

ABBREVIATED MINUTES  
**Architectural Review Board**  
 May 8, 2008

The City of Bradenton Architectural Review Board met in regular session May 8, 2008 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):

Chairman Gene Bay	Vice Chair Lucienne Gaufillet	Darin Autrey
David Bishop	David Gjertson	VACANCY

Staff:

<b>PCD</b>		
Director Tim Polk	Planner Michael Huang	Building Official Darin Cushing
Executive Assistant Karen Aihara		

**PRELIMINARIES**

- 1) Meeting called to order at 2:01 P.M. by Chairman Bay.
- 2) Flag salute led by Chairman Bay.
- 3) June 26, 2007 Meeting Minutes approved as presented.
- 4) All applicants and any other persons wishing to address the Board or make a presentation stood to be sworn by Ms. Aihara.

**New Business:**

**CA.08.0018**

**Request of Melton H. Little, Agent for Kallins, Little, Delagado, Attorneys at Law, for a Certificate of Appropriateness for approval for demolition of building, The Bradenton Tabernacle, located at 725 Manatee Avenue West, Bradenton, Florida. (Zoned C-1/UCBD)**

Chairman Bay read the request.

Presentation by staff:

Mr. Cushing presented an overview of the status of The Bradenton Revival Temple (aka Bradenton Tabernacle). Owner has attempted to sell the building or find a cost effective renovation plan, but currently the building remains vacant. Building has become an eyesore, in need of site clean-up, and came to the attention of City of Bradenton Code Enforcement last year. Owner's handyman and City's building official inspected the building together to review code compliance issues and structural integrity. Building was deemed structurally sound, but there are some holes in the metal roof. Roof is comprised of large timbers with metal skin. Building official recommended a new skin on the roof, clean up, and cosmetic work. Owner did not feel roof was cost effective and decided to apply for demolition. Because of age of building (over 65 years old) and historical significance, it is required to be reviewed by Architectural Review Board (ARB) to determine its historic character and historic significance to the City, and again review the physical shape of building. It is brought to you today to review with your expertise as Architectural Review Board and that is why we are here today.

Mr. Bay asked if this needs to be reviewed by City Council.

Mr. Cushing responded that if your decision not be satisfactory to the owner, the owner has the right to petition City Council, according to Land Use Regulations and Architectural Review Board.

Mr. Huang stated a point of clarification in Staff Report; the proposed demolition is consistent with the Comprehensive Plan (correction to Staff Report). Since Staff Report was submitted to ARB, the building has received designation from the Florida Master Site File (FMSF). The FMSF application was distributed at today's meeting.

Presentation by applicant:

Mr. Scott Kallins received a copy of Staff Report at today's meeting. Mr. Kallins stated that he submitted requested documents as part of the record in reference to Application for Demolition. Bradenton Tabernacle was purchased with intent to remodel and occupy with Mr. Kallins and Melton Little Law Firms after standing vacant for many years. After purchase; an architect, engineers, and contractors were hired to renovate the property with intent to create a great thing for his firm and the City, but dollar estimates were more than two times their budget, 2.2x. Plans were abandoned to renovate and decision was made to move law practice to Palmetto. Firm has investigated several different occupants, and made improvements to facilitate business of an auction company for several months. During the last year, Mr. Kallins received notification from Code Enforcement of compliance issues. Licensed contractor was hired to bring property up to compliance with the City. Estimates were higher than expected for damaged interior and roof and it was deemed more practical to raze the building and contemplate returning practice back to Bradenton. Building was listed for sale and to date has received no sincere offers. Building has been vacant for more than 20+ years; Mr. Kallins feels blocking demolition is not fair to landowner. Mr. Kallins is seeking approval for razing the building located at 725 Manatee Avenue East.

## Questions & Concerns:

Mr. Bishop understands that owner feels the building is not adaptable for his reuse and will be expensive to save. The building has some historical significance and that is what we are here to discuss today. Has there been any historical assessment of the building, other than submitted?

