



Ocala Historic Preservation Advisory Board Agenda

- Final

Thursday, September 5, 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
Noelle Smith
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 June 6, 2024 Meeting Minutes.**
 - a. [June 6, 2024 Meeting Minutes](#)
Attachments: [6-6-24 OHPAB Meeting Minutes.pdf](#)
 4. **Certificates of Appropriateness**
 - a. [Case File # 41; COA24-45773; 709 E Fort King Street - Windows](#)
Attachments: [COA24-45773 - Staff Report](#)
[COA24-45773 - Application](#)
[COA24-45773; Site Visit Photos](#)
[COA24-45773; Mast Site File](#)
 - b. [Case File # 301; COA24-45780; 119 NE Sanchez Avenue - Gutters](#)
Attachments: [COA24-45780 - Staff Report](#)
[COA24-45780 - Application](#)
[COA24-45780; Site Visit Photos](#)
[COA24-45780 - Master Site File](#)
 - c. [Case File # 242; COA24-45781; 1248 SE 3rd Street - Gates](#)
Attachments: [COA24-45781 - Staff Report](#)
[COA24-45781 - Application](#)
[COA24-45781 - Site Visit Photos](#)
[COA24-45781 - Master Site File](#)
 - d. [Case File # 234; COA24- 45787; 520 SE Wenona Avenue - Columns](#)
Attachments: [COA24-45787 - Staff Report](#)
[COA24-45787 - Application](#)
[COA24-45787 - Site Visit Photos](#)
[COA24-45787 - Master Site File](#)
 5. **Affirmative Maintenance**
 6. **Public Comments**
 7. **Staff Comments**
 8. **Board Comments**
 9. **Next Meeting Date: October 3, 2024**
 10. **Adjournment**
-



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2024-2160

Agenda Item #: a.

June 6, 2024 Meeting Minutes



Ocala

Historic Preservation Advisory Board

Minutes

Thursday, June 6, 2024

4:00 PM

1. **Call To Order**

a. Roll Call

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

2. **Public Notice**

The public notice for the Historic Preservation Advisory Board was posted on May 30, 2024.

3. **Approval of Minutes**

a.

Attachments: [4-4-24 Meeting Minutes.pdf](#)

RESULT: APPROVED

MOVER: Jane Cosand

SECONDER: Tom McCullough

AYE: Barber, Cosand, McCullough, Vice Chair Hugli, and Townsend

EXCUSED: Drake

4. **Certificates of Appropriateness**

a.

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

Planner II Breah Miller provided a brief overview of a request to add a porch railing and ground skirting to the existing single family residence at 605 SE Sanchez Avenue, COA24-45667.

Tim Creely, 605 SE Sanchez Avenue, Ocala, FL, said the railing is a City requirement. The original skirting is in poor shape, and they would like to switch to wood for the skirting; and PVC for the railing,

Ms. Cosand said she would like to see PVC for the skirting and wood for the railing to

meet the code regulations. Ms. Miller replied there are alternative options for the materials. Ms. Miller said the original columns are wrapped with aluminum and this was approved by the Board. Mr. McCullough said the aluminum is different from PVC. Wood railings would be more conducive to the architectural style. Ms. Barber asked if the encapsulated columns were rotting. Mr. Creely replied it would be hard to tell unless he opens up the encapsulated columns.

Ms. Barber said she needed to see better photographs and not the stock prints. Mr. Creely responded that each skirting would have to be custom made. Ms. Barber asked why he wanted plastic railings. Mr. Creely replied the plastic is easier to get and stated he does not understand why PVC is allowed for the lattice and not on the railings. Ms. Miller stated he is required to have railings, but he would like to have decorative railings. Ms. Cosand asked if he would be interested in the wood railings. Mr. Creely replied he prefers PVC because the porch gets really wet and they would have to replace the damaged wood. Ms. Townsend asked if the PVC came in different finishes. Mr. Creely responded it is a standard finish and it cannot be painted.

Motion to approve COA24-45667, Section 94-82(g) approve the wood vertical skirting and with the recommendation for wood railings.

Mr. Creely asked for the Boards reasoning for not approving the PVC railings. Ms. Cosand said PVC is very glaring and can be seen from a mile away. Ms. Townsend said the railings are at eye level and the skirting is on the bottom of the house.

RESULT: APPROVED

MOVER: Jane Cosand

SECONDER: Carol Barber

AYE: Barber, Cosand, McCullough, Vice Chair Hugli, and Townsend

EXCUSED: Drake

b.

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

Planner II Breah Miller provided a brief overview of a request to add a gravel driveway and parking area at 120 NE Sanchez Avenue for COA24-45668. Ms. Miller said the additional gravel parking is not appropriate and there is an open code case associated with the request.

Ms. Townsend asked if the code case is related to not having a Certificate of Appropriateness (COA). Ms. Miller replied yes and the Interior Secretary of Design does not address driveway regulations. Ms. Miller said code section 94-82(g) does cover the appropriateness of the landscape/parking area and the additional gravel parking to the other side of the building takes away from the historic home landscape.

Allen Ruther, 120 NE Sanchez Avenue, Ocala, FL, said the red structure behind the house is a Airbnb that has a driveway. Mr. Ruther said he was parking on the side of the driveway and killed the grass. There are bus stops on NE 2nd Street, and NE Sanchez Avenue, but you can't park in front or by them. People park on the street because very few people have driveways.

Ms. Cosand said the gravel parking is not appropriate in front of the house. Ms. Townsend said having the gravel parking extended to the front looks like a commercial lot and not like a Historic home. Mr. McCullough asked the board to compromise and have the gravel lot scaled back in the front.

Motion to approve gravel parking area with a modification to reduce the gravel lot up to the red marker on the picture.

RESULT: APPROVED

MOVER: Melissa Townsend

SECONDER: Carol Barber

AYE: Barber, Cosand, McCullough, Vice Chair Hugli, and Townsend

EXCUSED: Drake

5. Affirmative Maintenance

None.

6. Public Comments

None.

7. Staff Comments

Ms. Miller said a few staff members went to visit Ira Holmes and he will no longer be on the Board due to personal reasons. Mayor Ben Marciano presented Mr. Holmes with a Proclamation which and Ms. Miller read to the Board.

Chief Planning Official Endira Madraveren said the Board will have to vote for the Chairman and Vice Chairman. Ms. Madraveren also said there should be separate distinct comments, for the staff, the applicants and the Board.

Ms. Miller said the next meeting will be held on August 1st. Ms. Miller also said the Board is still in need of an architect, educator or landscape architect.

7. Election of Officers

a. Chairman

Ms. Cosand made a motion to appoint Rick Hugli as Chairman.

There being no further discussion the motion carried by roll call vote.

RESULT: APPROVED

MOVER: Jane Cosand

SECONDER: Tom McCullough

AYE: Barber, Cosand, McCullough, Vice Chair Hugli, and Townsend

EXCUSED: Drake

b. Vice Chairman

Ms. Barber made a motion to appoint Tom McCullough as Vice Chair.

There being no further discussion the motion carried by roll call vote.

RESULT: APPROVED

MOVER: Carol Barber

SECONDER: Rick Hugli

AYE: Barber, Cosand, McCullough, Vice Chair Hugli, and Townsend

EXCUSED: Drake

8. Next Meeting Date: August 1, 2024

9. Adjournment

The meeting adjourned at 5:02 pm.



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2024-2129

Agenda Item #: a.

Case File #41; COA24- 45773 - Windows

Petitioner: Juan Espinosa

Property Owner: Juan Espinosa

Project Planner: Breah Miller, Planner II

Applicant Request: To replace all windows with Simonton 5050 collection, double-hung, no grille pattern, white windows.



Staff Report

Case #41

COA24-45773

Ocala Historic Preservation Advisory Board: September 5, 2024

Petitioner: Juan Espinosa
Property Owner: Juan Espinosa
Project Planner: Breah Miller, Planner II
Applicant Request: To replace all windows with Simonton 5050 collection, double-hung, no grille pattern, white windows.

Parcel Information

Acres: ±0.24 acres
Parcel(s) #: 2820-000-004
Location: 709 E Fort King Street
Future Land Use: Neighborhood
Zoning District: R-3, Multi-Family Residential District
Existing Use: Single-Family Residence with guest quarters

Background:

The existing home, known as the Franny Clark House, was constructed in 1912 using a Frame Vernacular Colonial building style. The home is a contributing structure to the Ocala Historic District. The current double-hung sash wood windows are dated to the original construction of the home.

Applicant Request:

The applicant is requesting approval to replace all existing windows with Simonton 5050 Collection premium vinyl double-hung windows with no grille. The applicant cites issues with leaking and efficiency as reasons for the request.

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.

Architecturally, the Simonton 5050 double-hung vinyl window is a durable window replacement that will operate the same as the original. The window will prevent leakage and better preserve the other architectural features of the home.

In 1912, historically, windows were wood. If the request was to be approved, vinyl will be the selected material for the replacement windows. The original windows had no grille pattern, and the replacements will be visually similar in character. Although the replacement windows will not be the same material, the proposed double-hung casement will give the same depth and appearance as the originals.

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, grill pattern, 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.

The way the window replacements will operate will be the same. They will remain double-hung, muntins will have at least a quarter of an inch depth, ogee profile, and trimming will stay.

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 window 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 a vinyl top and bottom sash that slide up and down to provide two levels of ventilation.

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.

Replacement glass will be double-strength, low-e glass.

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 leaking and efficiency. The existing windows are not beyond repair condition currently.

Staff Recommendation: Approval



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

Case File # 41
 COA 24 - 45773
 Meeting Date: Sept 5, 2024
 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 #:	2820-000-004	Property Address:	709 E Fort King St. Ocala, FL 34471
Owner:	Juan Espinosa	Owner Address:	715 E Fort King St. Ocala, FL 34471
Owner Phone #:	954-254-1148	Owner Email:	juan.espinosa100@gmail.com
Will there be an additional meeting representative? <input type="checkbox"/> Yes <input 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 type="checkbox"/> Reroof	<input type="checkbox"/> Fence
	<input type="checkbox"/> Repair	<input type="checkbox"/> Relocation	<input checked="" type="checkbox"/> Other Window Replacement



City of Ocala
Growth Management Department
201 S.E. 3rd Street, 2nd Floor
352-629-8421 | www.ocalaf1.org

Case File # 41
COA 24-4573
Meeting Date: Sept 5, 2024
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.

Windows - Simonton 5050 collection. Double hang, no grille pattern, white.

Link to specs:

https://www.simonton.com/wp-content/uploads/Widen%20Assets/Documents/Simonton_Reflections_5050_Brochure.pdf

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* - N/A
- 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. * - N/A
- Please list any additional attachments: - N/A

Applicant Signature

07/19/2024

Date

Prepared by:

Ralph W. Confreda, Jr., Esq.

Record & Return to:

Tropics Title Services, Inc.

13701 SW 88 St., Ste. 302

Miami, FL 33186

Property folio number 2820-000-004

Warranty Deed

This Indenture, made this 29th day of January, 2023 between Daniel Dixon, a single person, grantor*, whose post office address is 1830 Radius Dr., Apt. 719, Hollywood, FL 33020, and Juan Espinosa and Laura Perea Artunduaga, husband and wife, grantee*, whose post office address is 959 NE 2nd St., Ocala, Florida 34470.

*"grantor" and "grantee" are used for singular or plural, as context requires

Witnesseth: That said grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold, to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Marion County, Florida, wit:

COMMENCING 210 FEET WEST OF SOUTHWEST CORNER OF LOT 40, CALDWELL'S ADDITION TO OCALA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "E", PAGE 4, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THENCE WEST 80 FEET; THENCE NORTH 115.5 FEET; THENCE EAST 5 FEET; THENCE NORTH 115.5 FEET; THENCE EAST 75 FEET; THENCE SOUTH 231 FEET TO THE POINT OF BEGINNING, EXCEPT FOR THAT PORTION COMMENCING 210 FEET WEST OF THE SOUTHWEST CORNER OF LOT 40, CALDWELL'S ADDITION TO OCALA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "E", PAGE 4 PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE WEST 80 FEET; THENCE NORTH 115.5 FEET; THENCE EAST 5 FEET; THENCE NORTH 20.5 FEET TO THE POINT OF BEGINNING; THENCE NORTH 95 FEET; THENCE EAST 75 FEET; THENCE SOUTH 95 FEET; THENCE WEST 75 FEET TO THE POINT OF BEGINNING.

AKA 709 E. Fort King St., Ocala, FL 34471

Subject to restrictions, reservations and limitation of record, if any, and taxes for the year 2022 and subsequent years.

