

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

FILED FOR RECORD  
R. B. SHORE

2004 JUL 20 PM 3:06

PROJECT NAME: MIKE NORMAN  
LOCATION: 11904 45<sup>TH</sup> AVENUE WEST, CORTEZ VILLAGE

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 July 19, 2004, and reviewed the request for the above-named project.

The Board found the replacement of wood lap siding with similar material; replacement of the existing shingles with crimped tin; installation of one over one double-hung sash windows to replace the existing windows; construction of interior walls as indicated on the submitted plans; installation of plumbing to the bathroom and kitchen; and installation of electrical facilities in the house to be in substantial compliance with the Board's adopted guidelines.

This Certificate of Appropriateness to allow replacement of wood lap siding with similar material; replacement of the existing shingles with crimped tin; installation of one over one double-hung sash windows to replace the existing windows; construction of interior walls as indicated on the submitted plans; installation of plumbing to the bathroom and kitchen; and installation of electrical facilities in the house lift 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.
2. If repainted, colors will match or be similar to the original structure and others in Cortez Village.
3. If the renovation cost is greater than fifty-percent (50%) of the existing value, a variance for elevation must be obtained prior to renovation activities.

APPROVED THIS 19TH DAY OF JULY, 2004.

HISTORIC PRESERVATION BOARD  
MANATEE COUNTY, FLORIDA

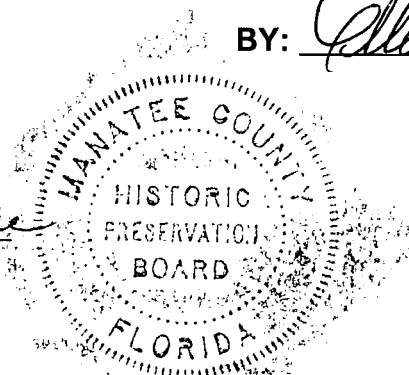
ATTEST:

BY: Allen H. Bell

Chairman

R. B. Shore  
Clerk of the Circuit Court

BY: Susan Thomas  
Deputy Clerk



HP20040719DOC004

HPB/COA-04-01

cc: Kim Sparks Planning  
7/19/04

**HISTORIC PRESERVATION BOARD**

**DATE: July 19, 2004**

**STAFF REPORT FOR FILE NO. HPB/COA - 04 - 01  
BUILDING PERMIT APPLICATION # N/A**

**REQUEST:** Renovation of a single family home in Cortez Village to include siding, windows, floor, electrical and plumbing.

BP Application # N/A  
Property Owner: Mike Norman

**PROPERTY INFORMATION:** Location: 11904 45<sup>th</sup> Avenue West, Cortez Village, Florida

Zoning: RSF-6/HA/CH  
Future Land Use Category:

**YEAR BUILT:** 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 2020 Manatee County Comprehensive Plan, and the Manatee County Land Development Code, I move to APPROVE the Certificate of Appropriateness to allow the replacement of wood lap siding with similar material; replacement of the existing shingles with crimped tin; installation of one over one double-hung sash windows to replace the existing windows; to allow the construction of interior walls as indicated on the submitted plans; installation of plumbing to the bathroom and kitchen; and installation of electrical facilities in the house for the structure located at 11904 45<sup>th</sup> Avenue West, Cortez Village with stipulation #1.

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

**HP20040719DOC004**

## **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.

### **Background Information**

The original date of construction of this single family home, also known as the Luthur and Ruth (Bonnell) McDonald House, is unknown; however, it was relocated from Bradenton in the 1930's. The frame vernacular, rectangular home with drop siding and gabled roof is one of six houses that were built in Bradenton and moved to Cortez. The windows consist of one over one double hung sash and the brick chimney has a lancet cap. The jerkin head roof, a combination of a gable and hipped roof, is the only one in the village. A brick fireplace or wood stove was located in the center of the structure at one time; however, was removed prior to the ownership of the applicant. The chimney remained in the center of the structure, but was removed for structural concerns.

