



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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

JANUARY 6TH, 2015

Agenda Item 5D

### Owners

Unity Property Development Corporation

### Applicant

Padrick Pinkney

### Location

437 N 11th Street

### Parcel

2409-501-0213-000-5

### Historic Status

Contributing structure in the Avenue D Historic District

### Requested Action

Demolition of a contributing structure with no plans for new construction.

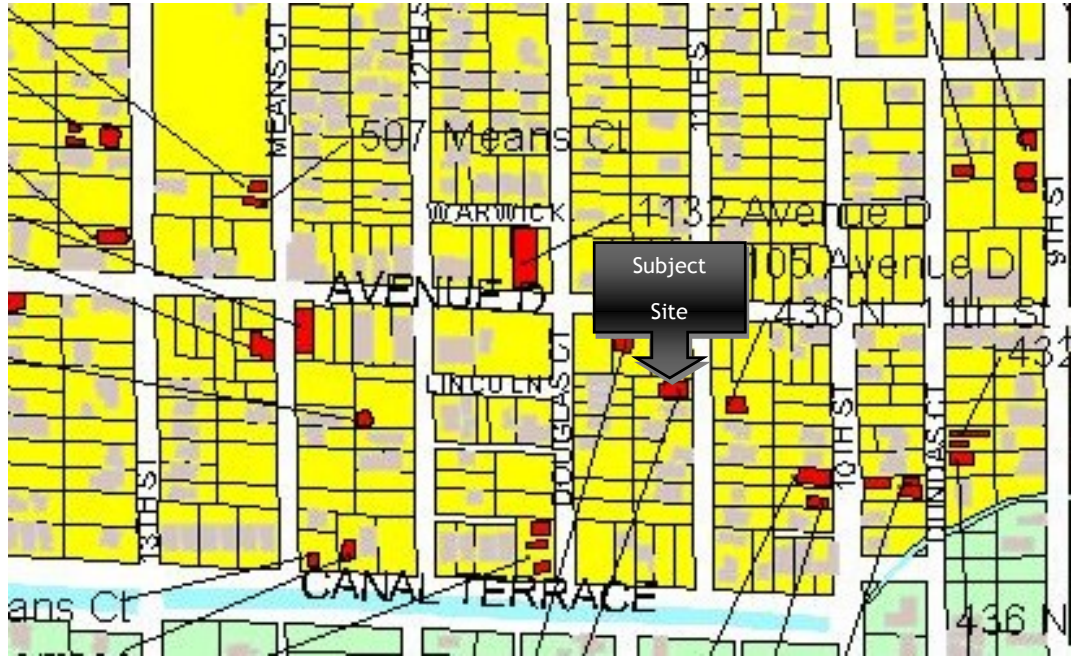
### Recommendation

Denial

### Staff

**Kori Benton**  
Historic Preservation Officer

## HISTORIC PRESERVATION BOARD : PUBLIC HEARING



Location Map



Contributing



Non-Contributing



Subject Site

### HISTORY

- c1929 Date of construction.
- 3/18/2002 City Commission adopts the Avenue D Historic District via Resolution No. 02-103. Structure is listed as non-contributing.
- 7/2014 Fort Pierce Code Enforcement cited the subject property and structure for Property Maintenance, Outside Storage, & Landscape Maintenance violations.
- 12/2014 COA Application submitted.

### FINDINGS

#### Architectural Significance:

This one-story wood frame, Bungalow style, structure is expressed by gable roof surfaced with metal 3-V crimp panels, end porch integrated under the primary roof,

and 1/1 double-hung sash windows. The original exterior siding has been replaced or overlaid with plywood (T1-11) siding. The building has retained some of its original architectural integrity.

#### Historical Significance:

The subject structure was completed towards the tail end of an era of frenetic growth experienced in the 1920s in Fort Pierce, just before the crash of the great Florida Land Boom.

#### Request:

The property owner(s) are requesting the demolition of 437 N 11th Street. The property owner has not presented immediate plans for reuse of the property. The request is being presented to eliminate the source of Code Enforcement violations in-lieu of completing the necessary repairs to the structure to bring the site into compliance with City Code.

## STAFF ANALYSIS

The request for demolition is a result of Code Enforcement Case #14-1297, filed in July, 2014, which identified violations of City Code related to property maintenance, outside storage, and landscape maintenance issues. Upon review by the Special Magistrate, the owner(s) are required to obtain a permit to rehab the Historic structure or to demolish, further resolving maintenance of the yard. Review of the request with regards to the established criteria for demolition are presented below.

Criteria for Demolition (23-49):	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?	Yes, the structure is a contributing resource in the Avenue D historic district.	No
Is the structure of such design, craftsmanship or material that it could be reproduced only with great difficulty or expense?	Yes, with the notation that the original siding has been replaced or overlaid.	No
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 architectural and cultural contributions to the development of this corridor. The appearance and condition of the site are deteriorating, causing citation by City of Fort Pierce Code Enforcement to ensure further degradation or impacts are experienced.	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	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	No

The City of Fort Pierce and the Fort Pierce Redevelopment Agency have, and continue to invest significant resources into the stabilization, redevelopment, and improvement of the Avenue D corridor, adjacent areas within the Lincoln Park Area. The structure is situated between the improved streetscapes present along Avenue D and the recently completed Moore's Creek Linear Park. Furthermore, the structure is located in close proximity to the Lincoln Theatre which is set for rehabilitation, and the newly constructed Multi-modal transportation station which embody the ongoing efforts towards the redevelopment of this historic area.

The demolition request, in the absence of plans for reuse or redevelopment could adversely impact the efforts to preserve and revitalize this segment of the Avenue D historic district. The property owner(s) are encouraged to address the Code Enforcement violations by securing the structure and completing the improvements necessary to bring the site into compliance with the City Code in-lieu of continuing the pursuit for demolition.

## STAFF RECOMMENDATION

The application does not meets criteria A, B, D, & E for demolition of a contributing structure within a designated historic district, therefore staff recommends **denial** of the demolition request.

# Site Aerial



1929 Sanborn Map—Excerpt

