



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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

JANUARY 11, 2015

COA 15-60

### Owner / Applicant

Yates N. 4th street LLC

### Location

521 US Highway 1

### Parcel ID

2403-705-0145-000-5

### Historic Status

Non-contributing structure in the Lincoln Park Historic District.

### Requested Action

Requesting demolition of one (1) non-contributing commercial structure located in a designated historic district with no plans for new construction.

### Recommendation

Approval with condition

### Staff

Maria Lewicka  
 Historic Preservation Planner

Kori Benton  
 Senior Planner

## HISTORIC PRESERVATION BOARD : PUBLIC HEARING



Location Map



Contributing



Non-Contributing



Subject Site

## HISTORY

1947	Date of construction
18/3/2002	City Commission adopted the Avenue D Historic District via Resolution No. 02-40 Structure is listed as contributing.
2008	Yates N. 4th Street LLC acquired the property.
2/2/2015	City Commission renamed Avenue D Historic District to Lincoln Park Historic District.

## FINDINGS

### Architectural Significance:

The subject building **does not** represent significant architectural style.

### Request:

The property owner is requesting the complete demolition of the building. The owner has not presented immediate plans for reuse of the property.

## STAFF ANALYSIS

Criteria for Demolition (23-49): 521 US Hwy 1	Staff Analysis	Criteria Met?
A. 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 is listed as non-contributing in the Lincoln Park historic district.	Yes
B. Is the structure of such design, craftsmanship or material that it could be reproduced only with great difficulty or expense?	No.	Yes
C. Is the structure one of the last remaining examples of its kind in the city, county or region?	No.	Yes
D. Does the structure contribute significantly to the historic character of a designated historic district?	No.	Yes
E. 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.	Yes
F. 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. The removal of the demolition may present opportunities to redevelop and significantly improve a premier corner of US Hwy 1, contributing to continuing redevelopment efforts along the highway corridor.	No

## STAFF RECOMMENDATION

The application meets criteria A, B, C, D, & E for demolition of a structure within a designated historic district. The absence of definite plans for re-use of the parcel limits the probability of rehabilitation and reuse of the subject property. The removal of the building may present options for a new construction to support existing efforts to redevelop the US Highway 1 corridor, therefore staff recommends approval of the demolition request with the condition that:

- The existing deteriorated parking and driveway area will be removed and the whole property will be re-sodded.



South Elevation



East Elevation



Downstairs interiors