### **Scope of Work (as indicated on the submitted plans)**

1. Reconstruct the floor system as required.
2. Construct foundation around and under the structure per submitted plans.
3. Remove and replace rimboards and floor joists as necessary. Please note: Most of the floor joists will need replacement.
4. Replace T&G flooring as required.
5. Remove and replace windows using single hung windows of comparable size. Please note: In each bedroom, one of the windows will need to be lengthened due to egress requirements.
6. Replace exterior studs as needed. Infill between existing studs an additional member to

- facilitate spacing not to exceed 16 inches off center.
7. Modify interior walls as shown. Stud spacing should not exceed 16 inches off center.
  8. Install electrical wiring, HVAC system and plumbing as shown and per code.
  9. Install wall and ceiling finish.
  10. Repair structural items on roof, resheath and shingle (with crimped tin).
  11. Note: All floor framing members, replaced or additional to be pressure treated lumber.

### **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 property owner is applying for permission to restore the structure to its original condition and original use as a single family house.**

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

**APPLIES: YES**

**MEETS GUIDELINE: YES**

**COMMENTS:**

**By restoring the house to the original structure, Mr. Norman will be retaining and preserving the historic character of the property. The only materials requested to be removed are the deteriorated lap wood siding which will be replaced with new wood lap siding, and the shingle roof which will be replaced with crimped tin. Tin roofing is compatible with houses in Cortez and is listed in the "Design Guidelines for the Cortez National Register Historic District", as being a recommended roofing material.**

**The existing one over one double-hung sash windows will be replaced with similar windows due to wood rot; however, Mr. Norman is seeking permission to install escape windows in each of the two bedrooms as required by National Fire Protection Association code. These windows will be approximately four (4) feet larger in length than the original windows and would fulfill egress requirements.**

**Several walls within the structure had to be removed due to deterioration. Mr. Norman is requesting approval to replace these walls per the attached plans. This modification would include the creation of two (2) bedrooms, approximately 12'x12' and 12'x13' with closets. Plumbing will be installed to accommodate the bathroom located on the**

**east side of the house and the kitchen area which will be redesigned to include a bar/counter, range, refrigerator and sink. A location in the kitchen will be portioned off to include room for a double-stacked washer/dryer combination.**

- (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:**

**Mr. Norman is returning the structure to its original condition for original use. Mr. Norman is replacing the siding so that it is consistent to the original architecture, adding a crimped metal roof, and restoring the interior to its original historical condition with a bead board ceiling, wall and appropriate fenestration.**

- (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 proposed changes will return the structure to his original condition and will retain its historic significance in Cortez Village.**

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

**APPLIES: YES MEETS GUIDELINE: N/A**

**COMMENTS:**

**Upon renovation of the structure, staff recommends that, if repainted, the applicant applies the same or similar colors as the original structure and others in Cortez.**

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

**APPLIES: YES MEETS GUIDELINE: YES**

**COMMENTS:**

**Deteriorating features such as the windows and lap siding must be replaced due to its current damage. The proposed replacement of new materials will match the old in design, color, texture, and other visual qualities.**



**east side of the house and the kitchen area which will be redesigned to include a bar/counter, range, refrigerator and sink. A location in the kitchen will be portioned off to include room for a double-stacked washer/dryer combination.**

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**APPLIES: YES MEETS GUIDELINE: YES**

**COMMENTS:**

**Mr. Norman is returning the structure to its original condition for original use. Mr. Norman is replacing the siding so that it is consistent to the original architecture, adding a crimped metal roof, and restoring the interior to its original historical condition with a bead board ceiling, wall and appropriate fenestration.**

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**COMMENTS:**

**The proposed changes will return the structure to his original condition and will retain its historic significance in Cortez Village.**

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

**APPLIES: YES MEETS GUIDELINE: N/A**

**COMMENTS:**

**Upon renovation of the structure, staff recommends that, if repainted, the applicant applies the same or similar colors as the original structure and others in Cortez.**

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**APPLIES: YES MEETS GUIDELINE: YES**

**COMMENTS:**

**Deteriorating features such as the windows and lap siding must be replaced due to its current damage. The proposed replacement of new materials will match the old in design, color, texture, and other visual qualities.**



- (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: YES**

**MEETS GUIDELINE: N/A**

**COMMENTS:**

**Should surface cleaning of the structure take place, staff recommends using the gentlest means possible.**

- (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:**

**New additions are not proposed as part of this application. Should any addition be added in the future, the applicant would be required to obtain another Certificate of Appropriateness (COA) prior to construction activities.**