TO HAVE AND TO HOLD IN FEE SIMPLE

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

The property herein conveyed DOES NOT constitute the homestead property of and is not contiguous to the homestead property of the Grantor.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Witnesses:

Jennifer Fields
Witness: Jennifer Fields

By: Dan Dixon
Daniel Dixon

Ralph W. Confreda Jr.
Witness: Ralph W. Confreda Jr.

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 23rd day of January, 2023 by Daniel Dixon who are personally known to me or who have produced _____ as identification.

Ralph W. Confreda Jr.

NOTARY PUBLIC

(Seal)

My Commission Expires:



RALPH W. CONFREDA, JR.
Commission # HH 131165
Expires September 18, 2025
Bonded Thru Budget Notary Services

5050 Collection

PREMIUM VINYL WINDOWS



Classic Design. Thoughtful Features.

Traditional design with impressive functionality, Simonton[®] 5050 vinyl windows are characterized by strength, weather resistance and thermal efficiencies. Available in the most popular window styles and classic colors, the 5050 Collection offers remarkable performance and that will enhance your home for years to come.

IMPRESSIVE INSIDE & OUT



Everything You Need & More.

The 5050 Collection offers the styles, features and options most essential to homeowners. Each window style is precisely manufactured to earn the AAMA Gold Label, signifying best-in-class durability, weather resistance, and energy efficiency.



PREMIUM VINYL

Simonton® vinyl is crafted with pride in the USA using high-quality raw materials for exceptional durability, thermal efficiency, and resistance to weather, insects, and decay.



COMPREHENSIVE WARRANTY

We stand behind the quality and craftsmanship of our windows and proudly offer a robust warranty covering our vinyl, hardware, screens and glass units to ensure your total peace of mind.



TRUSTED EXPERTISE

We are proud to embrace our legacy as an American manufacturer, and we continue to deliver on our reputation for innovation and authenticity built over 75 years in the business.

5050 Double Hung

1. BUILT TO LAST

Fusion-welded construction delivers durability, strength and performance.

2. EFFECTIVE INSULATION

Multi-chambered vinyl profiles increase strength and thermal efficiency.

3. CLASSIC STYLE

Raised exterior frame design complements any style of home.

4. FRESH AIR

Air Lok™ can be engaged to limit the amount a window can be opened for safer ventilation. Included rollformed screen frame with fiberglass mesh can be upgraded to a durable extruded screen frame.

5. EASY TO CLEAN

Tilt-in, lift-out sash allow you to easily clean both sides of the window from inside your home.

6. WEATHER RESISTANT

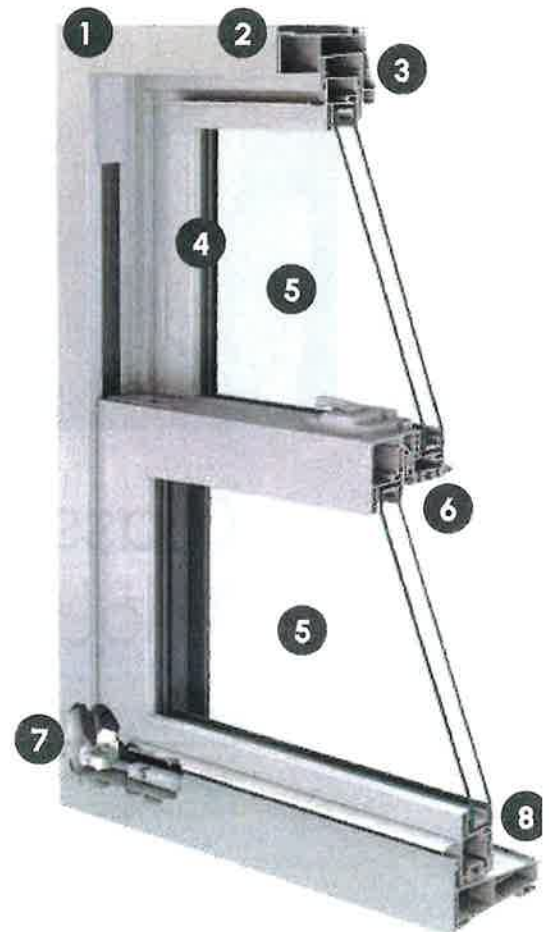
An overlapping, interlocking Lap-Lok® meeting rail with advanced weatherstripping creates a strong barrier against air and water infiltration.

7. DEPENDABLE PERFORMANCE

3/4" stainless-steel balance system and unique pivot system allow easy opening of the window sash to any desired position.

8. PROTECTIVE WATER BARRIER

10° sloped sill effectively moves water away from the home and can be upgraded to the dual action, triple-step sloped sill for increased protection.



Energy Savings. Interior Comfort.

Simonton 5050 windows are designed to offer ideal energy performance and interior comfort for your home with a 3/4" insulating glass unit with ProSolar® Low-E glass, Argon gas and the Intercept™ spacer system. Customize your glass package with specialized ProSolar Low-E glass and advanced glass options to optimize performance where you live. Additional glass options are available to enhance safety, privacy and fade protection.



DOUBLE-STRENGTH GLASS

Thick, double-strength glass is break-resistant and offers increased sound control.



SAFETY GLASS

Heat-strengthened tempered glass is stronger than regular glass and safely breaks down into pebbles if broken. Tempered glass is often a building code requirement for use in bathrooms and windows near the floor.



OBSCURED GLASS

Obscured glass has a textured pattern to maximize privacy while still allowing ample natural light into your home.



TINTED GLASS

Bronze or gray tinted glass helps control solar heat gain and reduce glare and visibility into your home.



ENERGY STAR®

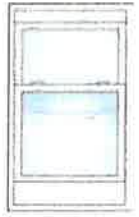
Simonton offers optional region-specific ENERGY STAR glass packages designed to deliver optimal energy performance and comfort in any climate.



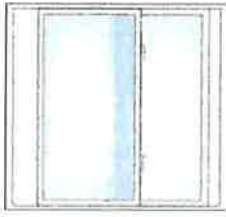
Style & Design

Enhance your home's architecture with various window styles, colors and grille options.

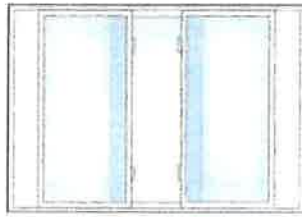
WINDOW STYLES



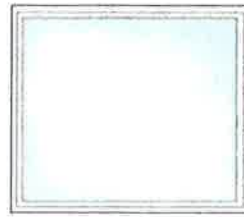
Double Hung



Double Slider



End Vent Slider

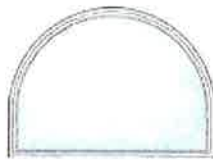


Picture

SPECIALTY SHAPES



Half-Round



Extended Half-Round



Extended Eyebrow

GRILLE PROFILES



5/8" Flat



3/4" Contoured



1" Contoured

GRILLE PATTERNS



Colonial



Perimeter



Prairie



Diamond



Victorian

Double Pattern Available

Diamond and Victorian patterns are only available with 5/8" flat grilles

EXTERIOR/INTERIOR VINYL COLORS



White



Tan

COLOR-MATCHED CAM LOCKS

Durable cam locks pull your window frame and sash together for increased security and weather resistance.



White



Tan



Visit simonton.com/5050 to learn more about the 5050 Collection.

The information contained is provided for informational purposes only. Changes to the product may have been made since publication. Not all product options and systems available in all areas. Always call your sales representative for more information. Double Check your fire ratings and ensure proper clearances from products and other fire-rated components. Always follow the manufacturer's instructions for installation.

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SIMONTON.COM



IMPRESSIVE INSIDE & OUT

5020 Weston Parkway, Cary, NC 27513 | 1-800-SIMONTON (1-800-746-6686)

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"The new windows look beautiful, have already warmed up our house and are so much easier to operate and keep clean."



Virginia Homeowner



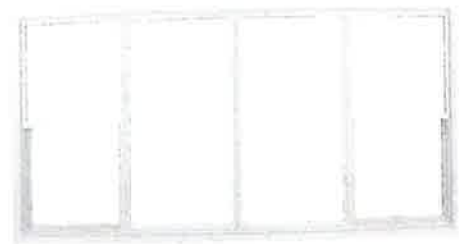
GARDEN

Garden windows bring the outdoors in. Their unique dimensionality makes them ideal for showcasing collectibles and plants while the side windows open for added ventilation.



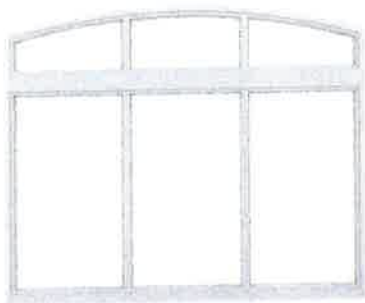
BAY

Bay windows add interior and exterior dimension to your home. Available in 30° or 45° angles, they can create a special nook or add a dramatic accent to any room.



BOW

Bow windows add unique style to your home, with a more rounded, circular appearance than a Bay. The windows are mullled at 10° angles and available in 3-, 4- or 5-unit configurations.



COMBINATION WINDOWS

Select Simonton 5500 Collection windows can be mullled (or joined) together into a single unit. A mullled window combines matching or contrasting window styles to create a single weathertight unit that provides a truly custom aesthetic and allows more natural light into your home.



END VENT SLIDER WINDOW

White vinyl with polished brass cam locks



NEED INSPIRATION?

Scan to see these window styles in our photo gallery.

Learn About Your Glass Options

Simonton 5500 Collection windows deliver the ultimate in energy efficiency and thermal performance, helping to reduce your heating and cooling costs all year long. Additional glass options are available to enhance security, acoustics, privacy and fade protection.



Select 5500 window styles with triple-pane glass were recognized as Most Efficient by ENERGY STAR in 2023. The Most Efficient distinction identifies products that offer cutting-edge energy efficiency and represents the best-performing ENERGY STAR windows available.

Visit [simonton.com/most-efficient](https://www.simonton.com/most-efficient) for more info.

ENERGY SAVINGS & INTERIOR COMFORT

Simonton 5500 Collection windows can be customized to meet ENERGY STAR requirements in any region. Customize your glass package to optimize efficiency, comfort and performance for your home.



Standard **ProSolar® Low-E Glass** helps keep warm air in during the winter months. In summer, it helps deflect external heat and retains cooled air.



ProSolar® Shade Low-E Glass offers superior solar control and insulating performance, making it ideal for warmer climates with more intensive interior cooling needs.



ProSolar® Sun Low-E Glass lets in the sun's warming rays while blocking external heat loss, helping to keep homes warm in cooler climates that require more energy to heat.



+ TRIPLE-PANE GLASS

Three panes of double-strength glass create two separate air spaces for optimal thermal performance and interior comfort.



+ DOUBLE-STRENGTH GLASS

Thick, double-strength glass is break-resistant and offers increased sound control.



+ SAFETY GLASS

Heat-strengthened tempered glass is stronger than regular glass and safely breaks down into pebbles if broken. Tempered glass is often a building code requirement for use in bathrooms and windows near the floor.



+ OBSCURED GLASS

Obscured glass has a textured pattern to maximize privacy while still allowing ample natural light into your home.



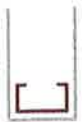
+ TINTED GLASS

Bronze or gray tinted glass helps control solar heat gain and reduce glare and visibility into your home.



+ SOUND & SECURITY GLASS

Laminated glass consists of a durable interlayer sealed between two layers of glass that withstands forced entry, greatly reduces unwanted sound and deflects up to 99% of damaging ultraviolet (UV) rays that cause interior fading.



SPACER SYSTEMS

Glass panes are separated by a spacer system that helps seal in functional gases and create an airtight seal.

✓ The standard **Intercept®** spacer system helps keep glass warm and expands and contracts for reduced seal failure.

+ The **Supercept™** spacer system utilizes a stainless steel alloy that offers increased durability and thermal efficiency.

+ The non-metallic foam **Super Spacer®** is non-conductive and virtually eliminates temperature transfer.



GAS FILL

Standard **Argon gas** (six times denser than air) is sealed between the glass panes to increase insulation and reduce energy loss.

+ Upgrade to **Krypton gas** (twelve times denser than air) for maximum thermal efficiency.

