



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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

NOVEMBER 23, 2015

COA 15-45

### Owner

Francois L Marius &  
Dominique Nazon

### Applicant

City of Fort Pierce, Building  
Department

### Location

605 North 8th Street

### Parcel ID

2410-601-0120-100-8

### Historic Status

Noncontributing Site in the  
Lincoln Park Historic District

### Requested Action

Requesting demolition of one  
(1) noncontributing residen-  
tial structure located in a  
designated historic district  
with no plans for new con-  
struction.

### 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

- 1952 Date of construction
- 18/3/2002 City Commission adopts the Avenue D  
Historic District via Resolution No. 02-40  
Structure is listed as contributing.
- 12/15/2004 Francois L Marius & Dominique  
Nazon purchases the property.
- 2/2/2015 City Commission rename Avenue D His-  
toric District to Lincoln Park Historic Dis-  
trict.

### FINDINGS

#### Architectural Significance:

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

#### Building Investigator Findings:

605 North 8th Street property has been con-  
demned.

## STAFF ANALYSIS

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?	No. The subject structure is listed as noncontributing in the Lincoln Park historic district. The subject building <b>does not</b> represent significant architectural style.	Yes
Is the structure of such design, craftsmanship or material that it could be reproduced only with great difficulty or expense?	No. The materials are simple, basic and easily available. However, lack of maintenance deteriorated structure to a point beyond reasonable rehabilitation.	Yes
Is the structure one of the last remaining examples of its kind in the city, county or region?	No. The subject structure <b>does not</b> represent significant architectural style.	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 similar architectural style of the houses located in the Lincoln Park Historic District

## 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.





