



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

JANUARY 11, 2016

COA 15-44

Owner / Applicant

Bible Way Soul Saving Station

Location

436 N 9th Street

Parcel ID

2410-601-0039-000-2

Historic Status

This Building is a contributing resource in the Lincoln Park Historic District. It is not eligible for individual listing in the National Register of Historic Places.

Requested Action

Requesting demolition of one (1) contributing structure with no plans for new construction. After the demolition property will be resodded and trees and hedges will be planted for beautification of the site.

Recommendation

Approve

Staff

Maria Lewicka
Historic Preservation Planner

Kori Benton
Senior Planner

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



Location Map



Contributing



Non-Contributing



Subject Site

HISTORY

- 1940 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.
- 7/13/2015 Received Commercial Façade Grant Award for demolition and removal of the building, repainting exterior of usable building, adding new signage and landscaping.
- 11/12/2015 The structure was condemned by the City of Fort Pierce Building Department (notice attached).
- 10/26/2015 HPB denied request for demolition.

FINDINGS

Architectural Significance:

The subject building is associated with the Depression and World War II Period (1930-1945) in Fort Pierce History. This one story wood 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 tapered wood posts, piers foundation and drop siding exterior.

STAFF ANALYSIS

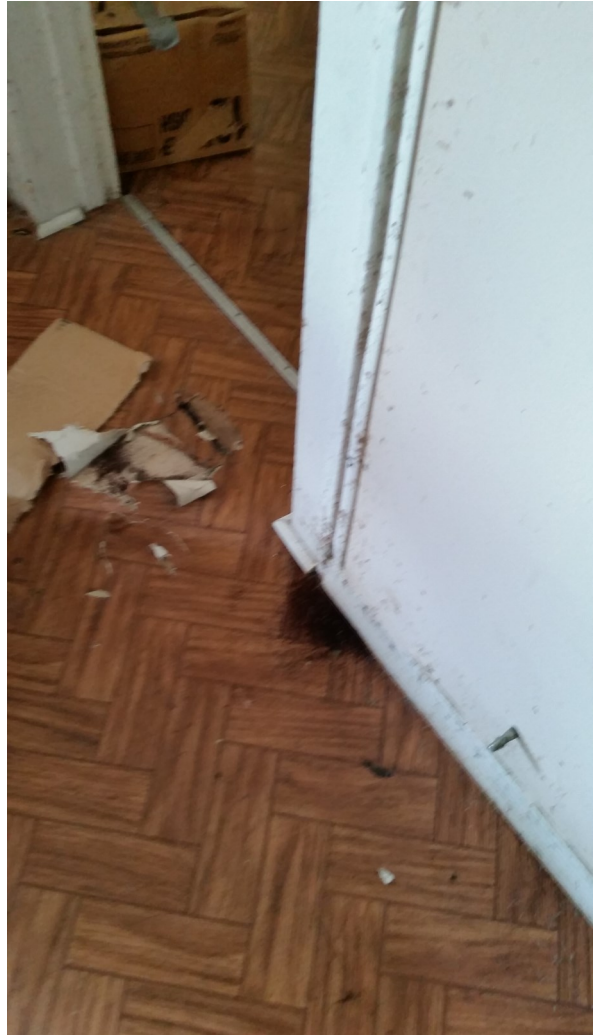
Criteria for Demolition (23-49): 436 N 9th Street	Staff Analysis	Criteria Met?
Is the structure of such interest or quality that it would reasonably meet national, state, or local criteria for designation as a significant historic or architectural site or structure?	No. The structure does not meet national or state criteria, but is listed as contributing in the Lincoln Park historic district.	No/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 design, Unfortunately 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 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. If restored the structure would contribute significantly to the historic character of the Lincoln Park Historic district. No. The structure has been deteriorated. Its historic integrity is diminished.	No/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 new structure will be constructed. After the demolition applicant will grade and resod the site and will plant trees and hedges to beautify the area (see attached). The proposed landscaping will enhance the visual appearance of the area.	Yes/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 architectural style or by providing landscaping to enhance visual appearance of the area, as proposed by the applicant.