KEY

☉ – Standard ☉+ – Optional

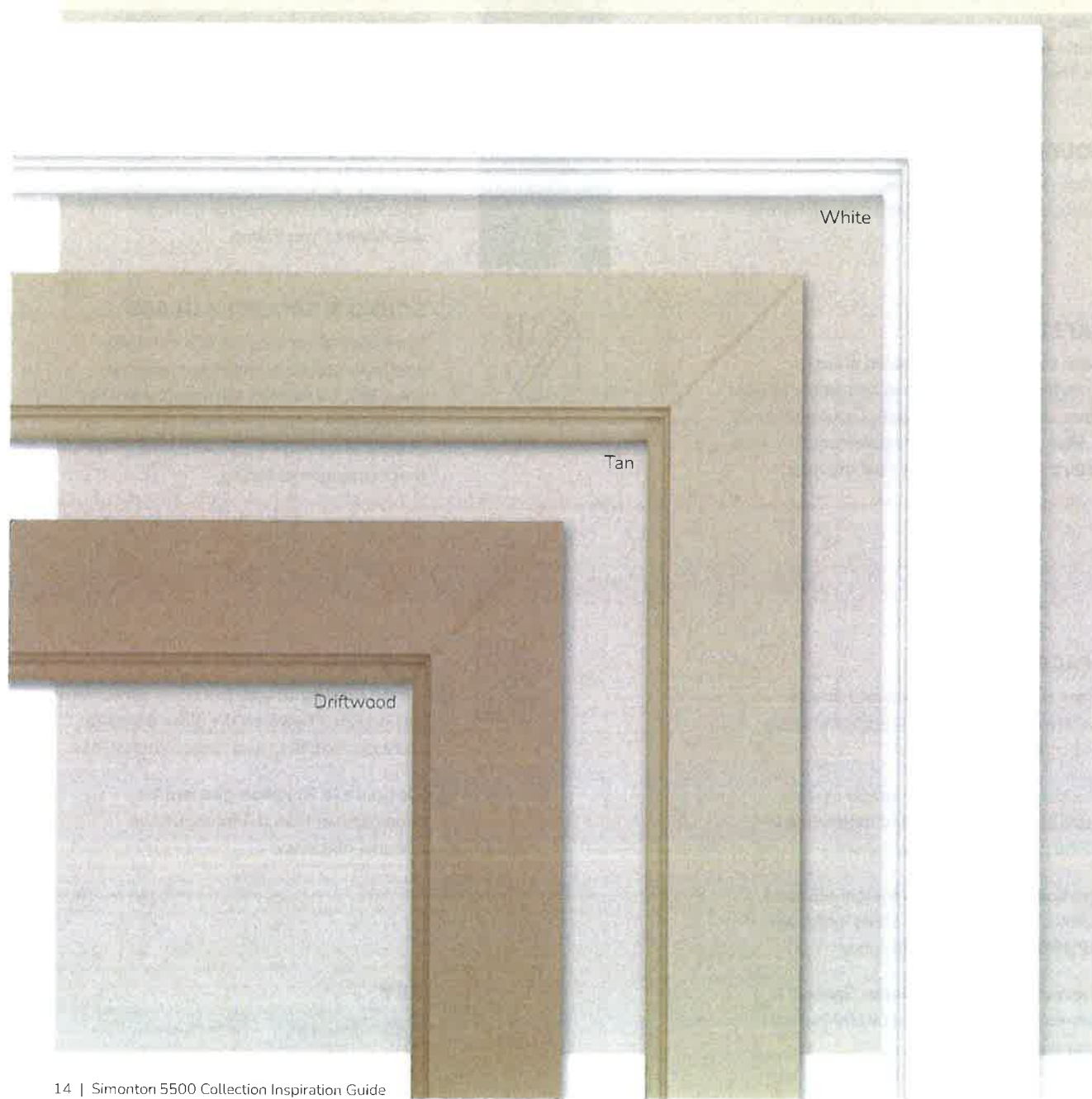


Select Your Design Options

Bring your vision to life with a wide range of exterior and interior colors, authentic interior woodgrain laminates and hardware options designed to match colors and metal finishes unique to your home.

Select from these options to customize your ideal window.

VINYL INTERIOR & EXTERIOR COLORS





DOUBLE HUNG & PICTURE WINDOWS

Tan vinyl with color-matched
3/4" Contoured grilles in a
Colonial pattern



**SIMONTON
DESIGN TIP:**

Combine Picture windows with Double Hung windows to provide an expansive view that enhances the height of the room.

CUSTOM INTERIOR FINISHES



Maple



Contemporary Oak



Antique Cherry



Dark Woodgrain

CUSTOM EXTERIOR FINISHES



Cream



Tan



Driftwood



Pine



Brick



Bronze



Chocolate



Black

Hardware Finishes

Cam Locks

Available on Double Hung and Slider windows, cam locks pull your window frame and sash together for increased security and weather resistance.

COLOR-MATCHED CAM LOCK FINISHES



White



Tan



Driftwood



Dark Bronze (Woodgrain)

PREMIUM CAM LOCK FINISHES



Polished Brass



Brushed Nickel



Oil-Rubbed Bronze



Nesting Crank Handles

Casement and Awning windows feature a convenient nesting handle that folds neatly away into the base and doesn't interfere with blinds or shades. Nested hardware is available in all standard and premium finish options.

COLOR-MATCHED CRANK HANDLE FINISHES



White



Tan



Driftwood

PREMIUM CRANK HANDLE FINISHES



Brushed Nickel



Polished Brass



Oil-Rubbed Bronze



Dark Bronze (Standard on Woodgrain)



Select your Grille Pattern and Profile

Traditional or contemporary, the right grille profile and pattern can transform the look of your home. Easy-care grilles are located between the panes of glass and never need to be dusted or cleaned.

GRILLE PATTERNS

Simonton grille profiles and patterns enhance curb appeal and elevate the overall design of your windows and patio doors. From traditional to contemporary to craftsman home styles, we provide architecturally authentic selections to match any aesthetic. Grille patterns can also be customized to complement any home.



COLONIAL

Iconic style of Colonial, Cape Cod, Farmhouse or Victorian homes in multiple lite patterns.



PERIMETER & DOUBLE PERIMETER

Border pattern offering an open view for Prairie, Farmhouse and contemporary homes. Available Double Perimeter pattern works best for larger windows.



VICTORIAN*

Ideal for Victorian and Queen Anne architecture, also Craftsman and Farmhouse homes.



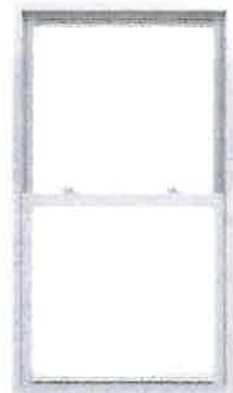
PRAIRIE & DOUBLE PRAIRIE

Pattern borders each sash in multiple lite windows for Prairie, Craftsman and modern design. Available Double Prairie pattern works best for larger windows.



DIAMOND*

Ideal for Victorian and Tudor-style homes or your cottage home design.



NO GRILLE PATTERN

Provides an unobstructed view and works well with all home styles.

Custom grille patterns are available.

CASEMENTS & MULLED PICTURE WINDOW
 Maple interior finish with Oil-Rubbed Bronze hardware finish & 3/4" Contoured Perimeter grilles

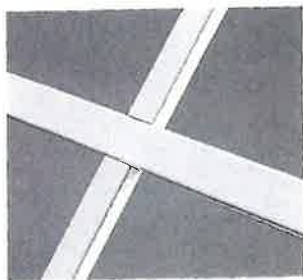


SIMONTON DESIGN TIP:

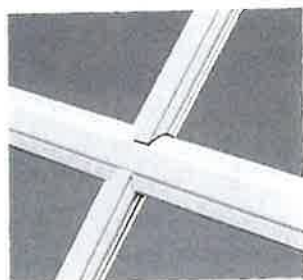
Combine different styles of windows into a single mullioned unit for a more expansive view that bathes the space in natural light.

GRILLE PROFILES

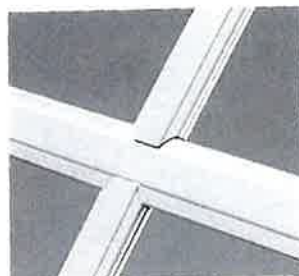
Grilles are available in a variety of profiles and dimensions and are matched to your window's vinyl color or woodgrain.**



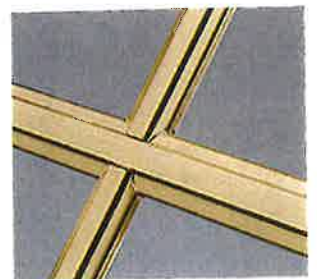
5/8" FLAT



3/4" CONTOURED



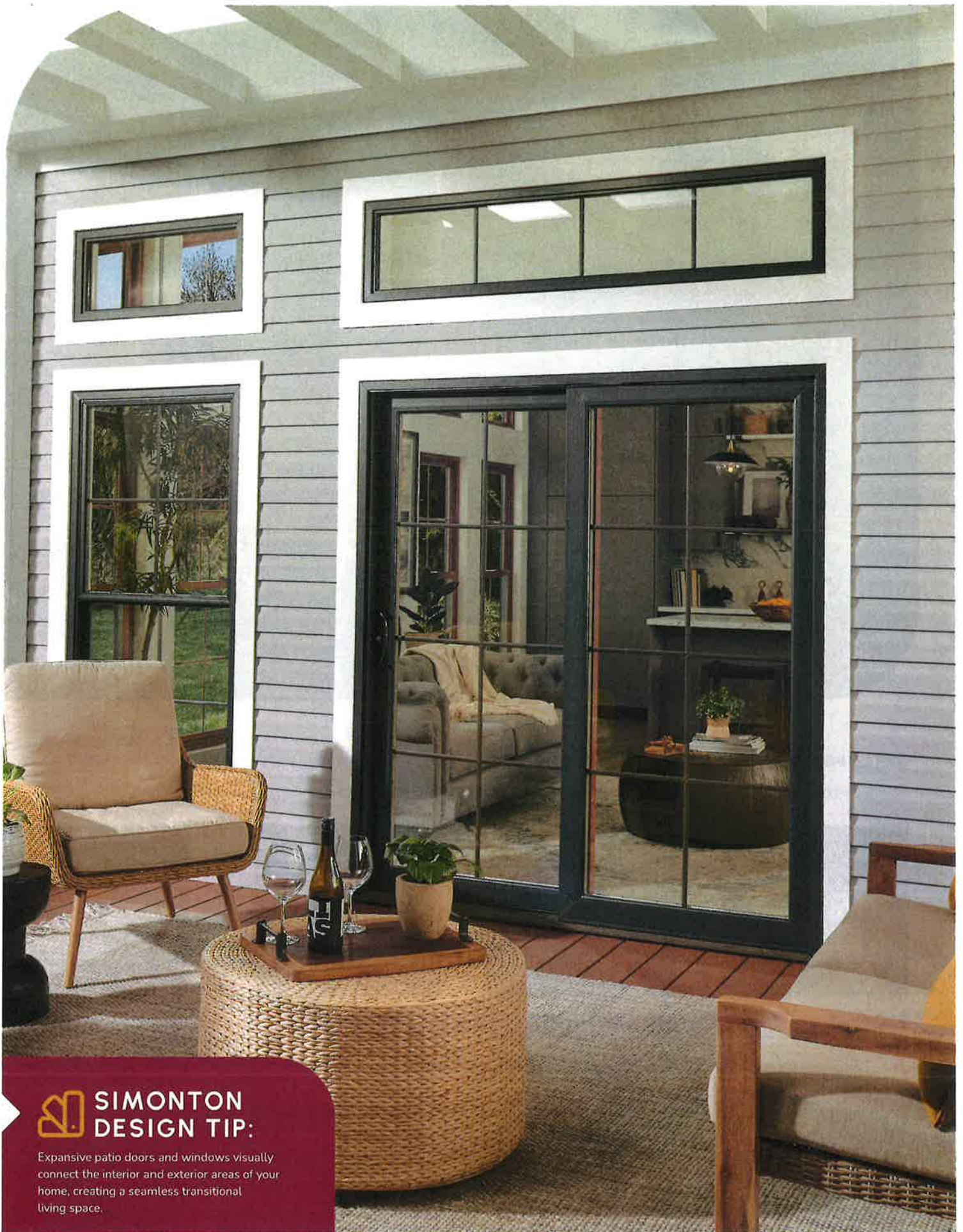
1" CONTOURED



3/4" CONTOURED BRASS

*Only available in 5/8" Flat grille profile.

**Two-tone exterior color/woodgrain and brass grilles are only available with a 3/4" Contoured grille profile.



SIMONTON DESIGN TIP:

Expansive patio doors and windows visually connect the interior and exterior areas of your home, creating a seamless transitional living space.

"Love our new windows and doors. We replaced all of the windows and doors in our home! Warranty looks to be amazing."



Florida Homeowner

Complement Your Windows With the Perfect Patio Door



Simonton patio doors provide energy-efficient insulation and an expansive view of your surrounding environment.

The innovative and award-winning Inovo® Patio Door is just one of your many options to unlock the true potential of your home.



