

HISTORIC PRESERVATION BOARD

DATE: 2/3/03

STAFF REPORT FOR FILE NO. HPB/COA - 02 - 04

BUILDING PERMIT APPLICATION # N/A

REQUEST: Certificate of Appropriateness to allow elevation of the structure to an elevation not to exceed a height of three feet above the current elevation.

BP Application # N/A

Property Owner: Johanna Trimboli

PROPERTY INFORMATION: Location: 12016 45th Avenue
Cortez Village, Florida

Zoning: RSF-6

Future Land Use Category: RES-6

YEAR BUILT: 1895

FLORIDA MASTER SITE FILE: YES

NATIONAL REGISTER: YES

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 to raise the 1895 School House, located at 12016 45th Avenue in Cortez, to an elevation not to exceed three feet above the current location 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 home has been used as a Single Family Residence since 1912. It has been kept in excellent condition, maintaining defining characteristics and remaining as an important historical structure. The proposed elevation to the structure is consistent with the historical use as a residential property.

- (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: Yes

COMMENTS:

The proposed elevation to the structure will not effect the historic characteristics of the property and will be retained and preserved. Removal of historic material is not anticipated.

- (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 proposed elevation is consistent with the historical nature of the house. No conjectural features are being added to the house.

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

APPLIES: No

MEETS GUIDELINE: N/A

COMMENTS:

- (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:

Elevation to the structure will preserve and help protect the historic characteristics of the property. This structure is located within the flood plain and elevation will prevent flooding to the structure and will prevent further deterioration of the house.

- (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: No

MEETS GUIDELINE: N/A

COMMENTS:

- (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

MEETS GUIDELINE: N/A

COMMENTS:

- (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: Yes MEETS GUIDELINE: Yes

COMMENTS:

There are no known archeological resources affected by the project. Stipulation #1 shall apply if any archeological resources are uncovered.

- (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 MEETS GUIDELINE: Yes

COMMENTS:

The proposed change does not destroy historic materials which characterize the property. Because the house is located within the flood plane, the change in elevation will prevent further deterioration of the house.

- (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 MEETS GUIDELINE: Yes

COMMENTS:

The elevating of the structure will be constructed to insure the historic property and its environment will be unimpaired.

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:

- (1) The height of the proposed building or structure shall be visually compatible with adjacent buildings and structures.

APPLIES: Yes MEETS GUIDELINE: Yes

COMMENTS:

The maximum elevation of the structure will be approximately 2 to 3 feet and will be visually compatible with the adjacent buildings and structures. Because Cortez is located in a flood plain, residents are beginning to request a Certificate of Appropriateness for elevation to protect structures from frequent flooding. Several structures within Cortez were elevated to approximately 2 to 3 feet at time of construction to prevent flooding; therefore, this request does maintain its historic character and is compatible to many buildings currently in Cortez.

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

APPLIED: No
COMMENTS:

MEETS GUIDELINE: N/A

- (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
COMMENTS:

MEETS GUIDELINE: N/A

- (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
COMMENTS:

MEETS GUIDELINE: N/A

- (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
COMMENTS:

MEETS GUIDELINE: Yes

The elevation of the building will be visually compatible to the adjacent structures. It does not change the directional character of the building.

Additional Guidelines for Demolitions

No Certificate of Appropriateness for demolitions shall be issued by the Historic Preservation Board until one or more of the following criteria have been met:

- (1) The applicant has demonstrated that no other feasible alternative to demolition can be found.

APPLIED: No
COMMENTS:

MEETS GUIDELINE: N/A

- (2) That the portion of the structure being demolished has no historic value.

APPLIED: No
COMMENTS:

MEETS GUIDELINE: N/A

- (3) The applicant has demonstrated a substantial economic hardship in that the property in the historic district cannot be put to reasonable beneficial use without the approval of the demolition application.

APPLIED: No
COMMENTS:

MEETS GUIDELINE: N/A

- (4) In the case of an income-producing building, the applicant must demonstrate that he cannot obtain a reasonable return of economic investment from his existing structure.

APPLIED: No
COMMENTS:

MEETS GUIDELINE: N/A

- (5) The Historic Preservation Board has determined that the property no longer contributes to the historic district or no longer has significance as a historical and archaeological landmark. The Historic Preservation Board must also determine that the applicant did not cause or allow a change in the historic character of the structure by alterations, improvements or neglect. Demolition by neglect is a violation of this section.

APPLIED: No
COMMENTS:

MEETS GUIDELINE: N/A

- (6) The Historic Preservation Board determines that the demolition of the property is required by a Community Redevelopment Plan or the Comprehensive Plan.

APPLIED: No
COMMENTS:

MEETS GUIDELINE: N/A

The Historic Preservation Board may defer taking action on a request for demolition to:

- a. Contact interested individuals and organizations for assistance in seeking an alternative to demolition; or
- b. Allow an applicant to supply additional information as requested by the Historic Preservation Board which may include, but is not limited to, evidence showing that plans for a new building on the site will be implemented.

Additional Guidelines for Relocation

When an applicant seeks to obtain a Certificate of Appropriateness for the relocation of an historic landmark or structure in the Historical and Archaeological Overlay District or wishes to relocate a building or structure to an historic landmark or to a property in an Historical and Archaeological Overlay District, the Historic Preservation Board shall also consider the following.

- (1) The contribution the building or structure makes to its present setting;
- (2) Whether there are definite plans for the site to be vacated;
- (3) Whether the building or structure can be moved without significant damage to its physical integrity; and
- (4) The compatibility of the building or structure to its proposed site and adjacent properties.