- (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:**

**New additions are not proposed for this project.**

**Attachments:**

1. LDC Application (pages 1 – 2)
2. Supplementary Information for Applications for Historic Preservation Certificates of Appropriateness
3. COA Request Letter from the Applicant

MANATEE COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
LAND DEVELOPMENT APPLICATION

Name: Normal Renovation  
Check In Date: May 12, 2004  
No.: HPB/COA 04-01  
File Name: \_\_\_\_\_

**OFF USE ONLY**  
Number: \_\_\_\_\_

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: \_\_\_\_\_  
FIRST CASE NUMBERS OF PREVIOUS APPROVALS: \_\_\_\_\_

**A. Property Information**

1. Legal Description: LONG - SEE ATTACHED  
2. D. P. Number(s): 76686.000015  
3. Section: 3 Township: 35 Range: 16  
4. Subdivision Name (if Platted): \_\_\_\_\_  
5. Lot: \_\_\_\_\_ 6. Block: \_\_\_\_\_  
7. Address or Location of Property (See Address Coordinator, if physical address is needed):  
11904 - 45 AV. W. CORTEZ  
8. Present Zoning Classification: RSF6/HA/C SINGLE FAMILY RESIDENTIAL  
9. (If Rezone) Proposed Zoning Classification: \_\_\_\_\_  
10. (If Comprehensive Plan Map Amendment) Proposed Future Land Use Category: \_\_\_\_\_  
11. Future Land Use Category: \_\_\_\_\_  
12. Flood Zone Category: A-13 Map/Panel Numbers: \_\_\_\_\_  
13. Property Size (to the nearest tenth of acre or sq. ft.): 117' x 132'  
14. Existing Use(s) of Subject Property (i.e.: vacant, residence, commercial, etc.):  
RESIDENCE  
15. Surrounding Land Use(s) (i.e.: vacant, residence, commercial, etc.):  
a. North: RESIDENCE c. East: 1912 SCHOOL HOUSE  
b. South: VACANT LOT d. West: RESIDENCE  
16. Description of Proposed Activity or Use (Attach separate Sheet if Necessary):  
COMPLETELY RESTORE HOME

**B. Names/Addresses**

List all person(s) having ownership in subject property

1. Name of Property Owner: MIKE NORMAN  
Address: 2314 CANASTA DR BRADENTON BCH, FL  
Zip: 34217 Telephone: 778-6696 Fax: 778-4364  
Internet Address: WWW MIKE NORMAN REALTY . COM

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

3. Name of Agent: \_\_\_\_\_  
Contact Person: \_\_\_\_\_  
Address: \_\_\_\_\_  
Zip: \_\_\_\_\_ Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Internet Address: \_\_\_\_\_

4. Name of Engineer: FRED C. JONES, P.E. # 54476  
Contact Person: \_\_\_\_\_  
Address: 915-29th AV. W. BRADENTON, FL  
Zip: 34205 Telephone: 708-6566 Fax: 708-3557  
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.**

**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>	
<b>FILE NUMBER:</b>	<b>FILE NAME:</b>

1. Location of Property *11904-45<sup>th</sup> AV. W. CORTEZ, FL*

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 type="checkbox"/>
Whitfield Estates	Yes <input type="checkbox"/> No <input type="checkbox"/>
Terra Ceia	Yes <input type="checkbox"/> No <input type="checkbox"/>
Other	Yes <input type="checkbox"/> No <input 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)

*THE HOUSE WAS MOVED TO CORTEZ IN 1930 FROM BRADENTON AND IS PRESENTLY UNINHABITABLE. IT NEED A NEW ROOF, WIRING, PLUMBING, FIXTURES & WALLS. FOOTERS ARE DESTROYED ALSO*

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

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

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.

