



## Historic Preservation Board October 10, 2022

### **SUBJECT**

ITEMS FOR DISCUSSION

### **Category**

ADVERTISED PUBLIC HEARINGS (Presentation Scheduled)

### **Briefings**

None

### **Contact and/or Presenter Information**

Presenter: Monica Gann, Planner, 941-748-4501 ext. 6862, [monica.gann@mymanatee.org](mailto:monica.gann@mymanatee.org)

Contact: Bobbi Roy, Senior Planning and Zoning Technician, 941-748-4501 ext. 6878, [bobbi.roy@mymanatee.org](mailto:bobbi.roy@mymanatee.org)

### **Action Requested**

No Action Necessary.

### **Enabling/Regulating Authority**

N/A

### **Background Discussion**

1. Open Meeting
2. Administrative Items
3. LDC 346.1 - Certificate of Appropriateness
  - Historic Districts
  - Historic Archaeological Overlay
4. LDC 346.3 - Review Procedures
  - Minor and Major HP applications
    - \*Staff review (CAO Administration Letter)
    - \*Board Level Review
    - \*Secretary of Interior's Standards
    - \*Historic Preservation Briefs (NPS)
5. List of acceptable materials

**Attorney Review**

Not Reviewed (No apparent legal issues)

**Other (if applicable)**

**Reviewing Attorney**

**Instructions to Board Records**

N/A

**Cost and Funds Source Account Number and Name**

N/A

**Amount and Frequency of Recurring Costs**

N/A

# Historic Preservation Board Meeting

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OCTOBER 10, 2022

# Introductions



# Robert's Rules of Order

GUIDING PRINCIPLES

# Board's Responsibilities

# LDC Section 303-Historic Preservation Board

## **303.1. - Purpose and Intent.**

The Historic Preservation Board is established in order to preserve and protect Manatee County's archaeologically and historically significant sites, districts and zones; to encourage historical and archaeological preservation; to identify historic buildings and sites and archaeological sites in Manatee County; and to ensure appropriate preservation, restoration, renovation, development and adaptive reuse of historical buildings and archaeological sites.

## **303.2. - Duties and Powers.**

The Historic Preservation Board, in addition to such other powers, duties and authority as may be set forth elsewhere in this Code, shall have the following powers and duties

A. Maintain and update files of the Manatee County Historic Survey for the purpose of identifying and conserving those sites, districts and zones of special archeological, historic, architectural, or cultural value or interest. In exercising this authority, the Historic Preservation Board shall endeavor to improve and expand the survey with additional sites, documentary information, oral histories, and other such materials as may become available; and to periodically re-evaluate the survey to determine whether changing times and values warrant recognition of new or different areas of significance. The Manatee County Historic Survey shall utilize the format provided by the *Florida Master Site File (FMSF)*, and the Building and Development Services Department shall provide copies of all survey forms to the FMSF.

**B. Recommend properties for designation as historic landmarks, historical and archaeological overlay districts, and historic vista protection areas in accordance with the criteria and procedures specified in this Code for each type of action. Regulate and administer properties as historic landmarks and historic landmark districts.**

C. Participate in, and review nominations of landmarks to, the national register program for Florida to the greatest possible extent, as specified by the 1981 amendments to the National Historic Preservation Act of 1966, as amended, and by regulations and rules drafted pursuant to those amendments by the National Park Service and the Florida State Historic Preservation Office, which encourages such local participation and initiative.

D. Approve or deny Certificates of Appropriateness pursuant to this Code or provide standards for administrative approval of certain Certificates of Appropriateness.

**E. Recommend zoning text or atlas amendments to the Board for referral to the Planning Commission.**

F. Recommend to vary, waive, or supersede provisions of this Code when appropriate as a means of encouraging significant historic preservation.

G. Recommend approval for certificates of transfer of development rights in accordance with procedures set forth by the Board.

H. Make recommendations to the Board concerning the transfer of development rights, facade easements and the imposition of other restrictions, and the negotiations of historical property contracts for the purposes of historic preservation.

