



## Staff Report

Case #134

COA25-0013

Ocala Historic Preservation Advisory Board: May 1, 2025

**Petitioner:** Montana Bishop  
**Property Owner:** Montana Bishop  
**Agent:** Trey Patterson  
**Project Planner:** Breah Miller, Planner II  
**Applicant Request:** Addition of a K-style gutter system to the existing residence, and a Chicago-styled brick overlay to the existing porch and walkway; and replacement of the existing windows with JELD-WEN premium single-hung windows.

### Parcel Information

**Acres:** ±0.45 acres  
**Parcel(s) #:** 2820-034-008  
**Location:** 715 SE Wenona Avenue  
**Future Land Use:** Neighborhood  
**Zoning District:** R-3, Multi-Family Residential District  
**Existing Use:** Single-Family Residence

### Background:

The home was constructed in 1918 using a Wood Vernacular building style. The home is a contributing structure to the Ocala Historic District. The existing windows on the front and side elevations of the residence are wood, 2-over-2, double-hung windows. The rear elevation has a mixture of 1-over-1 and 2-over-2 windows. The front porch is currently surfaced with painted concrete, and has a concrete sidewalk leading up to it from SE Wenona Avenue.

### Applicant Request:

The applicant is requesting to add a Chicago-styled brick overlay to the existing porch and walkway, to replace the existing windows with JELD-WEN premium single-hung windows, and to install a new K-style gutter system to the existing residence.

### 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.

*Windows: The proposed windows are JELD-WEN brand. Although the material is vinyl, they have similar visual characteristics as the existing 2-over-2 windows. Exterior simulated divided lights will be applied to give the same dimension as the existing windows. There are currently three window types installed in the home. The proposed window replacement will bring consistency among the facades. Therefore, the exterior alterations will not diminish the architectural quality or historical character of the building or the building site.*

*Porch and Sidewalk: The proposed brick material being used for sidewalk and porch is a historically appropriate material. This alteration will not diminish the architectural quality or historical character of the building or the building site.*

*Gutters: The gutter system will protect the architectural quality and historical character of the home by properly diverting rainwater from the foundation and vulnerable areas.*

**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 brick material proposed for the sidewalk and porch is a decorative feature that will help define the overall historic character of the building. This alteration will have no impact on the porch's functionality.*

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

Recommended: Identifying, retaining, and preserving windows and their functional and decorative features that are important to the overall character of the building. The window material and how the window operates (e.g., double hung, casement, awning, or hopper) are significant, as are its components (including sash, muntins, ogee lugs, glazing, pane configuration, sills, mullions, casing, or brick molds) and related features, such as shutters.

*Window replacements will operate in the same manner, the proposed muntins will have a minimum of one-quarter of an inch depth and ogee profile, the existing trim will also remain.*

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

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

*Replacement glass will be low-e glass.*

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

*All components of the windows will be the same color.*

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

*The historic sashes will be changed to vinyl simulated divided light grids. JELD WEN offers 7/8 inch, 1-1/8 inch, and 1- 3/8 inch options.*

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 simulated divided light grids.*

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

*The applicant is requesting replacement windows for higher air filtration and functionality. The existing windows are beyond repairable condition.*

**The Secretary of the Interior Standards; Wood: Clapboard, Weatherboard, Shingles, and other functional and decorative elements (page 38)**

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

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

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

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

*The gutter material will also provide the property drainage to be sure water is not collected on flat surfaces.*

**Staff Recommendation: Appropriate**