

**HISTORIC PRESERVATION BOARD**  
**DATE: 2/3/03**

**STAFF REPORT FOR FILE NO. HPB/COA - 02 - 03**  
**BUILDING PERMIT APPLICATION # N/A**

**REQUEST:** Certificate of Appropriateness for modification to a dock/net shed in Cortez, Florida

BP Application #N/A  
Property Owner: Cortez Cove Marina,  
1741 Main Street, #201, Sarasota, Florida 34236

**PROPERTY INFORMATION:** Location: 4522 West 121<sup>st</sup> Street, Cortez, Florida 34236

Zoning: LM (Light Manufacturing)  
Future Land Use Category: IL (Industrial-Light)

**YEAR BUILT:** Pre-1950

**FLORIDA MASTER SITE FILE:** No

**NATIONAL REGISTER:** No

**RECOMMENDED MOTION:**

After consideration of comments made and evidence presented during the consideration of this matter, the Manatee County Comprehensive Plan, and the Manatee County Land Development Code, I move to APPROVE the Certificate of Appropriateness for the dock/net shed located at 4522 West 121<sup>st</sup> Street, Cortez, Florida with stipulation #1.

1. Any historical or archaeological resources discovered during development activities shall be immediately reported to the Florida Division of Historical Resources and treatment of such resources shall be determined in cooperation with the Division of Historical Resources and Manatee County. Treatment of the resources must be completed before resource disturbing activities are allowed to continue.

**DISCUSSION:**

**General Criteria for Granting Certificates of Appropriateness**

In approving or denying applications for Certificates of Appropriateness for alterations, new construction, demolition, or relocation, the Historic Preservation Board shall use the following

general guidelines:

- (1) The effect of the proposed work on the Historical and Archaeological Overlay District or historic landmark upon which such work is to be done;
- (2) The relationship between such work and other structures in the Historical and Archaeological Overlay District or on the historic landmark;
- (3) The extent to which the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture, materials and color of the historic landmark or Historical and Archaeological Overlay District will be affected;
- (4) Whether the denial of a Certificate of Appropriateness would deprive the property owner of reasonable beneficial use of his property;
- (5) Whether the plans may be reasonably carried out by the applicant.

#### **Additional Guidelines for Alterations**

In approving or denying applications for Certificates of Appropriateness for alterations, the Historic Preservation Board shall also use the following additional guidelines which are based on the United States Secretary of the Interior's Standards for Historic Preservation projects.

- (1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

**APPLIES: Yes**

**MEETS GUIDELINE: Yes**

**COMMENTS:**

**The changes are consistent with the historical use of the fishing dock/net shed. The dock/net shed was originally modified for the production of the MGM movie "Out of Time". Any displaced material was replaced to its original configuration. Prior to movie production, this structure needed renovation to the pilings and planks.**

- (2) \*The historic characters of a property shall be retained and preserved. The removal of historic materials of alteration of features and spaces that characterize a property shall be avoided.

**APPLIES: Yes**

**MEETS GUIDELINE: No**

**COMMENTS:**

**The use of the property is remain the same. The roof and trusses have been replaced. The metal roof that was constructed is consistent with materials that can be used in Cortez according to the "Design Guidelines for the Cortez National Register Historic District". The metal material was treated to create an older sense**

of place. The proposed changes will remove historic materials; however, prior to the production of this film, renovation was needed to the dock.

- (3) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historic development, such as adding conjectural features of architectural elements from other buildings, shall not be undertaken.

**APPLIES: Yes**

**MEETS GUIDELINE: Yes**

**COMMENTS:**

**The dock was constructed with the original architectural design with modifications to the roof. These modifications included a metal pitched roof which is historically compatible to the Historic Cortez District. The original structure was constructed with a flat roof.**

- (4) Most properties change over time; those changes have acquired historic significance in their own right shall be retained and preserved.

**APPLIES: Yes**

**MEETS GUIDELINE: Yes**

**COMMENTS:**

**This dock, built pre-1950's, was in need of renovations due to the deterioration of the wood pilings and planks. The dock was preserved and rehabilitated during the renovation of this structure with modifications to the roof pitch.**

- (5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

**APPLIES: Yes**

**MEETS GUIDELINE: Yes**

**COMMENTS:**

**Some of the distinct features of this structure includes the crimped weathered metal roof that retains the historic character in Cortez Village.**

- (6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

**APPLIES: Yes**

**MEETS GUIDELINE: Yes**

**COMMENTS:**

**The dock, upon reconstruction, was built with the material similar to that of the previous structure. As stated above, a distinct feature of this of this structure is that it includes a crimped weathered metal roof and retains the historic character of Cortez.**

- (7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

**APPLIES:** No  
**COMMENTS:**

**MEETS GUIDELINE:** N/A

- (8) Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

**APPLIES:** No  
**COMMENTS:**

**MEETS GUIDELINES:** N/A

- (9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

**APPLIES:** Yes  
**COMMENTS:**

**MEETS GUIDELINE:** Yes

**This structure was renovated to maintain the original character of the structure; however, a modification was made to the roof line. The roof line, which was originally a flat roof on the original structure is now pitched from the center point of the dock. This modified design still keeps with the characteristics of Cortez. The roof still maintains the historic character of docks in the Cortez area as required by the "Design Guidelines for the Cortez National Register Historic District".**

- (10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**APPLIES:** Yes  
**COMMENTS:**

**MEETS GUIDELINE:** Yes

**The addition of the pitched roof can be replaced with the originally designed flat roof if needed. The remainder of the structure remains the same as the original. The constructed dock/net shed maintains the same footprint as the previous structure with the exception of the pitched roof.**

#### **Additional Guidelines for New Construction**

In approving or denying applications for Certificates of Appropriateness for new construction, the Historic Preservation Board shall also use the following additional guidelines:



visually related.

