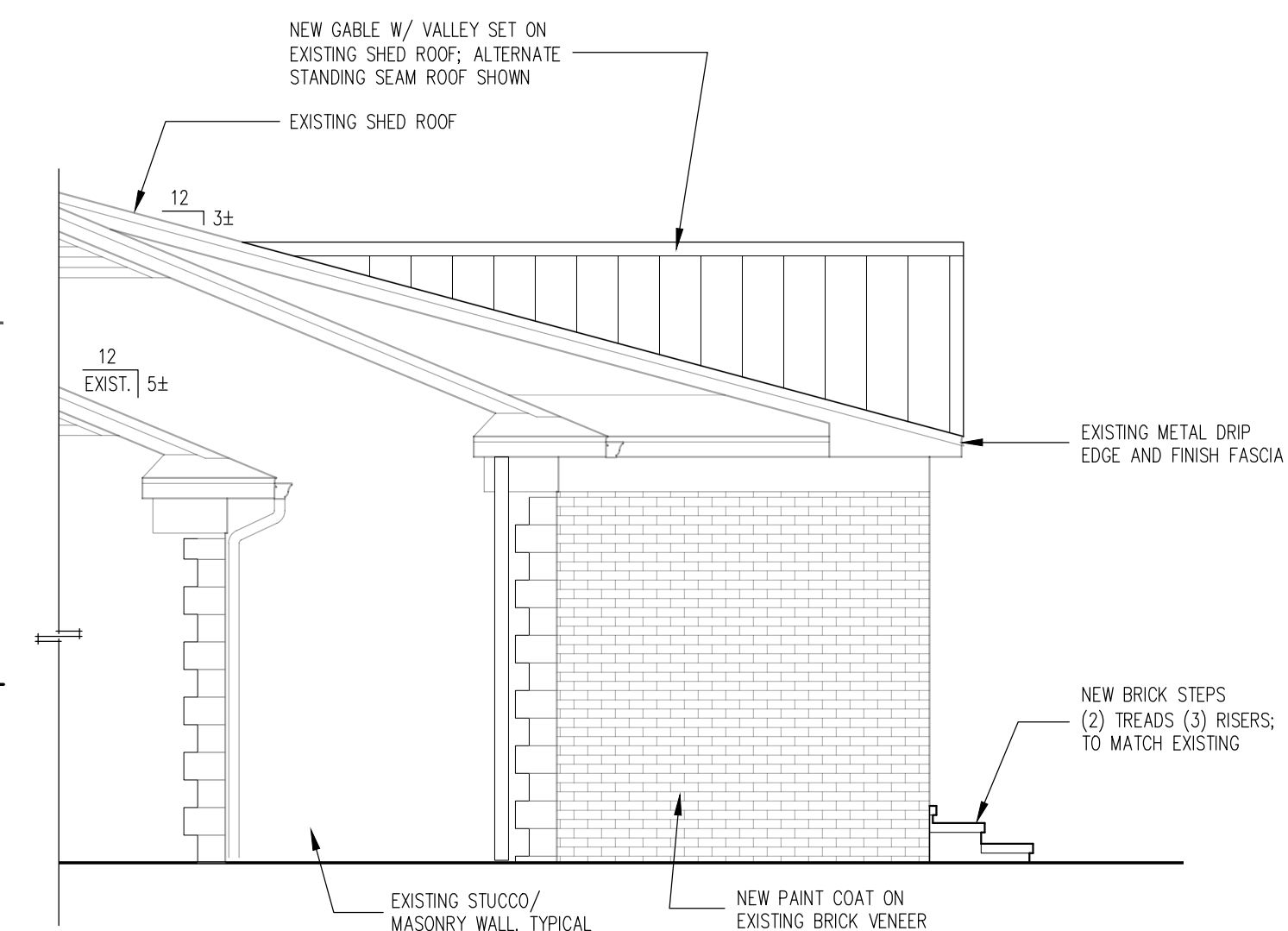
AN ENTRY FOR THE
EWERS RESIDENCE
ORIGIN: LINDSEY



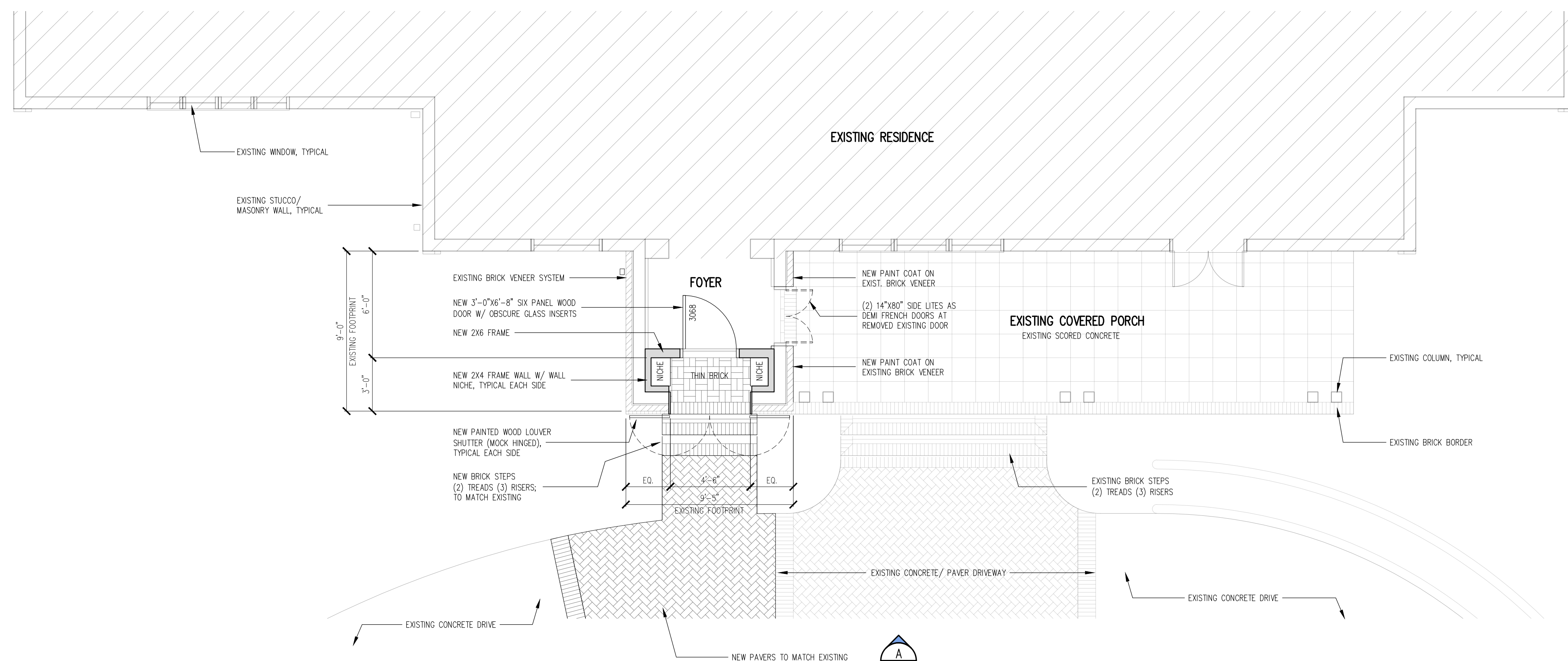
B/D24-0826



NORTH ELEVATION
1/4"=1'-0"



EAST ELEVATION
1/4"=1'-0"



PARTIAL FLOOR PLAN
1/4"=1'-0"

AN ENTRY FOR THE
EWERS RESIDENCE
OCALA, FLORIDA

SHEET:
A103
OF
+
DATE: 06/07/24

Mullions more similar to those provided on the photo of the side lites





14 in. x 6 ft. 8 in. Mahogany Side Lite Slab 3 Lite with Moulding

\$345.95 MSRP Ask Price

Extended Ship availability, as from \$91.25 (in stock) [View Info](#) [Check your local delivery area](#)

Glass Type: **Clear**

Quantity

ADD TO CART

VOLUME DISCOUNTS

Pickup available at Dallas, TX
 Usually ready in 5-7 days

[VIEW STORE INFORMATION](#)

[Compare](#) [Ask a question](#) [Share](#)

Estimated Delivery: 2 to 3 Weeks

Volume Discount: On orders over \$10,000

Sku:	33000702
Category:	Exterior Front Doors
Door Style:	Slablite
Color Family:	Unfinished
Door Material:	Wood Doors









FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 = =

1009 = =

Site No. 53967 830 = = Survey Date 2836-006-003 820 = =

905 = =

Site Name _____

Address of Site: 1124 S.E. 7th Street

Instruction for locating 1124 S.E. 7th Street 813 = =
Ocala, Fl. 32671 868 = =

Location: Oakleigh Park Lot 3 and E. 65 ft. of Lot 4 Bk F 808 = =
subdivision name block no. lot no.