Mr. Kallins did not believe that there has been any historical assessment to date. Mr. Bob Shultz told Mr. Kallins that the building is built of travertine stone quarried from an Oneco quarry. Law practice has photographs of congregants outside of building, but has not discovered any other written history.

Mr. Bishop asked if Mr. Kallins would be willing to participate in a historic preservation assessment of the building before it goes away. Something for the records of the people of Manatee County?

Mr. Kallins' partner has contacted people represented as part of the Manatee Historical Society and offered contributions, i.e. cornerstone, benches; most of the interior has been completely destroyed by termites; second and third floors are currently unsafe.

Mr. Bishop asked if there is willingness to participate to have a record of this building that will potentially go away. Something you or your firm would do, to help in deciding in favor of your petition, such as an act of donation of the cornerstone, have a historic preservationist to assess building, or turn over records to Historical Society?

Mr. Kallins has absolutely no objections and is very proud of his city and community. Firm is willing to donate and provide any cornerstones, photographs, or chunks of rock that would benefit the community. The firm has already made these initiatives.

Chairman Bay opened the Public Hearing:

Speaking in Favor:

None

Speaking in Opposition:

Cathy Slosser, Manatee County Clerk of Circuit Courts office, Deputy Director in charge of historical resources, spoke in opposition to the demolition permit. Over a year ago, the clerk's office published an Endangered Buildings List of the Top Twelve Buildings that needed attention in order to be preserved and this building was on the list. The county has been aware of the building's historical significance for many years. Manatee County tried to be proactive last spring and contacted the firm to offer help with an architectural assessment, help find an architect to design something that would be financially feasible, and help put it on the National Register of Historical Places which would allow the

property owner to get a 20% tax credit on their federal income tax. There are also property tax incentives once the building is declared historically significant. We believe the building has great significance to the Community of Bradenton, it is right at the entrance of the downtown area. It is architecturally unique, very different from Bradenton's modern buildings, giving the community its character. Ms. Slosser suggested that building could be used for many different purposes other than a church, including restaurant, lofts, bar, or offices. With work, the building could remain a jewel of the community and financially sound decision for the property owner. Ms. Slosser's request is to not issue the permit for demolition.

Mr. Autry asked when the Top Twelve Buildings List was compiled.

Ms. Slosser stated that the Twelve Historical Buildings List was compiled last spring, issued May 2007 as part of the Florida Trust for Historic Preservation for Bradenton and Sarasota which is on a state-wide level. National Trust is on the national-level. They proactively compiled list on local level. City of Bradenton has a copy of this list. Anyone can nominate a building for the Florida Master Site File, usually with property owner permission, but it was initiated when discovered that the building was coming before the ARB. Turnaround time is very quick. The Florida Master Site File nomination was submitted on April 24, 2008 and has been assigned a number. The National Register requires property owners' permission, property owner can begin renovations before approval, but approval can take up to two years. Florida state architects determine if building is eligible for National Register. Tax credits go into affect after approval.

Public Hearing closed.

Mr. Polk stated that the City of Bradenton Staff Report was pretty emphatic, that the staff calls them as they see them. The first assessment was done by Code Enforcement Officers, Cheryl Landers and Barbara Hogan, then City building official followed up with an assessment after code enforcement's call. We know the urgency of building preservation in our city. This building is slowly demolishing, not because of neglect, but because the market is bad, and owner is unable to make anything work with the current market. We understand the plight of the owners. We, the staff, and City concur, and want to be good stewards of our historic properties and the preservation community. Thank you to staff, because they called it as they saw it.

Staff Recommendation:

Mr. Cushing read Staff Recommendation to DENY based on the Findings of Fact and Analysis of the proposed Certificate of Appropriateness request to demolish, and pursuant to the General Standards and Regulations requirements of Sections 201.D and 404.B. of the Land Use Regulations, and as being *consistent* (typo as noted earlier) with the City of Bradenton Comprehensive Plan, Historic Preservation Element. Recommendation to deny demolition is also based on the fact that this building is structurally sound, and would take very little work to come into, and remain in code enforcement compliance, (clarify not this is not building code compliance which would

be more costly) until such time that full renovation could be accomplished. The ARB may also choose to DELAY demolition of the subject building for up to 12 months under the current Land Use Regulations in order to allow the applicant time to present preservation alternatives with detailed cost analyses, or other documentation that the ARB may require.