**APPLIED: Yes**

**MEETS GUIDELINE: Yes**

**COMMENTS:**

**The new dock is compatible with the materials, texture and color of the facade and is visually compatible with the predominant materials used in the buildings.**

- (8) The roof shape of a building shall be visually compatible with the buildings to which it is visually related.

**APPLIED: Yes**

**MEETS GUIDELINE: Yes**

**COMMENTS:**

**The change in the roof-line remains visually compatible with adjacent docks within the Cortez Fishing Village. The replaced tin roof is a historic characteristic as defined by the Secretary of Interior's Standards and the "Design Guidelines for the Cortez National Register Historic Places" for covered docks.**

- (9) Appurtenances of a building such as walls, wrought iron, fences, evergreen, landscape masses, building facades, shall, if necessary, form cohesive walls of enclosures along a street, to insure visual compatibility of the building to the buildings and places to which it is visually related.

**APPLIED: No**

**MEETS GUIDELINE: N/A**

**COMMENTS:**

- (10) The size of a building, the mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible with the buildings and places to which it is visually related.

**APPLIED: No**

**MEETS GUIDELINE: N/A**

**COMMENTS:**

- (11) A building shall be visually compatible with the buildings and places to which it is visually related in the directional character, whether this be vertical character, horizontal character or nondirectional character.

**APPLIED: Yes**

**MEETS GUIDELINE: Yes**

**COMMENTS:**

**Attachments:**

1. HPB/COA Application # 02-03
2. Supplementary Information for Applications for Historic Preservation Certificates of Appropriateness

MANATEE COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
LAND DEVELOPMENT APPLICATION

FOR STAFF USE ONLY

Date: \_\_\_\_\_ File Number: \_\_\_\_\_

File Name: \_\_\_\_\_

This application shall be used for all land development  
rezone or comprehensive plan amendment request.  
Please attach appropriate standards or supplementary information, as applicable.

TYPE OF APPROVAL DESIRED: \_\_\_\_\_

LIST CARE NUMBERS OF PREVIOUS APPROVALS: \_\_\_\_\_

A. Property Information

- 1. Legal Description: See attached.
- 2. D. P. Number(s): 766930005.9
- 3. Section: 3 Township: 35S Range: 16E
- 4. Subdivision Name (if Platted): \_\_\_\_\_
- 5. Lot: \_\_\_\_\_ 6. Block: \_\_\_\_\_
- 7. Address or Location of Property (See Address Coordinator, if physical address is needed):  
4522 W. 121ST STREET, SOUTH COUNTY
- 8. Present Zoning Classification: \_\_\_\_\_
- 9. (If Rezone) Proposed Zoning Classification: \_\_\_\_\_
- 10. (If Comprehensive Plan Map Amendment) Proposed Future Land Use Category: \_\_\_\_\_
- 11. Future Land Use Category: \_\_\_\_\_
- 12. Flood Zone Category: \_\_\_\_\_ Map/Panel Numbers: \_\_\_\_\_
- 13. Property Size (to the nearest tenth of acre or sq. ft.): \_\_\_\_\_
- 14. Existing Use(s) of Subject Property (i.e.: vacant, residence, commercial, etc.):  
COMMERCIAL
- 15. Surrounding Land Use(s) (i.e.: vacant, residence, commercial, etc.):  
a. North: RESIDENTIAL c. East: COMMERCIAL  
b. South: OPEN WATER d. West: RESIDENTIAL/COMMERCIAL
- 16. Description of Proposed Activity or Use (Attach separate Sheet if Necessary):  
COMMERCIAL MARINA

LAND DEVELOPMENT APPLICATION

**B. Names/Addresses**

List all person(s) having ownership in subject property

1. Name of Property Owner: CORTEZ COVE MARINA  
 Address: 1741 MAIN STREET # 201 SARASOTA FL  
 Zip: 34236 Telephone: 941/954-0335 Fax: 941/954-0111  
 Internet Address: RIVOLTA@GTE.NET

2. Name of Property Owner: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Zip: \_\_\_\_\_ Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Internet Address: \_\_\_\_\_

3. Name of Agent: MEMM PICTURES INC.  
 Contact Person: GWS HOLZER  
 Address: 1717 N. BAYSHORE DRIVE SUITE 935 MIAMI FL  
 Zip: 33132 Telephone: 305/533-7150 Fax: 305/533-7146  
 Internet Address: \_\_\_\_\_

