



# Ocala Historic Preservation Advisory Board Agenda

## Tuesday, July 8, 2025

### 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  
Joshua DeMonte  
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

In memory of  
Ira Holmes  
Chairman Emeritus

### 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. Approval of Minutes
  - a. [March 6, 2025 Meeting Minutes](#)  
**Attachments:** [March 6, 2025 Meeting Minutes](#)
  - b. [April 3, 2025 Meeting Minutes](#)  
**Attachments:** [April 3, 2025 Meeting Minutes](#)
  - c. [May 1, 2025 Meeting Minutes](#)  
**Attachments:** [May 1, 2025 Meeting Minutes](#)  
[June 5, 2025 Meeting Minutes](#)  
**Attachments:** [June 5, 2025 Meeting Minutes](#)
4. Certificates of Appropriateness
  - a. [Case File # 353; COA25-0016; 815 SE 4th Street \(317 SE Wenona Avenue\) - Gate, Deck, Flower Box.](#)  
**Attachments:** [COA25-0016 Staff Report](#)  
[COA25-0016 Application](#)  
[COA25- 0016 Site Plan](#)  
[COA25-0016 Master Site File](#)
  - b. [Case File # 348; COA25-0020; 607 SE Wenona - Driveway, Sidewalk, Railing.](#)  
**Attachments:** [COA25-0020 Staff Report](#)  
[COA25-0020 Application](#)  
[COA25- 0020 Master Site File](#)
  - c. [Case File # 198; COA25-0021; 1203 SE 5th Street - Fencing.](#)  
**Attachments:** [COA25-0021 Staff Report](#)  
[COA25-0021 Application](#)  
[COA25-0021 Master Site File](#)
  - d. [Case File # 256; COA25-0022; 1244 SE 7th Street - Garage.](#)
  - e. [Case File # 54; COA25-0023; 1238 SE 5th Street- Windows.](#)  
**Attachments:** [COA25-0023 Staff Report](#)  
[COA25-0023 Application](#)  
[COA25-0023 Master Site File](#)



5. Affirmative Maintenance
6. Old Business
7. New Business
8. Public Comments
9. Board Comments
10. Next Meeting Date: August 7, 2025
11. Adjournment



# Ocala

## Legislation Text

110 SE Watula Avenue  
Ocala, FL 34471

[www.ocalafl.gov](http://www.ocalafl.gov)

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**File #:** 2025-1584

**Agenda Item #:** a.

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March 6, 2025 Meeting Minutes



# Ocala

110 SE Watula Avenue  
Ocala, FL 34471

## Historic Preservation Advisory Board Minutes

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Thursday, March 6, 2025

4:00 PM

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**1. Call To Order**

**a. Roll Call**

<b>Present</b>	Vice Chair Tom McCullough Carol Barber Holland Drake Melissa Townsend Chairperson Rick Hugli
<b>Absent</b>	Jane Cosand Noelle Smith
<b>Excused</b>	Joshua DeMonte

**2. Public Meeting Notice Acknowledgement**

The public notice for the Ocala Historic Preservation Advisory Board was posted on February 24, 2025.

**3. Review of January 2, 2025 Meeting Minutes**

**a.**

**Attachments:** [1-2-25 Meeting Minutes.pdf](#)

**RESULT:** APPROVED

**MOVER:** Melissa Townsend

**SECONDER:** Tom McCullough

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

**ABSENT:** Cosand, and Smith

**EXCUSED:** DeMonte

**4. Certificates of Appropriateness**

**a. Case File # 76; COA24- 0006; 726 SE 4th Street**

Replacement of the existing shingle roof with a Metal Sales brand Galvalume (41) classic rib metal roof.

**Attachments:** [COA24-0006 Staff Report](#)  
[COA24-0006 Application](#)  
[Master Site File](#)

Planner II Breah Miller provided a brief overview of COA24-0006 a request to replace

existing shingle roof with a Metal Sales brand Galvalume (41) classic rib metal roof.

Ronald Nix, 726 SE 4th Street, said he was only replacing the front porch, the bay window; and part of the roof.

Ms. Barber asked if he was going to replace the rest of the roof in the future. Mr. Nix replied no because the rest is in good condition.

Ms. Townsend asked the Board members to look at the color chart and suggested matte black would be a more appropriate color for the metal roof.

Motion to approve COA24-0006 for a matte black metal roof for the front porch and the bay window for the property at 726 SE 4th Street.

**RESULT:** APPROVED

**MOVER:** Holland Drake

**SECONDER:** Melissa Townsend

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

**ABSENT:** Cosand, and Smith

**EXCUSED:** DeMonte

**5. Affirmative Maintenance**

None.

**6. Public Comment**

None.

**7. Staff Comment**

a. Board Member Training

Growth Management Director Jeff Shrum reviewed the City Code Ordinances, Legislative and Quasi Judicial Hearings procedures.

Ms. Barber asked when are board discussions held. Mr. Shrum replied Board discussions are done under the Board Comments, but if a motion is made the public hearing is closed for discussion.

City Attorney William Sexton reviewed the Meeting Procedures, Ex Parte communications, conflict of interest and the Sunshine Law.

Ms. Barber inquired about for the procedure for tabled items. Mr. Shrum replied the date of the next meeting needs to be specified in the recommendations for tabled items.

**8. Board Comment**

None.

**9. Next Meeting Date: April 3, 2025**

**10. Adjournment**

The meeting adjourned at 5:13 pm.



# Ocala

## Legislation Text

110 SE Watula Avenue  
Ocala, FL 34471

[www.ocalafl.gov](http://www.ocalafl.gov)

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**File #:** 2025-1585

**Agenda Item #:** b.

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April 3, 2025 Meeting Minutes



# Ocala

110 SE Watula Avenue  
Ocala, FL 34471

## Historic Preservation Advisory Board Minutes

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Thursday, April 3, 2025

4:00 PM

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1. Call To Order

a. Roll Call

**Present** Vice Chair Tom McCullough  
Carol Barber  
Jane Cosand  
Joshua DeMonte  
Holland Drake  
Noelle Smith  
Chairperson Rick Hugli

**Excused** Melissa Townsend

2. Public Meeting Notice Acknowledgement

3. Review of February 6, 2025 Meeting Minutes

a.

**Attachments:** [February 10, 2025 Meeting Minutes.pdf](#)

**RESULT:** APPROVED

**MOVER:** Jane Cosand

**SECONDER:** Tom McCullough

**AYE:** Vice Chair McCullough, Barber, Cosand, DeMonte, Drake, Smith, and  
Chairperson Hugli

**EXCUSED:** Townsend

4. Certificates of Appropriateness

a. Case File # 328; COA25-0007; 1019 SE 3rd Street - Garage Door

**Attachments:** [COA25-0007 Staff Report](#)  
[COA25-0007 Application](#)  
[COA25-0007 Master Site File](#)

Planner II Breah Miller provided a brief overview of COA25-0007 a request to replace the existing garage door with a Carriage House styled garage door from the Courtyard Collection.

Motion to table COA25-0007 the owner was not present for the property at 1019 SE 3rd Street.

**RESULT:** TABLED

**MOVER:** Jane Cosand

**SECONDER:** Tom McCullough

**AYE:** Vice Chair McCullough, Barber, Cosand, DeMonte, Drake, Smith, and Chairperson Hugli

**EXCUSED:** Townsend

**b.** Case File # 365; COA25-0008; 514 SE 8th Street - Renovation

**Attachments:** [COA25-0008 Staff Report](#)  
[COA25-0008 Application](#)  
[COA25-0008 Material List](#)  
[COA25-0008 Master Site File](#)

Ms. Miller provided a brief overview of COA25-0008 a request to remove and replace the existing two-story addition in the rear of home and remove and replace the existing detached garage with an 874 square foot garage using similar materials.

Ms. Barber asked if the footprint of the proposed garage was the same as the existing garage. Ms. Miller responded the garage will be slightly larger and the measurements are in the staff report.

Roger Ogilvie, 514 SE 8th Street, Ocala, FL said he was available to answer any questions.

Motion to approve COA25-0008 for the property at 514 SE 8th Street.

**RESULT:** APPROVED

**MOVER:** Holland Drake

**SECONDER:** Carol Barber

**AYE:** Vice Chair McCullough, Barber, Cosand, DeMonte, Drake, Smith, and Chairperson Hugli

**EXCUSED:** Townsend

**c.** Case File # 134; COA25-0009; 715 SE Wenona Avenue - Garage

**Attachments:** [COA25- 0009 Staff Report](#)  
[COA25-0009 Application](#)  
[COA25-0009 Master Site File](#)

Ms. Miller provided a brief overview of COA25-0009 a request to demolish the existing detached garage and replace it with a 30-foot by 70-foot metal garage.

Ms. Barber asked what makes the request not appropriate. Ms. Miller responded it would be considered a new construction and would have to be like or similar material.

Mr. Drake asked if the structure can be seen from the street. Ms. Miller replied no it can not be seen from the street.

Trey Patterson, 715 SE Wenona Avenue, Ocala, FL, said the structure is a dilapidated



and can not be seen from the road.

Ms. Cosand asked if it is a pre-constructed building. Mr. Patterson replied it is a steel building with steel siding.

Mr. McCullough asked if the original siding was going to match the new structure. Mr. Patterson replied it will horizontal siding and the color will match the house.

Mr. Drake asked if there was a picture of the metal siding. Mr. Patterson replied the siding will be the same material like the roof.

Ms. Cosand said the Board has never approved a big metal building.

Ms. Miller gave an overview of the staff report for Certificate of Appropriateness for Decisions (Section 94-82(g) and based on findings of fact, staff recommends: Not Appropriate for COA25-0009.

Motion to Table COA25-0009 until the owner comes back with a picture of the siding.

**RESULT:** TABLED

**MOVER:** Holland Drake

**SECONDER:** Jane Cosand

**AYE:** Vice Chair McCullough, Barber, Cosand, DeMonte, Drake, Smith, and Chairperson Hugli

**EXCUSED:** Townsend

d. Case File # 366; COA25-0010; 825 SE 8th Street - Roof

**Attachments:** [COA25-0010 Staff Report](#)  
[COA25-0010 Application](#)  
[COA25-0010 Master Site File](#)

Ms. Miller provided a brief overview of COA25-0010 a request to replace existing shingle roof with Metal Sales Galvalume (41), classic rib metal roof.

Ms. Cosand asked about the original shingles. Ms. Miller replied the original shingles were asbestos shingles.

Motion to table COA25-0010, applicant was not present.

**RESULT:** TABLED

**MOVER:** Tom McCullough

**SECONDER:** Jane Cosand

**AYE:** Vice Chair McCullough, Barber, Cosand, DeMonte, Drake, Smith, and Chairperson Hugli

**EXCUSED:** Townsend

- e. Case File # 353; COA25-0011; 815 SE 4th Street (317 SE Wenona Avenue) - Fence and Gate

**Attachments:**    [COA25-0011 Staff Report](#)  
                              [COA25-0011 Application](#)  
                              [COA25-0011 Plans](#)  
                              [COA25-0011 Master Site File](#)

Ms. Miller provided a brief overview of COA25-0011 a request to add a 75-foot wide by 6-foot tall wood fence with a 4-foot tall gate.

Motion to approve COA25-0011 for the property at 825 SE 8th Street.

**RESULT:**            APPROVED

**MOVER:**            Jane Cosand

**SECONDER:**       Carol Barber

**AYE:**                Vice Chair McCullough, Barber, Cosand, DeMonte, Drake, Smith, and  
                              Chairperson Hugli

**EXCUSED:**        Townsend

**5.     Affirmative Maintenance**

None.

**6.     Public Comment**

None.

**7.     Staff Comment**

Planning Director Aubrey Hale said the applicant does not have to be present to make an action on a item. The applicant can sit down when the Board is done with the questions.

Mr. McCullough said he was under the impression that the owner had to be present. Mr. Hale replied if you have enough information about the case the board can make the approval or denial.

**8.     Board Comment**

None.

**9.     Next Meeting Date: May 1, 2025**

**10.    Adjournment**

The meeting adjourned at 4:47 pm.



# Ocala

## Legislation Text

110 SE Watula Avenue  
Ocala, FL 34471

[www.ocalafl.gov](http://www.ocalafl.gov)

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**File #:** 2025-1586

**Agenda Item #:** c.

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May 1, 2025 Meeting Minutes



# Ocala

110 SE Watula Avenue  
Ocala, FL 34471

## Historic Preservation Advisory Board Minutes

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Thursday, May 1, 2025

4:00 PM

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**1. Call To Order**

**a. Roll Call**

<b>Present</b>	Vice Chair Tom McCullough Jane Cosand Joshua DeMonte Melissa Townsend Rick Hugli
<b>Absent</b>	Noelle Smith
<b>Excused</b>	Carol Barber Holland Drake

**2. Public Meeting Notice Acknowledgement**

The public notice for the Ocala Historic Preservation Advisory Board was posted on April 24, 2025.

**3. Review of February 6, 2025 Meeting Minutes**

**a.**

**Attachments:** [February 6, 2025 Meeting Minutes.pdf](#)

**RESULT:** APPROVED

**MOVER:** Tom McCullough

**SECONDER:** Jane Cosand

**AYE:** Vice Chair McCullough, Cosand, DeMonte, and Townsend

**ABSENT:** Smith

**EXCUSED:** Barber, and Drake

**4. Certificates of Appropriateness**

**a. Case File # 366; COA25-0010; 825 SE 8th Street - Roof**

**Attachments:** [COA25-0010 Staff Report](#)  
[COA25-0010 Application](#)  
[COA25-0010 Master Site File](#)

Planner II, Breah Miller provided a brief overview of COA25-0010, a request to replace existing shingle roof with a dark gray or charcoal colored metal roof.

Ms. Cosand asked if the applicant has any inclination to going back to asphalt. Breah

replied stating the applicant prefers something less shinier and the applicant is present for any other further questions.

Kristina Donohue, 825 SE 8th Street, said she's been in the house for 10 years and knows she needs a new roof. She would like a roof that could withstand storms and be pleasing to the neighborhood.

Ms. Cosand asked the applicant if she would be interested in asphalt roofing again. Ms. Donohue replied stating she prefers metal because it can withstand wind damage and is on a limited income and would like something that could withstand. Ms. Donohue also asked what is the concern. Ms. Cosand replied she is not sure if it would look historically appropriate according to The Secretary of Interior Standard. Kristina asked if there were guidelines that could be provided. Breah provided the recommended standards for roof replacement within the historic district.

Motion to deny COA25-0010 to replace existing shingle roof with a dark grey or charcoal colored metal roof.

**RESULT:** DENIED

**MOVER:** Jane Cosand

**SECONDER:** Melissa Townsend

**NAY:** Vice Chair McCullough, Cosand, DeMonte, Townsend, and Hugli

**ABSENT:** Smith

**EXCUSED:** Barber, and Drake

**b.** Case File # 23; COA25-0012; 726 SE 3rd Street) - Fence

**Attachments:** [COA25-0012 Staff Report](#)  
[COA25-0012 Application](#)  
[COA25-0012 Master Site File](#)

Planner II, Breah Miller provided a brief overview of COA25-0012, a request to allow a portion of an existing wood fence to remain at 8 feet in height.

Ms. Cosand asked how the height of the fence reduces water run off. Ms. Townsend replied stating the water that runs off the roof hits the fence and blocks it from the neighbors.

Motion to approve CAO25-0012 for property at 726 SE 3rd Street.

**RESULT:** APPROVED

**MOVER:** Melissa Townsend

**SECONDER:** Jane Cosand

**AYE:** Vice Chair McCullough, Cosand, DeMonte, Townsend, and Hugli

**ABSENT:** Smith

**EXCUSED:** Barber, and Drake

- c. Case File # 134; COA25-0013; 715 SE Wenona Avenue - Gutters, Windows, Porch, Sidewalk

**Attachments:** [COA25- 0013 Staff Report](#)  
[COA25-0013 Application](#)  
[COA25-0013 Master Site File](#)

Planner II, Breah Miller provided a brief overview of COA25-0013, a request to add Chicago style brick overlay on existing porch and walkway. Also replace existing windows with JELD-WEN Premium single hung windows and well as install K-style window gutters on existing residence.

Mr. DeMonte asked if there were any specifics on the windows. Breah replied stating the OG profile the minimum 1 3/4 inch depth and the applicant will be using the option with 7/8 inch.

Mr. DeMonte stated the board has only approved windows with thicker depth. Breah replied 7/8 inch is the most depth for that type of window.

Trey Patterson, 715 SE Wenona Avenue stated the original wood windows has the glazing on the mutton and they only come out 3/4 inch. The new model will protrude further than 7/8 inch.

Motion to approve COA25-0013.

**RESULT:** APPROVED

**MOVER:** Joshua DeMonte

**SECONDER:** Tom McCullough

**AYE:** Vice Chair McCullough, Cosand, DeMonte, Townsend, and Hugli

**ABSENT:** Smith

**EXCUSED:** Barber, and Drake

**5. Affirmative Maintenance**

None.

**6. Public Comments**

None.

**7. Staff Comments**

Planner II, Breah Miller stated the applicant from 715 SE Wenona Ave withdrew his application for the garage.

Chief Planning Official, Endira Madraveren stated the board is in need of an architect. Please send all eligible applicants to Breah.

**8. Board Comments**

None.

**9. Next Meeting Date: June 5, 2025****10. Adjournment**

The meeting adjourned at 4:27 pm.



# Ocala

## Legislation Text

110 SE Watula Avenue  
Ocala, FL 34471

[www.ocalafl.gov](http://www.ocalafl.gov)

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**File #:** 2025-1587

**Agenda Item #:**

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June 5, 2025 Meeting Minutes





# Ocala

## Historic Preservation Advisory Board

### Minutes

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**Thursday, June 5, 2025**

**4:00 PM**

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1. Call To Order

a. Roll Call

**Present**

Vice Chair Tom McCullough  
Jane Cosand  
Joshua DeMonte  
Noelle Smith  
Melissa Townsend  
Rick Hugli

**Excused**

Carol Barber  
Holland Drake

2. Public Meeting Notice Acknowledgement

The public notice for the Ocala Historic Preservation Advisory Board was posted on May 27, 2025.

3. Election of Officers

a. Chairman

Ms. Cosand nominated Mr. McCullough for Chairman of Ocala Historic Preservation Board.

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

**RESULT:** APPROVED

**MOVER:** Jane Cosand

**SECONDER:** Rick Hugli

**AYE:** Vice Chair McCullough, Cosand, DeMonte, Smith, Townsend, and Hugli

**EXCUSED:** Barber, and Drake

b. Vice Chairman

Ms. Cosand nominated Ms. Townsend for Vice Chairman of Ocala Historic Preservation Board.

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

**RESULT:** APPROVED

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**MOVER:** Jane Cosand

**SECONDER:** Joshua DeMonte

**AYE:** Vice Chair McCullough, Cosand, DeMonte, Smith, Townsend, and Hugli

**EXCUSED:** Barber, and Drake

4. Approval of Minutes

a.

**Attachments:** [March 6, 2025 Meeting Minutes](#)

Mr. Hugli made a motion to table minutes for March 6, 2025 due to him not showing present.

**RESULT:** APPROVED AS AMENDED

**MOVER:** Jane Cosand

**SECONDER:** Tom McCullough

**AYE:** Vice Chair McCullough, Cosand, DeMonte, Smith, Townsend, and Hugli

**EXCUSED:** Barber, and Drake

5. Certificates of Appropriateness

a. Case File # 53; COA25-0017; 605 SE Sanchez Avenue - Fence and Landscaping

**Attachments:** [COA25-0017 Staff Report](#)  
[COA25-0017 Application](#)  
[COA25-0017 Master Site File](#)

Planner II, Breah Miller provided a brief overview of COA25-0017 a request to addition of a 4 foot fence black aluminum fence with a gate, a 6 foot natural wood fence and installation of landscaping a granite.

Mr. Demonte asked if the applicant needed to submit another application for a driveway. Breah replied stating the board has option to approve with a condition.

Tim Creely, 605 SE Sanchez Avenue, stated he assumed as long as no structures were out up, landscaping was ok. Replaced weeds with peanut grass with mulch for the grass to take. Rock was placed because there was no grass and was trying to maintain the yard appropriately.

Ms. Cosand asked if the applicant would object to removing the gravel and replacing it with mulch and plants. Mr. Creely replied he would prefer not to because the cars tend to wear that area out. Ms Cosand replied it seems like the gravel is extending the gravel. Mr. Creely replied his driveway was never big enough.

Ms. Townsend asked if the right side of the driveway is used for turning around. Mr.

Creely replied yes. Ms. Townsend asked if the house was 3 units. Mr. McCrally responded yes.

Ms. Cosand asked if there is any plan to put border around the gravel. Mr. Creely replied there is already a boarder.

Motion to approve COA25-0017 with modification to screen as much as possible with higher vegetation between 2-3 ft in height to give a visual break from the rock, and as long as there is a type of boarder and approve the fencing but not to exceed the front facade of the home on the west side.

**RESULT:** APPROVED

**MOVER:** Melissa Townsend

**SECONDER:** Joshua DeMonte

**AYE:** Vice Chair McCullough, Cosand, DeMonte, Smith, Townsend, and Hugli

**EXCUSED:** Barber, and Drake

- b. Case File # 160; COA25-0019; 406 SE 3rd Street - Fence and Gate

**Attachments:** [COA25-0019 Staff Report](#)  
[COA25-0019 Application](#)  
[COA25-0019 Master Site File](#)

Planner II, Breah Miller provided a brief overview of COA25-0019 a request an addition of a 54-inch black aluminum fence with a gate to replace an existing gate from the side and rear yard.

Ms. Townsend asked if there was any concern about the height. Breah replied it is 54 inches tall to its entirety and once the fence is placed it will not be any taller than the 4 feet.

Motion to approve COA25-0019 with conditions once installed it does not exceed 4 feet in height.

**RESULT:** APPROVED

**MOVER:** Melissa Townsend

**SECONDER:** Jane Cosand

**AYE:** Vice Chair McCullough, Cosand, DeMonte, Smith, Townsend, and Hugli

**EXCUSED:** Barber, and Drake

- c. Case File # 23; COA25-0018; 726 SE 3rd Street - Driveway

Planner II, Breah Miller asked the board to table COA25-0018 until requirements for pulling a right of way permit for a right of way that does not exist.

Motion to table COA25-0018.

**RESULT:** TABLED

**MOVER:** Melissa Townsend

**SECONDER:** Rick Hugli

**AYE:** Vice Chair McCullough, Cosand, DeMonte, Smith, Townsend, and Hugli

**EXCUSED:** Barber, and Drake

5. Affirmative Maintenance

None.

7. Public Comments

None.

8. Staff Comments

Planner II, Breah Miller let the board know there were alternative dates sent out for the next meeting. The board agreed for the next meeting to be on Tuesday, July 8th 2025.

Assistant City Attorney, Jared Gainey reiterated to close public comments and avoid the back and forth between the applicant and the board.

9. Board Comments

None.

10. Next Meeting Date: July 3, 2025

11. Adjournment

The meeting adjourned at 4:39 pm.



# Ocala

## Legislation Text

110 SE Watula Avenue  
Ocala, FL 34471

[www.ocalafl.gov](http://www.ocalafl.gov)

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**File #:** 2025-1544

**Agenda Item #:** a.

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Case File # 353; COA25-0016; 815 SE 4<sup>th</sup> Street (317 SE Wenona Avenue) - Gate, Deck, Flower Box.

Petitioner: Beatrice Katsereles

Agent: N/A

Planner: Breah Miller, Planner II  
[bmiller@ocalafl.gov](mailto:bmiller@ocalafl.gov)

A request to add a concrete block flower box, an 8.4-foot by 22-foot wood deck, and a decorative, black, metal gate between two brick pillars.

*Recommended Action: Appropriate*



## Staff Report

Case #353

COA25-0016

Ocala Historic Preservation Advisory Board: July 8, 2025

**Petitioner/Property Owner:** Beatrice Katsereles

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

**Applicant Request:** Add a concrete block flower box, an 8.4-foot by 22-foot wood deck, and a decorative, black, metal gate between two brick pillars.

### **Parcel Information**

Acres:  $\pm 0.38$  acres  
Parcel(s) #: 2820-037-006  
Location: 815 SE 4<sup>th</sup> Street  
Future Land Use: Neighborhood  
Zoning District: R-3, Multi-Family Residential  
Existing Use: Single-Family Residence

### **Background:**

The home was constructed in 1918 using a Victorian Frame Vernacular/Classic Carpenter building style. The home is a contributing structure to the Ocala Historic District. This site is in the process of completing a restoration master plan which included foundation, roofing, porch modifications, landscaping, garage addition, and the completion of an accessory dwelling. The final steps of the master plan involve installation of the internal jacuzzi and construction of a detached garage. The jacuzzi installation is on hold due to the home not having the correct plumbing. The detached garage is in the final stages of construction.

### **Applicant Request:**

The applicant is requesting to add a concrete block flower box, an 8.4-foot by 22-foot wood deck and a 4-foot-tall, decorative, black, metal gate between two brick pillars connecting the detached garage and rear yard cottage with access to SE 4th Street.

### **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 decking and flower box alterations are internal to the site and cannot be seen from SE 4<sup>th</sup> Street. The proposed deck will be located between two structures, creating connectivity between the existing accessory structures on the property. The deck will incorporate the same railings found on all existing structures on the property and the flower box will incorporate the same concrete block and brick material used throughout the site.*

*The proposed decorative gate and brick pillars match the existing gates and pillars which were previously approved. The exterior alterations will not diminish the architectural quality or historical character of the building or the building site.*

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

*The request does not propose any abrasive cleaning.*

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

*The proposed alterations will connect the existing accessory structures creating a comprehensive design for the property. The only elements of this proposal visible from SE 4<sup>th</sup> Street will be the decorative gate and brick pillars, which are designed to be consistent with those already approved on the property. All proposed materials will match the existing materials on site and all alterations will meet the required setbacks for the site. The decking will be flush with the detached garage and setback 5-feet from the rear property line. The steps will extend 2-feet from the deck on the east elevation and will be at least 3-feet from the rear property line. All other alterations are internal to the site.*

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

*The proposed work is accessory in nature and intended to enhance the aesthetic of the property. The proposed decking and flower box alterations are internal to the site and cannot be seen from SE 4<sup>th</sup> Street. The proposed decorative gate and brick pillars match the existing gates and pillars previously approved on the property. The exterior alterations will be visually compatible with the existing buildings and environment.*

**Staff Recommendation: Appropriate**







City of Ocala  
Growth Management Department  
201 S.E. 3<sup>rd</sup> Street, 2<sup>nd</sup> Floor  
352-629-8421 | [www.ocalafl.org](http://www.ocalafl.org)

Case File # 353  
COA 25-0016  
Meeting Date: 6-5-25  
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.

- ~~1) RETAINING WALL @ THE APPROVED 6 FT WOODEN FENCE INSTALLATION = (ENG DRAWINGS + PERMIT ON FILE)~~
- 2) DECK @ (815-COTTAGE) FRONT AREA + BACK WALL OF GARAGE - 8.4 X 22 FEET WITH MATCHING RAILS AND DECK OF 815 COTTAGE - GREY DECK - WHITE RAILS - TERRAZZO RAIL + STAIRS
- 3) CINDER BLOCK FLOWER BOX @ 815 BACKYARD (EXTERIOR = STUCCO) 10' X 13' - 3' WIDE - 2' TALL, GRAY BRICK TOP ROW FRAMED W/ RED BRICKS. (36 INCH WIDE) (2 FEET WIDE) RT SIDE ENTRANCE
- 3) 5" BLACK METAL GATE + 2 BRICK PILLARS OF COTTAGE

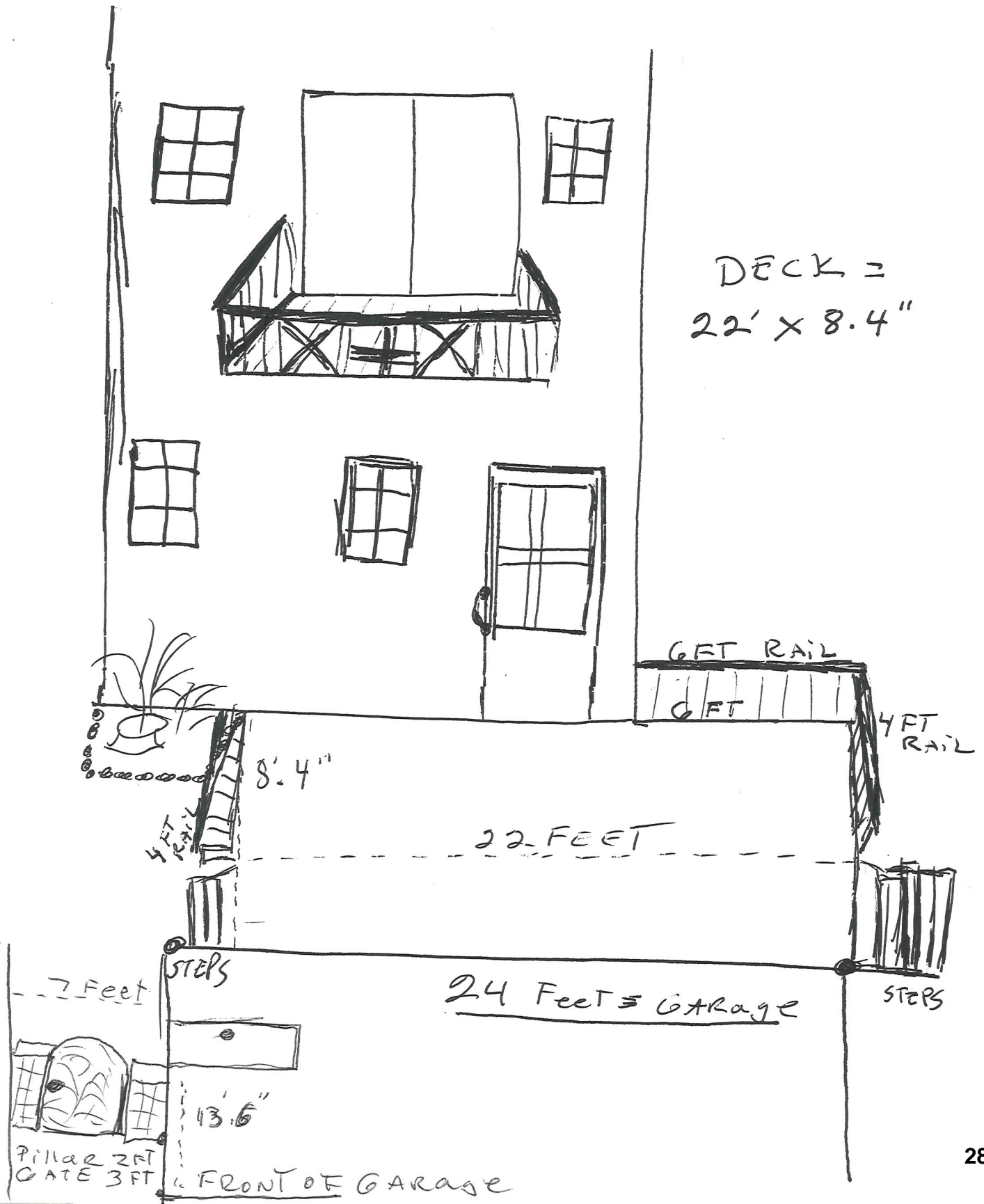
**Required additional materials for submission:**

- ☐ 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:

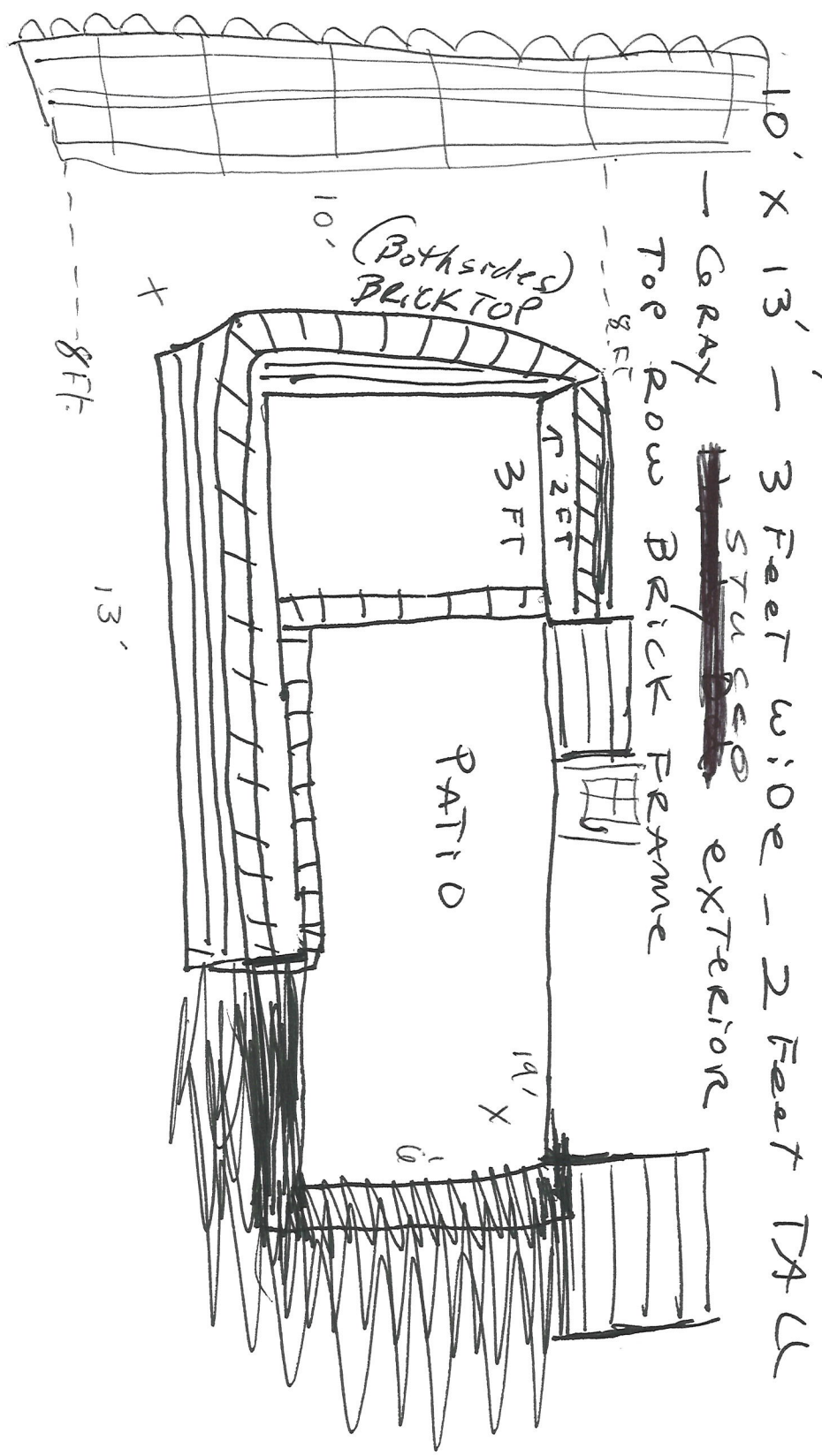
Applicant Signature

5/2025

Date



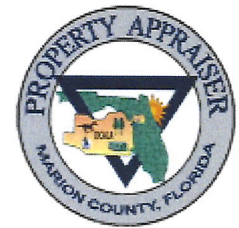
3) Concrete Flower Box  
@ Back Yard





Jimmy H. Cowan, Jr., CFA

# Marion County Property Appraiser



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

## 2025 Property Record Card Real Estate

2820-037-006

[GOOGLE Street View](#)

Prime Key: 1219451

[MAP IT+](#)

Current as of 6/13/2025

### Property Information

KATSERELES BEATRICE ANN  
317 SE WENONA AVE  
OCALA FL 34471-2216

Taxes / Assessments:  
Map ID: 179  
Millage: 1001 - OCALA

M.S.T.U.

