

ABBREVIATED MINUTES
Architectural Review Board
June 15, 2006

The City of Bradenton Architectural Review Board met in regular session June 15, 2006 at 2:00 p.m. in the City Hall Council Chambers, 101 Old Main Street, Bradenton, Florida.

ATTENDANCE

Architectural Review Board Members (shaded area indicates absence):

Chair Mary Margaret Moore	Vice Chair Eugene Bay	Lucienne Gaufillet
Darin Autrey	David Bishop	Bob Gause

Staff:

Director Tim Polk	Building Official Darin Cushing	Executive Assistant Janet Mitchell
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PRELIMINARIES

- 1) Meeting called to order by Chairman Moore.
- 2) Flag salute led by Chairman Moore.
- 3) Minutes of March 16, 2006 approved as presented.
- 4) All applicants and any other persons wishing to address the Board or make a presentation stood to be sworn in by Ms. Mitchell.

New Business:

CA,06.0012

Request of Darrell Reha, Agent for River Grande, for a Certificate of Appropriateness for approval to make exterior and interior renovations and improvements to the former River Park Hotel located at 309 10th St. W. (Zoned C1/UCBD)

Darrell Reha, President of Kendar Corporation and owner of the property, introduced the development team and distributed an artist's rendering of the proposed exterior renovations.

Jerry Warner, President, Nationwide Contractors, Inc., 6544 US Highway 41, Apollo Beach, Florida, gave a brief background of his experience with renovating and restoring old hotels, and explained the process used in determining the economical feasibility of converting the building to a condominium. He presented a brief history of the building,

noting its various changes and renovations since originally being built as a hotel in 1925. He commented that many of the changes, including new windows and paint color, had detracted from its original design, and noted that the intent is to restore some of the original detail of the building while enhancing its design. He provided a brief overview of the proposed renovations, detailing planned changes to each elevation of the building, which will include the addition of a 2 level parking garage on the east elevation.

Mr. Bishop referred to the east elevation addition, and commented that the elevator/stair tower addition may be too ornate and disproportionate to the rest of the building, and suggested that it would draw too much attention to the center of the building.

Dave Tichner, architect with the Tichner group, agreed that the eye would probably be drawn to the middle of the building, but explained that the east and north elevations would be the main focus when traveling south across the Green Bridge.

Mr. Gause asked about the lack of palm trees shown on the west elevation of the rendering?

Mr. Warner replied that palm tree placement would depend upon the parking layout and would have to be worked in with the new sidewalks and walk areas.

Mr. Gause commented concerning the choice of paint colors, noting the building color had been pink as long as he could remember, and remarked that he would like to see some semblance of pink remain on the building.

Chairman Moore commented that her only issue with the building is the color, stating that her color preference would be pinkish-beige rather than the yellow-beige shown in the application packet. She noted that the original color was never as pink as it currently is, but rather a pinkish-beige.

Mr. Warner stated that from a salability standpoint, rather than changing to pink tones, the team would prefer to keep the colors as shown. He noted the colors had been chosen using the historic color palette provided to them by the Planning and Community Development Department. He advised that they had selected a two-toned color scheme, a lighter tone for most of the building and a darker tone for the bump-outs, which will be highlighted with white windows and white trim. He noted that some of the old clay tiles which have been painted over will be restored to their original color and will not go well with the pinks.

Mr. Reha commented regarding the significance of Downtown Bradenton redevelopment, and advised that they want the colors to complement the Riverwalk Development.

Mr. Autrey commented concerning the elevator/stair tower addition on the east elevation, stating that while he approved of the design element at the top, he felt there should be more fenestration down the blank wall of the tower to make it blend better with the

existing building. He also stated that he would like to see more of the historic moldings and banding on the primary building used on the garage.

Mr. Warner responded by saying too much ornamentation down below would draw the eye to the parking structure and away from the historic structure of the building itself. He also stated that when additions to existing historic buildings are made, the tendency has been not to match everything. He referred to the side elevations, noting that the architects did utilize the horizontal element of molding.

Ms. Gaufillet commented regarding the color, stating that she did not believe the relevance of the pink building in the history of Bradenton should be ignored, noting that while she liked the base tone chosen for the building, she would like to see a pinkish tone on the bump-outs. She asked if there were any plans to incorporate mixed use of any type for the building.

