

MANATEE COUNTY HISTORIC PRESERVATION BOARD
CERTIFICATE OF APPROPRIATENESS
HPB/COA-03-05

FILED FOR RECORD
R. B. SHORE
2004 APR -6 AM 8:01

PROJECT NAME: ITEM DEVELOPMENT, INC.
LOCATION: 4528 123RD STREET WEST, CORTEZ

CLERK OF THE CIRCUIT COURT
MANATEE CO. FLORIDA

This is to certify that the Historic Preservation Board of Manatee County met in Regular Session on April 5, 2004, and reviewed the request for the above-named project.

The Board found the request to relocate the structure originally located at 306 Bay Drive South to 4528 123RD Street West, and raise the structure to a height not to exceed (8) eight feet above mean high water line at finished floor elevation if a Variance is approved by the Manatee County Hearing Officer (if the Variance is not approved the elevation of the structure shall be determined in accordance with the FEMA regulations) to be in substantial compliance with the Board's adopted guidelines.

This Certificate of Appropriateness to allow the relocation of the structure originally located at 306 Bay Drive South to 4528 123RD Street West, and raise the structure to a height not to exceed (8) eight feet above mean high water line at finished floor elevation if a Variance is approved by the Manatee County Hearing Officer (if the Variance is not approved the elevation of the structure shall be determined in accordance with the FEMA regulations) is APPROVED, subject to the following stipulation(s).

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 structures shall be placed with the front profile facing 123RD Street and at the minimum setback as determined by the Land Development Code.

APPROVED THIS 5th DAY OF APRIL, 2004.

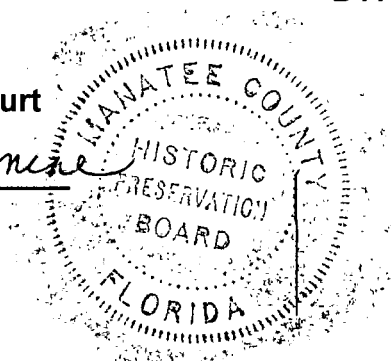
HISTORIC PRESERVATION BOARD
MANATEE COUNTY, FLORIDA

ATTEST:

BY: Allen H. Beer
Chairman

R. B. Shore
Clerk of the Circuit Court

BY: Susan B. Romo
Deputy Clerk



HPB/COA-03-05

HP20040405DOC004

cc: Troy Salisbury, Planning Department
4/5/04
pat

APR 5 2004
PLANNING DEPARTMENT
CITY OF SALISBURY
MASSACHUSETTS

Rec'd 4/5/04 for TS

HISTORIC PRESERVATION BOARD

DATE: April 5, 2004

STAFF REPORT FOR FILE NO. HPB/COA - 03 - 05

BUILDING PERMIT APPLICATION # N/A

REQUEST:

(1) Approval to relocate the structure originally located at 306 Bay Drive South to 4528 123rd Street West in Cortez Village.

(2) Approval to raise the structure to a height not to exceed eight (8) feet at finished floor elevation if a Variance is approved by the Manatee County Hearing Officer. If a Variance is not approved, to allow the elevation of the structure to a height determined in accordance with the Federal Emergency Management Agency (FEMA) regulations.

BP Application #N/A
Property Owner: Item Development Inc.

PROPERTY INFORMATION:

Previous Location: 306 Bay Drive South

Current Location: 12504 Cortez Road
Cortez, Florida

Zoning: LM
Future Land Use Category: IL

YEAR BUILT:

Approximately 1930

FLORIDA MASTER SITE FILE:

Yes

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 to relocate the structure originally located at 306 Bay Drive South to 4528 123rd Street West and to elevate at a height not to exceed eight (8) feet above

mean high water line at
finished floor elevation if a Variance is approved by the Manatee County Hearing Officer. If a variance is not approved, I recommend approval to elevate at a height determined in accordance to the Federal Emergency Management Agency (FEMA) regulations with stipulations 1 through 2.

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.

The structures shall be placed with the front profile facing 123rd Street and at the minimum setback as determined by the Land Development Code.

BACKGROUND INFORMATION:

This structure, originally located at 306 Bay Drive South in Bradenton Beach, was built in approximately 1930 and used as a residence until it was temporarily relocated to 12504 Cortez Road in November, 2002. This request is for approval to relocate the structure to 4528 123rd Street West in Cortez Village.

