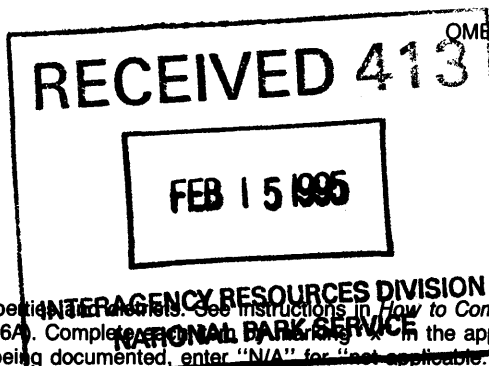


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name CORTEZ HISTORIC DISTRICT

other names/site number _____

2. Location

street & number Bounded by Cortez Road, 119th Street West, Sarasota Bay, and 124th Street Court West not for publication

city or town Tallahassee vicinity

state Florida code FL county Manatee code 081 zip code 34210

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Suzanne P. Walker / Deputy SHPO 2/8/95
Signature of certifying official/Title Date

Florida State Historic Preservation Officer, Division of Historical Resources
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register.
 See continuation sheet.
- determined eligible for the National Register.
 See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

Edson B. Beall Signature of the Keeper Entered in the National Register Date of Action 3/16/95

5. Classification

Ownership of Property
(Check as many boxes as apply)

Category of Property
(Check only one box)

Number of Resources within Property
(Do not include previously listed resources in the count.)

- private
- public-local
- public-State
- public-Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
94	39	buildings
0	0	sites
3	0	structures
0	0	objects
97	39	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

Number of contributing resources previously listed in the National Register

N/A

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Current Functions
(Enter categories from instructions)

DOMESTIC/ Single Dwelling
Secondary Structure

DOMESTIC/ Single Dwelling
Secondary Structure

EDUCATION/ School
RELIGION/ Religious Facility

RELIGION/ Religious Facility

AGRICULTURE/SUBSISTENCE/ Processing

AGRICULTURE/SUBSISTENCE/ Processing

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

Vernacular

foundation concrete pier; cypress pier

walls WOOD/ clapboard

STUCCO

roof Asphalt

other _____

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- 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.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Areas of Significance

(Enter categories from instructions)

EXPLORATION/SETTLEMENT

COMMERCE

ARCHITECTURE

MARITIME HISTORY

Period of Significance

1889-1944

Significant Dates

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

10. Geographical Data

Acreeage of Property Approx. 25 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1	17	333250	3039340
Zone	Easting	Northing	
2	17	333940	3039340

3	17	333950	3038970
Zone	Easting	Northing	
4	17	333280	3038990

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Dr. Mary Fulford Green/ Sherry Piland, Historic Sites Specialist

organization Bureau of Historic Preservation date February 1995

street & number R. A. Gray Bldg., 500 S. Bronough telephone (904) 487-2333

city or town Tallahassee state Fl. zip code 32399-2350

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

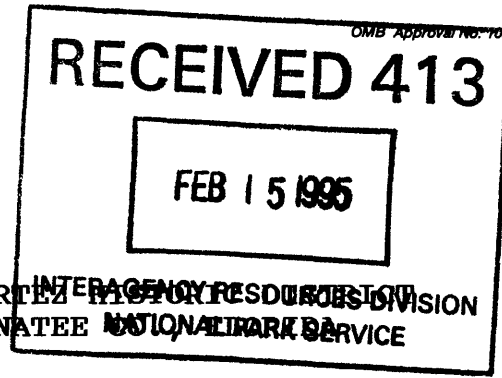
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1



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 (71%) and 39 non-contributing buildings (29%).

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.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

**CORTEZ HISTORIC DISTRICT
MANATEE CO., FLORIDA**

Section number 7 Page 2

The village is laid out in a grid pattern, with 45th Avenue West bisecting it from east to west. Almost all the other streets have a north/south orientation. The historic district is contained in an area of approximately 25 acres. The south edge of the district is defined by the harbor. The major highway leading from Bradenton to Anna Maria Island, Cortez Road (44th Avenue West), is the north edge of the district. The east boundary is 119th Street West; 124th Street Court West is the west boundary. The original settlers of Cortez purchased large tracts of land. Over the years those parcels have been subdivided, usually among family members, into lots of varying size and shape. There are no standard building set-backs.

Several of the streets in Cortez are lined with mature Royal palms (photo 1). Lush tropical vegetation forms an important element of the setting and includes hibiscus, crotons, mangroves, mangos, sea grapes, and large oaks. Salt breezes, warm weather, pelicans, sea gulls, and wild parrots are also natural elements of the district. In Cortez yards provided more than a place to be beautified with gardens, trees and shrubs. They were often utilized as work space for the fishermen where net mending, net hanging and boat repair took place. Some yards have constructions resembling clotheslines for net hanging and building (photo 2). Since different nets were used at different times of the year, unused net was stored in sheds or in covered piles. Different boats were also used in different seasons, and boats were stored in yards (photo 3). Garages and other small outbuildings are common. In addition, three water storage tanks are still in existence in the village. Before a modern water system was acquired in the mid-1960s these tanks were used to collect rainwater for household use. These were constructed of cypress (photo 4) or metal (photo 5).

ARCHITECTURAL DESCRIPTION

Early photographs show that structures were built along the Cortez waterfront and projected over the tidal flats on stilt and pier foundations (photo 6). That early frame construction was destroyed by the hurricane of 1921. By World War II much of the harbor had been bulkheaded.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

**CORTEZ HISTORIC DISTRICT
MANATEE CO., FLORIDA**

Section number 7 Page 3

RESIDENCES

The vast majority of residences in the Cortez Historic district are of frame construction with clapboard exterior siding. Most are one-story, although a few of the earlier structures are two-story. Most have gable roofs. A few have pyramidal or cross-gable roofs. Roofs are most often covered with metal or asphalt shingles. Most of the houses have simple square or rectangular plans and rest on cypress piers, creosote-treated wood pilings, or concrete pier foundations. Most of the houses have front porches, although many of these have been enclosed. Among the residential types (defined in Item 8) are the following:

Pyramidal Cottage

An excellent example of this type is the 1925 residence of E. N. and Mary Green at 12003 45th Avenue West (photo 7). The pyramidal roof is sheathed in metal and is pierced on the main (south) facade by a small shed roofed dormer. The house at 12007 45th Avenue West has a steeper pyramidal roof profile (photo 8). It was built ca. 1915. Asphalt roll siding has been placed over the original clapboard exterior.

One of the most sophisticated designs in the village is the two-story Alva Taylor house at 4432 124th Street West (photo 9), built in 1920. The pyramidal roof is pierced on the main (east) facade by a hip roofed dormer and a small balconet is centrally located on the second floor. A low hip roofed porch extends across the main facade.

Front Gable

The residence at 4415 123rd Street Court West, the Henry Norman house, exemplifies this type (photo 10). The small rectangular structure was built ca. 1913. It has board and batten walls and a porch extending across the facade. The low hipped porch roof, with exposed rafters, is supported by battered wood piers.

The residence at 4420 119th Street West is a simple, unadorned example of this type (photo 11). The rectangular

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

CORTEZ HISTORIC DISTRICT
MANATEE CO., FLORIDA

Section number 7 Page 4

structure with a central entrance has weatherboard siding and a metal roof. It was built in 1918.

The residence at 12123 45th Avenue West, built in 1930, is a typical example of the front gable house type (photo 12). The gable roof has a fairly low profile and the ridge of the roof runs perpendicular to the street. A porch extends across the main (south) facade. The gable roof of the porch, set slightly lower than the main roof, has the same profile.

