

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

FILED FOR RECORD  
R. B. SHORE

2003 OCT 10 AM 8:09

**PROJECT NAME:            JOHANNA TRIMBOLI**  
**LOCATION:                   12016 45<sup>TH</sup> AVENUE, CORTEZ VILLAGE**

CLERK OF DISTRICT COURT  
MANATEE CO. FLORIDA

This is to certify that the Historic Preservation Board of Manatee County met in Regular Session on September 29, 2003, and reviewed the request for the above-named project.

The Board found that: 1.) The modification of COA-02-04 to allow the elevation of the structure to a height not to exceed 7.56 feet at finish floor elevation; 2.) Addition of a rear sunroom approximately 150 square feet in size with double french doors accessing the rear yard (Another set of double french doors are requested to be located on the later addition rear room that was approved in late 1990); 3.) Construction of a rear deck approximately 250 square feet in size; and 4.) Installation of a wooden picket fence at a height not to exceed 42 inches, to be located in the rear yard and not extend past the front or on the west side past the rear of the original structure to be in substantial compliance with the Board's adopted guidelines.

This Certificate of Appropriateness to allow: 1) The modification of COA-02-04 to allow the elevation of the structure to a height not to exceed 7.56 at finish floor elevation; 2) Addition of a rear sunroom approximately 150 square feet in size with double french doors accessing the rear yard (Another set of double french doors are requested to be located on the later addition rear room that was approved in late 1990); 3) Construction of a rear deck approximately 250 square feet in size; and 4) Installation of a wooden picket fence at a height not to exceed 42 inches, to be located in the rear yard and not extend past the front or on the west side past the rear of the original structure at 12016 45<sup>th</sup> Avenue is APPROVED, subject to the following stipulations.

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.
2. The sunroom will be built with board and batten siding and painted to match the original structure.
3. The rear deck shall be constructed no greater than a height of 7.56 feet at final floor elevation, and not lower than 7.0 feet.
4. The picket fence shall be constructed at a height no greater than 42 inches with the amount of space between pickets exceeding the width of the pickets. The fence will be located in the rear of the yard and not extend past the front of the structure, or on the west side past the rear of the original structure.

HP20030929DOC004

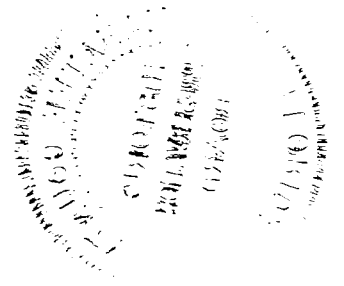
APPROVED THIS 29<sup>TH</sup> DAY OF SEPTEMBER, 2003.

HISTORIC PRESERVATION BOARD  
MANATEE COUNTY, FLORIDA

BY: *Allen L. Turner*  
Chairman

ATTEST:  
R. B. Shore  
Clerk of the Circuit Court  
*R. B. Shore*  
Deputy Clerk

HPB/COA-03-03



10-10-03 QA  
CC: Troy Salisbury } Planning  
Kim Sparks }

**HISTORIC PRESERVATION BOARD**

**DATE: 9/29/03**

**STAFF REPORT FOR FILE NO. HPB/COA - 03 - 03**

**VARIANCE # 03-05**

**BUILDING PERMIT APPLICATION # N/A**

**REQUEST:**

A. The modification of COA-02-04 to allow the elevation of the structure to a height not to exceed 7.56 feet at finish floor elevation. This modification will increase the structure 0.46 ~~inches~~ <sup>feet</sup> higher than the previous approval.

B. This request also includes the addition of a rear sunroom at approximately 150 square feet in size with double french doors accessing the rear yard. Another set of double french doors are requested to be located on the later addition rear room that was approved in late 1990;

C. The construction of an attached rear deck at approximately 350 square feet in size; and

D. The installation of a wooden picket fence with a natural wood finish at a height not to exceed 42 inches, to be located in the rear yard and not extend past the front or side of the structure.

BP Application # N/A

Property Owner: Johanna Trimboli

**PROPERTY INFORMATION:**

Location: 12016 45<sup>th</sup> 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 modification of COA-02-04 to allow the elevation of the 1895 School House, located at 12016 45<sup>th</sup> Avenue in Cortez, to an elevation not to exceed 7.56 feet at finish floor elevation, the construction of a 150 square foot rear sunroom, the construction of an attached 350 square foot rear deck, and the installation/construction of a picket fence with stipulations 1 through 5.

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.
2. The sunroom will be built with board and batten siding and painted to match the original structure.
3. *Revised* The rear deck shall be constructed at the same height as the final base floor elevation which will be no greater than a height of 7.56 feet at final floor elevation.
- ~~4. The rear deck and picket fence shall retain a natural wood finish. Deleted~~
5. *Revised* The picket fence shall be constructed at a height no greater than 42 inches with each vertical board being positioned at a distance no less than six inches and no greater than twelve inches apart. The fence will be located in the rear of the yard and not extend past the front or side of the structure.

**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.

Request A

**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 and addition to the structure is consistent with the historical use as a residential property.**

**This modification will increase the structure 0.46 <sup>feet</sup> ~~inches~~ higher than the previous approval. Prior to elevation, the structure was determined to be 4.1 feet above grade. Due to the height of the pilings and FEMA requirements, the modified request includes the new height of 7.56 feet at finished floor elevation. The applicant has a coinciding variance application (VA#03-05) that will allow this modification from the FEMA required height of 10 to 12 feet.**

- (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.

Request A., B., C., D

**APPLIES: Yes**

**MEETS GUIDELINE: Yes**

**COMMENTS:**

**The proposed changes 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.

Request A

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.

Request B

APPLIES: Yes

MEETS GUIDELINE: Yes

COMMENTS:

The sunroom will include board and batten siding and tin roof and will be constructed so that it is distinguishable from the original structure.

- (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.

Request A

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 help prevent flooding to the structure and will prevent further deterioration of the house.

Request B

APPLIES: Yes

MEETS GUIDELINE: Yes

COMMENTS:

The proposed addition of the rear sunroom will be constructed with board and batten siding and will use material similar to the original structure. The double french doors proposed for the rear of the sunroom and existing den is not historic to Cortez;

however, these doors will not be visible from the front and side of the structure. The den was approved in late 1990 and is not part of the original structure.

- (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.

Request A, B, C, D

**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.

Request A

**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.**

Request B

**APPLIES:** Yes

**MEETS GUIDELINE:** Yes



The addition of the sunroom room will remain compatible with the existing structure. Board and batten siding will be used; however, will be distinguishable from the original structure. The sunroom will include a tin roof to be consistent with the existing roof. The addition will be compatible with massing, size, scale and architectural features of the village.

Request C

APPLIES: Yes

MEETS GUIDELINE: Yes

## COMMENTS:

Construction of the rear deck will be compatible with massing, size, and scale of other decks in Cortez Village. Open space will be reduced with the addition of the deck, but will have minimum impact in the village.

Request D

APPLIES: Yes

MEETS GUIDELINE: Yes

## COMMENTS:

The addition of the fence does not alter the historic characteristics of the existing structure, and is compatible in massing, scale and features. Fences in general are limited in number throughout the village and are varied in construction materials.

- (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.

Request A

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.

Request B

APPLIES: Yes

MEETS GUIDELINE: Yes

## COMMENTS:

The addition of the sunroom will have minimum impact on the existing structure. The entranceway for the sunroom will be through the den which was approved in late 1990. If removed, the essential form and integrity of the existing structure will be unimpaired.

Request C

APPLIES: Yes

MEETS GUIDELINE: Yes

## COMMENTS:

The rear deck is a self-supporting structure and does not impact the essential form and integrity of the original structure.

Request D

APPLIES: Yes

MEETS GUIDELINE: Yes

COMMENTS:

The structure is located on a corner lot; therefore, the proposed fence will be constructed in the rear yard and not extend past the front and side yards adjacent to the road. Limiting the fences to the side and rear yards maintains the front of the residence in an open manner consistent with the general openness in the village.

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.

Request A

APPLIES: Yes

MEETS GUIDELINE: Yes

COMMENTS:

The maximum elevation of the structure will be 7.56 feet at final floor elevation 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 above grade and approximately 8 feet at finish floor elevation. This request does maintain its historic character and is compatible to many buildings currently in Cortez.

This modification will increase the structure 0.46 inches higher than the previous request. Prior to elevation, the structure was determined to be 4.1 feet above grade. Due to the height of the pilings and FEMA requirements, the modified request includes the new height of 7.56 feet at finished floor elevation.

- (2) The relationship of the width of the building to the height of the front elevation shall be visually compatible to buildings and places to which it is visually related.