This structure was listed on the Florida Master Site File in March 2004 and is now eligible to apply for a Variance allowing the structure to elevate at a lower height than required by FEMA. The approval of this Variance would help in keeping with the compatibility to adjacent structures and those located in Cortez Village. If the Variance request is not approved however, approval by the HPB is needed to allow for elevation at a height determined in accordance with FEMA regulations.

Characteristics of the green one-story structure include a framed vernacular style and a 'U' shaped exterior plan. The structure is constructed with concrete block, a pier foundation and novelty siding and 5V crimp sheet metal gable roof.. Exterior ornaments include a latticed gable vent and open tailed rafters.

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 structure to be relocated was constructed in approximately 1930 and consist of characteristics of existing homes in Cortez Village. These characteristics include novelty siding, a low pitch 5V crimp sheet metal gable roof, and 2/2 double hung windows.

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

APPLIES: Yes MEETS GUIDELINE: Yes

COMMENTS:

The property located at 4528 123rd Street is currently vacant; therefore removal of historic material or alteration of features and spaces that characterize the property is not anticipated. Historic material on the structure will not be removed and alteration of materials will not be undertaken.

- (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:

As stated, the structure possesses many characteristics of structures currently located in Cortez Village. These characteristics include the 5V crimped roof, 2/2 double hung windows and novelty siding. The house was constructed during the 1930's which is similar to those houses built in Cortez Village after the 1921 Hurricane.

- (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:

The house proposed to be relocated has not been altered in any way and retain its historic significance. Upon relocation, the structure will be renovated using existing or similar replacement material and will keep with the characteristics of Cortez Village.

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

APPLIES: No MEETS GUIDELINE: N/A

COMMENTS:

After relocation, the structure is proposed to be restored to its original condition. Existing distinctive feature, finishes and construction techniques expressed on the original structure will be preserved.

- (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:

This particular request is for relocation and elevation only. If replacement of materials are needed during renovation or any exterior changes are made to the structure, a new Certificate of Appropriateness application would be submitted and the proposed activities would be reviewed by the Historic Preservation Board.

- (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:

Please see #6 above.

- (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: No

MEETS GUIDELINE: N/A

COMMENTS:

Please see #6 above.

- (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: No

MEETS GUIDELINE: N/A

COMMENTS:

Please see #6 above.

Additional Guidelines for New Construction

Please note: This section, although for new construction, has also been completed because the impact of any structure being relocated into Cortez Village.

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:

This structure is a one-story vernacular style house and was constructed with a relatively low roof pitch. Other structures within Cortez were constructed with a similar roofline and pitch.

- (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.

APPLIES: Yes

MEETS GUIDELINE: Yes

COMMENTS:

If the applicant obtains a Certificate of Appropriateness for relocation, a variance will be needed to insure the final floor elevation is compatible with the adjacent homes in Cortez. As part of the overall request, the HPB is asked to consider approval of the structure at an elevation not to exceed eight (8) feet at finished floor elevation. If the variance is not approved by the Hearing Officer, the request is for the structure to be approved at an elevation determined in accordance to the Federal Emergency Management Agency (FEMA) regulations.

- (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: Somewhat

COMMENTS:

The structures has a combination of 2/2 double hung windows and 3/3 double hung windows which are compatible with those in Cortez Village, however; solids to voids for both structures are not well defined and are different from many of the existing homes.

- (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: No

COMMENTS:

As stated above, solids to voids for the structure is not maintained in the front facade of each building and therefore may be different from many of the existing homes located within Cortez Village.

- (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 is maintained due to its large lot size. Front, side, and rear setback requirements will be fulfilled.

- (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.

APPLIES: No

MEETS GUIDELINE: N/A

COMMENTS:

Typically, porches within Cortez are located to the front of houses with a walkway leading to the road. Minimal setbacks from the front is maintained. It is recommended that the house be placed with the front profile facing the street at the minimum setback requirement, similar to the adjacent houses.

- (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.

APPLIED: Yes

MEETS GUIDELINE: Yes

COMMENTS:

The structure contains similar materials that of neighboring structures. These materials include 5V crimped metal roof, novelty siding, a latticed gable vent and open tailed rafters.

As many other structures in Cortez, this green house was constructed with the "Key West" style and includes a small porch with a slight roof overhang.

- (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 5V crimped roof was constructed at a similar pitch as those constructed in Cortez Village.

- (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: Yes

MEETS GUIDELINE: Somewhat

COMMENTS:

As stated above, solids to voids on this house is not consistent with existing structures in Cortez Village; however, color, shape, roof pitch and type, and height is consistent.