I. Maintain a record of archaeologically or historically significant sites, districts or zones within the County and update the record through ongoing historical resources surveys. The County shall provide copies of the current record to the Florida Master Site File (FMSF) and the State Historic Preservation Officer (SHPO).

J. Increase public awareness of the value of historic preservation by developing and participating in public information programs.

**K. Make recommendations to the Board concerning the utilization of grants from Federal and State agencies or private groups and individuals, and utilization of County funds to promote the preservation of archaeologically, historically and aesthetically significant sites, districts and zones.**

L. Evaluate and comment upon decisions of other public agencies affecting the physical development and appearance of archaeologically, historically and aesthetically significant sites, districts and zones.

M. Contact public and private organizations and individuals and endeavor to arrange intervening agreements and/or actions to ensure preservation of archaeologically or historically significant sites, districts and zones for which demolition or destruction is proposed.

**N. Recommend and approve placement of historic markers and plaques and issue recognition to designated historic landmarks, historical and archaeological overlay districts, and historic vista protection areas within Manatee County and those persons, organizations or entities deserving of recognition in the field of archeological, historic or aesthetically significant site preservation.**

O. Advise the Board on all matters related to the use, administration and maintenance of County owned designated historic landmarks, historical and archaeological overlay districts, and historic vista protection areas.

**P. Review and approve all projects and construction requiring Certificates of Appropriateness issued by the Historic Preservation Board pursuant to Section 346.**

Q. Recommend to vary, waive or supersede provisions of this Code, to the appropriate agencies, when appropriate as a means of encouraging significant historic preservation. Request that the appropriate agencies or departments investigate alternative methods so that alterations required by the Florida Building Code, Florida Fire Prevention Code, Florida Americans with Disabilities Accessibility Implementation Act, and state health code are done in a manner to preserve character-defining spaces, features and finishes.

R. Determine, through a resolution, which activities may be approved administratively, without further review by the Historic Preservation Board for certain Certificates of Appropriateness.

S. Review and approve any variance regarding floodplain elevation of structures within a Historical and Archaeological Overlay District, a historic landmark area, property listed on the National Register of Historic Places (listed after 01-01-17) and/or a historic vista protection area.

T. Subject to availability and appropriation of funds and advanced approval by the Board, attend local, state and national information or education meetings, workshops and conferences when such attendance is relevant to the duties of the Historic Preservation Board.

U. Any other function which may be designated by the Board.

The Historic Preservation Board is authorized to exercise the foregoing powers throughout ***unincorporated Manatee County***. The responsibilities assigned to the Historic Preservation Board pursuant to this Section shall be complementary to the Historic Preservation Office of the State of Florida.



### 303.3. - Membership and Meetings.

A. Membership. A Historic Preservation Board is hereby established which shall consist of five (5) members appointed by the Board.

B. Qualifications. Members of the Historic Preservation Board shall be qualified residents in Manatee County who have knowledge of archaeological, historical or architectural development or have deep concern for the preservation, development and enhancement of historic resources in the County. The Historic Preservation Board shall, whenever possible, be composed of professional members from the following disciplines: architecture, history, architectural history, planning, prehistoric and historic archaeology, folklore, cultural anthropology, curation, conservation, landscape architecture, and historic preservation or related disciplines. In the event there are insufficient professionals in the County, lay persons who have demonstrated special interest, experience or knowledge in history, architecture or related disciplines shall comprise the balance of the historic preservation board.

C. Terms of Office. The term of office of the Historic Preservation Board members shall be for four (4) years. Not more than two (2) of such members' terms shall expire in any one (1) year. A member whose term expires shall continue to serve until his or her successor is appointed.

D. Removal from Office. Any member of the Historic Preservation Board may be removed from office, with or without cause, by majority plus one (1) vote of the full membership of the Board following a hearing by the Board. In the event that any member is no longer a qualified elector or is convicted of a felony or any offense involving moral turpitude while in office, the Board shall terminate the appointment of such person as a member of the Historic Preservation Board.

E. Officers. The Historic Preservation Board shall annually elect a Chairman and Vice Chairman from among its members and may create and fill such other offices as necessary. Terms of all offices shall be for one (1) year with eligibility for re-election.