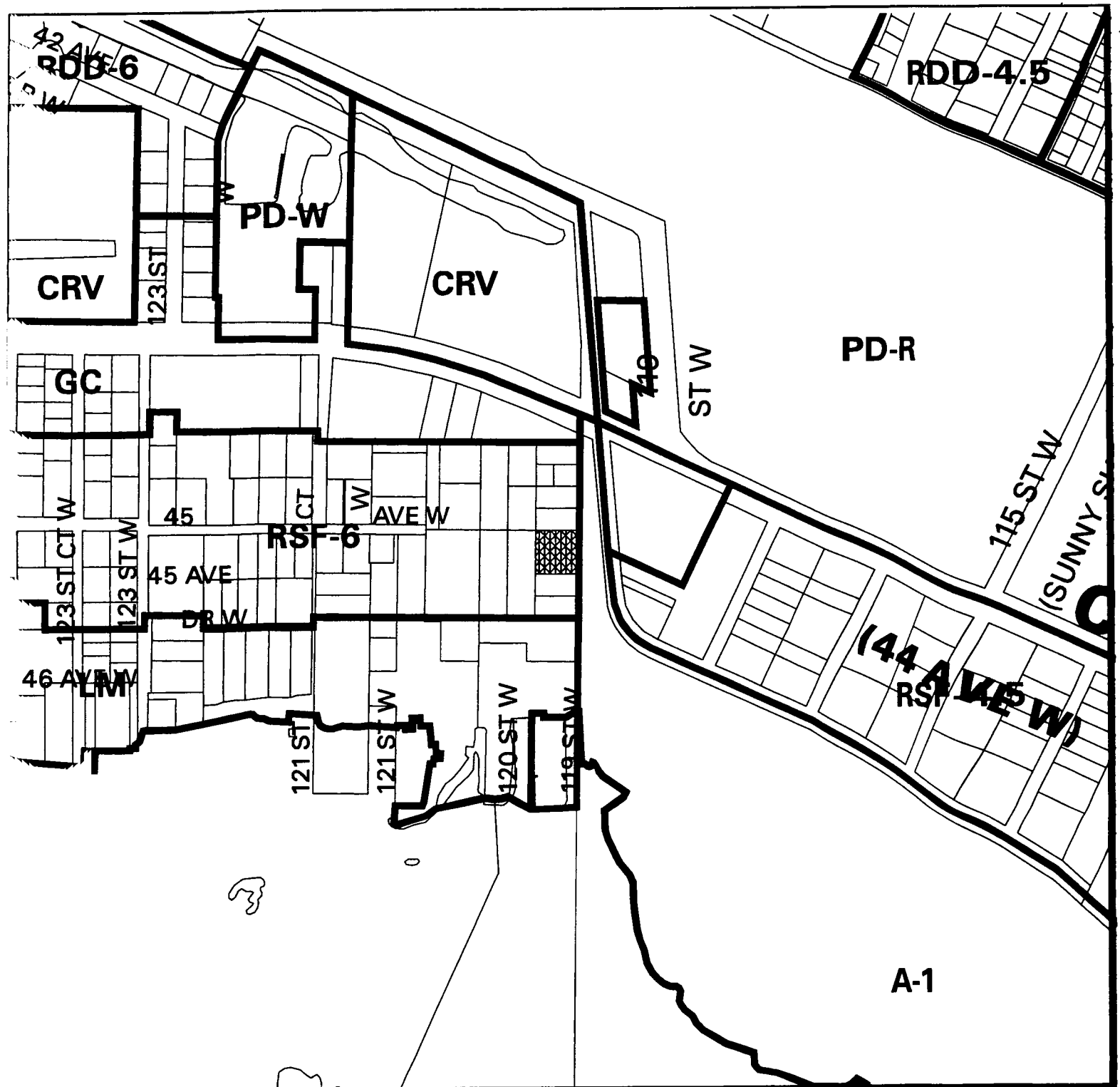
IT SITS IN A  
HOLE AND FLOODING HAS ROTTED THE FOOTERS + JOISTS. NEEDS  
NEW GULCH. + PLUMBING, WALLS, AND MAYBE FLOOR. NEW CAP  
SIDING WHERE NEEDED

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).

THE 1912 SCHOOL HOUSE IS CATTY CORNER FROM THE HOME.  
THE CAPD HOUSE - CIRCA 1910 IS DIAGONALLY ACROSS THE STREET  
THE 1895 ONE ROOM SCHOOL HOUSE IS WITHIN 1000 FT.