- (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: No

MEETS GUIDELINE: N/A

COMMENTS:

As indicated above, this house was constructed with similar materials as those homes constructed in Cortez after the 1921 Hurricane.

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 to a property in an Historical and Archaeological Overlay District, the Historic Preservation Board shall also consider the following:

- (1) Does the building or structure make a contribution to its present setting?

APPLIES: No

MEETS GUIDELINE: N/A

COMMENTS:

This structure is currently located at 12504 Cortez Road which is not in the Historic Overlay District. This site was chosen as a temporary location prior to receiving approval for relocation to Cortez Village.

- (2) Are there definite plans for the site to be vacated?

APPLIES: No

MEETS GUIDELINE: N/A

COMMENTS:

As stated above, this site is located outside of the Historic Overlay District and was chosen as a temporary location prior to receiving approval for relocation to Cortez.

- (3) Can the building or structure be moved without significant damage to its physical integrity?

APPLIES: Yes

MEETS GUIDELINE: Yes

COMMENTS:

Prior to relocation, the structure will be placed on steel beams and moved by R.E. Johnson and Sons, a company used to relocate the structure to the existing site. Upon relocation to the temporary site, the structure sustained no damage.

- (4) Is the building or structure compatible to its proposed site and adjacent properties?

APPLIES: Yes

MEETS GUIDELINE: Yes

COMMENTS:

As stated previously in this staff report, the relocation site is surrounding by historic residential homes and is across from Alcee Taylor house. Surrounding structures were built in the same time period as the structure to be relocated.

The structure to be relocated contains characteristics of many residential structures in Cortez including, the Mae (Taylor) Bonnell House located at 11916 45th Avenue, the Jones (Pearson) House located at 4515 121st Street, the Newman House located at 12120 45th Avenue, and the Carver (Drymond) House located at 123rd Street. A few of these characteristics include adjacent double and triple-hung windows towards the end of the house, similar siding, and a metal tin roof.

Attachments:

1. Certificate of Appropriateness Application COA-03-05
2. Designation Letter from the Florida Master Site File Library
3. Letter from Laura Kammerer. Division of Historic Resources
4. Photos of Structure

002

**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 <input checked="" type="checkbox"/> No <input type="checkbox"/>
Palma Sola Park	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Whitfield Estates	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Terra Ceia	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Other	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

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)

See attached

b. Is the structure, property, or part thereof on the Florida Master File? (Yes/No/Unknown) N 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) N 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.

Structure will be placed on a piling foundation that meets FEMA regulations
and add a wood deck to conform to existing wood decks.

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).