4. Name of Engineer: WILSON STRUCTURAL CONSULTANTS  
 Contact Person: RICHARD WILSON  
 Address: 7104 BENEVA ROAD SARASOTA FL  
 Zip: 34238 Telephone: 941/921-1072 Fax: 941/921-3871  
 Internet Address: \_\_\_\_\_

5. Name of Architect: N/A  
 Contact Person: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Zip: \_\_\_\_\_ Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Internet Address: \_\_\_\_\_

6. Name of Landscape Architect: N/A  
 Contact Person: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Zip: \_\_\_\_\_ Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Internet Address: \_\_\_\_\_

NOTE: UNLESS OTHERWISE NOTED, ALL WRITTEN CORRESPONDENCE WILL BE MAILED TO THE





**MANATEE COUNTY GOVERNMENT  
 PLANNING DEPARTMENT  
 LAND DEVELOPMENT APPLICATION  
 SUPPLEMENTARY INFORMATION  
 FOR APPLICATIONS  
 FOR HISTORIC PRESERVATION CERTIFICATES OF APPROPRIATENESS**  
 (To be filed in conjunction with applications for Preliminary Site Plan, Final Site Plans, Building Permits)

FOR STAFF USE ONLY

FILE NUMBER:

FILE NAME:

**1. Location of Property**

Historic Vista Protection Areas (LDC Section 720)

Desoto National Memorial Park      Yes  No

Gamble Plantation State Historical Site      Yes  No

Historical and Archaeological Overlay District (LDC Section 604.6 These implement Historic Resources Overlay Districts of the Comprehensive Plan 2.2.2.5

Cortez Fishing Village      Yes  No

Palma Sola Park      Yes  No

Whitfield Estates      Yes  No

Terra Ceia      Yes  No

Other      Yes  No

Is the subject property/site a Historic Landmark? Yes  No  (Note: The answer may be yes whether or not it is located within a Historic Vista Protection Area or a Historic and Archaeological Overlay District).

**2. Existing Conditions**

a. Please describe the character of the building or site in its present condition, include the date structure was built, condition of roof, treatment of windows, ceilings and note whether significant alterations have occurred since the original construction (include black/white photo of existing exterior elevations and appropriate architectural drawings). If parts of the structure were constructed at different times, please indicate when each part was built. Also, please indicate if the current structure has been constructed on a historic foundation. Or, if site is archaeological, include a list of cultures associated with the site and describe the current conditions of the site including any disturbances (Attach separate sheets if necessary)

---

---

---

b. Is the structure, property, or part thereof on the Florida Master File? (Yes/No/Unknown) \_\_\_ If so, please attach a copy of the Florida Master Site File form as recorded at the Florida Department of State, Division of Historical Resources.

c. Is the structure, property, or part thereof eligible for list or listed on the National Register of Historic Places? (Yes/No/Unknown) \_\_\_ If so, please attach a copy of the nomination to the National Register of Historic Places.

Historic Preservation Certificates of Appropriateness  
Page 2

**3. Proposed Changes**

Please describe the change to be made/work to be done. At a minimum, the information must include drawings of the proposed work showing elevations, and information about the building materials and colors to be used. Construction drawings should be submitted if applying for a building permit.