Revised 2/10/94



Project Number: HPB/COA 04-01  
 Proposed Use: NORMAN RENOVATION  
 Proposed Zoning: N/A  
 Existing Zoning: RSF-6  
 Existing FLUC: RES-6  
 Flood Zone: AE  
 Floodway: NO  
 Acreage: 0.40  
 Drainage Basin: SARASOTA BAY  
 Commissioner: Jane von Hahmann  
 Map Prepared: July 14, 2004  
 Requested By:  
 Section: 3 Township: 35 Range: 16

Tax I.D.: 766860000

**Manatee County**  
**Zoning**  
**Staff Report Map**

1 inch = 410'

Overlays:

ST, AI, HA, WR, RV: HA  
 Watershed: NONE  
 Coastal Hazard: Not Available  
 Special Areas: NONE  
 State? Coastal High Hazard Line: NO



OFFICE OF THE  
COUNTY PLANNER  
MANATEE COUNTY, FL 34217  
TEL: 879-5556

5/12/2004

Troy Salisbury, Planner  
Manatee County Planning Dept.  
1112 Manatee Ave. W. 4<sup>th</sup> Floor  
Bradenton, FL 34205

Re: 11904 45<sup>th</sup> Ave W.  
Cortez, FL 34215

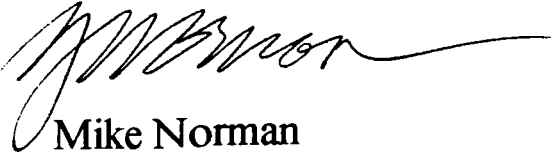
Dear Mr. Salisbury,

I recently acquired an historic home in the village of Cortez. The home was moved from Bradenton to Cortez in 1930, as were several others. Over the years the home has fallen hard into disrepair. A brick chimney in the center of the home rested on the wood floor joists and wood floor, the weight of which managed to tilt the floor of the entire house to the center. Water leaks around the chimney also managed to rot the floor out in a hundred +/- square foot area beneath it. The entire house has settled into a hole, better described as a mud hole after a rain. This area is perhaps the lowest area of Cortez.

This home could arguably be called the worst house in Manatee County when I acquired it. The same family had lived in it for over 70 years and did little or no maintenance. I plan to completely restore the home to its original condition. I will replace the one over one windows with lookalikes the same size as the originals except for an escape window in each bedroom. These will have to be a little larger than the originals. Where the exterior

wood lap siding is destroyed, I will replace with new lap siding and paint the house white with black trim on the windows. I also plan to replace the asphalt shingle roof with a new aluminum (tin) roof to befit a 1930's house in Cortez.

Respectfully yours,

A handwritten signature in black ink, appearing to read "Mike Norman", with a long horizontal flourish extending to the right.

Mike Norman

P.S.

I have an affection for Cortez, having been a commercial fisherman there 40 years ago. I own 4 other homes there that I've restored and I purchased this home for my grandchildren. It will remain in my family for many years and I ask that you approve my plan.





