

**MANATEE COUNTY HISTORIC PRESERVATION BOARD
REGULAR MEETING
COUNTY ADMINISTRATIVE CENTER
1112 Manatee Avenue West
Bradenton, Florida
June 18, 2026**

Present were:

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

Absent was:

Philip Travis

Also present were:

Kate Welch, Assistant County Attorney
James McDevitt, Development Services Team Leader
James Rigo, Planning Section Manager
Vicky Tessmer, Board Records Supervisor, Clerk of the Circuit Court
Laura Petrucci, Board Records Clerk, Clerk of the Circuit Court

All witnesses and staff giving testimony were duly sworn.

Chairman Rees called the meeting to order at 3:06 p.m.

PLEDGE OF ALLEGIANCE

 Chairman Rees led the Pledge of Allegiance.

CITIZEN COMMENTS (Consideration for Future Agenda Items-30 Minute Time Limit)

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

AGENDA AND NOTICES OF PUBLIC MEETING

1. MINUTES

A motion was made by Member Baldwin, seconded by Member Slusser, and carried 4-0, with Member Travis absent, to approve the minutes of February 20, 2026.

2. CERTIFICATE OF APPROPRIATENESS (COA) – COA-25-07

 A duly advertised public hearing was held to consider adoption of Certificate of Appropriateness COA-25-07, requesting the Historic Preservation Board (HPB) to recommend approval of their request to have the Johnson Helm House locally designated as a historic landmark through the process of a Historic Landmark Designation.

Margi Nanney, applicant and owner, displayed architectural pieces from the home, and used a slide presentation to review the request to relay the history of Helm House, built between 1906 and 1908, J.S. Maus was the architect/builder, Corinthian arches, previous citrus grove on the property, news articles related to the home, Johnson Helm House has been on the National Register of Historic Places since 2009, the application was based on Romanesque architecture, artificial stone block construction, and design details of the interior and exterior of the house, the home exterior was restored in 2003, the home has withstood several storms, 2025 exterior restoration, future plans for the house, and her

future vision of the home, possibly creating a historic Oneco Park that includes a recreation and picnic area, community garden, wetland boardwalk, and dog park.

 Ms. Nanney responded to questions and explained the process of changes, plans brought forward, implications of not having a historic designation, her goal is for the county to own the home, and she would give first right of refusal to the County.

 James McDevitt, Development Services Team Leader, used a slide presentation to review the request, explained the history of the home, Manatee County implemented historic preservation policies and regulations, defined historic landmark designation, purpose, procedure, and implementation, vote would be recommendation of approval, the Code requires the site meet two of the following factors including location, design, setting, materials, workmanship, feeling, and association, one factor needs to be met for criteria.

Discussion ensued regarding the paint and how it is treated, clarify what additional things needed for final approval by the Board of County Commissioners, history of the policy and language, look is subjective, what was there before, and consistency.

There were no ex parte communications.

 There being no public comments, Chairman Rees closed public comments.

After consideration of comments made, the staff report, and evidence presented during the review of this matter, and finding this request to be consistent with the Manatee County Comprehensive Plan and in compliance with the applicable standards for review in the Manatee County Land Development Code, Member Slusser moved to recommend approval of the Historic Landmark Designation to the Board of County Commissioners. The motion was seconded by Member Keown, and carried 4-0, with Member Travis absent.

3. **OPEN DISCUSSION**

 Member Slusser requested a press release once the historic designation is approved.

STAFF UPDATES

James Rigo, Planning Section Manager, noted James McDevitt will be the staff liaison moving forward, and online public comment was submitted with the staff report.

ADJOURN

There being no further business, Chairman Rees adjourned the meeting at 3:59 p.m.

Minutes Approved: September 8, 2026