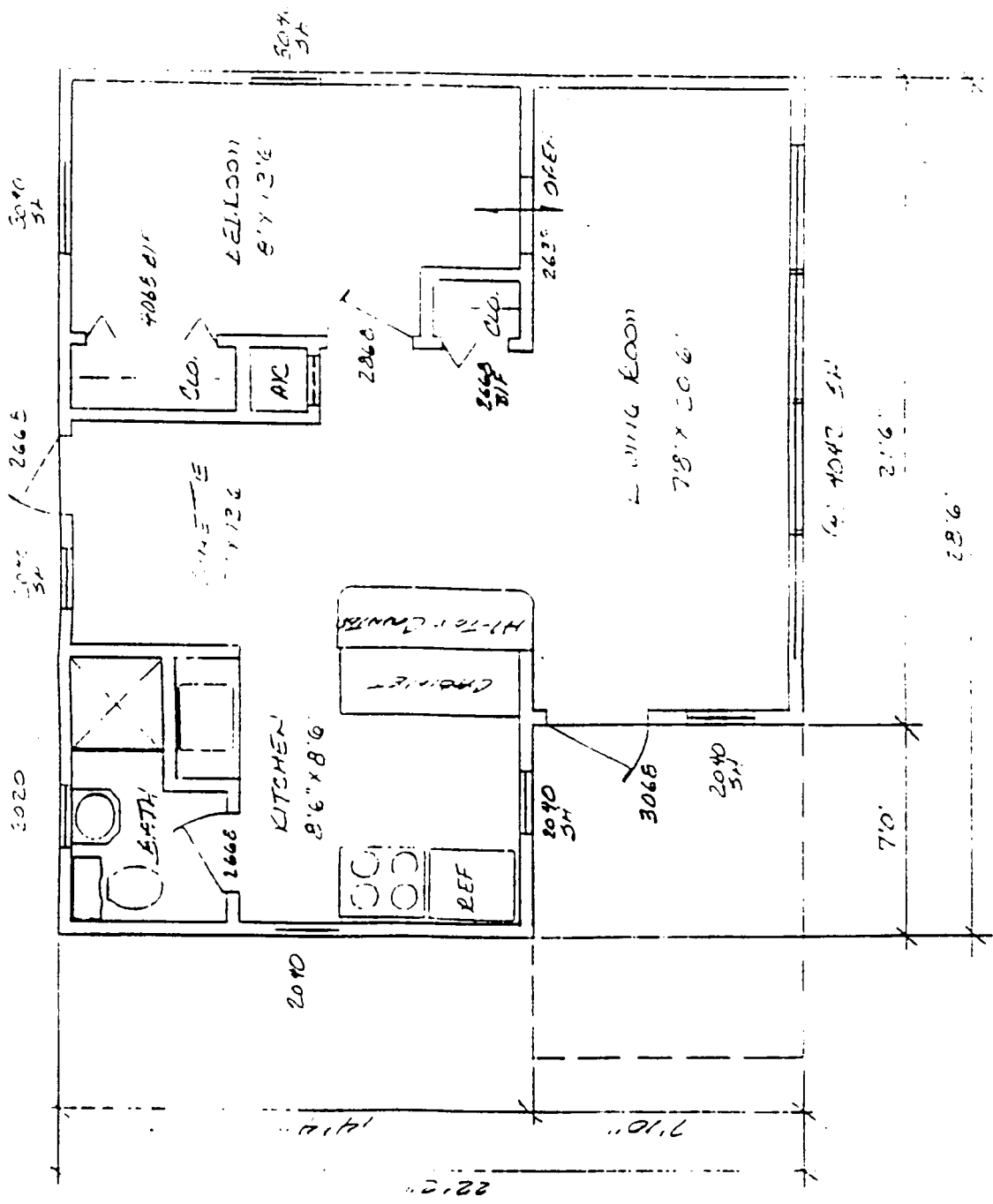
None to our knowledge

Revised 2/10/94

4528 123rd Street West
Cortez, FL

DP# 7688300008

In December, 2002 this house was moved from 306 Bay Drive South, Bradenton Beach to 12504 Cortez Road West, Cortez under permit # 02111012. 12504 Cortez Road has a temporary use permit # 02-246. The house has sat on the movers beams at this location since being moved. We are now going to move this house to 4528 123rd Street West in Cortez. Renovation permit # 03050227. Moving permit # 03050721. The house will then be placed on a permanent foundation.



FLOOR PLAN

PLANNING
 DEPARTMENT

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: Relocate existing 1940's name on Cortez property
LIST CASE NUMBERS OF PREVIOUS APPROVALS: None to our knowledge

A. Property Information

1. Legal Description: Lot 9 less N 20 ft sub of Lot 11 Sub of Lot 3 us P-118
2. D. P. Number(s): 7688300008
3. Section: 03 Township: 35 S Range: 16 E
4. Subdivision Name (if Platted): J. E. Guthrie's
5. Lot: 9 6. Block: 11
7. Address or Location of Property (See Address Coordinator, if physical address is needed):
4528 123rd Street West Cortez
8. Present Zoning Classification: LM
9. (If Rezone) Proposed Zoning Classification: NIA
10. (If Comprehensive Plan Map Amendment) Proposed Future Land Use Category: NIA
11. Future Land Use Category: NIA
12. Flood Zone Category: V17 Map/Panel Numbers: 120153-0308-C
13. Property Size (to the nearest tenth of acre or sq. ft.): 4,950 SF
14. Existing Use(s) of Subject Property (i.e.: vacant, residence, commercial, etc.): vacant
15. Surrounding Land Use(s) (i.e.: vacant, residence, commercial, etc.):
a. North: vacant c. East: residential
b. South: commercial d. West: residential
16. Description of Proposed Activity or Use (Attach separate Sheet if Necessary):
residential - single family

B. Names/Addresses

List all person(s) having ownership in subject property

1. Name of Property Owner: Item Development Inc.
Address: P.O. Box 447 Cortez, FL
Zip: 34215 Telephone: 794-0021 Fax: 792-7472
Internet Address: _____

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

3. Name of Agent: Whitehead Construction, Inc.
Contact Person: Brent Whitehead
Address: P.O. Box 387 Cortez
Zip: 34215 Telephone: 795-1984 Fax: 798-9944
Internet Address: _____

4. Name of Engineer: Banks Engineering
Contact Person: Charles Segro
Address: 5350 Gulf Drive Holmes Beach
Zip: 34217 Telephone: 778-6503 Fax: 778-8497
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: _____

NOTE: UNLESS OTHERWISE NOTED, ALL WRITTEN CORRESPONDENCE WILL BE MAILED TO THE AGENT. IF THERE IS NO AGENT, COMMENTS WILL BE SENT TO THE PROPERTY OWNER.