CATTY CORNER FROM SUBJECT - NE



NORTH OF SUBJECT

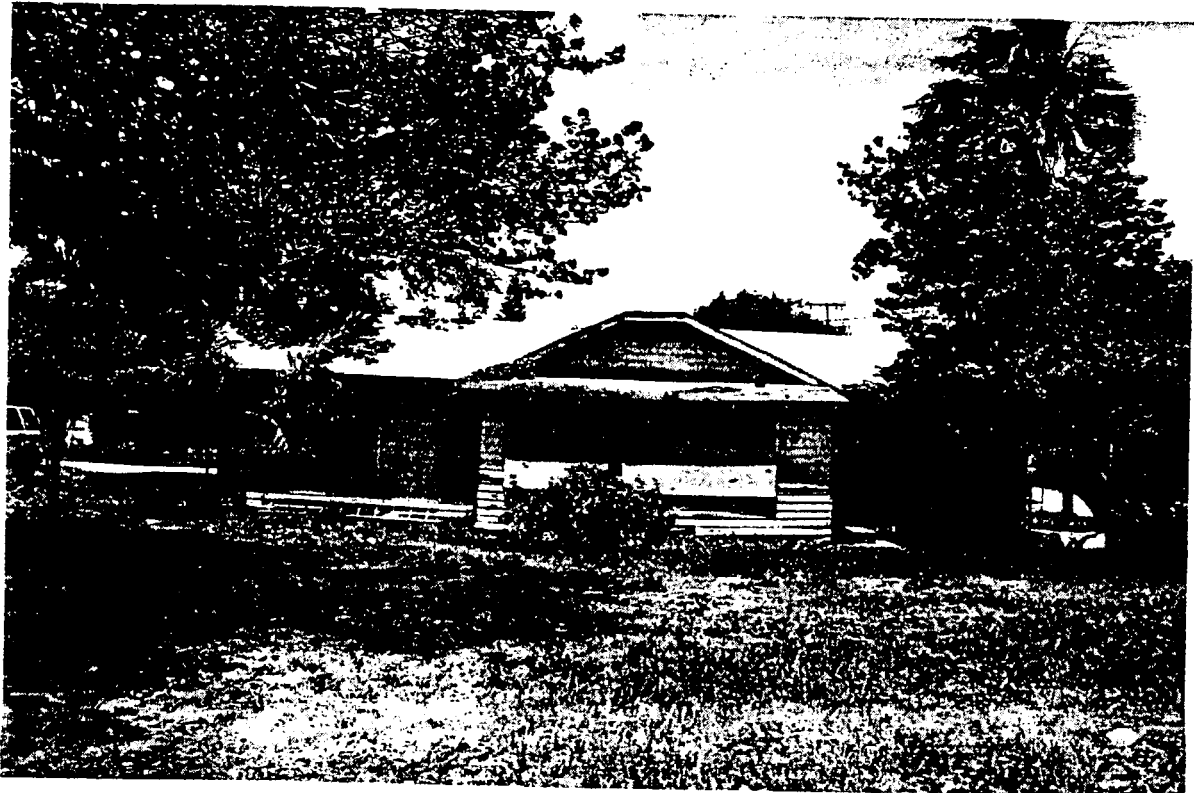


SOUTH OF SUBJECT





SUBJECT WEST SIDE



SUBJECT SOUTH SIDE



*DRUNKLOV ACROSS - N.W.*





SUBJECT - NORTH SIDE



1000 1000 1000 1000

FROM  
THE BOOK - CORTEZ - THEN & NOW



File Name: Norman Renovation

Check In Date: May 12, 2004

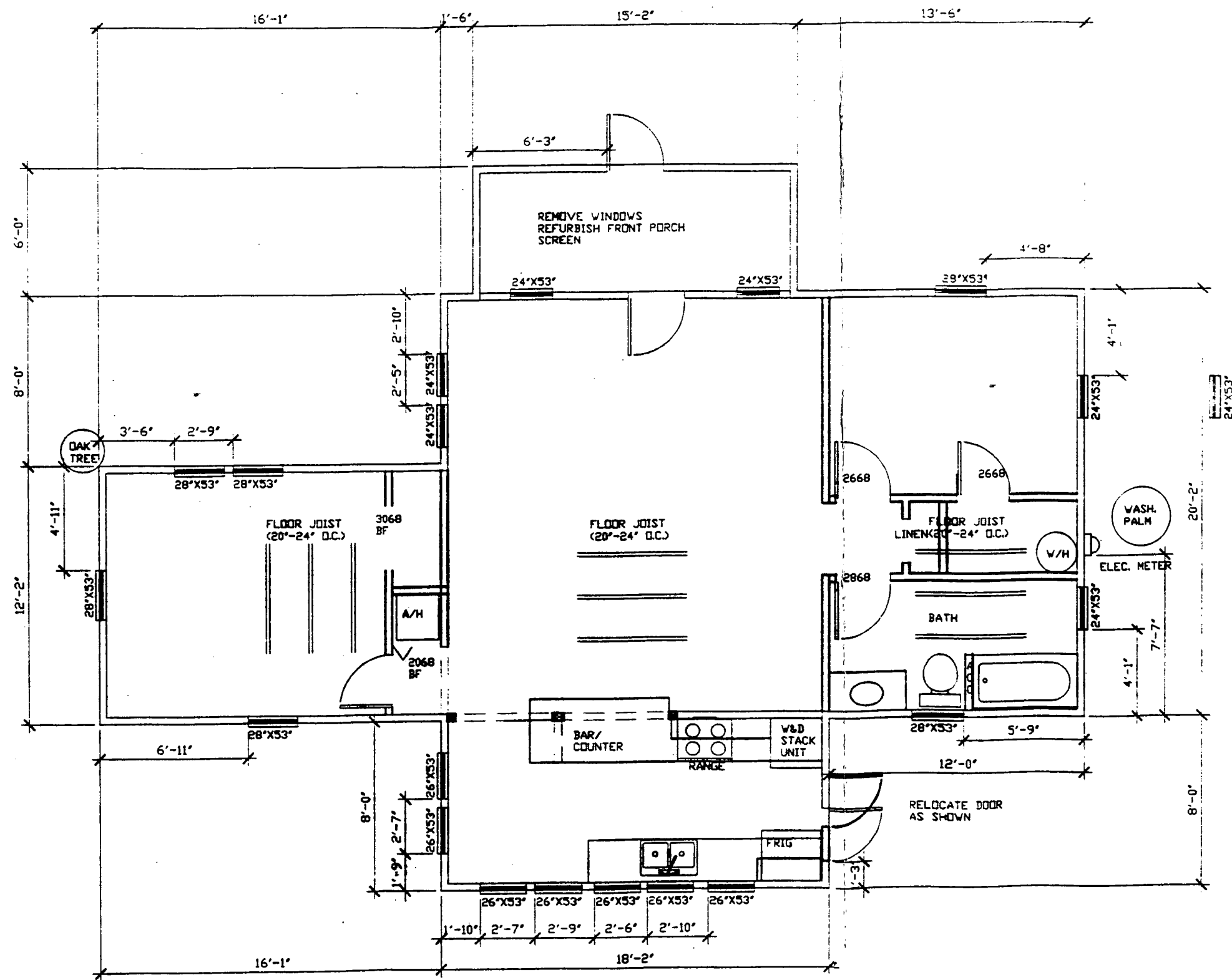
File No.: HPB/COA 04-01

11904 - 45 Avenue

***The Luther and Ruth (Bonnell) McDonald House***

This frame vernacular, rectangular, with dropped siding, and gabled roof is one of six houses which were built in Bradenton and moved to Cortez in 1930. Luther's mother-in-law paid \$75.00 for this one. It was enlarged to be home for this fisherman, wife and six children - with all names beginning with the letter "J" ( Jane, John, Judy, Joe, Jackie, and Joyce) The windows are 1/1 double hung sash and the brick chimney has a lancet cap. The jerkin head gable of the roof is the only one in the village. This is now home to son, Joe McDonald and his family.

