



CITY OF FORT PIERCE

PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
 HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

OCTOBER 27TH, 2014

Agenda Item 5A

Owner

RAST Properties, Inc.

Applicant

Steven Tarr

Representative

John Foster, Architect

Location

715 Orange Avenue & 702
 Atlantic Avenue

Parcels

2410-703-0008-000-9, 2410-
 703-0002-000-7,

Historic Status

Contributing Structures within
 the Sample Oaks Historic District

Requested Action

Demolition of Two Contributing
 Structures

Recommendation

Approval with Conditions

Staff

Kori Benton
 Historic Preservation Officer

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



Location Map ■ Contributing ■ Non-Contributing ↑ Subject Site

HISTORY

702 ATLANTIC

- 1915 Date of construction per Property Appraiser
- 1929 Sanborn Map shows structure of substantially like size, orientation and location at this site
- c1930 Date of Construction per Florida Master Site File
- 7/21/2003 City Commission adopts the Sample Oaks Historic District. This structure is listed as a contributing site.
- 4/21/2004 Structure purchased by previous owners.
- 5/22/2006 Historic Preservation Board denies COA to demolish subject structure and refers structure to Code Enforcement for Affirmative Maintenance.
- 2/13/2012 City of Fort Pierce Code Enforcement initi-

ated a case against the property

- 5/22/2012 Previous owner submitted another application to demolish subject structure
- 6/6/2012 COFP Special Magistrate ordered that the Owner must demolish within 120 days or rehabilitate the structure within 240 days of the HPB's 6/25/2012 hearing of the demolition request.
- 6/25/2012 Historic Preservation Board denies COA to demolish subject structure
- 9/11/2012 COFP Special Magistrate amended the previous order based upon the testimony of the previous owner, mandating that within 60 days from September 5, 2012, the owner must obtain a permit for repair and an additional 180 days to complete all work/inspections
- 5/14/2013-6/05/2013 Site accrued a fines pursuant

to Florida Statutes 162.09 at a daily, cumulative rate of \$500.00 per day, rendering a current fine balance of \$11,020

7/22/2013—Historic Preservation Board granted approval of demolition with conditions.

8/22/2013—City of Fort Pierce Special Magistrate reduced the code fines from 11,020 to \$3,000, conditioned upon bringing the property into compliance and paying the reduced fine by 12/1/2013.

9/23/2013- Historic Preservation Board granted conditional approval of a redevelopment plan to adaptively reuse 715 Orange Avenue in order to comply with one of the various conditions of approval to demolish 702 Atlantic Avenue.

10/9/2014– Property sold to new owner.

715 ORANGE AVENUE

1920- Date of Construction per Florida Master Site File

c1930-1940—Suggested date of construction.

7/21/2003 City Commission adopts the Sample Oaks Historic District. This structure is listed as a contributing site.

4/21/2004 Structure purchased by current owners.

9/23/2013- Historic Preservation Board granted conditional approval of a redevelopment plan to adaptively reuse 715 Orange Avenue. No action has been taken.

10/9/2014– Property sold to new owner.

S T A F F A N A L Y S I S

The request submitted by the new property owner, RAST Properties, Inc., is for the demolition of two contributing historic structures within the Sample Oaks Historic District. The previous property owners controlled the sites for nearly a decade, completing very minimal maintenance tasks, allowing further deterioration and degradation predominantly through termite and water damage.

The Historic Preservation Board initially heard and denied an application to demolish 702 Atlantic Avenue in 2006, citing architectural significance with the encouragement to look into moving the structure. The Historic Preservation Board subsequently heard and denied a second request for demolition in 2012 based upon the historical significance and lack of redevelopment plans, further encouraging the sale or relocation of the structure.

After a series of Special Magistrate orders, the previous property owners filed a demolition request for 702 Atlantic based upon the rehabilitation and reuse of 715 Orange Avenue. The Historic Preservation Board, at their July 22nd, 2013 meeting, voted unanimously to approved the demolition request for 702 Atlantic Avenue with the following conditions:

- 1) Receive a COA for a conceptual site plan for the redevelopment of the subject property and neighboring properties of the previous owners.
- 2) Owner must pay all Code Enforcement Fines in full.
- 3) Owner must donate all materials salvageable such as doors, windows, and elements of the fire place in coordination with the Historic Preservation Officer.
- 4) Owner must submit an application for abandonment of the alleyway.

Subsequently, the previous owner(s) and their representative received conditional approval of a conceptual site plan for the redevelopment of the subject property and neighboring properties that they owned in order to comply with condition #1. The proposed conceptual plan sought to adaptively reuse the contributing historic structure located at 715 Orange Avenue as a restaurant, with provision for additional site features and a new parking lot to the rear of the structure. No actions were taken by the former owners and applicant to pursue compliance with the conditional approvals to move forward with the demolition of 702 Atlantic Avenue or rehabilitation and reuse of 715 Orange Avenue.

