

**MANATEE COUNTY HISTORIC PRESERVATION BOARD
REGULAR MEETING
COUNTY ADMINISTRATIVE CENTER
1112 Manatee Avenue West
Bradenton, Florida
February 20, 2026**

Present were:

Stephen Rees, Jr., Chairman
Albert Keown, Vice-Chairman
Thomas Baldwin
Cathy Slusser

Absent was:

Philip Travis

Also present was:

Kate Welch, Assistant County Attorney
Barney Salmon, Senior Planner
James Rigo, Planning Section Manager
Vicki Tessmer, Board Records Supervisor, Clerk of the Circuit Court

All witnesses and staff giving testimony were duly sworn.

Chairman Rees called the meeting to order at 3:14 p.m.

Board members introduced themselves.

PLEDGE OF ALLEGIANCE

Chairman Rees led the Pledge of Allegiance.

CITIZEN COMMENTS

There being no citizen comment, Chairman Rees closed citizen comment.

AGENDA AND NOTICES OF PUBLIC MEETING

HO20260220DOC001

1. **CERTIFICATE OF APPROPRIATENESS (COA) – COA-25-04**

A duly advertised public hearing was held to consider adoption of Certificate of Appropriateness COA-25-04.



James Rigo, Planning Section Manager, announced the staff report and the COA, were updated, without the stipulations.



Barney Salmon, Senior Planner, distributed a letter of support from the Cortez Historical Society and used a slide presentation to note the home is pictured in the Land Development Code (LDC), and used a slide presentation to review the request to restore the second story balcony and open up the crawl space to allow ventilation under the house. The balcony is in the front of the house on the second floor. The crawl space allows ventilation under the house and located strategically around all sides of the house for property located at 4432 124th Street West, Cortez. These spaces are very common to allow ventilation, both cooling and heating the home, and elimination of potential mold in the Florida climate. He continued the slides to review the location, zoning, Future Land Use, the Historic Building Code, Secretary of the Interior's Standards and Guidelines for

Rehabilitation, COA review in the LDC Section 364.4, the ventilation is life/safety issue, criteria for Board Review, all standards are met and the home is listed on the National Register of Historic Places and on Florida's Master Site File, these improvements will restore the home to its original state, the existing vents were closed in except in the front, future elevation, and 1921 hurricane damage.

 Brian Retus, applicant, noted there is a door in the middle of the upstairs that currently goes nowhere.

 There being no citizen comment, Chairman Rees closed citizen comment.

 Mr. Salmon provided further history of the house.

 Discussion ensued that the architecture and ventilation are appropriate for the style of the home.

 After consideration of comments made, the staff report, and evidence presented during the review of this matter, and finding this request to be consistent and in compliance with the applicable standards for review in the Manatee County Land Development Code, Member Slusser moved to approve the Certificate of Appropriateness, COA-25-04, to allow the construction of the second story balcony and ventilation around the perimeter of the residence on the subject parcel. The motion was seconded by Member Baldwin, and carried 4-0, with Member Travis absent. HO20260220DOC002
Member Baldwin introduced himself.

MEMBER COMMENTS

Member Slusser questioned if the Historic Preservation Board would have input regarding the potential cruise port since Terra Ceia has a historic overlay district.

Vicki Tessmer, Deputy Clerk, administered the Oath of Office to Member Baldwin.

 The public hearing was re-opened to verify the motion with Member Baldwin being sworn in.

Member Keown questioned the schedule for hearings for the Historic Preservation Board.

Mr. Rigo responded the intent is to have the meetings quarterly.

Member Slusser noted there are dates she will not be able to attend meetings in person, but can via Zoom.

CITIZEN COMMENT

There being no citizen comment, Chairman Rees closed citizen comment.

4. ADJOURN

There being no further business, Chairman Rees adjourned the meeting at 3:38 p.m.

Minutes Approved: June 18, 2026