Mr. Huang clarified that the building has recently received designation to be on the Florida Master Site File (FMSF). State and federal law mandates that an inventory of all known cultural resources (historic structures and archaeological sites) be maintained. The FMSF, within the Department of State, is the office in Florida that maintains that inventory. Generally archaeological sites or historic structures qualify for recording in the FMSF if they are at least 50 years old and if they are adequately documented. The FMSF does not make evaluations of the historical significance of sites or structures, nor does this office assess the potential impact of development projects on these irreplaceable resources. Significance evaluations are performed by the Compliance Review Section of the Bureau of Historic Preservation, in consultation with the State Historic Preservation Officer. Frequently asked question: Can a building in the FMSF be demolished? Their answer is yes, but a complete answer to the question may require consultation of local ordinances. The FMSF has no active role in local governmental matters like zoning or permitting decisions. To date, the city does not have any ordinances to allow the demolition to occur, if owner does not agree with the decision, they have the right to appeal to City Council.

Mr. Bay asked if any consideration was given regarding the other developments in the block that this building is in, everything else there seems to be new construction.

Mr. Cushing stated that in the surrounding two to three blocks, there are several buildings of historic significance, the Post Office, Miller Furniture Building across the street, and the old Train Depot. What is left of the fabric of historic downtown is within walking distance of the building.

Mr. Bay asked if the Miller Building is on the Florida Master Site File.

Mr. Cushing responded that yes it is.

Mr. Huang stated that there is a map of locations of all the buildings on the Master Site File and the subject property's proximity to historic district of downtown. Map was displayed.

Mr. Kallins had no further comments.

Mr. Autry asked if the applicant has indicated what is intended for the property, other than remove the building?

Mr. Cushing responded that discussion indicated that if the property is scraped and cleared that they would consider relocating their office to Bradenton. Mr. Kallins response was inaudible.

**Mr. Autrey moved, with a second by Mr. Bishop, to deny demolition of CA.08.0018, request of Melton H. Little, Agent for Kallins, Little, Delagado, Attorneys at Law, for a Certificate of Appropriateness for approval for demolition of building, The Bradenton Tabernacle, located at 725 Manatee Avenue West, Bradenton, Florida. (Zoned C-1/UCBD) as stipulated in the Staff Report.**

**Motion carried – 2-1.**

### **Additional Comments and Business**

Mr. Polk reiterated that the staff would contact applicant to discuss his options to appeal to City Council.

Mr. Bay stated that he is not opposed to trying to preserve old buildings, but since July 1978, he doesn't remember building looking much different than right now. If the building was historic, that someone would have done it by now. If the building was demolished and rebuilt with something congruous with the surrounding buildings, that it would be an improvement to the area. But to knock the building down to make it easier to sell, I cannot support that. No way to put that stipulation on there.

Mr. Polk stated that the staff found the building to be sound and can be restored, that we cannot say to knock it down.

Mr. Autrey stated that if applicant had a plan for the property, could agree to the demolition of the building. I will not allow a historic building to be demolished to sell the property.

Mr. Cushing stated that renovating the property will not be any cheaper than renovating the building that is there.

Mr. Bay stated that if plans were presented to improve the property and this required the demolition, and then it would be completely different discussion.

Mr. Polk suggested that if applicant would have had plans that showed what the building would look like, how it was going to be sited, even use some of the architectural attributes.

Mr. Bishop stated that the urgency is not there, no reason to get rid of 81 year old building.

Tim Polk introduced Karen Aihara, Executive Assistant to Director, Planning & Community Development, replacing Janet Mitchell. Michael Huang, Planner is leaving for position in Berkeley, CA and best wishes in his new position.

Meeting adjourned 2:45 PM

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Chairman

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