The Walton ("Tink") Fulford house at 4527 123rd Street West is another good example of the front gable house type (photo 13). Built in 1926, it rests on creosote treated pilings. The porch across the main facade has been enclosed.

Side Gable

The Nate Fulford residence, 12207 45th Avenue West, illustrates the characteristics of the side gable house type (photo 14). The ridge of the gable roof runs parallel to the street. The entrance of this 1894 residence is centrally located on the long wall of the house, on the south facade. An open porch extends across the main facade and wood posts support the low shed roof of the porch. The house rests on wood piers.

A two-story example of this type is seen at 4404 123rd Street Court West, the Julius Mora house, built in 1913 (photo 15). This house has an unusual recessed central entrance. A one-story kitchen wing extends at the rear.

Cross-Gable

A representative of the cross-gable house type is the Harry and Margaret Taylor house at 4412 123rd Street West (photo 16). The front section of the house has a front facing gable roof. This intersects with a rear section running perpendicular. A shed roofed extension is placed across the rear elevation. The house was built in 1933.

All the Cortez houses do not fit into this simple classification scheme. The oldest house in the village is more

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

**CORTEZ HISTORIC DISTRICT
MANATEE CO., FLORIDA**

Section number 7 Page 5

elaborate than these basic house forms. The Captain Billy Fulford residence at 4507 123rd Street West was built in 1889 (photo 17). This two-story dwelling has a steep hip roof, a two-tiered porch across the facade, turned porch posts, and decorative wood shingles above the first floor porch.

An unusual and non-traditional residence is the Buford Crain house at 12100 46th Avenue West (photo 18). This structure was built between 1915 and 1920 as a house boat with a cypress tray bottom. It is now secured to the shoreline and modified, and serves as a floating residence.

COMMERCIAL STRUCTURES

Cortez has few remaining commercial structures. Most have been converted to residences. In 1926 Cortez acquired its first filling station when Cammie Williams erected a two-story commercial building at 4403 124th Street West (photo 19) and placed a gas pump outside. The first floor had a pool table and a sundries section. Living quarters were on the second floor. The Parent Grocery was housed in the building at 4523 124th Street West, built in 1935 (photo 20). The double entry doors are recessed in a small porch at the south end of the building. The north half of the facade is sheathed with wood shingles; corrugated metal panels veneers the remainder of the building. The rear of the building originally contained living quarters.

FISHING-RELATED STRUCTURES

Fish Houses

Fish houses were built to process and market the catch. In Cortez fish houses were located along the waterfront, facing south. Docks extended from this side where fishing boats could unload their catch. On the landward side were accommodations for loading fish into trucks. The building generally consisted of an open central passage with side rooms containing an office and freezer or cooler. The breezeway functioned as a processing area and a connection between the boat area and the truck area. Fish houses traditionally functioned much in the manner of a town square, where fishermen met regularly, relayed news, and swapped stories. The basic fish house characteristics can be seen in the

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

**CORTEZ HISTORIC DISTRICT
MANATEE CO., FLORIDA**

Section number 7 Page 6

Fulford Fish House, 4531 123rd Street West, built in 1940 (photo 21). This is the only remaining historic fish house in Cortez.

Net Camps

Net Camps are small, single story buildings. Some were sited on land at the water's edge; some adjoined land on one side and extended over water on the other side; others were stilted over the water. The buildings were frame and often had wrap-around porches. The buildings sited over the water were often accessed by a system of elevated piers. They were usually surrounded by net spreads, made of pine poles, 4-5 inches in diameter, nailed together to create a framing over which lined cotton nets were spread to dry. The introduction of synthetics in the 1950s made these devices unnecessary. Anecdotes suggest that the net camps were a place where villagers gathered, children played, and young lovers sought privacy. Only one Cortez net camp survives in its original site. The Johns-Capo net camp is located approximately 200 yards off shore, just outside the district boundaries. This 1935 frame building with board and batten siding, has lost its integrity through severe deterioration.

The Fulford Net Camp, 4527 123rd Street West (rear B), was also built in 1935 (photo 22). It was originally located over the water just south of its present location, but within a short period of time was moved to the shore for use as a garage. It later was used as a residence.

Public Buildings

The first school in Cortez, at 12016 45th Avenue West, was erected in 1895 (photo 23). This simple rectangular building has board and batten wood siding. It rests on creosote treated wood piling and has a metal gable roof. In form and materials it resembles the earliest Cortez residences. A new school was built in 1912. Located at 4415 119th Street West, it has a recessed central entrance sheltered by a shaped portico (photo 24). The portico is defined by classically-inspired wood piers. The brick exterior was covered with stucco in the early 1960s. Otherwise, the building retains its original floor plan, architectural detailing and character.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

**CORTEZ HISTORIC DISTRICT
MANATEE CO., FLORIDA**

Section number 7 Page 7

The only historic church structure remaining in Cortez is the Church of God at 4511 124th Street West (photo 25). This ca. 1915 building is a simple rectangular frame structure with a front-facing gable roof. A small gabled projection shelters the entrance. The side walls are fenestrated with 2/2 sash windows.

A small tabby jail was built for the village in 1912 (Photo 26). The simple one-story structure is located at 4415 124th Street Court West (Rear B). The building has a low hip roof with exposed rafters. Tabby is a unique masonry technique utilizing a mixture of shells and lime (photo 27). After the mixture is poured into a frame and hardens, the walls are covered with a layer of stucco or plaster.

MOVED BUILDINGS

Salvaging building materials for reuse, adapting buildings to new purposes, and moving buildings seems to have been an integral part of the Cortez community ethic. This attitude stems, at least partially, from a tradition of using materials from shipwrecks or hurricane salvage, a tradition of frugality, and a dislike of wastefulness. People with few means in remote places did not waste good materials. In Cortez, adaptive reuse of structures has been the norm throughout the historical period. Most moved buildings in Cortez were simply moved from location in the village to another. Several buildings were moved from the waterfront. A few were moved in from nearby communities, such as Bradenton.

ALTERATIONS

Many of the houses in Cortez have been occupied by several generations of the same family. Changes to the houses are often reflections not only of the growth in family size, but the incorporation of modern amenities such as air conditioning. Porches are common features. Once open or screened, they have often been enclosed to provide additional living space. Weathered exterior siding has often been covered by aluminum, vinyl or asbestos siding. These alterations are generally reversible, and for the most part have not changed the general form of the building.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

**CORTEZ HISTORIC DISTRICT
MANATEE CO., FLORIDA**

Section number 7 Page 8

Structures that are close to the water front are subject to the effects of wind and salt water and undergo fairly rapid deterioration. The exterior fabric of these structures is routinely replaced on an on-going basis, usually in like materials.