STAFF RECOMMENDATION

As the application meets the remaining criteria for demolition, Staff recommends **approval** of the application.





MAYOR
LINDA HUDSON

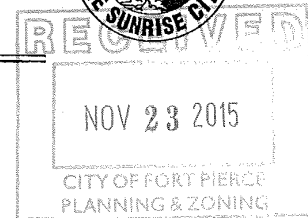
COMMISSIONERS
RUFUS ALEXANDER III
EDWARD BECHT
REGINALD SESSIONS
TOM PERONA

CITY MANAGER
ROBERT BRADSHAW

BUILDING OFFICIAL
MARC MEYERS

CITY OF FORT PIERCE *Florida*

BUILDING DEPARTMENT
100 N. U.S. 1 - P.O. BOX 1480
FORT PIERCE, FLORIDA 34954
TEL. (772)467-3000 FAX (772) 467-3849



November 12, 2015

Tax ID #: 2410-601-0039-000/2

Case #: 15-2009

BIBLE WAY SOUL SAVING STATION
PO BOX 311
FT PIERCE, FL 34954

RE: 436 N 9TH ST

Pursuant to the City of Fort Pierce Code of Ordinances and the International Property Maintenance Code (IPMC) s. 108, the property located at the above referenced location has been found to be unsafe and is in violation of the following:

1. Structural members have termite damage. All structural members shall be maintained free from deterioration, and shall be capable of safely supporting the imposed dead and live loads (IPMC 304.4)
2. Exterior walls have termite damage. All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration (IPMC 304.6)
3. Roof & roof drainage damaged/unsafe. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure (IPMC 304.7)
4. There are several broken windows. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight (IPMC 304.13)
5. Rotten sub-floor. All structural members shall be maintained structurally sound, and be capable of supporting the imposed loads (IPMC 305.2)
6. Ceilings are water damaged. All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Interior surfaces (IPMC 305.3)
7. Stairs and walking surfaces damaged/unsafe. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair (IPMC 305.4)
8. Structure is damaged/decayed/dilapidated. Unsafe Structure (IPMC 108.1.1)

The building(s), structure(s), or premise(s) is condemned and repair/rehabilitation permit(s) shall be applied for within 30 days. If the building(s) or structure(s) is to be repaired, drawings prepared by a Florida licensed engineer or architect addressing any and all deficiencies will be required with the building permit application unless otherwise approved by the Building Official.

The building or structure has been ordered vacated and posted to prevent further occupancy until work is completed and the final inspection has been approved. The demolition of the building or structure must fully comply with all local ordinances and the currently adopted Florida Building Code (FBC). **If no action has been taken by the legal owner to come into compliance within the time specified, the City may initiate demolition proceedings in accordance with all applicable codes, with all costs incurred charged against the owner of record and a lien filed upon such real estate.**