County: Marion

Owner of Site: Name: Nation, Bruce and R.M. KIRK, RUSSELL W. NAACP
Address: 1124 S.E. 7th Street 902 = =

Ocala, Fl. 32671 832 = =

Type of Ownership Private 848 = = Recording Date _____

Recorder: _____

Name & Title: Tate, Susan (Preservation Architect)

Address: University of Florida - College of Architecture 818 = =

Gainesville, Fl. 32611 838 = =

Condition of Site: Integrity of Site: Original Use Residence

Check One Check One or More Present Use Residence 850 = =

☐ Excellent 863 = = ☒ Altered 858 = = Dates: Beginning C+ 1953 844 = =

☒ Good 863 = = ☐ Unaltered 858 = = Culture/Phase American 840 = =

☐ Fair 863 = = ☒ Original Site 858 = = Period 20th Century 845 = =

☐ Deteriorated 863 = = ☐ Restored () (Date: X) 858 = =

☐ Moved () (Date: X) 858 = =

NR Classification Category: Building 916 = =

Threats to Site:

Check One or More

☐ Zoning (X) 878 = = ☐ Transportation (X) 878 = =

☒ Development (X) 878 = = ☐ Fill (X) 878 = =

☐ Deterioration (X) 878 = = ☐ Dredge (X) 878 = =

☐ Borrowing (X) 878 = =

☐ Other (See Remarks Below): _____ 878 = =

Areas of Significance: N.C. 910 = =

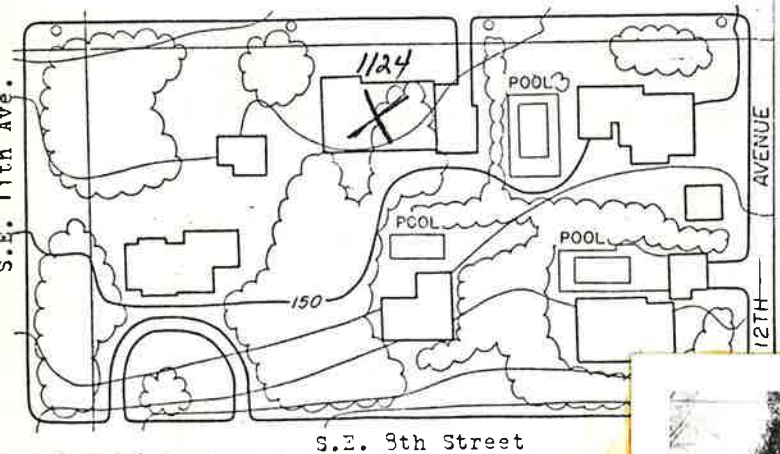
Significance:

This residence first appears on the 1953 Tax Record and is in Oakleigh Park Sub platted in 1929.

911 = =

ARCHITECT _____ 872 = =
 BUILDER _____ 874 = =
 STYLE AND/OR PERIOD Vernacular Colonial 964 = =
 PLAN TYPE "L" shape 966 = =
 EXTERIOR FABRIC(S) Half block 854 = =
 STRUCTURAL SYSTEM(S) Wood frame 856 = =
 PORCHES Small front porch
 _____ 942 = =
 FOUNDATION: Slab 942 = =
 ROOF TYPE: Gable 942 = =
 SECONDARY ROOF STRUCTURE(S): 942 = =
 CHIMNEY LOCATION: End, exterior, ridge 942 = =
 WINDOW TYPE: Metal sash casement 942 = =
 CHIMNEY: Brick 882 = =
 ROOF SURFACING: Asphalt shingles 882 = =
 ORNAMENT EXTERIOR: 882 = =
 NO. OF CHIMNEYS Two 952 = = NO. OF STORIES One 950 = =
 NO. OF DORMERS None 954 = =
 Map Reference (incl. scale & date) _____
 _____ 809 = =
 Latitude and Longitude: _____
 _____ 800 = =
 Site Size (Approx. Acreage of Property): _____ 833 = =