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

March 26, 2004

Troy Salisbury
 Historic Preservation Coordinator
 Manatee County Planning Dept.
 1112 Manatee Ave. West, 4th floor
 Bradenton, FL 34205
 Fax: 941-708-6154

Dear Mr. Salisbury,

In response to your inquiry of March 24, 2004, the Florida Master Site File lists the property originally located at 306 Bay Drive South, # 8MA1332, in the following parcel of Manatee County:

T35S, R16E Section 4

In interpreting the results of our search, please remember the following points:

- Areas which have not been completely surveyed, such as yours, may contain unrecorded archaeological sites or historical structures.
- While many of our records relate to historically significant properties, the entry of an archaeological site or an historical structure on the Florida Master Site File does not necessarily mean that the structure is significant.
- Since vandalism is common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.
- As you may know, federal and state laws require formal environmental review for some projects. Record searches by the staff of the Florida Master Site File do not constitute such a review. If your project falls under these laws, you should contact the Compliance Review Section of the Bureau of Historic Preservation at 850-245-6333 or at this address.

If you have any further questions concerning the Florida Master Site File, please contact us as below.

Sincerely,

Sandra Shiver
 Archaeological Data Analyst, Florida Master Site File
 Division of Historical Resources
 R. A. Gray Building

Phone: 850-245-6440 Fax: 850-245-6439
 State SunCom: 205-6440
 Email: fmsfile@dos.state.fl.us
 Web: <http://www.dos.state.fl.us/dhr/msf/>

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

- | | | | |
|---|--|--|---|
| <input type="checkbox"/> Director's Office
(850) 245-6300 • FAX: 245-6435 | <input type="checkbox"/> Archaeological Research
(850) 245-6444 • FAX: 245-6436 | <input type="checkbox"/> Historic Preservation
(850) 245-6333 • FAX: 245-6437 | <input type="checkbox"/> Historical Museums
(850) 245-6400 • FAX: 245-6433 |
| <input type="checkbox"/> Palm Beach Regional Office
(561) 279-1475 • FAX: 279-1476 | <input type="checkbox"/> St. Augustine Regional Office
(904) 825-5045 • FAX: 825-5044 | <input type="checkbox"/> Tampa Regional Office
(813) 272-3843 • FAX: 272-2340 | |



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

Mr. M. Troy Salsbury
 Historic Preservation Coordinator
 Manatee Government
 1112 Manatee Avenue West, 4th Floor
 Bradenton, Florida 34205

March 30, 2004

Re: 302/304 Bay Drive South (8MA1333)
 306 Bay Drive South (8MA1332)
 Bradenton Beach, Manatee County

Dear Mr. Salsbury

Per your request this office is writing to confirm that the two residential buildings referenced above, currently located at 12504 Cortez Road West, Cortez, Florida, are included in the central inventory of historic properties for the State, known as the Florida Master Site File, in accordance with chapter 267,061(3)(n)3., Florida Statutes. The Historical Structure Forms and the property photographs were forwarded to the Florida Master Site File office and were inventoried into the Site File inventory. The properties were assigned site file numbers 8MA1332 and 8MA1333 by the Florida Master Site File staff.

Therefore, it is the opinion of this office that the once the two residential buildings are finally relocated to 4524 123rd Street West and 4528 123rd Street West within the Cortez Historic District, they should be considered eligible to seek a National Flood Insurance variance for height requirements. The Cortez Historic District was listed in the *National Register of Historic Places* in 1995. The two properties are in keeping in scale, massing and design with the contributing buildings in the Cortez Historic District and will have no effect on the historic district. Elevation of the buildings to meet standard requirements would have an adverse effect on the historic district.

If you have any questions, please do not hesitate to contact me at (850) 487-2333. Thank you for your interest in protecting Florida's historic properties.

