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NACo 2011 Achievement Award Entries



Submitted By:
Alan Meronek
Project Manager

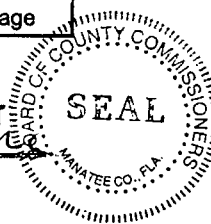
Entrant: **Manatee County**
Entry No.: **101695**
Program Title: **Crosley Carriage House Restoration**
Category: **Arts and Historic Preservation**

Signature of Chief Elected Official:

Name:	Carol Whitmore
Title:	Chairman, Board of County Commissioners
Signature:	

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ATTEST: R. B. SHORE
CLERK OF CIRCUIT COURT
BY:
SUSAN G. ROMINE DEPUTY CLERK



MANATEE COUNTY GOVERNMENT AGENDA MEMORANDUM

SUBJECT	NACo 2011 Achievement Award Entry	TYPE AGENDA ITEM	Consent
DATE REQUESTED	February 8, 2011	DATE SUBMITTED/REVISED	February 1, 2011
BRIEFINGS? Who?	None	CONSEQUENCES IF DEFERRED	Will miss award submittal deadline
DEPARTMENT/DIVISION	Property Management/Construction Services	AUTHORIZED BY TITLE	Charlie Bishop/Director <i>CHB</i>
CONTACT PERSON TELEPHONE/EXTENSION	Alan Meronek X3097	PRESENTER/TITLE TELEPHONE/EXTENSION	Alan Meronek, Project Manger X3097
ADMINISTRATIVE APPROVAL		<i>[Signature]</i>	

ACTION DESIRED
INDICATE WHETHER 1) REPORT; 2) DISCUSSION; 3) FORM OF MOTION; OR 4) OTHER ACTION REQUIRED

Signature and authorization to submit NACo Achievement Award Application for the Crosley Carriage House Restoration project.

ENABLING/REGULATING AUTHORITY
Federal/State law(s), administrative ruling(s), Manatee County Comp Plan/Land Development Code, ordinances, resolutions, policy

BACKGROUND/DISCUSSION

Restoration of the Crosley Carriage House has been completed and believe this project is worthy of an Achievement Award in the Arts and Historic Preservation category. The deadline for submission is February 11, 2011.

COUNTY ATTORNEY REVIEW

APPROVED IN OPEN SESSION

Check appropriate box	
<input type="checkbox"/>	REVIEWED Written Comments: <input type="checkbox"/> Attached <input type="checkbox"/> Available from Attorney (Attorney's initials: _____)
<input checked="" type="checkbox"/>	NOT REVIEWED (No apparent legal issues.)
<input type="checkbox"/>	NOT REVIEWED (Utilizes exact form or procedure previously approved by CAO.)
<input type="checkbox"/>	OTHER

FEB 08 2011
BOARD OF COUNTY COMMISSIONERS
MANATEE COUNTY, FLORIDA

ATTACHMENTS: (List in order as attached)	INSTRUCTIONS TO BOARD RECORDS: <i>MA 2/9/11</i>
Chairman of the Board signature page. Draft application (Reading File)	Please return original signature page to Property Management Department, Construction Services Division, Alan Meronek, Project Manager
COST: None	SOURCE (ACCT # & NAME):
COMMENTS:	AMT./FREQ. OF RECURRING COSTS: (ATTACH FISCAL IMPACT STATEMENT)

DRAFT



National Association of Counties
2011 Achievement Award
Application for:

Arts and Historic Preservation

Crosley Carriage House
(Garage and Servants Quarters)

Manatee County Florida

February 11, 2011



1 Abstract of the Program

The Crosley Estate in Bradenton Florida was the winter retreat owned by entrepreneur Powel Crosley whose main residence was in Cincinnati, Ohio. In 1929 the Crosley's purchased this 45 acre estate and built this 10,000 square foot Spanish Revival Mansion and in 1930 constructed a 3,000 square foot Spanish Revival servant quarters, commonly known as the Carriage House.

The Crosley's time at the estate was short. In 1940 the property was leased to the Army Air Force to use as quarters for young men they were training to fly at the airfield now known as the Sarasota Bradenton International Airport. The government returned the estate to Powel in 1947 then placed it in the hands of real estate people. The estate went through a series of ownerships until Manatee County purchased 16.5 acres on the waterfront including all buildings on the estate in 1991. Simultaneously the University of South Florida purchased the remaining acreage from Manatee County's property east to Highway 41 upon which their present facilities are built.