Luther was one of the most respected fishermen. Ruth was a loving mother, neighbor and friend with a sweet smile and loving personality. Children and friends were always welcome in this house.



REMOVE WINDOWS THIS WALL  
 REPLACE WITH WINDOWS 36" HEIGHT  
 1/2-33

- SCOPE OF PROJECT:
1. RECONSTRUCT FLOOR SYSTEM AS REQUIRED
  2. CONSTRUCTION FOUNDATION AROUND AND UNDER STRUCTURE PER PLAN.
  3. REMOVE AND REPLACE RIMBOARDS AND FLOOR JOISTS AS NECESSARY.  
 NOTE: MOST OF THE FLOOR JOISTS WILL NEED REPLACEMENT.
  4. REPLACE T&G FLOORING AS REQUIRED.
  5. REMOVE AND REPLACE WINDOWS, USING SINGLE HUNG WINDOWS OF COMPARABLE SIZE. NOTE IN EACH BEDROOM ONE OF THE WINDOWS WILL NEED TO BE LENGTHENED DUE TO EGRESS REQUIREMENTS.
  6. REPLACE EXTERIOR STUDS AS NEEDED. INFILL BETWEEN EXIST. STUDS AN ADDITIONAL MEMBER TO FACILITATE SPACING NOT TO EXCEED 16" O.C.
  7. MODIFY INTERIOR WALLS AS SHOWN. STUD SPACING SHOULD NOT EXCEED 16" O.C.
  8. INSTALL ELECTRICAL WIRING, HVAC SYSTEM AND PLUMBING AS SHOWN AND PER CODE.
  9. INSTALL WALL AND CEILING FINISH
  10. REPAIR STRUCTURAL ITEMS ON ROOF. RESHEATH AND SHINGLE
  11. NOTE: ALL FLOOR FRAMING MEMBERS, REPLACED OR ADDITIONAL TO BE PRESSURE TREATED LUMBER