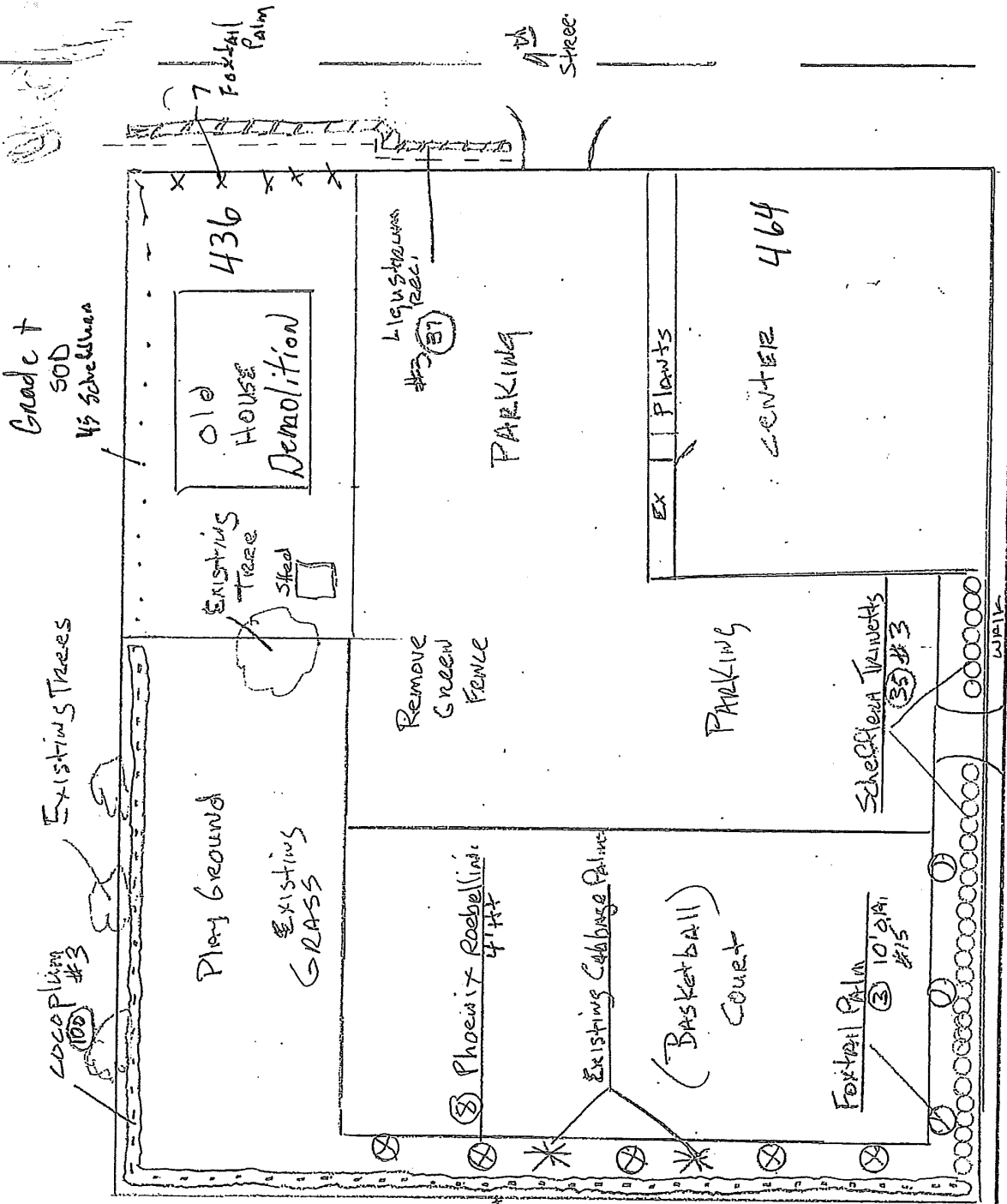
Any person having any legal interest in the property may appeal this notice by the Building Official to the Construction Board of Adjustments and Appeals (CBAA); such appeal shall be in writing in the form specified in the Rules of Procedure of the CBAA and shall be filed with the Building Official within 20 calendar days from the date of this notice with a \$200 fee. Failure to appeal in the time specified will constitute a waiver of all rights to an administrative hearing.

File Name: C0062303

Should you have questions regarding this matter, you may contact my office (772) 467-3722.

Sincerely,


Marc Meyers
Building Official



Grade +
50D
45 Schedule

Existing Trees

Coco Plum #3

436

Old House Demolition

Existing Tree Sked

Play Ground

Existing GRASS

Ligustrum Rec. #37

PARKING

Remove Green Fence

Phoenix Roebellini #114

Existing Cabbage Palm

(Basketball) Court

464

PARKING

CENTER

Schefflera Trinetts #35 #3

Football Palm #10 #15

WALK

Ave D

Ft Pierce Fla

- Football Palm 3 #15 #10
- Phoenix Roebellini #114
- Schefflera Trinetts 35 #3
- Coco Plum 100 #3
- Ligustrum 37 #3

PLANTING