PC: 08

Acres: .38

More Situs

Situs: 317 SE WENONA AVE OCALA

### 2024 Certified Value

Land Just Value	\$206,640		
Buildings	\$134,584		
Miscellaneous	\$4,408		
Total Just Value	\$345,632		
Total Assessed Value	\$155,860	Impact	
Exemptions	(\$50,000)	<u>Ex Codes:</u> 01 38	(\$189,772)
Total Taxable	\$105,860		
School Taxable	\$130,860		

### History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$206,640	\$134,584	\$4,408	\$345,632	\$155,860	\$50,000	\$105,860
2023	\$137,760	\$127,984	\$5,450	\$271,194	\$150,976	\$50,000	\$100,976
2022	\$114,800	\$76,379	\$4,606	\$195,785	\$145,249	\$50,000	\$95,249

### Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">7106/0026</a>	12/2019	57 TRANSFER FROM BANK	2 V-SALES VERIFICATION	U	I	\$245,000
<a href="#">6999/1271</a>	07/2019	31 CERT TL	0	U	I	\$225,100
<a href="#">UNRE/INST</a>	06/2018	71 DTH CER	0	U	I	\$100
<a href="#">3771/1293</a>	07/2004	08 CORRECTIVE	0	U	I	\$100
<a href="#">3766/1217</a>	06/2004	02 DEED NC	7 PORTIONUND INT	U	I	\$100
<a href="#">UNRE/INST</a>	12/1984	76 MAR CER	9 UNVERIFIED	U	I	\$100
<a href="#">1151/1962</a>	03/1983	07 WARRANTY	0	U	I	\$100
<a href="#">0922/0078</a>	10/1978	07 WARRANTY	0	U	I	\$100
<a href="#">0842/0431</a>	10/1977	02 DEED NC	0	U	I	\$21,500

Property Description

SEC 17 TWP 15 RGE 22  
PLAT BOOK E PAGE 004  
CALDWELLS ADD OCALA  
COM AT THE SW COR OF BLK 37 TH E 140 FT TH N 120 FT TH W  
140 FT TH S 120 FT TO THE POB

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0100		110.0	120.0	R3	110.00	FF							
0810		30.0	120.0	R3	30.00	FF							

Neighborhood 5300 - OCALA HISTORIC DISTRICT H & D  
Mkt: 8 70

Traverse

**Building 1 of 3**

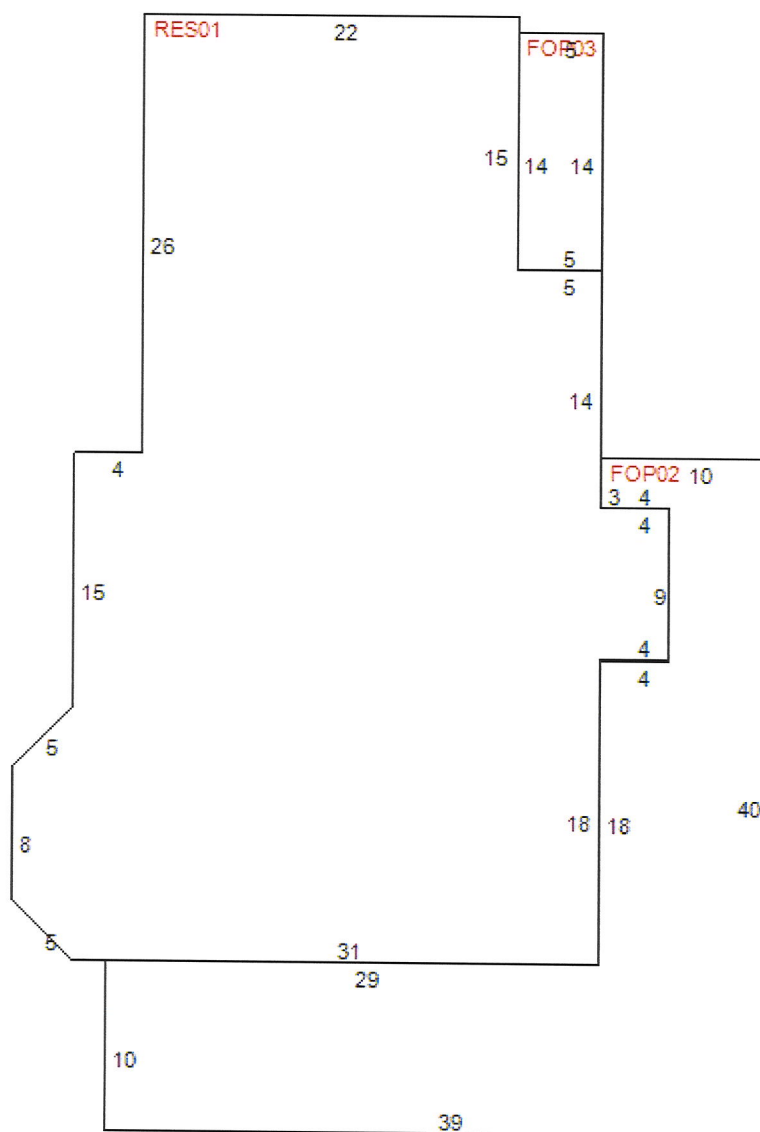
RES01=R31U18R4U9L4U14L5U15L22D26L4D15A225|5D8A135|5.R2

FOP02=R29U18R4U9L4U3R10D40L39U10.R24U41,1

FOP03=R5U14L5D14.

FOP04=45.

UST05=260.  
45



### Building Characteristics

Improvement 1F - SFR- 01 FAMILY RESID  
Effective Age 9 - 40-99 YRS  
Condition 0  
Quality Grade 1  
Inspected on 3/20/2025 by 187

Year Built 1918  
Physical Deterioration 15%  
Obsolescence: Functional 0%  
Obsolescence: Locational 0%  
Architecture H - HISTORICAL RESIDENCE  
Base Perimeter 185

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0126	- SIDING-NO SHTG	1.61	1918	N	0 %	0 %	1,634	2,631
FOP 0201	- NO EXTERIOR	1.00	1918	N	0 %	0 %	654	654
FOP 0301	- NO EXTERIOR	1.00	1918	N	0 %	0 %	70	70
FOP 0401	- NO EXTERIOR	1.00	1918	N	0 %	0 %	45	45
UST 0526	- SIDING-NO SHTG	1.00	1918	N	0 %	0 %	260	260

### Section: 1

Roof Style: 10 GABLE	Floor Finish: 32 HARDWD ON WOOD	Bedrooms: 2	Blt-In Kitchen: Y
Roof Cover: 08 FBRGLASS SHNGL	Wall Finish: 16 DRYWALL-PAINT	4 Fixture Baths: 0	Dishwasher: Y
Heat Meth 1: 22 DUCTED FHA	Heat Fuel 1: 06 GAS	3 Fixture Baths: 3	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
	Fireplaces: 0	Extra Fixtures: 2	

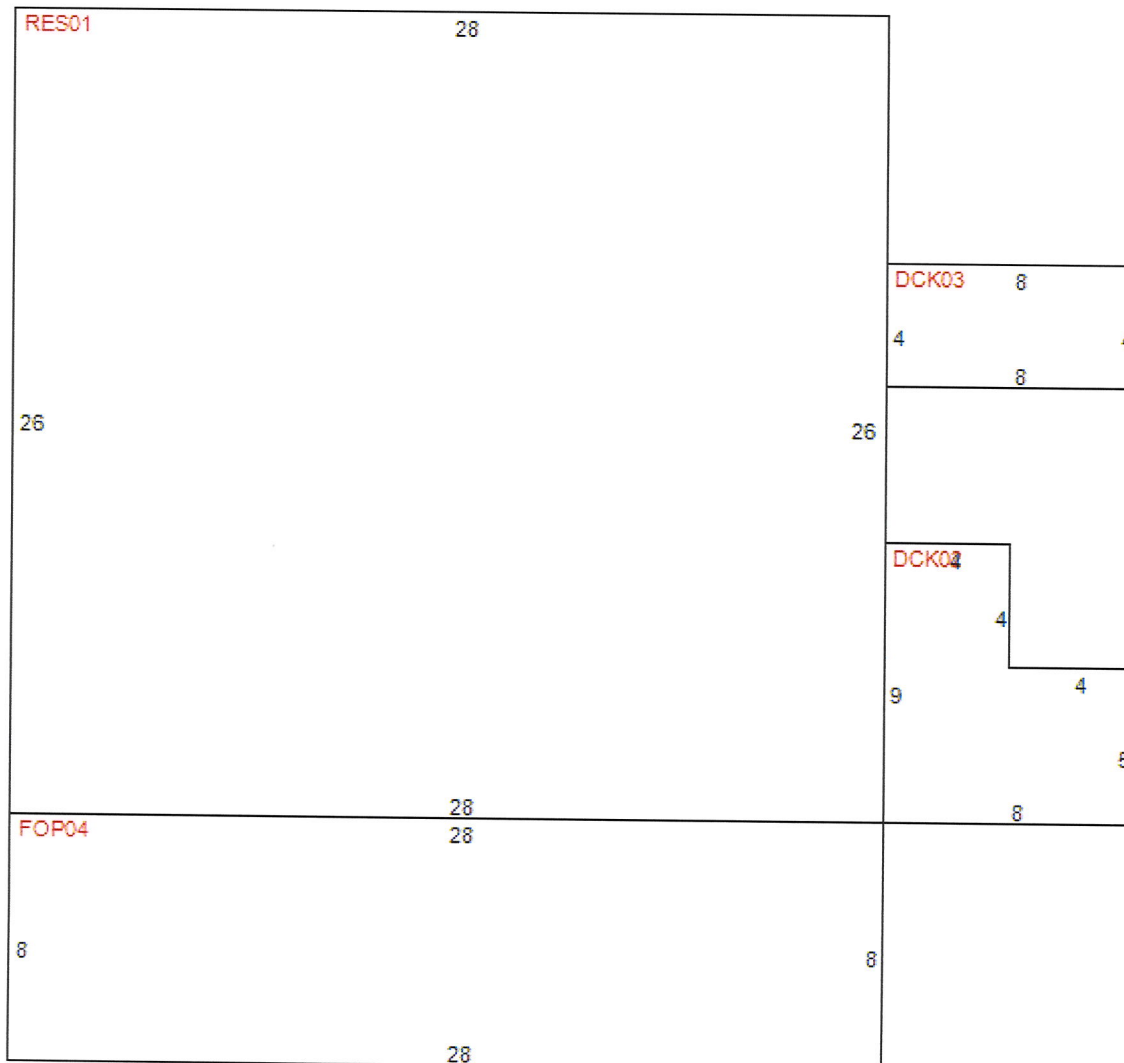
Foundation: 3 PIER  
A/C: Y

Intercom: N  
Vacuum: N

Traverse

**Building 2 of 3**

RES01=R28U26L28D26.R28  
DCK02=R8U5L4U4L4D9.U14  
DCK03=R8U4L8D4.D14  
FOP04=L28D8R28U8.



Building Characteristics

Improvement 2F - DUPLEX- 02 FAMILY RESID  
Effective Age 4 - 15-19 YRS  
Condition 3  
Quality Grade 500 - FAIR  
Inspected on 3/20/2025 by 187

Year Built 1978  
Physical Deterioration 15%  
Obsolescence: Functional 0%  
Obsolescence: Locational 0%  
Architecture X - DUPLEX  
Base Perimeter 108

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0132	- CONC BLK-STUCO	2.00	1978	N	0 %	0 %	728	1,456

DCK 0201 - NO EXTERIOR	1.00	2021	N	0 %	0 %	56	56
DCK 0301 - NO EXTERIOR	1.00	2021	N	0 %	0 %	32	32
FOP 0401 - NO EXTERIOR	1.00	2022	N	0 %	0 %	224	224

#### **Section: 1**

**Roof Style:** 12 HIP

**Roof Cover:** 08 FBRGLASS  
SHNGL

**Heat Meth 1:** 22 DUCTED FHA

**Heat Meth 2:** 00

**Foundation:** 7 BLK PERIMETER

**A/C:** Y

**Floor Finish:** 42 CERAMIC/PORCELAIN  
TILE

**Wall Finish:** 16 DRYWALL-PAINT

**Heat Fuel 1:** 10 ELECTRIC

**Heat Fuel 2:** 00

**Fireplaces:** 0

**Bedrooms:** 2

**4 Fixture Baths:**  
0

**3 Fixture Baths:**  
2

**2 Fixture Baths:**  
0

**Extra Fixtures:** 4

**Blt-In Kitchen:** Y

**Dishwasher:** Y

**Garbage Disposal:** N

**Garbage Compactor:**  
N

**Intercom:** N

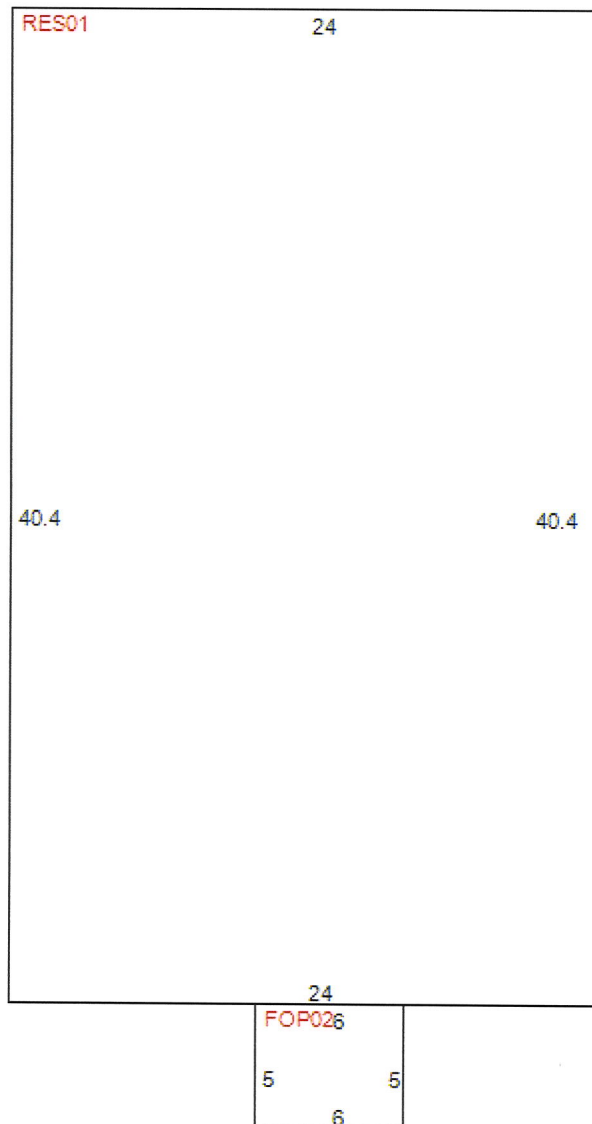
**Vacuum:** N

#### Traverse

#### **Building 3 of 3**

RES01=R24U40,4L24D40,4.R10

FOP02=D5R6U5L6.



#### Building Characteristics



**Improvement** 1F - SFR- 01 FAMILY RESID  
**Effective Age** 9 - 40-99 YRS  
**Condition** 0  
**Quality Grade** 1  
**Inspected on** 3/20/2025 by 187

**Year Built** 1978  
**Physical Deterioration** 15%  
**Obsolescence: Functional** 0%  
**Obsolescence: Locational** 0%  
**Architecture** 0 - STANDARD SFR  
**Base Perimeter** 129

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0126 -	SIDING-NO SHTG	1.44	1978	N	0 %	0 %	970	1,397
FOP 0201 -	NO EXTERIOR	1.00	2024	N	0 %	0 %	30	30

#### Section: 1

<b>Roof Style:</b> 10 GABLE	<b>Floor Finish:</b> 24 CARPET	<b>Bedrooms:</b> 1	<b>Blt-In Kitchen:</b> Y
<b>Roof Cover:</b> 08 FBRGLASS SHNGL	<b>Wall Finish:</b> 16 DRYWALL-PAINT	<b>4 Fixture Baths:</b> 0	<b>Dishwasher:</b> N
<b>Heat Meth 1:</b> 22 DUCTED FHA	<b>Heat Fuel 1:</b> 10 ELECTRIC	<b>3 Fixture Baths:</b> 2	<b>Garbage Disposal:</b> N
<b>Heat Meth 2:</b> 00	<b>Heat Fuel 2:</b> 00	<b>2 Fixture Baths:</b> 0	<b>Garbage Compactor:</b> N
<b>Foundation:</b> 7 BLK PERIMETER	<b>Fireplaces:</b> 0	<b>Extra Fixtures:</b> 2	<b>Intercom:</b> N
<b>A/C:</b> Y			<b>Vacuum:</b> N

#### Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
159 PAV CONCRETE	128.00	SF	20	1978	3	0.0	0.0
156 PAVING BRICK	228.00	SF	20	1990	5	0.0	0.0
250 WALLS MASONRY	96.00	SF	50	1999	3	0.0	0.0
159 PAV CONCRETE	1,546.00	SF	20	2023	3	0.0	0.0
UDS SCR N PORCH-UNF	119.54	SF	40	2024	3	8.6	13.9

#### Appraiser Notes

BLDG01=HX , 317 SE WENONA  
 BLDG02=DUPLEX MOTHER LIVES ON BOTTOM FLOOR, 2ND FLOOR VAC 807 & 809 SE 4TH ST OK FOR CURT  
 BLDG03=VACANT AT TIME OF INSP. 815 SE 4TH ST UNLIVABLE  
 BLDG01: ESTIMATED UPPER STORY PER OWNER INFORMATION.  
 THERE ARE 6 FIREPLACES ON ONE CHIMNEY WHICH HAS BEEN  
 CAPPED AND IS NOT ASSESSED.  
 SEE PRC FOLDER FOR SKETCH.

#### Planning and Building

##### \*\* Permit Search \*\*

Permit Number	Date Issued	Date Completed	Description
BLD25-0859	5/3/2025	-	KATSERELES RETAINING WALL HIST
ELE25-0453	4/11/2025	-	KATSERELES WIRE GARAGE
BLD24-0195	6/28/2024	8/16/2024	KATSERELES / GAZEBO
ELE24-0711	6/24/2024	-	KATSERELES/ RENO; PORCH ADD
HAR24-0620	5/28/2024	-	KATSERELES/ RENO; PORCH ADD
PLM24-0306	5/24/2024	-	KATSERELES/ RENO; PORCH ADD
BLD23-1766	3/26/2024	-	KATSERELES/ DET GARAGE
BLD23-2365	10/4/2023	1/29/2024	KATSERELES / RENO / WINDOWS
BLD22-1694	6/17/2023	-	KATSERELES/ RENO PORCH ADD
BLD22-1743	6/6/2023	2/2/2024	KATSERELLES / RENO
BLD22-1693	10/24/2022	5/19/2023	KATSERELES/ ADD PORCHSTAIR REP
BLD20-2547	12/28/2020	-	KATSERELES/WINDOWS/DOOR
BLD20-1458	8/11/2020	-	KATSERELES / REROOF
BLD20-1160	7/28/2020	-	KATSERELES / REROOF
BLD20-1159	7/27/2020	-	KATSERELES / REROOF





# Raised Garden Bed









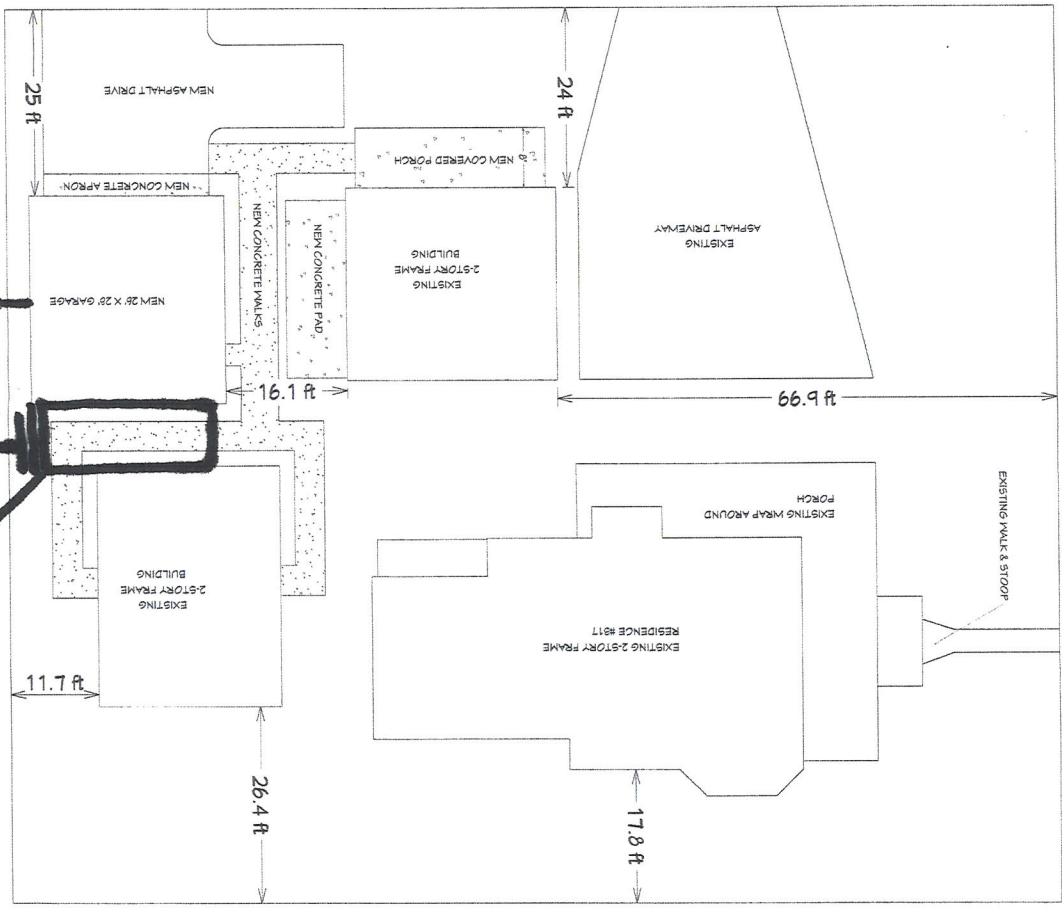




4<sup>TH</sup> & WENONA

71  
of 200

5  
PLOT PLAN  
North



S. E. 4TH STREET

WENONA AVENUE

FLORIDA MASTER SITE FILE  
Site Inventory Form

FDAHRM

802 ==

1009 ==

Site No. 77-51887 2820-037-006

830 == Survey Date 1981 820 ==

Site Name Izlar, Dr. A.L. House  
Address of Site: 317 S.E. Wenona Ave 905 ==

Instruction for locating East side of southeast Wenona Ave on north side of  
southeast 4th street 813 ==

Location: Caldwells AD Ocala S 120 Ft of W 140 Ft Lot 37 868 ==

subdivision name

block no.

lot no.

County: Marion 808 ==

Owner of Site: Name: Palmland Construction Co Inc KNIGHT, GLENDA

Address: 3423 NE Silver Spgs Blvd 815 SE 4th St

Ocala, FL 32670 OCALA, FL 32670 902 ==

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

Recorder:

Name & Title: Withlacoochee Regional Planning Council, Joyce Cusick, Assoc.

Address: 1241 S.W. 10th St. Ocala, FL 32670 818 ==

Planner

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

Check One

Check One or More

☐ Excellent 863 == ☐ Altered 858 ==

☒ Good 863 == ☒ Unaltered 858 ==

☐ Fair 863 == ☒ Original Site 858 ==

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

☐ Moved ( ) (Date: ) 858 ==

Present Use residence 850 ==

Dates: Beginning ca: 1906 844 ==

Culture/Phase American 840 ==

Period 845 ==

NR Classification Category: 916 ==

Threats to Site:

Check One or More

☐ Zoning ( ) 878 ==

☐ Transportation ( ) 878 ==

☒ Development ( ) 878 ==

☐ Fill ( ) 878 ==

☐ Deterioration ( ) 878 ==

☐ Dredge ( ) 878 ==

☐ Borrowing ( ) 878 ==

☐ Other (See Remarks Below): 878 ==

Areas of Significance: architecture 910 ==

Significance:

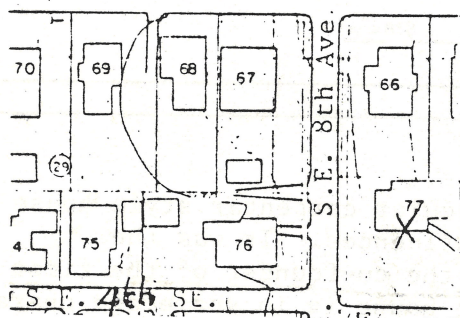
An example of a Victorian frame vernacular carpenter style house exhibiting classical architectural influences. It was the residence of Dr. A. L. Izlar who was the co-founder of the first medical clinic in Ocala in 1898. The house is in scale and character with its surroundings, a residential Victorian neighborhood which has evolved from the 1880's through the early 1900's.

911 ==



ARCHITECT \_\_\_\_\_ 872 ==  
 BUILDER \_\_\_\_\_ 874 ==  
 STYLE AND/OR PERIOD Victorian frame vernacular/classic influence carpenter style 884 ==  
 PLAN TYPE central Georgian 966 ==  
 EXTERIOR FABRIC(S) wood siding shiplap 854 ==  
 STRUCTURAL SYSTEM(S) wood frame 856 ==  
 PORCHES veranda front-doric columns-pediment over entrance way/2nd floor  
south side carpenter style 942 ==  
 FOUNDATION: brick pier 942 ==  
 ROOF TYPE: hip with gable 942 ==  
 SECONDARY ROOF STRUCTURE(S): porch shed 942 ==  
 CHIMNEY LOCATION: center roof off ridge 942 ==  
 WINDOW TYPE: double hung sash 942 ==  
 CHIMNEY: brick 882 ==  
 ROOF SURFACING: asbestos tile over wood 882 ==  
 ORNAMENT EXTERIOR: decorative pediment and gable 882 ==  
 NO. OF CHIMNEYS 1 952 == NO. OF STORIES 2 950 ==  
 NO. OF DORMERS \_\_\_\_\_ 954 ==  
 Map Reference (incl. scale & date) USGS Ocala West - #447 - 7.5 Min. - 1964  
 \_\_\_\_\_ 809 ==  
 Latitude and Longitude: \_\_\_\_\_ 800 ==  
 Site Size (Approx. Acreage of Property): \_\_\_\_\_ 833 ==

# LOCATION SKETCH OR MAP



Photographic Records Numbers \_\_\_\_\_

81N70#11(8,9)

84N312#23(35)

Contact Print

Township	Range	Section
15	22	17







# Ocala

## Legislation Text

110 SE Watula Avenue  
Ocala, FL 34471

[www.ocalafl.gov](http://www.ocalafl.gov)

---

**File #:** 2025-1549

**Agenda Item #:** b.

---

Case File # 348; COA25-0020; 607 SE Wenona - Driveway, Sidewalk, Railing.

Petitioner: Homer & Lorraine Moore

Agent: James Raney

Planner: Breah Miller, Planner II

[bmiller@ocalafl.gov](mailto:bmiller@ocalafl.gov)

A request to replace driveway and sidewalk with white, tan, and charcoal pavers and install black handrails to front porch steps.

*Recommended Action: Appropriate*



## Staff Report

Case #348

COA25-0020

Ocala Historic Preservation Advisory Board: July 8, 2025

**Petitioner:** Jach & Lorriane Moore  
**Property Owner:** Homer & Lorriane Moore  
**Agent:** James Ryan Raney  
**Project Planner:** Breah Miller, Planner II  
**Applicant Request:** Replace driveway and sidewalk with white, tan, and charcoal pavers and install black handrails to front porch steps.

### Parcel Information

**Acres:** ±0.26 acres  
**Parcel(s) #:** 2820-034-102  
**Location:** 607 SE Wenona Avenue  
**Future Land Use:** Neighborhood  
**Zoning District:** R-3, Multi-Family Residential  
**Existing Use:** Single-Family Residence

### Background:

The home, known as the L.O. Bangert House, was constructed in 1928 using a Bungalow Vernacular building style. The home is a contributing structure to the Ocala Historic District. In 2016, approval was received from OHPAB to reroof the home by replacing the original asbestos shingles with synthetic slate. Historically, there has been a concrete sidewalk which led to a five-step high porch with no hand railing. Resources indicate that the driveway has been concrete since at least 2008. There are neither Certificates of Appropriateness nor building permits that suggest previous modifications to the driveway.

### Applicant Request:

The applicant is requesting to replace the existing concrete driveway and sidewalk with white, tan, and charcoal pavers and install black handrails to front porch steps.