LOCATION SKETCH OR MAP
S.E. 7th Street



S.E. 9th Street

Photographic Records Numbers
83N 41#10 (89)

Contact Print

Township	Range	Section
15S	22E	SE1/4 17

812 = =

UTM Coordinates:

Zone Easting Northing

890 = =





Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2024-1812

Agenda Item #: b.

Case File # 78; COA24-45756; 507 E Fort King Street - Windows and Doors

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



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 (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.

Staff Recommendation:
Appropriate



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

Case File # 78
COA 24-45756
Meeting Date: 8-1-24
Product Approval # Attached

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@ocalafl.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 #:	R2820-000-015	Property Address:	507 E Fort King St. Ocala, FL 34471
Owner:	Southern Aviation Transport Inc.	Owner Address:	507 E Fort King St. Ocala, FL 34471
Owner Phone #:	888-756-6951	Owner Email:	josh@southernaviation.us
Will there be an additional meeting representative? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If yes, representative will need a letter of authorization*)			
If yes, name of representative:		Josh DeMonte	
Rep. Phone #:	352-619-4793	Rep. Email:	josh@southernaviation.us

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



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

Case File # 78
COA 24-45756
Meeting Date: 8-1-24
Product Approval # Attached

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.

Please see attached quote

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:

Sandra DeMonte

Applicant Signature

07/11/24

Date

Double Hung

(DH5460 & DH5560)

FEATURES:

- Nominal 3-1/2" frame depth
- 5/8" double wall front flange
- Removable tilt sash design
- Constant Force or spiral balance system
- SecureConnect sash corner technology
- ComfortLift™ sash handles
- Stainless steel assembly screws
- Extruded full screen with 1816 charcoal mesh

OPTIONS:

- Commodity, Modular, Nominal and custom sizes
- Integral nail fin, J-Channel and Equal leg frame
- EnergyShield™ & EnergyShield™ Max Low-E
- Argon gas
- Standard or Pro-view (Oriel) sash styles
- Radius Top and Half Radius Top
- Arch Top and Half Arch Top
- Bottom sash locks
- Vent latches
- Window Opening Control Device (WOCD)

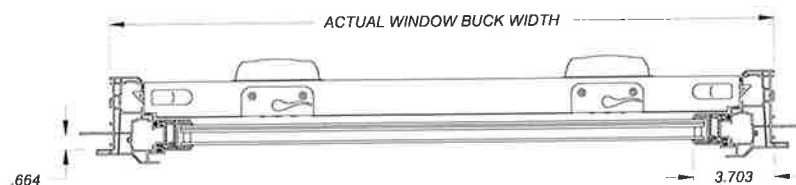
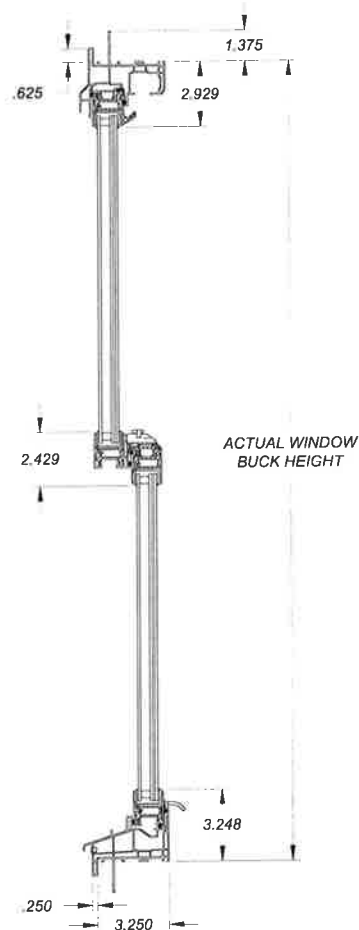
PERFORMANCE:

WinGuard® Vinyl

- Sizes up to 54" x 84" or 52-1/8" x 86-5/16"
- Design Pressures up to +70/-110

EnergyVue® Vinyl

- Sizes up to 52-1/8" x 86-5/16"
- Design Pressures up to +70/-110 or +65/-130



WinGuard® Vinyl glazing shown.