Between 1987 and 1991 the property was neglected and fell further into ruins. It wasn't until August 1991 when Manatee County purchased the estate and in 1994 began to restore the Mansion. Prior to the County purchasing the property, the entire estate was placed on the National Register of Historic Places in January 1983.

In 2006 Manatee County began to explore the fate of the Carriage House. The building now in complete ruin, experienced opposition to being saved, with hopes that a new structure be built in its place. Through the efforts of the Crosley Foundation and Manatee County it was determined that this wonderful piece of architecture should, and could, be saved. And in 2007 the historical renovation began.

Today, the Carriage House has been returned to its original splendor. A building which once served as lodging quarters for Crosley's chauffeur, pilots, and boat captains now enjoys a variety on new functions.

2 The Problem/Need for the Program

The problem was to determine the probable cost of construction and evaluate whether the project could be completed in a single phase. If multiple phases are required, establish the extent of construction of each phase so that the integrity of the previous phases would not be compromised.

As originally intended the Carriage House is to be used to support the activities at the main house. It is intended that one of the vintage cars designed by Powel Crosley Jr. is to be stored and displayed in the easternmost bay of the three bay garage. The other two bays of the garage space are to have pre-manufactured walk-in refrigerators and freezer to support the kitchen in the main house.

The west first floor apartment is to be a day room for visiting actors that will reside upstairs. A small kitchen will be just south of the day room. Both kitchens in the building will be accessible to the bedrooms on the second floor.

The east living room and kitchen will be used for office space to support the other uses of the building. Potential uses for this space will be offices for estate management, the Crosley Foundation, Inc. and the Powel Crosley Theatre Company.

The laundry room is to be used as a sewing, costume, and prop room for the thespian activities which occur on the estate grounds. The existing electrical room is to be reduced in size and incorporate a new handicap accessible toilet. Adjacent to the electrical room a new elevator shaft will be constructed providing access to the second floor for the physically impaired.

On the second floor, at the east end, the two bedrooms and bath will be restored to their original state and will provide residential space for visiting actors. The three bedrooms and bath over the garage will also be restored and used as guest quarters. Of these three bedrooms the west bedroom will be made accessible for a physically handicap individual. At the west end of the second floor the south bedroom will be restored to its original space and remain accessible from the stairs from the west apartment. The west bathroom and the north bedroom are to be modified to provide accessible bathing facilities.

3 Describe the Program

The program developed for this project evolved into two phases. Upon review of the extent of deterioration it was decided that the first phase should include everything necessary to make the building structurally sound and weather tight. This included removal of the entire interior structure including the roof, careful removal of all windows and doors, and partial removal of the existing laundry room. When the select demolition was completed reconstruction of the building could now begin.

The first phase of construction began by replacing the first floor framing in both the east and west bay living rooms and kitchens followed by re-constructing the entire second floor frame. With the second floor back in place the tedious task on rebuilding the roof began. Each new member, like the first and second floor, was hand cut, trimmed, and set back into place to match the original previously removed. As the roof structure approached completion the new handmade clay roof tiles arrived and placed back on the building. As construction of the first phase progressed all exterior wood doors and windows were being custom milled and assembled to match those removed. Soon after the roof was completed windows and doors were meticulously installed. With the first phase complete the Carriage House began to take on its new life and attention, to say the least.

4 Use of Technology

The building was restored with 'green' in mind. The AC system utilizes technology allowing individual climate setting for each room making the system very efficient. All outside walls and ceilings are now insulated. Paint on the exterior of the building was treated with ceramic beads to reflect the sun's ultraviolet light. All new landscaping was done with Florida friendly plants minimizing required watering. The entire building is now equipped for with telephone, computer data line, and cable TV.

5 The cost of the Program

The entire renovation cost just under \$1.3 million. The County will incur no additional operating costs other than non routine maintenance of major systems like fire protection, AC, and handicap accessible chair lift. The Carriage House will support the estate's activities which are often involved in events running seven days a week in local social and government events.

6 The results/Success of the Program

7 Worthiness of an Award

This entire project is a great example of a public/private partnership. The program fills a void and provides a variety of much needed services to a previously underserved group. In addition a historic building has been preserved and it provides a place to display the history and pride of a community.

Exterior Photographs

(Before and After)









First Floor Photographs

(Before and After)









Second Floor Photographs

(Before and After)