### 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 sidewalk and driveway pavers will add character to the home by matching the stone façade of the porch and home. The black aluminum handrails will bring a finishing touch to the porch while ensuring safety. All materials are compatible with the existing development on site. The exterior alterations will not diminish the architectural quality or historical character of the building or the building site.*

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

*The request does not propose any sandblasting of materials.*

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

*The request does not propose any abrasive cleaning.*

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

*Pavers are to be placed in the same location as the existing driveway. The proposed driveway will be sensitive to the individual building and visually compatible, as the pavers are proposed to match the existing stone façade.*

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

*The proposed work is accessory in nature and will be visually compatible with the buildings and surrounding environment.*

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

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

*The installation of black metal handrails will provide necessary safety by clearly demarcating the steps, and completing the decorative design of the porch. Metal is on the list of recommended material throughout this section of the Secretary of the Interior Standards.*

**Staff Recommendation: Approval**



City of Ocala  
Growth Management Department  
201 S.E. 3<sup>rd</sup> Street, 2<sup>nd</sup> Floor  
352-629-8421 | [www.ocalafl.org](http://www.ocalafl.org)

Case File # 348  
COA 25-0020  
Meeting Date: 7/3/25  
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](mailto:historic@ocalafl.org).
3. Attend OHPAB meeting or send a representative with a letter of authorization.
4. Meetings are held the 1<sup>st</sup> Thursday of each month at 4:00 p.m.
5. Meeting Location: City Council Chambers, 2<sup>nd</sup> 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 #:	2820-034-102	Property Address:	607 SE Wenona Ave Ocala, FL 34471
Owner:	Sach & Lorraine Moore	Owner Address:	same as above
Owner Phone #:	(352) 464-0959	Owner Email:	LorrieMo@aol.com
Will there be an additional meeting representative? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If yes, representative will need a letter of authorization*)			
If yes, name of representative:		James Ryan Rane	
Rep. Phone #: 352-598-5817		Rep. Email: Ryan@Raneydevelopment.com	

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 Replace driveway/sidewalk add handrail.



City of Ocala  
Growth Management Department  
201 S.E. 3<sup>rd</sup> Street, 2<sup>nd</sup> Floor  
352-629-8421 | [www.ocalafl.org](http://www.ocalafl.org)

Case File # 348  
COA 25-0020  
Meeting Date: 7/3/25  
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.

Scope of work includes, removal of driveway on SE 6<sup>th</sup> ST of 607 SE Wenona, removal of deteriorated walkway on SE Wenona. We will be replacing with pavers to compliment the home. We are also adding handrails on the steps approaching the front door ~~and the steps to the side door of the house.~~

**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

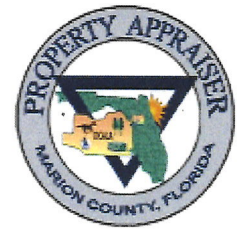
5/8/25

Date



Jimmy H. Cowan, Jr., CFA

## Marion County Property Appraiser



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

## 2025 Property Record Card

# Real Estate

2820-034-102

[GOOGLE Street View](#)

Prime Key: 1219175

[MAP IT+](#)

Current as of 6/2/2025

[Property Information](#)[More Names](#)

MOORE HOMER & LORRAINE  
TRUST  
MOORE HOMER J TR ET AL  
3123 28TH ST  
SAN DIEGO CA 92104

[Taxes / Assessments:](#)

Map ID: 179

[Millage:](#) 1001 - OCALA[M.S.T.U.](#)

PC: 01

Acres: .26

Situs: 607 SE WENONA AVE OCALA

[2024 Certified Value](#)

Land Just Value	\$134,640		
Buildings	\$137,205		
Miscellaneous	\$736		
Total Just Value	\$272,581		
Total Assessed Value	\$135,430	Impact	
Exemptions	\$0	<a href="#">Ex Codes:</a>	(\$137,151)
Total Taxable	\$135,430		
School Taxable	\$272,581		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$134,640	\$137,205	\$736	\$272,581	\$135,430	\$0	\$135,430
2023	\$89,760	\$165,444	\$937	\$256,141	\$123,118	\$0	\$123,118
2022	\$74,800	\$52,053	\$937	\$127,790	\$111,925	\$0	\$111,925

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">8001/0782</a>	02/2023	05 QUIT CLAIM	0	U	I	\$100
<a href="#">5908/1876</a>	08/2013	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$78,000
<a href="#">5889/0291</a>	07/2013	31 CERT TL	4 V-APPRAISERS OPINION	U	I	\$61,000
<a href="#">2251/0299</a>	05/1996	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$100
<a href="#">1535/1284</a>	10/1988	25 PER REP	5 V-OTHER MLSAGENT	Q	I	\$48,000
<a href="#">1527/0162</a>	08/1988	71 DTH CER	9 UNVERIFIED	U	I	\$100
<a href="#">1527/0163</a>	09/1984	74 PROBATE	9 UNVERIFIED	U	I	\$100

[Property Description](#)

SEC 17 TWP 15 RGE 22

PLAT BOOK A PAGE 128  
CALDWELLS ADD OCALA  
W 130 FT OF LOT 2 SUB OF LOT 34

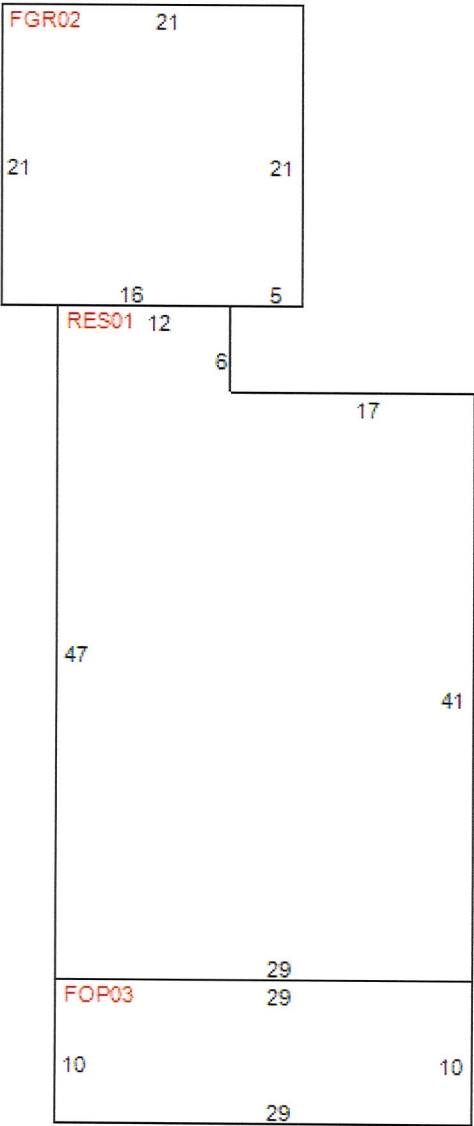
Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0100		88.0	130.0	R3	88.00	FF							
Neighborhood 5310 - OCALA HISTORIC DISTRICT													
Mkt: 8 70													

Traverse

Building 1 of 1

RES01=L17U6L12D47R29U41.L17U6 FGR02=  
R5U21L21D21R16.L12D47 FOP03=D10R29U10  
L29.



Building Characteristics

Improvement 1F - SFR- 01 FAMILY RESID  
Effective Age 4 - 15-19 YRS

Year Built 1928  
Physical Deterioration 0%



**Condition** 1  
**Quality Grade** 500 - FAIR  
**Inspected on** 12/29/2022 by 211

**Obsolescence: Functional** 0%  
**Obsolescence: Locational** 0%  
**Architecture** H - HISTORICAL RESIDENCE  
**Base Perimeter** 152

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0170	- STONE	1.00	1928	N	0 %	0 %	1,261	1,261
FGR 0224	- CONC BLK-PAINT	1.00	1928	N	0 %	0 %	441	441
FOP 0301	- NO EXTERIOR	1.00	1928	N	0 %	0 %	290	290

**Section: 1**

**Roof Style:** 10 GABLE  
**Roof Cover:** 28 SLATE  
**Heat Meth 1:** 20 HEAT PUMP  
**Heat Meth 2:** 00  
**Foundation:** 3 PIER  
**A/C:** Y

**Floor Finish:** 32 HARDWD ON WOOD  
**Wall Finish:** 20 PLASTER  
**Heat Fuel 1:** 10 ELECTRIC  
**Heat Fuel 2:** 00  
**Fireplaces:** 1

**Bedrooms:** 2  
**4 Fixture Baths:** 0  
**3 Fixture Baths:** 1  
**2 Fixture Baths:** 0  
**Extra Fixtures:** 2

**Blt-In Kitchen:** Y  
**Dishwasher:** N  
**Garbage Disposal:** N  
**Garbage Compactor:** N  
**Intercom:** N  
**Vacuum:** N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
159 PAV CONCRETE	604.00	SF	20	1988	3	0.0	0.0

Appraiser Notes

HISTORIC L.O. BANGERT HOUSE C. 1928

Planning and Building\*\* Permit Search \*\*

Permit Number	Date Issued	Date Completed	Description
BLD17-1540	10/4/2017	4/28/2022	REPAIR/RENO
BLD17-0722	5/8/2017	-	REROOF









PATIOS

DRIVEWAYS

CityStone™ Demi | White/Tan/Charcoal





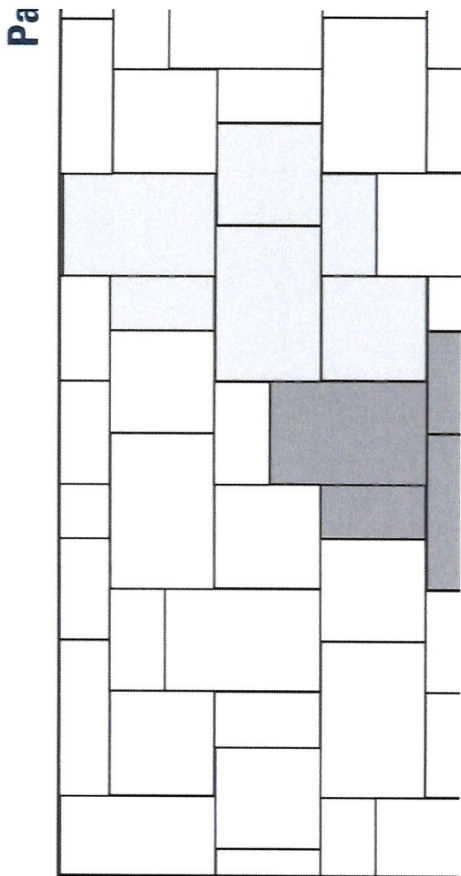
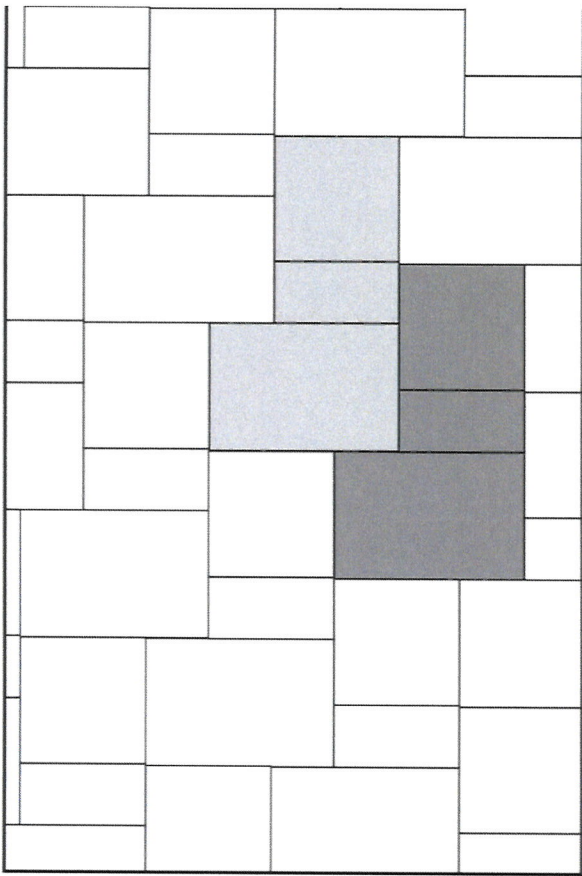
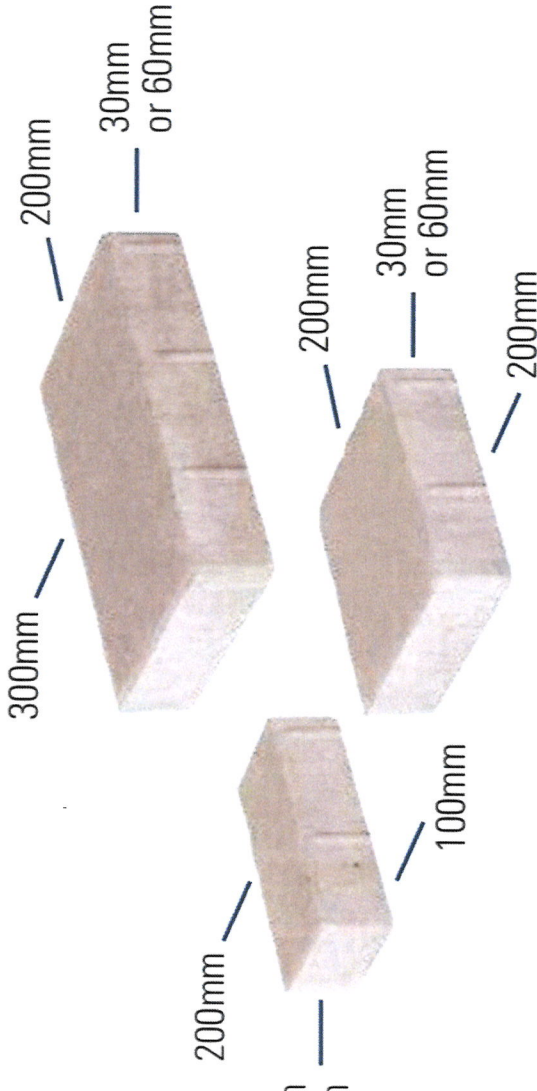


# CITYSTONE™ DEMI

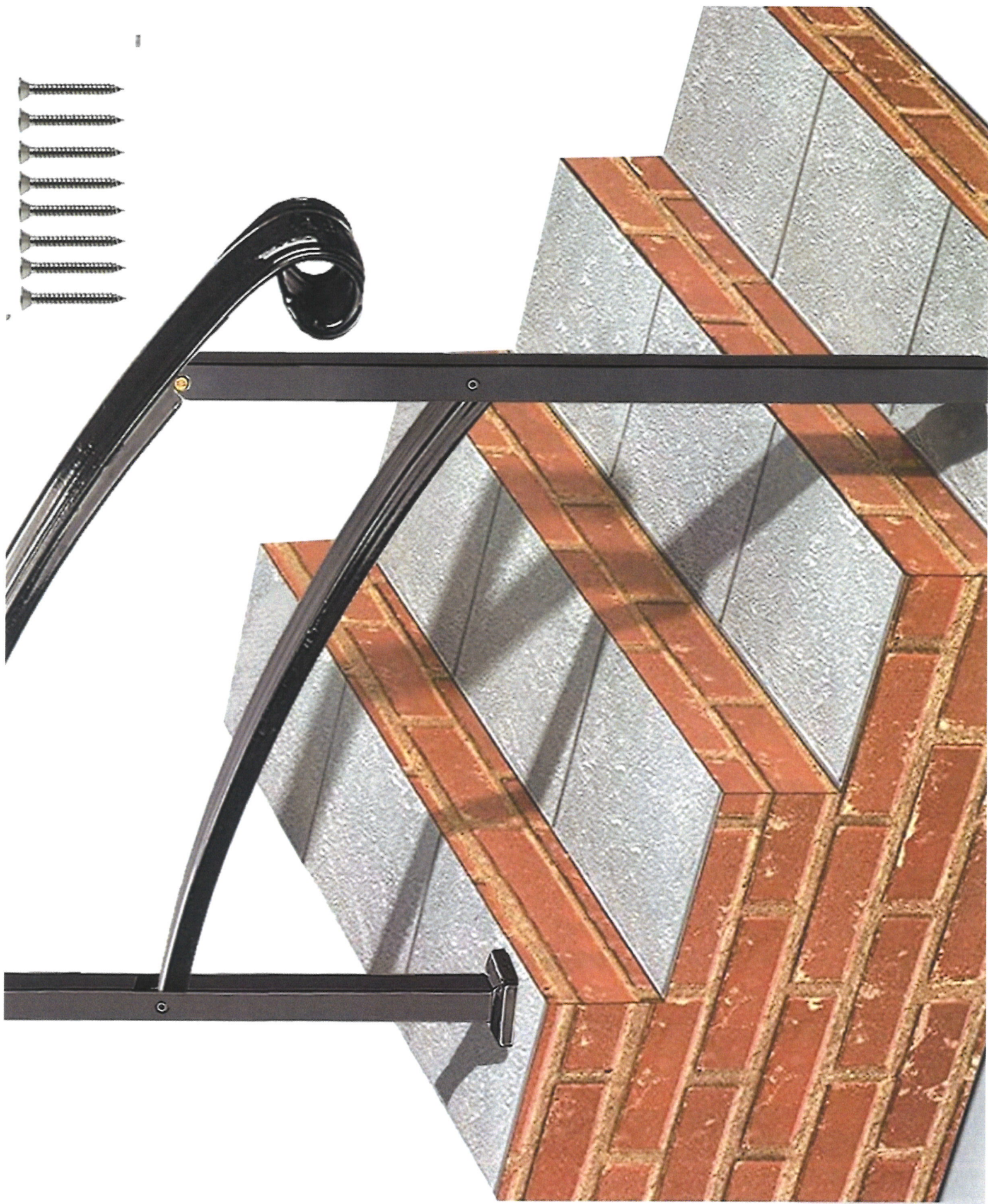
	THICK
2 3⁄8", 1 13⁄16"*	
4" x 8"   8" x 8"   8" x 12"*	DIMEN

\* English measurements are nominal. Exact dimensions are shown metric installed measurements.

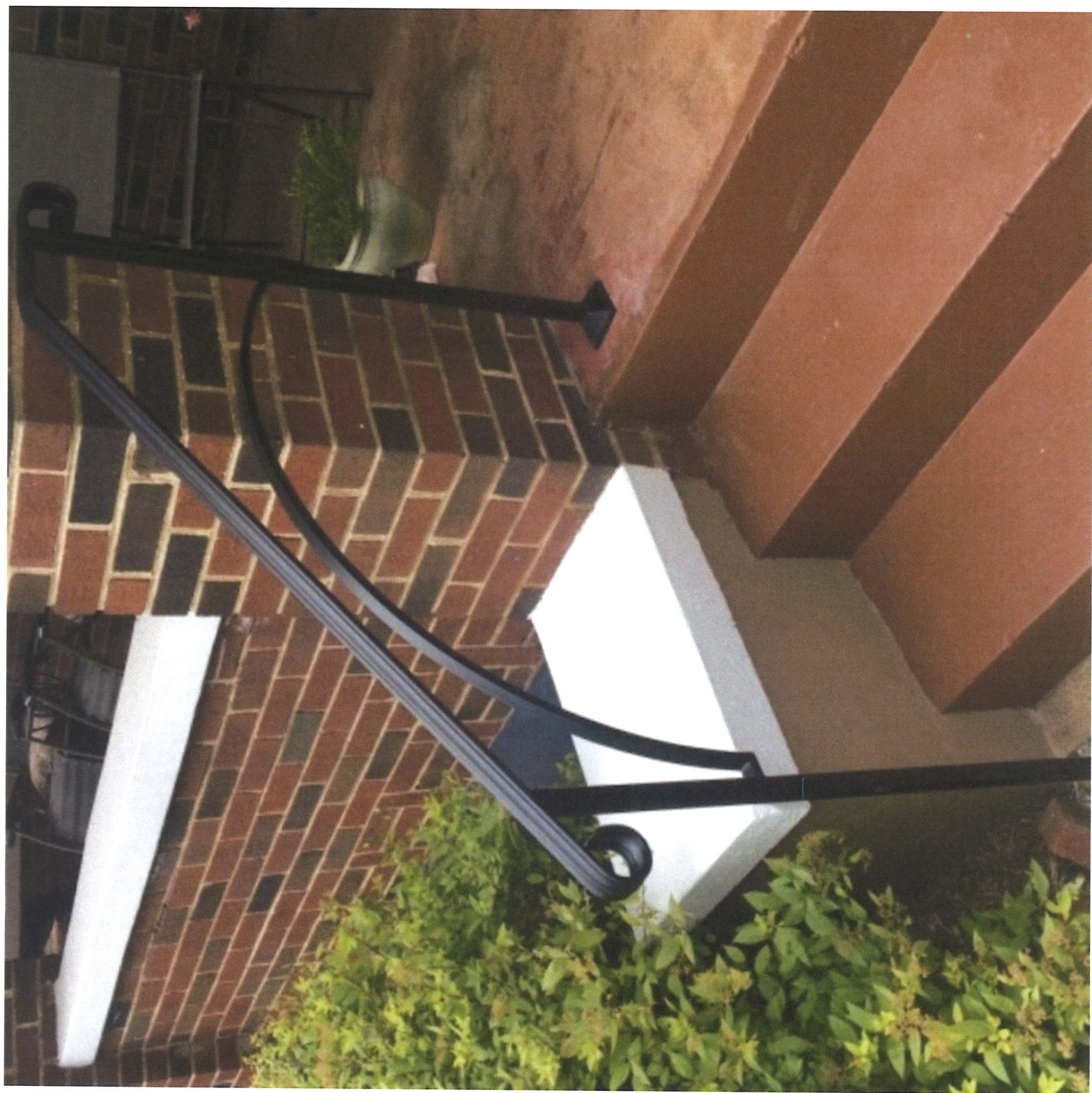
## ANDSOME 3-PIECE COMBINATION ERING GREAT STYLE & FUNCTION













FLORIDA MASTER SITE FILE  
Site Inventory Form

FDAHRM 802 = =

Site No. 51856 1009 = =

Survey Date 8303 820 = =

Site Name Bangert, L. O. House 830 = =

Address of Site: 607 S.E. Wenona Ave. 905 = =

Instruction for locating 607 S.E. Wenona Ave.

Ocala, Fla. 32671 813 = =

Location: Caldwells Ad Ocala W. 130' of Lot 2, Sub of Lot 34 868 = =

subdivision name block no. lot no.

County: Marion 808 = =

Owner of Site: Name: Tatum, Lillie Mae TALSKY, ROBERT + PAULA

Address: 607 S.E. Wenona Ave. 607 SE WENONA

Ocala, Fla. 32671 OCALA, FL 32671 902 = =

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

Recorder:

Name & Title: Tate, Susan (Preservation Architect) ;

Address: University of Florida - College of Architecture

Gainesville, Fla. 32611 818 = =

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

Check One

☒ Excellent 863 = =

☐ Good 863 = =

☐ Fair 863 = =

☐ Deteriorated 863 = =

Check One or More

☐ Altered 858 = =

☒ Unaltered 858 = =

☒ Original Site 858 = =

☐ Restored ( ) (Date: ) 858 = =

☐ Moved ( ) (Date: ) 858 = =

Present Use Residence 850 = =

Dates: Beginning C+ 1928 844 = =

Culture/Phase American 840 = =

Period 20th Century 845 = =

NR Classification Category: Building 916 = =

Threats to Site:

Check One or More

☒ Zoning ( ) 878 = =

☒ Development ( ) 878 = =

☐ Deterioration ( ) 878 = =

☐ Borrowing ( ) 878 = =

☐ Other (See Remarks Below): 878 = =

☐ Transportation ( ) 878 = =

☐ Fill ( ) 878 = =

☐ Dredge ( ) 878 = =

Areas of Significance: Architecture 910 = =

Significance:

This small bungalow is noteworthy for the use of regional stone as the exterior material.

It is in Caldwell's Ad Ocala platted in 1880 and first appears on the 1930 Sanborn Map. L. D. Bangert was postman in Ocala for many years.

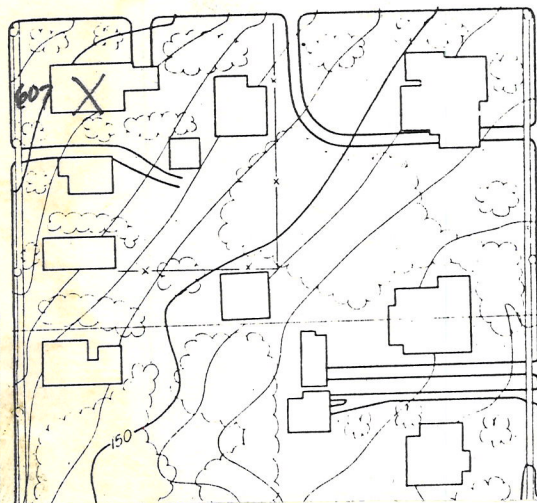
911 = =



ARCHITECT \_\_\_\_\_ 872 = =  
 BUILDER \_\_\_\_\_ 874 = =  
 STYLE AND/OR PERIOD Bungalow vernacular 964 = =  
 PLAN TYPE Rectangular 966 = =  
 EXTERIOR FABRIC(S) Stone 854 = =  
 STRUCTURAL SYSTEM(S) Wood frame 856 = =  
 PORCHES Front 942 = =  
 FOUNDATION: Stone 942 = =  
 ROOF TYPE: Gable 942 = =  
 SECONDARY ROOF STRUCTURE(S): 942 = =  
 CHIMNEY LOCATION: End, rear slope 942 = =  
 WINDOW TYPE: 6/1 882 = =  
 CHIMNEY: Stone 882 = =  
 ROOF SURFACING: Asphalt shingles 882 = =  
 ORNAMENT EXTERIOR: Exposed rafter tails 950 = =  
 NO. OF CHIMNEYS One 952 = = NO. OF STORIES One 954 = =  
 NO. OF DORMERS Breather (front slope)  
 Map Reference (incl. scale & date) \_\_\_\_\_ 809 = =  
 Latitude and Longitude: \_\_\_\_\_ 800 = =  
 Site Size (Approx. Acreage of Property): \_\_\_\_\_ 833 = =

# LOCATION SKETCH OR MAP

S.E. 6th Street



Photographic Records Numbers  
83 N 418 #14 (25,26)

Contact Print

Township	Range	Section
15S	22E	SW1/4 17

812 = =

UTM Coordinates:

890 = =

Zone East ng Northing





# Ocala

## Legislation Text

110 SE Watula Avenue  
Ocala, FL 34471

[www.ocalafl.gov](http://www.ocalafl.gov)

---

**File #:** 2025-1565

**Agenda Item #:** c.

---

Case File # 198; COA25-0021; 1203 SE 5<sup>th</sup> Street - Fencing.

Petitioner: Linda Page

Agent: N/A

Planner: Breah Miller, Planner II  
[bmiller@ocalafl.gov](mailto:bmiller@ocalafl.gov)

A request to install a 4-foot-tall, black, aluminum fence with 4-foot-tall gates around the existing pool and pool equipment.

*Recommended Action: Appropriate*



## Staff Report

Case #198

COA25-0021

Ocala Historic Preservation Advisory Board: July 8, 2025

**Petitioner/Property Owner:** Linda Paige

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

**Applicant Request:** Install a 4-foot-tall, black, aluminum fence with 4-foot-tall gates around the existing pool and pool equipment.

### Parcel Information

Acres:  $\pm 1.55$  acres  
Parcel(s) #: 2837-004-005  
Location: 1203 SE 5<sup>th</sup> Street  
Future Land Use: Neighborhood  
Zoning District: R-1, Single-Family Residential  
Existing Use: Single-Family Residence

### Background:

The home was constructed in 1950 using a Masonry Vernacular building style. The home is not a contributing structure to the Ocala Historic District. In 1964, a pool was constructed in the rear yard along with a deck made of asphalt and brick pavers.

### Applicant Request:

The applicant is requesting to add a 4-foot-tall, black, aluminum fence with 4-foot-tall gates around the existing pool and pool equipment.

## 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 fencing will be in the rear yard. It is made of appropriate material for the site and surrounding area and brings the property into compliance with the Residential Swimming Pool Safety Act (F.S. Ch. 515) (October 1, 2000). The alterations will not diminish the architectural quality or historical character of the building or the building site.*

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

*The request does not propose any sandblasting of materials.*

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

*The request does not propose any abrasive cleaning.*

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

*The request does not propose any additional landscaping, parking, or development. The proposed fencing material will be visually compatible with the buildings and surrounding environment.*

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

*The proposed fencing is accessory in nature and intended as a safety feature. The fencing material will be visually compatible with the buildings and surrounding environment.*

#### **Sec. 94-86. - Fences.**

- a. Generally. All fences located within a locally designated historic district shall follow the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. Any newly constructed or replacement fence shall require a certificate of appropriateness.

*Applicant has submitted the required Certificate of Appropriateness for the proposed fencing.*

- b. Materials. New fences should complement the style, design, color and material of the building(s), the building site and the surrounding neighborhood. A single lot shall contain no more than two types of fencing material. Decorative fences made of cast iron, wrought iron, simulated wrought iron, wood pickets or other historic materials are appropriate for front yards. Privacy wood fences are appropriate for rear and side yards. Fencing material shall be appropriate to the historic time period of the locally designated historic district or local landmark. Other materials may be approved on a case-by-case basis, the board may consider alternative materials. Repairing fencing is preferred over replacement. Deteriorated sections of historic fencing should be replaced with materials of matching design, texture and color whenever possible.

*The fence is located on in the rear yard along all four sides of the pool and two sides of the pool equipment. The fence is a black, 4-foot-tall aluminum with smooth bottom styled fence. This is the only fencing located on the property.*

- c. Height. Decorative fences along street fronts shall allow views of the yard and building. Fence height for front yards and side yards up to the front facade is no higher than four feet and for side and rear yards at six feet. On corner lots, the maximum heights are four feet for street elevations and six feet for side and rear yards. Other heights for side and rear yards may be approved on a case-by-case basis if consistent with the standards.

*The fencing is 4-feet in height and located in the rear yard behind the home.*

- d. Placement. New fences should be compatible with the site in facade setback, size and scale to protect the historic integrity of the neighborhood. Privacy fencing for the rear and side yards should be placed behind the front facade of the historic building. Placement should be such that it does not damage or endanger any existing tree on the building site.

*All placement requirements have been met.*

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





City of Ocala  
Growth Management Department  
201 S.E. 3<sup>rd</sup> Street, 2<sup>nd</sup> Floor  
352-629-8421 | [www.ocalafl.org](http://www.ocalafl.org)

Case File # 198  
COA 25 0021  
Meeting Date: 7/3/25  
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](mailto:historic@ocalafl.org).
3. Attend OHPAB meeting or send a representative with a letter of authorization.
4. Meetings are held the 1<sup>st</sup> Thursday of each month at 4:00 p.m.
5. Meeting Location: City Council Chambers, 2<sup>nd</sup> 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 #:	2837-004-005	Property Address:	1203 SE 5th Street
Owner:	Linda Paige	Owner Address:	1203 SE 5th Street
Owner Phone #:	352-425-0280	Owner Email:	lcpaige@ymail.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 checked="" type="checkbox"/> Fence
	<input type="checkbox"/> Repair	<input type="checkbox"/> Relocation	<input type="checkbox"/> Other _____



City of Ocala  
Growth Management Department  
201 S.E. 3<sup>rd</sup> Street, 2<sup>nd</sup> Floor  
352-629-8421 | [www.ocalafl.org](http://www.ocalafl.org)

Case File # 148  
COA 25 - 0021  
Meeting Date: 7/3/25  
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.

Fence for pool.