NON-CONTRIBUTING BUILDINGS

Buildings within the historic district that are considered non-contributing are those built since 1944 and those earlier buildings that have been altered to the extent that their original architectural form and/or character has been lost.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

CORTEZ HISTORIC DISTRICT
MANATEE CO., FLORIDA

Section number 7 Page 9

CONTRIBUTING PROPERTIES

<u>Address</u>	<u>Use/Name</u>	<u>Date</u>
<u>45th Ave. West</u>		
11904	Luther McDonald residence	1920 [moved 1930]
11904 (rear)	garage	c.1930
11916	Bonnell residence	1930
11916 1/2	Walter Bell residence	1940
12002	Albert Few residence	c.1909
12002 (rear A)	water tank	c.1910
12002 (rear B)	garage	c.1910
12003	E. N. Green residence	1925
12003 rear	garage	c.1925
12004	residence	1925
12005	Fulford boarding house	1925 [moved 1960s]
12007	Richard residence	1910-15
12006	residence	c.1930
12008	residence	1935
12016	school	1895
12115	Bell residence	1926
12115 rear	garage	c.1926
12118	McBride residence	1941
12119	Curtis Johns residence	c.1910
12120	Newman residence	1930
12123	residence	1930[moved 1940s]
12203 rear	water tank	c.1930
12204	Rowland residence	1928[moved 1944]
12207	Nathan Fulford residence	1894-95
12408	Paul Taylor residence	1911
12408 rear	garage	c.1920
<u>45th Ave. Drive West</u>		
12103	Warren Wilson residence	c.1940
12204	Ralph Fulford residence	1944
<u>46th Ave. West</u>		
12100	Crain Boathouse	1915-20 [moved 1920]
12120	Gray Fulford residence	1926 [moved 1935]
12304	Neriah Taylor residence	1922

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

CORTEZ HISTORIC DISTRICT
MANATEE CO., FLORIDA

Section number 7 Page 10

119th St. West

4415	School	1912
4420	R. L. Gutherie residence	1918

121st St. West

4515	James Jones residence	1930 [moved c. 1941]
4515 (rear A)	privy	c.1941
4515 (rear B)	storage	c 1941

121st St. Court West

4512	Harry Halbert residence	c.1909
4512 rear	garage	c.1910
4516	Mamie Fulford residence	1921-22
4516 (rear)	residence	1920 [moved 1985]
4519	residence.	1920
4519 (rear)	garage	1920s
12116	Goose Culbreath residence	1920 [moved c.1940]

123rd St. West

4412	Harry Taylor residence	1933
4418	Nash Pringle residence	1911
4418 rear	garage	c.1920
4427	Marvin "Hal" Culbreath residence	1930 [moved 1935]
4436	Marvin Carver residence	1941
4436 rear	garage	c.1941
4440	O. K. Drymond residence	1939
4506	Raymond Guthrie residence	1910
4506 rear A	garage	c.1915
4506 rear B	water tank	c.1915
4507	Capt. Billy Fulford res.	1889
4511	Charles Lewis residence	1920
4511 rear	garage/apt	c.1940s
4512	Gilbert Mora residence	c.1940 [moved 1945]
4515	Letha Fulford residence	c.1920
4515 rear	garage	c.1920
4527	Walton (Tink) Fulford res.	1926

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

CORTEZ HISTORIC DISTRICT
MANATEE CO., FLORIDA

Section number 7 Page 11

4527 rear	garage	c.1926
4527 B	net camp/residence	1935 (moved 1935)
4531	Fulford Fish House	1940

123rd St. Court West

4404	Julius Mora residence	1913
4407	John. Taylor residence	1937
4408	Mitthe Kight residence	c.1920 [moved c.1930]
4408 rear	garage	c.1930
4415	Henry Norman residence	c.1912
4416	Albert Mora residence	1934
4416 rear	garage	c.1935
4419	Mitchell Store/residence	c.1910
4420	Gene Fulford residence	1937
4518	Bill Guthrie residence	1915[moved 1921]
4518 rear	storage building	c.1925

124th St. West

4403	commercial building	1926
4415	Joe Fulford residence	1910-15
4415 rear	storage building	c.1930
4423	residence	1925
4423 rear	garage/apt.	c.1940s
4432	Alva Taylor residence	1920
4439	Charles Guthrie residence	c.1929
4439 rear A	garage	c.1930
4504	Les Guthrie residence	1930
4511	Church of God	1922
4512	Bill Guthrie residence	1915[moved 1920s]
4515	church parsonage	1920
4519	Lemuel Pringle residence	1915 [alt. 1937]
4523	Parent's Grocery	1935

124th St. Court West

4415	John Austin residence	1916
4415 rear A	garage	c.1920
4415 Rear B	jail	c. 1912
4416	Edgar Green residence	1925[moved 1930]

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

CORTEZ HISTORIC DISTRICT
MANATEE CO., FLORIDA

Section number 7 Page 12

4416 rear	garage	c.1930
4418	Neriah Taylor, Jr. res.	1930
4418 rear	garage	c.1930
4428	residence	c. 1942
4511	residence	1918

NON-CONTRIBUTING PROPERTIES

45th Ave. West

11907	residence	1949 [alt. 1970]
11915	Bernard Capo residence	1910 [alt. 1950s]
11918 A	duplex	1980
11918 B	duplex	1980s
11919	Ernest Buck residence	1910-20 [alt.1950s]
12010	Few Jr. residence	1970
12102	residence	1955
12106	residence	1970s
12118 rear	storage	late 1940s
12124	Chas. Culbreath res.	1920 [alt.]
12203	garage/apt.	1940s
12205	apartment	c. 1941 [alt./move 1986]
12312	duplex	c. 1970
12323	res./apt.	c.1920s [add 1950]

45th Ave Drive West

12119	Wade Lewis residence	1970s
12101	residence	1970s
12118	residence	late 1940s
12118 rear	garage	late 1940s
12124	Ida Wilson residence	1944-45 [add./ alt. 1974]
12124 A	garage	c.1950
12124 B	Boat Shop	c.1960

121st St. Court West

4515	Garner residence	1940s
------	------------------	-------

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

**CORTEZ HISTORIC DISTRICT
MANATEE CO., FLORIDA**

Section number 7 Page 13

123rd St. West

4512	garage/apt.	c.1950
4523	Fulford residence	1907 [alt. 1974]
4527 A	Fulford Fish House shed	1964

123rd St. Court West

4423	Bonnell residence	1950
4424	residence	c.1910 [alt. 1960]
4424 rear	garage	c.1920
4425	residence	c. 1970
4425 rear	garage	c.1970
4506	residence	1950
4511	McCoy residence	c.1945

124th St. West

4411	residence	c. 1970
4424	Dick Posey residence	c.1929 [alt]
4435	residence	1970
4506	residence	c.1970
4507	residence	c.1970
4511 A rear	Church of God classrooms	1970s

124th St. Court West

4427	res. (orig. ice house)	alt 1980
------	------------------------	----------

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

CORTEZ HISTORIC DISTRICT
MANATEE CO., FLORIDA

Section number 8 Page 1

SUMMARY

The Cortez Historic District is significant at the state level under Criterion A for its important contribution to the settlement of Manatee County, Florida and for its contribution to Florida's historic fishing industry on the west coast of the state. The village presents a total assemblage of homes, buildings, streetscapes, and waterfront that reflect the growth and historic associations of Cortez from the late 19th to the mid-20th century. It is a microcosm of economic and social history of small town, coastal, maritime Florida. The district recognizes the contributions of several generations of Cortezians, working and living in a unique coastal area. The district also has significance under Criterion C for its large collection of vernacular architecture, some of which reflects the maritime character of the village. The period of significance extends from 1889 to 1944.

HISTORICAL CONTEXT

The fishing industry was a key factor in settling the Gulf Coast of Florida. By the 18th century the Spanish were operating outposts throughout coastal Florida, processing salted fish for Cuban markets. These continued in operation during the English occupation and became more permanently established during the Second Spanish Period (1783-1821). Fisheries in the areas of Carlos Bay, Charlotte Harbor, and Tampa Bay were described by 1821. In 1834 Captain William Bunce became one of the first Americans to enter the market, establishing a fish ranch or "rancho" at the mouth of the Manatee River. Bunce also established a fishery on Palm Island. Other "ranchos" were established in Sarasota Bay, Tampa Bay, and the Manatee River during the 18th and early 19th centuries. They were primarily mullet fisheries, but became self-sufficient plantations by producing fruit and vegetables.