Request A, B, C

APPLIES: Yes

MEETS GUIDELINE: Yes

COMMENTS:

The addition extends the structure approximately 15 feet on the rear of the structure. The deck and sunroom does not add to the width of the front elevation except for the prefabricated stairs, located on the east side, that extend approximately 8 feet beyond the side profile of the structure.

- (3) The relationship of the width of the windows to the height of the windows in a building shall be visually compatible with buildings and places to which the building is visually related.

APPLIES: No MEETS GUIDELINE: N/A  
COMMENTS:

- (4) The relationship of solids and voids in the front facade of a building shall be visually compatible with buildings and places to which it is visually related.

APPLIES: No MEETS GUIDELINE: N/A  
COMMENTS:

- (5) The relationship of the building or structure to open space between it and adjoining buildings shall be visually compatible to the buildings and places to which it is visually related.

APPLIES: Yes MEETS GUIDELINE: Yes  
COMMENTS:

The historic relationship of the building to open space will not be affected by the proposed change. Open space will be reduced with the addition of the deck, but will have minimum impact in the village.

- (6) The relationship of entrance and porch projections to sidewalks of a building shall be visually compatible to the buildings and places to which it is visually related.

Request C

APPLIES: Yes MEETS GUIDELINE: Yes  
COMMENTS:

Addition of the rear deck minimizes the distance to the rear lot line; however, is still consistent with required set-back requirements.

- (7) The relationship of the materials, texture and color of the facade of a building shall be visually compatible with the predominant materials used in the buildings to which it is visually related.

Request B

APPLIED: Yes MEETS GUIDELINE: Yes  
COMMENTS:

The structure will include board and batten siding that will be painted to match the existing structure.

Request C

**APPLIED:** Yes

**MEETS GUIDELINE:** Yes

**COMMENTS:**

**The proposed deck will retain a natural wood finish.**

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

Request B

**APPLIED:** Yes

**MEETS GUIDELINE:** Yes

**COMMENTS:**

**The proposed tin roof will be an addition to the previously approved rear den and will be consistent with the existing roof pitch and shape.**

- (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.

Request D

**APPLIED:** No

**MEETS GUIDELINE:** N/A

**COMMENTS:**

**The fence will provide a cohesive enclosure to the property, but does not extend past the front or side yards adjacent to the road. Limiting the fences to the side and rear yards maintains the front of the residence in an open manner consistent with the general openness in the village.**

- (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.

Request B

**APPLIED:** Yes

**MEETS GUIDELINE:** Yes

**COMMENTS:**

**The structure will extend approximately 15 feet from the existing structure and will remain visually compatible with the adjacent buildings. Addition of the rear deck minimizes the distance to the rear lot line; however, is still consistent with required setback requirements. Setback requirements will be fulfilled.**

- (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:**

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

**Attachments:**

1. HPB/COA Application # 03-03
2. Certificate of Appropriateness HPB/COA-02-04, February 3, 2003
3. Letter from the Division of Historic Resources, September 2, 2003
4. 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)

<b>FOR STAFF USE ONLY</b>	
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)

*It is a 1895 school house with board and batten siding which I believe is fairly old if not the original siding and original 2/2 double hung windows. The previous owner replaced the flooring w/ new wood floors 3 years ago and added a sunroom made of wood w/ tile floors about 3 years ago as well. He also put a new roof on the structure at that time, before he sold the house to me he was granted a variance & historical preservation board approval of an addition in the back of the house but he sold the house 2 mbr never put the addition on. The house is in the National register as a historic structure in a historic district.*

Is the structure, property, or part thereof on the Florida Master File? (Yes/No/Unknown) 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) Yes but I do not have a copy of the nomination If so, please attach a copy of the nomination

*the entire village of Cortez is registered as such.*

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.

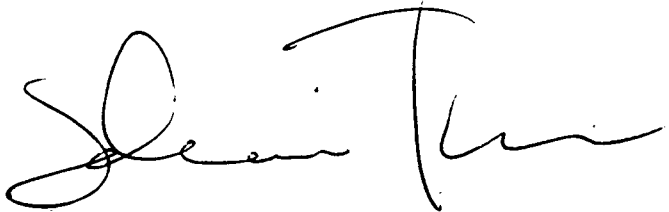
Please look at drawings for exact measurements and details.

In the back of the house where an addition was already added by the previous owner in addition onto the existing sunroom using board & batten siding as the original structure, is made w/ board & batten. A pressure treated pine deck off of the sunroom and ~~two~~ sets of french doors from the sunroom going out onto the deck. A ~~six~~ <sup>wood</sup> fence in the back yard - beyond the deck - Additional Required Information: by the property line and to the right side of the house - and a five ft. fence in part of the front

4.

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

The house itself is a historical structure

Signed:   
June 26, 2003

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

PROJECT NAME: Johanna Trimboli  
LOCATION: 12016 45<sup>th</sup> 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 45<sup>th</sup> 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 3<sup>RD</sup> DAY OF FEBRUARY, 2003.

HISTORIC PRESERVATION BOARD  
MANATEE COUNTY, FLORIDA

BY: Allen Turner  
Chairman

ATTEST:

R. B. Shore  
Clerk of the Circuit Court

By: R. B. Shore  
Deputy Clerk

HPB/COA-02-04

FILED FOR RECORD  
R. B. SHORE

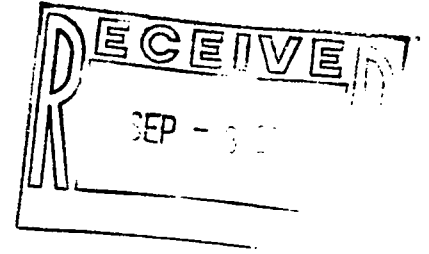
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CLEARING HOUSE COURT  
MANATEE CO FLORIDA





FLORIDA DEPARTMENT OF STATE  
**Glenda E. Hood**  
 Secretary of State  
 DIVISION OF HISTORICAL RESOURCES



Mr. Aristole Shinas  
 Manatee County Planning Department  
 P.O. Box 1000  
 Bradenton, Florida 34205

September 2, 2003

RE: DHR Project File Number: 2003-6750  
 Additional Information Received by DHR August 22, 2003 *EMC 9/2/03*  
 Federal Emergency Management Agency – Variance Request VA-03-05  
 12016 45<sup>th</sup> Avenue West  
 Cortez, Manatee County

Dear Mr. Shinas:

Our office received and reviewed the above referenced project in accordance with Section 106 of the *National Historic Preservation Act of 1966*, as amended and *36 CFR Part 800: Protection of Historic Properties*. The State Historic Preservation Officer is to advise Federal agencies as they identify historic properties (listed or eligible for listing, in the *National Register of Historic Places*), assess effects upon them, and consider alternatives to avoid or minimize adverse effects.

We note that 12016 45<sup>th</sup> Avenue West (8MA655) is contributing to the Cortez Historic District (8MA975), which is listed in the *National Register*. Based on the information provided and a review of our records, it is the opinion of this office that the issuance of the variance will have no adverse effect on the historic character of the property and the district.

If you have any questions concerning our comments, please contact Scott Edwards, Historic Preservationist, by electronic mail [sedwards@dos.state.fl.us](mailto:sedwards@dos.state.fl.us), or at 850-245-6333 or 800-847-7278.

Sincerely,

Janet Snyder Matthews, Ph.D., Director, and  
 State Historic Preservation Officer

XC: Johanna Trimboli

500 S. Bronough Street • Tallahassee, FL 32399-0250 • <http://www.flheritage.com>

Director's Office  
 (850) 245-6300 • FAX: 245-6435

Archaeological Research  
 (850) 245-6444 • FAX: 245-6436

Historic Preservation  
 (850) 245-6333 • FAX: 245-6437

Historical Museums  
 (850) 245-6400 • FAX: 245-6433

Palm Beach Regional Office  
 (561) 279-1475 • FAX: 279-1476

St. Augustine Regional Office  
 (904) 825-5045 • FAX: 825-5044

Tampa Regional Office  
 (813) 272-3843 • FAX: 272-2340

To: The Historic Preservation Board  
 FROM: Johanna Trimboli

Attn: Troy Swishun  
 Fax # 941 700 6154

A spot elevation has been done of the 1885 schoolhouse in Cortez concluding that the base elevation of the property lies at 4.1 feet. The schoolhouse currently sits at 3.45 feet above the base elevation. Originally (before the schoolhouse was elevated last year) the finished <sup>floor</sup> elevation of the schoolhouse was approximately .7 feet. The Historic Preservation Board granted an elevation of no more than three feet above grade, which implied existing floor grade. Hence where the house sits currently follows those guidelines. But as the house is currently jacked up and no one can ascertain with complete certainty what the original elevation of the schoolhouse was, the Planning Department has now interpreted the "no more than three feet from grade" from base grade, not finished <sup>floor</sup> grade. Hence, with this interpretation the house sits .45 feet higher than allowed and would have to be jacked down less than half a foot due to a technicality of interpretation of where grade actually lies. Anyone that looks at photos and Benson Engineering's approximation of where the house originally stood it is apparent that the house stood approximately 6 inches but as it cannot be certified, base elevation is all that can be exact. Hence I am requesting a revision to the certificate of Appropriateness I was granted reflecting "an elevation of no more than 3.5 feet from base grade". My only concern is to preserve this historic structure while making it a livable space for a family. At this point to have to jack it down less than half a foot due to a technicality seems to be more of a hardship on the structure itself and of the community itself as that will be a timely process. I hope you understand my position and realize I would not be requesting this if I did not feel it was a sensible, necessary request.