---

---

---

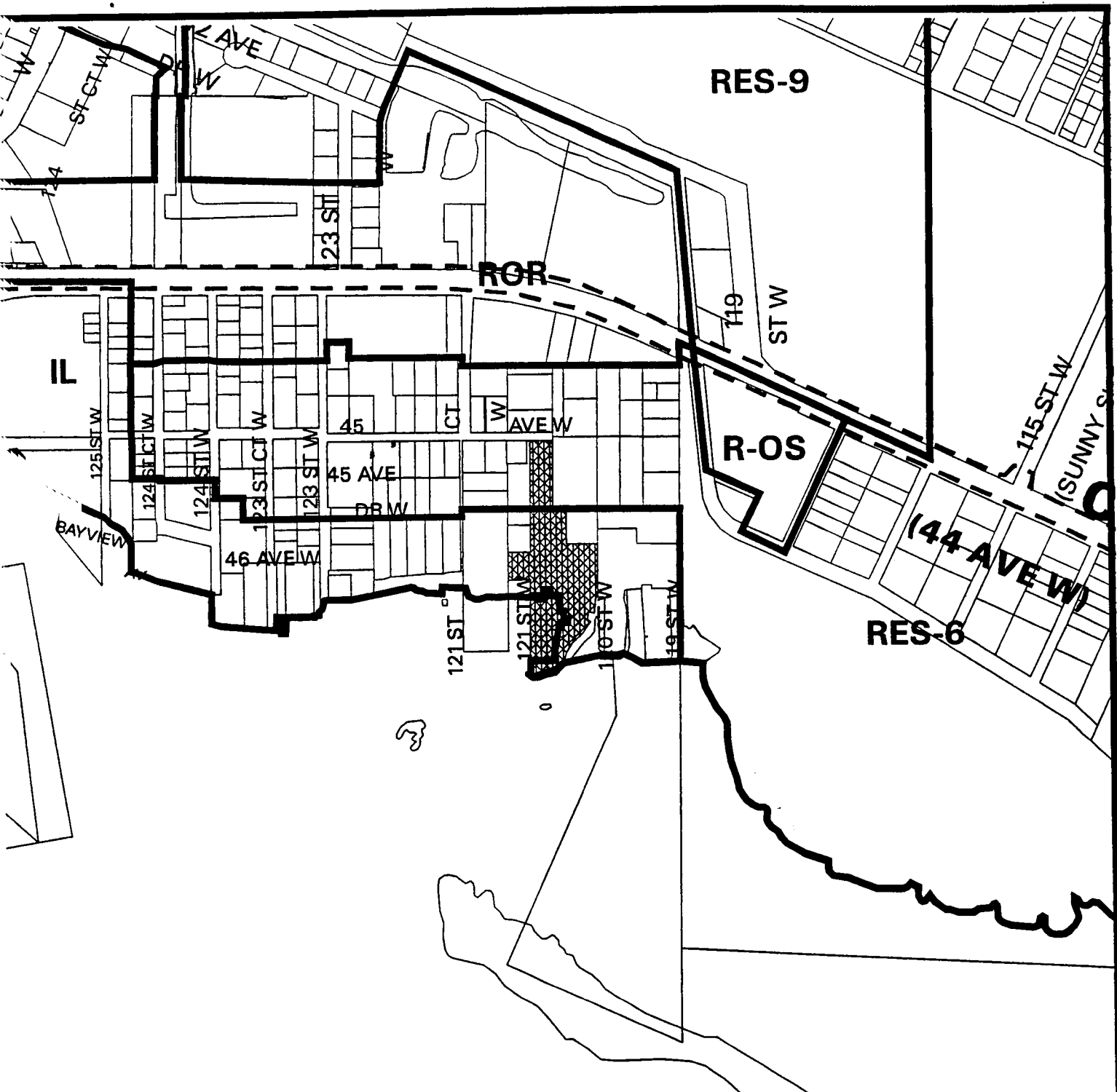
**4. Additional Required Information:**

Please describe the historical or archaeological resources located within a 1000 ft. radius of the subject property. (Attach separate sheets if necessary).

---

---

---



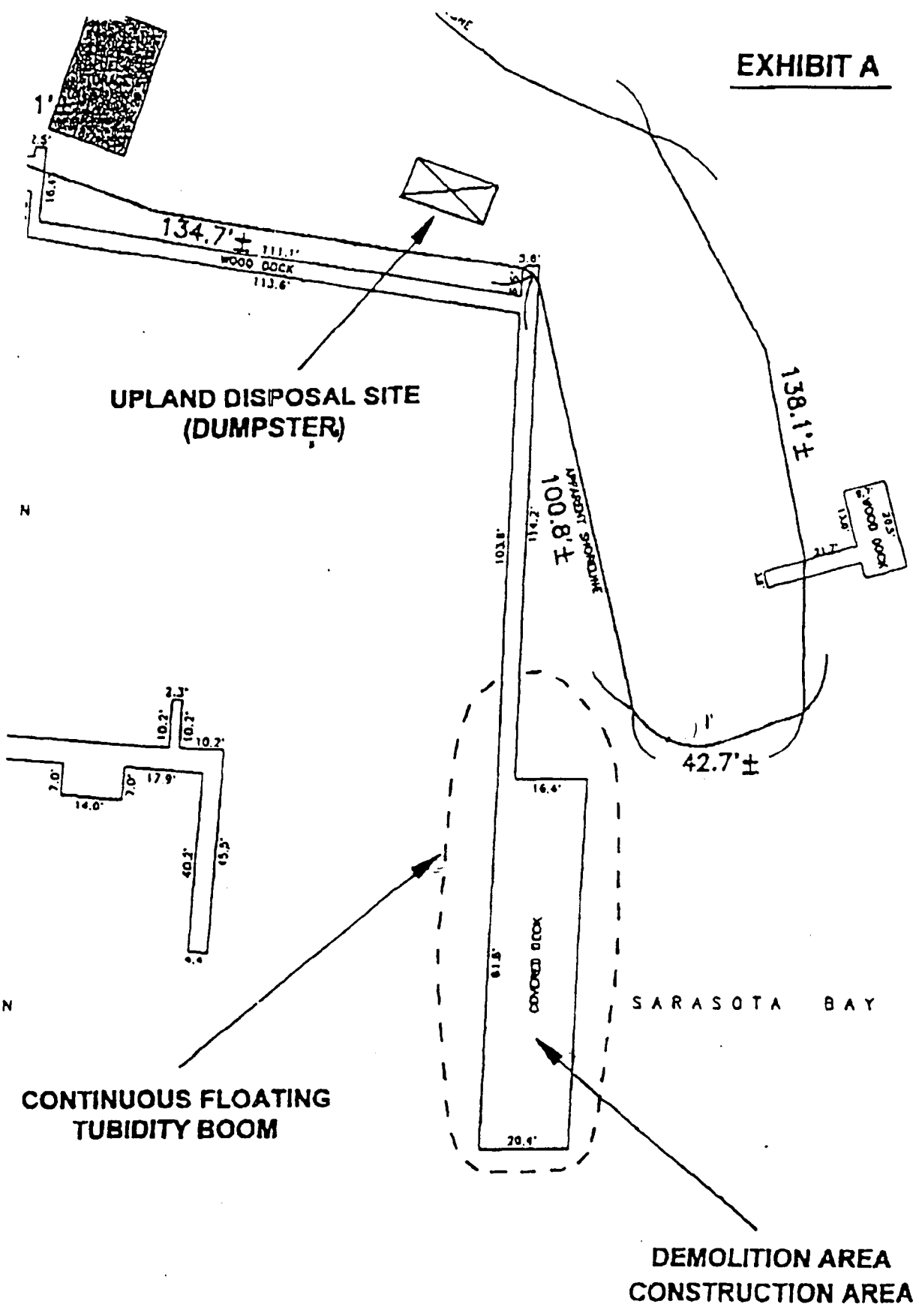
**Project Number:** 4522 121st Street  
**Proposed Use:**  
**Proposed FLUC:**  
**Existing Zoning:** LM,RSF-6  
**Existing FLUC:** IL,RES-6  
**Flood Zone:** AE,VE  
**Floodway:** NO  
**Acreage:** 3.31  
**Drainage Basin:** SARASOTA BAY  
**Commissioner:** Jane von Hahmann  
**Map Prepared:** December 09, 2002  
**Requested By:**  
**Section:** 3 **Township:** 35 **Range:** 16