NOTE: THE WINDOWS AS SHOWN IF REPLACED WITH WINDOWS OF SIMILAR SIZE WOULD NOT MEET THE CRITERIA FOR EGRESS WINDOWS FROM BEDROOMS. EGRESS FROM BEDROOMS NEED TO HAVE 5 SQ.FT. OF OPENING WHEN THE WINDOW IS OPEN. MIN. WIDTH 20" MIN. HEIGHT 24" THE CLOSEST WINDOW SIZE TO WHAT YOU HAVE IS A 1/2-34 WINDOW. THEREFORE AT LEAST ONE BEDROOM WINDOW IN EACH BEDROOM NEEDS TO MEET EGRESS. A 1/2-35 WINDOW SHOULD WORK THIS WINDOW IS ABOUT 5' TALL.

FLOOR PLAN

SCALE: 1/2" = 1'-0"

HPBCOA-04-01





HP EXHIBIT TS  
NORMAN  
HP200A-01  
Photos 7/19/04







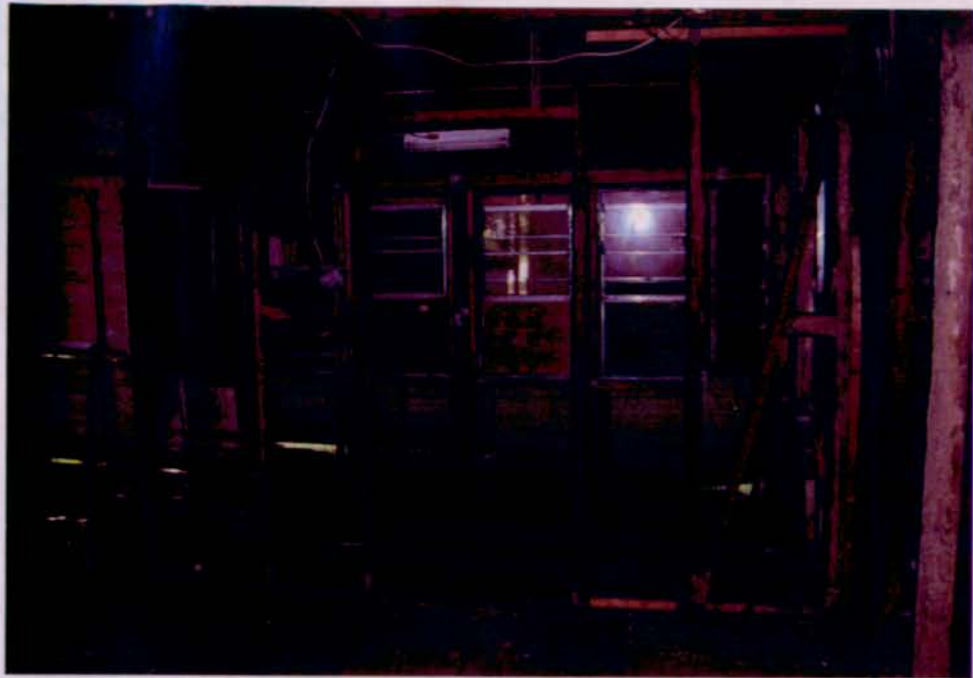






HP EXHIBIT TS  
NORMAN  
HPBC 0A-01  
Inside Photos 7/19/04











**NORMAN RENOVATION (HPB/COA 04-01)**  
**Revised Approval Motion with Additional Stipulations**

**RECOMMENDED MOTION:**

After consideration of comments made and evidence presented during the consideration of this matter, the 2020 Manatee County Comprehensive Plan, and the Manatee County Land Development Code, I move to APPROVE the Certificate of Appropriateness to allow the replacement of wood lap siding with similar material; replacement of the existing shingles with crimped tin; installation of one over one double-hung sash windows to replace the existing windows; to allow the construction of interior walls as indicated on the submitted plans; installation of plumbing to the bathroom and kitchen; and installation of electrical facilities in the house for the structure located at 11904 45<sup>th</sup> Avenue West, Cortez Village with stipulations #1 through #3.

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. If repainted, colors will match or be similar to the original structure and others in Cortez Village.
3. If the renovation cost is greater than fifty-percent (50%) of the existing value, a variance for elevation must be obtained prior to renovation activities.

*PLEASE NOTE: Additional stipulations are underlined.*

*Received 7/19/04*