Thank you -  
 (Johanna Trimboli)

FEDERAL EMERGENCY MANAGEMENT AGENCY  
NATIONAL FLOOD INSURANCE PROGRAM  
ELEVATION CERTIFICATE

O.M.U. No. 3067-0077  
Expires July 31, 2002

Important: Read the instructions on pages 1 - 5.  
SECTION A - PROPERTY OWNER INFORMATION

For Insurance Company Use  
Policy Number  
Company NAIC Number

BUILDING OWNER'S NAME: JOUANNA T TRIMBOLT

BUILDING STREET ADDRESS (Including Apt., Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO.: 12016 45TH AVE WEST STATE: FL ZIP CODE: 34215

CITY: CORTEZ

PROPERTY DESCRIPTION (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.): TAX ID # 7069100059

BUILDING USE (e.g., Residential, Non-residential, Addition, Accessory, etc. Use comments section if necessary.): RESIDENTIAL

LATITUDE/LONGITUDE (OPTIONAL) (N<sup>o</sup> - N<sup>o</sup> - N<sup>o</sup> or W<sup>o</sup> - W<sup>o</sup> - W<sup>o</sup>): HORIZONTAL DATUM:  NAD 1927  NAD 1983 SOURCE:  GPS (Type)  USGS Quad Map  Other

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP COMMUNITY NAME & COMMUNITY NUMBER: MANATEE COUNTY 20153 B2. COUNTY NAME: MANATEE B3. STATE: FL

B4. MAP AND PANEL NUMBER: 0308 B5. SUFFIX: C B6. FIRM INDEX DATE: 6-30-99 B7. FIRM PANEL EFFECTIVE/REVISED DATE: 7-13-92 B8. FLOOD ZONE(S): A-13 B9. BASE FLOOD ELEVATION(S) (Zone AO, use depth of flooding): (EL-1) (EL-17)

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in B9:  
 FIS Profile  FIRM  Community Determined  Other (Describe: \_\_\_\_\_)

B11. Indicate the elevation datum used for the BFE in B9:  NGVD 1929  NAVD 1988  Other (Describe: \_\_\_\_\_)

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)?  Yes  No  
 Designation Date: N/A

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on:  Construction Drawings\*  Building Under Construction\*  Finished Construction

\*A new Elevation Certificate will be required when construction of the building is complete.

C2. Building Diagram Number 5 (Select the building diagram most similar to the building for which this certificate is being completed - see pages 4 and 5. If no diagram accurately represents the building, provide a sketch or photograph.)

C3. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, ARA, ARAE, ARA1-A30, ARAH, ARAO  
 Complete items C3a-i below according to the building diagram specified in item C2. State the datum used. If the datum is different from the datum used for the BFE in Section B, convert the datum to that used for the BFE. Show field measurements and datum conversion calculation. Use the space provided or the Comments area of Section D or Section G, as appropriate, to document the datum conversion.

Datum NGVD-79 Conversion/Comments \_\_\_\_\_ Does the elevation reference mark used appear on the FIRM?  Yes  No

Elevation reference mark used 7 56 ft.(m)

a) Top of bottom floor (including basement or enclosure) N/A ft.(m)

b) Top of next higher floor N/A ft.(m)

c) Bottom of lowest horizontal structural member (V zones only) N/A ft.(m)

d) Attached garage (top of slab) N/A ft.(m)

e) Lowest elevation of machinery and/or equipment servicing the building N/A ft.(m)

f) Lowest adjacent grade (LAG) 4.1 ft.(m)

g) Highest adjacent grade (HAG) 4.1 ft.(m)

h) No. of permanent openings (flood vents) within 1 ft. above adjacent grade N/A

i) Total area of all permanent openings (flood vents) in C3h N/A sq. in. (sq. cm)

Signature, Title, and Date  
[Signature] 8/20/03  
20638

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information in Sections A, B, and C on this certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

CERTIFIER'S NAME: JOHN B BENSON III LICENSE NUMBER: 20638

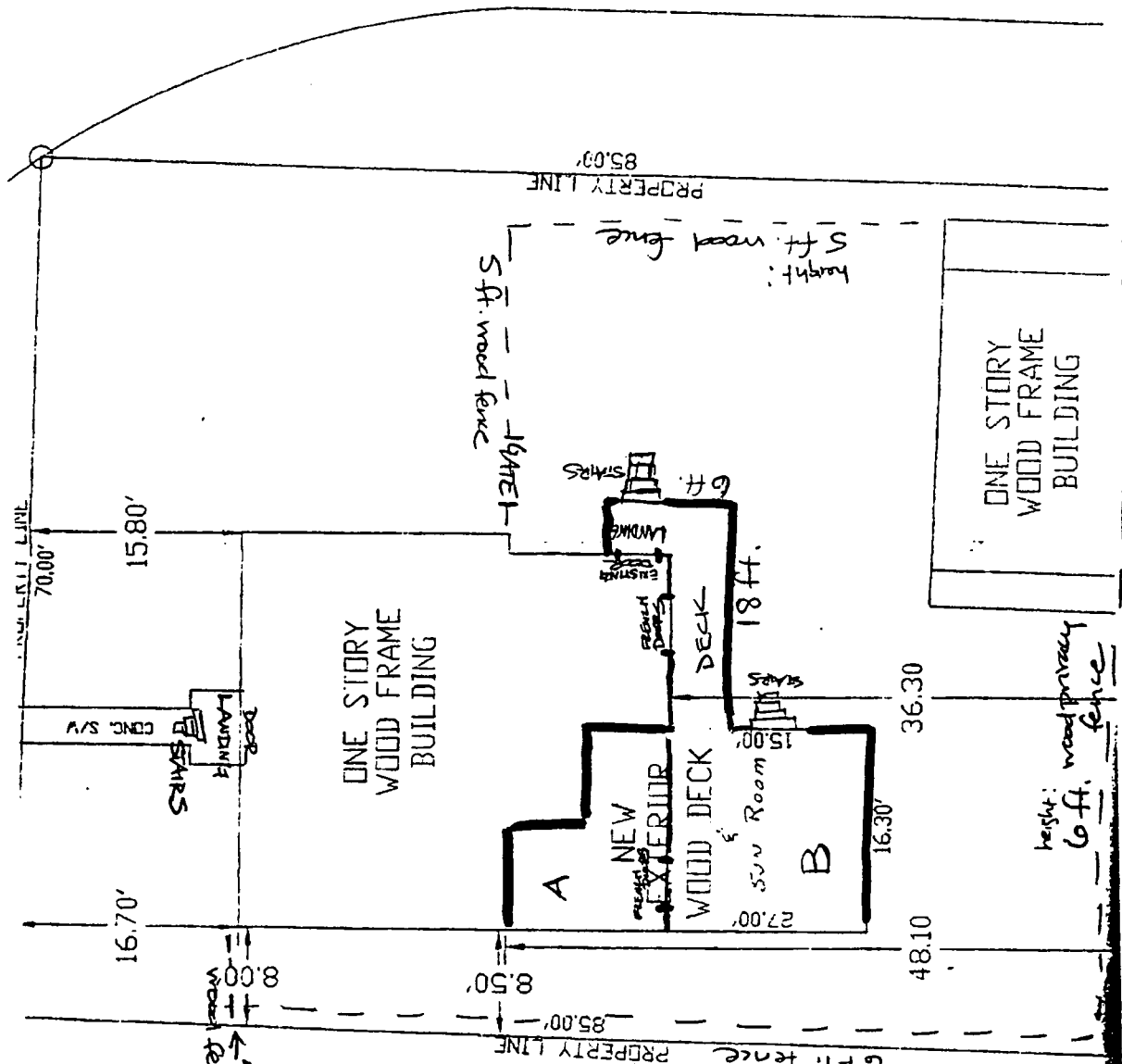
TITLE: ENGINEER COMPANY NAME: BENSON ENGINEERING INC

ADDRESS: 522 9th St. W. CITY: BROOKTON STATE: FL ZIP CODE: 34205

SIGNATURE: [Signature] DATE: 8/20/03 TELEPHONE: 941 7926161

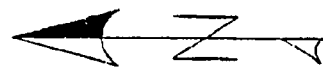
845-679-2271  
Johanna Tuikoheli  
845-679-5133

ST STREET WEST



**LEGAL DESCRIPTION**

G AT PT E 1/2 CHS S & 9 1/2 CHS V OF  
 CDR OF LOT 3 U S IN SEC 3-35-16, TH S  
 . FT., TH E 70 FT., TH N 100 FT., TH V 70  
 TO, POB, LESS THE N 15 FT TOGETHER  
 TH DR, 1633 P 4949 DECC AS, CDM AT A  
 8 1/2 CHAINS (56100 FT) S, AND 9 1/2  
 AINS (62700 FT) W OF THE N COR OF LOT  
 U.S. SEC 3-35S-16E1 TH S, 10000 FT) TH W  
 1 FT), TH N 10000 FT), TH E 381 FT TO  
 - POB, LESS THE N 1500 FT FOR RD  
 POSSES PIN76691,0005/9



12016 4<sup>th</sup> Ave W. Cortez, FL, '895 School House

The following are the changes to be proposed  
(Please view attached plans for visuals and details):

We propose to add a sunroom to the original structure referred to in the attached drawn plan as subject "A".