Go to simonton.com/doors to view the full line of our patio sliding and swinging patio doors.

INOVO® SLIDING PATIO DOOR WITH DOUBLE HUNG & FIXED TRANSOM WINDOWS

Bronze exterior finish with Oil-Rubbed Bronze hardware finish and 3/4" Contoured Colonial grille



709 E Fort King, facing north onto subject property.



Facing north from E Fort King Street, viewing the easternly elevation of home.



In the rear yard of 709 E Fort King Street, facing north viewing the existing accessory structure.



The current windows to be replaced.

CA. 41 - esteri attitudem for outside stave approved

12/88

P.S.

(old parcel #)
new parcel # 7/89

(C)

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 Name Clark, Fanny House 830 = = Site No. 16-51928 820 = =
Address of Site: 711-713 SE Ft. King King Ave. 905 = =
Instruction for locating Fourth House West of SE Wenona on North Side of SE Fort
Caldwells AD Ocala Com 210 Ft W of SW Cor Lot 40 Thence W 80 Ft N 813 = =
Location: 115 1/2 Ft E 5 Ft N 115 1/2 Ft E 75 Ft S 231 Ft 868 = =
subdivision name block no. lot no.

County: Marion 808 = =

Owner of Site: Name: Metcalf, Martha
Address: 712 SE Broadway 902 = =
Ocala, FL 32670

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

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

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

- | | |
|--|---|
| Check One | Check One or More |
| <input type="checkbox"/> Excellent 863 = = | <input type="checkbox"/> Altered 858 = = |
| <input checked="" type="checkbox"/> Good 863 = = | <input checked="" type="checkbox"/> Unaltered 858 = = |
| <input type="checkbox"/> Fair 863 = = | <input checked="" type="checkbox"/> Original Site 858 = = |
| <input type="checkbox"/> Deteriorated 863 = = | <input type="checkbox"/> Restored () (Date: X) 858 = = |
| | <input type="checkbox"/> Moved () (Date: X) 858 = = |

Present Use residence 850 = =
Dates: Beginning ca: 1912 844 = =
Culture/Phase American 840 = =
Period 845 = =

NR Classification Category: 916 = =

Threats to Site:

- | | |
|---|---|
| Check One or More | |
| <input type="checkbox"/> Zoning (X) 878 = = | <input type="checkbox"/> Transportation (X) 878 = = |
| <input checked="" type="checkbox"/> Development (X) 878 = = | <input type="checkbox"/> Fill (X) 878 = = |
| <input type="checkbox"/> Deterioration (X) 878 = = | <input type="checkbox"/> Dredge (X) 878 = = |
| <input type="checkbox"/> Borrowing (X) 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. It was the residence of Fanny Clark who was the school teacher at Ocala High School. 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 = =



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2024-2130

Agenda Item #: b.

Case File #301; COA24- 45780 - Gutters

Petitioner: John & Dena Vaughn

Property Owner: John & Dena Vaughn

Project Planner: Breah Miller, Planner II

Applicant Request: Addition of a copper gutter to the residence.



Staff Report

Case #301

COA24-45780

Ocala Historic Preservation Advisory Board: September 5, 2024

Petitioner: John & Dena Vaughn
Property Owner: John & Dena Vaughn
Project Planner: Breah Miller, Planner II
Applicant Request: Addition of a copper gutter to the residence.

Parcel Information

Acres: ±0.23 acres
Parcel(s) #: 2820-046-001
Location: 119 NE Sanchez Avenue
Future Land Use: High Intensity/Central Core
Zoning District: RBH-3, Residential Business Historic District
Existing Use: Single-Family Residence

Background:

The existing home, known as the Israel Brown House, was constructed in 1885 using a Second Empire Revival building style. The home is a contributing structure to the Tuscawilla Historic District. The home did not historically have gutters; the lack of gutters previously caused issues with rotting, which has since been repaired.

Applicant Request:

The applicant is requesting to receive approval for adding a copper gutter below the mansard of the home to prevent further water damage.

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.

Architecturally, the gutters will protect the wood siding and roofing from rotting. The addition of gutters will not impact any architectural element of the home or diminish the architectural quality.

The home has a mansard roof which protrudes from the low portion of the building. The gutter will be placed below the mansard which will not block or alter any of the architectural features of the home. The gutters will also preserve the home by preventing rotting and will be made with copper metal material, which is historically appropriate.

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.

Copper is a material which was commonly used at the time the home was built. The gutter will be an enhancement to the architectural characteristic of the home and area, while protecting the home from potential water damage.

- 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; Wood: Clapboard, Weatherboard, Shingles, and other functional and decorative elements (page 38)

Recommended: Protecting and maintaining wood features by ensuring that historic drainage features that divert rainwater from wood surfaces (such as roof overhangs, gutters, and downspouts) are intact and functioning properly. Finding and eliminating sources of moisture that may damage wood features, such as clogged gutters and downspouts, leaky roofs, or moisture-retaining soil that touches wood around the foundation.

The proposed gutter will ensure that the rainwater will be diverted from the wood material of the home.

The Secretary of the Interior Standards; Metals: Wrought and Cast Iron, Steel, Pressed Metal, Terneplate, Copper, Aluminum, and Zinc (page 41)

Recommended: Protecting and maintaining metals from corrosion by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in curved decorative features.

The gutter is a copper material and will provide the proper drainage to prevent water from collecting on flat surfaces.

Staff Recommendation: Approval



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

Case File # 301
 COA 24-45780
 Meeting Date: 9-1-24
 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 #:		Property Address:	<u>119 NE Sanchez, 34470</u>
Owner:	<u>John + Dena Vaughn</u>	Owner Address:	<u>140 SE 8TH St, Ocala 34471</u>
Owner Phone #:	<u>352-304-0901</u>	Owner Email:	<u>missdena59@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"/> Alteration <input type="checkbox"/> Repair	<input type="checkbox"/> New Construction <input type="checkbox"/> Reroof <input type="checkbox"/> Relocation	<input type="checkbox"/> Site Work <input type="checkbox"/> Fence <input checked="" type="checkbox"/> Other <u>gutters</u>
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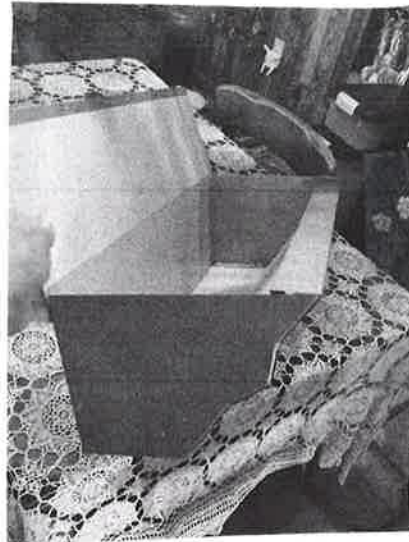


City of Ocala
Growth Management Department
201 S.E. 3rd Street, 2nd Floor
352-629-8421 | www.ocalafl.org

Case File # 301
COA 24-45180
Meeting Date: 9-1-24
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.

Add gutters between mansard + House Bldg.
Copper metal, as pictured.
Corbels to be added ~~to~~
ledge.

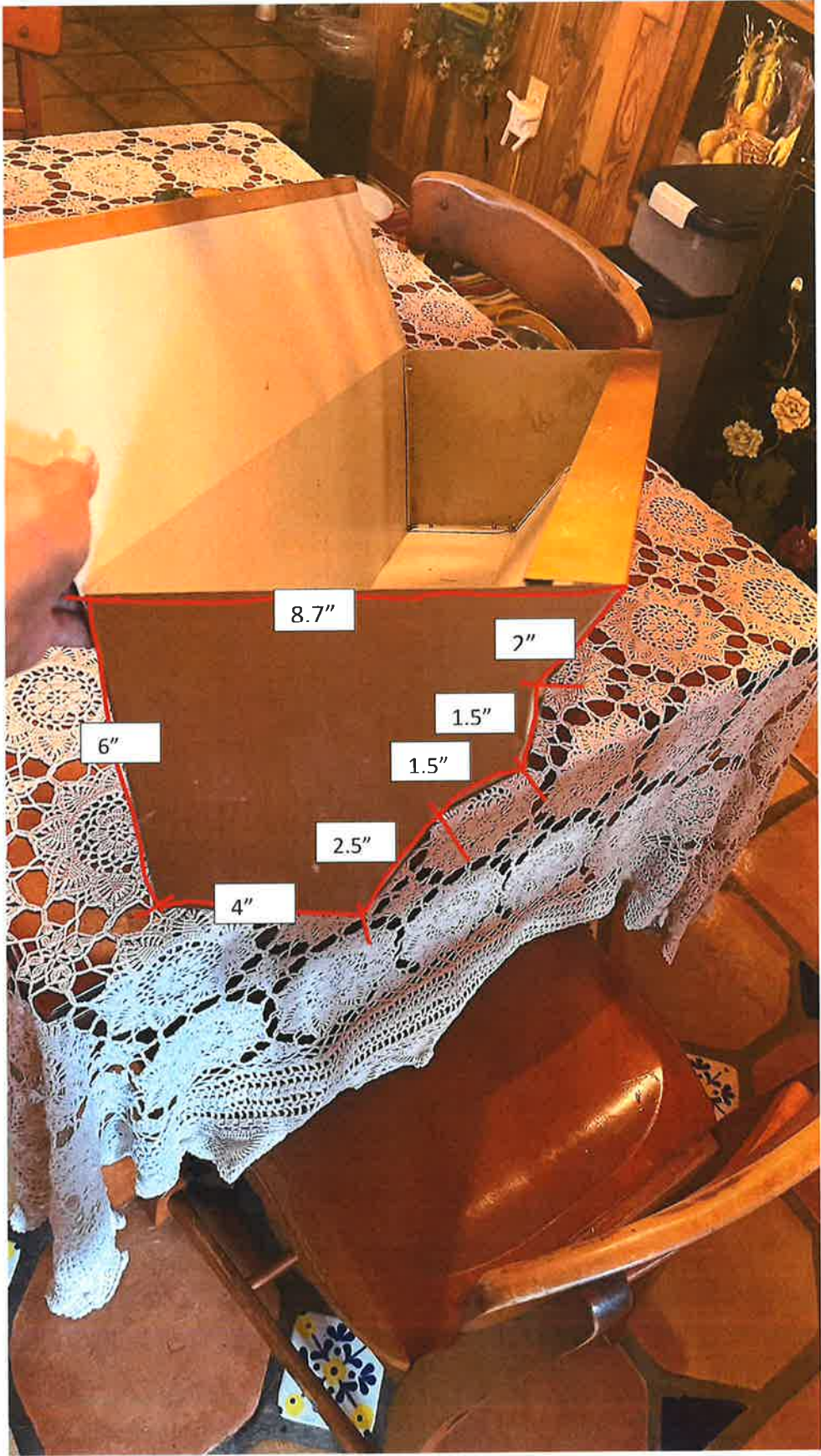


Required additional materials for submission:

- 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

Date



Photos, people, or groups



Black.Doll

Follow

3,280

4

9

Uploaded on August 25, 2009

Israel Brown house, 1880s

PRO

This home was built in the 1880s, shortly after the construction of the synagogue across the street. Julius and Rebecca Israel moved to Ocala from New York and settled near the synagogue, as did other Jewish individuals, including neighbor Simmie Handleman.

Mr. Israel ran the Ocala News Depot, selling wholesale and retail books, stationery and office supplies. When he died in the late 1890s, the rest of the family moved back to New York.

In 1901, the house was rented to Elizabeth Lambert Hunt and her children, Raymond and Winifred. She later bought it. Later, she married Joseph Gid Parrish, owner of the Anti-Monopoly Drug Store. Later owners included Joseph Seminario.