Sincerely,

Laura A. Kammerer

Laura A. Kammerer
 Deputy State Historic Preservation Officer for Review and Compliance

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

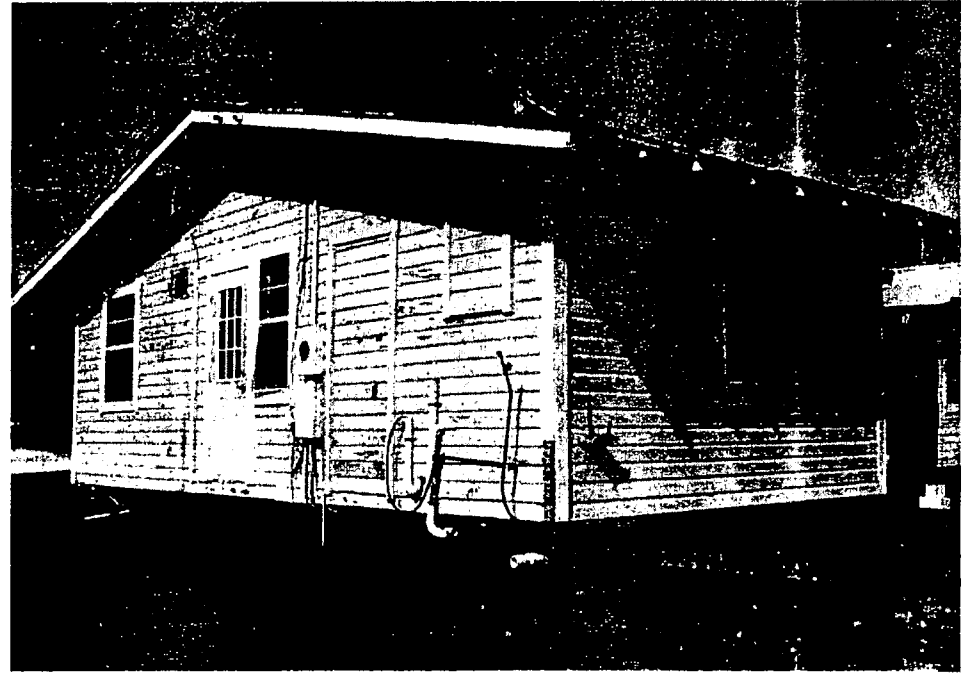
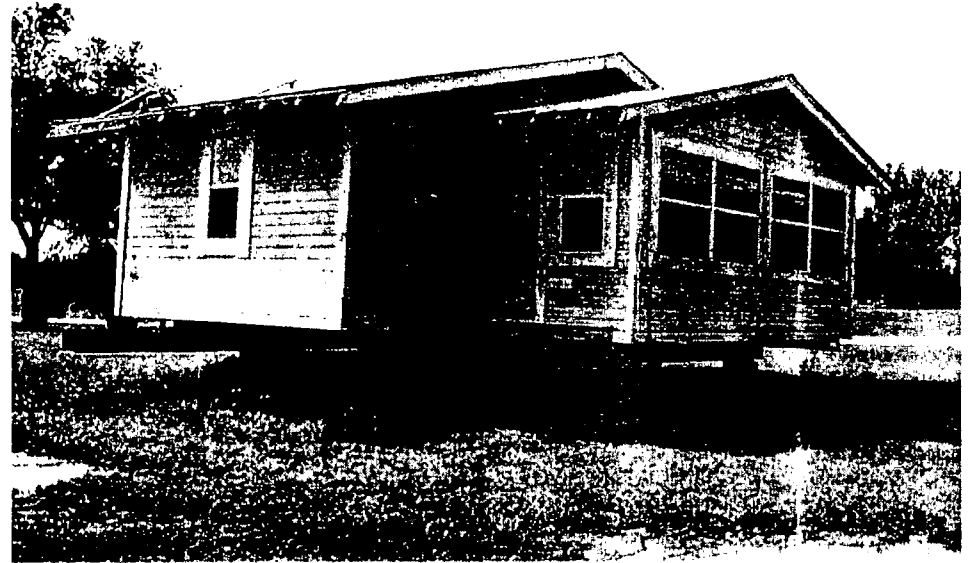
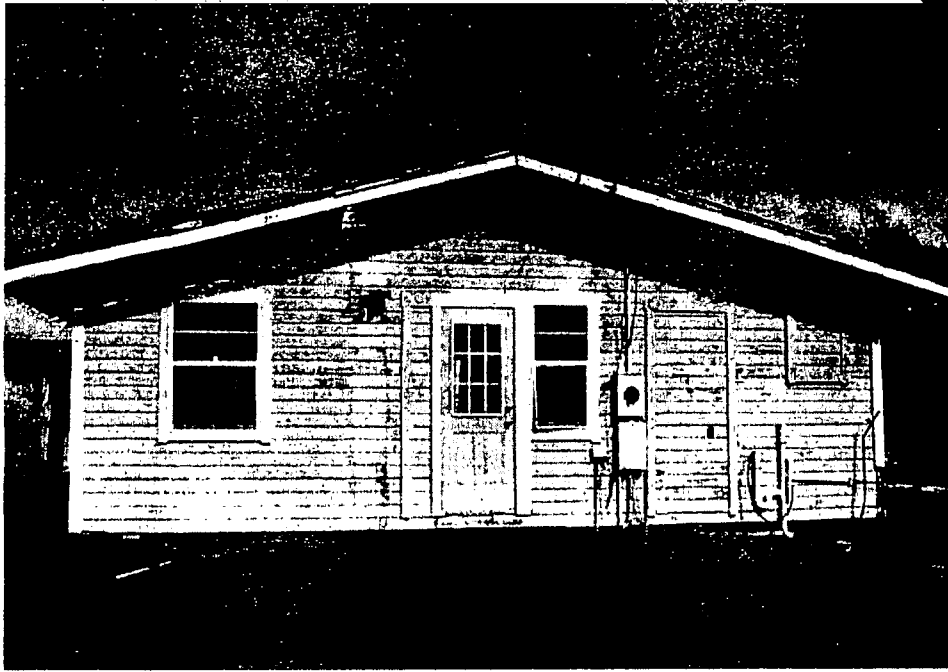
Historic Preservation
 (850) 245-6333 • FAX: 245-6437