This sunroom would be comprised of wood with board and batten siding to reflect the original character of the school house. We propose ten foot high ceilings.

The pressure treated 2x4 double top plate of the roof would be attached to each rafter with building code recognized hurricane clips. Each rafter will be on 16 inch centers.

We would like to use a tin roof as that is what is on the original structure presently. We propose double french doors to go between the sunroom and an exterior

wood deck drawn as subject "B" made with 6x6 pressure treated posts and the same roof as the sunroom.

The approximate square footage of the sunroom would be 150 sq. ft. and the decks approximate square

footage would be 350 sq. ft. The floor framing and floor structure is drawn in detail in attached

plans. Please note we would also like to add a set of french doors to the existing den room out onto the smaller

portion of the deck. Please view plans. As we hope to be able to elevate the house to ~~between 2 to 3~~ 3 feet

we would need to have two sets of wooden, pressure treated pine stairs from the deck into the yard. One set would be

off the wooden deck subject "B" and the other set would be from the north side of the house where a door exists off

the present den. We ~~would~~ also need a <sup>wooden</sup> landing with a set of stairs for the front of the house (west facing). Please

view plans.

Please note where we are proposing to have our sunroom and deck are the exact dimensions of where the previous owner had a proposed addition - he was granted a variance and building permit for that addition though he never constructed it.

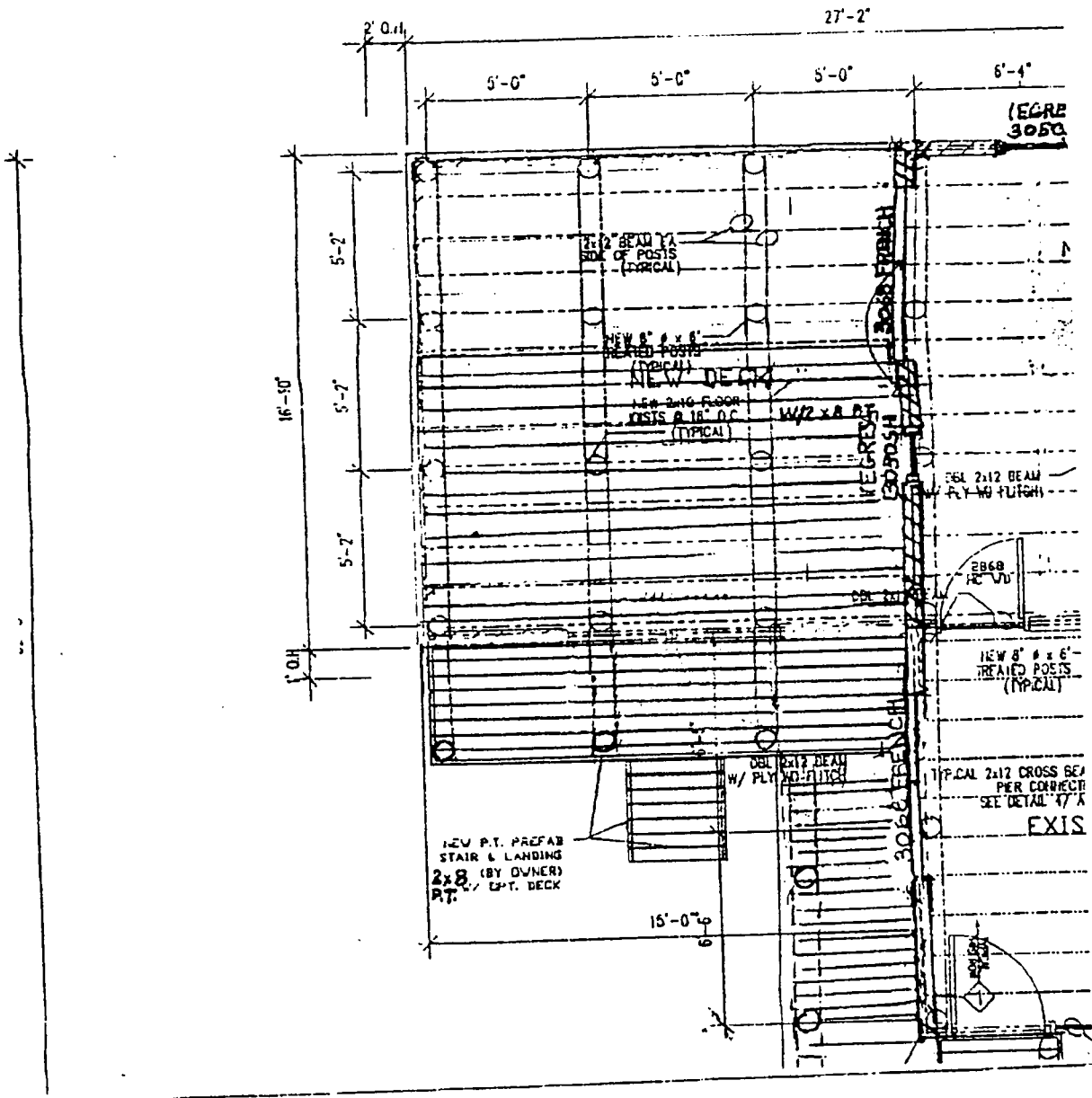
We would also like to propose a fence for primarily the back side of the property. The proposed area is highlighted in the drawn plan enclosed. We propose a wooden, privacy fence six feet in height running on the south side of the property approximately 68 ft. in length and along the back side of the property (east) - in sorry I don't have the exact length - but along the entirety of the east side of the property. We would like to propose a five foot in height wooden fence from the studio/shed (the NE corner of the property) up to the back of where the original structure of the school house ends. Hence the school house will not be tainted from view from either of the main streets - its historic integrity will be left intact whilst the back yard has a bit of privacy. The north-side fence will run approximately 48 1/2 feet in length. Please view plans for exact areas in highlights. All fence placement would follow any setbacks if necessary.

