



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

OCTOBER 26, 2015

Agenda Item 6A

Owner

Dreida McNair

Applicant

Marc Meyers, City of Fort
Pierce, Building Depart-

Location

518 North 15th Street

Parcel ID

2409-503-0021-000-8

Historic Status

None

Requested Action

Requesting demolition of
the detached garage located
on a designated historic site.

Recommendation

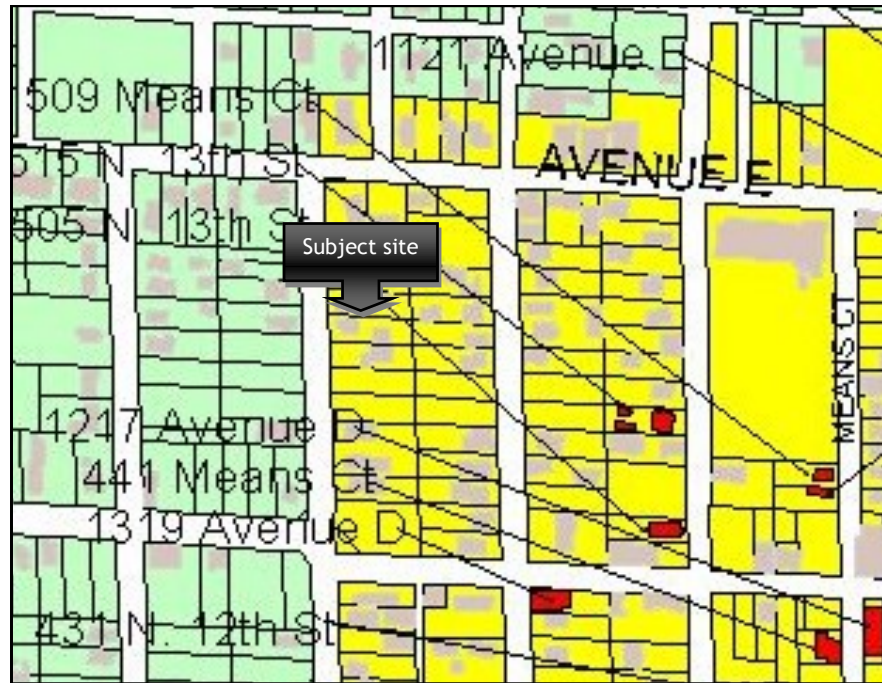
Approval

Staff

Maria Lewicka
Historic Preservation Planner

Kori Benton
Senior Planner

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



Location Map



Contributing



Non-Contributing



Subject Site

HISTORY

- 1965 Date of construction
- 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.
- 11/21/2013 City of Fort Pierce Building Department issued the Demolition Notice

FINDINGS

Architectural Significance:

The subject building **does not** represent significant architectural style. It has been severely deteriorated and destroyed.

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 structure is not listed as contributing in the Lincoln Park historic district. .	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 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 deteriorated. .	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 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 frame vernacular architectural style of the main house.

STAFF RECOMMENDATION

No definite plans for re-use of the site were submitted and 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.