**Tax I.D.:** 766930005

**Manatee County**  
**Future Land Use**  
**Staff Report Map**  
**1 inch = 510'**

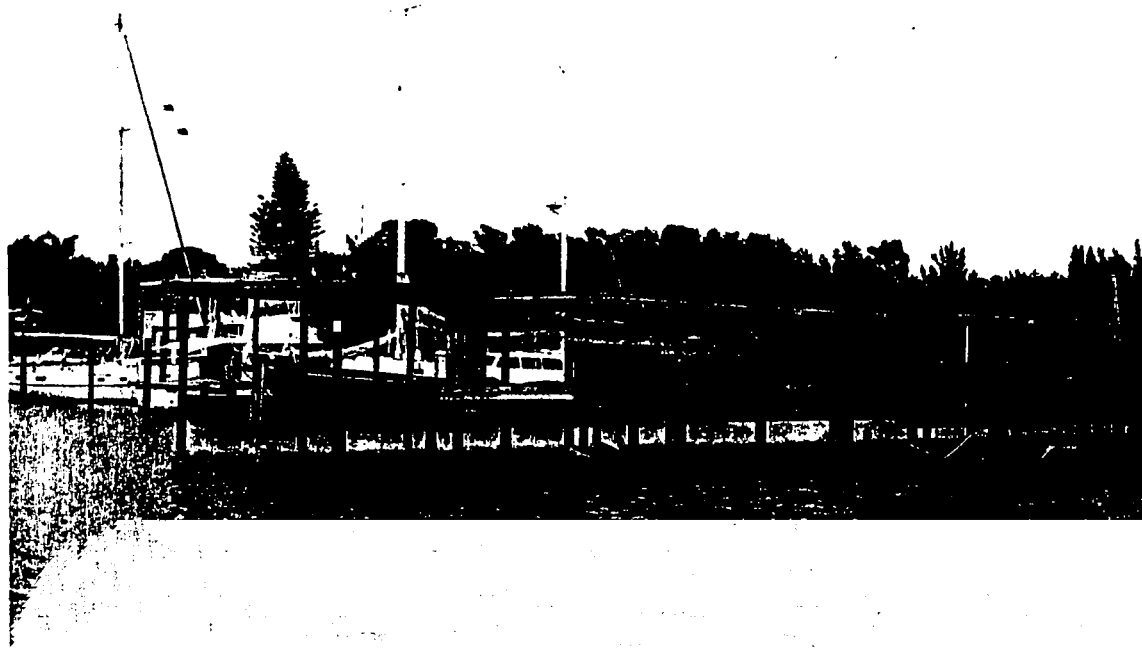
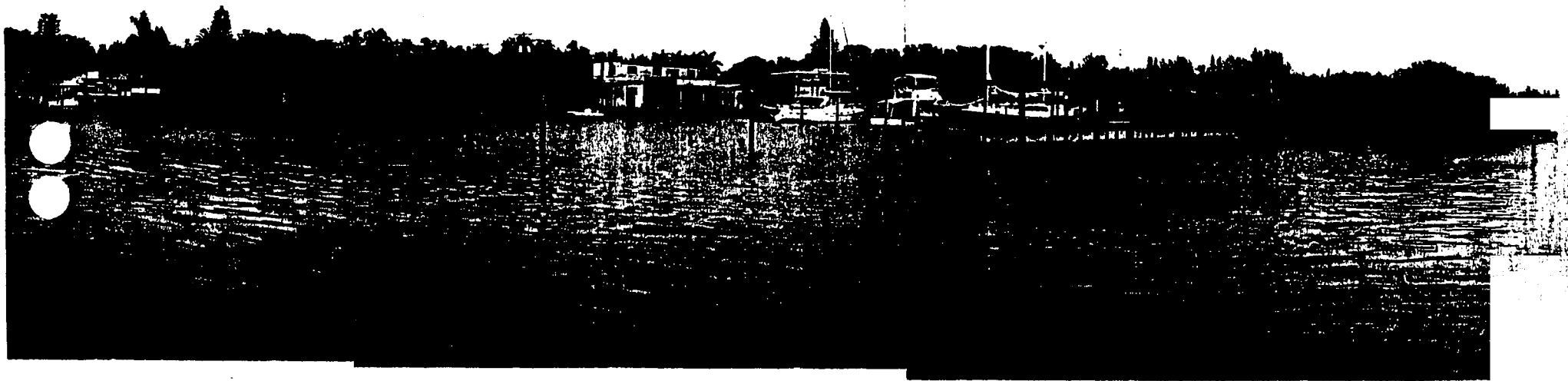
**Overlays:**  
 ST,AI,HA,WR,RV: HA  
 Watershed: NONE  
 Coastal Hazard: YES  
 Special Areas: NONE  
 State? NO  
 Coastal High Hazard Line