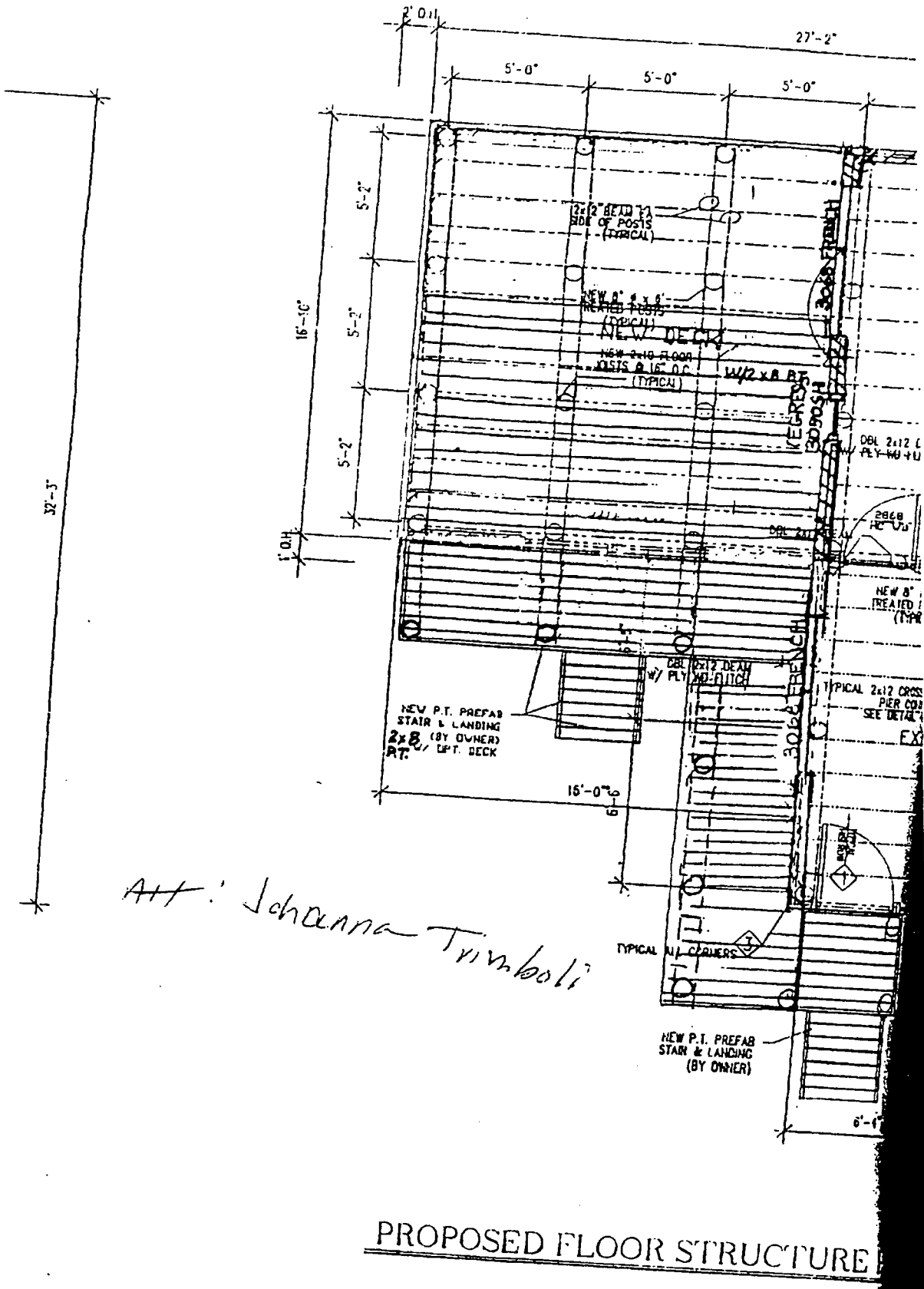
To whom this may concern: I am trying to do the least amount of construction to this beautiful, little school house while making it a bit more liveable for a family. I am married with a three year old and I'm sure it will not be long until a second child is on the way. We bought the school house in hopes of creating a home while trying to preserve a historic landmark. All materials used will be in compliance with the present building code and where applicable the materials will reflect that which the original structure was comprised of. Thank you for your time.

Schanner Turbopoli

# FLOOR FRAMING DETAIL

1/2" = 1'-0"









tabbies  
HP EXHIBIT 73  
HPDCOA-03-03  
Trimball  
Photos 9/29/03









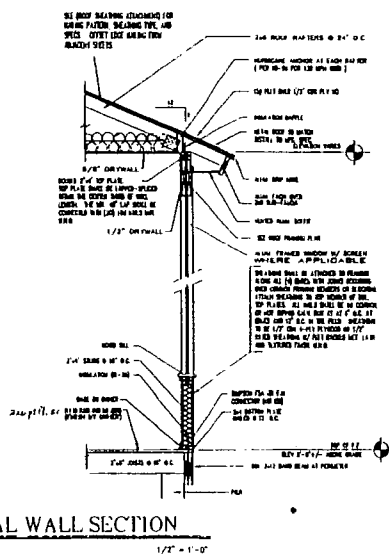


FRED C. JONES, P.E.  
Professional Engineer No. 4799  
P.L. No. 12345  
2718 U.S. Hwy 201, Brook  
Buckeye, Ohio 43009  
Phone: (614) 242-7124  
Fax: (614) 242-7125

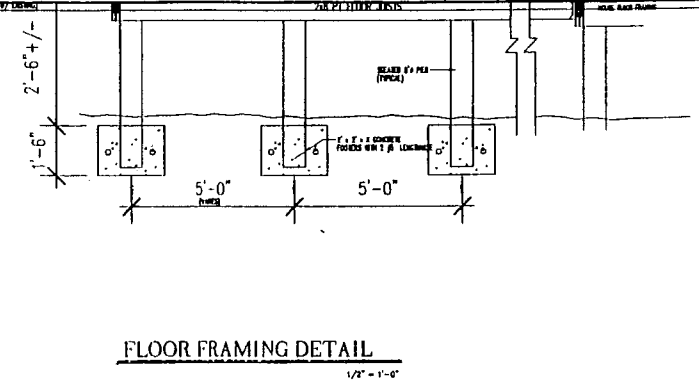


Foundation Modifications For  
**Johanna Trimboli**  
12016 45th Avenue W.  
Manatee County, Florida

DATE: 12/05/02	REV:
DATE: 12/05/02	REV:
DATE: 12/05/02	REV:



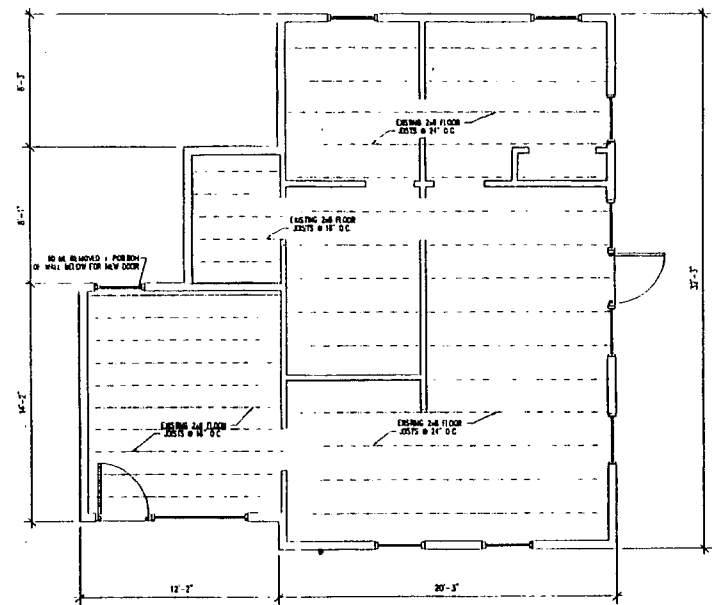
TYPICAL WALL SECTION  
1/2" = 1'-0"



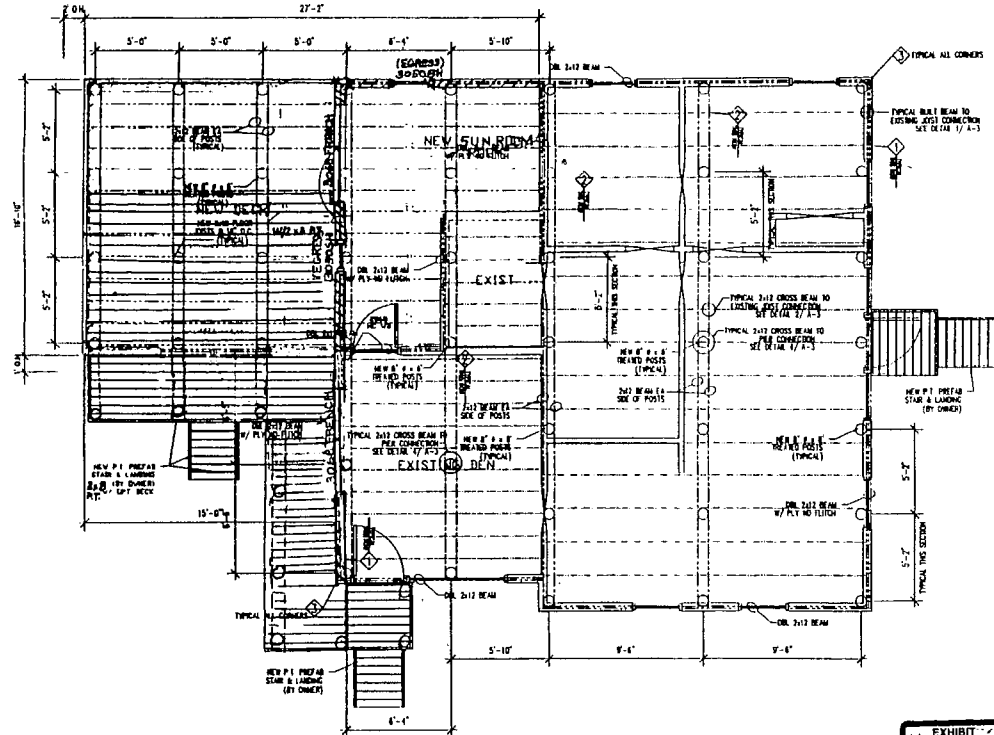
FLOOR FRAMING DETAIL  
1/2" = 1'-0"