F. Vacancies. Whenever a vacancy occurs on the Historic Preservation Board, the Board shall fill such vacancy for the remainder of the term. The Board shall attempt to appoint new members within sixty (60) days of the date any vacancy, subject to availability of qualified individuals.

G. **Quorum.** Except as provided in this section, no meeting of the Historic Preservation Board shall be called to order, nor shall any business be transacted by the Historic Preservation Board, without a **quorum consisting of at least three (3) members** of the Historic Preservation Board being present. The Chairman shall be considered and counted as a member. When there is no quorum, those members of the Preservation Board who are present may convene for the purposes of continuing a public hearing or scheduling a special meeting.

H. Attendance. Historic Preservation Board members shall be removed from office by the Building and Development Services Director for failure to attend three (3) successive meetings, excluding workshop meetings, or when a member's absences exceed twenty-five (25) percent of all scheduled meetings, including workshop meetings, in a calendar year if the absence is not approved by the Board for cause. Any member who fails to attend a meeting during at least seventy-five (75) percent of the time of the meeting is in session shall be considered not to have attended the meeting,

I. Rules of Procedure. The Historic Preservation Board shall, by majority vote of the entire membership, adopt written rules of procedure as may be necessary for the transaction of its business. In any proceeding deemed quasi-judicial under this Code, the Historic Preservation Board shall adhere to the procedures established pursuant to this Code, and any additional procedures established by resolution by the Board.

J. Disclosure. Applicants for appointment to the Historic Preservation Board shall disclose whether or not they are currently elected or appointed to hold office in any public body or agency including serving on an advisory board.

K. Ethics. Members of the Historic Preservation Board shall be subject to all applicable provisions of F.S. ch. 112, pt. III, regarding ethics for public officers.

L. Regular Meetings. Regular meetings of the Historic Preservation Board shall be held as necessary, ***with at least four (4) meetings annually***. Meetings may be called by the Chairman of the Board, the Chairman of the Historic Preservation Board, a majority of the members of the Historic Preservation Board, a majority of the Board or the County Administrator or his or her designee. *If consideration of a matter is postponed for any reason, the Historic Preservation Board may continue the meeting to a special meeting or reschedule the matter to the next Historic Preservation Board meeting.* The Building and Development Services Department shall notify all Historic Preservation Board members of the date of any continued meeting. A public notice for each Historic Preservation Board meeting shall be advertised in a newspaper of general circulation in Manatee County no less than ten (10) days prior to the date of the public hearing.

M. Public Meetings. All meetings of the Historic Preservation Board shall be public meetings and conducted in accordance with the applicable rules of procedure.

N. Vote. No action of the Historic Preservation Board shall be valid unless authorized by a majority vote of the quorum. The Historic Preservation Board members shall be subject to F.S. ch. 112, pt. III.

O. Appeals. Any aggrieved person, including Manatee County, may file a petition for review of any final decision of the Historic Preservation Board to the Circuit Court (see Appeals section at the end of this chapter).

**P. Staff.** The Building and Development Services Department shall provide staff to the Historic Preservation Board for the performance of its duties and powers. Subject to availability and appropriation of funds, the County may enter into contracts to obtain additional expertise to the Building and Development Services Department in considering national register nominations when a professional discipline is not represented as a member of the Historic Preservation Board.

Q. Clerk. The Clerk of Circuit Court in his or her capacity as Clerk to the Board of County Commissioners shall likewise serve as Clerk to the Historic Preservation Board. The Clerk shall keep minutes of all Historic Preservation Board proceedings, including evidence presented, the name of all witnesses giving testimony, findings of fact by the Historic Preservation Board and the vote of each member, or if absent, or, failing to vote, such fact. The Clerk shall be the custodian of the official record of the Historic Preservation Board and shall keep indexed records of all Resolutions, Certificates of Appropriateness, variances, transactions, findings and determinations.

R. Records. All records of the Historic Preservation Board, including but not limited to historic survey files and rules of procedure, shall be official public records and shall be open to the public in accordance with F.S. ch. 119, pertaining to public records.