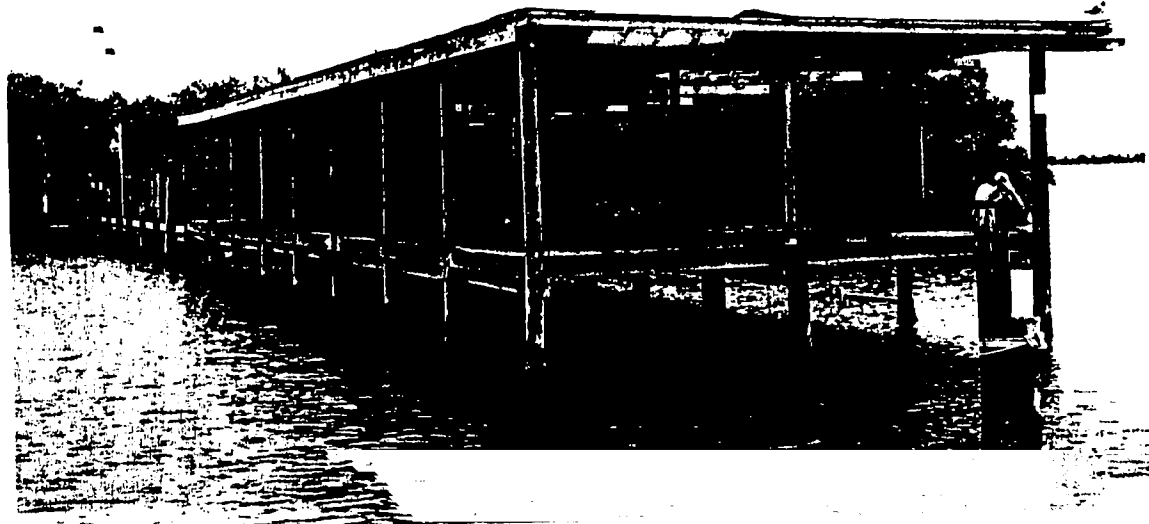
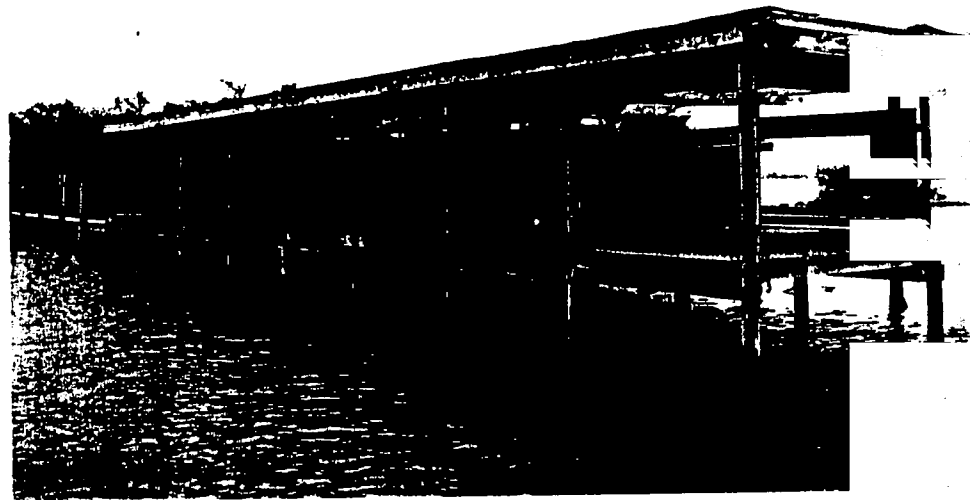
**EXHIBIT A**

