



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

NOVEMBER 23, 2015

COA 15-48

Owner

Richard W Bradley

Applicant

Richard W Bradley

Location

301 S 7th Street

Parcel ID

2410-705-0012-000-6

Historic Status

Contributing Structure in the Sample Oaks Historic District

Requested Action

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

Recommendation

Denial

Staff

Maria Lewicka
 Historic Preservation Planner

Kori Benton
 Senior Planner

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



Location Map



Contributing



Non-Contributing



Subject Site

HISTORY

- 1902 Date of construction.
 The Beville House embodies many of the architectural characteristics of residences constructed in Fort Pierce during the early twentieth century. It was built by T.T. Beville for his niece Eliza, after husband's death. Addie Holmes Emerson, one-time director of the St. Lucie County Historical Museum lived there from 1928 to 1980.
- 5/3/2013 Richard W Bradley the current owner purchases the property.

FINDINGS

Architectural Significance:

This architecturally significant Beville House was constructed in Spanish-American War period and retains some of its original architectural integrity.

The one story wood frame building is an example of Frame Vernacular style. Notable architectural features include gable roof, front-facing gable extension, entrance porch, drop siding exterior wall fabric, and 2/2 double-hung sash windows. The characteristic brick chimney is located on the west side of the house.

Building Investigator Findings:

The structure has been deemed unsafe and has been condemned by the City of Fort Pierce Building Department.

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?	The subject Frame Vernacular Style structure is not eligible for individual listing in the NRHP, but is listed as contributing in the Sample Oaks 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 are simple, basic and easily available. Unfortunately lack of maintenance significantly deteriorated structure making rehabilitation a difficult task.	No
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?	Yes. Although not properly maintained the structure still retains some of its original architectural integrity	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. The structure still retains some of its original architectural integrity and by its individual history it becomes a part of the City history.	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 applicant did not provided plans for the future development of the property.	No

STAFF RECOMMENDATION

Although the structure was not properly maintained and rehabilitation cost could be significant staff recommends the denial of the demolition request. Not all criteria for demolition have been met. The structure still retains some of its original architectural integrity and is a part of a history of the City and its residents.

In addition 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.