CONNECTOR SCHEDULE		
TIE-DOWN ANCHORAGE SCHEDULE		
MARK	SIMPSON CONNECTOR # (OR EQ.)	SEE DETAIL:
1	1US 28	1/A-3
2	1S 22	2/A-3
3	51A 30	3/A-3
4	3/4" GALV THRD BELT	4/A-3
5		
6		
7		
8		
9		
10		

NOTE:  
1. SIMPSON PRODUCTS ARE SPECIFIED BUT "OR-EQUAL" PRODUCTS ARE ACCEPTABLE.  
2. ALL DIMENSIONS AND RECOMMENDATIONS OF SIMPSON MUST BE FOLLOWED, INCLUDING THE NUMBER AND SIZE OF FASTENERS.  
3. INTERPOLATION OF FASTENER LOADS IS ALLOWED, HOWEVER, NO STRAP MAY CONTAIN LESS THAN FIVE NAILS.  
4. NO NEW ELEM. OR PLUMBING (EXCEPT)



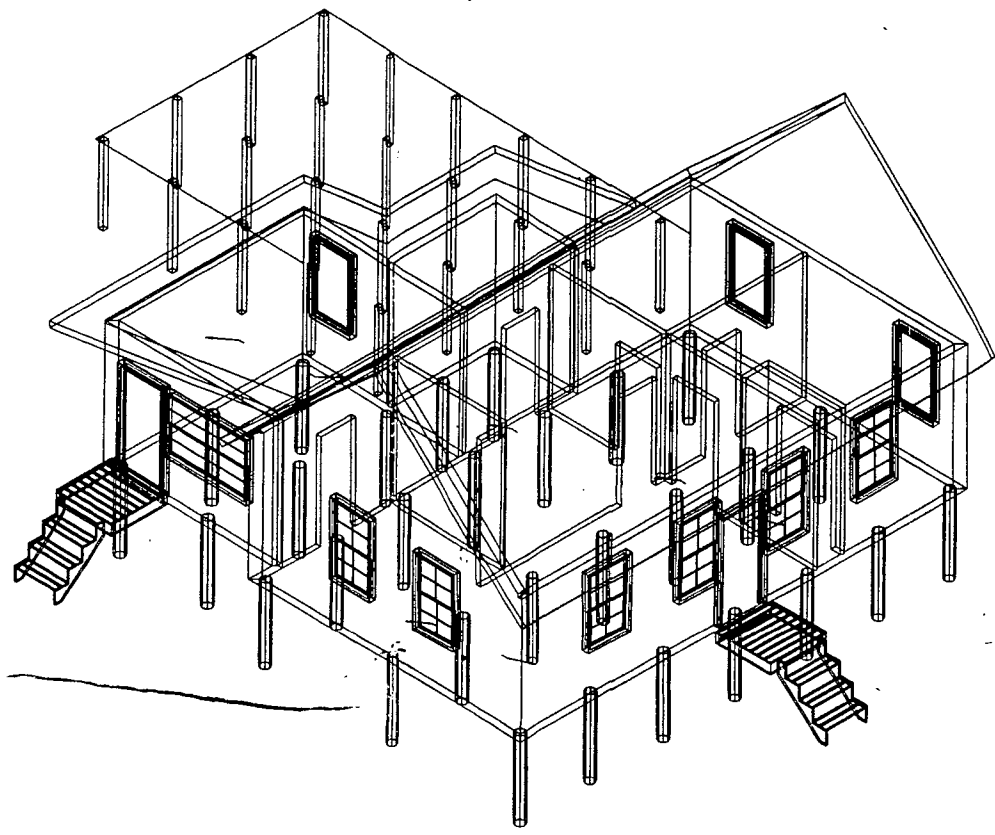
EXISTING FLOOR PLAN  
1/2" = 1'-0"



PROPOSED FLOOR STRUCTURE PLAN  
1/2" = 1'-0"

WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID MISTAKES, THE DESIGNER CANNOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR ON THE JOB MUST VERIFY ALL DIMENSIONS AND OTHER DETAILS AND BE RESPONSIBLE FOR THE SAME.

EXHIBIT 101  
12/05/02  
12/05/02  
12/05/02

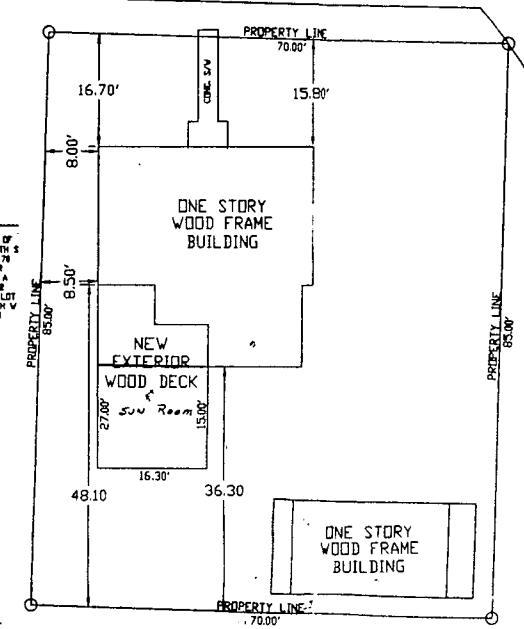


**LEGAL DESCRIPTION**

BEING AT PT 8 1/2 DEG S & 9 1/2 DEG W OF THE CORN OF LOT 3 1/2 IN SEC 2-20-16, TH S 80 FT, TH E 70 FT, TH N 100 FT, TH W 70 FT TO POB, LESS THE W 25 FT, TOGETHER WITH OR. MASS P 4499 DESC AS COM AT A PT 8 1/2 DEG S & 9 1/2 DEG W OF THE CORN OF LOT 3, I.L.E. SEC 2-20-16, TH S 80 FT, TH W 70 FT, TH N 100 FT, TH E 70 FT TO THE POB, LESS THE N 15.00 FT FOR RD PURPOSES 19476491.0005-9



**SITE PLAN**



**GENERAL SCOPE OF WORK:**

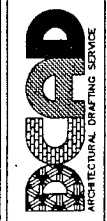
1. LIFT (JACK) EXISTING WOOD FRAME STRUCTURE OFF OF EXISTING FOUNDATION.
2. INSTALL TREATED PIERS IN CONC. FOOTINGS.
3. INSTALL BEAMS PERPENDICULAR TO EXISTING FLOOR FRAMING.
4. FASTEN BEAMS TO PIERS, AND EXISTING FRAMING TO BEAMS, USING APPROVED FASTENERS, HANGERS AND TIE DOWNS, TO MEET 10-99 FOR 130 MPH WINDS.

NOTE: THIS WORK IS BEING DONE TO PRESEVE THE INTEGRITY OF THIS HISTORICALLY SIGNIFICANT BUILDING.

02/10/11 8:00

WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID MISTAKES, THE DESIGNER CANNOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR ON THE JOB MUST VERIFY ALL DIMENSIONS AND OTHER DETAILS AND BE RESPONSIBLE FOR THE SAME.

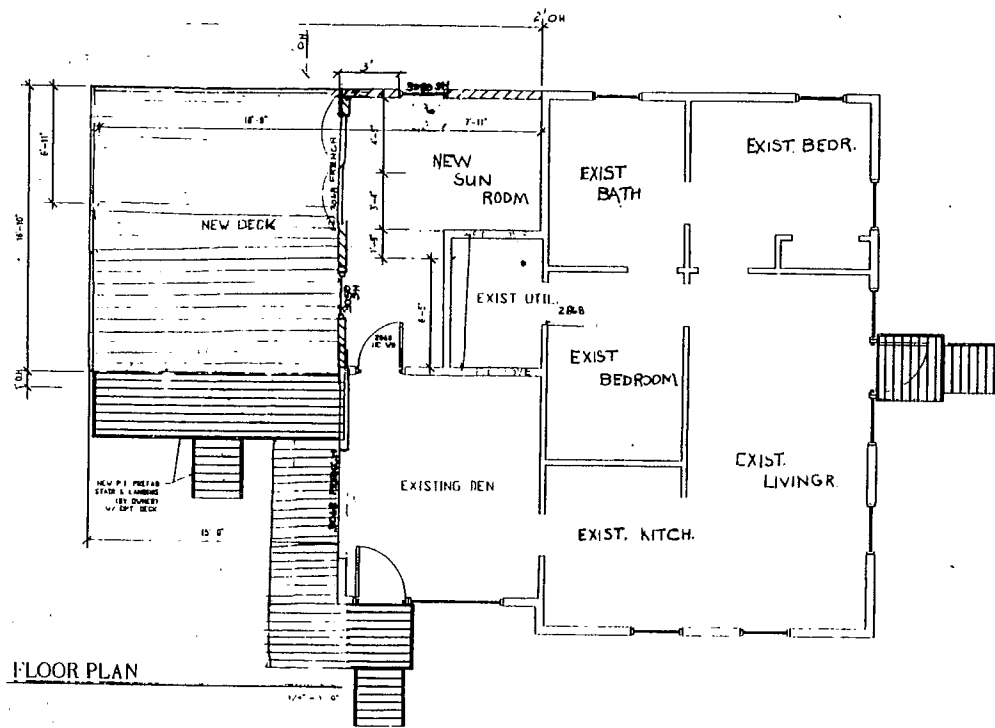
FRED C. JONES, P.E.  
P.L. 54478 PA 123456789  
25015 Hwy 301 Bldg 5  
Mableton, GA 30149  
404.371.1234  
www.fredcjones.com