As this area of Florida was settled, Manatee County was established in 1856 and the village of Manatee became the county seat. One of the earliest settlers in the area was William Whitaker who received a deed from the U.S. government for a homestead on Sarasota Bay in 1851. Over the years he expanded his holdings to 193 acres. Whitaker supported himself by selling dried and salted fish to Cuban traders. With his profits he went

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

CORTEZ HISTORIC DISTRICT
MANATEE CO., FLORIDA

Section number 8 Page 2

into cattle raising and citrus farming. By 1870 Manatee County had a population of just under 2,000. While fishing was the predominant activity along the coastal part of the county, the production of sugar and molasses were the biggest industries in the inland portion.

"Hunter's Point," the projection of land on which Cortez is located, was mentioned in 1879 by Silas Stearns in a U.S. Fish Commission Report as the site of a mullet fishery important in supplying Cuban markets. Stearns reported that 10,000 pounds of fish were caught in a haul in that year. According to the report, many of the 28 fishermen at Hunter's Point were from the Bahamas. There were no permanent dwellings at that time, only a large fish house which had two sleeping rooms built on to it for the men.

In the economic depression following the Civil War, Florida Governor William Bloxham, hoping to free the state of debt, worked out an agreement with Hamilton Disston, a wealthy Philadelphia manufacturer. In 1881 Disston purchased vast tracts of the state's acreage at a phenomenally low price. His purchase included of 246,000 acres of land in Manatee County (which at that time also included what today is Sarasota County). Disston then sold much of this property to developers. A large portion of his Manatee County holding was sold to the Florida Southern Railroad Company. In April of 1883 the acreage that now comprises the village of Cortez was sold by Disston to Alan Gardiner of Jamestown, Rhode Island. Gardiner died the following October and the land was bequeathed to his wife. David Otis Clark, a Palma Sola lawyer, was appointed by the widow to handle the probate of Gardiner's will. In 1887 Clark had the land surveyed and platted into fourteen parcels (see Site Plan ~~No.~~ 2). The land was bounded by A Street on the north (probably today's Cortez Road), and Sarasota Bay on the south. Five north/south streets were designated and numbered sequentially from west to east as First through Fifth Streets.

HISTORIC SIGNIFICANCE

In the 1880s several fishermen from North Carolina's Carteret County moved to Cedar Key on Florida's west coast. A coastal hurricane in 1879 had probably encouraged movement out of North Carolina. By 1887 some of these fishermen had moved

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetCORTEZ HISTORIC DISTRICT
MANATEE CO., FLORIDASection number 8 Page 3

further south to Perico Island, on the north side of Palma Sola Bay. The 1889 five of those North Carolina fishermen purchased land in the area laid out by Clark, in what would become the village of Cortez. They were Charlie Jones, Jim Guthrie, and three brothers: William, Nathan, and Sanders Fulford. Many of the residents of Cortez today represent a third or fourth generation from these first settlers.

Location was an important factor in securing the success of the early settlement of Cortez. The Cortez waterfront consisted of a small harbor, sheltered by the barrier islands of Anna Maria and Longboat Key to the west. Fish were plentiful in the area, for north of the peninsula was Palma Sola Bay and north of this was the mouth of the Manatee River.

In the late 1880s the only transportation to Cortez was by water. It was an all day sailboat trip to the port of Bradenton, so the village was rather isolated for a number of years. Steam ships did stop in Cortez in the early 1900s, bringing supplies and passengers. The steamer Mistletoe, owned by the Savarese Fish Company, stopped twice weekly in Cortez. Only a primitive wagon road led through the palmettos from Cortez to Bradenton. Around 1903 the road was rebuilt with shells. It was eventually given a backtop surface, but remained two lanes wide until the World War II period, when it was widened and resurfaced. A wooden bridge with a horizontal swing-opening in the channel was built in 1922, connecting Cortez to Anna Maria Island.

The early settlers built homes near the waterfront, probably resembling those back home in North Carolina. Fish docks, camps for sleeping and storage of nets, and a store were quickly added along the waterfront. Fishermen relatives from North Carolina were recruited to work as crewmen. When residents applied to Washington for a post office in 1896, the name was changed from Hunter's Point to Cortez. Between 1900 and 1910, settlers from North Carolina continued to join their kinfolk in Cortez, but the village also attracted settlers from Illinois, Missouri, and the Mora family from the Canary Islands. By 1910 the village had a population of 110 and an attempt to incorporate the village was made about this time. As children grew up, the original large tracts of land were divided and homes were built next to those of the parents. The legacy of the earliest settlers is still felt in the village. Some descendants have moved away only to return

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

**CORTEZ HISTORIC DISTRICT
MANATEE CO., FLORIDA**

Section number 8 Page 4

after retirement. Other who have located elsewhere return each year to the Annual Cortez Natives Picnic, held each spring.

Between 1890 and 1901 additions were made to a waterfront store to create a small hotel, the Albion Inn. The same visitors frequented the Inn year after year. It was the site of the Cortez Post Office until the building was sold in the 1950s. The Albion Inn was important in village life for it brought in visitors and influences from the outside world. Some of those visitors eventually bought property in Cortez. The Albion Inn was demolished 1991.

As Cortez grew, the civilizing influences of church and school were provided. In 1896 Cortez erected its first school house (photo 23). Lumber for the one-room building was hauled by ox-cart from a mill in Palma Sola, eight miles away. Growth of the village necessitated the erection of a larger and more modern building in 1912, the Cortez Rural Graded School (photo 24). The building, one of the first brick schools in Manatee County, housed grades one through eight in two classrooms and was erected at a cost of \$8,000. High School students were bussed to Bradenton. The Cortez School was also used as a community center and a hurricane shelter. A "Mother's Club of Cortez" as formed in 1918 to provide support to the school. A federal Works Progress Administration project during the Depression years was the addition of an auditorium with a stage between the two classrooms. The building remained in use as a school until 1961.

Religion was also an important part of village life. The early settlers from North Carolina brought their protestant religions. Records of 1902 indicate that a Sabbath Day Class met in the school house and was active in efforts to erect a church building. Cortez eventually had two congregations: the Church of Christ and the Church of God. In 1908 Mrs. L. J. C. Bratton platted land she had purchased and deeded one of the lots to the Union Church of Cortez. A Ladies Aid Society was formed to raise funds for the building. They solicited funds from merchants and friends in Bradenton. Both congregations used the building for services, alternating morning and afternoon meeting times. In 1922 the Church of God was able to raise the funds to erect their own building at 4511 124th Street West (photo 25). The old Union Church was later purchased by the Church of Christ which occupied it until erecting their current building in 1954.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

**CORTEZ HISTORIC DISTRICT
MANATEE CO., FLORIDA**

Section number 8 Page 5

Entertainment for the residents of Cortez consisted of simple pleasures such as boat rides, swimming, and picnicking. Local music was an important aspect of village life. The Culbreath family was well known for its musical ability. James "Dick" Culbreath played in fiddler conventions and square dances in Georgia and North Florida before moving with his family to Cortez in 1921. His sons Hal, Julian ("Goose"), Bud, and Charlie inherited his talent. The Culbreath family provided the music for local square dances and performed at local bars. Every Sunday morning the Culbreath family played music, attracting an audience from the village. Julian ("Goose") Culbreath was playing music professionally by the time he was a teenager. In the late 1940s the Culbreath family had their own show on a Bradenton radio station. Hal Culbreath's home is at 4421 123rd Street West (photo 28) and "Goose" Culbreath's home is at 12116 121st Street West (photo 29). "Goose" Culbreath was the 1992 recipient of the Florida Folk Heritage Award, a recognition of his musical talent and his contribution to the musical heritage of Cortez.