**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: **Picture of style of fence**

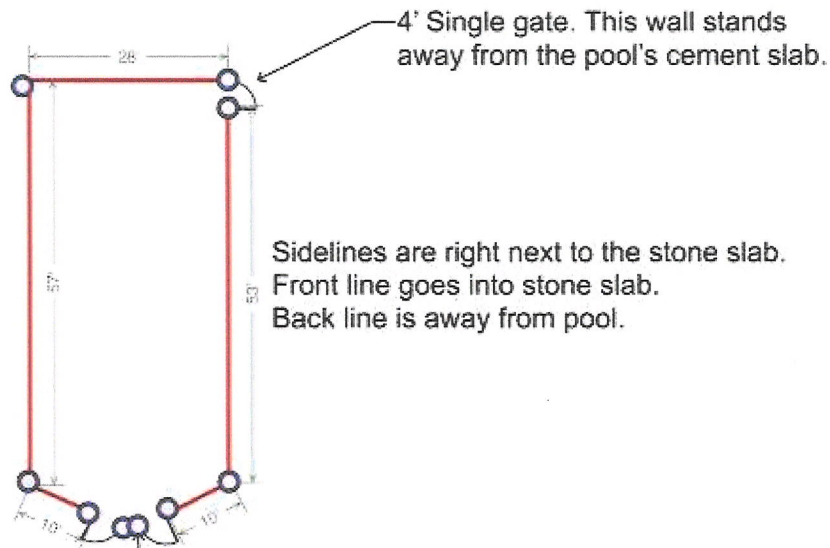
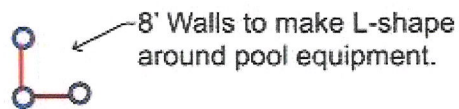
Sinda Paige  
Applicant Signature

5/28/25  
Date

## Detail Plan



Linda Paige  
1203 SE 5th St.  
Ocala, FL, 34471  
lcpaige@ymail.com  
3524250280  
May 23, 2025

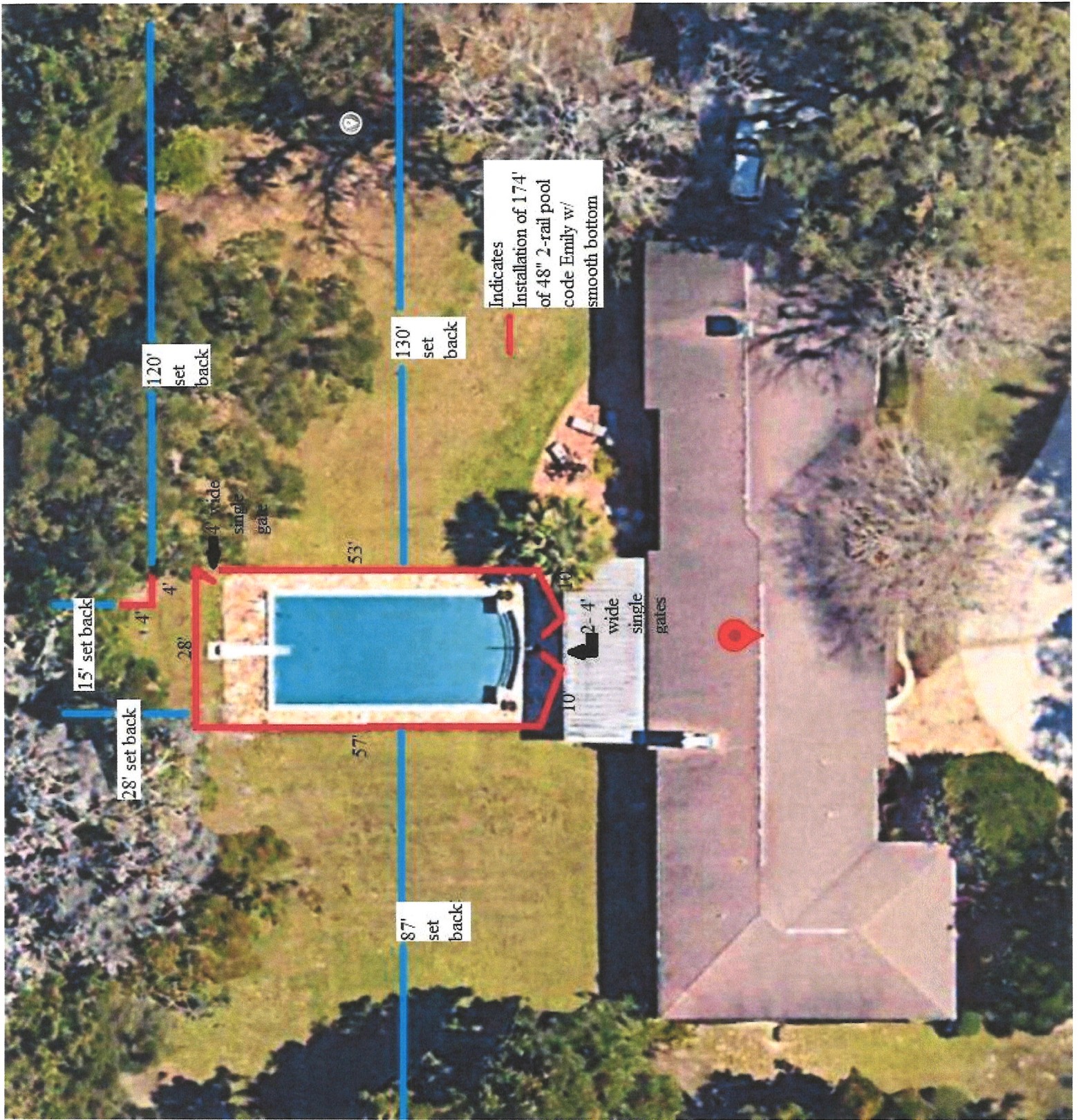


Sidelines are right next to the stone slab.  
Front line goes into stone slab.  
Back line is away from pool.

Both are 4' single gates joining in the middle in front of barrister. If able, please have gates swing into the same post so there is only one. If not then have the two posts as close as possible.

● ● 482 COM ALUM	32	BP 2" x .062" x 6' ALUM POST	25
○ 2" X .093" X 6' ALUM POST	12	*48" X 4" IND GATE	3





Indicates  
Installation of 174"  
of 48" 2-rail pool  
code Emily w/  
smooth bottom

120'  
set  
back

130'  
set  
back

4' wide  
single  
gate

15' set back

28' set back

28'

4'

53'

57'

87'  
set  
back

2'-4'  
wide  
single  
gates

10'

10'







PAIGE LINDA C  
1203 SE 5TH ST  
OCALA FL 34471-2409

SEC 17 TWP 15 RGE 22 PLAT BOOK A  
PAGE 006 DUNNS HIGHLAND PARK ADD  
OCALA LOTS 5.6.15.16 & E 1/2 OF  
LOTS 7.14 BLK D & THAT PART OF S  
10 FT OF UN-NAMED STREET LYING N  
OF & ADJ TO LOTS 5.6 & E 1/2  
Acres: 1.5500  
1203 SE 5TH ST OCALA



TAXES BECOME DELINQUENT APRIL 1st		AD VALOREM TAXES				
TAXING AUTHORITY		MILLAGE	ASSESSED	EXEMPTION	TAXABLE	TAXES LEVIED
COUNTY	GENERAL COUNTY	3.3500	287,069	55,000	232,069	777.43
	FINE & FORFEITURE	.8300	287,069	55,000	232,069	192.62
	COUNTY HEALTH	.1100	287,069	55,000	232,069	25.53
SCHOOL	SCHOOL R.L.E.	3.1910	287,069	30,000	257,069	820.31
	SCHOOL VOTE	1.0000	287,069	30,000	257,069	257.07
	SCHOOL DISCRETIONARY	.7480	287,069	30,000	257,069	192.29
	SCHOOL CAPITAL IMPR	1.5000	287,069	30,000	257,069	385.60
WATER	ST JOHNS MANAGEMENT DIST	.1793	287,069	55,000	232,069	41.61
MUNIC	OCALA BASIC	6.6177	287,069	55,000	232,069	1,535.76

EXEMPTION: HOMESTD 25,000 WIDOW 5,000  
ADDL HX 25,000

TOTAL MILLAGE	17.5260	AD VALOREM TAXES	4,228.22
---------------	---------	------------------	----------

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	PURPOSE	RATE/BASIS	AMOUNT
X901 Ocala Fire	SF/DUP/MH	PER ASMT UNIT	453.06
		NON AD VALOREM ASSESSMENTS:	453.06

(See Boxes Below for Payment DISCOUNT If Paid By...) **COMBINED TAXES AND ASSESSMENTS Due By March** 4,681.28

NOV 30 2023	DEC 31 2023	JAN 31 2024	FEB 29 2024	MAR 31 2024	PastDue Apr 1
4,494.03	4,540.84	4,587.65	4,634.47	4,681.28	4,821.72

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

FLORIDA MASTER SITE FILE  
Site Inventory Form

FDAHRM 802 = =  
1009 = =  
Site No. (52488) 2837-004-005  
Survey Date 8303 820 = =  
805 = =

Site Name \_\_\_\_\_  
Address of Site: 1203 S.E. 5th St.  
Instruction for locating 1203 S.E. 5th St.  
Ocala, Fla. 32671 813 = =

Location: Highland Park Ad, Ocala, Lots 5, 6, 15, 16 & E. 1/2 of Lots 868 = =  
subdivision name block no. lot no.

County: Marion 808 = =

Owner of Site: Name: Ray, W.C., Jr. & Eleanor H. PAIGE, STEPHEN & LINDA  
Address: P.O. Box 878 1203 S.E. 5th St.  
Anthony, Fla. Ocala, FL 32671 902 = =

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

Recorder:  
Name & Title: Tate, Susan (Preservation Architect)  
Address: University of Florida - College of Architecture  
Gainesville, Fla. 32611 818 = =

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

Check One  
☐ Excellent 863 = =  
☒ Good 863 = =  
☐ Fair 863 = =  
☐ Deteriorated 863 = =  
Check One or More  
☒ Altered 858 = =  
☐ Unaltered 858 = =  
☒ Original Site 858 = =  
☐ Restored ( ) (Date: X ) 858 = =  
☐ Moved ( ) (Date: X ) 858 = =

Present Use Residence 850 = =  
Dates: Beginning C+ 1950 844 = =  
Culture/Phase American 840 = =  
Period 20th Century 845 = =

NR Classification Category: Building 916 = =

Threats to Site:

Check One or More  
☒ Zoning ( X ) 878 = =  
☒ Development ( X ) 878 = =  
☐ Deterioration ( X ) 878 = =  
☐ Borrowing ( X ) 878 = =  
☐ Other (See Remarks Below): 878 = =  
☐ Transportation ( X ) 878 = =  
☐ Fill ( X ) 878 = =  
☐ Dredge ( X ) 878 = =

Areas of Significance: N.C. 910 = =

Significance:

This residence was built in 1950 according to Property Record Cards at the Tax Assessor's Office. It is in Highlands Park Ad platted in 1885.

911 = =

7, 14 Bk. D and that part of S. 10' of unnamed street lying N. of and adjacent to  
Lots 5, 6 and E. 1/2 of Lot 7, Bk. D.



# Ocala

## Legislation Text

110 SE Watula Avenue  
Ocala, FL 34471

[www.ocalafl.gov](http://www.ocalafl.gov)

---

**File #:** 2025-1577

**Agenda Item #:** d.

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Case File # 256; COA25-0022; 1244 SE 7<sup>th</sup> Street - Garage.

Petitioner: Robert & Nadia Briggs

Agent: N/A

Planner: Breah Miller, Planner II

[bmiller@ocalafl.gov](mailto:bmiller@ocalafl.gov)

A request to add a 1,344 square foot garage addition.

*Recommended Action: Table*



# Ocala

## Legislation Text

110 SE Watula Avenue  
Ocala, FL 34471

[www.ocalafl.gov](http://www.ocalafl.gov)

---

**File #:** 2025-1601

**Agenda Item #:** e.

---

Case File # 54; COA25-0023; 1238 SE 5<sup>th</sup> Street- Windows.

Petitioner: Charles and Paula King

Agent: N/A

Planner: Breah Miller, Planner II

[bmiller@ocalafl.gov](mailto:bmiller@ocalafl.gov)

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

*Recommended Action: Appropriate*



## Staff Report

Case #54

COA25-0023

Ocala Historic Preservation Advisory Board: July 8, 2025

**Petitioner/Property Owner:** Charles and Paula King

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

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

### Parcel Information

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

### Background:

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

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

### Applicant Request:

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

### Staff Analysis

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



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

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

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

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

*The request does not propose any sandblasting of materials.*

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

*The request does not propose any abrasive cleaning.*

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

*The request does not propose any additional landscaping, signage, parking, or site development.*

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

*The request does not propose any new construction.*

### **The Secretary of the Interior Standards; Windows (page 102)**

Recommended: Identifying, retaining, and preserving windows and their functional and decorative features that are important to the overall character of the building. The window material and how the window operates (e.g., double hung, casement, awning, or hopper) are significant, as are its



components (including sash, muntins, ogee lugs, glazing, pane configuration, sills, mullions, casing, or brick molds) and related features, such as shutters.

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

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

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

*Replacement glass will be Low-E4 SmartSun glass with minimal tint.*

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

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

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

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

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

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

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

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

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



City of Ocala  
Growth Management Department  
201 S.E. 3<sup>rd</sup> Street, 2<sup>nd</sup> Floor  
352-629-8421 | [www.ocalafl.org](http://www.ocalafl.org)

Case File # 54  
COA 25 - 0023  
Meeting Date: 7/8/25  
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](mailto:historic@ocalafl.org).
3. Attend OHPAB meeting or send a representative with a letter of authorization.
4. Meetings are held the 1<sup>st</sup> Thursday of each month at 4:00 p.m.
5. Meeting Location: City Council Chambers, 2<sup>nd</sup> 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>1238 SE 5th St.</u>
Owner:	<u>CHARLES &amp; PAULA KING</u>	Owner Address:	<u>1238 SE 5th St</u>
Owner Phone #:	<u>(352) 843-1057</u>	Owner Email:	<u>ctownking@gmail.com</u>
Will there be an additional meeting representative? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If yes, representative will need a letter of authorization*)			
If yes, name of representative:			
Rep. Phone #:		Rep. Email:	

Project Type:	<input type="checkbox"/> Addition	<input type="checkbox"/> New Construction	<input type="checkbox"/> Site Work
	<input type="checkbox"/> Alteration	<input 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. 3<sup>rd</sup> Street, 2<sup>nd</sup> Floor  
352-629-8421 | [www.ocalafl.org](http://www.ocalafl.org)

Case File # 54  
COA 25-0023  
Meeting Date: 7/8/25  
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.

we need to replace over 30 windows on the house and two in the garage.  
we have selected: Anderson "A-Series" architectural grade windows. They will be dark brown on the outside to match the windows that are there.  
They will look like the attached photo of the dining room windows.  
Ferrer Construction will be doing the installation.

**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

5/28/25  
\_\_\_\_\_  
Date



Jimmy H. Cowan, Jr., CFA

# Marion County Property Appraiser



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

## 2025 Property Record Card Real Estate

2836-002-004

[GOOGLE Street View](#)

Prime Key: 1239320

[MAP IT+](#)

Current as of 6/16/2025

### Property Information

KING CHARLES T  
KING PAULA C  
1238 SE 5TH ST  
OCALA FL 34471-2410

### Taxes / Assessments:

Map ID: 179

Millage: 1001 - OCALA

M.S.T.U.

PC: 01

Acres: 1.00

Situs: 1238 SE 5TH ST OCALA

### 2024 Certified Value

Land Just Value	\$346,500		
Buildings	\$1,131,314		
Miscellaneous	\$31,497		
Total Just Value	\$1,509,311		
Total Assessed Value	\$759,009	Impact	
Exemptions	(\$50,000)	<u>Ex Codes:</u> 01 38	(\$750,302)
Total Taxable	\$709,009		
School Taxable	\$734,009		

### History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$346,500	\$1,131,314	\$31,497	\$1,509,311	\$759,009	\$50,000	\$709,009
2023	\$231,000	\$1,812,672	\$54,402	\$2,098,074	\$736,902	\$50,000	\$686,902
2022	\$192,500	\$1,144,071	\$45,813	\$1,382,384	\$715,439	\$50,000	\$665,439

### Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">6195/0357</a>	04/2015	09 EASEMNT	0	U	I	\$100
<a href="#">2888/1281</a>	12/2000	07 WARRANTY	5 V-OTHER MLSAGENT	U	I	\$1,240,000
<a href="#">SR94/0130</a>	10/1995	EI E I	0	U	I	\$21,357

### Property Description

SEC 17 TWP 15 RGE 22  
PLAT BOOK C PAGE 010  
OAKLEIGH PARK  
BLK B LOTS 4.5.8.9

Land Data - Warning: Verify Zoning

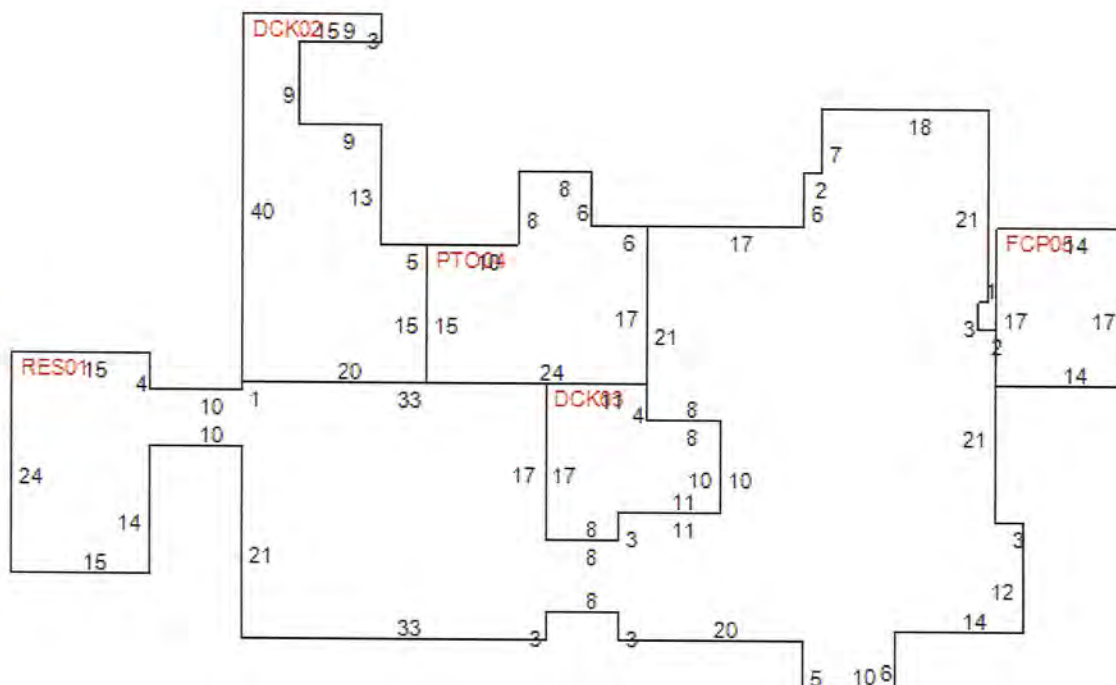
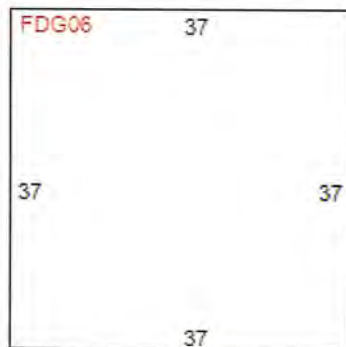
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0100		175.0	250.0	R1	175.00	FF							
Neighborhood 5300A - 2 STORY 800 QG+ ONLY													
Mkt: 8 70													

### Traverse

Building 1 of 1

RES01=R33D17R8U3R11U10L8U21R17U6R2U7R18D  
21L1D3R2D21R3D12L14D6L10U5L20U3L8D3L33U2  
1L10D14L15U24R15D4R10U1.  
DCK02=U40R15D3L9D9R9D13R5D15L20.R33  
DCK03=R11D4R8D10L11D3L8U17.R11  
PTO04=L24U15R10U8R8D6R6D17.U17R38  
FCP05=R14D17L14U17.U35L40  
FDG06=L37U37R37D37.  
APT07=800.

800



Building Characteristics

Improvement 1F - SFR- 01 FAMILY RESID  
 Effective Age 4 - 15-19 YRS  
 Condition 1  
 Quality Grade 850 - VERY GOOD  
 Inspected on 4/7/2020 by 025

Year Built 1930  
 Physical Deterioration 0%  
 Obsolescence: Functional 0%  
 Obsolescence: Locational 0%  
 Architecture D - DESIGNED HISTORICAL  
 Base Perimeter 552

Type	ID	Exterior Walls	Stories	Year Built	Finished	Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	0134	- WD FRAME-STUCO	1.39	1930	N	6 %	100 %		3,387	4,708
DCK	0201	- NO EXTERIOR	1.00	2006	N	0 %	0 %		594	594
DCK	0326	- SIDING-NO SHTG	1.00	2006	N	0 %	0 %		258	258
PTO	0401	- NO EXTERIOR	1.00	2006	N	0 %	0 %		436	436
FCP	0501	- NO EXTERIOR	1.00	1932	N	0 %	0 %		238	238
FDG	0632	- CONC BLK-STUCO	1.00	2002	N	0 %	0 %		1,369	1,369
APT	0732	- CONC BLK-STUCO	1.00	2002	N	0 %	0 %		800	800

Section: 1

Roof Style: 10 GABLE  
 Roof Cover: 08 FBRGLASS SHNGL  
 Heat Meth 1: 22 DUCTED FHA  
 Heat Meth 2: 00  
 Foundation: 7 BLK PERIMETER  
 A/C: Y

Floor Finish: 32 HARDWD ON WOOD  
 Wall Finish: 20 PLASTER  
 Heat Fuel 1: 10 ELECTRIC  
 Heat Fuel 2: 06 GAS  
 Fireplaces: 3

Bedrooms: 5  
 4 Fixture Baths: 1  
 3 Fixture Baths: 3  
 2 Fixture Baths: 2  
 Extra Fixtures: 3

Blt-In Kitchen: Y  
 Dishwasher: Y  
 Garbage Disposal: Y  
 Garbage Compactor: N  
 Intercom: N  
 Vacuum: Y

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
156 PAVING BRICK	5,380.00	SF	20	1984	1	0.0	0.0
226 RES SWIM POOL	660.00	SF	20	1984	5	0.0	0.0
099 DECK	1,488.00	SF	50	1984	3	0.0	0.0
186 WHIRL/TUB	38.00	SF	30	1984	5	0.0	0.0
120 FENCE MASONRY	3,120.00	SF	50	1984	3	0.0	0.0
184 RETAIN WALL	264.00	SF	50	1984	3	0.0	0.0
039 GREEN HOUSE	160.00	SF	25	1995	1	10.0	16.0

Appraiser Notes

THE HISTORIC JUDGE FREDERICK HOCKER HOUSE C. 1930

HOUSE HAS A 2ND AND 3RD STORY

2ND FLOOR=764SF

3RD FLOOR=226SF

BASEMENT=160SF (COMPLETELY FINISHED)

UPPER STORY ABOVE FDG 800SF

EST.INT.

Planning and Building\*\* Permit Search \*\*

Permit Number	Date Issued	Date Completed	Description
BLD24-3077	12/17/2024	-	KING REROOF
BLD23-2882	12/15/2023	-	KING / REROOF
BLD20-1776	10/9/2020	-	KING / WINDOWS
BLD11-1615	12/16/2011	-	REPAIR
OC02202	11/1/2004	-	FEP TO RES
OC00525	4/1/2001	-	DEMO
OC00622	4/1/2001	-	FDG/APT
OC01686	9/1/1988	-	BLDG01=ADD FIREPLACE

OC00019	1/1/1988	-	BLDG01=REMODEL RES
OC18001	8/1/1984	12/1/1984	BLDG01= ADD POOL
OC14149	3/1/1982	10/1/1982	ADD ROOM







# ANDERSEN CORPORATION

## A-SERIES CASEMENT WINDOW

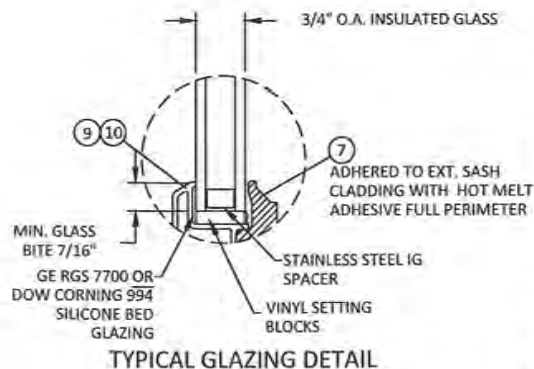
### (NON-HVHZ)(NON-IMPACT)

#### GENERAL NOTES:

- THE PRODUCT SHOWN HEREIN IS DESIGNED AND MANUFACTURED TO COMPLY WITH THE CURRENT EDITION FLORIDA BUILDING CODE (FBC), EXCLUDING HVHZ AND HAS BEEN EVALUATED ACCORDING TO THE FOLLOWING:
  - AAMA/WDMA/CSA 101/I.S.2/A440-11
- ADEQUACY OF THE EXISTING STRUCTURAL CONCRETE/MASONRY, 2X FRAMING, AND METAL FRAMING AS A MAIN WIND FORCE RESISTING SYSTEM CAPABLE OF WITHSTANDING AND TRANSFERRING APPLIED PRODUCT LOADS TO THE FOUNDATION IS THE RESPONSIBILITY OF THE ENGINEER OR ARCHITECT OF RECORD FOR THE PROJECT OF INSTALLATION.
- 2X BUCKS (WHEN USED) SHALL BE DESIGNED AND ANCHORED TO PROPERLY TRANSFER ALL LOADS TO THE STRUCTURE. BUCK DESIGN AND INSTALLATION IS THE RESPONSIBILITY OF THE ENGINEER OR ARCHITECT OF RECORD FOR THE PROJECT OF INSTALLATION.
- THE INSTALLATION DETAILS DESCRIBED HEREIN ARE GENERIC AND MAY NOT REFLECT ACTUAL CONDITIONS FOR A SPECIFIC SITE. IF SITE CONDITIONS CAUSE INSTALLATION TO DEVIATE FROM THE REQUIREMENTS DETAILED HEREIN, A LICENSED ENGINEER OR ARCHITECT SHALL PREPARE SITE SPECIFIC DOCUMENTS FOR USE WITH THIS DOCUMENT IN NON-HVHZ AREAS.
- APPROVED IMPACT PROTECTIVE SYSTEM IS REQUIRED ON THIS PRODUCT IN AREAS REQUIRING IMPACT RESISTANCE.
- WINDOW FRAME MATERIAL: PINE (MIN. S.G. = 0.40)
- CLADDING MATERIAL: FIBREX AND FIBERGLASS
- IN ACCORDANCE WITH FBC, WOOD COMPONENTS SHALL HAVE BEEN PRESERVATIVE TREATED OR SHALL BE OF A DURABLE SPECIES.
- GLASS MEETS THE REQUIREMENTS OF ASTM E 1300 GLASS CHARTS. SEE SHEET 1 FOR GLAZING DETAIL.
- CONFIGURATION (CONFIG.) NOTATION:
  - 'X' - OPERABLE SASH
  - 'O' - STATIONARY SASH

OVERALL SIZE		DESIGN PRESSURE	CONFIG	MISSILE IMPACT RATING
WIDTH	HEIGHT			
35 1/4"	71 1/4"	+50/- 50 PSF	'X' OR 'O'	NON-IMPACT
47 1/4"	47 1/4"	+50/- 50 PSF	'X' OR 'O'	
47 1/4"	95 1/4"	+50/- 50 PSF	'X' OR 'O'	

TABLE OF CONTENTS	
SHEET	SHEET DESCRIPTION
1	GENERAL NOTES & GLAZING DETAIL
2	ELEVATION & ASSEMBLY NOTES
3	ANCHOR LAYOUTS
4	VERTICAL SECTIONS-FIN
5	VERTICAL SECTIONS- THRU FRAME
6	HORIZONTAL SECTIONS
7	ANCHOR DETAILS AND INSTALLATION NOTES
8	BILL OF MATERIALS AND COMPONENTS



#### GLAZING NOTES:

- GLASS TYPE SHALL COMPLY WITH ASTM E1300 REQUIREMENTS AS WELL AS APPLICABLE SAFETY GLAZING REQUIREMENTS PER THE FBC. TEMPER AND SAFETY GLAZING REQUIREMENTS SHALL BE REVIEWED ON A SITE SPECIFIC BASIS.
- SETTING BLOCK DUROMETER HARDNESS OF 70-90 (SHORE A) AS REFERENCED IN FBC CHAPTER 24.
- SETTING BLOCKS TO BE LOCATED AT 1/4 SPAN LENGTH FOR GLASS WIDER THAN 36" AS PER FBC CHAPTER 24.
- D.L.O. AND DESIGN PRESSURES MAY NOT EXCEED MAX VALUES IN GLASS CHARTS.



300 FOURTH AVE NORTH  
BAYPORT, MN 55003-1096  
PH: (651) 264-5150 FX: (651) 264-5485

TITLE: A-SERIES CASEMENT WINDOW  
(NON-HVHZ)(NON-IMPACT)  
INSTALLATION &  
GENERAL NOTES

PREPARED BY: BUILDING DROPS, INC.

398 E. DANIA BEACH BLVD., STE. 218  
DANIA BEACH, FL 33004  
PH: (954) 399-8478  
FAX: (954) 398-4738  
WWW.BUILDINGDROPS.COM

REMARKS BY DATE  
7TH FBC CODE CHANGE SR 3/18/

THE INSTALLATION DETAILS DESCRIBED HEREIN ARE GENERIC AND MAY NOT REFLECT ACTUAL CONDITIONS FOR A SPECIFIC SITE. IF SITE CONDITIONS CAUSE INSTALLATION TO DEVIATE FROM THE REQUIREMENTS DETAILED HEREIN, A LICENSED ENGINEER OR ARCHITECT SHALL PREPARE SITE SPECIFIC DOCUMENTS FOR USE WITH THIS DOCUMENT.

Digitally signed by Hermes F. Norero  
Reason: I am the author of this document  
Date: 2020.10.05 15:45:45 -04'00'



FL #: FL15551

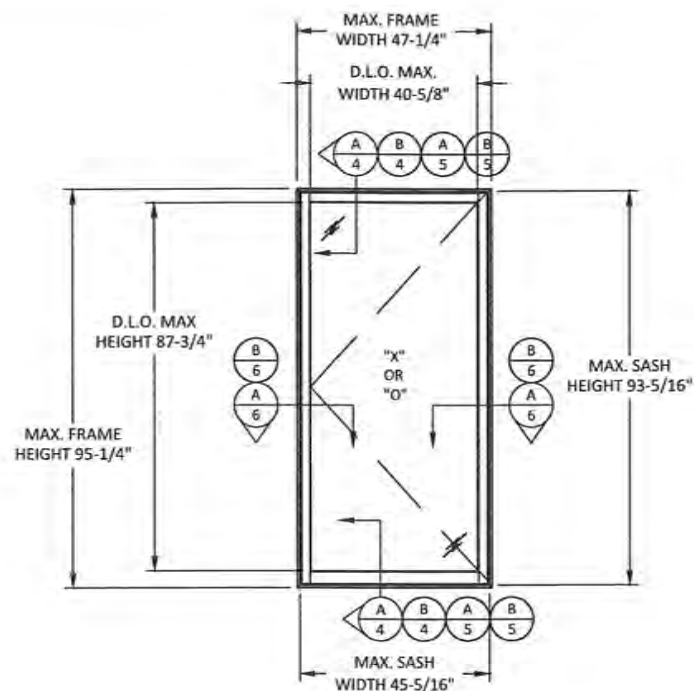
DATE: 08.21.18

DWG. BY: HR CHK. BY: HFN

SCALE: NTS

DWG. #: AWD110

SHEET: 1



### ELEVATION

OPERABLE AND STATIONARY

#### ASSEMBLY NOTES:

- 1) LOCK KEEPERS SHALL BE FASTENED TO SASH WITH TWO #7 X 1/4" SCREWS.
- 2) STATIONARY BRACKETS SHALL BE FASTENED WITH FOUR #8 X 1" SCREWS; TWO THROUGH BRACKET TO SASH, TWO THROUGH BRACKET TO JAMB.
- 3) SNUGGER SETS AT HINGE JAMBS SHALL BE FASTENED TO SASH AND FRAME WITH FOUR #7 X 3/4" SCREWS, TWO THROUGH SNUGGER TO FRAME, AND TWO THROUGH SNUGGER TO SASH.
- 4) INTERIOR STOPS SHALL BE SECURED WITH 7/32" X 1" STAPLES 3" FROM CORNERS AND 7" O.C. THEREAFTER.
- 5) TRIM STOPS SHALL BE SECURED WITH VINYL SPLINE.
- 6) WOOD FRAME MEMBERS SHALL BE BONDED TO EXTERIOR FRAME CLADDING WITH HOT MELT ADHESIVE.
- 7) TOP AND BOTTOM RAILS TO HAVE GALVANIZED STEEL STIFFENERS INSERTED LOOSELY INTO INTERNAL CAVITY OF RAILS. FOR UNITS EQUAL TO OR SMALLER THAN 47.25" X 47.25" OR 35.25" X 71.25", NO STIFFENER IS REQUIRED.