# Certified Local Government (CLG) LDC 303.4

A. Responsibilities of the Building and Development Services Department. The Building and Development Services Department shall perform all activities required for compliance with the Certified Local Government Program administered by the State Historic Preservation Officer ("SHPO"). The Building and Development Services Department shall provide written notice to the SHPO the next business day following the approval of any new historic landmark designation or alteration of any existing historic landmark designation. The Building and Development Services Department shall provide written notice to the SHPO no later than thirty (30) calendar days after any of the following events:

- 1.Changes in Historic Preservation Board membership.
- 2.Amendment of regulations governing the Historic Preservation Board; provided, however, that the SHPO shall review and approve any amendments prior to adoption by the Historic Preservation Board.

B. Reporting. The Building and Development Services Department shall provide duplicates of all documents to the SHPO and maintain written records verifying receipt of documents by the SHPO.

- 1.The Building and Development Services Department shall submit advance written notice of each Historic Preservation Board meeting to the SHPO at least thirty (30) calendar days before each meeting.
- 2.The Building and Development Services Department shall submit proposed amendments to any ordinance governing the Historic Preservation Board to the SHPO at least thirty (30) calendar days before the meeting at which such amendments will be considered; provided, however, that no amendments shall be adopted by the Historic Preservation Board until after the SHPO has reviewed and approved such amendments.
- 3.The Building and Development Services Department shall submit draft minutes of each Historic Preservation Board meeting to the SHPO no later than thirty (30) calendar days after each meeting.
- 4.The Building and Development Services Department shall submit approved minutes of each Historic Preservation Board meeting to the SHPO no later than thirty (30) calendar days after each meeting at which such minutes were approved.
- 5.The Building and Development Services Department shall submit written records of attendance by Historic Preservation Board members at each Historic Preservation Board meeting to the SHPO no later than thirty (30) calendar days after each meeting.
- 6.The Building and Development Services Department shall submit written records of attendance by the public at each Historic Preservation Board meeting to the SHPO no later than thirty (30) calendar days after each meeting.
- 7.The Building and Development Services Department shall submit an annual written report to the SHPO no later than November 1 of each year covering the time period from the previous October 1 through September 30. The annual report shall include the following information:
  - a. A copy of the rules of procedure for the Historic Preservation Board;
  - b. A copy of the historic preservation ordinance;
  - c. Resumes of all Historic Preservation Board members;
  - d. Changes to the membership of the Historic Preservation Board;
  - e. The total number of projects reviewed by the Historic Preservation Board;
  - f. A review of survey and inventory activity with a description of the system used;
  - **g. New historic landmark designations;**
  - **h. New listings on the National Register of Historic Places; and**
  - i. A report of all grant assisted activities.

# Certificate of Appropriateness (COA) LDC 346.1

No person may *remove, relocate, alter, restore, renovate, demolish, destroy, excavate or build* on a historic landmark, property listed with the National Register of Historic Places (listed after 01-01-17), in a historical and archaeological overlay district or in a historic vista protection area without first obtaining a certificate of appropriateness. The following are the specific activities requiring a certificate of appropriateness in each designated district:

- A. Whitfield Estates Historical and Archaeological Overlay District. The removal, relocation, alteration, restoration, or renovation that includes a change in exterior facade materials; the demolition or construction on any site that contains a principal building built prior to 1932.
- B. Terra Ceia Historical and Archaeological Overlay District. The removal, relocation, alteration, restoration or renovation that includes a change in exterior facade materials; the destruction of any exterior portion of a building built prior to 1942; or the construction of any waterfront structure in excess of two hundred (200) square feet in area.
- C. **Cortez Fishing Village** Historical and Archaeological Overlay District. The removal, relocation, alteration, restoration, renovation, destruction or building of any structure or the excavation of any site, except for mobile homes and recreational vehicles located in the Cortez Trailer Park. (LDC 901)

# LDC 346.3 Review Procedures

**Criteria for Board review:** In approving or denying applications for certificates of appropriateness for alterations, new construction, demolition or relocation, the Historic Preservation Board shall consider:

1. The **relationship between such work and other structures** in the landmark Historical and Archaeological Overlay District, property listed with the National Register of Historic Places (listed after 01-01-17), in a historic vista protection area or on the historic landmark;
2. The **effect of the proposed work** on the Historical and Archaeological Overlay District, property listed on the National Register of Historic Places (listed after 01-01-17), in a historic vista protection area or historic landmark upon which such work is to be done;
3. The **extent to** which the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture, materials and color of the historic or archaeological landmark will be affected;
4. Whether the denial of a certificate of appropriateness would deprive the property owner of reasonable beneficial use of his property; and
5. Whether the plans may be reasonably carried out by the applicant.