The most dramatic event in the history of Cortez was the hurricane of October 1921. This unannounced and unnamed storm blew in from the Gulf with eighty to ninety mile per hour winds and ten foot seas. The villagers were caught by surprise. As the winds and waves increased, some sought safety in the 1912 brick school house. The storm destroyed the waterfront, demolished the docks, the fish camps, the net spreads, and many of the boats. Many homes were destroyed or swept off their foundations. Some houses were washed as far as 200 feet from their foundations. In addition to drastically changing the appearance of the waterfront, it also changed ideas about house building. After that time, houses were secured to large creosote piling, sunk six feet into the ground. However, very few houses were ever again built along the waterfront. Immense courage and cooperation were necessary to keep the community together and to survive as a village, lessons that undoubtedly assisted them later during the Great Depression

The mainstay of Cortez has been its importance in the fishing industry. Fishing was the occupation of its earliest residents and fishing continues to support many of the Cortez inhabitants today. Many of the residences in the village were the homes of fishermen. The oldest house in the village, at 4507 123rd Street West (photo 17), was built in 1889 for William

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetCORTEZ HISTORIC DISTRICT
MANATEE CO., FLORIDASection number 8 Page 6

("Captain Billy") Fulford. Fulford was one of the original settlers and was considered one of the community's best fishermen. His son Walton ("Tink") Fulford, also a life-long fisherman, built his home just down the street at 4527 123rd Street West in 1926 (photo 13). Raymond Guthrie, a fisherman and a church leader, was the son of one of the first settlers, James Guthrie. The Raymond Guthrie House at 4506 123rd Street West was built in 1910 (photo 30). Another fisherman, Julius Mora, was the son of Joseph Mora, an early settler. Joseph Mora was originally from the Canary Islands and lived in Key West, Tampa, Anna Maria Island, and Perico Island before settling in Cortez. The Julius Mora home, at 4404 123rd Street Court West, was built in 1913 (photo 15).

In the 1890s the fishermen sold their catch to two wholesalers, Henry Hibbs and John Saverese, neither of whom lived in Cortez. Saverese operated a fish house in Cortez. His steamer, the Mistletoe, brought in ice and picked up cargo until it sank in a hurricane in 1911. Runboats transported the daily catches to the Hibbs Fish Company in St. Petersburg. Eventually, some of the Cortez families decided to eliminate the middle man. They branched out into the marketing side of the industry, and established fish houses to pack and ship fish out of Cortez. Jess Williams built a large two-story building on the waterfront which he named the Cortez Fish Company. The Star Fish Company was started in 1925 by Burns Taylor and A. D. "Judge" Millis. Another group, which included A. P. Bell, formed the Manatee River Fish Company. The group later dissolved, but Bell continued in operation and was the founder of the present day Bell Fish Company. The Old Star Fish building was purchased by two men from the north. After operating in Cortez for several years they relocated to Fort Myers Beach and the building was purchased by the J. O. Guthrie Fish Company, headquartered 25 miles away in Ruskin, Florida. The only contributing fish house in the district is the Fulford Fish Company at 4531 123rd Street West (photo 21). The Fulford Fish Company began as a one-room building, built out over the water. A narrow boardwalk, wide enough for rolling a barrel of ice or fish to and from the shore, was the access to this building. It was leased for a time to a Miami-based firm, All Florida Fisheries, which added some rooms to the building. "Tink" Fulford took over the operation in the late 1930s and changed the name to Dixie Fish Company. In 1940 the name was changed again, to Fulford Fish Company. The original building was demolished and the present structure was

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

**CORTEZ HISTORIC DISTRICT
MANATEE CO., FLORIDA**

Section number 8 Page 7

erected in 1942. The Fulford Fish Company has now gone out of business and the building is leased to the A. P. Bell Company, so Cortez fishermen continue to bring their catches to this building.

Boat building was an integral component of a fishing village. The building at 12304 46th Avenue West was built in 1922 by Neriah Taylor. Taylor and his family lived on the second floor and the first floor was his boat building shop (photo 31). The equipment and tools used by Taylor are still in the shop, which is operated today as a small, informal museum by his son, Alcee Taylor.

Even though fishing was the unifying element in the village, there was still room for conflict. In the 1920s there was a major dispute among the fishermen over the types of nets being used. The traditional gill nets were constructed with different size openings in the net, depending on the size fish one was attempting to catch. When the fish attempted to escape from the nets, they were caught and held by the gills. Stop nets were first developed in the 1920s and were controversial because there was no selectivity to the catch. Every size and type of fish was caught and were often dead before they could be retrieved from the net. During the conflict in Cortez, nets were burned and destroyed by both sides. The attempts at intimidation peaked in 1928 when the home of a gillnetter, Joe Fulford, was dynamited. Fulford was not at home at the time and only one room of his house at 4415 124th Street West, was slightly damaged (Photo 32).

The Great Depression hit Cortez with full force in the 1930s. Adding to the general economic hard times, the fishermen had the additional problem of the disappearance of mullet. During the decade of the 1930s the fish mysteriously disappeared from the bays and did not return in significant numbers until the early 1940s. As a result, a number of fishermen were forced to make career changes. Some families relocated in Hillsborough and Pinellas counties. Other families were assisted by participation in federal relief programs such as the Civilian Conservation Corps and the Works Progress Administration. However, the village continued to grow slowly during the Depression years. A trailer park was developed in the village about 1935, bringing an influx of winter residents. By 1940 the population of Cortez had reached 263.

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet****CORTEZ HISTORIC DISTRICT
MANATEE CO., FLORIDA**Section number 8 Page 8

Efforts to unionize Cortez fishermen began during the Depression. Cortez played a leading role in unionization efforts because it was the second largest mullet fishery in the state and because the Cortez fishermen had a reputation for sticking together. When dealers cut back the price paid for mullet in 1932, the first strike was organized. The dealers were also having difficulty weathering the Depression and several went bankrupt during this period. The need for a state-wide organization was recognized as the Cortez fishermen saw they could not influence the price paid for fish in Cortez as long as other ports on the coast remained unorganized. Membership in the local union declined. In 1938 an organizer for the Seafarers International Union was sent to Cortez and a local was formed. Between 1938 and 1945 only a few short strikes were held in Cortez. Union activities produced civic strain in Cortez, for the village was home to both fishermen and dealers, often in the same family. Because dealers were able to withstand the union's activities, the Seafarers International Union collapsed in 1945.

ARCHITECTURAL CONTEXT

The architecture in Cortez is almost all vernacular. The buildings were constructed primarily by lay builders, drawing upon traditional building techniques and utilizing readily available materials. Primary consideration was giving to providing functional and comfortable spaces for the inhabitants and to adapting to the building to the environment. The lack of identifiable, high-style buildings is a reflection of the values and economic situation of the village. For the most part, the residences are quite simple, few have even modest architectural embellishment.

A sizeable portion of the vernacular architecture of the village can be classified by using massing, roof shape, and general orientation as typological features. The most common types are the following:

Pyramidal Cottage

These residences have a square ground plan, are one story in height, and are distinguished by a pyramidal hipped roof. This house type was especially popular in southern states in the early

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

**CORTEZ HISTORIC DISTRICT
MANATEE CO., FLORIDA**

Section number 8 Page 9

20th century. Although these houses have complex roof framing, they require few long-spanning rafters and thus are less expensive to build.