HARDWARE SCHEDULE			
UNIT TYPE	HEIGHT	HARDWARE	QUANTITY
X	95.25" >= H > 71.25"	SNUGGERS	3
		LOCK SYSTEM	4-POINT
	71.25" <= H	SNUGGERS	2
		LOCK SYSTEM	3-POINT
O	95.25" >= H > 47.25"	SNUGGERS	3
		STATIONARY BRACKETS	8
	H <= 47.25"	SNUGGERS	2
		STATIONARY BRACKETS	3



100 FOURTH AVE NORTH  
BAYPORT, MN 55003-1096  
PH: (651) 264-5150 FX: (651) 264-5485

TITLE:  
A-SERIES CASEMENT WINDOW  
(NON-HVHZ)(NON-IMPACT)  
ELEVATION & ASSEMBLY NOTES

PREPARED BY:  
BUILDING DROPS, INC.  
398 E. DANNA BEACH BLVD., STE. 138  
DANNA BEACH, FL 33004  
PH: (954) 999-8878  
FX: (954) 744-4728  
100% CUSTOMER SATISFACTION GUARANTEE



REMARKS BY DATE  
7TH FBC CODE CHANGE SR 8/18/

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FL #: FL15551

DATE: 08.21.18

DWG. BY: HR CHK. BY: HFN

SCALE: NTS

DWG. #: AWD110

SHEET:

2

OF 8





**ANDERSEN**  
WINDOWS & DOORS

100 FOURTH AVE NORTH  
BAYPORT, MN 55003-1096

PH: (651) 264-5150 FX: (651) 264-5485

TITLE:  
A-SERIES CASEMENT WINDOW  
(NON-HVHZ)(NON-IMPACT)

ANCHOR LAYOUT

PREPARED BY:  
BUILDING DROPS, INC.  
398 E. DANIA BEACH BLVD., STE. 318  
DANIA BEACH, FL 33004  
TEL: (904) 248-4318  
FAX: (904) 248-4319  
URL: www.buildingdrops.com



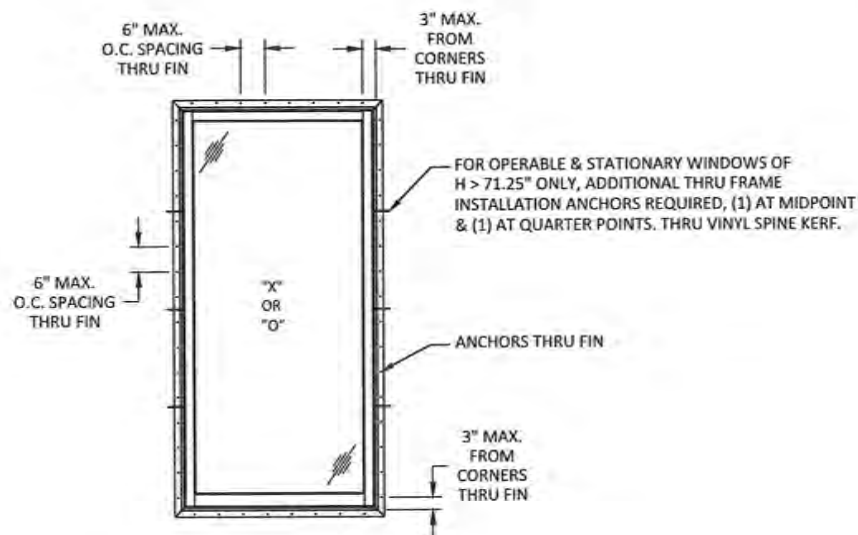
REMARKS	BY	DATE
7TH FBC CODE CHANGE	SR	3/18/

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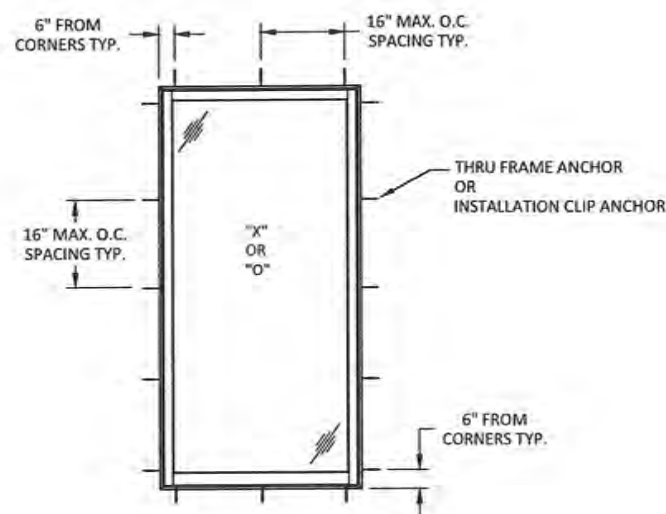
FL #:	FL15551
DATE:	08.21.18
DWG. BY:	HR
CHK. BY:	HFN
SCALE:	NTS
DWG. #:	AWD110
SHEET:	3

OF 8



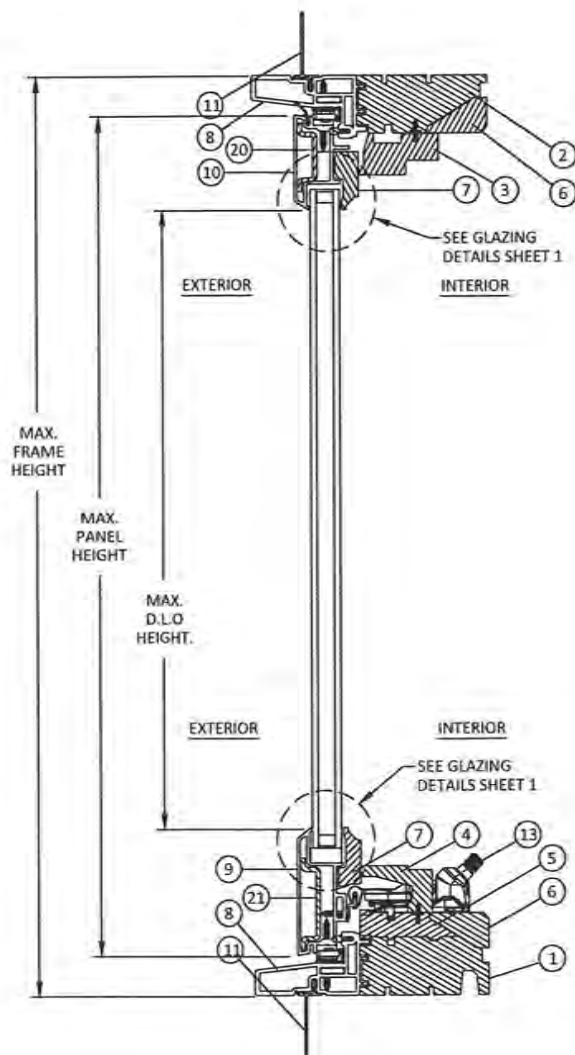
### TYPICAL ANCHOR LAYOUT

INSTALLATION NAIL FIN



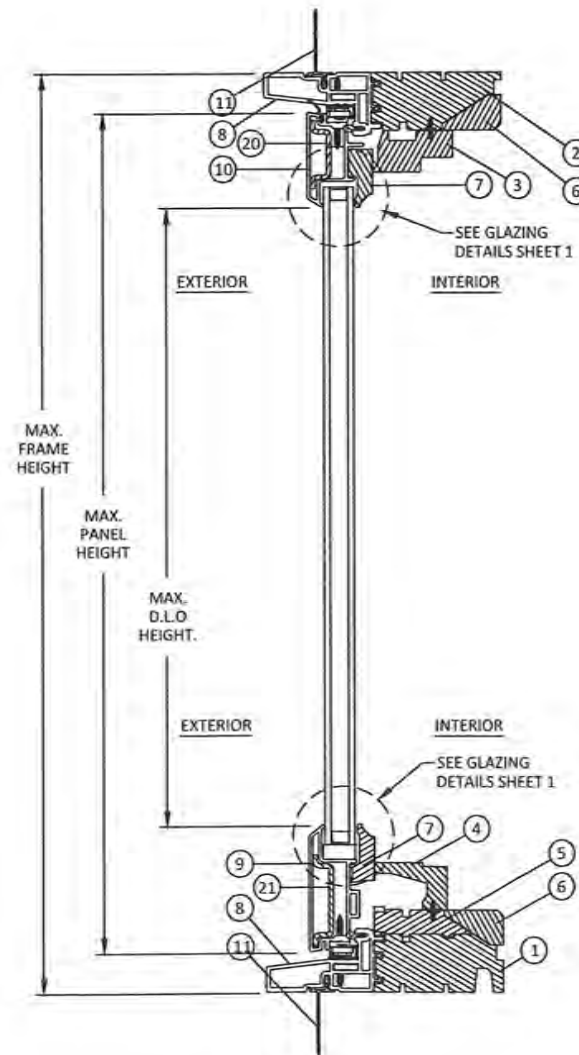
### TYPICAL ANCHOR LAYOUT

INSTALLATION CLIP OR THRU FRAME



**A**  
4

**VERTICAL SECTION**  
NAIL FIN INSTALLATION - OPERABLE



**B**  
4

**VERTICAL SECTION**  
NAIL FIN INSTALLATION - STATIONARY



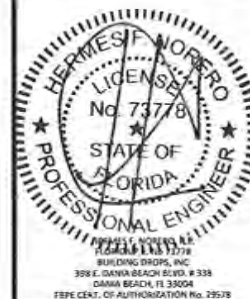
100 FOURTH AVE NORTH  
BAYPORT, MN 55003-1096  
PH: (651) 264-5150 FX: (651) 264-5485

TITLE:  
A-SERIES CASEMENT WINDOW  
(NON-HVHZ)(NON-IMPACT)  
VERTICAL SECTIONS-FIN

PREPARED BY:  
BUILDING DROPS, INC.  
398 E. DANIA BEACH BLVD., STE. 338  
DANIA BEACH, FL 33004  
PH: (954) 999-8478  
FAX: (954) 994-4728  
WWW.BUILDINGDROPS.COM

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7TH FBC CODE CHANGE	SR	3/18/

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FL #: **FL15551**

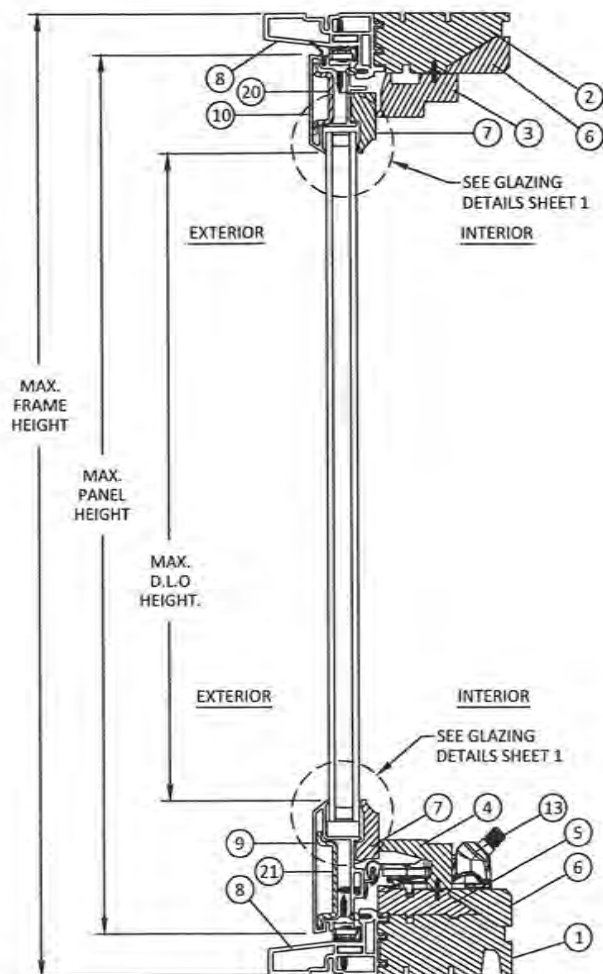
DATE: **08.21.18**

DWG. BY: **HR** CHK. BY: **HFN**

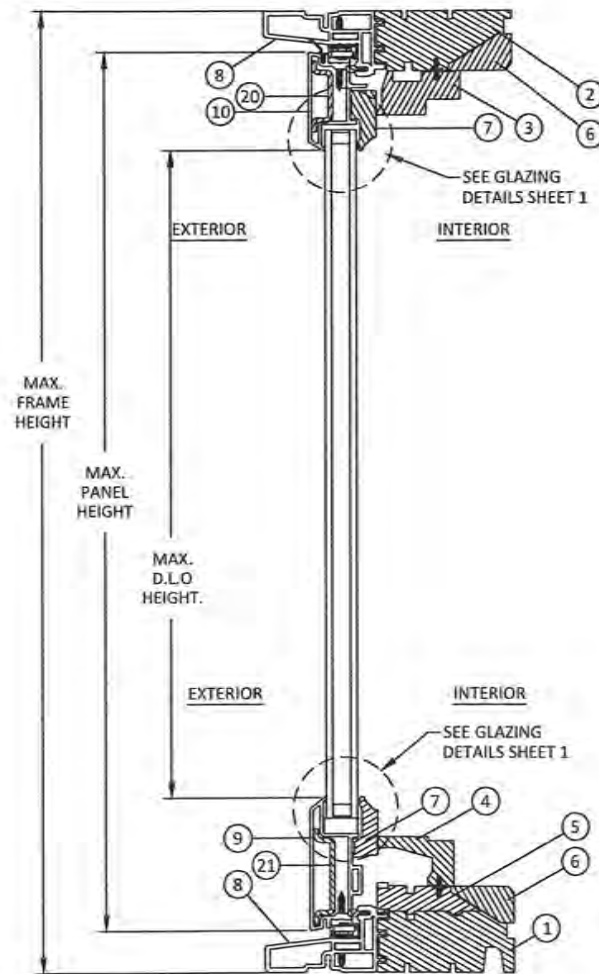
SCALE: **NTS**

DWG. #: **AWD110**

SHEET: **4**



**A**  
**5** VERTICAL SECTION  
THRU FRAME INSTALLATION - OPERABLE



**B**  
**5** VERTICAL SECTION  
THRU FRAME INSTALLATION - STATIONARY



**ANDERSEN**  
WINDOWS & DOORS

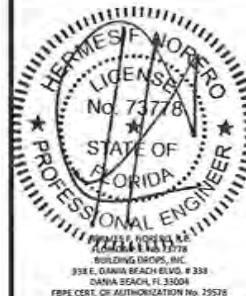
100 FOURTH AVE NORTH  
BAYPORT, MN 55003-1095  
PH: (651) 264-5150 FX: (651) 264-5485

TITLE:  
A-SERIES CASEMENT WINDOW  
(NON-HVHZ)(NON-IMPACT)  
VERTICAL SECTIONS- THRU FRAME

PREPARED BY:  
BUILDING DROPS, INC.  
398 E. DANIA BEACH BLVD., STE. 338  
DANIA BEACH, FL 33004  
PH: (954) 995-8479  
FAX: (954) 744-4718  
WWW.BUILDINGDROPS.COM

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**FL15551**

DATE: **08.21.18**

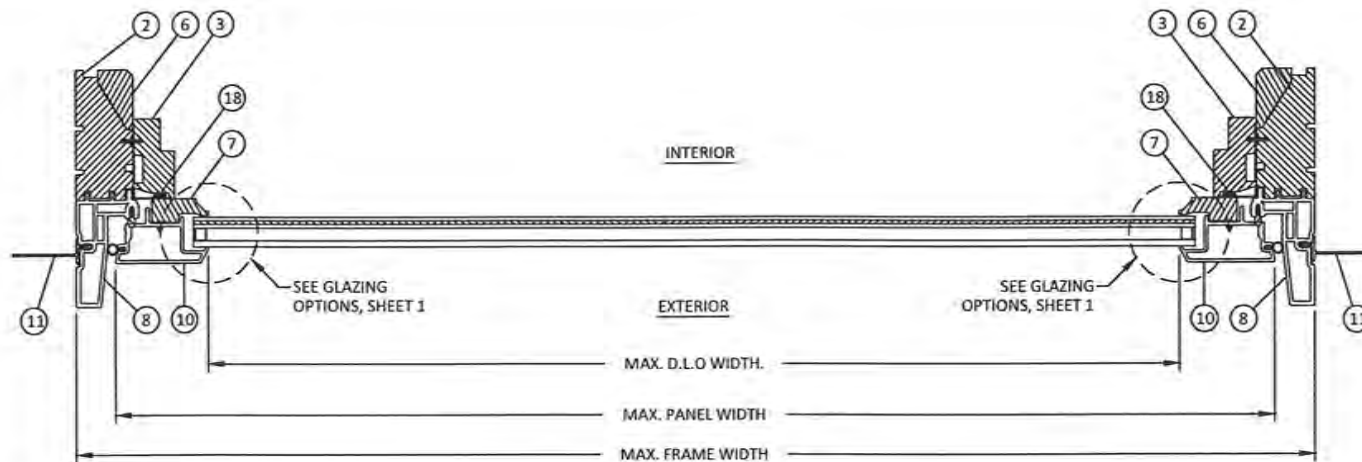
DWG. BY: **HR** CHK. BY: **HFN**

SCALE: **NTS**

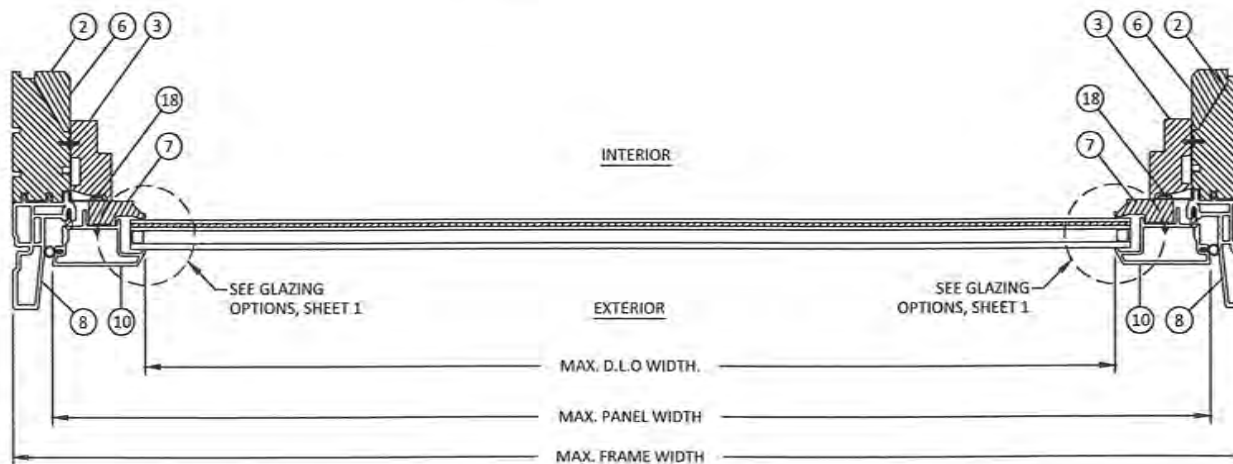
DWG. #: **AWD110**

SHEET: **5**





**A** HORIZONTAL SECTION  
6 NAIL FIN INSTALLATION - OPERABLE AND STATIONARY



**B** HORIZONTAL SECTION  
6 THRU FRAME INSTALLATION - OPERABLE AND STATIONARY



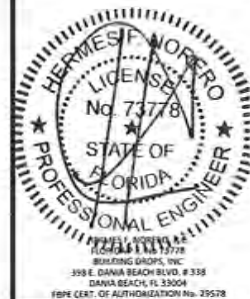
100 FOURTH AVE NORTH  
BAYPORT, MN 55003-1096  
PH: (651) 264-5150 FX: (651) 264-5485

TITLE:  
A-SERIES CASEMENT WINDOW  
(NON-HVHZ)(NON-IMPACT)  
HORIZONTAL SECTIONS

PREPARED BY:  
BUILDING DROPS, INC.  
398 E. DANIA BEACH BLVD., STE. 338  
DANIA BEACH, FL 33004  
PH: (954) 999-8478  
FAX: (954) 744-4738  
14876 - 1/0000 01/01/2000 01/01/2000

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7TH FBC CODE CHANGE	SR	3/18/

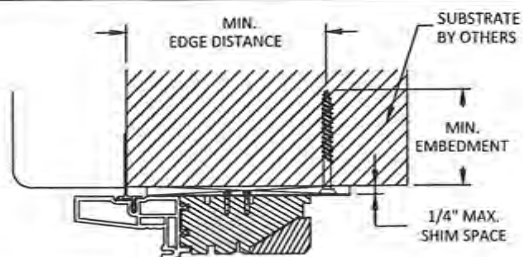
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DWG. BY: **HR** CHK. BY: **HFN**  
SCALE: **NTS**  
DWG. #: **AWD110**  
SHEET:

6

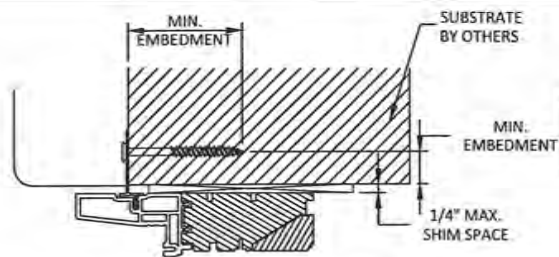
OF 8



**A**  
**7** **VERTICAL SECTION**  
THROUGH INSTALLATION CLIP - HEAD

**NOTE:**

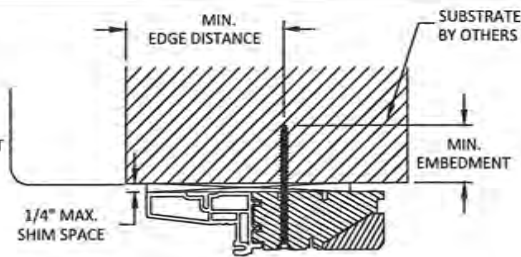
- 1) JAMB HAS SIMILAR DETAIL.
- 2) JAMB FOR AWNING HAS SIMILAR DETAIL.



**B**  
**7** **VERTICAL SECTION**  
THROUGH NAIL FIN - HEAD

**NOTE:**

- 1) JAMB HAS SIMILAR DETAIL.
- 2) JAMB FOR AWNING HAS SIMILAR DETAIL.



**C**  
**7** **VERTICAL SECTION**  
THROUGH FRAME - HEAD

**NOTE:**

- 1) JAMB HAS SIMILAR DETAIL.
- 2) JAMB FOR AWNING HAS SIMILAR DETAIL.

ANCHOR SCHEDULE:				
METHOD	SUBSTRATE	ANCHOR SCHEDULE	MIN EMBEDMENT	MIN. EDGE DISTANCE
NAIL FIN	WOOD: MIN. SG = 0.55	#8 WOOD SCREW PAN HEAD	1.5"	0.75"
	METAL: 18 GAUGE Steel, MIN. Fy = 33KSI	#8 TEK SCREW	3 THREADS MIN PENETRATION BEYOND METAL	0.50"
THROUGH INSTALLATION CLIP	WOOD: MIN. SG = 0.55	#10 PAN HEAD WOOD SCREW	1.5"	0.75"
	METAL: 18 GAUGE Steel, MIN. Fy = 33KSI	#10 TEK SCREW	3 THREADS MIN PENETRATION BEYOND METAL	0.50"
	CONCRETE: Fc=3000PSI	3/16" ITW TAPCON FLAT HEAD	1.25"	1.75"
	MASONRY: CMU per ASTM C90 MIN. 2000 PSI	3/16" ITW TAPCON FLAT HEAD	1.25"	1.75"



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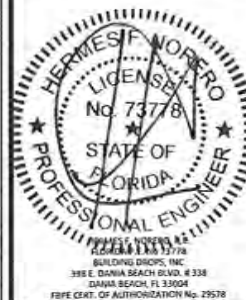
TITLE:  
A-SERIES CASEMENT WINDOW  
(NON-HVHZ)(NON-IMPACT)  
ANCHOR DETAILS AND INSTALLATION NOTES

PREPARED BY:  
BUILDING DROPS, INC.  
398 E. DANIA BEACH BLVD., STE. 338  
DANIA BEACH, FL 33004  
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SCALE: **NTS**

DWG. #: **AWD110**

SHEET: **7**

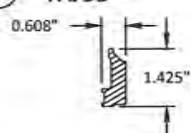


## BILL OF MATERIALS

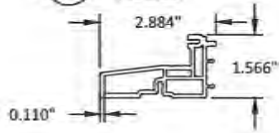
ITEM #	DESCRIPTION	MATERIAL	MANUFACTURER
1	FRAME - SILL	WOOD	ANDERSEN
2	FRAME - HEAD & JAMBS	WOOD	ANDERSEN
3	TRIM STOP - HEAD & JAMBS	WOOD	ANDERSEN
4	TRIM STOP - SILL	WOOD	ANDERSEN
5	SILL RISER	WOOD	ANDERSEN
6	INSIDE STOP	WOOD	ANDERSEN
7	SASH RAIL/STILE, INTERIOR	WOOD	ANDERSEN
8	FRAME CLADDING	FIBREX <sup>®</sup>	ANDERSEN
9	SASH CLADDING - BOTTOM RAIL	FIBERGLASS	ANDERSEN
10	SASH CLADDING - RAILS/STILES	FIBERGLASS	ANDERSEN
11	NAILING FLANGE	RIGID PVC	ANDERSEN
12	SNUGGER KIT	-	ANDERSEN
13	ROTO-OPERATOR (STRAIGHT OR SPLIT ARM)	-	ANDERSEN
14	THREE-POINT SURFACE MOUNTED LOCK	-	ANDERSEN
15	TWO-POINT SURFACE MOUNTED LOCK	-	ANDERSEN
16	LOCK KEEPER	-	ANDERSEN
17	10" HINGE KIT ASSEMBLY	-	ANDERSEN
18	STATIONARY BRACKET KIT	-	ANDERSEN
19	INSTALLATION CLIP	304 SS	ANDERSEN
20	TOP RAIL STIFFENER	GAL. STEEL	ANDERSEN
21	BOTTOM RAIL STIFFENER	GAL. STEEL	ANDERSEN

NOTE: ALL WOOD COMPONENTS ARE PINE (MIN. S.G. = 0.40)

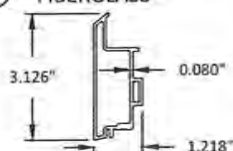
7 SASH RAIL/STILE, INTERIOR WOOD



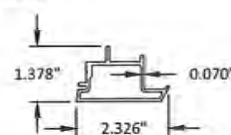
8 FRAME CLADDING FIBREX



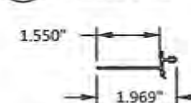
9 SASH CLADDING - BOTTOM RAIL FIBERGLASS



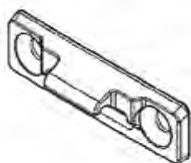
10 SASH CLADDING - RAILS/STILES FIBERGLASS



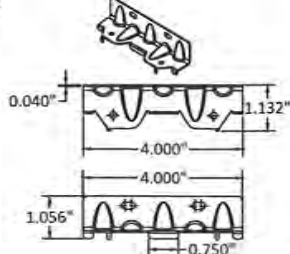
11 NAILING FLANGE RIGID PVC



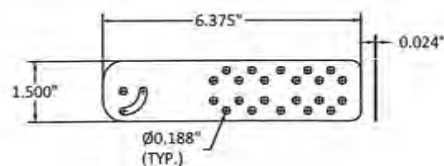
12 SNUGGER KIT



18 STATIONARY BRACKET KIT

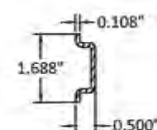


19 INSTALLATION CLIP 304 SS

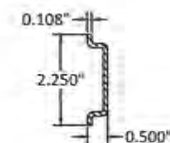


NOTE: INSTALLATION CLIPS SHALL BE ATTACHED TO WINDOW FRAME WITH TWO (2) #8 X 5/8" SCREWS

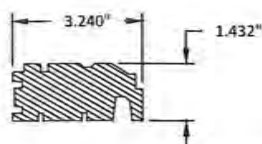
20 TOP RAIL STIFFENER GAL. STEEL



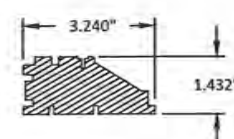
21 BOTTOM RAIL STIFFENER GAL. STEEL



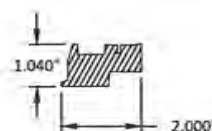
1 FRAME - SILL WOOD



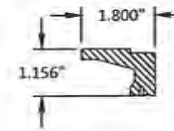
2 FRAME - HEAD &amp; JAMBS WOOD



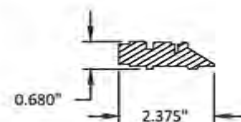
3 TRIM STOP - HEAD &amp; JAMBS WOOD



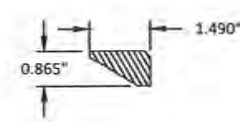
4 TRIM STOP - SILL WOOD



5 SILL RISER WOOD



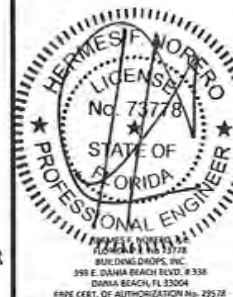
6 INSIDE STOP WOOD

100 FOURTH AVE NORTH  
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TITLE: A-SERIES CASEMENT WINDOW  
(NON-HVHZ)(NON-IMPACT)  
BILL OF MATERIALS & COMPONENTSPREPARED BY: BUILDING DROPS, INC.  
398 E. DANIA BEACH BLVD., STE. 338  
DANIA BEACH, FL 33004  
(954) 944-8778  
FAX: (954) 944-8778REMARKS BY DATE  
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SCALE: NTS

DWG. #: AWD110

SHEET:



Andersen.  
ARCHITECTURAL  
COLLECTION



A-SERIES  
WINDOWS & DOORS

Architectural Authenticity.  
Unparalleled Performance.







## Achieve Architectural Authenticity & Superior Performance.

Designed in conjunction with leading architects to provide authentic architectural style, A-Series windows and patio doors offer all of the options you need to easily create the look you've been dreaming of. Beyond delivering the style you want, A-Series products are the best performing, most energy-efficient windows and patio doors Andersen offers for true peace of mind.

It has never been so easy to dream, easy to understand your options and easy to select the products that fit not just your home, but also your vision. And like all Andersen products, they are supported by over 115 years of commitment to quality and service that can only come from one of the most trusted names in the industry.

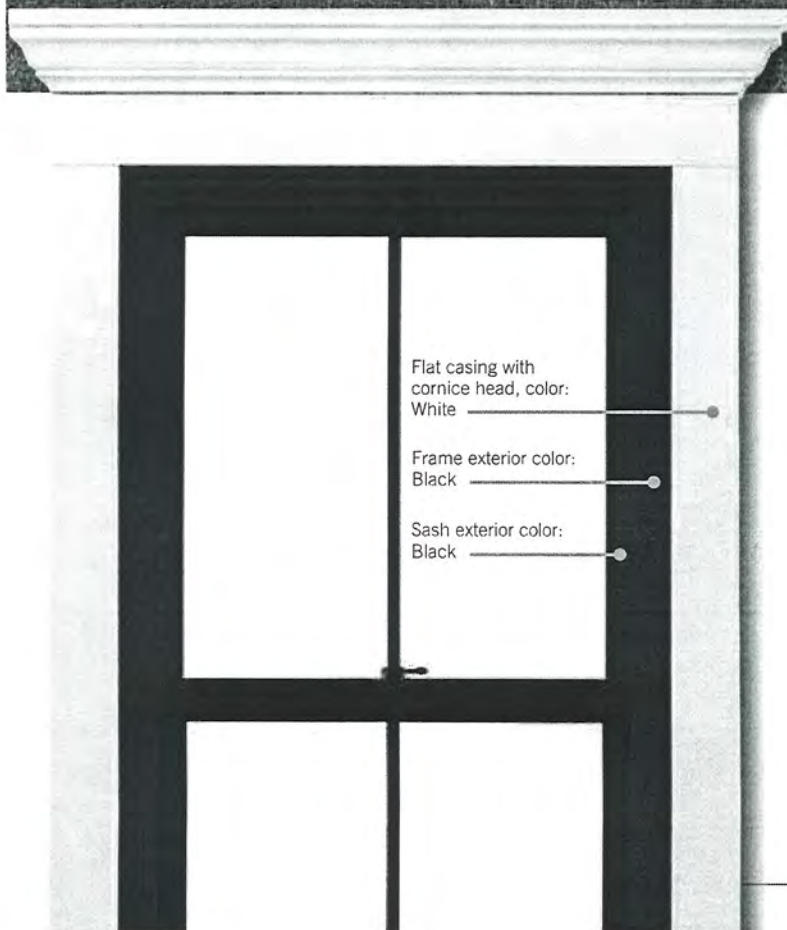
For more information, visit [andersenwindows.com/a-series](http://andersenwindows.com/a-series).