APPLIED: No
COMMENTS:

MEETS GUIDELINE: N/A

Attachments:

1. HPB/COA Application # 02-04
2. Supplementary Information for Applications for Historic Preservation Certificates of Appropriateness



**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)

Elevation too low for existing surrounding
frames - wood rot - elevations exists
from 1895.

b. Is the structure, property, or part thereof on the Florida Master File? 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? No/Unknown If so, please attach a copy of the nomination to the National Register of Historic Places.

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.

elevation main grade plus 2 1/2 feet

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).

**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: elevate structure 2 1/2'

LIST CARE NUMBERS OF PREVIOUS APPROVALS: _____

A. Property Information

1. Legal Description: see survey

2. D. P. Number(s): _____

3. Section: 3 Township: 3.5 South Range: 16 East

4. Subdivision Name (if Platted): _____

5. Lot: _____ 6. Block: _____

7. Address or Location of Property (See Address Coordinator, if physical address is needed):
12016 45th AVE. West Cortez Village

8. Present Zoning Classification: residential

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.):
residence

15. Surrounding Land Use(s) (i.e.: vacant, residence, commercial, etc.): residence

a. North: residential c. East: residential

b. South: residential d. West: residential

16. Description of Proposed Activity or Use (Attach separate Sheet if Necessary):

B. Names/Addresses

List all person(s) having ownership in subject property

- 1. Name of Property Owner: Johanna Trumboli or Joan Bergstrom
Address: 12016 45th Ave Carter Village
Zip: _____ Telephone: 383-1301 Fax: _____
Internet Address: _____

- 2. Name of Property Owner: Johanna Trumboli
Address: _____
Zip: _____ Telephone: _____ Fax: _____
Internet Address: _____

- 3. Name of Agent: _____
Contact Person: _____
Address: _____
Zip: _____ Telephone: _____ Fax: _____
Internet Address: _____

- 4. Name of Engineer: Fred Jones
Contact Person: _____
Address: 301
Zip: _____ Telephone: _____ Fax: _____
Internet Address: _____

- 5. Name of Architect: _____
Contact Person: _____
Address: _____
Zip: _____ Telephone: _____ Fax: _____
Internet Address: _____

- 6. Name of Landscape Architect: _____
Contact Person: _____
Address: _____
Zip: _____ Telephone: _____ Fax: _____
Internet Address: _____

Michael Saunders & Company

Licensed Real Estate Broker

440 GULF OF MEXICO DRIVE / LONGBOAT KEY, FLORIDA 34228 / (941) 383-7591 / FAX: (941) 383-5860

Hello Troy,

Here enclosed you will find photos of the existing building on 45th Ave in Cortez Village. You can actually see from these photos that the building is sitting somewhat in a gully as the road bed and surrounding properties have been built up over the years. Each time there is a storm tide or heavy rains, water seeps into the interior floor, & walls. We request that the Cortez historical society grant us approval to simply jack up the existing structure 3' feet ^{from grade} and replace the cement pilons & wood with pressure treated marine grade pilings with a 6" butt and belted through the existing floor beams as an attachment to the house. The pilings will have a 3' bearing - or be dug down 3'. See enclosed drawings with a poured concrete footing. We also would like to request a privacy fence in the back of the house.

Michael Saunders & Company

Licensed Real Estate Broker

440 GULF OF MEXICO DRIVE / LONGBOAT KEY, FLORIDA 34228 / (941) 383-7591 / FAX: (941) 383-5860

as young children will be living here,
and it would be good to have a
safety enclosure and privacy.

See the enclosed drawing of the
proposed fence. We would like it to
be 6'. It will be built of cypress in an
attractive fashion.

Thank you for your attention
to this matter.

With Best Regards

Jean Bergstrom

for Johanna Tombei,
(daughter)



tabbies® HP EXHIBIT TS
HPBCOA 0204
DNTTS 2/3/03



















MANATEE COUNTY HISTORIC PRESERVATION BOARD
CERTIFICATE OF APPROPRIATENESS
HPB/COA-02-04

PROJECT NAME: Johanna Trimboli
LOCATION: 12016 45th Avenue, Cortez Village

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 elevation of the structure to an elevation not to exceed a height of three feet above the current elevation to be in substantial compliance with the Board's adopted guidelines.

This Certificate of Appropriateness to allow the elevation of the structure to an elevation not to exceed a height of three feet above the current elevation at 12016 45th Avenue 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 3RD DAY OF FEBRUARY, 2003.

HISTORIC PRESERVATION BOARD
MANATEE COUNTY, FLORIDA

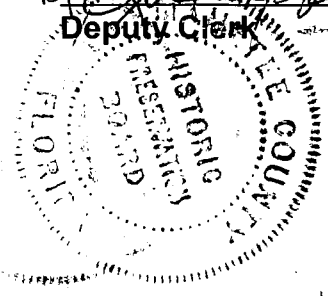
BY: *Allen Turner*
Chairman

ATTEST:

R. B. Shore
Clerk of the Circuit Court

By: *J. B. Shore*
Deputy Clerk

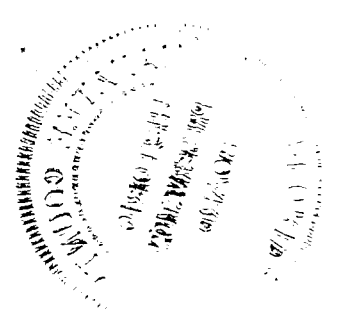
HPB/COA-02-04



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 all