Front Gable

These houses are rectangular in plan. They have gable roofs, with the facade placed at the gable end, so the roof ridge runs perpendicular to the street facade. Some have a full porch on the main facade, with shed or hipped roofs; others have central or offset entrances sheltered by small entry porches. The majority have porches with gable roofs that are oriented the same direction as the main roof. Proportions vary greatly. Some of these houses are quite narrow. Others are broader with a lower roof profile. Some are closely related to the Bungalow style.

Side Gable

The main facade of these houses is parallel to the axis of the gable roof. They have rectangular plans. Some have full or partial front porches. The porch roof is generally not an extension of the main roof, but a separate shed, flat, or slightly hipped roof. Some have one-story shed extensions at the rear, giving a saltbox-like configuration to the house. Doorways are usually centrally placed, reflecting a symmetrical floor plan.

Cross-Gable

These houses feature roof segments that intersect each other, so the plan is often T or L in shape. These are less common because the construction of a cross-gable roof is technically more difficult, takes longer, and thus is less economical.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

**CORTEZ HISTORIC DISTRICT
MANATEE CO., FLORIDA**

Section number 8 Page 10

CONCLUSION

For over one hundred years, without interruption, Cortez has been the location of a fishery. Other fishing villages were established in Manatee County in the late nineteenth-century, including Fogartyville, Palmetto Cove, Snead's Island, Palma Sola, and Terra Ceia. None of these still exist as fisheries. Although the historic resources of Cortez have diminished over time, sufficient resources have been retained to impart a strong identity. Cortez has a unique collection of vernacular architecture that includes buildings specifically associated with its maritime heritage.

The village of Cortez is united by a common heritage and a common occupation, fishing. Most of the residents of Cortez continue to make their living on or from the water, as their families have done for generations. This common heritage, tempered by surviving in a difficult and sometimes hostile environment, has resulted in a unique place that time seems to have by-passed. It has been described as a place where "ordinary people wishing for ordinary things have worked and prayed together in perhaps ordinary ways to create a way of life which now seems extraordinary." The uniqueness of Cortez has been officially recognized by Manatee County, which has designated it as an historic neighborhood.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

CORTEZ HISTORIC DISTRICT
MANATEE CO., FLORIDA

Section number 9 Page 1

- Bickel, Karl. Mangrove Coast. New York: Coward-McCann, 1942.
- David, P., ed. The Heritage of Carteret County, North Carolina. Beaufort: Carteret Historical Research Association, vol. I, 1982.
- Dodd, D. "Captain Bunce's Tampa Bay Fisheries." Florida Quarterly 25 (January 1947):246-253.
- Gates, Josiah. History of Manatee County. 1915.
- Goode, George Brown, Ed. The Fisheries and Fishery Industries of the United States. 7 vols. Washington: Gov. Printing Office, 1884-1887.
- Green, Ben. Finest Kind: A Celebration of a Florida Fishing Village. Macon, Ga.: Mercer University Press, 1985.
- Green, Doris M. Fog's Comin' In. Privately printed, 1992.
- Grismer, Karl. The Story of Sarasota. Sarasota: M.E. Russell, 1946.
- Holloway, William M. Bi-ennial Report of the Superintendent of Public Instruction of the State of Florida. Tallahassee: T.J. Appleyard, State Printer, 1912.
- Kennedy, Stetson. Palmetto County. New York: Duell, Sloan and Pearce, 1942.
- Matthews, Janet Snyder. Edge of Wilderness: A Settlement History of Manatee River and Sarasota Bay. Tulsa: Caprine Press, 1983.
- _____. Sarasota: Journey to Centennial Sarasota. Tulsa: Continental Heritage Press, 1985
- McDuffee, Lillie. The Lures of Manatee. Bradenton: Manatee County Historical Society, 1961.
- Miller, Jennifer, ed. Coastal Affair. special issue of Southern Exposure 19(May/June 1982).

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

CORTEZ HISTORIC DISTRICT
MANATEE CO., FLORIDA

Section number 9 Page 2

Nield, Wayne. Interviews, Spring 1992, with the following: Mrs. Ruth Mora, Carl Mora, "Junie" Mora, Alcee Taylor, Walter Bell, Doris Green, Wyman Coarsey, Mrs. Harry Taylor, Gilbert Mora, Frank Cipriani, and Alan Garner.

Schofield, Arthur C. Yesterday's Bradenton. Miami: E. A. Seemann Publishing, 1975.

Simpson, J. History of Manatee County. 1915; reprint, Bradenton: Manatee County Historical Commission, 1975.

Warner, Joe. Singing River. privately printed, 1986

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

**CORTEZ HISTORIC DISTRICT
MANATEE CO., FLORIDA**

Section number 10 Page 1

VERBAL BOUNDARY DESCRIPTION

The boundary of the Cortez Historic District is shown as the dotted line on the accompanying map entitled "Cortez Historic District."

BOUNDARY JUSTIFICATION

The boundary of the Cortez Historic District encompasses all of the major contiguous historic and architectural resources associated with the development of the village of Cortez during the period 1889-1944.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

**CORTEZ HISTORIC DISTRICT
MANATEE CO., FLORIDA**

Section number Photo Page 1

-
1. Streetscape, Cortez Historic District
 2. Manatee County, Florida
 3. Sherry Piland
 4. March 1994
 5. Bureau of Historic Preservation, 500 S. Bronough Street, Tallahassee, Florida
 6. Looking south along 120th Street Court West
 7. Photo 1 of 32

Item 2 is the same for the remaining Photographs

1. 4515 121st Street West, Cortez Historic District
3. Wayne Nield
4. April 1992
5. Cortez Village Historical Society, P.O. Box 663, Cortez, Fl.
6. Side yard, showing net drying equipment and storage building; view looking southwest
7. Photo 2 of 32

1. 11904 45th Avenue West, Cortez Historic District
3. Wayne Nield
4. March 1993
5. Cortez Village Historical Society, P.O. Box 663, Cortez, Fl.
6. Rear yard, showing boat storage; view looking north
7. Photo 3 of 32

1. 12203 45th Avenue West (rear), Cortez Historic District
3. Wayne Nield
4. April 1992
5. Cortez Village Historical Society, P.O. Box 663, Cortez, Fl.
6. Cypress water tank; view looking north
7. Photo 4 of 32

1. 12002 45th Avenue West (rear), Cortez Historic District
3. Wayne Nield
4. April 1992
5. Cortez Village Historical Society, P.O. Box 663, Cortez, Fl.
6. Metal water tank; view looking north
7. Photo 5 of 32

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

CORTEZ HISTORIC DISTRICT
MANATEE CO., FLORIDA

Section number Photo Page 2

-
1. Cortez water front, Cortez Historic District
 3. Unknown
 4. 1919
 5. Cortez Village Historical Society, P.O. Box 663, Cortez, Fl.
 6. View probably looking southwest
 7. Photo 6 of 32
-
1. 12003 45th Avenue West, Cortez Historic District
 3. Linda Molto
 4. May 1994
 5. Cortez Village Historical Society, P.O. Box 663, Cortez, Fl.
 6. Main (south) facade; view looking north
 7. Photo 7 of 32
-
1. 12007 45th Avenue West, Cortez Historic District
 3. Linda Molto
 4. May 1994
 5. Cortez Village Historical Society, P.O. Box 663, Cortez, Fl.
 6. Main (south) facade; view looking north
 7. Photo 8 of 32
-
1. 4432 124th Street West, Cortez Historic District
 3. Wayne Nield
 4. April 1992
 5. Cortez Village Historical Society, P.O. Box 663, Cortez, Fl.
 6. Main (east) facade; view looking southwest
 7. Photo 9 of 32
-
1. 4415 123rd Street Court West, Cortez Historic District
 3. Wayne Nield
 4. April 1992
 5. Cortez Village Historical Society, P.O. Box 663, Cortez, Fl.
 6. Main (west) facade; view looking northeast
 7. Photo 10 of 32
-
1. 4420 119th Street, Cortez Historic District
 3. Wayne Nield
 4. March 1993
 5. Cortez Village Historical Society, P.O. Box 663, Cortez, Fl.
 6. Main (east) facade; view looking northwest
 7. Photo 11 of 32