Double Hung (DH5460 & DH5560)

COMMODITY SIZES

Height	Width				
	18-1/8"	25-1/2"	36"	52-1/8"	54"
25"	12	H32	22	32	T12
37-3/8"	13	H33	23	33	T13
49-5/8"	14	H34	24	34	T14
62"	15	H35	25	35	T15
75"	16	H36	26	36	T16
84"	17	H37	27	37	T17

Egress is 5.0 SF or greater

Egress is 5.7 SF or greater

MODULAR SIZES

Height	Width				
	23"	31"	39"	43"	47"
25"	2022	2822	3422	3822	4022
37-3/8"	2033	2833	3433	3833	4033
49-5/8"	2043	2843	3443	3843	4043
62"	2053	2853	3453	3853	4053
75"	2064	2864	3464	3864	4064

NOMINAL SIZES

Height	Width								
	19-1/2"	23-1/2"	27-1/2"	29-1/2"	31-1/2"	35-1/2"	39-1/2"	43-1/2"	47-1/2"
35-1/2"	1830	2030	2430	2630	2830	3030	3430	3830	4030
37-1/2"	1832	2032	2432	2632	2832	3032	3432	3832	4032
43-1/2"	1838	2038	2438	2638	2838	3038	3438	3838	4038
45-1/2"	18310	20310	24310	26310	28310	30310	34310	38310	40310
47-1/2"	1840	2040	2440	2640	2840	3040	3440	3840	4040
49-1/2"	1842	2042	2442	2642	2842	3042	3442	3842	4042
51-1/2"	1844	2044	2444	2644	2844	3044	3444	3844	4044
53-1/2"	1846	2046	2446	2646	2846	3046	3446	3846	4046
59-1/2"	1850	2050	2450	2650	2850	3050	3450	3850	4050
61-1/2"	1852	2052	2452	2652	2852	3052	3452	3852	4052
65-1/2"	1856	2056	2456	2656	2856	3056	3456	3856	4056
71-1/2"	1860	2060	2460	2660	2860	3060	3460	3860	4060
73-1/2"	1862	2062	2462	2662	2862	3062	3462	3862	4062

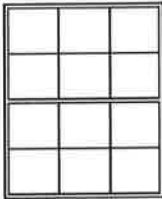
Note: Egress calculations are based on standard glass package, constant force balance, top sash continuous pull rail, bottom sash with comfort lift handles, minimum reinforcement as required/certified for size, and no grids or other options that would change the outcome of egress. Calculate additional sizes and configurations using formula or ClearQuote.

EGRESS FORMULA

Equal Sash		All Frame Types
Clear Opening Width		Actual window width - 4.250"
Clear Opening Height (Max DP50)		
Constant Force balance with Top Sash Continuous Pull Rail		(Actual window height * .500) - 4.970"
Clear Opening Height (Greater than DP50)		
Constant Force balance - 1 spring		(Actual window height * .500) - 7.970"
Constant Force balance - 2 spring		(Actual window height * .500) - 9.345"
Constant Force balance - 3 spring		(Actual window height * .500) - 10.970"
Spiral balance		(Actual window height * .500) - 7.970"
Spiral balance - special egress height		(Actual window height * .500) - 6.470"

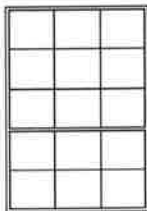
The number of springs are determined by sash weight; sash weight varies according to glass thickness, colonial and size. Egress Formulas are based on standard window features. Material or design changes may be made without notice or liability. In the event of discrepancies, only those egress opening sizes displayed in ClearQuote will be honored.

