



CITY OF FORT PIERCE

PLANNING DEPARTMENT

DAVID CARLIN, MPA, PLANNING MANAGER
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

MARCH 24TH, 2014

Agenda Item 5C

Owners

Rina Daly

Applicant

Mr. Hustle Inc.

Location

716 Avenue D

Parcel

2410-601-0170-000-2

Historic Status

Non-contributing structure in the Avenue D Historic District

Requested Action

Requesting partial demolition of one (1) non-contributing structure with no plans for new construction.

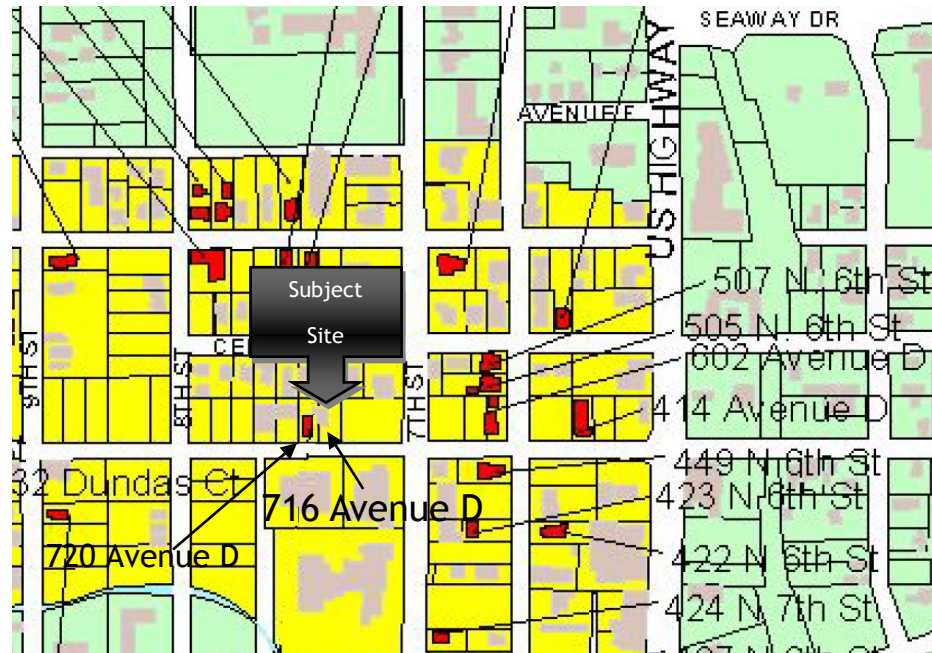
Recommendation

Approve with Conditions

Staff

Kori Benton
Historic Preservation Officer

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



Location Map



Contributing



Non-Contributing



Subject Site

HISTORY

- 1958 Date of construction.
- 1992 Roof of structure is replaced.
- 4/1999 Structure(s) located at 720 Avenue D condemned via Resolution 99-39.
- 8/2000 Property cited for lack of maintenance.
- 3/18/2002 City Commission adopts the Avenue D Historic District via Resolution No. 02-103. Structure is listed as non-contributing.
- 5/2013 Building Permit application filed to remove rotted roof and all interior walls.
- 2/2014 COA Application submitted.

FINDINGS

Architectural Significance:

This one-story concrete block structure features a flat roof, front porch, and aluminum windows, typical of a simplistic home built towards the early 1960s. There is distinct architectural significance in this structure.

Request:

The property owner is requesting the complete removal of 716 Avenue D. The property owner has not presented immediate plans for reuse of the remaining structure on site, 720 Avenue D, however discussions with the property owner reveal interest in establishing and arts and cultural history center at this site in the future.

STAFF ANALYSIS

Criteria for Demolition (23-49): 716 Avenue D	Staff Analysis	Criteria Met?
Is the structure of such interest or quality that it would reasonably meet national, state, or local criteria for designation as a significant historic or architectural site or structure?	No. The structure is non-contributing in the Avenue D historic district.	Yes
Is the structure of such design, craftsmanship or material that it could be reproduced only with great difficulty or expense?	No.	Yes
Is the structure one of the last remaining examples of its kind in the city, county or region?	No.	Yes
Does the structure contribute significantly to the historic character of a designated historic district?	No	Yes
Would retention of the structure promote the general welfare of the city by providing an opportunity for study of local history, architecture and design or by developing an understanding of the importance and value of a particular culture and heritage?	No	Yes
Are there definite plans for re-use of the property if the proposed demolition is carried out, and what will be the effect of those plans on the character of the surrounding area	No. The removal of 716 Avenue D, may present opportunities to rehabilitate and reuse 720 Avenue, improving a premier corner at the entrance of the Avenue D Historic District and adjacent to continuing redevelopment efforts along the corridor.	No

STAFF RECOMMENDATION

The application meets criteria A, B, C, D, & E for demolition of a structure within a designated historic district. The absence of definite plans for re-use of the parcel limits the probability of rehabilitation and reuse of 720 Avenue, a contributing historic structure immediately to the west, on the subject property. The complete removal of 716 Avenue D may expand options for adaptive reuse of 720 Avenue D or new construction to support existing efforts to redevelop the Avenue D corridor, therefore staff recommends approval of the demolition request with the condition that the existing code enforcement violation for public nuisance be resolved prior to issuance of the permit for demolition.



716 Avenue D







Site Aerial