The new property owner, RAST Properties, Inc garnered ownership of the subject sites in early October, 2014. The President of RAST Properties, Inc, Steve Tarr, is President of Bunwin, Inc., the property owner of 701 Orange Avenue, the art deco structures abutting to the east. Collectively, RAST Properties, Inc and Bunwin, Inc. six parcels neighboring this corner of the Orange Avenue corridor, totaling 47,000 sq. ft. of commercial space, excluding these two residential structures. The majority of these commercial structures are vacant, however Mr. Tarr and prospective tenants are actively coordinating with City Staff to explore potential business initiatives for the sites.

The Historic Preservation Board is tasked with considering the request for demolition pursuant to City Code Section 23-49, which outlines established criteria for review.

Criteria for Demolition

The review of any certificate of appropriateness for demolition shall be in accordance with criteria set forth below. Denial of an application for demolition shall be evidenced by written order detailing the public interest which is sought to be preserved.

- ◇ The board may grant a certificate of appropriateness to demolish with a deferred effective date of up to eighteen (18) months from the date of the board's decision at a public hearing. The effective date shall be determined by the board based upon the relative significance of the structure and the probable time required to arrange a possible alternative to demolition. During the demolition deferral period, the board may take such steps as it deems necessary to preserve the structure in accordance with the purposes of this chapter. Such steps may include, but shall not be limited to, consultation with civic groups, public agencies and interested persons, recommendations for acquisition of property by public or private bodies or agencies, and exploration of the possibility of moving one or more structures or other features. After the specified expiration date of the deferred certificate of appropriateness a demolition permit shall be issued if requested by the applicant.
- ◇ In connection with any certificate of appropriateness for demolition of buildings or improvements the board may encourage the salvage and preservation of building materials or architectural details and ornaments, fixtures and the like for reuse in restoration of other historic properties. The board may also require, at the owner's expense and prior to demolition, the recording of the building for archival purposes by photographs.
- ◇ In addition to all other provisions of this chapter, the board shall consider the following criteria in evaluating each request for demolition:

702 Atlantic Avenue	Staff Analysis	Criteria Met?
Criteria for Consideration:		
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?	Yes. The structure is listed as contributing in the Sample Oaks historic district.	No
Is the structure of such design, craftsmanship or material that it could be reproduced only with great difficulty or expense?	No, with the exception of the cost associated with reproducing wood siding and ornamental features on the façade.	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?	Yes, based upon the period of construction and the connection to a significant person in the Community, the late Mayor Dunn. It is noted however that in the current condition, the structure arguably detracts from the character of the containing historic district.	No
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?	Yes, however immediate action and investment is necessary to stabilize the structure.	No
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 property owner and representative have indicated desires to compile a redevelopment plan for 701 Orange Avenue and utilize the subject parcel to support the redevelopment effort, however plans have not been filed to date.	No