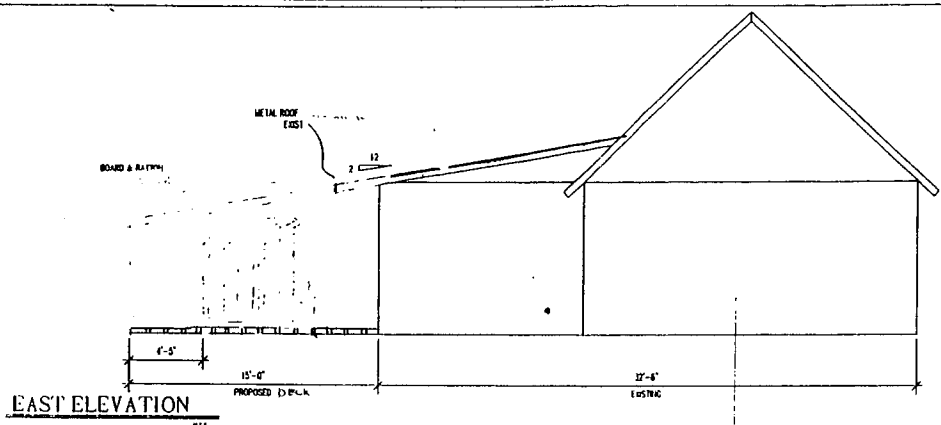
Foundation Modifications For:  
**Johanna Trimboli**  
12016 45th Avenue W.  
Manatee County, Florida

DATE 07/25/08  
REV.

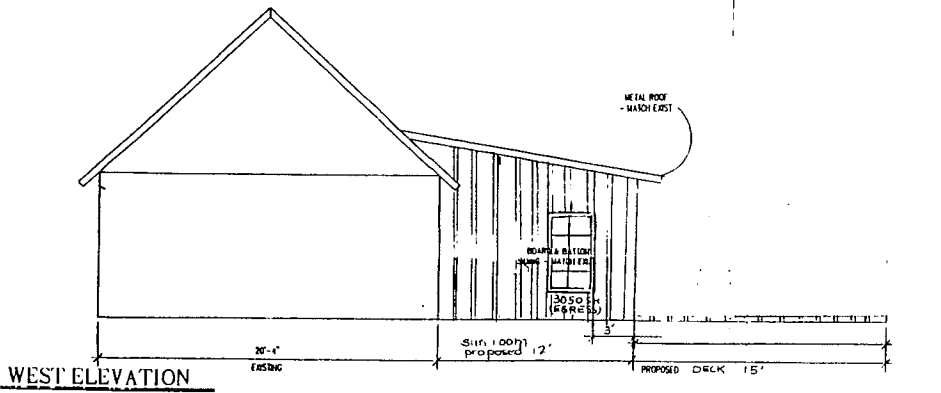




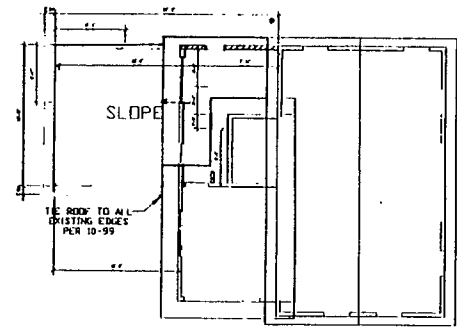
FLOOR PLAN



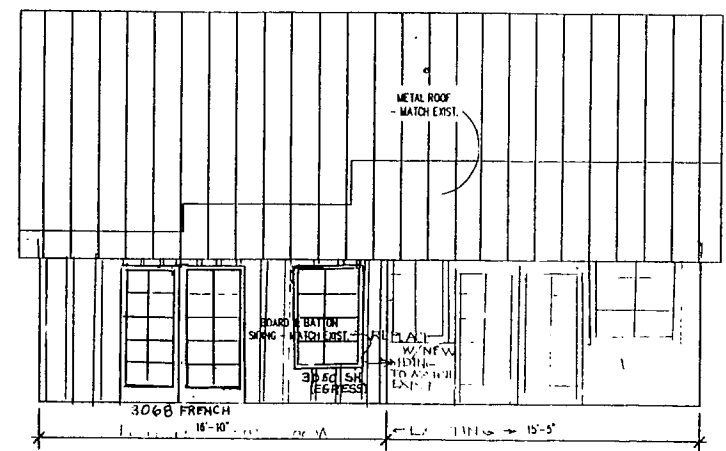
EAST ELEVATION



WEST ELEVATION



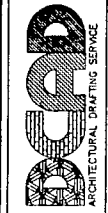
ROOF SCHEMATIC



SOUTH ELEVATION

WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID MISTAKES, THE DESIGNER CANNOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR ON THE JOB MUST VERIFY ALL DIMENSIONS AND OTHER DETAILS AND BE RESPONSIBLE FOR THE SAME.

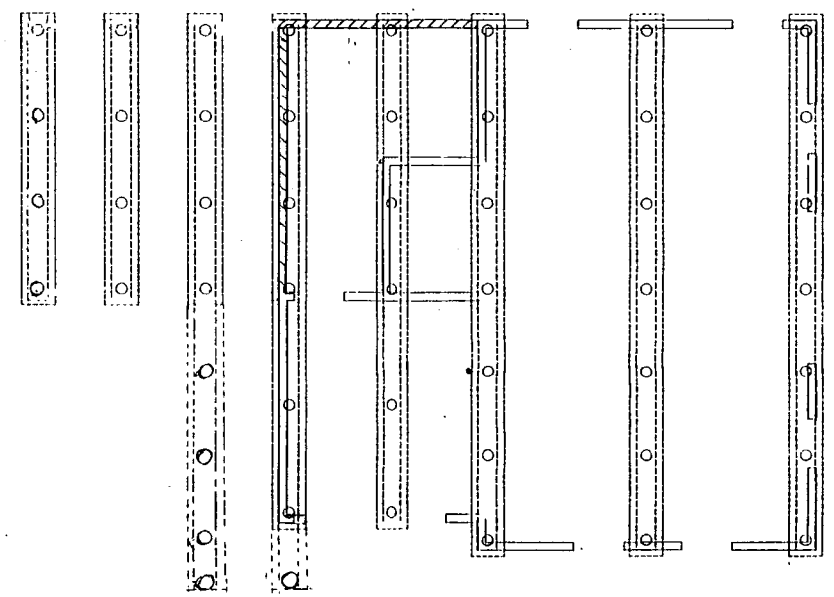
FRED C. JONES, P.E.  
FL ARCHITECTURAL REG. NO. 14470  
238 U.S. Hwy. 901 Bldg E  
Bradenton, Florida 34208  
Phone: (813) 757-2500  
Fax: (813) 757-2501



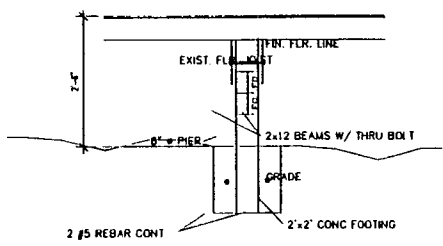
Foundation Modifications For:  
**Johanna Trimboli**  
12016 45th Avenue W.  
Manatee County, Florida

DATE	REV.