- www.geocities.com/krdvry/hikeplans/ocala/planocala.html

All rights reserved

Canon EOS Digital Rebel XT

f/11.0

24.0 mm

1/400

200

Flash (off, did not fire)

Show EXIF



Show your appreciation with the gift of Flickr Pro

franceseatle, UGotaHaveArt and 2 more people faved this

This photo is in 4 groups



Architecture of the Old South



beautiful shingles



Second Empire Architecture



Italianate Architecture

This photo is in 1 album

Marion County



1870-1880

1880-1890

1890-1900

1900-1910

1910-1920
1920-1930
1930-1940
1940-1950
1950-1960
1960-1970
1970-1980
1980-1990
1990-2000
2000-2010
2010-2020

Tax Roll Property Summary

Account Number		R2820-046-001	Type	REAL ESTATE REMINDER	Request Future E-Bill	
Address		119 NE SANCHEZ AVE OCALA		Status		
Sec/Twn/Rng		17 15 22	Subdivision	9976		
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due
2009	R	2009 R2820-046-001	PAID	11/2009	931.09	Tax Bill
2010	R	2010 R2820-046-001	PAID	11/2010	496.56	Tax Bill
2011	R	2011 R2820-046-001	CER SOLD	06/2012		Tax Bill
2011	CER	2012-00012827-00	REDEEMED	03/2013	561.02	Certificate
2012	R	2012 R2820-046-001	CER SOLD	06/2013		Tax Bill
2012	CER	2013-00012747-00	REDEEMED	03/2014	576.49	Certificate
2013	R	2013 R2820-046-001	CER SOLD	06/2014		Tax Bill
2013	CER	2014-00012896-00	REDEEMED	03/2016	475.18	Certificate
2014	R	2014 R2820-046-001	CER SOLD	06/2015		Tax Bill
2014	CER	2015-00013042-00	REDEEMED	03/2016	449.26	Certificate
2015	R	2015 R2820-046-001	CER SOLD	06/2016		Tax Bill
2015	CER	2016-00012977-00	REDEEMED	12/2016	471.33	Certificate
2016	R	2016 R2820-046-001	PAID	12/2016	355.30	Tax Bill
2017	R	2017 R2820-046-001	CER SOLD	06/2018		Tax Bill
2017	CER	2018-00012434-00	REDEEMED	08/2018	439.78	Certificate
2018	R	2018 R2820-046-001	PAID	05/2019	372.73	Tax Bill
2019	R	2019 R2820-046-001	PAID	01/2020	355.44	Tax Bill
2020	R	2020 R2820-046-001	PAID	04/2021	410.85	Tax Bill
2021	R	2021 R2820-046-001	CER SOLD	06/2022		Tax Bill
2021	CER	2022-00011907-00	REDEEMED	08/2022	941.31	Certificate
2022	R	2022 R2820-046-001	PAID	12/2022	574.81	Tax Bill
2023	R	2023 R2820-046-001	PAID	04/2024	868.06	Tax Bill

CURRENT ACCOUNT DETAILS

Account Number	2023	R2820-046-001	Tax Bill
-----------------------	------	---------------	--------------------------

Property Description	Owner Information
SEC 17 TWP 15 RGE 22 PLAT BOOK E	VAUGHN JOHN C
PAGE 004 CALDWELLS ADD OCALA 11	VAUGHN DENA F
5 FT EAST AND WEST BY 87 1/2 FT	1450 SE 8TH ST
NORTH AND SOUTH IN THE NW COR OF	OCALA FL 34471-4057
BLK 46	

Table 1. Summary of the study

Case Number	Age (years)	Sex	Occupation	Duration of symptoms (months)	Initial symptoms	Progression	Final diagnosis
1	45	Male	Farmer	12	Headache, dizziness	Worsening	Brain tumor
2	52	Female	Teacher	8	Blurred vision	Stable	Optic neuritis
3	38	Male	Engineer	6	Weakness in legs	Improving	Multiple sclerosis
4	60	Female	Retired	15	Memory loss	Stable	Alzheimer's disease
5	42	Male	Student	3	Joint pain	Improving	Rheumatoid arthritis
6	55	Female	Homemaker	10	Weight loss	Worsening	Hyperthyroidism
7	35	Male	Software developer	4	Headache	Stable	Migraine
8	65	Female	Retired	20	Stiff joints	Stable	Osteoarthritis
9	48	Male	Businessman	7	Depression	Improving	Major depressive disorder
10	58	Female	Teacher	9	Blurred vision	Stable	Diabetic retinopathy
11	32	Male	Student	2	Joint pain	Improving	Gout
12	62	Female	Retired	18	Memory loss	Stable	Alzheimer's disease
13	40	Male	Engineer	5	Headache	Stable	Migraine
14	50	Female	Homemaker	11	Weight loss	Worsening	Hyperthyroidism
15	30	Male	Student	1	Joint pain	Improving	Gout
16	68	Female	Retired	22	Stiff joints	Stable	Osteoarthritis
17	45	Male	Businessman	6	Depression	Improving	Major depressive disorder
18	55	Female	Teacher	8	Blurred vision	Stable	Diabetic retinopathy
19	35	Male	Software developer	3	Headache	Stable	Migraine
20	65	Female	Retired	19	Memory loss	Stable	Alzheimer's disease

Table 1. Summary of the study

Abbreviations: MS, Multiple Sclerosis; RA, Rheumatoid Arthritis; HT, Hyperthyroidism; AD, Alzheimer's Disease; ON, Optic Neuritis; G, Gout; MD, Major Depressive Disorder; DR, Diabetic Retinopathy.

Author Contributions

Dr. A. B. designed the study and supervised the data collection. Dr. C. D. performed the data analysis and wrote the manuscript. Dr. E. F. provided critical review of the manuscript. All authors approved the final version of the manuscript.

Conflict of Interest

The authors declare that there is no conflict of interest regarding the publication of this article. The authors also declare that they have no financial or personal relationships that could have influenced the work reported in this article.

Current Values and Exemptions				Taxes and Fees Levied		
MARKET VALU	32,318			TAXES		478.63
COUNTY ASMT	24,401			SP. ASMT		364.15
COUNTY TXBL	24,401			INT. 3.0000%		25.28
SCHOOL ASMT	32,318					
SCHOOL TXBL	32,318					
APR 30 2024	MAY 31 2024	ONLY	CERTIFIED	FUNDS	PAST DUE ON	
868.06	874.02	ACCEPTED	AFTER	APRIL 30 2024	APR 1 2024	
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
04/15/2024	995 2023 0047972.0002	Full	Pmt Posted	\$25.28	\$.00	\$868.06

Links of Interest

[LINK TO PA GIS](#)

[LINK TO PROPERTY APPRAISER WEB](#)



119 NE Sanchez Avenue, facing east onto the subject property.



Facing south onto the subject property on



119 NE Sanchez Avenue

Circa 1885

Architect:
 Builder:
 Style and/or Period: **Second Empire Revival**
 Plan Type: **T-shape**
 Exterior Fabric(s): **Wood: clapboard; shingles**
 Structural System(s): **Wood: balloon**
 No. of Dormers: **5**
 No. of Stories: **2**
 Porches: **W/one-story end with hip roof on a 4 wood column; stone piers; wood floor; 3 bay windows; access from the west**
 Orientation: **West**
 Window Types: **Two over two, wooden sash windows; casement window, awning**
 Foundation: **Concrete Block Piers**
 Roof Type: **Gable**
 Roof Surfacing: **Sheet metal; 3-Vcrimp**
 Secondary Roof Structure: **Dormer: gable, cross gable**
 Chimney Location: **Southwest: offset, ridge**
 Chimney: **Brick**
 No. of Chimneys: **1**
 Ornament Exterior: **Wood; decorative gable dormers; brackets**
 Surroundings:

Site Size (approx. acreage) **Less Than 1 Acre**

Township 15
UTM ZONE

Range 22
UTM EASTING

Section 17
UTM NORTHING



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2024-2131

Agenda Item #: c.

Case File #242; COA24-45781

Petitioner: Frank & Marion Alioto

Property Owner: Frank & Marion Alioto

Project Planner: Breah Miller, Planner II

Applicant Request: Replacement of two wooden gates with two aluminum gates.



Staff Report

Case #242

COA24-45781

Ocala Historic Preservation Advisory Board: September 5, 2024

Petitioner: Frank & Marion Alioto
Property Owner: Frank & Marion Alioto
Project Planner: Breah Miller, Planner II
Applicant Request: Replacement of two wooden gates with two aluminum gates.

Parcel Information

Acres: ±0.17 acres
Parcel(s) #: 2837-003-001
Location: 1248 SE 3rd Street
Future Land Use: Neighborhood
Zoning District: R-3, Multi-Family Residential District
Existing Use: Single-Family Residence with guest quarters

Background:

The existing home was constructed in 1953 using a Frame Vernacular building style. The home is a noncontributing structure to the Ocala Historic District. The home has cherry wood gates on the east and west elevations of the home. The existing gates received approval in 2004 under Certificate of Appropriateness No. COA04-0017.

Applicant Request:

The applicant is requesting remove the wooden gates and replace them with 5-foot-high aluminum gates.

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 gates will continue to function in the same capacity and will not have a negative impact on any of the architectural elements of the site. The aluminum gates will improve the

visibility of the rear yard and the west façade of the home. Therefore, the gate replacements will not diminish the architectural quality of the building or building site.

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

Not Applicable; the request does not identify sandblasting of any materials.

3. Only through very controlled conditions can most historic building material be abrasively cleaned of soil or paint without measurable damage to the surface or profile of the substrate. Decisions regarding the proper cleaning process for historic structures can be made only after careful analysis of the building fabric, and testing. Generally, wet abrasive cleaning of a historic structure should be conducted within the range of 20 to 100 psi at a range of three to 12 inches.

Not Applicable; the request does not identify any abrasive cleaning.

4. Landscaping, signs, parking and site development should be sensitive to the individual building and should be visually compatible with the buildings and environment with which they are visually related.

Not Applicable; the request does not include any alteration or additional landscaping, signs, parking, or site development.

5. New construction shall be visually compatible with the buildings and environment with which the new construction is visually related. When an application involves new construction, the applicant may present conceptual plans to the board for review and comment before the application for a certificate of appropriateness is submitted and before construction drawings of the project are prepared. Aspects to be considered include:

- a. The height, volume, proportion between width and height of the facades, the proportions and relationship between doors and windows, the rhythm of solids and voids created by openings in the facades, the materials used in the facades, the texture inherent in the facades, the colors, pattern and trim used in the facades, and the design of the roof.

Not Applicable, all alterations will be the same size as the existing.

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

Not Applicable, the proposed alterations will not affect the existing rhythm.

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

Not Applicable; the request does not include any proposed landscaping.

- d. Proportions of existing facades which are visually related shall be maintained when neighboring buildings have a dominant horizontal or vertical expression, that expression should be carried over in the new facade.

Not Applicable; the proposed alterations will not impact the existing façade expression.

- e. Architectural details should be incorporated as necessary to relate the new with the old and to preserve and enhance the inherent architectural characteristics of the area.

The aluminum gate provides greater visibility to the other architectural elements of the site than the existing opaque fencing.

- f. Accessory structures shall be compatible with the scale, shape, roof form, materials, and detailing of the main structure to protect the historic integrity of the neighborhood. The accessory structure shall not exceed the maximum height allowed by the applicable zoning or the height of the existing primary structure.

Not Applicable; the request does not include any proposed accessory structures.

The Secretary of the Interior Standards; Building Site (page 137)

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

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

Staff Recommendation: Approval



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

Case File # 242
 COA 24-45781
 Meeting Date: 9-1-24
 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 #:	2837-003-001	Property Address:	1248 SE 3 rd ST Ocala 34471
Owner:	FRANK & MARION AHOTO	Owner Address:	1248 SE 3 rd ST Ocala 34471
Owner Phone #:	352 361 3310	Owner Email:	MARIONAHOTO@gmail.com
Will there be an additional meeting representative? <input type="checkbox"/> Yes <input 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"/> Alteration <input type="checkbox"/> Repair	<input type="checkbox"/> New Construction <input type="checkbox"/> Reroof <input type="checkbox"/> Relocation	<input type="checkbox"/> Site Work <input type="checkbox"/> Fence <input checked="" type="checkbox"/> Other <u>2 GATES</u>
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City of Ocala
Growth Management Department
201 S.E. 3rd Street, 2nd Floor
352-629-8421 | www.ocalafl.org

Case File # 242
COA 24 - 45181
Meeting Date: 9-1-24
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.