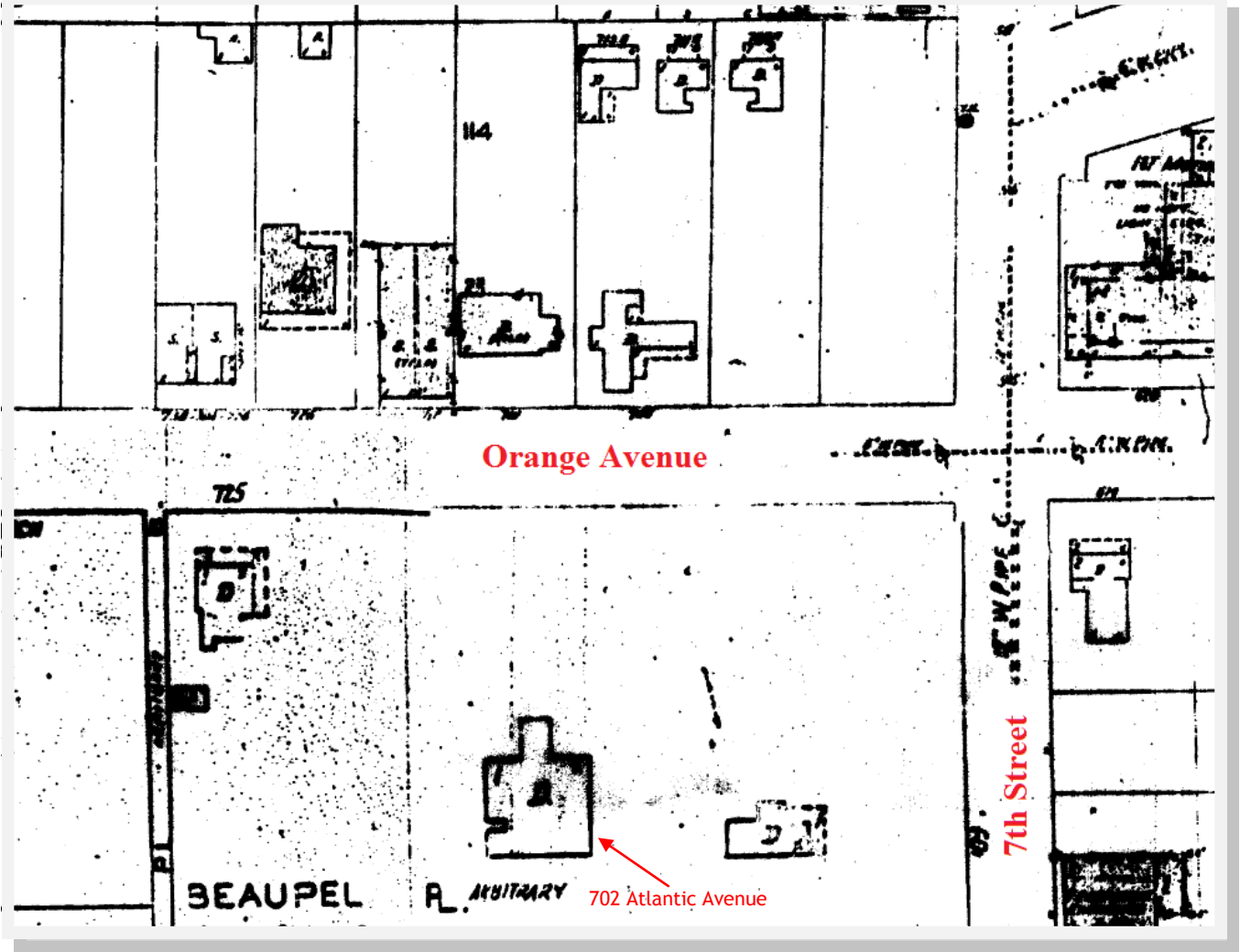
715 Orange Avenue	Staff Analysis	Criteria Met?
Criteria for Consideration: Is the structure of such interest or quality that it would reasonably meet national, state, or local criteria for designation as a significant historic or architectural site or structure?	Yes. The structure is listed as contributing in the Sample Oaks historic district.	No
Is the structure of such design, craftsmanship or material that it could be reproduced only with great difficulty or expense?	No, with the exception of the metal shingle roof, most of the design integrity has been lost due to alterations and deterioration.	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?	Minimal, based upon alterations, remaining materials, craftsmanship, and condition.	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?	Yes, however immediate action and investment is necessary to stabilize the structure.	No
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 property owner and representative have indicated desires to compile a redevelopment plan for 701 Orange Avenue and utilize the subject parcel to support the redevelopment effort, however plans have not been filed to date.	No

The Historic Preservation Board should consider the request for demolition individually, based upon the criteria for consideration, with the note that the two sites have been integrated through ownership and past considerations for demolition.

STAFF RECOMMENDATION

The applications do not meet all elements of the adopted criteria for demolition, most notably an absence of definite plans for re-use of the property if the proposed demolitions are carried out. Staff notes that the existing condition of both structures and extensive time period in which these structures were neglected by the previous property owner has significantly detracted from the surrounding properties, the Sample Oaks Historic District, and the capacity to rehabilitate the structures. The new property owner has indicated an active pursuit to compile plans for redevelopment of the property in conjunction to common holdings to the east, 701 Orange Avenue, which have the capacity to positively impact the district and this prominent corridor. Based upon consideration of the established criteria in City Code Section 23-49, Staff recommends that the Historic Preservation Board condition the demolition of the subject structure upon the submittal, review, and approval of plans for redevelopment of the subject site(s) and the commencement of any phase of redevelopment prior to the release of permits for demolition.

1929 Sanborn Map



Note:

702 Atlantic Avenue appears to be present within the 1929 Publication of the Sanborn Maps, however 715 Orange Avenue does not appear, suggesting a later date of construction.

715 Orange Avenue



715 Orange Avenue



Non-original windows



Structural & Stucco Damage as indicated by the Representative



Interior Photos—Termite Damage Noted



Mildew Accrual



Damaged Windows, installation of inappropriate features.



702 Atlantic Avenue

2006 → 2013



2006



2012



2013

*Staff did not enter structure during the 2014 site visit due to safety concerns of the structural integrity of the building.