STANDARD LITES FOR COLONIAL GRIDS



Equal Sash Configuration		
Window Width	Up to 30.9"	= 2 lites across (1V) per lite of glass
Window Width	31" - 41.9"	= 3 lites across (2V) per lite of glass
Window Width	42" - 54"	= 4 lites across (3V) per lite of glass
Window Height	Up to 30.9"	= 1 lite down (0H) per lite of glass
Window Height	31" - 75.9"	= 2 lites down (1H) per lite of glass
Window Height	76" - 84"	= 3 lites down (2H) per lite of glass

STANDARD LITES FOR COLONIAL GRIDS



Preview Sash Configuration		
Window Width	Up to 30.9"	= 2 lites across (1V) per lite of glass
Window Width	31" - 41.9"	= 3 lites across (2V) per lite of glass
Window Width	42" - 54"	= 4 lites across (3V) per lite of glass
Window Height	Up to 30.9"	Vent = 1 lites down (0H) per lite of glass Fixed = 2 lites down (1H) per lite of glass
Window Height	31" - 75.9"	Vent = 2 lites down (1H) per lite of glass Fixed = 3 lites down (2H) per lite of glass
Window Height	76" - 86.625"	Vent = 3 lites down (2H) per lite of glass Fixed = 4 lites down (2H) per lite of glass

Grid Styles



TRADITIONAL SIMULATED DIVIDED LITE GRIDS

- 7/8" wide raised ogee applied to exterior and interior with 9/16" wide bronze shadow bar between the glass



FLAT GRIDS

- 9/16" wide or flat grids between the glass

147 PGTWINDOWS.COM

Rec.
Doc.

This instrument was prepared by.
record and return to:
Jon I. McGraw, Esq.
Schatt, McGraw, Rauba, & Mutarelli, PA.
328 N.E. 1st Avenue, Suite 100
Ocala, FL 34470
352-789-6520

GREGORY C. HARRELL CLERK & COMPTROLLER MARION CO
DATE: 08/17/2021 03:00:59 PM
FILE #: 2021112737 OR BK 7544 PGS 1077-1078
REC FEES: \$18.50 INDEX FEES: \$0.00
DDS: \$3570.00 MDS: \$0.00 INT: \$0.00

WARRANTY DEED

THIS INDENTURE, made effective the 16th day of August, 2021, between **PATRONA PROPERTIES, LLC, a Florida limited liability company**, whose address is 3510 NE 14th Street, Ocala, Florida 34470, Grantor, and **SOUTHERN AVIATION TRANSPORT, INC., a Florida corporation**, whose address is 8444 SW 103rd Street Road, Ocala, Florida 34481, Grantee. (Wherever used herein the terms "Grantor" and "Grantee" include all the parties to the instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of corporations).

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantees all that certain land situate in Marion County, Florida, to wit:

A parcel of land lying in the Alvarez Grant in Section 17, Township 15 South, Range 22 East, Marion County, Florida, being more particularly described as follows:

Commencing 105.00 feet West of the intersection of Fort King Avenue with Tuscawilla Street in Ocala, Florida, on the North side of Fort King Avenue for the Point of Beginning; thence run North 116.00 feet; thence run West 105.00 feet; thence run South 116.00 feet to the North line of said Fort King Avenue; thence run East, along the North right-of-way line of Fort King Avenue, 105.00 feet to the Point of Beginning.

Property Appraiser's Parcel I.D. Number: R2820-000-015

SUBJECT TO:

1. Ad valorem taxes for 2021 and subsequent years;
2. Any and all governmental zoning laws, rules and regulations applicable to the property;
3. Easements, reservations, declaration of covenants, conditions and restrictions and riparian rights of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes and assessments accruing subsequent to December 31, 2020 or subject matters shown in the title commitment.

1-1

Grantor and Grantee are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

GRANTOR:

PATRONA PROPERTIES, LLC, a
Florida limited liability company

BY

LISA MIDGETT, as Manager

Witness

(Print Name)

Witness

(Print Name)

STATE OF FLORIDA
COUNTY OF MARION

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, the foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13th day of August, 2021 by LISA MIDGETT, as Manager of PATRONA PROPERTIES, LLC, a Florida limited liability company, who is known to me (YES ☒ NO ☐) to be the person described in and who executed the foregoing instrument, OR who has produced _____ as identification and acknowledged before me that she executed same for the purposes expressed herein.

WITNESS my hand and official seal in the County and State last aforesaid this 13th day August, 2021.