Andersen.  
ARCHITECTURAL  
COLLECTION



A-SERIES  
WINDOWS & DOORS





Flat casing with  
cornice head, color:  
White

Frame exterior color:  
Black

Sash exterior color:  
Black

## Architectural Style Made Easy.

The Andersen Home Style Library is an industry-leading, innovative approach based on the style of home you want to create rather than a type of window or door. The result is a series of windows and doors carefully designed with authentic architectural style in mind.

Visit [andersenwindows.com/stylelibrary](http://andersenwindows.com/stylelibrary) to learn more.



American Farmhouse





A-Series Frenchwood® gliding patio door and specialty arch windows with pine interiors.

### **BUILT FOR YEARS TO COME.\***

A-Series windows and doors are built strong to last long.† We use the right materials in the right places, including solid wood, fiberglass and our own Fibrex® composite material. These give A-Series products superior strength, stability and long-term beauty.

### **NEVER NEEDS PAINTING.**

Exteriors won't flake, rot, blister, peel, pit or corrode,‡ so they're virtually maintenance free. Plus, they hold their original vibrant colors.†

### **RIGOROUSLY TESTED.**

A-Series products have been exposed to extremes, going from temperatures duplicating the cold of Alaska winters to the heat of Death Valley summers, three times a day, day after day. They came through it all beautifully.

### **KEEPS THE WEATHER OUT.**

With their weather-resistant seals, A-Series windows and doors can stand up to eight inches of rain per hour and hurricane-force winds.† Double-hung windows feature a dual-bulb seal, and casement windows use "refrigerator" style gaskets to help keep air and water out.

### **QUALITY SO SOLID, THE WARRANTY IS TRANSFERABLE.\***

Most other window and door warranties end when a home is sold, but our coverage — 20 years on glass, 10 years on non-glass parts — transfers from each owner to the next. And because it is not prorated, the coverage offers full benefits, year after year, owner after owner.† So it adds real value when you decide to sell your home.

**OWNER2OWNER®  
LIMITED WARRANTY**

\*Visit [andersenwindows.com/warranty](http://andersenwindows.com/warranty) for details. \*\*Andersen® A-Series double-hung window tested to AAMA/WDMA/CSA 101/I.S.2 A440-08 & -11 PG50.

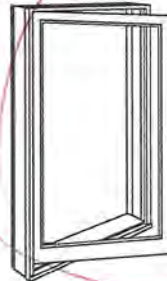


## A-Series Windows



### DOUBLE-HUNG WINDOWS

Double-hung windows have two operating sash (glass panels) that move up and down allowing for ventilation on the top, bottom or both. With a tilt-in feature for easy cleaning, these windows are ideal around patios, decks and walkways.



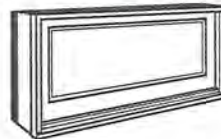
### CASEMENT & AWNING WINDOWS

Casement windows are hinged on the side and crank open outward to the left or right allowing for full top to bottom ventilation. Awning windows are hinged on the top and open outward from the bottom, allowing for ventilation and protection from the rain. Both styles can be grouped in stunning combinations for a better view.



### SPECIALTY WINDOWS

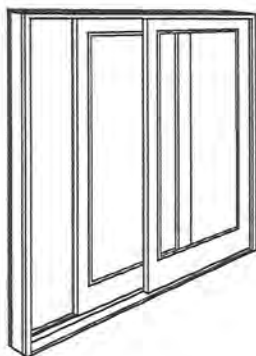
Specialty windows are stationary (non-opening) windows characterized by their special shapes, including curves and dramatic angles. They can make a signature statement in your home or provide a delicate lighting accent.



### VENTING & STATIONARY TRANSOM WINDOWS

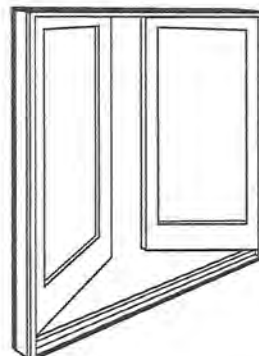
Transom windows can be used in window combinations or placed above doors to let in light and fresh air while adding style and curb appeal. Available as a venting window that is hinged at the top and opens outward or as a stationary (non-operating) window.

## A-Series Frenchwood® Patio Doors



### FRENCHWOOD GLIDING PATIO DOORS

Gliding patio doors have at least one door panel that glides horizontally past another door panel. They fit into tighter spaces than hinged doors because their panels don't interfere with your room or patio.



### FRENCHWOOD HINGED PATIO DOORS

Inswing patio doors open into the interior of your home, saving room for smaller exterior areas such as balconies or patios. Outswing patio doors open outward, giving you more space inside your home. Both doors feature traditional French styling that goes well with any home style.



### FRENCHWOOD TRANSOMS & SIDELIGHTS

Transoms go above a door while sidelights flank one or both sides of the door. Alone or combined, they can turn your doorway into a focal point while letting more natural light into your home's entryway.



All windows and patio doors are available in custom sizes.





A-Series double-hung, casement and transom windows with red rock exteriors.



## You Shouldn't Need a Mirror to See Yourself in Your Home.

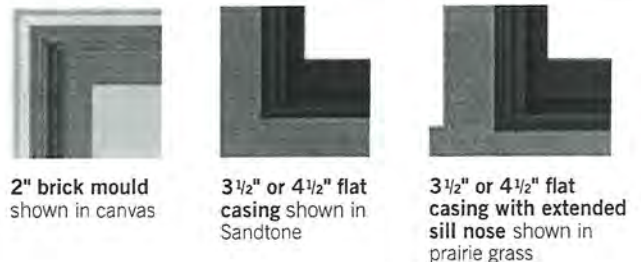
With Andersen® A-Series windows and patio doors, you have the choices you need to make not only your windows, but your entire home look the way you've always envisioned.

Select any combination of colors shown here for your exterior frame, sash and trim. Exterior trim adds a finishing touch to your windows and is often essential in achieving authentic architectural style. To see more trim options and to design your window, visit [andersenwindows.com/design-tool](http://andersenwindows.com/design-tool).

### EXTERIOR OPTIONS



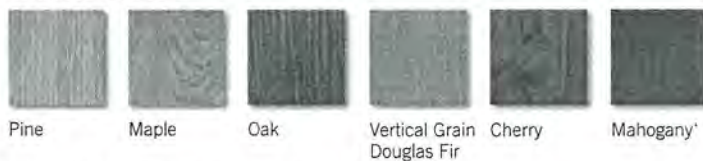
### EXTERIOR TRIM



A-Series windows and doors provide you with a wide palette of wood species, finishes and painted options to help you bring your personality and taste to every room throughout your house.

### INTERIOR WOOD OPTIONS

#### WOOD SPECIES



#### FACTORY-FINISHED INTERIORS



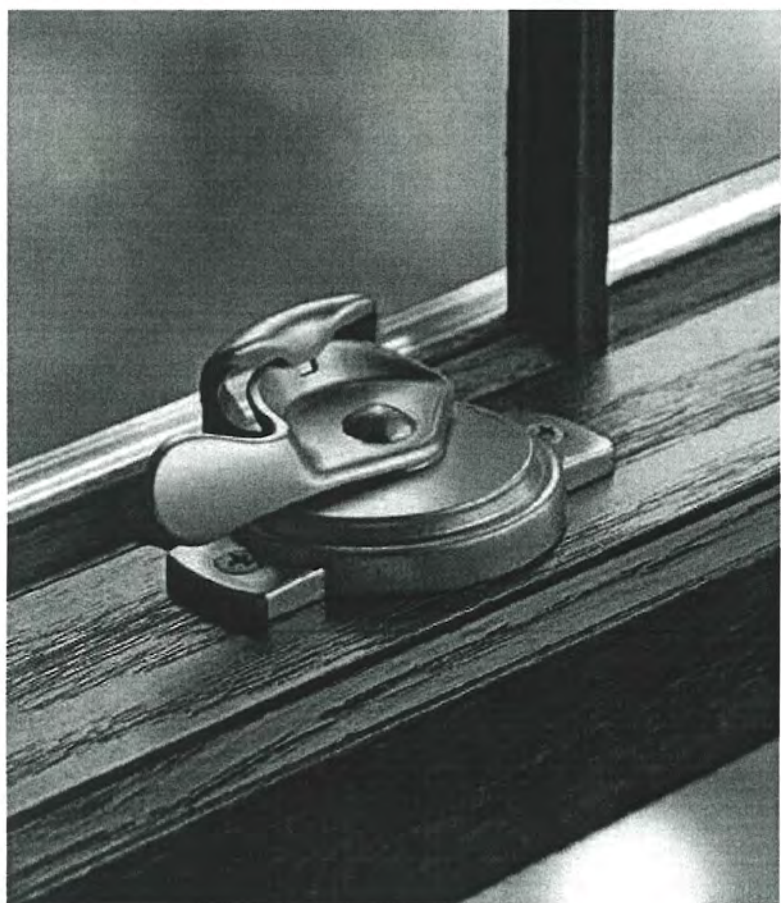
Shown on pine. Available on pine, maple and oak only.

### INTERIOR PAINTED OPTIONS



\*Actual wood species is either Sapele or Sipo, both non-endangered species grown in Africa, with color and characteristics similar to Central American mahoganies. Interiors are unfinished unless a stain or paint option is specified. Naturally occurring variations in grain, color and texture of wood make each window one of a kind. Printing limitations prevent exact finish replication. Please see your Andersen supplier for actual finish samples.







## It's the Little Things that Make the Biggest Impact.

Our A-Series hardware options make sure you have the style needed to enhance or complement the overall design of your home.

### DOUBLE-HUNG HARDWARE

#### TRADITIONAL

Lock &amp; Keeper



Hand Lift



Bar Lift



Finger Lift



Antique Brass | Black | Bright Brass  
Brushed Chrome | Distressed Bronze | Distressed Nickel  
Gold Dust | Oil Rubbed Bronze | Polished Chrome  
**Satin Nickel** | Stone | White

Bold name denotes finish shown.

### CASEMENT AND AWNING HARDWARE

#### TRADITIONAL FOLDING



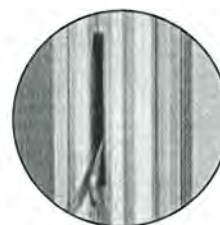
Antique Brass | Black | Bright Brass | Brushed Chrome  
Distressed Bronze | Distressed Nickel | Gold Dust  
Oil Rubbed Bronze | Polished Chrome | Satin Nickel  
Stone | White

#### CONTEMPORARY FOLDING



**Black** | Bright Brass | Gold Dust  
Oil Rubbed Bronze | Satin Nickel | Stone | White

Bold name denotes finish shown.



Casement lock finish  
matches handle.

### HARDWARE FINISH OPTIONS



Antique Brass

Black

Bright Brass

Brushed Chrome

Distressed Bronze

Distressed Nickel

Gold Dust

Oil Rubbed Bronze

Polished Chrome

Satin Nickel

Stone

White

\*Hardware sold separately.  
Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use. Bright brass and satin nickel finishes on patio door hardware feature a 10-year limited warranty.  
Printing limitations prevent exact finish replication. See your Andersen supplier for actual finish samples.

## Hardware for Every Door. Styles for Every Person.

A-Series patio door hardware is available in a variety of different designs to match virtually any style. Additional hardware options such as exterior keyed locks, matching hinge finishes and more are also available.



Bold name denotes finish shown.

### HARDWARE FINISH OPTIONS



### FSB HARDWARE

Durable, stainless steel FSB® hinged door hardware features clean lines and a sleek satin finish for a thoroughly modern look.

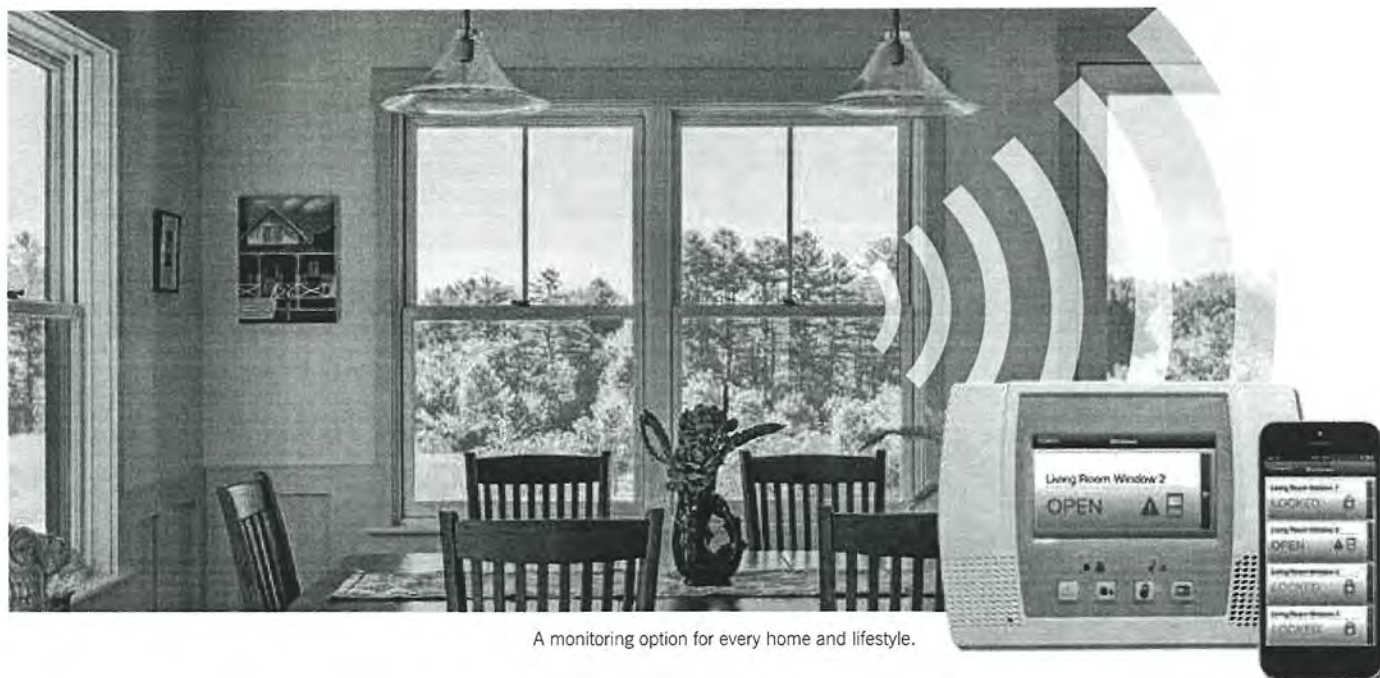


\*Hardware sold separately.  
Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.  
Bright brass and satin nickel finishes on patio door hardware feature a 10-year limited warranty.  
Matching hinges available in most finishes for inswing patio doors.  
Printing limitations prevent exact finish replication. See your Andersen supplier for actual finish samples.  
"FSB" is a registered trademark of Franz Schneider Brakel GmbH & Co.



## The Smartest Technology for the Smartest Homes.

Andersen® A-Series products can now be part of today's connected home. Manage the status of your windows and patio doors anytime and from anywhere and with our Yale® Assure Lock® remotely lock or unlock your hinged patio doors. Learn more about managing security and the convenience and peace of mind Andersen smart home products offer at [andersenwindows.com/connect](http://andersenwindows.com/connect).



A monitoring option for every home and lifestyle.

### YALE® ASSURE LOCK®\*

Never worry about carrying or losing keys again. Monitor, lock and unlock from anywhere with the Yale Assure Lock. The sleek key free lock includes Bluetooth® for keyless unlocking and is compatible with Z-Wave® for integration with a wide range of smart home platforms.



Yale Assure Lock

### VERILOCK® SECURITY SENSORS

With the most advanced technology in the industry, VeriLock security sensors not only indicate whether windows and doors are open or closed, they even tell you if they are locked or unlocked\*. No other sensor can do that.



VeriLock Security Sensor

### WIRELESS OPEN/CLOSED SENSORS

These wireless sensors provide the peace of mind of knowing whether windows and doors are open or closed\*.



Wireless Open/Closed Sensor

\*Available on select Andersen hinged patio doors, see your Andersen supplier for details. \*\*When properly configured and maintained with a professionally installed security system and/or self-monitoring system compatible with Honeywell® 5800 controls. See your supplier for more information. Yale manufactures and supports the limited warranty for Yale Assure Lock for Andersen patio doors.

## Grilles for Every Home.

Andersen® A-Series windows and patio doors offer a variety of architecturally authentic grille types and grille patterns, making it easy to fit both your style and your home's. For a signature look, we'll also work with you to create custom grille designs.



Specified Equal Light



Specified Equal Light



Specified Equal Light



Custom

To see all the standard patterns available for a specific window or door, see your Andersen supplier.

### GRILLE CONFIGURATIONS AND WIDTHS



Permanent exterior  
Permanent interior  
with spacer

#### FULL DIVIDED LIGHT

Permanently applied to the interior and exterior of your window with a spacer between the glass.



Permanent exterior  
Permanent interior



Permanent exterior  
Removable interior

#### SIMULATED DIVIDED LIGHT

Permanent grilles on the exterior and interior with no spacer between the glass. We also offer permanent exterior grilles with removable interior grilles.



Removable interior



Finelight  
Grilles-  
Between-  
the-Glass™

#### CONVENIENT CLEANING OPTIONS

Removable interior grilles come off for easy cleaning. Finelight™ grilles-between-the-glass are installed between the glass panes and feature a contoured 3/4" or 1" profile.



3/4"



7/8"



1 1/8"



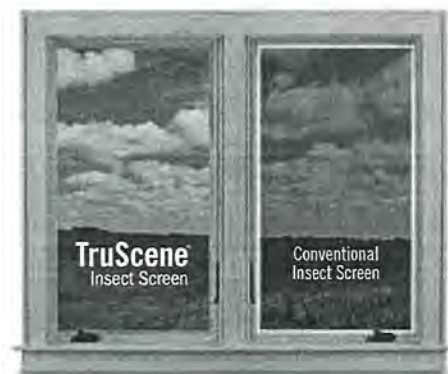
2 1/4"

Cross sections of grilles showing standard widths and profiles.

Our 2 1/4" wide grille can be positioned horizontally across the center of a casement window to simulate the look of a double-hung window.

## Our Insect Screens Come in Many Types. Just Like Insects Do.

Optional insect screens are available for all A-Series products. Patio doors feature conventional Andersen fiberglass insect screens. For windows, choose aluminum insect screens, or TruScene® insect screens that provide a clearer view, help bring the outdoors into your home and are less noticeable from the street.









## Best-in-Class Glass.

Glass can affect energy efficiency more than any other part of a window or patio door — and not all glass performs the same. Some types of glass do a better job at insulating your home. Others provide greater clarity. You can even choose glass to filter out specific kinds of light. Andersen offers one of the industry's widest arrays of glass options, enabling you to find the right choice for your climate and your home. Choose from these High-Performance glass options.

GLASS		ENERGY		LIGHT	
		U-FACTOR	SOLAR HEAT GAIN COEFFICIENT	VISIBLE LIGHT TRANSMITTANCE	UV PROTECTION
		How well a product prevents heat from escaping.	How well a product blocks heat caused by sunlight.	How much visible light comes through a product.	How well a product blocks ultraviolet rays.
<b>SmartSun</b>	Thermal Control similar to tinted glass, with visible light transmittance similar to Low-E4 glass.	● ● ● ○	● ● ● ●	● ● ● ○	● ● ● ●
<b>SmartSun</b> with HeatLock® Coating	Applied to the room-side surface, it reflects heat back into the home and improves U-Factors.	● ● ● ●	● ● ● ●	● ● ○ ○	● ● ● ●
<b>Low-E4</b>	Outstanding overall performance for climates where both heating and cooling costs are a concern.	● ● ● ○	● ● ● ○	● ● ● ○	● ● ● ○
<b>Low-E4</b> with HeatLock® Coating	Applied to the room-side surface, it reflects heat back into the home and improves U-Factors.	● ● ● ●	● ● ● ○	● ● ● ○	● ● ● ○
<b>Sun</b>	Outstanding thermal control in southern climates where less solar heat gain is desired.	● ● ● ○	● ● ● ●	● ○ ○ ○	● ● ● ○
<b>PassiveSun*</b>	Ideal for northern, passive solar construction applications where solar heat gain is desired.	● ● ● ○	● ○ ○ ○	● ● ● ○	● ● ● ○
<b>Triple-Pane</b> with Low-E coatings on two surfaces	Three panes of glass combine with either argon gas blend air or Low-E coatings to provide enhanced energy performance.	● ● ● ●	● ● ● ○	● ● ● ○	● ● ● ●
<b>Clear Dual-Pane</b>	High visibility with basic thermal performance.	● ○ ○ ○	○ ○ ○ ○	● ● ● ●	○ ○ ○ ○

Center of glass performance only. Ratings based on glass options as of March 2019. Visit [andersenwindows.com/energystar](http://andersenwindows.com/energystar) for ENERGY STAR® map and NFRC total unit performance data.



Additional glass options are also available.  
Visit [andersenwindows.com](http://andersenwindows.com) or see your Andersen supplier.

### HEATLOCK® TECHNOLOGY

Our HeatLock coating can increase the energy efficiency of any A-Series window or patio door with Low-E4® or SmartSun™ glass. Applied to the room-side glass surface, it reflects heat back into the home for improved performance.

### STORMWATCH® PRODUCTS

Andersen® A-Series products are available with impact-resistant glass and structural upgrades to meet the tough building codes of hurricane-prone coastal areas. Visit [andersenwindows.com/coastal](http://andersenwindows.com/coastal) for more information and see your local building code official for specific requirements in your area.



### PATTERNED GLASS

Patterned glass lets in light while obscuring vision and adds a unique decorative touch to your home.

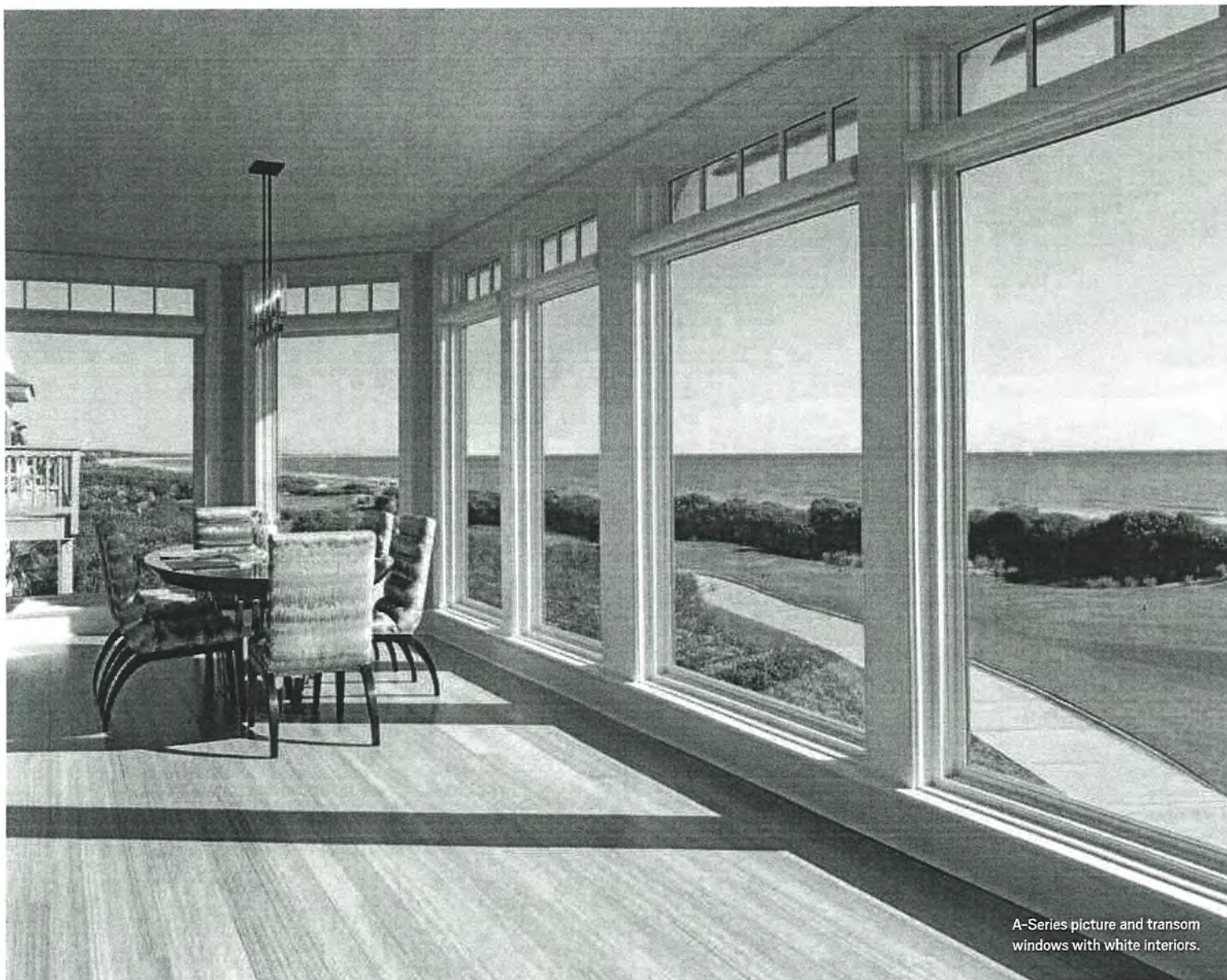


Cascade Fern Obscure Reed

Cascade and reed patterns can be ordered with either a vertical or horizontal orientation.

\*Summer values are based on comparison of Andersen A-Series double-hung window SHGC to the SHGC for clear dual pane glass non-metal frame default values from the 2006, 2009, 2012, 2015 and 2018 International Energy Conservation Code "Glazed Fenestration" Default Tables.

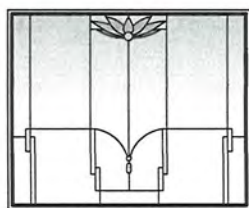




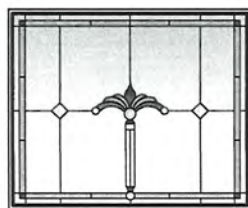
A-Series picture and transom windows with white interiors.

## Between-the-Glass Art Glass.

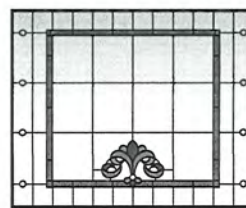
Available on most A-Series products, these finely crafted inserts are between the glass, which places the decorative panel between the glass panes, providing superior protection for the art glass and making it easy to keep clean. Available in our Historic and Classic series to complement any home's architecture. Contact your Andersen supplier for availability.



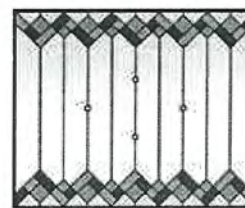
Lotus



Regency



Victoria



Taos





## The Environment has a Business Partner.

Respect for the environment is nothing new at Andersen. For more than a century, it's been part of who we are. Our commitment to recycle and reclaim materials began simply because it was good business. Now it's part of our commitment to sustainability and responsible stewardship of all our resources. Andersen is committed to providing you with long-lasting, energy-efficient windows and doors. Visit [andersenwindows.com/sustainability](https://andersenwindows.com/sustainability) for more information.



Andersen makes windows and doors with options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.



Andersen is a charter member of the **U.S. Green Building Council** and a strong supporter of its LEED® (Leadership in Energy and Environmental Design) National Green Building Standard rating system.

WINDOWS • DOORS  
**Andersen** 

\*Visit [andersenwindows.com/warranty](https://andersenwindows.com/warranty) for details.  
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**SOLD BY:**

Manning Building Supplies, Inc. Ocala  
2200 NE 25th Ave Bldg 200  
Ocala, FL 34470-3916  
Fax: 352-622-2640

**SOLD TO:****CREATED DATE**

4/22/2025

**LATEST UPDATE**

5/30/2025M

**OWNER**

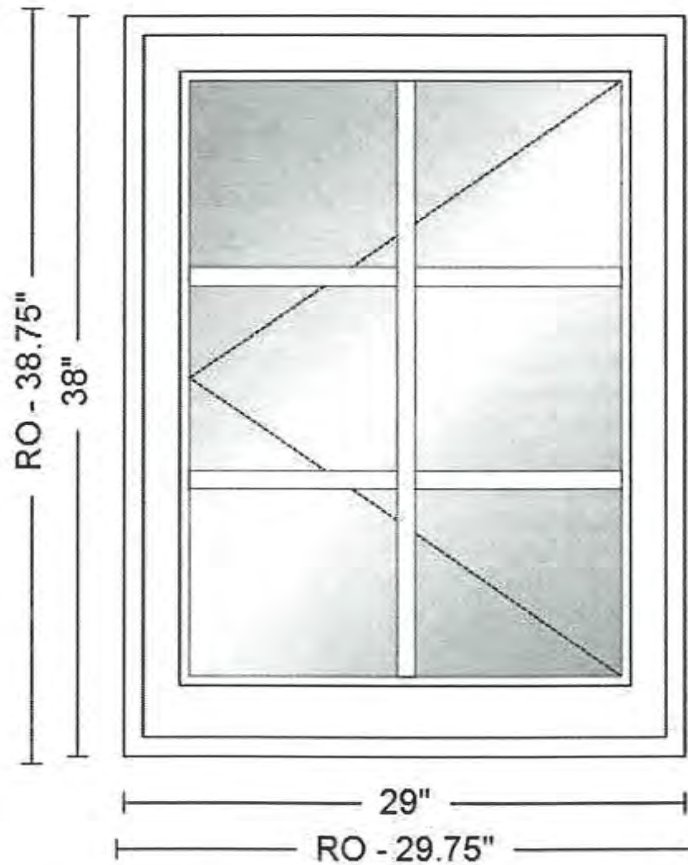
Brian Harting

**Unit Spec Report - Large Image**

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
FERRER CONST- DR. KING 2025	FERRER CONST- DR. KING 2025	7407801		
ORDER NOTES:		DELIVERY NOTES:		

## Unit Spec Report - Large Image

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
FERRER CONST- DR. KING 2025	FERRER CONST- DR. KING 2025	7407801		



Room: KITCHEN

Item	Qty	Operation
100-1	2	Left

RO Size: 29 3/4" x 38 3/4"

Unit Size: 29" x 38"

### Comments:

A Series Casement, Low-E4 SmartSun, Standard , Grilles: FDL, Specified Equal Light, Exterior Grille Bar Profile = Chamfer, Interior Grille Bar Profile = Chamfer, No Simulated Check Rail, 7/8", Dark Bronze, Pine, White, 2W3H

### Instructions to Manufacturer:

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.28	0.16	YES

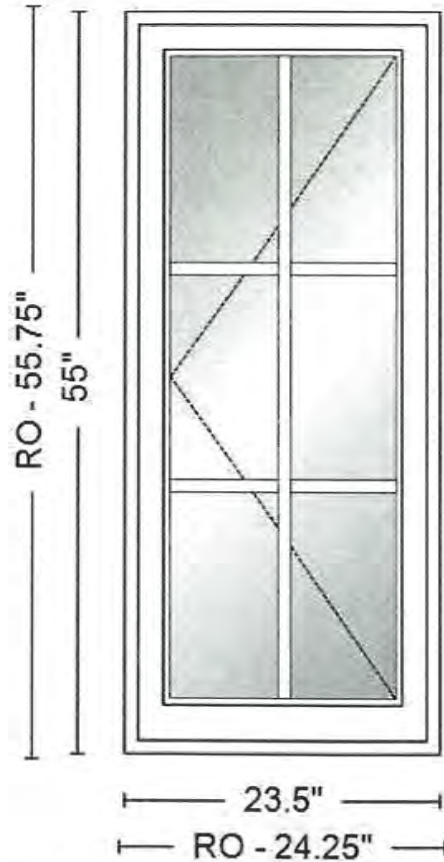
  

Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	18.0560	32.3470	4.05600



## Unit Spec Report - Large Image

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
FERRER CONST- DR. KING 2025	FERRER CONST- DR. KING 2025	7407801		



Room: DESK KITCHEN

Item	Qty	Operation
200-1	2	Left

RO Size: 24 1/4" x 55 3/4"

Unit Size: 23 1/2" x 55"