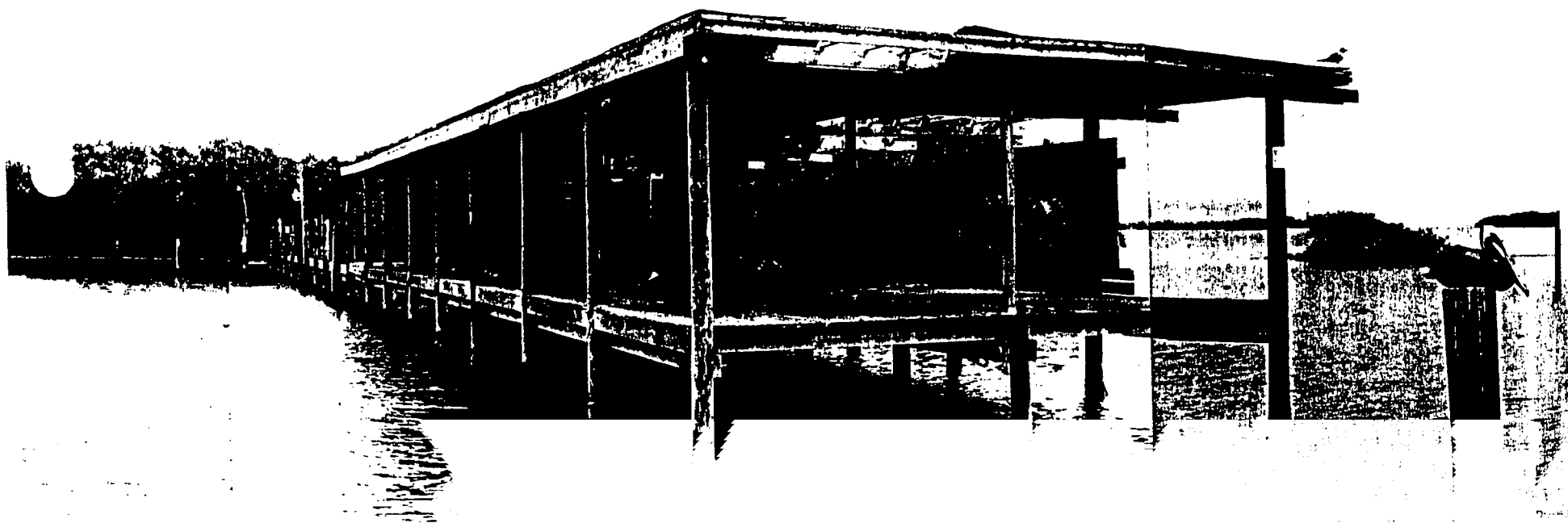
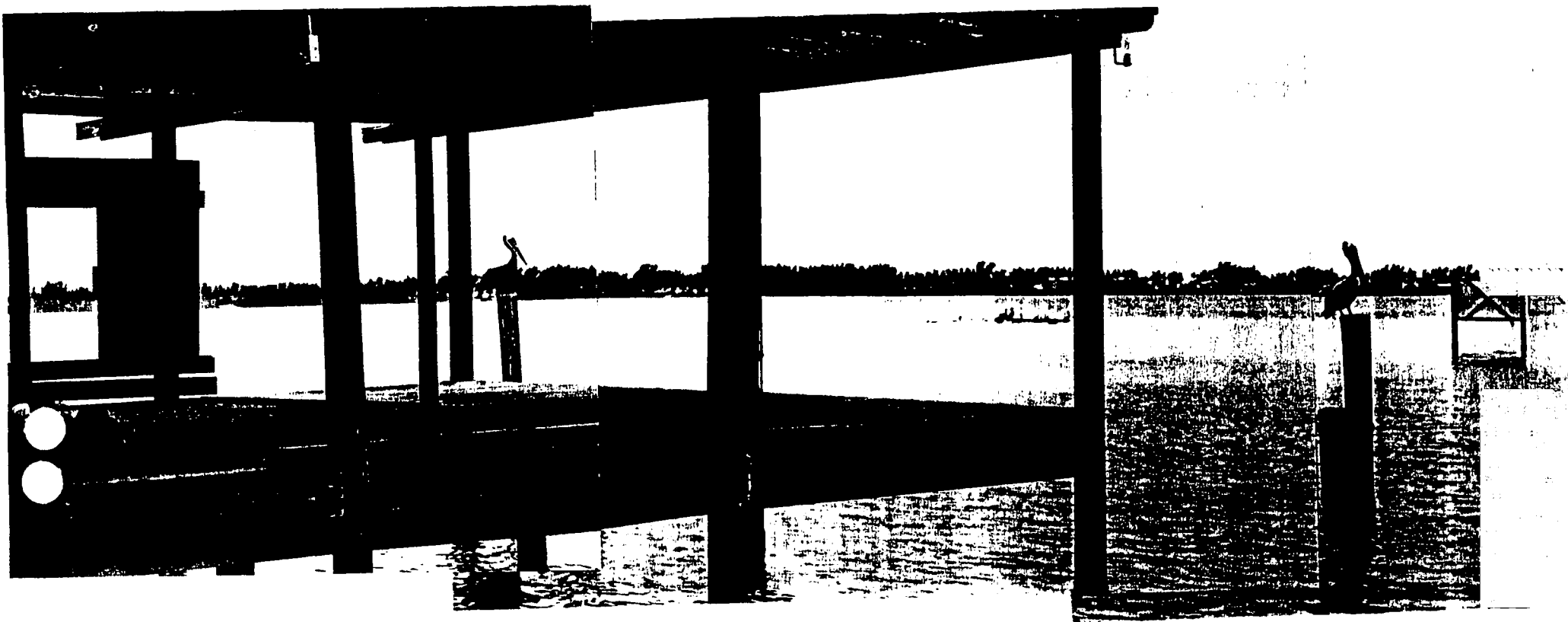