(Print Name)
Notary Public, State of Florida
My Commission Expires:






COA 2024 - SA Windows (004)

Final Audit Report

2024-07-11

Created:	2024-07-11
By:	Joshua DeMonte (josh@southernaviation.us)
Status:	Signed
Transaction ID:	CBJCHBCAABAAGSgDFXaN4v68N9MtCnLJsV_vWIAmLALf

"COA 2024 - SA Windows (004)" History

-  Document created by Joshua DeMonte (josh@southernaviation.us)
2024-07-11 - 6:26:32 PM GMT
-  Document emailed to Sandra DeMonte (sandra@southernaviation.us) for signature
2024-07-11 - 6:26:45 PM GMT
-  Email viewed by Sandra DeMonte (sandra@southernaviation.us)
2024-07-11 - 6:26:55 PM GMT
-  Document e-signed by Sandra DeMonte (sandra@southernaviation.us)
Signature Date: 2024-07-11 - 6:27:27 PM GMT - Time Source: server
-  Agreement completed.
2024-07-11 - 6:27:27 PM GMT



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
SOUTHERN AVIATION TRANSPORT, INC.

Filing Information

Document Number	P16000089538
FEI/EIN Number	81-4352302
Date Filed	11/07/2016
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	09/21/2018
Event Effective Date	09/21/2018

Principal Address

507 E FORT KING ST
OCALA, FL 34471

Changed: 01/31/2022

Mailing Address

507 E FORT KING ST
OCALA, FL 34471

Changed: 01/31/2022

Registered Agent Name & Address

PATEL, DHRUV
4223 SW. 33RD ST
OCALA, FL 34474

Name Changed: 03/02/2017

Address Changed: 03/02/2017

Officer/Director Detail

Name & Address

Title P

DeMonte, Sandra D
703 SE 14th Ave
Ocala, FL 34471

Annual Reports

Report Year	Filed Date
2022	01/31/2022
2023	01/17/2023
2024	01/17/2024

Document Images

01/17/2024 -- ANNUAL REPORT	View image in PDF format
01/17/2023 -- ANNUAL REPORT	View image in PDF format
01/31/2022 -- ANNUAL REPORT	View image in PDF format
02/03/2021 -- ANNUAL REPORT	View image in PDF format
03/09/2020 -- ANNUAL REPORT	View image in PDF format
04/30/2019 -- ANNUAL REPORT	View image in PDF format
09/21/2018 -- Amendment	View image in PDF format
03/30/2018 -- ANNUAL REPORT	View image in PDF format
03/02/2017 -- ANNUAL REPORT	View image in PDF format
11/07/2016 -- Domestic Profit	View image in PDF format







CA: 78 - return alteration approved

✓ 12/88

(old parcel #)

new parcel # 7/89

(C) 51

STATE OF FLORIDA
DEPARTMENT OF STATE
Division of Archives, History
and Records Management
DS-HSP 3AAA Rev 3/79

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 = =
1009 = =
Site No. 10- (51755) 2820-000-01.
820 = =
Survey Date 1981 905 = =

Site Name 830 = =
Address of Site: 507 S.E. Ft. King
Instruction for locating N. side middle Blk 500 S.E. Ft. King St. 813 = =

Location: Caldwells AD Ocala Com 40 Ft N & 105 Ft W of NE Cor Lot 13 868 = =
subdivision name block no. lot no.

County: Marion - Thence W 105 Ft N 116 Ft W / 105 Ft S 116 Ft 808 = =

Owner of Site: Name: Whittle, Claude O & M L PROVSEES, Thomas JOHN
Address: 2092 NW 144th Ave. Rd. WEST, CAROLYN H MASSE
Ocala, FL 32670 300 SW 36 PL OCALA 902 = =

Type of Ownership Private 848 = = Recording Date FL 32670 832 = =

Recorder:
Name & Title: Withlacoochee Regional Planning Council, Joyce Cusick, Assoc.
Address: 1241 S.W. 10th St. Planner
Ocala, FL 32670 818 = =

