



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

OCTOBER 26, 2015

Agenda Item 6B

Owner / Applicant

Sallie J Ventresco

Location

512 Dundas Court

Parcel ID

2410-601-0076-000-3

Historic Status

Contributing Site in the
 Lincoln Park Historic District

Requested Action

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

Recommendation

Approval

Staff

Maria Lewicka
 Historic Preservation Planner

Kori Benton
 Senior Planner

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



Location Map



Contributing



Non-Contributing



Subject Site

HISTORY

- c. 1927 or 1935 Date of construction per Florida Master Site File:
- 18/3/2002 City Commission adopts the Avenue D Historic District via Resolution No. 02-40 Structure is listed as contributing.
- 2/2/2015 City Commission rename Avenue D Historic District to Lincoln Park Historic District.
- 6/16/2009 Sallie J Ventresco purchases the property.

FINDINGS

Architectural Significance:

This one story frame building is a typical example of Frame Vernacular architectural style, articulated in the rectangular, simple floor plan, gable roof and hip-roofed front porch with plain posts.

Building Investigator Findings:

512 Dundas Ct has been condemned. From a historical standpoint, there is some nice cedar that could be salvaged but a lot of unpermitted work has taken place over the years that has detracted from the structure. There are not any original doors or windows remaining. The exposed truss work is pretty unique, however the trusses are in very poor condition.

STAFF ANALYSIS

Criteria for Demolition (23-49): 512 Dundas Court	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 subject Frame Vernacular Style structure is listed as contributing in the Lincoln Park historic district. Unfortunately several alternation made to the exterior and interior of the house diminished greatly his historical significance. Additionally, lack of maintenance further deteriorated structure to a point beyond reasonable rehabilitation.	Yes
Is the structure of such design, craftsmanship or material that it could be reproduced only with great difficulty or expense?	No. The materials used represent simple, basic designs, poor quality and have been deteriorated or destroyed.	Yes
Is the structure one of the last remaining examples of its kind in the city, county or region?	No. The Frame Vernacular Style is represented by multiple structures located at the same district.	Yes
Does the structure contribute significantly to the historic character of a designated historic district?	No. The structure has been altered and deteriorated. Its historic integrity is diminished.	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. The structure in its current shape does not promote the general welfare of the city or the Lincoln Park historic district.	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 applicant did not provided plans for the future development of the property. If development application for a new structure is submitted it will be presented to the Historic Preservation Board for consideration.	No

Retention of the structure in its current form and condition, and in the absence of original materials and craftsmanship, does not provide compelling justification for the significant cost of rehabilitation. The historic district would be better served by construction of a new structure representing the original architectural style.

STAFF RECOMMENDATION

The applicant has not submitted definite plans for re-use of the property, therefore the effect of those plans on the character of the surrounding area cannot be determined. However, all plans for new construction are required to be reviewed, and approved by the Board. Should new construction be proposed, the Historic Preservation Board may consider the character of the surrounding area and the assimilation of future new construction on the District. As the application meets the remaining criteria for demolition, Staff recommends **approval** of the application.