Historical Museums
 (850) 245-6400 • FAX: 245-6

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





HISTORIC PRESERVATION BOARD

DATE: April 5, 2004

**STAFF REPORT FOR FILE NO. HPB/COA - 03-05
BUILDING PERMIT APPLICATION # N/A**

REQUEST:

(1) Approval to relocate the structure originally located at 306 Bay Drive South to 4528 123rd Street West in Cortez Village.

(2) Approval to raise the structure to a height not to exceed eight (8) feet at finished floor elevation if a Variance is approved by the Manatee County Hearing Officer. If a Variance is not approved, to allow the elevation of the structure to a height determined by the Federal Emergency Management Agency (FEMA).

BP Application #N/A
Property Owner: Item Development Inc.

PROPERTY INFORMATION:

Previous Location: 306 Bay Drive South

Current Location: 12504 Cortez Road
Cortez, Florida

Zoning: LM
Future Land Use Category: IL

YEAR BUILT:

Approximately 1930

FLORIDA MASTER SITE FILE:

Yes

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 to relocate the structure originally located at 306 Bay Drive South to 4528 123rd Street West and to elevate at a height not to exceed eight (8) feet above

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finished floor elevation if a Variance is approved by the Manatee County Hearing Officer. If a variance is not approved, I recommend approval to elevate at a height determined by the Federal Emergency Management Agency (FEMA) with stipulations 1 through 2.

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 structures shall be placed with the front profile facing 123rd Street and at the minimum setback as determined by the Land Development Code.

BACKGROUND INFORMATION:

This structure, originally located at 306 Bay Drive South in Bradenton Beach, was built in approximately 1930 and used as a residence until it was temporarily relocated to 12504 Cortez Road in November, 2002. This request is for approval to relocate the structure to 4528 123rd Street West in Cortez Village.

This structure was listed on the Florida Master Site File in March 2004 and is now eligible to apply for a Variance allowing the structure to elevate at a lower height than required by FEMA. The approval of this Variance would help in keeping with the compatibility to adjacent structures and those located in Cortez Village. If the Variance request is not approved however, approval by the HPB is needed to allow for elevation at a height determined by FEMA.

Characteristics of the green one-story structure include a framed vernacular style and a 'U' shaped exterior plan. The structure is constructed with concrete block, a pier foundation and novelty siding and 5V crimp sheet metal gable roof. Exterior ornaments include a latticed gable vent and open tailed rafters.

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:

- (3) The effect of the proposed work on the Historical and Archaeological Overlay District or historic landmark upon which such work is to be done;

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architectural elements from other buildings, shall not be undertaken.

APPLIES: Yes

MEETS GUIDELINE: Yes

COMMENTS:

As stated, the structure possesses many characteristics of structures currently located in Cortez Village. These characteristics include the 5V crimped roof, 2/2 double hung windows and novelty siding. The house was constructed during the 1930's which is similar to those houses built in Cortez Village after the 1921 Hurricane.