Type of Review  
LDC 346.4  
Board Level

Additions: more than 10% of existing building square footage

Carport: additions or enclosures

Deck, patio, or pergola: with structure (with a roof and/or screened in)

Demolition

Garages: if opening changes

Exterior walls, roofs, windows: changing materials

Relocation of historic building or non-historic in a historic overlay

**Cortez Historic District: LDC 901**

Excavation

New construction on a vacant lot. If demolition and rebuilding both plans are required.

## Staff Level

Repair and/or replacement with like materials.

The proposed activities do not change the structural integrity of a building or places in a way that does not distract from its historical significance.

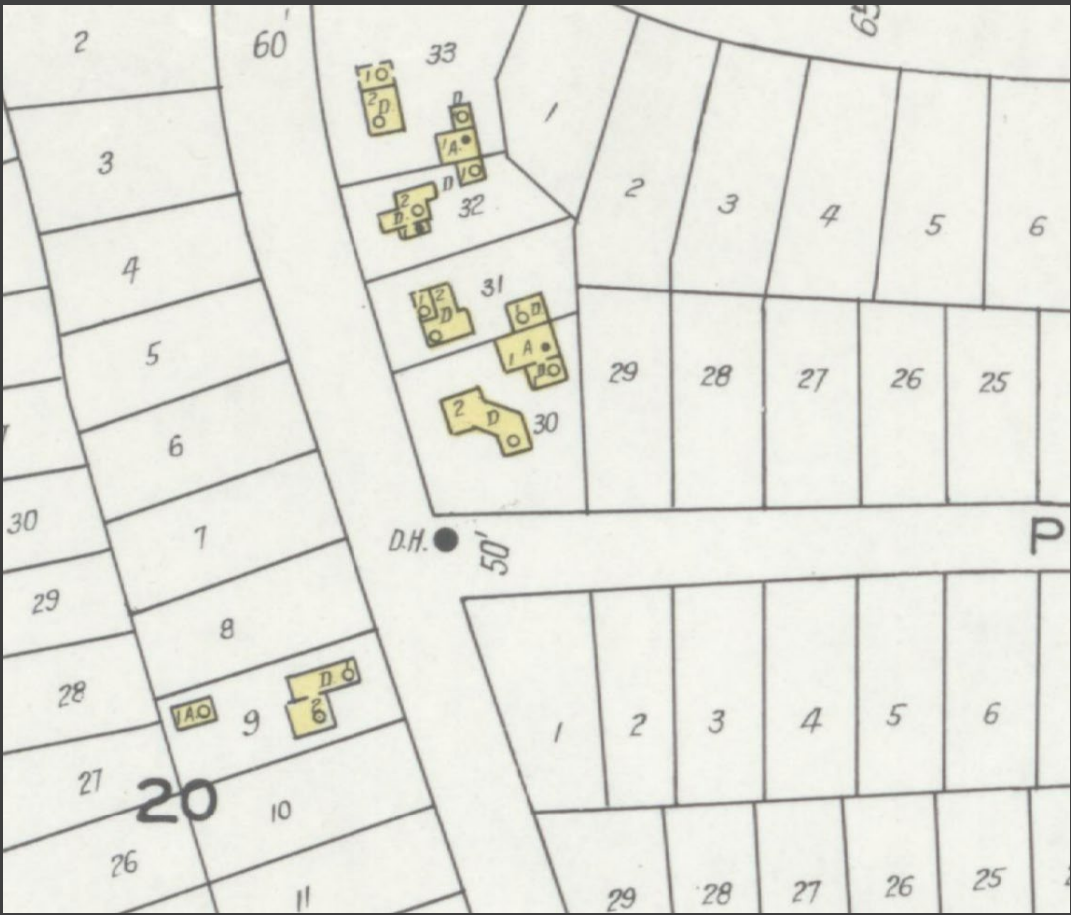
Proposed activities do not destroy or significantly alter historic craftsmanship/materials.

