

Sunday Real Estate

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GOING UP: *Old Bridge Village, Bradenton Beach*

'Preservationist' wants to build in the charm

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BRADENTON BEACH — Former New York developer and preservationist David Teitelbaum wants a quaint look for his Old Bridge Village condominium.

"I'd like it to be more fun than fancy Longboat Key," said Teitelbaum, who has an old mullet boat instead of a yacht. "When you come over the bridge, this is charming with its little restaurants nearby."

Four circa 1919 fisherman cottages will be moved to make way for 11 condominiums. He



Teitelbaum

will keep and restore the yellow cottage on Third Street for his office.

His wife, award-winning artist and designer Penny Naylor, designed the condominiums.

Consulting architects were John S. Wright of Whetstone Engineering & Testing and Gene Aubrey, who recently designed a home for Mrs. Lawton Chiles in Holmes Beach. Brent Whitehead of Cortez will be the builder and Ron Larson the engineer.

Eight of the condominiums will face the bay and three



Architect's rendering of Old Bridge Village condominium in Bradenton Beach.

two-story townhouses will be along Fourth Street South, a block from the Gulf. Some office spaces will be along Third Street South. Plans call for 33 parking spaces inside the property.

"The market is hot for boaters who will be in residence four or five months a year and want home offices," Teitelbaum said. "Some may be moving from a larger home, and 2,200 square feet is perfect. On Longboat Key these condominiums would sell for twice as much."

Plans call for 20- by 20-foot

great rooms with cathedral ceilings and large windows; screen porches and balconies. Condominiums will have two bedrooms, two and a half baths with walk-in closets and whirlpool spa. Media rooms will have fiber-optic pre-wiring plus cable and Category 5 wiring to four outlets per unit.

Buildings will have metal roofs and fiber-cement lap siding. The preserved gardens and picket fence will add to the flavor of an old fisherman's village.

"I'm a preservation developer," said Teitelbaum, who is

best known for adapting old New York buildings into apartments, including the Federal Archives Building in Greenwich Village. "That started a national trend."

Training stoneworkers

After retiring as a developer, he supported and ran the Cathedral Stoneworks program (1989-94), which trained disadvantaged youths in advanced stoneworking technology so they could work on New York's Cathedral of St. John the Divine, the still-unfinished world's largest cathedral.

Among his dozens of awards, the New York AIA honored him for training and employing youths in ancient craftsmanship done with computer-assisted design workstations connected to automatic cutting machines. He was Stoneworld Magazine's "Man of the Year" for that technical achievement.

He has won awards for the Jewish Museum stonework, for restoring The Fifth Avenue Presbyterian Church, The Flemming School and various restorations and adaptive reuses of old buildings in New York. In 1993, New York Mayor David Dinkins nominated him for the Advisory Council on Historic Preservation and wrote President Clinton about Teitelbaum's "workable and practical approach to preservation."

An early project was restoring the Barbizon Hotel for Women, which he owned.

Teitelbaum expects Old Bridge Village to be sold out by the time construction starts in April.

"We're excited about Old Bridge Village, especially because David Teitelbaum is a preservation developer who is keeping the environment intact," said Mike Falkenstein of RE/MAX Properties, who has marketed several other condominium projects. He and his wife, Nancy, are among the Re-

Old Bridge Village

■ **What:** An 11-unit condominium at 300 Bay Drive South, Bradenton Beach.

■ **Price/size:** From \$750,000 to \$1.250 million for 2,000 to 2,500 square feet of living area.

■ **Amenities:** Bay views, dock with boat slips on sailboat water, fishing, lap pool, spa and garden setting.

■ **Developer:** David Teitelbaum, general partner with property owners Harry Brown and Susan Kehne, M.D.

■ **Builder:** Whitehead Construction Co., headed by Brent Whitehead.

■ **Information:** Through selected Realtors, or call (941) 544-4178.

altors with whom Teitelbaum is working.

Others are Barbara Ackerman, Cheryl Loeffler and Bridget Spiess of Coldwell Banker; Gail Wittig & Saint Cacchiotti, Annette Rogers, Jeff Granston, and Mary Ann Pipes & Pat Landsberg of Michael Saunders & Company; Candy Swick; Mike Migone & Tina Rudek of Wedebrook Real Estate; Eric Shumway of Sarasota Realty Group; Ann Caron, Susan Normad & Tom Caron of Island Vacation Properties; and Victoria Bond of Skipper & Associates.