Mr. Warner replied that the first floor would be commercial retail.

Ms. Gaufillet commented regarding parking on the west elevation, stating that she did not know if it was appropriate for consideration by this Board, but noted that she could not support parking in a public right-of-way. She commented that while she liked the idea of brick pavers and period lighting, public safety must be a priority.

Mr. Reha advised that the parking plan had been suggested by the Downtown Development Authority.

Mr. Polk advised that the parking plan can be researched further with the DDA and Public Works.

Chairman Moore asked for comments from staff.

Mr. Polk commented concerning the parking garage and suggested rather than duplicating the architecture of the rest of the building, a cap could be placed on 2nd tier of the parking structure.

Mr. Cushing advised that staff is recommending approval of the project, but stated that once the window brands and styles have been chosen, staff wants to review them.

Chairman Moore advised that she would like to see a stipulation that staff review the color.

Mr. Warner advised that staff could be provided with optional color schemes and paint chips.

Mr. Autrey advised that he would like to support Mr. Polk's suggestion for capping the wall of the parking structure.

Lucienne Gauffillet moved, with a second by Bob Gause, to approve CA.06.0012, Request of Darrell Reha, Agent for River Grande, for a Certificate of Appropriateness for approval to make exterior and interior renovations and improvements to the former River Park Hotel, located at 309 10th St. W., with the following stipulations:

- 1. as recommended by staff**
- 2. requiring a further revision to a portion of the color palette to be a little bit more in the pink family, to be approved by the Planning Director**
- 3. Requiring a cap on the second deck of the parking structure**

Motion passed 5 – 0.

CA.06.0013

Request of Doroithia McCarthy, Owner, for a Certificate of Appropriateness for approval to demolish the building located at 604 Manatee Avenue W.

Dan Nettuno, representing Doroithia McCarthy & Stella Nicholoudis, owners of the building, commented that after working with staff and code enforcement in an attempt to renovate the building, the conclusion has been reached that the best use of the property would be to demolish the building and offer the land for new construction.

Mr. Cushing advised that the building is currently under several code enforcement violations, and that his recommendation to deny the request for demolition was based only on the fact that the building is probably 50 percent sound. He noted that the building is reaching the point of disrepair and is an eyesore, and that anyone willing to purchase the building would have to be willing to spend a lot of money bringing it up to code. He stated that the owners are looking at the possibility of acquiring adjacent property and developing the entire block.

Mr. Nettuno advised that he has contacted other owners on that block, all of whom have indicated they would be willing to sell their portions. He stated that he is currently talking with developers in an attempt to package the entire block. He advised that he had received estimates of close to \$300 thousand just do a patch job on the building to make it look decent.

Ms. Gauffillet stated that although the building is historic, it does not appear to have housed any government entity or significant members of the community, and that it is completely out of place with other redevelopment in the area

Mr. Bishop asked for clarification of the current code violations against the building.

Cheryl Landers, Code Enforcement Officer, advised that she had cited the owners of the building for loose, warped and missing siding; rotting and warped wood on a loading dock; chipped and peeling paint; rotting window frames; and numerous other violations. She stated that from a code enforcement standpoint, the building is in a state of disrepair.

Mr. Gause asked if there is a timeframe for the demolition to begin, stating that he did not want to see the Board grant permission for the demolition and have it continue to sit there in a state of disrepair.

Mr. Cushing advised once the demolition request is approved, Code Enforcement will require that the demolition process begin within 30 days.

Mr. Polk commented regarding the City's intention to contract with a consultant to develop a Downtown Master Plan, noting that the area in question can be a major gateway into Bradenton's downtown. He advised that demolition of the building and acquisition of surrounding property would encourage investment and redevelopment in the area.

No further discussion.

Lucienne Gaufillet moved, with a second by Darin Autrey, to approve C.A.06.0013, request of Darrell Reha, Agent for River Grande, for a Certificate of Appropriateness for approval to demolish the building located at 604 Manatee Avenue W., with no stipulations.

Motion passed 5– 0.

Adjourned 3:11.

Eugene Bay, Vice Chairman

PURSUANT TO FLORIDA STATUTE 286.0105, IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD, COUNCIL, AGENCY OR COMMISSION AT THIS MEETING, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE, MAY NEED TO INSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

Note: This is not a verbatim record. A recorded CD is available upon request for a \$10.00 service charge.
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