Proposed activities do not distract, by location, design, setting, materials, workmanship, height, mass, feeling or association from the district's sense of time and place, historical development or integrity of its architectural features and spaces.

# Sanborn Fire Insurance Map Jan-1929

## Sarasota, Manatee County

### Whitfield Estates, sheet 23





# Property Cards-Archives Library

76778

○ 69

3 35 16 .13 B1-4 1  
 S½ OF SW¼ OF LOT 1 SUB OF LDF 3 U 5  
 P-62

TYPE OF PROP. Res. 45222  
 NAME \_\_\_\_\_  
 BY B.L. \_\_\_\_\_  
 DATE APPRAISED 5/4/61

NOTES

	1963	1969	1982	196
LAND	<del>540</del>	<del>610</del>	610	
BLDG.	<del>2600</del>	<del>2950</del>	3160	
TOTAL	<del>3120</del>	<del>3560</del>	3770	
LAND	196	196	196	196
BLDG.				
TOTAL				

4419 123 RD St. Cr. W.

# Florida's Master Site File

## HISTORY

ARCHITECT: F \_\_\_\_\_ M \_\_\_\_\_ L \_\_\_\_\_  
 BUILDER: F \_\_\_\_\_ M \_\_\_\_\_ L \_\_\_\_\_  
 CONST DATE pre 1920 CIRCA C RESTORATION DATE(S): \_\_\_\_\_  
 MODIFICATION DATE(S): North addition pre: 1960  
 MOVE: DATE \_\_\_\_\_ ORIG LOCATION \_\_\_\_\_  
 ORIGINAL USE(S) Private Residence  
 PRESENT USE(S) Store Grocery w/residence

## DESCRIPTION

STYLE Frame Vernacular  
 PLAN: EXTERIOR Main block N.W. wing  
 INTERIOR \_\_\_\_\_  
 NO.: STORIES \_\_\_\_\_ OUTBLDGS \_\_\_\_\_ PORCHES \_\_\_\_\_ DORMERS \_\_\_\_\_  
 STRUCTURAL SYSTEM(S) Balloon Wood Frame  
 EXTERIOR FABRIC(S) Drop Siding  
 FOUNDATION: TYPE Piers MATLS Concrete  
 INFILL \_\_\_\_\_  
 PORCHES Pedimented entrance portico  
 ROOF: TYPE Gable SURFACING V-crimp metal  
 SECONDARY STRUCS. \_\_\_\_\_  
 CHIMNEY: NO \_\_\_\_\_ MTLs \_\_\_\_\_ LOCNS \_\_\_\_\_  
 WINDOWS Single hung sash 2/2