- (6) 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:

The house proposed to be relocated has not been altered in any way and retain its historic significance. Upon relocation, the structure will be renovated using existing or similar replacement material and will keep with the characteristics of Cortez Village.

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

APPLIES: No

MEETS GUIDELINE: N/A

COMMENTS:

After relocation, the structure is proposed to be restored to its original condition. Existing distinctive feature, finishes and construction techniques expressed on the original structure will be preserved.

- (8) 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:

This particular request is for relocation and elevation only. If replacement of materials are needed during renovation or any exterior changes are made to the structure, a new Certificate of Appropriateness application would be submitted and the proposed activities would be reviewed by the Historic Preservation Board.

- (9) 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

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the gentlest means possible.

APPLIES: No

MEETS GUIDELINE: N/A

COMMENTS:

Please see #6 above.

- (10) 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.

- (11) 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: No

MEETS GUIDELINE: N/A

COMMENTS:

Please see #6 above.

- (12) 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: No

MEETS GUIDELINE: N/A

COMMENTS:

Please see #6 above.

Additional Guidelines for New Construction

Please note: This section, although for new construction, has also been completed because the impact of any structure being relocated into Cortez Village.

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.

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APPLIES: Yes

MEETS GUIDELINE: Yes

COMMENTS:

This structure is a one-story vernacular style house and was constructed with a relatively low roof pitch. Other structures within Cortez were constructed with a similar roofline and pitch.

- (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.

APPLIES: Yes

MEETS GUIDELINE: Yes

COMMENTS:

If the applicant obtains a Certificate of Appropriateness for relocation, a variance will be needed to insure the final floor elevation is compatible with the adjacent homes in Cortez. As part of the overall request, the HPB is asked to consider approval of the structure at an elevation not to exceed eight (8) feet at finished floor elevation. If the variance is not approved by the Hearing Officer, the request is for the structure to be approved at an elevation determined by the Federal Emergency Management Agency (FEMA).

- (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: Somewhat

COMMENTS:

The structures has a combination of 2/2 double hung windows and 3/3 double hung windows which are compatible with those in Cortez Village, however: solids to voids for both structures are not well defined and are different from many of the existing homes.

- (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: No

COMMENTS:

As stated above, solids to voids for the structure is not maintained in the front facade of each building and therefore may be different from many of the existing homes located within Cortez Village.

- (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

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COMMENTS:

The historic relationship of the building to open space is maintained due to its large lot size. Front, side, and rear setback requirements will be fulfilled.

- (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.

APPLIES: No

MEETS GUIDELINE: N/A

COMMENTS:

Typically, porches within Cortez are located to the front of houses with a walkway leading to the road. Minimal setbacks from the front is maintained. It is recommended that the house be placed with the front profile facing the street at the minimum setback requirement, similar to the adjacent houses.

- (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.

APPLIED: Yes

MEETS GUIDELINE: Yes

COMMENTS:

The structure contains similar materials that of neighboring structures. These materials include 5V crimped metal roof, novelty siding, a latticed gable vent and open tailed rafters.

As many other structures in Cortez, this green house was constructed with the "Key West" style and includes a small porch with a slight roof overhang.

- (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 5V crimped roof was constructed at a similar pitch as those constructed in Cortez Village.

- (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

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- (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: Yes

MEETS GUIDELINE: Somewhat

COMMENTS:

As stated above, solids to voids on this house is not consistent with existing structures in Cortez Village; however, color, shape, roof pitch and type, and height is consistent.

- (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: No

MEETS GUIDELINE: N/A

COMMENTS:

As indicated above, this house was constructed with similar materials as those homes constructed in Cortez after the 1921 Hurricane.

Attachments:

1. Certificate of Appropriateness Application COA-03-05
2. Designation Letter from the Florida Master Site File Library
3. Letter from Laura Kammerer, Division of Historic Resources
4. Photos of Structure



HP EXHIBIT TS
Item Dev
HPB COA-03-04
Photo 4/5/04



HP EXHIBIT TS
Item Dev
COA-03-04
Photos 4/5/04



HP EXHIBIT TS
Item Develop
COA-03-04
Photo 4/5/04



HP EXHIBIT TS
Item Dev
COA-03-04
Photo 4/5/04



HP EXHIBIT T3
Item Dev.
HPACO 03-05
Photos 45/04



EXHIBIT TS
Item No. 11PB
COA 03-05
Photos 4/5/04