*2 wooden gates replaced by 2 Alum. gates
5 ft High*

Required additional materials for submission:

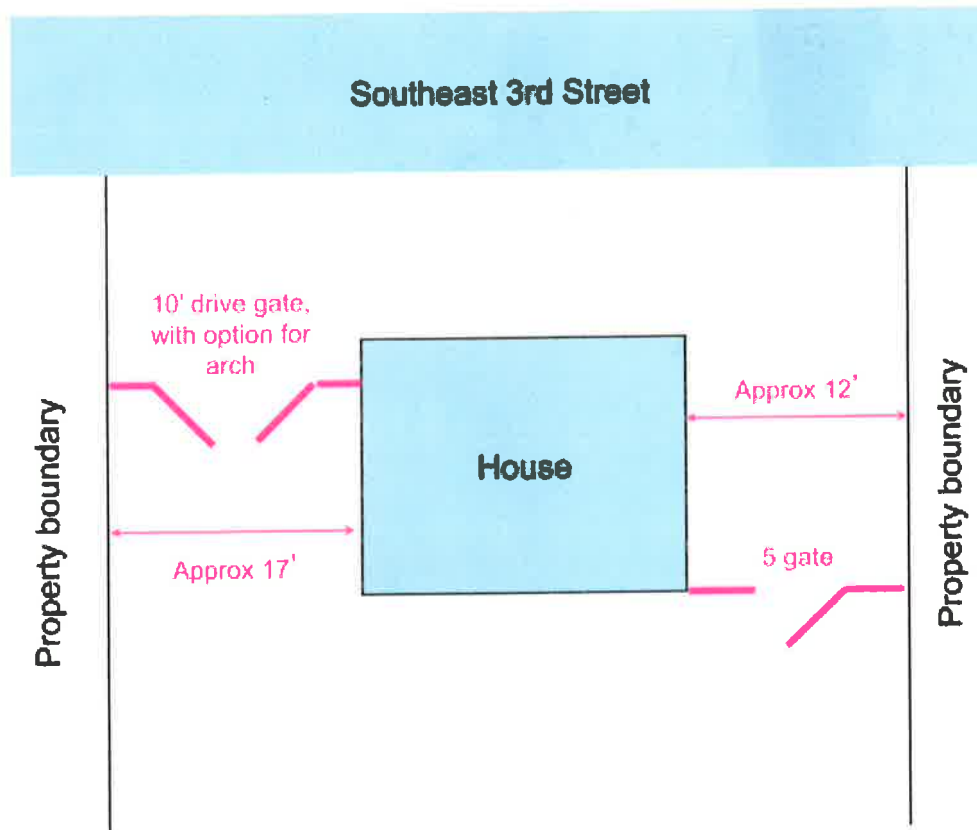
- Completed and signed COA application
- Detailed drawings and specifications for all new materials – windows, doors, siding, roofing materials, fencing etc.
- Site plan
- Copy of property deed or proof of ownership
- Authorization letter for non-property owner representative*
- For New Construction: 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:

Marion Alerto

Applicant Signature

8/6/24

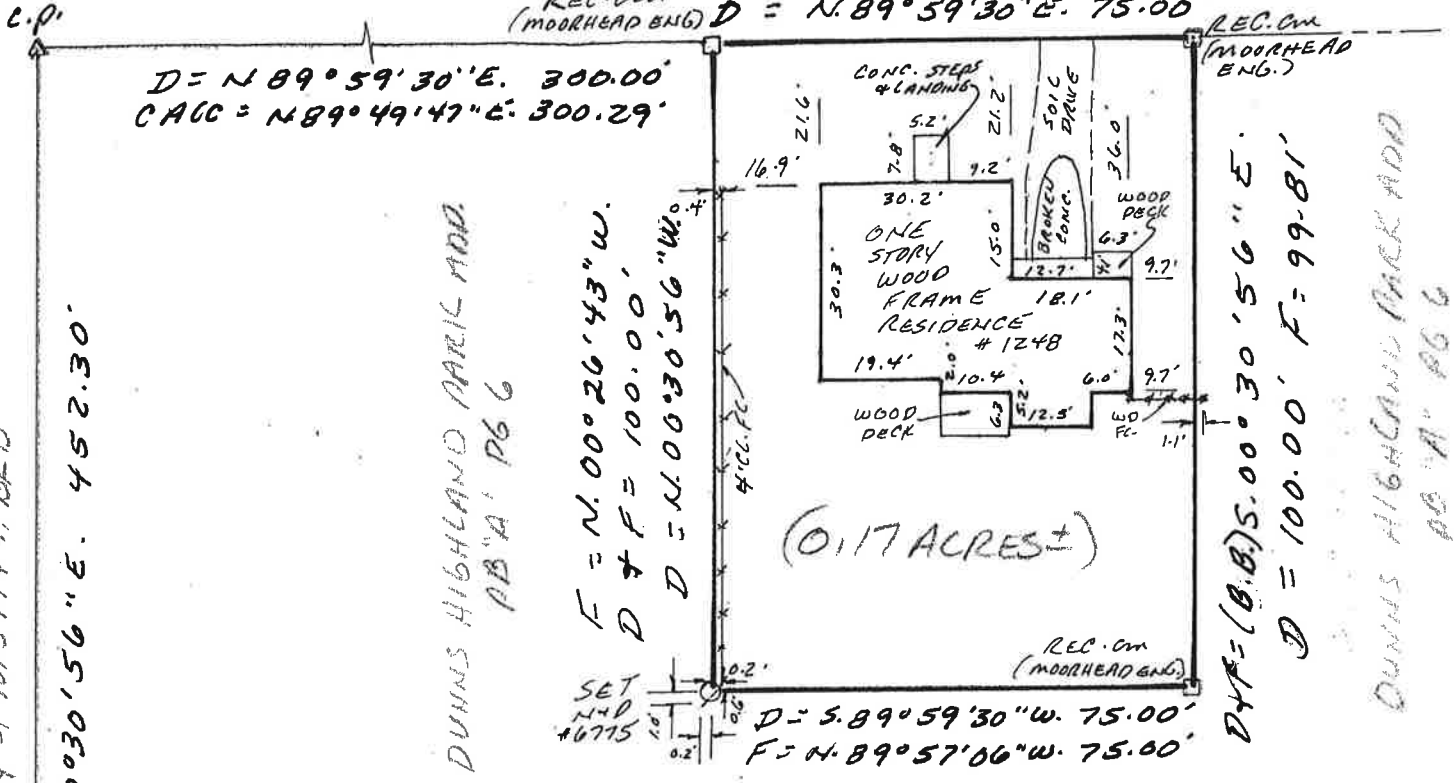
Date



Note: Shows approximate locations, and notes mark approximate dimensions. NOT to scale.

S.E. 3RD STREET

P.O.B. F = 5.89°48'33"E. 74.88'
 REC. C.M. (MOORHEAD B.M.G.) D = N.89°59'30"E. 75.00'



D = N 89°59'30"E. 300.00'
 C.A.C.C. = N 89°49'47"E. 300.29'

DUNNS HIGHLAND PARK ADD.
 PB "A" PG 6

F = N. 00°26'43"W.
 D & F = 100.00'
 D = N. 00°30'56"W.

D & F = (B.B.) 5.00°30'56"E.
 D = 100.00' F = 99.81'

DUNNS HIGHLAND PARK ADD.
 PG "A" PG 6

WEST BOUNDARY OF LOTS 17 & 4, BLOCK D
 D & C.A.C.C. = 5.00°30'56"E. 452.30'

DUNNS HIGHLAND PARK ADD, PB "A" PG 6

DESCRIPTION: (as furnished)

Commence at the SW corner of Lot 17, Block D, DUNNS HIGHLAND PARK ADDITION, according to the plat thereof recorded in Plat Book A, Page 6 of the Public Records of Marion County, Florida, thence N 00°30'56" W. along West boundary of Lots 17 and 4 of said Block D and continuing along a projection Northerly thereof, 452.73' to a point 30' South of and at right angles to the center line of East Third Street, thence N 89°59'30" E. parallel with said centerline 300 feet for P.O.B., thence N 89°59'30" E. parallel with said centerline, 75 feet; thence S 00°30'56" E. parallel with said West boundary 100 feet; thence S 89°59'30" W, parallel with said centerline 75 feet; thence N 00°30'56" W, parallel with said West boundary 100 feet to the Point of Beginning.

P.O.C. @ SW CORNER LOT 17, BLOCK "D"
 DUNNS HIGHLAND PARK ADDITION
 PLAT BOOK "A" PAGE 6
 REC. C.M. NO. 57.

FISCHER-EVANS & ASSOC., INC. — LAND SURVEYORS

LEGEND

P	= PLAT	REC.	= RECOVERED
F	= FIELD	B.M.	= BENCH MARK
R	= RADIUS	P.P.	= POWER POLE
RAD.	= RADIAL	N.R.	= NON-RADIAL
TYP.	= TYPICAL	S/W	= SIDEWALK
UTIL.	= UTILITY	WD.FC.	= WOOD FENCE
I.P.	= IRON PIPE	CALC.	= CALCULATED



NOTES

1. THIS SURVEY NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. CERTIFICATE OF AUTHORIZATION NUMBER L.B. NO. 6775
3. TYPE SURVEY: BOUNDARY
4. UNLESS EMBOSSED WITH SURVEYOR'S SEAL, THIS SURVEY IS NOT VALID AND IS PRESENTED FOR INFORMATIONAL PURPOSES ONLY.

FIELD BOOK 51 PAGE 67408



ACCOUNT NUMBER	EX-TYPE	ESCROW	MARKET VALUE	EXEMPTIONS	TAXABLE VALUE	MILL CD
R2837-003-001 2023			169,561	* SEE BELOW *	* SEE BELOW *	1001

ALIOTO FRANK J TR
 ALIOTO MARION TR
 1248 SE 3RD ST
 Ocala FL 34471-2418

SEC 17 TWP 15 RGE 22 PLAT BOOK A
 PAGE 006 DUNNS HIGHLAND PARK ADD
 Ocala COM AT SW COR LOT 17 BLK D
 N 0-30-56 W 452.73 FT N 89-59-30
 E 300.00 FT FOR POB N 89-59-30 E
 75.00 FT S 0-30-56 E 100.00
 Acres: .1700
 1248 SE 3RD ST Ocala

Scan with your smartphone



TAXES BECOME DELINQUENT APRIL 1st		AD VALOREM TAXES				
TAXING AUTHORITY		MILLAGE	ASSESSED	EXEMPTION	TAXABLE	TAXES LEVIED
COUNTY	GENERAL COUNTY	3.3500	86,559	50,000	36,559	122.47
	FINE & FORFEITURE	.8300	86,559	50,000	36,559	30.34
	COUNTY HEALTH	.1100	86,559	50,000	36,559	4.02
SCHOOL	SCHOOL R:L.E.	3.1910	86,559	25,000	61,559	196.43
	SCHOOL VOTE	1.0000	86,559	25,000	61,559	61.56
	SCHOOL DISCRETIONARY	.7480	86,559	25,000	61,559	46.05
	SCHOOL CAPITAL IMPR	1.5000	86,559	25,000	61,559	92.34
WATER MUNIC	ST JOHNS MANAGEMENT DIST	.1793	86,559	50,000	36,559	6.56
	OCALA BASIC	6.6177	86,559	50,000	36,559	241.94
EXEMPTION: HOMESTD			25,000			
ADDL HX			25,000			
TOTAL MILLAGE		17.5260	AD VALOREM TAXES			801.71

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	PURPOSE	RATE/BASIS	AMOUNT
X901	OCALA FIRE	SF/DUP/MH	313.20
		PER ASMT UNIT	313.20
		NON AD VALOREM ASSESSMENTS:	313.20

(See Boxes Below for Payment DISCOUNT If Paid By...)						COMBINED TAXES AND ASSESSMENTS Due By March	1,114.91
NOV 30 2023	DEC 31 2023	JAN 31 2024	FEB 29 2024	MAR 31 2024	PastDue Apr 1		
1,070.31	1,081.46	1,092.61	1,103.76	1,114.91	1,148.36		

SEE REVERSE SIDE FOR INSTRUCTIONS PLEASE DETACH AND RETURN BOTTOM PORTION WITH YOUR PAYMENT



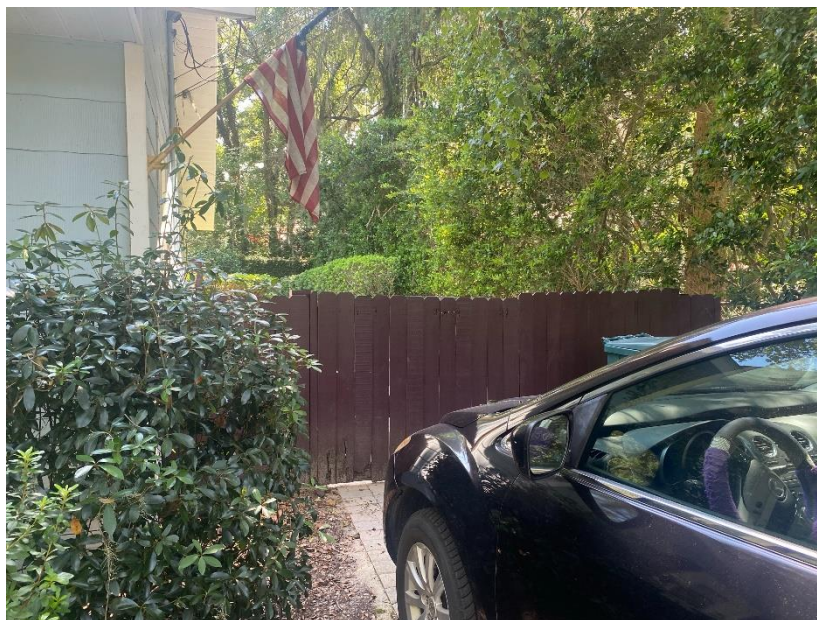
1248 SE 3rd Street, facing south onto subject property.