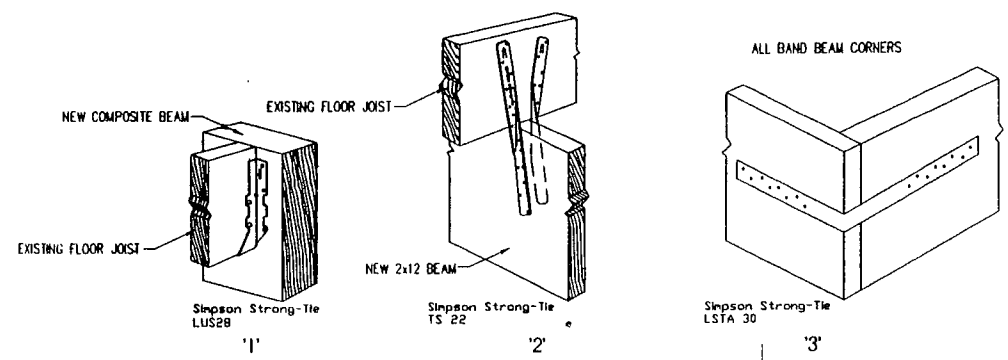
PROFESSIONAL ENGINEER  
FL 19448 IN 2/2008 11/17/17  
12016 45th Avenue W  
Suite B  
Manatee County, FL 34755  
Phone: (813) 741-7000  
Fax: (813) 741-7007  
www.trimboli.com



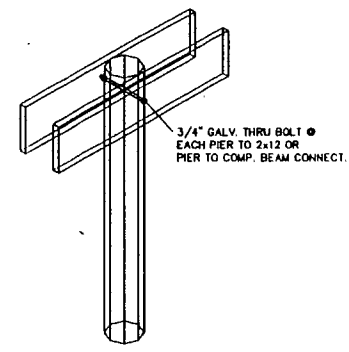
FOUNDATION PLAN  
1/4" = 1'-0"



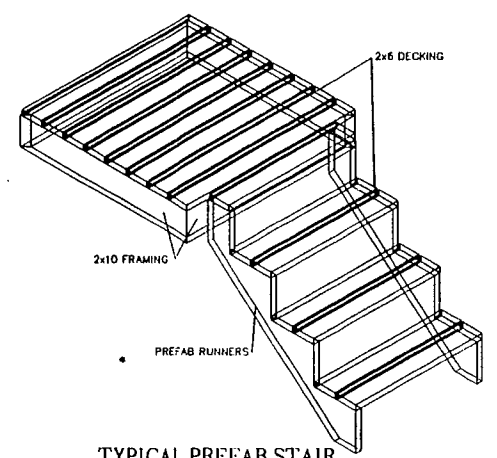
FOOTING SECT.  
1/8"



DETAILS  
1/8"



DETAILS  
1/8"

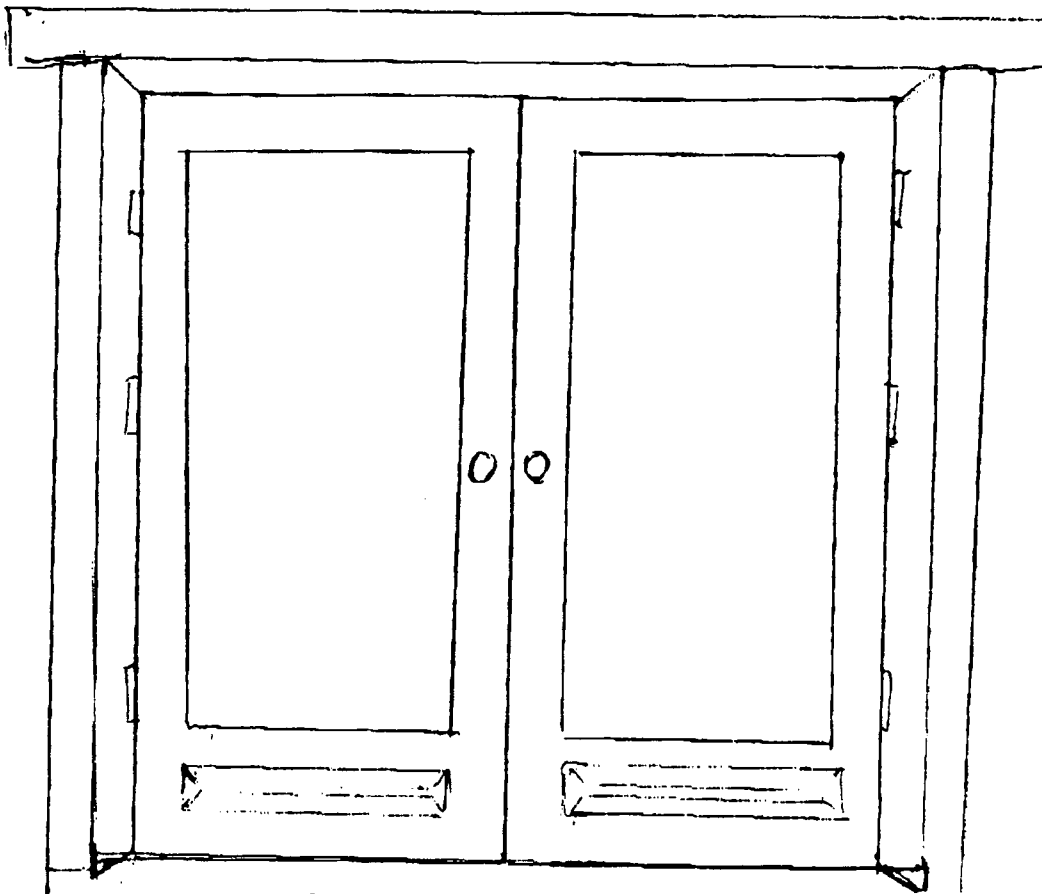


TYPICAL PREFAB STAIR  
W 4'x4' LANDING @ FFE

WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID MISTAKES, THE DESIGNER CANNOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR ON THE JOB MUST VERIFY ALL DIMENSIONS AND OTHER DETAILS AND BE RESPONSIBLE FOR THE SAME.

Foundation Modifications For:  
**Johanna Trimboli**  
12016 45th Avenue W  
Manatee County, Florida

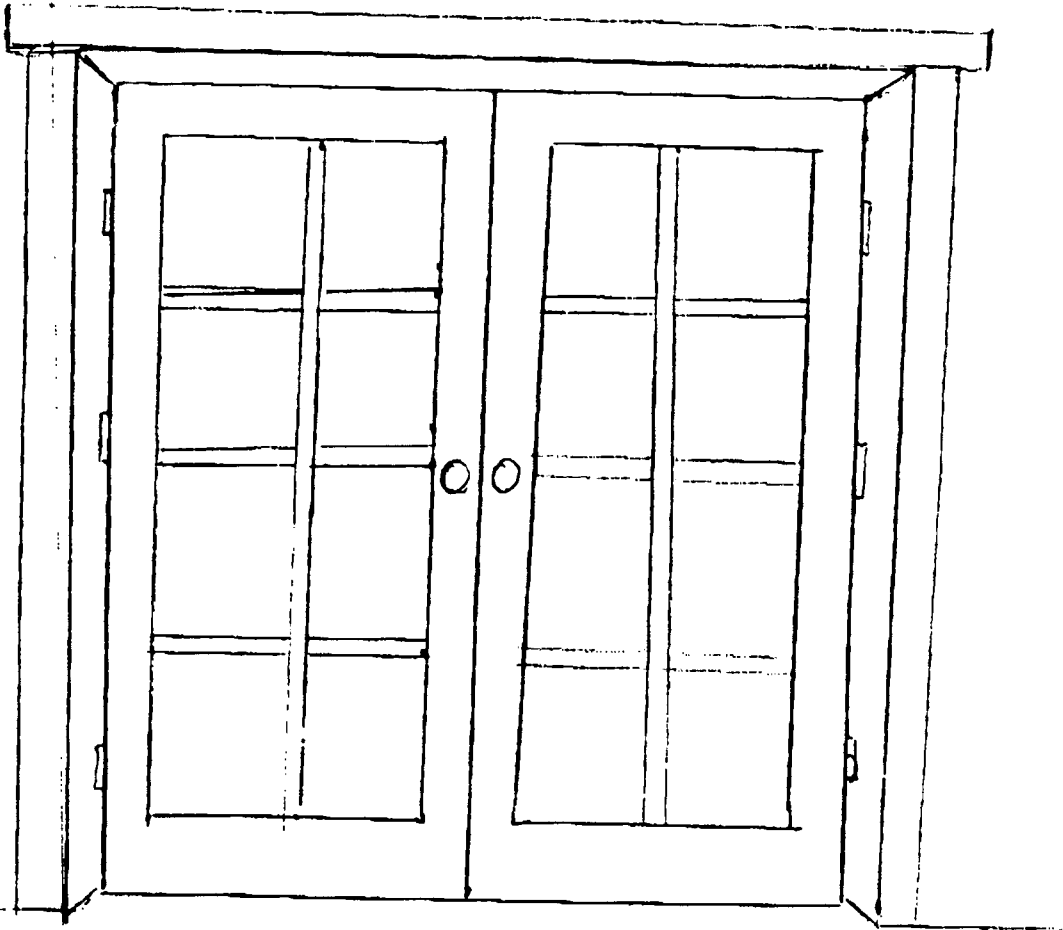
DATE	BY	REV.



Variation 1

Door Size of either variations  
per Trimboli Plan -  
Approximately 32 x 79 (Double  
Hung French Doors)

HP EXHIBIT T3  
HPBCOA-03-03  
Trimboli  
Sketch 9/29/03



Variation 2



tabbies  
HP EXHIBIT MW  
HPBCDA-03-03  
Trimboli  
Fence 9/22/03