Condition of Site: Integrity of Site: Original Use Residence 838 = =

Check One		Check One or More		Present Use <u>Residence</u> 850 = =	
<input type="checkbox"/> Excellent 863 = =	<input type="checkbox"/> Altered 858 = =			Dates: Beginning <u>CA: 1888</u> 844 = =	
<input type="checkbox"/> Good 863 = =	<input checked="" type="checkbox"/> Unaltered 858 = =			Culture/Phase <u>American</u> 840 = =	
<input checked="" type="checkbox"/> Fair 863 = =	<input checked="" type="checkbox"/> Original Site 858 = =			Period _____ 845 = =	
<input type="checkbox"/> Deteriorated 863 = =	<input type="checkbox"/> Restored () (Date: <u>X</u>) 858 = =				
	<input type="checkbox"/> Moved () (Date: <u>X</u>) 858 = =				

NR Classification Category: _____ 916 = =

Threats to Site:

Check One or More			
<input type="checkbox"/> Zoning (<u>X</u>) 878 = =	<input type="checkbox"/> Transportation (<u>X</u>) 878 = =		
<input checked="" type="checkbox"/> Development (<u>X</u>) 878 = =	<input type="checkbox"/> Fill (<u>X</u>) 878 = =		
<input type="checkbox"/> Deterioration (<u>X</u>) 878 = =	<input type="checkbox"/> Dredge (<u>X</u>) 878 = =		
<input type="checkbox"/> Borrowing (<u>X</u>) 878 = =			
<input type="checkbox"/> Other (See Remarks Below): _____ 878 = =			

Areas of Significance: _____ Architecture 910 = =

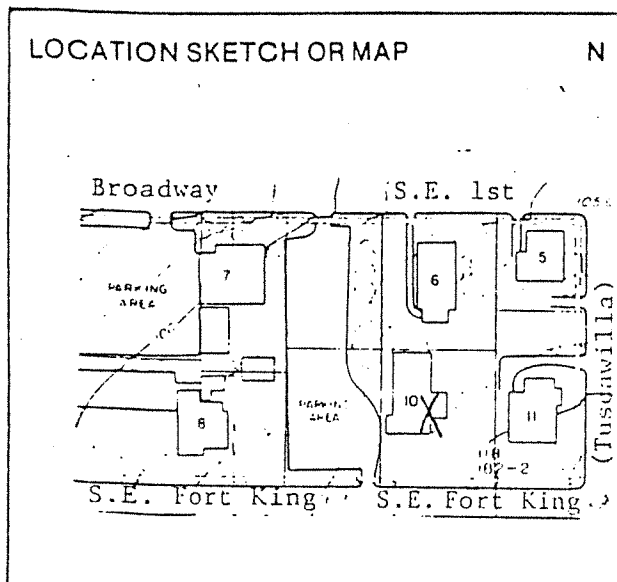
Significance:

An example of a Victorian frame vernacular style house exhibiting Colonial architectural influences. The house is in scale and character with its surroundings, a residential Victorian neighborhood which has evolved from the 1880's through the early 1900's.

911 = =

AVERT™
PV119G

ARCHITECT _____ 872 = =
 BUILDER _____ 874 = =
 STYLE AND/OR PERIOD Victorian frame vernacular Colonial 964 = =
 PLAN TYPE central 966 = =
 EXTERIOR FABRIC(S) asbestos shingles 854 = =
 STRUCTURAL SYSTEM(S) wood frame 856 = =
 PORCHES front, left _____ 942 = =
 FOUNDATION: brick pier _____ 942 = =
 ROOF TYPE: gable _____ 942 = =
 SECONDARY ROOF STRUCTURE(S): second floor balcony is roof of porch 942 = =
 CHIMNEY LOCATION: central interior ridge, rear interior 942 = =
 WINDOW TYPE: small pane _____ 942 = =
 CHIMNEY: brick _____ 882 = =
 ROOF SURFACING: asbestos shingles _____ 882 = =
 ORNAMENT EXTERIOR: wrought iron balustrade on porch and balcony 882 = =
 NO. OF CHIMNEYS 2 952 = = NO. OF STORIES 2 950 = =
 NO. OF DORMERS --- 954 = =
 Map Reference (incl. scale & date) USGS Ocala West - #447 - 7.5 Min. - 1964 _____ 809 = =
 Latitude and Longitude: _____ 800 = =
 Site Size (Approx. Acreage of Property): _____ 833 = =



Photographic Records Numbers _____

81N70#3 (12/14/17)

84N312#21(10)

Contact Print