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

CORTEZ HISTORIC DISTRICT
MANATEE CO., FLORIDA

Section number Photo Page 3

-
1. 12123 45th Avenue West, Cortez Historic District
 3. Wayne Nield
 4. April 1992
 5. Cortez Village Historical Society, P.O. Box 663, Cortez, Fl.
 6. Main (south) facade; view looking northeast
 7. Photo 12 of 32
-
1. 4527 123rd Street West, Cortez Historic District
 3. Wayne Nield
 4. March 1993
 5. Cortez Village Historical Society, P.O. Box 663, Cortez, Fl.
 6. Main (west) facade on left, south facade on right; view looking northeast
 7. Photo 13 of 32
-
1. 12207 45th Avenue West, Cortez Historic District
 3. Wayne Nield
 4. April 1992
 5. Cortez Village Historical Society, P.O. Box 663, Cortez, Fl.
 6. Main (south) facade on left, west facade on right; view looking east
 7. Photo 14 of 32
-
1. 4404 123rd Street Court West, Cortez Historic District
 3. Wayne Nield
 4. April 1992
 5. Cortez Village Historical Society, P.O. Box 663, Cortez, Fl.
 6. Main (west) facade on right, south facade on left; view looking northwest
 7. Photo 15 of 32
-
1. 4412 123rd Street West, Cortez Historic District
 3. Wayne Nield
 4. April 1992
 5. Cortez Village Historical Society, P.O. Box 663, Cortez, Fl.
 6. Main (east) facade on right, south elevation on left; view looking northwest
 7. Photo 16 of 32

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

**CORTEZ HISTORIC DISTRICT
MANATEE CO., FLORIDA**

Section number Photo Page 4

1. 4507 123rd Street West, Cortez Historic District
 3. Wayne Nield
 4. 1991
 5. Cortez Village Historical Society, P.O. Box 663, Cortez, Fl.
 6. Main (west) facade, view looking east
 7. Photo 17 of 32
-
1. 12100 46th Avenue West, Cortez Historic District
 3. Linda Molto
 4. May 1994
 5. Cortez Village Historical Society, P.O. Box 663, Cortez, Fl.
 6. Main (north) facade, view looking south
 7. Photo 18 of 32
-
1. 4403 124th Street West, Cortez Historic District
 3. Wayne Nield
 4. April 1992
 5. Cortez Village Historical Society, P.O. Box 663, Cortez, Fl.
 6. Main (north) facade on left, west elevation on right; view looking southeast
 7. Photo 19 of 32
-
1. 4523 124th Street West, Cortez Historic District
 3. Wayne Nield
 4. 1991
 5. Cortez Village Historical Society, P.O. Box 663, Cortez, Fl.
 6. Main (west) facade; view looking east
 7. Photo 20 of 32
-
1. 4531 123rd Street West, Cortez Historic District
 3. Sherry Piland
 4. March 1994
 5. Bureau of Historic Preservation, Tallahassee, Florida
 6. South facade, view looking northwest
 7. Photo 21 of 32
-
1. 4527 (Rear B) 123rd Street West, Cortez Historic District
 3. Linda Molto
 4. June 1994
 5. Cortez Village Historical Society, P.O. Box 663, Cortez, Fl.
 6. Main (north) facade on left, west elevation on right; view looking southeast
 7. Photo 22 of 32

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

CORTEZ HISTORIC DISTRICT
MANATEE CO., FLORIDA

Section number Photo Page 5

1. 12016 45th Avenue West, Cortez Historic District
 3. Wayne Nield
 4. April 1992
 5. Cortez Village Historical Society, P.O. Box 663, Cortez, Fl.
 6. Main (north) facade on right, west elevation on left; view looking southwest
 7. Photo 23 of 32
-
1. 4415 119th Street West, Cortez Historic District
 3. Sherry Piland
 4. March 1994
 5. Bureau of Historic Preservation, Tallahassee, Fl.
 6. Main (west) facade, view looking east
 7. Photo 24 of 32
-
1. 4515 124th Street West, Cortez Historic District
 3. Wayne Nield
 4. April 1992
 5. Cortez Village Historical Society, P.O. Box 663, Cortez, Fl.
 6. Main (west) facade on right, north elevation on left; view looking southeast
 7. Photo 25 of 32
-
1. 4415 (B Rear) 124th Street Court West, Cortez Historic District
 3. Wayne Nield
 4. April 1992
 5. Cortez Village Historical Society, P.O. Box 663, Cortez, Fl.
 6. East facade, view looking southwest
 7. Photo 26 of 32
-
1. 4415 (B Rear) 124th Street Court West, Cortez Historic District
 3. Wayne Nield
 4. April 1992
 5. Cortez Village Historical Society, P.O. Box 663, Cortez, Fl.
 6. Detail of tabby construction material; view looking west
 7. Photo 27 of 32

**United States Department of the Interior
National Park Service**

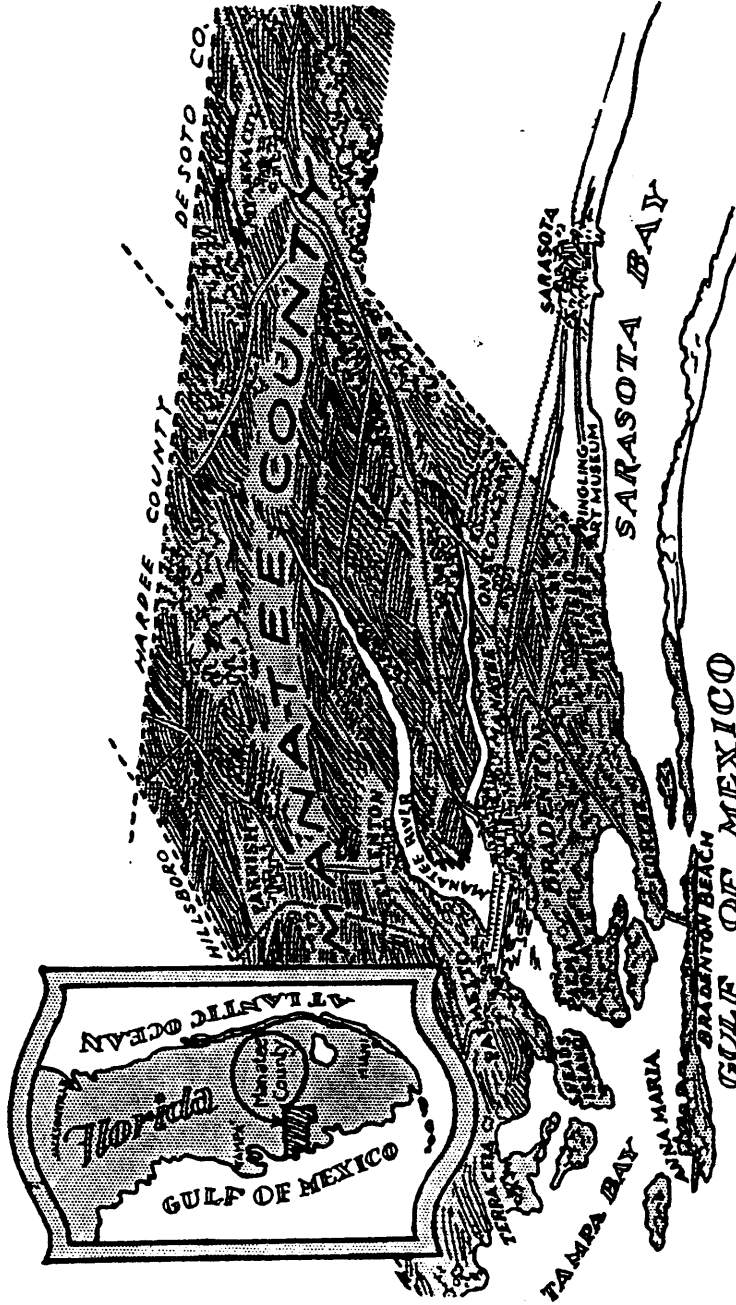
**National Register of Historic Places
Continuation Sheet**