Eastern side yard and view of wooden gate to be replaced, facing south onto subject property.



Western side yard and view of wooden gate to be replaced, facing south onto subject property.



Details and condition of the wooden gates to be replaced.

✓ 12/88 (old parcel #) new parcel # 7/89

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. (52486) 2837- (A)
Survey Date 8303 820 = = 003-001
905 = =

Site Name _____
Address of Site: 1248 S.E. 3rd St.
Instruction for locating 1248 S.E. 3rd St. 813 = =
Ocala, Fla. 32671 868 = =
Location: ^{DYNAL'S} HIGHLAND PARK AD, Ocala, 0.17 acres Com. at SW Cor. Lot 17
subdivision name block no. lot no. 808 = =
County: Marion
Owner of Site: Name: Bedwell, L.P. (LAURLIN)
Address: 34 Winged Foot Ct. 902 = =
Dover, Delaware 19901 832 = =
Type of Ownership Private 848 = = Recording Date _____
Recorder: Tate, Susan (Preservation Architect)
Name & Title: _____
Address: University of Florida - College of Architecture 818 = =
Gainesville, Fla. 32611 838 = =
Condition of Site: Integrity of Site: Original Use Residence
Present Use Residence 850 = =
Check One Check One or More
 Excellent 863 = = Altered 858 = =
 Good 863 = = Unaltered 858 = =
 Fair 863 = = Original Site 858 = =
 Deteriorated 863 = = Restored () (Date: X) 858 = =
 Moved () (Date: X) 858 = =
916 = =

NR Classification Category: Building
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 = =

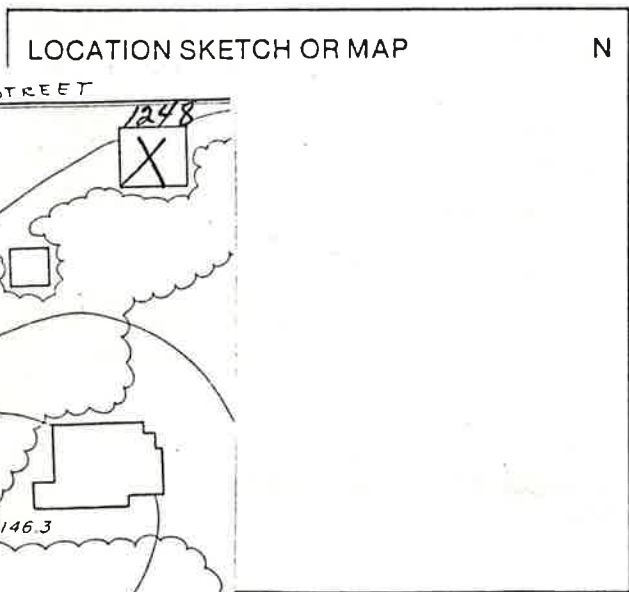
Significance:
This is a small frame vernacular residence It is in Highland Park Ad platted in 1885. According to the Property Record Cards at the Tax Assessor's Office it was built in 1953.

83 N 41 W 030
1347
1634

911 = =

Bk. D. N. 0° 30' 56" W. 100.00' S. 89° 59' 30" N. 89° 59' 30" W. 75.00' N. 0° 30' 56" W. 100.00' E. 100.00' S. 89° 59' 30" N. 89° 59' 30" E. 300.00' for POB, N. 89° 59' 30" E. 75.00' S.

ARCHITECT _____ 872 = =
 BUILDER _____ 874 = =
 STYLE AND/OR PERIOD _____ Frame vernacular 964 = =
 PLAN TYPE _____ Rectangular 966 = =
 EXTERIOR FABRIC(S) _____ Asbestos shingle 854 = =
 STRUCTURAL SYSTEM(S) _____ Wood frame 856 = =
 PORCHES _____ 942 = =
 FOUNDATION: _____ Continuous 942 = =
 ROOF TYPE: _____ Gable 942 = =
 SECONDARY ROOF STRUCTURE(S): _____ 942 = =
 CHIMNEY LOCATION: _____ 942 = =
 WINDOW TYPE: _____ Aluminum awning 942 = =
 CHIMNEY: _____ 882 = =
 ROOF SURFACING: _____ Asbestos shingles 882 = =
 ORNAMENT EXTERIOR: _____ 882 = =
 NO. OF CHIMNEYS _____ 952 = = NO. OF STORIES _____ One 950 = =
 NO. OF DORMERS _____ 954 = =
 Map Reference (incl. scale & date) _____ 809 = =
 Latitude and Longitude: _____ 800 = =
 Site Size (Approx. Acreage of Property): _____ 833 = =



Township	Range	Section
15S	22E	SE1/4 17

812 = =

UTM Coordinates:



Records Numbers
83N41#11(8,9)



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2024-2132

Agenda Item #: d.

Case File #234; COA24-45787 - Columns

Petitioner: Jane Cosand

Property Owner: Jane Cosand

Project Planner: Breah Miller, Planner II

Applicant Request: Replacement of wood columns with FRP composite columns.



Staff Report

Case #234

COA24-45787

Ocala Historic Preservation Advisory Board: September 5, 2024

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

Parcel Information

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

Background:

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

Applicant Request:

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

Staff Analysis

Certificate of Appropriateness Criteria for Decisions (Section 94-82(g)):

The Code states that the Board may issue a certificate of appropriateness for the reconstruction, alteration, new construction, non-permanent structures, demolition, partial demolition, or removal of any building or structure within a locally designated historic district or any designated local landmark, or any other activity for which a CA is required, if such action is not deemed contrary to the purposes of historic preservation and to the special character of districts, sites and resources as designated specifically. The board's decisions will be based on the Secretary of the Interior's Standards, the city's Historic Preservation Design Guidelines, this chapter, and the following criteria:

1. Exterior alterations shall not diminish the architectural quality or historical character of the building or the building site.

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

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

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

Not Applicable; the request does not identify sandblasting of any materials.

3. Only through very controlled conditions can most historic building material be abrasively cleaned of soil or paint without measurable damage to the surface or profile of the substrate. Decisions regarding the proper cleaning process for historic structures can be made only after careful analysis of the building fabric, and testing. Generally, wet abrasive cleaning of a historic structure should be conducted within the range of 20 to 100 psi at a range of three to 12 inches.

Not Applicable; the request does not identify any abrasive cleaning.

4. Landscaping, signs, parking and site development should be sensitive to the individual building and should be visually compatible with the buildings and environment with which they are visually related.

Not Applicable; the request does not include any alteration or additional landscaping, signs, parking, or site development.

5. New construction shall be visually compatible with the buildings and environment with which the new construction is visually related. When an application involves new construction, the applicant may present conceptual plans to the board for review and comment before the application for a certificate of appropriateness is submitted and before construction drawings of the project are prepared. Aspects to be considered include:

- a. The height, volume, proportion between width and height of the facades, the proportions and relationship between doors and windows, the rhythm of solids and voids created by openings in the facades, the materials used in the facades, the texture inherent in the facades, the colors, pattern and trim used in the facades, and the design of the roof.

Not Applicable, all alterations will be the same size as the existing.

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

Not Applicable, the proposed alterations will not affect the existing rhythm.

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

Not Applicable; the request does not include any proposed landscaping.

- d. Proportions of existing facades which are visually related shall be maintained when neighboring buildings have a dominant horizontal or vertical expression, that expression should be carried over in the new facade.

Not Applicable; the proposed alterations will not impact the existing façade expression.

- e. Architectural details should be incorporated as necessary to relate the new with the old and to preserve and enhance the inherent architectural characteristics of the area.

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

- f. Accessory structures shall be compatible with the scale, shape, roof form, materials, and detailing of the main structure to protect the historic integrity of the neighborhood. The accessory structure shall not exceed the maximum height allowed by the applicable zoning or the height of the existing primary structure.

Not Applicable; the request does not include any proposed accessory structures.

The Secretary of the Interior Standards; Building Site (page 137)

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

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

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

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

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

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

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

Staff Recommendation: Approval



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

Case File # 234
 COA 24-45787
 Meeting Date: 9-1-24
 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 #:		Property Address:	520 SE WENONA AVE
Owner:	JANE CASANO	Owner Address:	520 SE WENONA AVE
Owner Phone #:	352-8047144	Owner Email:	JANECASANO@gmail.com
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 type="checkbox"/> Reroof	<input type="checkbox"/> Fence
	<input checked="" 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.ocalafll.org

Case File # 034
 COA 24-45787
 Meeting Date: 9-1-24
 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.

Replace columns on back porch as the wood ones I have keep rotting and I have to continually replace them. They are not original to the house as the porch was an addition.

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:

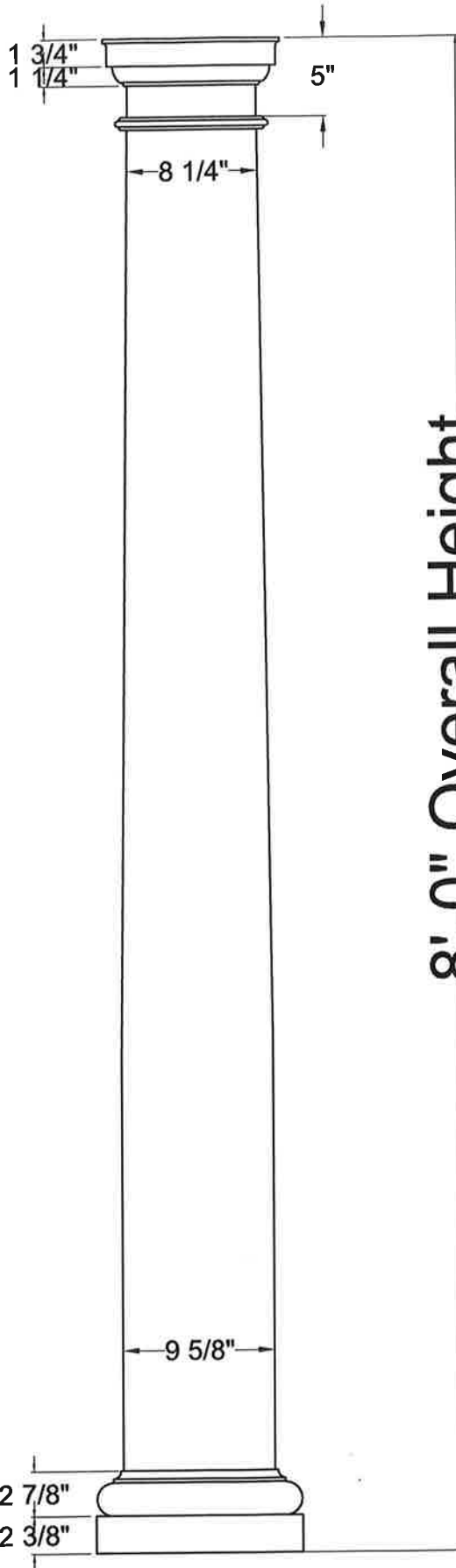
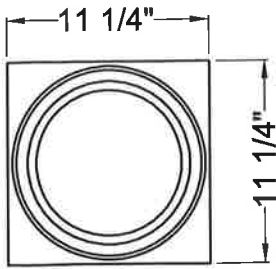
Please refer to submitted spec sheets.



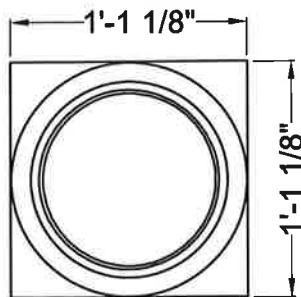
Applicant Signature

7-1-24

Date



8'-0" Overall Height



Chadsworth's 1.800.COLUMNNS
 420A Raleigh Street
 Wilmington, NC 28412
 P. 800.486.2118
 F. 910.763.3191
 sales@columns.com
 www.columns.com

All information contained in this drawing is property of Chadsworth Incorporated. Distribution or replication in part or as a whole without written consent is not permissible.