### Comments:

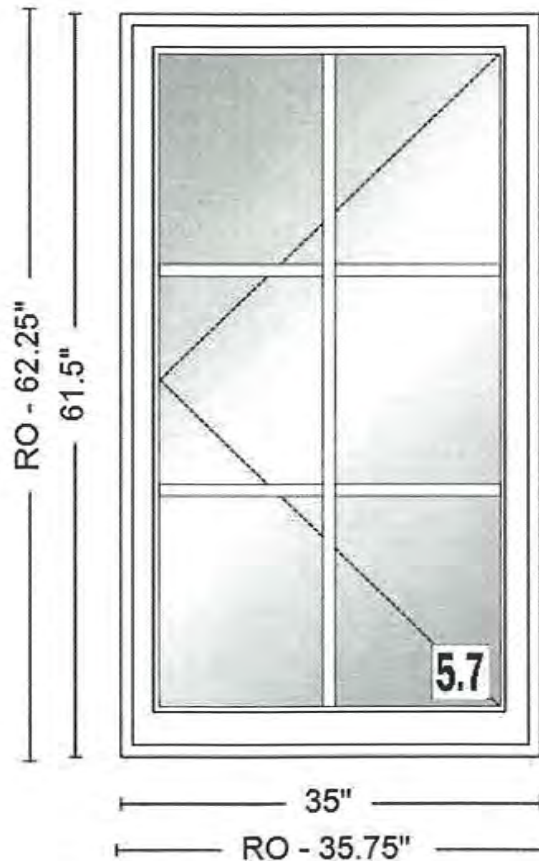
A Series Casement, Low-E4 SmartSun, Standard , Grilles: FDL, Specified Equal Light, Exterior Grille Bar Profile = Chamfer, Interior Grille Bar Profile = Chamfer, No Simulated Check Rail, 7/8", Dark Bronze, Pine, White, 2W3H

### Instructions to Manufacturer:

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.28	0.16	YES
Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	12.5560	49.3470	4.30280

## Unit Spec Report - Large Image

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
FERRER CONST- DR. KING 2025	FERRER CONST- DR. KING 2025	7407801		



Room: MUSIC RM

Item	Qty	Operation
300-1	1	Left

RO Size: 35 3/4" x 62 1/4"

Unit Size: 35" x 61 1/2"

### Comments:

A Series Casement, Low-E4 SmartSun, Standard , Grilles: FDL, Specified Equal Light, Exterior Grille Bar Profile = Chamfer, Interior Grille Bar Profile = Chamfer, No Simulated Check Rail, 7/8", Dark Bronze, Pine, White, 2W3H

### Instructions to Manufacturer:

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.28	0.16	YES

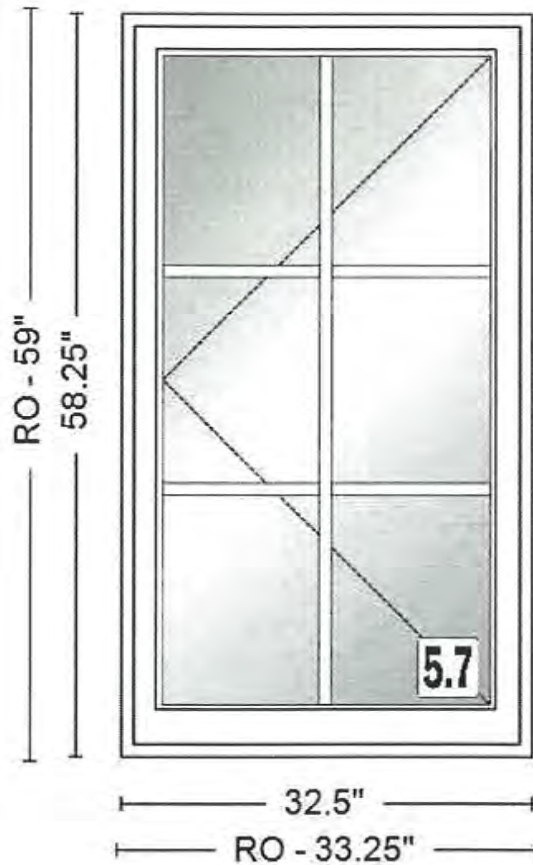
  

Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	24.6618	55.8470	9.56450



## Unit Spec Report - Large Image

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
FERRER CONST- DR. KING 2025	FERRER CONST- DR. KING 2025	7407801		



Room: SITTING RM

Item	Qty	Operation
400-1	1	Left

RO Size: 33 1/4" x 59"

Unit Size: 32 1/2" x 58 1/4"

### Comments:

A Series Casement, Low-E4 SmartSun, Standard , Grilles: FDL, Specified Equal Light, Exterior Grille Bar Profile = Chamfer, Interior Grille Bar Profile = Chamfer, No Simulated Check Rail, 7/8", Dark Bronze, Pine, White, 2W3H

### Instructions to Manufacturer:

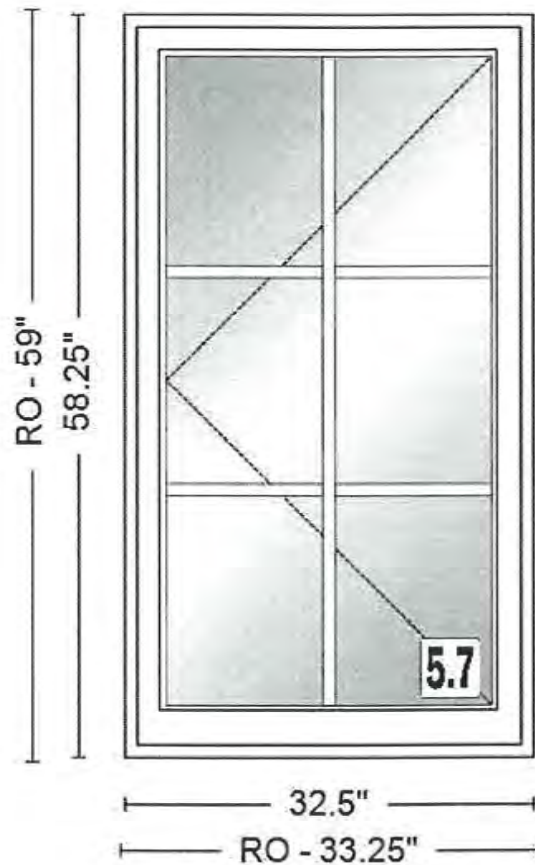
Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.28	0.16	YES

Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	22.2842	52.5970	8.13950

## Unit Spec Report - Large Image

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
FERRER CONST- DR. KING 2025	FERRER CONST- DR. KING 2025	7407801		



Room: PICTURE RM

Item	Qty	Operation
500-1	1	Left

RO Size: 33 1/4" x 59"

Unit Size: 32 1/2" x 58 1/4"

### Comments:

A Series Casement, Low-E4 SmartSun, Standard , Grilles: FDL, Specified Equal Light, Exterior Grille Bar Profile = Chamfer, Interior Grille Bar Profile = Chamfer, No Simulated Check Rail, 7/8", Dark Bronze, Pine, White, 2W3H

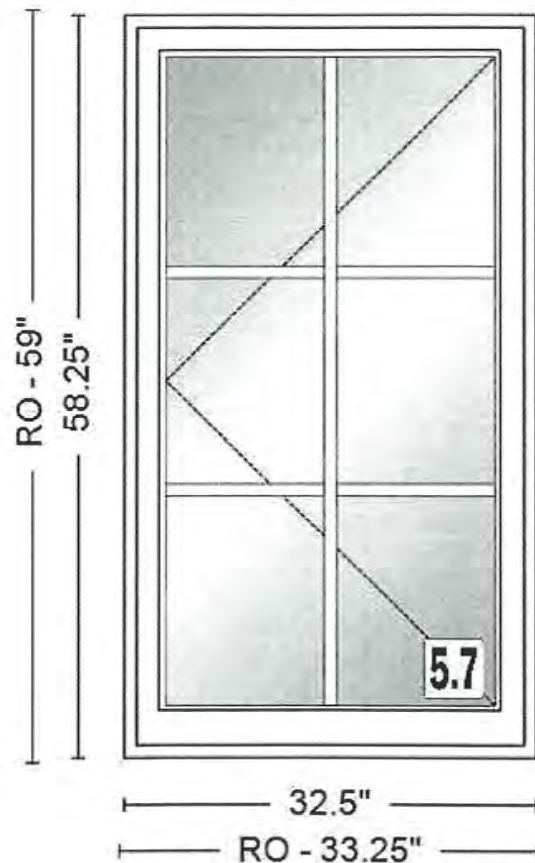
### Instructions to Manufacturer:

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.28	0.16	YES
Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	22.2842	52.5970	8.13950



## Unit Spec Report - Large Image

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
FERRER CONST- DR. KING 2025	FERRER CONST- DR. KING 2025	7407801		



Room: OFFICE

Item	Qty	Operation
600-1	2	Left

RO Size: 33 1/4" x 59"

Unit Size: 32 1/2" x 58 1/4"

### Comments:

A Series Casement, Low-E4 SmartSun, Standard , Grilles: FDL, Specified Equal Light, Exterior Grille Bar Profile = Chamfer, Interior Grille Bar Profile = Chamfer, No Simulated Check Rail, 7/8", Dark Bronze, Pine, White, 2W3H

### Instructions to Manufacturer:

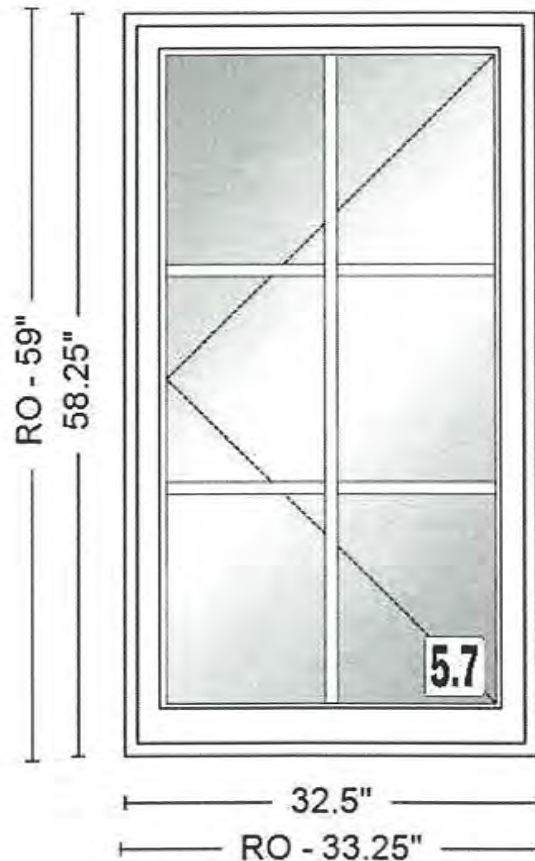
Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.28	0.16	YES

Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	22.2842	52.5970	8.13950

## Unit Spec Report - Large Image

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
FERRER CONST- DR. KING 2025	FERRER CONST- DR. KING 2025	7407801		



Room: M BED

Item	Qty	Operation
700-1	2	Left

RO Size: 33 1/4" x 59"

Unit Size: 32 1/2" x 58 1/4"

### Comments:

A Series Casement, Low-E4 SmartSun, Standard , Grilles: FDL, Specified Equal Light, Exterior Grille Bar Profile = Chamfer, Interior Grille Bar Profile = Chamfer, No Simulated Check Rail, 7/8", Dark Bronze, Pine, White, 2W3H

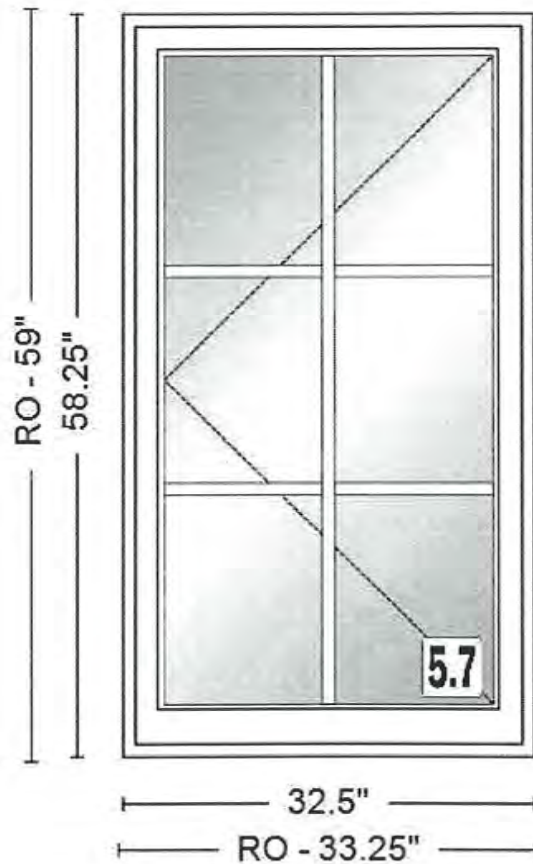
### Instructions to Manufacturer:

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.28	0.16	YES
Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	22.2842	52.5970	8.13950



## Unit Spec Report - Large Image

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
FERRER CONST- DR. KING 2025	FERRER CONST- DR. KING 2025	7407801		



Room: M BED

Item	Qty	Operation
800-1	1	Left

RO Size: 33 1/4" x 59"

Unit Size: 32 1/2" x 58 1/4"

### Comments:

A Series Casement, Low-E4 SmartSun, Standard , Grilles: FDL, Specified Equal Light, Exterior Grille Bar Profile = Chamfer, Interior Grille Bar Profile = Chamfer, No Simulated Check Rail, 7/8", Dark Bronze, Pine, White, 2W3H

### Instructions to Manufacturer:

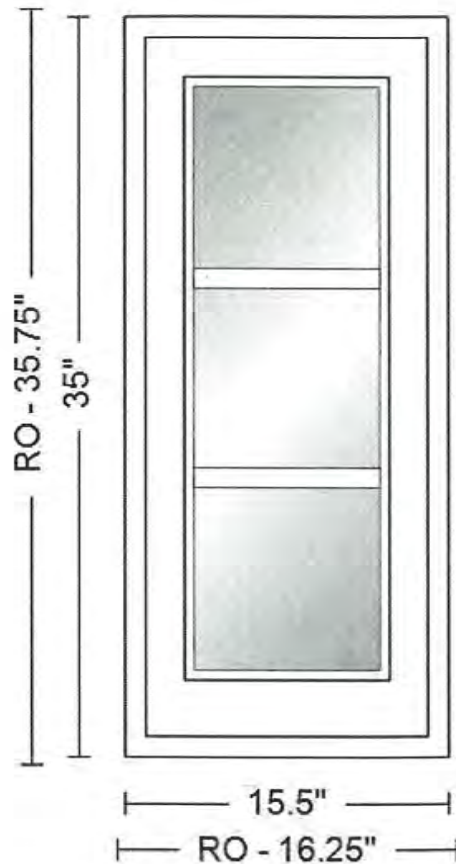
Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.28	0.16	YES

Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	22.2842	52.5970	8.13950

## Unit Spec Report - Large Image

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
FERRER CONST- DR. KING 2025	FERRER CONST- DR. KING 2025	7407801		



Room: BATH

Item	Qty	Operation
900-1	1	Stationary

RO Size: 16 1/4" x 35 3/4"

Unit Size: 15 1/2" x 35"

### Comments:

A Series Casement, Low-E4 SmartSun, Standard , Grilles: FDL, Specified Equal Light, Exterior Grille Bar Profile = Chamfer, Interior Grille Bar Profile = Chamfer, No Simulated Check Rail, 7/8", Dark Bronze, Pine, White, 1W3H

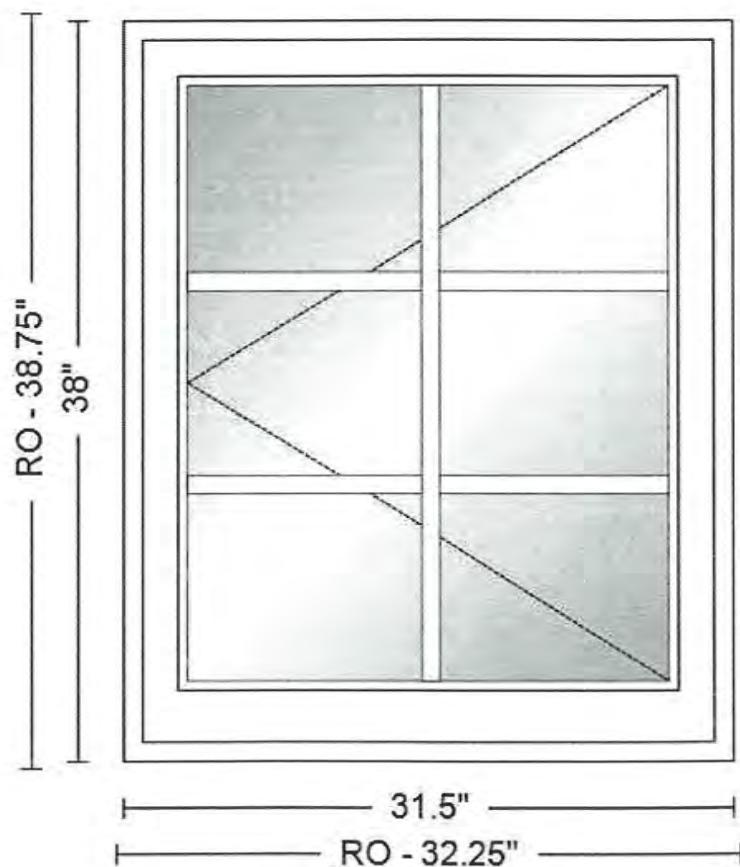
### Instructions to Manufacturer:

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.28	0.16	YES



## Unit Spec Report - Large Image

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
FERRER CONST- DR. KING 2025	FERRER CONST- DR. KING 2025	7407801		



Room: OFFICE/LOFT

Item	Qty	Operation
1000-1	2	Left

RO Size: 32 1/4" x 38 3/4"

Unit Size: 31 1/2" x 38"

### Comments:

A Series Casement, Low-E4 SmartSun, Standard , Grilles: FDL, Specified Equal Light, Exterior Grille Bar Profile = Chamfer, Interior Grille Bar Profile = Chamfer, No Simulated Check Rail, 7/8", Dark Bronze, Pine, White, 2W3H

### Instructions to Manufacturer:

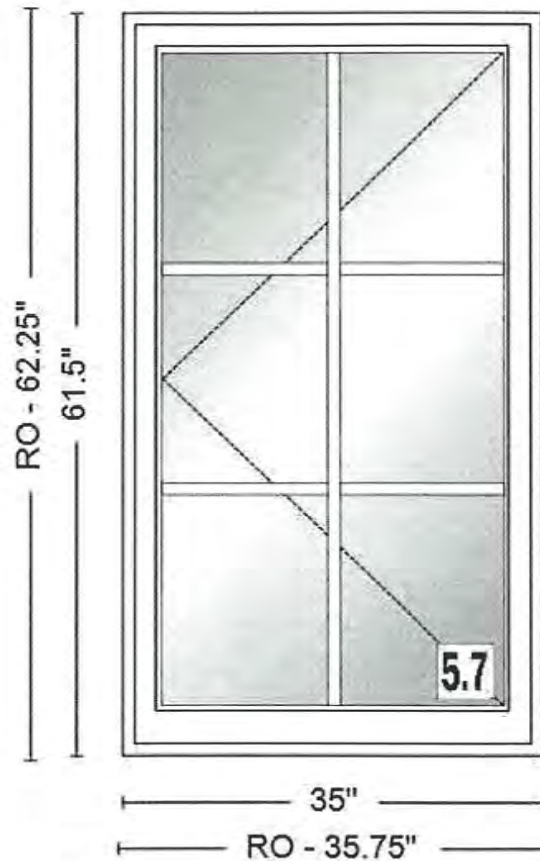
Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.28	0.16	YES

Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	20.5560	32.3470	4.61750

## Unit Spec Report - Large Image

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
FERRER CONST- DR. KING 2025	FERRER CONST- DR. KING 2025	7407801		



Room: PIANO RM

Item	Qty	Operation
1100-1	1	Left

RO Size: 35 3/4" x 62 1/4"

Unit Size: 35" x 61 1/2"

### Comments:

A Series Casement, Low-E4 SmartSun, Standard , Grilles: FDL, Specified Equal Light, Exterior Grille Bar Profile = Chamfer, Interior Grille Bar Profile = Chamfer, No Simulated Check Rail, 7/8", Dark Bronze, Pine, White, 2W3H

### Instructions to Manufacturer:

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.28	0.16	YES

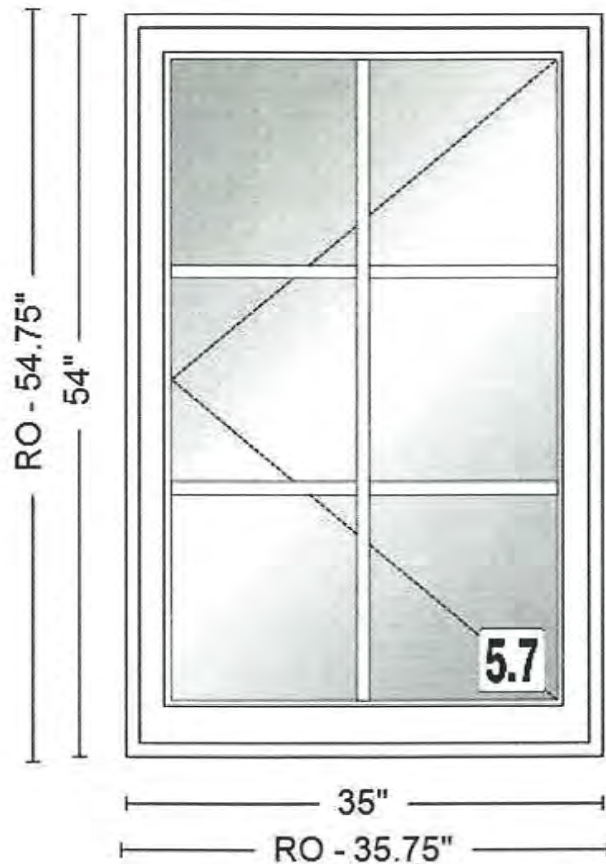
  

Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	24.6618	55.8470	9.56450



## Unit Spec Report - Large Image

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
FERRER CONST- DR. KING 2025	FERRER CONST- DR. KING 2025	7407801		



Room: BEDROOM W/ LOFT

Item	Qty	Operation
1200-1	1	Left

RO Size: 35 3/4" x 54 3/4"

Unit Size: 35" x 54"

### Comments:

A Series Casement, Low-E4 SmartSun, Standard , Grilles: FDL, Specified Equal Light, Exterior Grille Bar Profile = Chamfer, Interior Grille Bar Profile = Chamfer, No Simulated Check Rail, 7/8", Dark Bronze, Pine, White, 2W3H

### Instructions to Manufacturer:

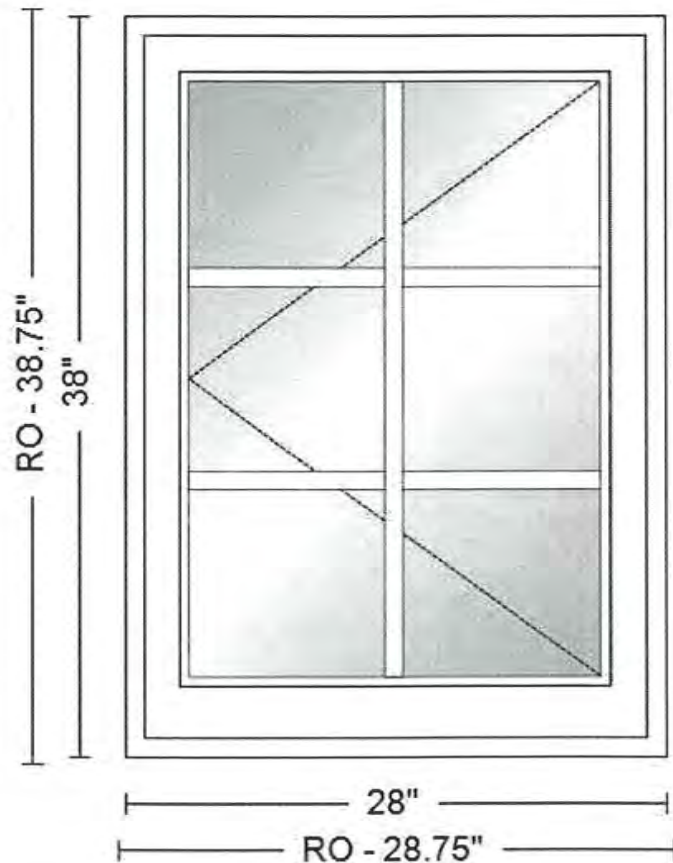
Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.28	0.16	YES

Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	24.6618	48.3470	8.28000

## Unit Spec Report - Large Image

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
FERRER CONST- DR. KING 2025	FERRER CONST- DR. KING 2025	7407801		



Room: LOFT

Item	Qty	Operation
1300-1	1	Left

RO Size: 28 3/4" x 38 3/4"

Unit Size: 28" x 38"

### Comments:

A Series Casement, Low-E4 SmartSun, Standard , Grilles: FDL, Specified Equal Light, Exterior Grille Bar Profile = Chamfer, Interior Grille Bar Profile = Chamfer, No Simulated Check Rail, 7/8", Dark Bronze, Pine, White, 2W3H

### Instructions to Manufacturer:

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.28	0.16	YES

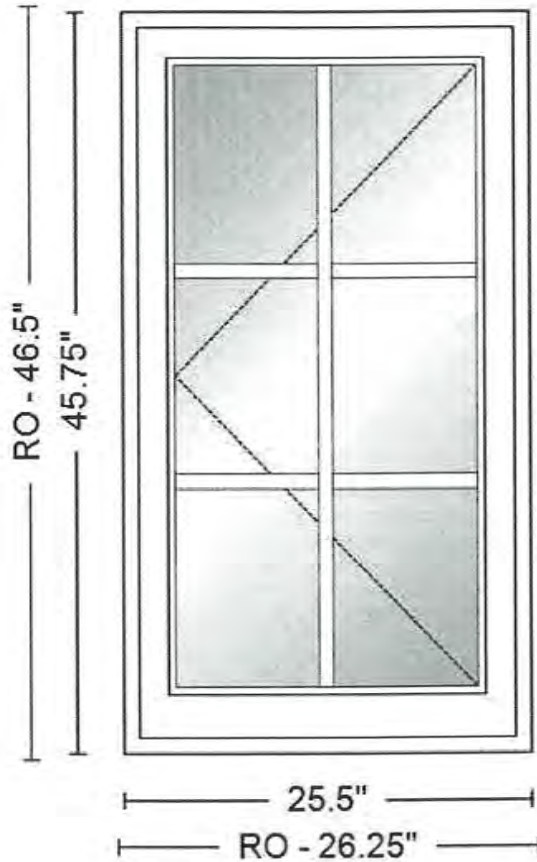
  

Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	17.0560	32.3470	3.83130



## Unit Spec Report - Large Image

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
FERRER CONST- DR. KING 2025	FERRER CONST- DR. KING 2025	7407801		



Room: LOFT

Item	Qty	Operation
1400-1	2	Left

RO Size: 26 1/4" x 46 1/2"

Unit Size: 25 1/2" x 45 3/4"

### Comments:

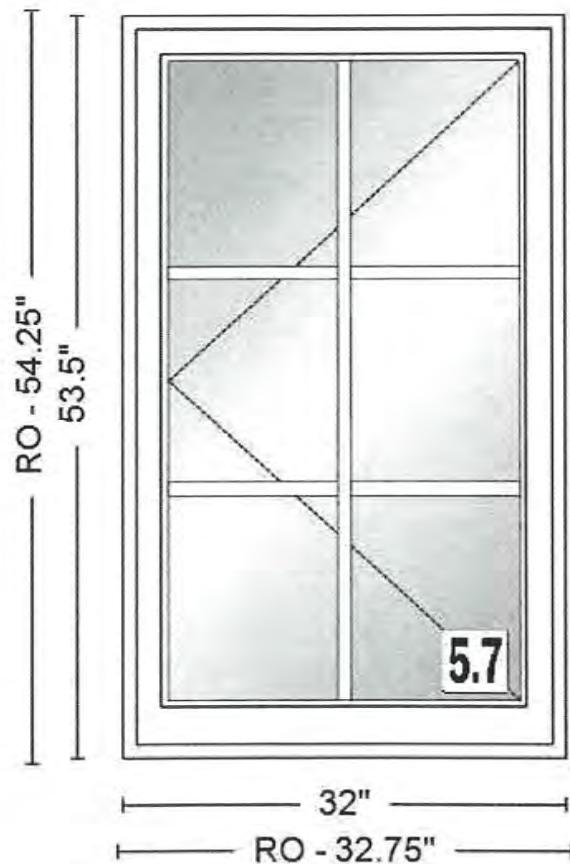
A Series Casement, Low-E4 SmartSun, Standard , Grilles: FDL, Specified Equal Light, Exterior Grille Bar Profile = Chamfer, Interior Grille Bar Profile = Chamfer, No Simulated Check Rail, 7/8", Dark Bronze, Pine, White, 2W3H

### Instructions to Manufacturer:

Unit #	U-Factor	SHGC	ENERGY STAR	
A1	0.28	0.16	YES	
Clear Opening/Unit #	Width	Height	Area (Sq. Ft)	
A1	14.5560	40.0970	4.05310	

## Unit Spec Report - Large Image

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
FERRER CONST- DR. KING 2025	FERRER CONST- DR. KING 2025	7407801		



Room: BED

Item	Qty	Operation
1500-1	3	Left

RO Size: 32 3/4" x 54 1/4"

Unit Size: 32" x 53 1/2"

### Comments:

A Series Casement, Low-E4 SmartSun, Standard , Grilles: FDL, Specified Equal Light, Exterior Grille Bar Profile = Chamfer, Interior Grille Bar Profile = Chamfer, No Simulated Check Rail, 7/8", Dark Bronze, Pine, White, 2W3H

### Instructions to Manufacturer:

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.28	0.16	YES

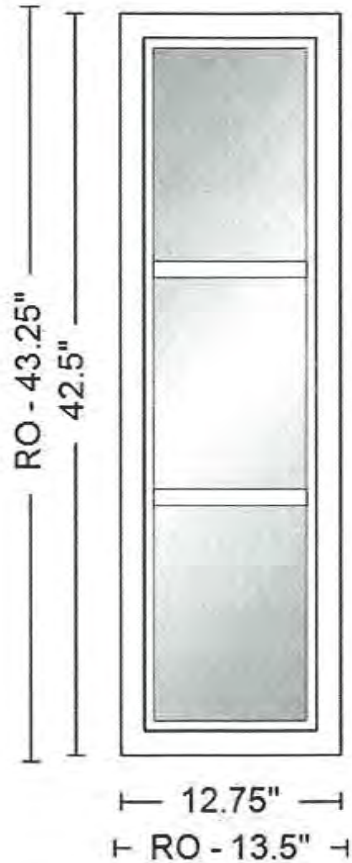
  

Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	21.8087	47.8470	7.24640



## Unit Spec Report - Large Image

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
FERRER CONST- DR. KING 2025	FERRER CONST- DR. KING 2025	7407801		



Room: BATH PW

Item	Qty	Operation
1600-1	1	Fixed

RO Size: 13 1/2" x 43 1/4"

Unit Size: 12 3/4" x 42 1/2"

### Comments:

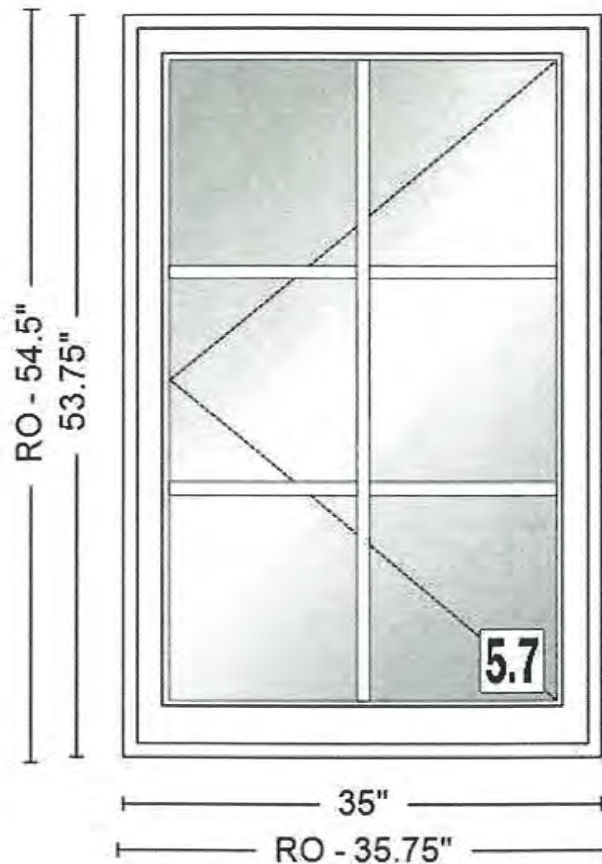
A Series Specialty Rectangle, Low-E4 SmartSun, Standard , Grilles:  
 FDL, Specified Equal Light, Exterior Grille Bar Profile = Chamfer, Interior  
 Grille Bar Profile = Chamfer, 7/8", Dark Bronze, Pine, White, 1W3H