**CORTEZ HISTORIC DISTRICT
MANATEE CO., FLORIDA**

Section number Photo Page 6

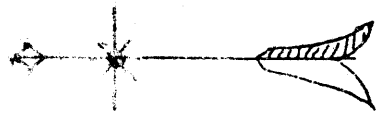
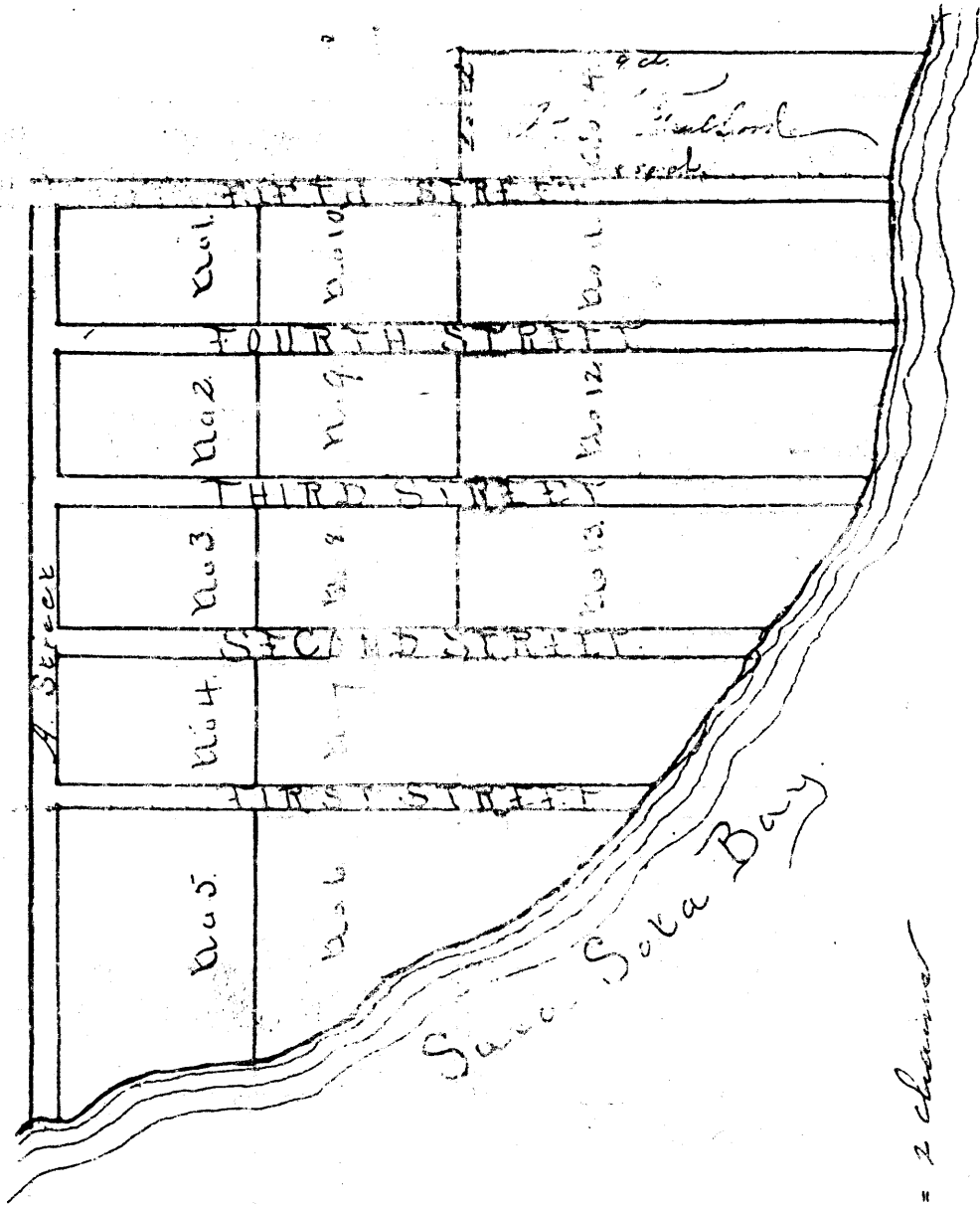
-
1. 4427 123rd Street West, Cortez Historic District
 3. Wayne Nield
 4. April 1992
 5. Cortez Village Historical Society, P.O. Box 663, Cortez, Fl.
 6. Main (west) facade, view looking northeast
 7. Photo 28 of 32
-
1. 12116 121st Street Court, Cortez Historic District
 3. Linda Molto
 4. May 1994
 5. Cortez Village Historical Society, P.O. Box 663, Cortez, Fl.
 6. Main (east) facade, view looking southwest
 7. Photo 29 of 32
-
1. 4506 123rd Street West, Cortez Historic District
 3. Linda Molto
 4. May 1994
 5. Cortez Village Historical Society, P.O. Box 663, Cortez, Fl.
 6. Main (east) facade, view looking west
 7. Photo 30 of 32
-
1. 12304 46th Avenue West, Cortez Historic District
 3. Sherry Piland
 4. March 1994
 5. Bureau of Historic Preservation, Tallahassee, Fl.
 6. West facade, view looking southeast
 7. Photo 31 of 32
-
1. 4415 124th Street West, Cortez Historic District
 3. Wayne Nield
 4. April 1992
 5. Cortez Village Historical Society, P.O. Box 663, Cortez, Fl.
 6. Main (west) facade, view looking northeast
 7. Photo 32 of 32

SITE PLAN 1. CORTEZ IN RELATION TO MANATEE COUNTY



MAP OF MANATEE COUNTY
Courtesy of Bradenton Herald

SITE PLAN 2. CORTEZ PLAT OF 1387



Scale 1/4" = 2 chains

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 95000250

Date Listed: 3/16/95

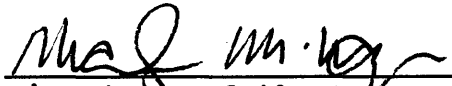
Cortez Historic District
Property Name

Manatee
County

FLORIDA
State

Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.



Signature of the Keeper

5/22/95

Date of Action

=====
Amended Items in Nomination:

Section No. 2

This nomination is amended to show the city or town as Cortez, rather than Tallahassee.

This information was provided by the Florida SHPO.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)