Design #600-5
10" x 8'-0"
FRP
Column

Customer/Project:

-

Dwg Name:

-

Quantity:

(-)

Column Material:

FRP composite

Capital Material:

polyurethane

Base Material:

polyurethane

Plan Shape:

A (Full round)

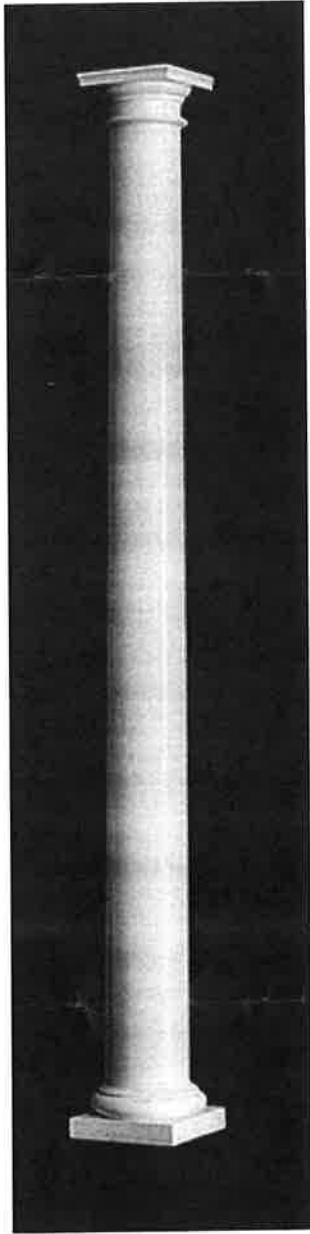
Drawing Scale:

NTS

Sheet:

1 of 1

Customer Signature _____ Date: _____





CHADSWORTH COLUMNS



MATERIAL SAFETY DATA SHEET

POLYSTONE® COLUMN DUST

Section I. General Information

Date of Issue: 05/01/00

Manufacturer's Name & Address:

Chadsworth Incorporated
420A Raleigh Street
Wilmington, NC 28412

Emergency Phone Number:
(910) 763.7600

Chemical Name:
Fiberglass Reinforced Polyester Column Dust

Trade Name:
Chadsworth Incorporated PolyStone column

Section II. Material Identification & Hazard Components

Chemical Family:
Cured Thermoset Polyester Resin
Marble Dust
Glass Fiber

NOT HAZARDOUS UNDER CURRENT REGULATIONS

Section III. Physical/Chemical Characteristics

Boiling Point:
N/A Solid

Vapor Density, Vapor Pressure:
N/A

Specific Gravity:
>1.0

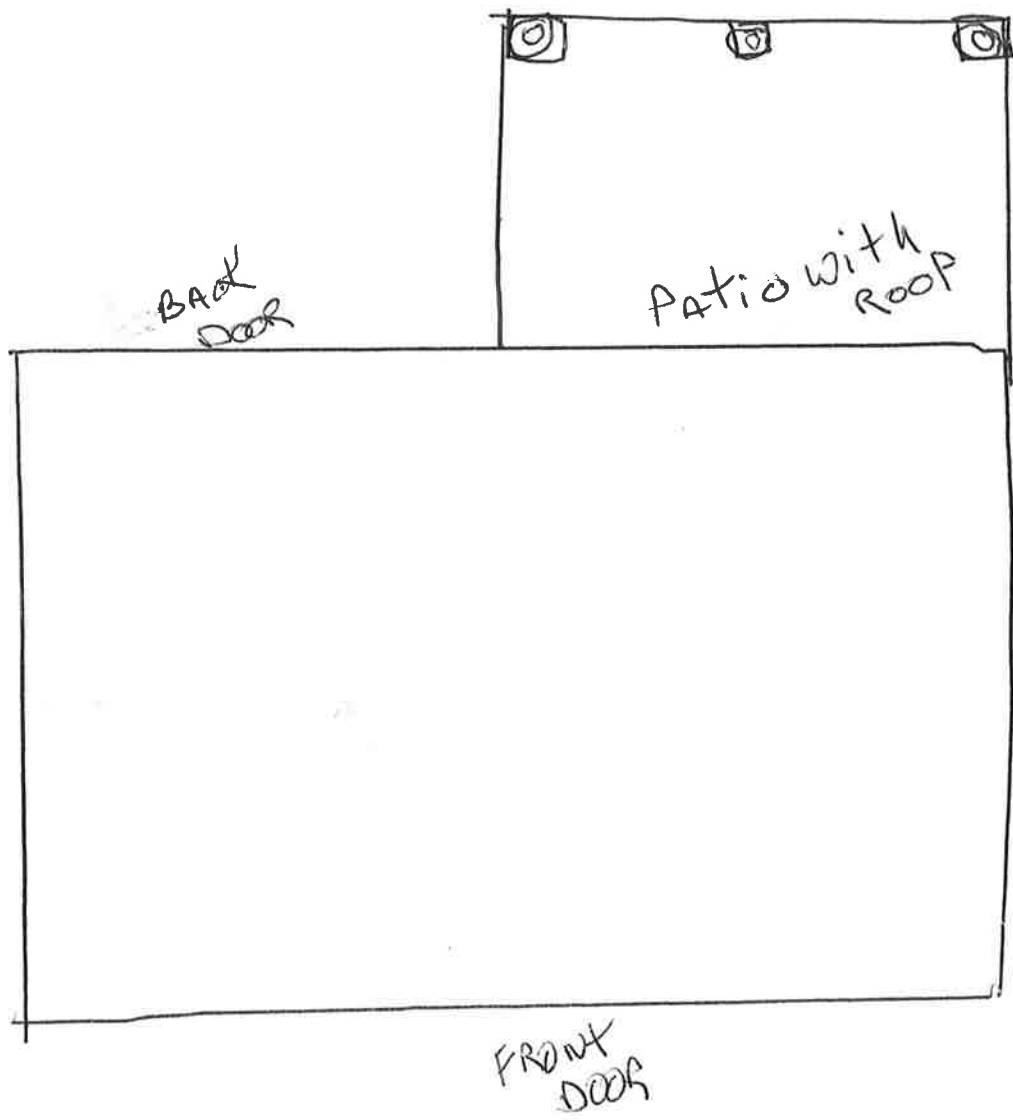
Appearance:
White Dust

Odor:
None

www.COLUMNS.com



6th STREET



520 WENONA AVE

Prepared by:
KIM PEAVY
AMERICAS TITLE CORPORATION
201 SOUTHWEST 2ND STREET # 101-A
Ocala, Florida 34471

File Number: 81-141190

General Warranty Deed

Made this February 27, 2015 A.D. By **GARY M. LEIST, INDIVIDUALLY AND AS TRUSTEE OF THE ALA H. LEIST TRUST DATED JUNE 18, 2009**, hereinafter called the grantor, to **JANE COSAND**, whose post office address is: 906 SE Fort King Street Ocala FL 34471, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Sixty Five Thousand dollars & no cents \$65,000.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Marion County, Florida, viz:

The East 150 feet of the South 107 feet of Lot 31, CALDWELL'S ADDITION TO OCALA, FLORIDA, otherwise described as 107 feet North and South by 150 feet East and West in the SE corner of said Lot 31, of CALDWELL'S ADDITION TO OCALA, FLORIDA, as per plat thereof recorded in Deed Book K, Page 741, and in Plat Book E, Page 4, in the Public Records of Marion County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 2820-031-008

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 said grantee that the 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; that the grantor hereby fully 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 accruing subsequent to December 31, 2015.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Printed Name: Kimberly W Peavy

[Signature]
Witness Printed Name: Donna Hightower

[Signature] (Seal)
GARY M. LEIST, INDIVIDUALLY AND AS TRUSTEE OF
THE ALA H. LEIST TRUST DATED JUNE 18, 2009
Address: 4200 SE 60th St.
Ocala FL 34480

Address: _____ (Seal)

State of Florida
County of Marion

The foregoing instrument was acknowledged before me this 27th day of February, 2015, by GARY M. LEIST, INDIVIDUALLY AND AS TRUSTEE OF THE ALA H. LEIST TRUST DATED JUNE 18, 2009, who is/are personally known to me or who has produced DL as identification.



[Signature]
Notary Public
Print Name: _____
My Commission Expires: _____

DEED Individual Warranty Deed With Non-Homestead-Legal on Face



520 SE Wenona Avenue, facing northwest on SE Wenona Avenue.



South elevation facing north on SE 6th Street.



The west and south elevation of porch and existing columns.



The replacement columns.

✓ 12/88

(old parcel#)
new parcel # 7/89 (A)

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. (51836) 2820-031-008
830 == Survey Date 8303 820 ==
905 ==

Site Name _____
Address of Site: 520 S.E. Wenona Ave.
Instruction for locating 520 S.E. Wenona Ave. 813 ==
Ocala, Fla. 32671 868 ==

Location: Caldwell's Ad Ocala E. 150' of S. 107' of Lot 31
subdivision name block no. lot no. 808 ==

County: Marion
Owner of Site: Name: Leist, Kenneth + AIA

Address: 520 S.E. Wenona Ave. 902 ==
Ocala, Fla. 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, Fla. 32611 838 ==

Condition of Site: Integrity of Site: Original Use Residence 850 ==

- | | | |
|--|--|---|
| <p>Check One</p> <p><input type="checkbox"/> Excellent 863 ==</p> <p><input checked="" type="checkbox"/> Good 863 ==</p> <p><input type="checkbox"/> Fair 863 ==</p> <p><input type="checkbox"/> Deteriorated 863 ==</p> | <p>Check One or More</p> <p><input checked="" type="checkbox"/> Altered 858 ==</p> <p><input type="checkbox"/> Unaltered 858 ==</p> <p><input checked="" type="checkbox"/> Original Site 858 ==</p> <p><input type="checkbox"/> Restored () (Date: X) 858 ==</p> <p><input type="checkbox"/> Moved () (Date: X) 858 ==</p> | <p>Present Use Residence 850 ==</p> <p>Dates: Beginning C+ 1943 844 ==</p> <p>Culture/Phase American 840 ==</p> <p>Period 20th Century 845 ==</p> |
|--|--|---|

NR Classification Category: Building 916 ==

- Threats to Site:
- | | |
|---|---|
| <p>Check One or More</p> <p><input checked="" type="checkbox"/> Zoning (X) 878 ==</p> <p><input checked="" type="checkbox"/> Development (X) 878 ==</p> <p><input type="checkbox"/> Deterioration (X) 878 ==</p> <p><input type="checkbox"/> Borrowing (X) 878 ==</p> <p><input type="checkbox"/> Other (See Remarks Below): 878 ==</p> | <p><input type="checkbox"/> Transportation (X) 878 ==</p> <p><input type="checkbox"/> Fill (X) 878 ==</p> <p><input type="checkbox"/> Dredge (X) 878 ==</p> |
|---|---|

Areas of Significance: _____ 910 ==

Significance:

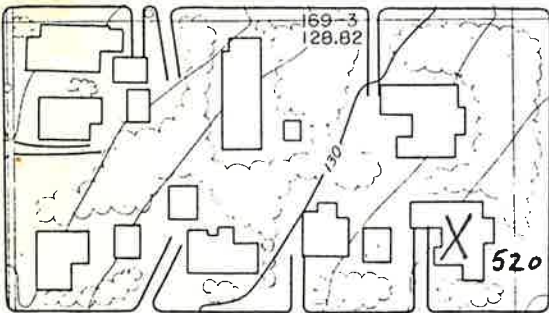
This is a typical small frame residence. It is in Caldwell's Ad Ocala platted in 1880 and was built in 1943 according to the Property Record Cards at the Tax Assessor's Office.

911 ==

ARCHITECT _____ 872 ==
 BUILDER _____ 874 ==
 STYLE AND/OR PERIOD Frame vernacular 964 ==
 PLAN TYPE Rectangular 966 ==
 EXTERIOR FABRIC(S) Wood siding 854 ==
 STRUCTURAL SYSTEM(S) Wood frame 856 ==
 PORCHES _____ 942 ==
 FOUNDATION: Masonry 942 ==
 ROOF TYPE: Gable 942 ==
 SECONDARY ROOF STRUCTURE(S): Gable 942 ==
 CHIMNEY LOCATION: Center ridge 942 ==
 WINDOW TYPE: 6/6 DHS 942 ==
 CHIMNEY: Brick 882 ==
 ROOF SURFACING: Hexagonal composition 882 ==
 ORNAMENT EXTERIOR: _____ 882 ==
 NO. OF CHIMNEYS One 952 == NO. OF STORIES One 950 ==
 NO. OF DORMERS _____ 954 ==
 Map Reference (incl. scale & date) _____ 809 ==
 Latitude and Longitude: _____ 800 ==
 Site Size (Approx. Acreage of Property): _____ 833 ==

LOCATION SKETCH OR MAP

S.E. 5th Street



S.E. 6th Street

Township	Range	Section
15S	22E	SW1/4 17

812 ==

UTM Coordinates:

Zone Easting Northing

890 ==

Photographic Records Numbers

83N 418#14 (17,18)

Contact Print