### Instructions to Manufacturer:

Unit #	U-Factor	SHGC	ENERGY STAR
A1	---	---	NO

## Unit Spec Report - Large Image

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
FERRER CONST- DR. KING 2025	FERRER CONST- DR. KING 2025	7407801		



Room: EXERCISE RM

Item	Qty	Operation
1700-1	4	Left

RO Size: 35 3/4" x 54 1/2"

Unit Size: 35" x 53 3/4"

### Comments:

A Series Casement, Low-E4 SmartSun, Standard , Grilles: FDL, Specified Equal Light, Exterior Grille Bar Profile = Chamfer, Interior Grille Bar Profile = Chamfer, No Simulated Check Rail, 7/8", Dark Bronze, Pine, White, 2W3H

### Instructions to Manufacturer:

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.28	0.16	YES

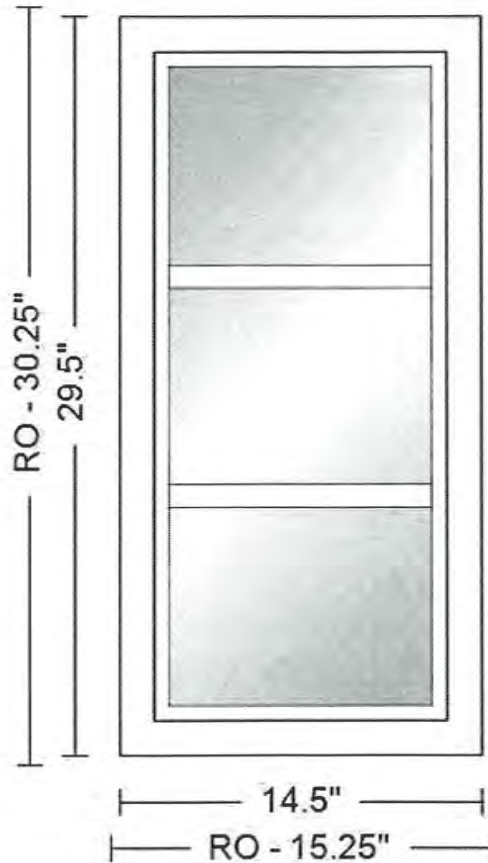
  

Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	24.6618	48.0970	8.23720



## Unit Spec Report - Large Image

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
FERRER CONST- DR. KING 2025	FERRER CONST- DR. KING 2025	7407801		



Room: EXERCISE ROOM

Item	Qty	Operation
1800-1	1	Fixed

RO Size: 15 1/4" x 30 1/4"

Unit Size: 14 1/2" x 29 1/2"

### Comments:

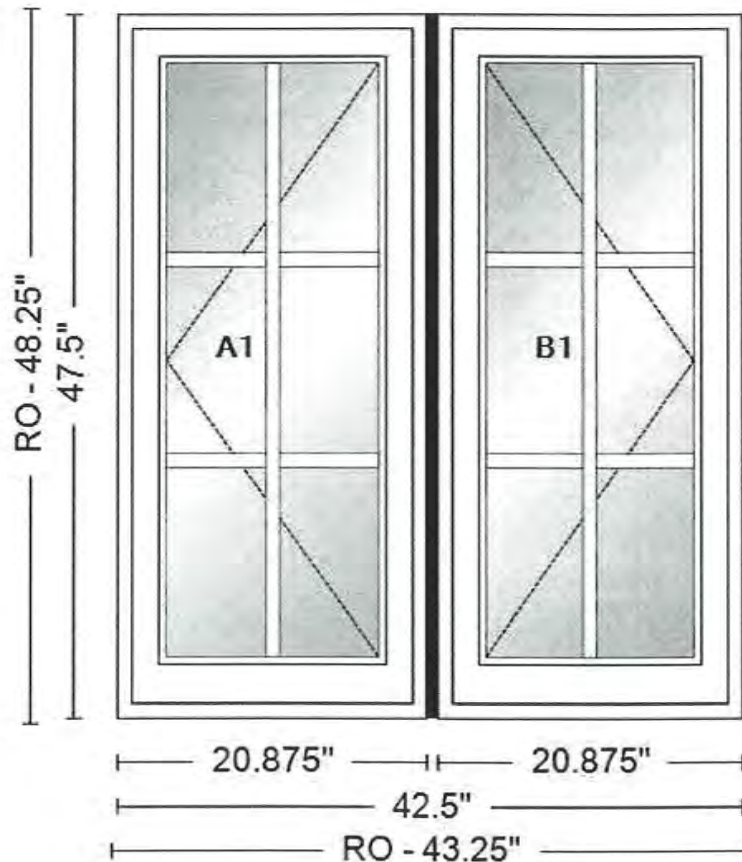
A Series Specialty Rectangle, Low-E4 SmartSun, Standard , Grilles:  
FDL, Specified Equal Light, Exterior Grille Bar Profile = Chamfer, Interior  
Grille Bar Profile = Chamfer, 7/8", Dark Bronze, Pine, White, 1W3H

### Instructions to Manufacturer:

Unit #	U-Factor	SHGC	ENERGY STAR
A1	---	---	NO

## Unit Spec Report - Large Image

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
FERRER CONST- DR. KING 2025	FERRER CONST- DR. KING 2025	7407801		



Room: GUEST HOUSE

Item	Qty	Operation
1900-1	2	Left - Right

RO Size: 43 1/4" x 48 1/4"

Unit Size: 42 1/2" x 47 1/2"

### Comments:

A Series Casement, Low-E4 SmartSun, Standard , Grilles: FDL, Specified Equal Light, Exterior Grille Bar Profile = Chamfer, Interior Grille Bar Profile = Chamfer, No Simulated Check Rail, 7/8", Dark Bronze, Pine, White, 2W3H, Vertical, Factory Muller, 3/4" 4 9/16" Fiberglass Reinforced Joining

### Instructions to Manufacturer:

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.28	0.16	YES
B1	0.28	0.16	

Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	11.4570	41.8470	3.32950
B1	11.4570	41.8470	3.32950



## Unit Spec Report - Large Image

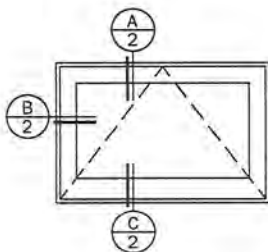
QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
FERRER CONST- DR. KING 2025	FERRER CONST- DR. KING 2025	7407801		

Buyer assumes all responsibility for verification of specifications and quantities of materials ordered. Lead times are not guaranteed and are subject to change without notice by the manufacturer. Unit prices are valid for 30 days from print date of this document. This is not a lump sum contract. Buyer agrees that special order products cannot be returned or cancelled. By signing, you are agreeing to these items and to the Terms and Conditions set forth in the Manning Building Supplies, Inc. Credit Application Package.

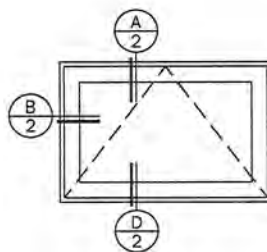
CUSTOMER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

\* All graphics as viewed from the exterior. \*\* Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.

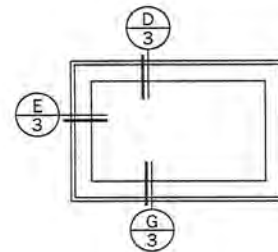
Thank you for choosing Andersen Windows & Doors



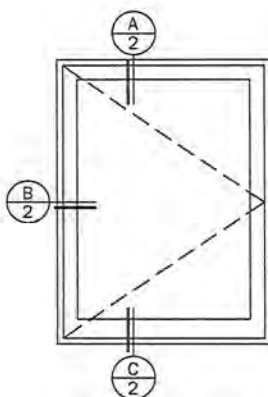
Awning



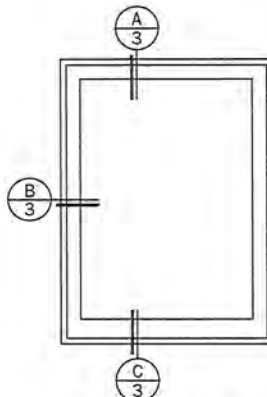
Transom Venting



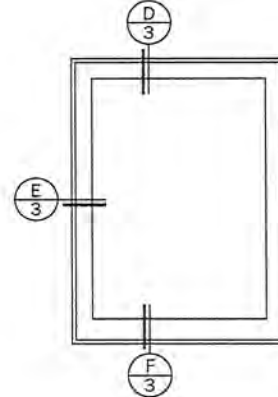
Transom Fixed



Casement Single



Casement Fixed



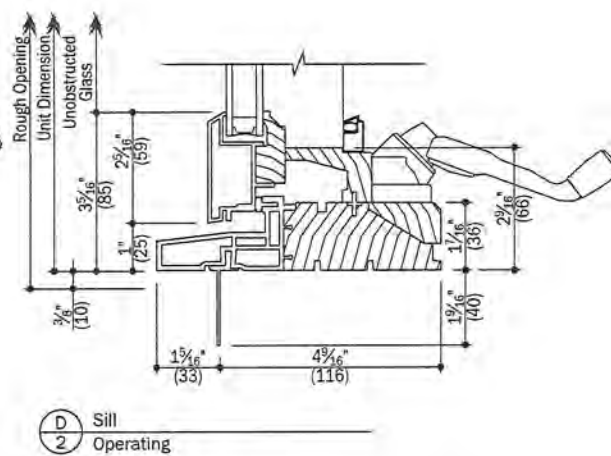
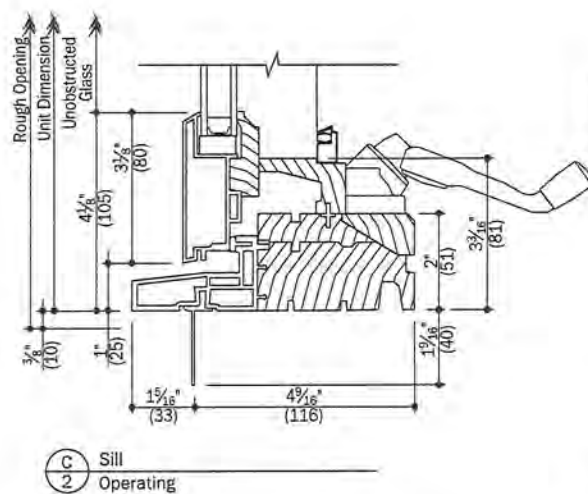
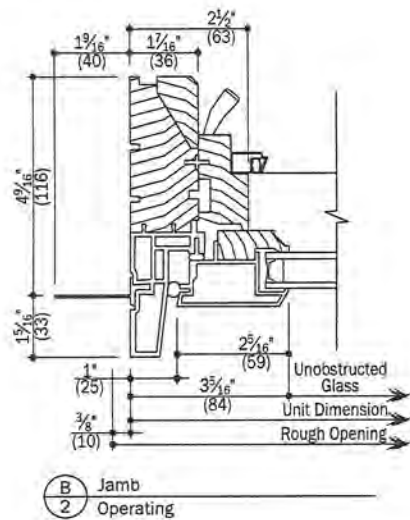
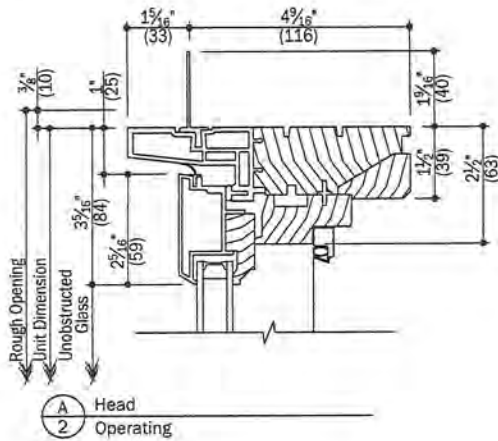
Picture

## Notes:

Details have been optimized for use in architectural software and do not match manufacturing specifications.  
 Dimensions in parentheses are in millimeters.  
 Andersen Windows, Inc. reserves the right to change drawing specifications without notice.

Date: 01/10/22

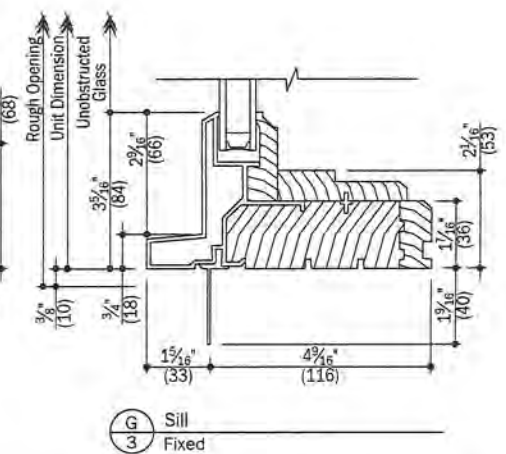
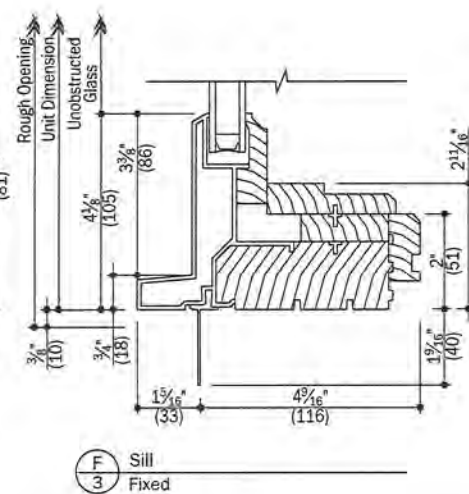
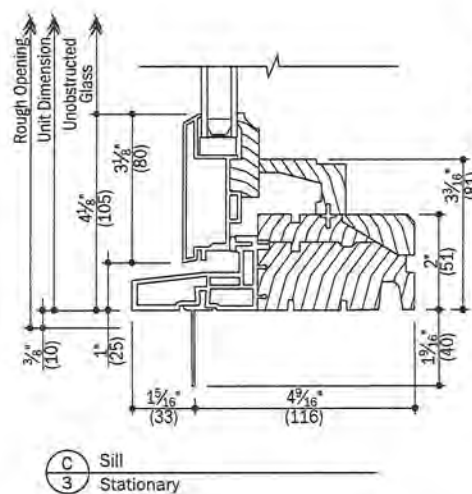
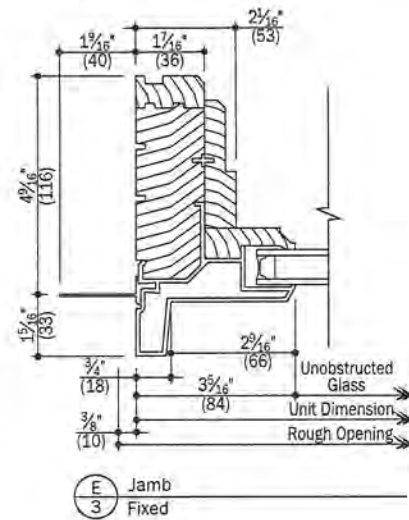
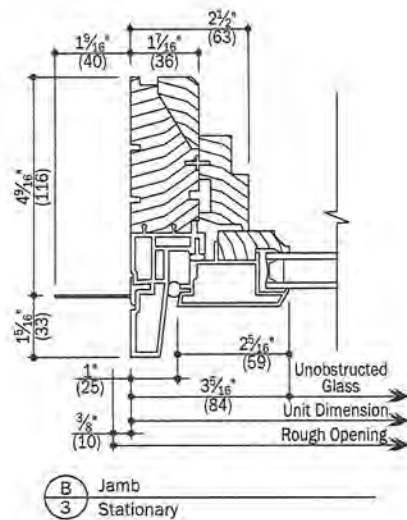
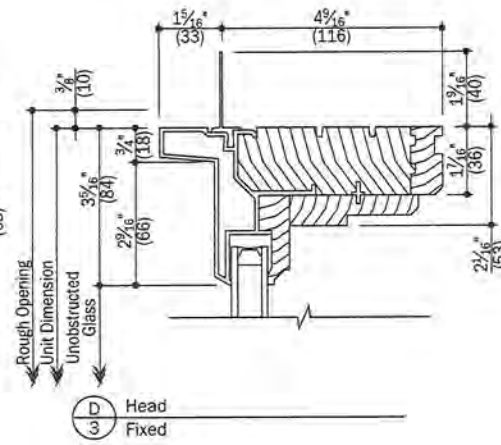
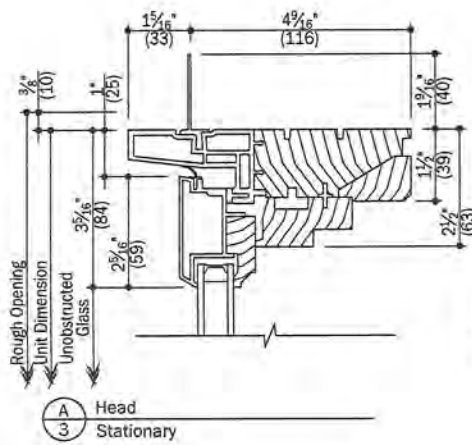




Scale: 3" (76) = 1' (305)

**Notes:**  
Details have been optimized for use in architectural software and do not match manufacturing specifications.  
Dimensions in parentheses are in millimeters.  
Andersen Windows, Inc. reserves the right to change drawing specifications without notice.

Date: 01/10/22

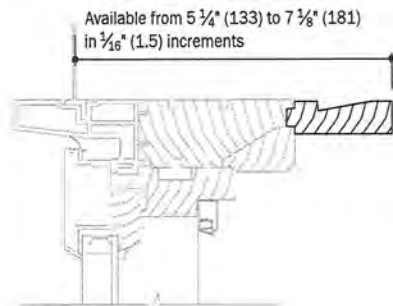


Scale: 3" (76) = 1' (305)

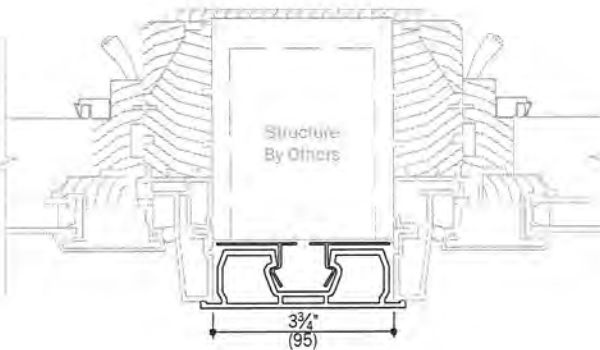
**Notes:**  
Details have been optimized for use in architectural software and do not match manufacturing specifications:  
Dimensions in parentheses are in millimeters.  
Andersen Windows, Inc. reserves the right to change drawing specifications without notice.

Date: 01/10/22

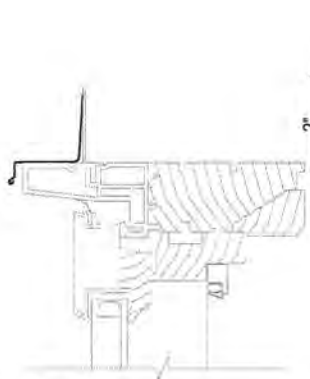
File: AW A-Series Sections Casement And Awning Page 03 of 05



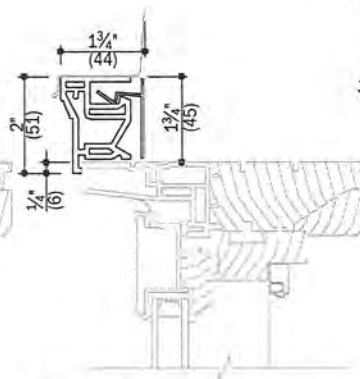
**A**  
4 Extension Jamb



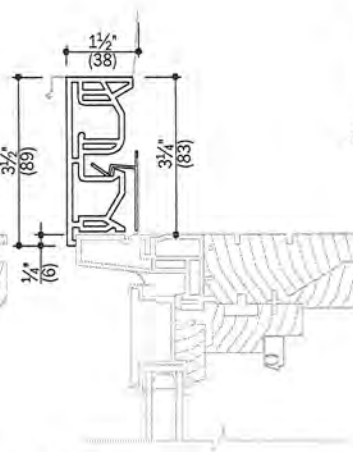
**B**  
4 3 3/4" Exterior Mull Cover  
Used in Conjunction With Trim  
System Only



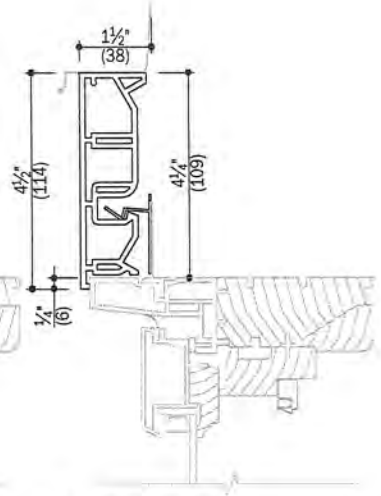
**C**  
4 Drip Cap



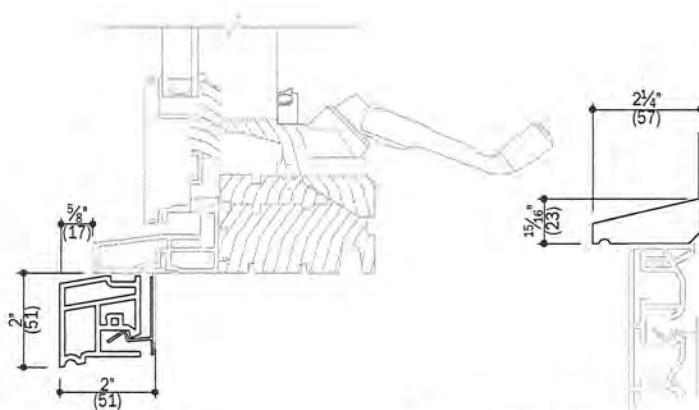
**D**  
4 2" Brick Mould



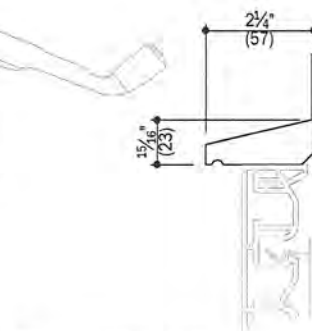
**E**  
4 3 1/2" Flat Casing



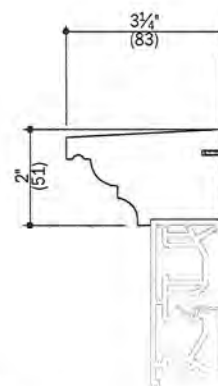
**F**  
4 4 1/2" Flat Casing



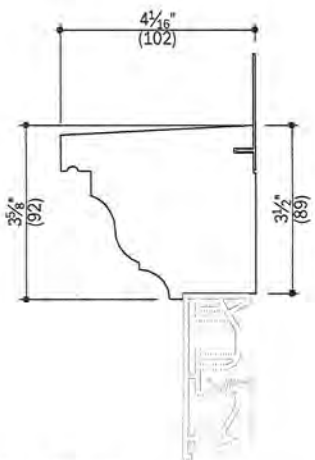
**G**  
4 Sill Nose



**H**  
4 Decorative Drip Cap



**J**  
4 2" Cornice



**K**  
4 3 5/8" Cornice

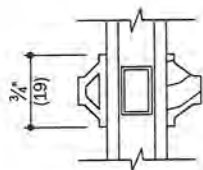
Scale: 3" (76) = 1' (305)

## Notes:

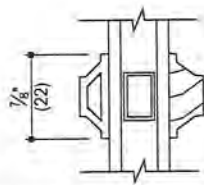
Details have been optimized for use in architectural software and do not match manufacturing specifications.  
Dimensions in parentheses are in millimeters.  
Andersen Windows, Inc. reserves the right to change drawing specifications without notice.

Date: 01/10/22

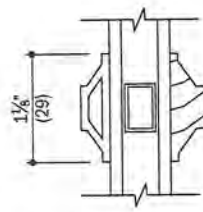




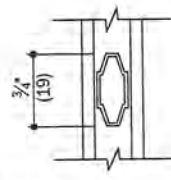
**A**  
5  $\frac{3}{4}$ " Full Divided Light



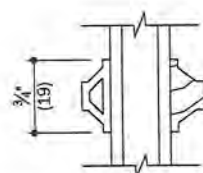
**E**  
5  $\frac{7}{8}$ " Full Divided Light



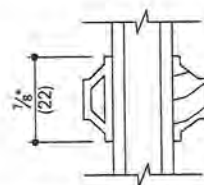
**J**  
5  $1\frac{1}{8}$ " Full Divided Light



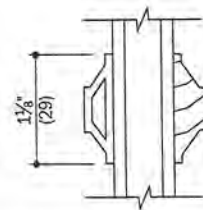
**N**  
5  $\frac{3}{4}$ " Finelight



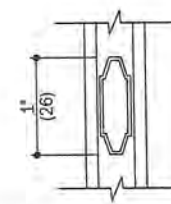
**B**  
5  $\frac{3}{4}$ " Simulated Divided Light  
Removable interior is available



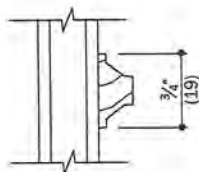
**F**  
5  $\frac{7}{8}$ " Simulated Divided Light  
Removable interior is available



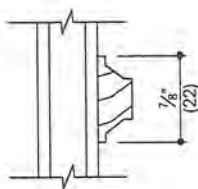
**K**  
5  $1\frac{1}{8}$ " Simulated Divided Light  
Removable interior is available



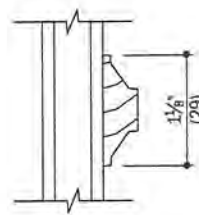
**P**  
5 1" Finelight



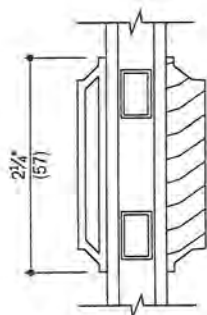
**C**  
5  $\frac{3}{4}$ " Removable Interior Grille



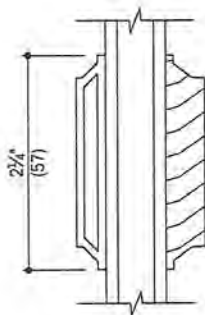
**G**  
5  $\frac{7}{8}$ " Removable Interior Grille



**L**  
5  $1\frac{1}{8}$ " Removable Interior Grille



**D**  
5  $2\frac{1}{4}$ " Full Divided Light  
Simulated check rail



**H**  
5  $2\frac{1}{4}$ " Simulated Divided Light  
Simulated check rail



**M**  
5 Triple Pane Glass

Scale: 6" (152) = 1' (305)

**Notes:**

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Dimensions in parentheses are in millimeters.  
Andersen Windows, Inc. reserves the right to change drawing specifications without notice.

Date: 01/10/22

File: AW A-Series Sections Casement And Awning Page 05 of 05

FLORIDA MASTER SITE FILE  
Site Inventory Form

FDAHRM 802 = =

1009 = =

Site No. (53952) 2836-002-002 7/89  
Survey Date 8303 820 = =

Site Name Drake, Trusten P., Jr. House 830 = =  
Address of Site: 1226 S.E. 5th St. 905 = =

Instruction for locating 1226 S.E. 5th St.  
Ocala, Fla. 32671 813 = =

Location: Oakleigh Park Lot 2, 3 ex. S. 48' of Lots 10 & 11 868 = =

County: Marion BLK B LOT 2 EX S 48' OF 3, 10, 11 808 = =

Owner of Site: Name: Wahle, J.P. & G.A. ;

Address: 1226 S.E. 5th St.

Ocala, Fla. 32671 902 = =

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

Recorder: Name & Title: Tate, Suan (Preservation Architect) ;

Address: University of Florida - Collete of Architecture

Gainesville, Fla. 32611 818 = =

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

Present Use Residence 850 = =

Dates: Beginning C+ 1928 844 = =

Culture/Phase American 840 = =

Period 20th Century 845 = =

Check One 863 = = Check One or More 858 = =

☐ Excellent 863 = = ☒ Altered 858 = =

☒ Good 863 = = ☐ Unaltered 858 = =

☐ Fair 863 = = ☒ Original Site 858 = =

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

☐ Moved ( ) (Date: X) 858 = =

NR Classification Category: Building 916 = =

Threats to Site: Check One or More

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

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

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

☐ Borrowing ( X ) 878 = =

☐ Other (See Remarks Below): 878 = =

Areas of Significance: Architecture 910 = =

Significance:

This stucco residence is one of a block of excellent examples of Tudor Revival in this area. It is in Oakleigh Park Subdivision platted in 1929 and first appears on the Sanborn Map of 1930. Tursten Drake, Jr. was a member of the State Road Board and was instrumental in building highways throughout the County. His business holdings were in cattle and timber and he was a Director of the Monroe & Chambliss Bank.

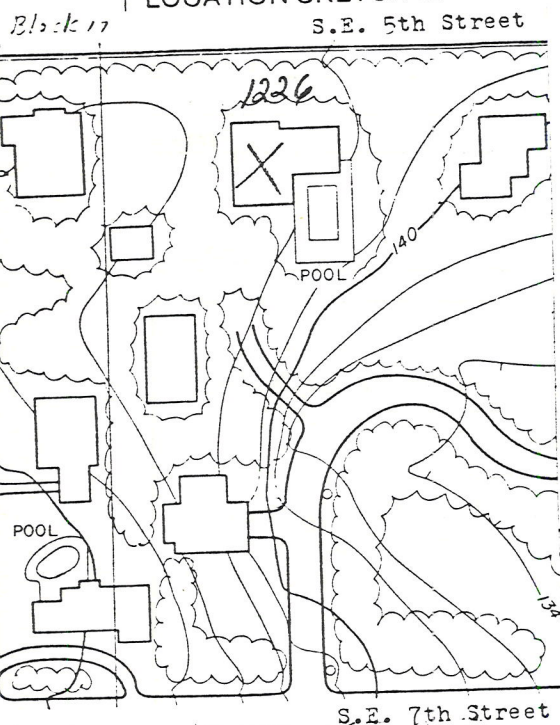
911 = =



ARCHITECT \_\_\_\_\_ 872 = =  
 BUILDER \_\_\_\_\_ 874 = =  
 STYLE AND/OR PERIOD Tudor Revival 964 = =  
 PLAN TYPE Rectangular, L shape 966 = =  
 EXTERIOR FABRIC(S) Stucco/wood frame 854 = =  
 STRUCTURAL SYSTEM(S) Wood frame 856 = =  
 PORCHES \_\_\_\_\_ 942 = =  
 FOUNDATION: Continuous wall 942 = =  
 ROOF TYPE: Gable/hip 942 = =  
 SECONDARY ROOF STRUCTURE(S): Flat dormer 942 = =  
 CHIMNEY LOCATION: East end 942 = =  
 WINDOW TYPE: 6/6 & 4/4 DHS 882 = =  
 CHIMNEY: Brick 882 = =  
 ROOF SURFACING: Asbestos shingle (simul shake) 882 = =  
 ORNAMENT EXTERIOR: \_\_\_\_\_ 950 = =  
 NO. OF CHIMNEYS One 952 = = NO. OF STORIES Two 954 = =  
 NO. OF DORMERS Three \_\_\_\_\_  
 Map Reference (incl. scale & date) \_\_\_\_\_ 809 = =  
 Latitude and Longitude: \_\_\_\_\_ 800 = =  
 \_\_\_\_\_ 833 = =  
 Site Size (Approx. Acreage of Property): \_\_\_\_\_

# LOCATION SKETCH OR MAP

N



Township	Range	Section
15S	22E	SE1/4 17

812 = =

UTM Coordinates:

890 = =

Zone Easting Northing

photo - 83 N 41 # 7(4,5)