SPECIFIC PURPOSE SURVEY









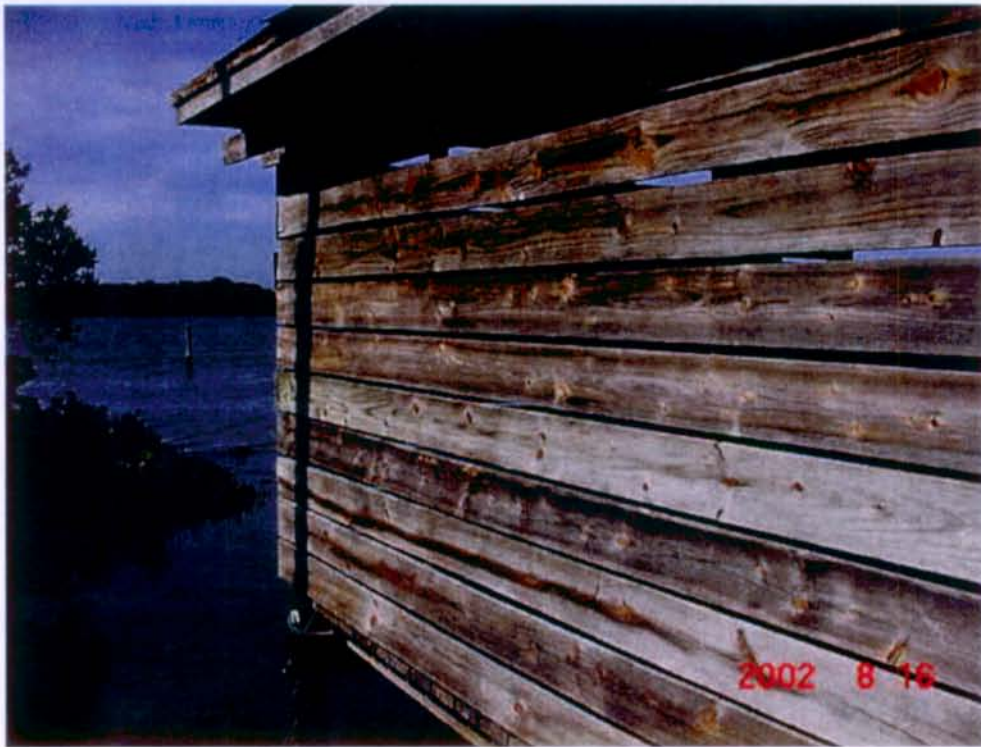




HP EXHIBIT TS  
tabbles  
HPBCOA0203  
04/15 2/3/03













MANATEE COUNTY HISTORIC PRESERVATION BOARD  
CERTIFICATE OF APPROPRIATENESS  
HPB/COA-02-03

PROJECT NAME: Cortez Cove Marina  
LOCATION: 4522 West 121<sup>st</sup> Street, Cortez, Florida

This is to certify that the Historic Preservation Board of Manatee County met in Regular Session on February 3, 2003, and reviewed the request for the above-named project.

The Board found the modification to a dock/net shed to be in substantial compliance with the Board's adopted guidelines.

This Certificate of Appropriateness to allow the modification to a dock/net shed at 4522 West 121<sup>st</sup> Street is APPROVED, subject to the following stipulation.

1. Any historical or archaeological resources discovered during development activities shall be immediately reported to the Florida Division of Historical Resources and treatment of such resources shall be determined in cooperation with the Division of Historical Resources and Manatee County. Treatment of the resources must be completed before resource disturbing activities are allowed to continue.

APPROVED THIS 3<sup>RD</sup> DAY OF FEBRUARY, 2003.

HISTORIC PRESERVATION BOARD  
MANATEE COUNTY, FLORIDA

BY: Allen Garner

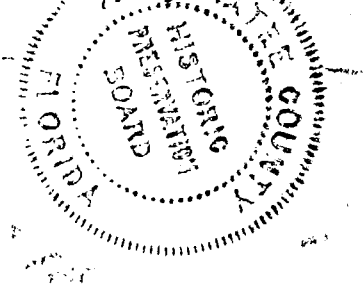
Chairman

ATTEST:

R. B. Shore  
Clerk of the Circuit Court

By: Anna Kone  
Deputy Clerk

HPB/COA-02-03

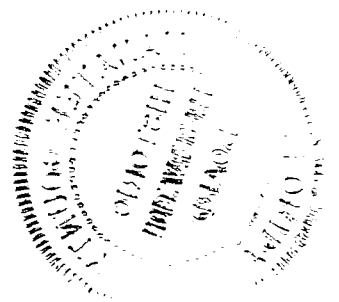


FILED FOR RECORD  
R. B. SHORE

2003 FEB -6 PM 3: 26

CLERK OF THE CIRCUIT COURT  
MANATEE CO FLORIDA





2/10/03 Copy Kim Sparks, Planning ml