CORTEZ HISTORIC DISTRICT Name of Property		MANATEE CO., FLORIDA County and State
<b>5. Statement of Significance</b>		
<b>Applicable National Register Criteria</b> (Mark "X" in one or more boxes for the criteria qualifying the property for National Register listing.)		<b>Area of Significance</b> (Enter categories from instructions)
<input checked="" type="checkbox"/> A Property is associated with events that have made a significant contribution to the broad patterns of our history.		<input checked="" type="checkbox"/> EXPLORATION/SETTLEMENT
<input type="checkbox"/> B Property is associated with the lives of persons significant in our past.		<input type="checkbox"/> COMMERCE
<input type="checkbox"/> C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.		<input type="checkbox"/> ARCHITECTURE
<input type="checkbox"/> D Property has yielded, or is likely to yield, information important in prehistory or history.		<input type="checkbox"/> MARITIME HISTORY
<b>Criteria Considerations</b> (Mark "X" in all the boxes that apply.)		<b>Period of Significance</b>
Property is:		<u>1889-1944</u>
<input checked="" type="checkbox"/> A owned by a religious institution or used for religious purposes.		<b>Significant Dates</b>
<input type="checkbox"/> B removed from its original location.		
<input type="checkbox"/> C a birthplace or grave.		<b>Significant Person</b> (Complete if Criterion B is marked above)
<input type="checkbox"/> D a cemetery.		<u>N/A</u>
<input type="checkbox"/> E a reconstructed building, object, or structure.		<b>Cultural Affiliation</b>
<input type="checkbox"/> F a commemorative property.		<u>N/A</u>
<input type="checkbox"/> G less than 50 years of age or achieved significance within the past 50 years.		<b>Architect/Builder</b>
<b>Narrative Statement of Significance</b> (Explain the significance of the property on one or more continuation sheets.)		
<b>6. Major Bibliographical References</b>		
Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.		
<b>Bibliography</b>	<b>Primary location of additional data:</b>	
Previous documentation on file (NPS):	<input type="checkbox"/> State Historic Preservation Office	
<input type="checkbox"/> preliminary determination of individual listing (36 CFR 67) has been requested	<input type="checkbox"/> Other State agency	
<input type="checkbox"/> previously listed in the National Register	<input type="checkbox"/> Federal agency	
<input type="checkbox"/> previously determined eligible by the National Register	<input type="checkbox"/> Local government	
<input type="checkbox"/> designated a National Historic Landmark	<input type="checkbox"/> University	
<input type="checkbox"/> recorded by Historic American Buildings Survey	<input type="checkbox"/> Other	
	Name of repository:	

# National Register Nomination Form

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section number 7, Page 1

**RECEIVED 413**  
FEB 15 1985

**SUMMARY**

The Cortez Historic District encompasses the historic residential and commercial resources of the small village of Cortez, in Manatee County. The buildings in the district date from 1889 to 1944 and include houses, a church, stores, and 2 schools. The district also includes structures associated with the primary economic resource of this community on Sarasota Bay, the historic fishing industry. The district is composed of 97 contributing buildings and structures (718) and 39 non-contributing buildings (298).

**SETTING**

The fishing village of Cortez, Florida is located on the tip of a long narrow peninsula (approximately 2.5 miles long and less than 3/4 mile wide) traditionally known as Hunter's Point. Fishermen were attracted to the sheltered harbor of this location. This harbor, the Cortez waterfront, is at the northern tip of Sarasota Bay, on the south side of Hunter's Point and east of Anna Maria Island (see Site Plan 1). Both Hunter's Point and Anna Maria Island offered protection from the winds and waters of the sometimes violent Gulf of Mexico. The fishermen were, however, within easy reach of Sarasota Bay, the Gulf of Mexico, Tampa Bay, and the Manatee River.

From its earliest days Cortez was a rural, semi-isolated fishing community and was more often reached by water than by land. Bradenton, the Manatee county seat, is seven miles east of Cortez. The road running the length of the peninsula, Cortez Road (SR 684), is one of only two highways connecting Anna Maria Island and the Gulf beaches to Bradenton. A wooden bridge connecting Cortez and Anna Maria Island was built in 1922 and was replaced in 1957 with a modern steel and concrete bridge.

By the late 1950s Cortez found itself being gradually surrounded by Bradenton's growing suburbs. A subsequent building boom on Anna Maria Island contributed to the urbanization of Cortez, along with the creation of a public water and sewer system in 1964. The village is increasingly surrounded by tourist-oriented developments, but as yet, has not suffered the invasion of condominiums.

# Review Process

Land Development Codes

Design Guidelines

Secretary of Interior's Standards

Historic Preservation Briefs

# List of Materials and alternatives

## Exterior Walls:

- Wood-stucco-brick
- No vinyl siding (unless it already exists)

## Foundations:

- Open pier systems with brick or concrete piers

## Doors:

- Wood-glass-clad wood-steel
- No vinyl doors and sliding door for front entrances

## Windows:

- Maintain original window configuration (interior of Secretary's Standards)

## Shutters:

- Wood

## Porches, porticos, decks, balconies

- Wood

## Roofs:

- Metal v-crimp
- Tile
- Wood (alternative option)
- Asphalt shingles (If already exists)

Thank You