



JANUARY 9, 2017

COA 16-76

Owner / Applicant

Gary & Lisa White
Station

Location

505 S 8th Street

Parcel ID

2410-709-0011-000-1

Historic Status

This Building is one of two contributing structures located at the same property in the Oakland Park Historic District.

Requested Action

Requesting demolition of one of the two contributing structures, located at the same property with no plans for new construction.

Recommendation

Denial

Staff

Maria Lewicka, AICP
Historic Preservation Planner

Kori Benton
Senior Planner

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



Location Map ■ Contributing Non-Contributing Subject Site

HISTORY

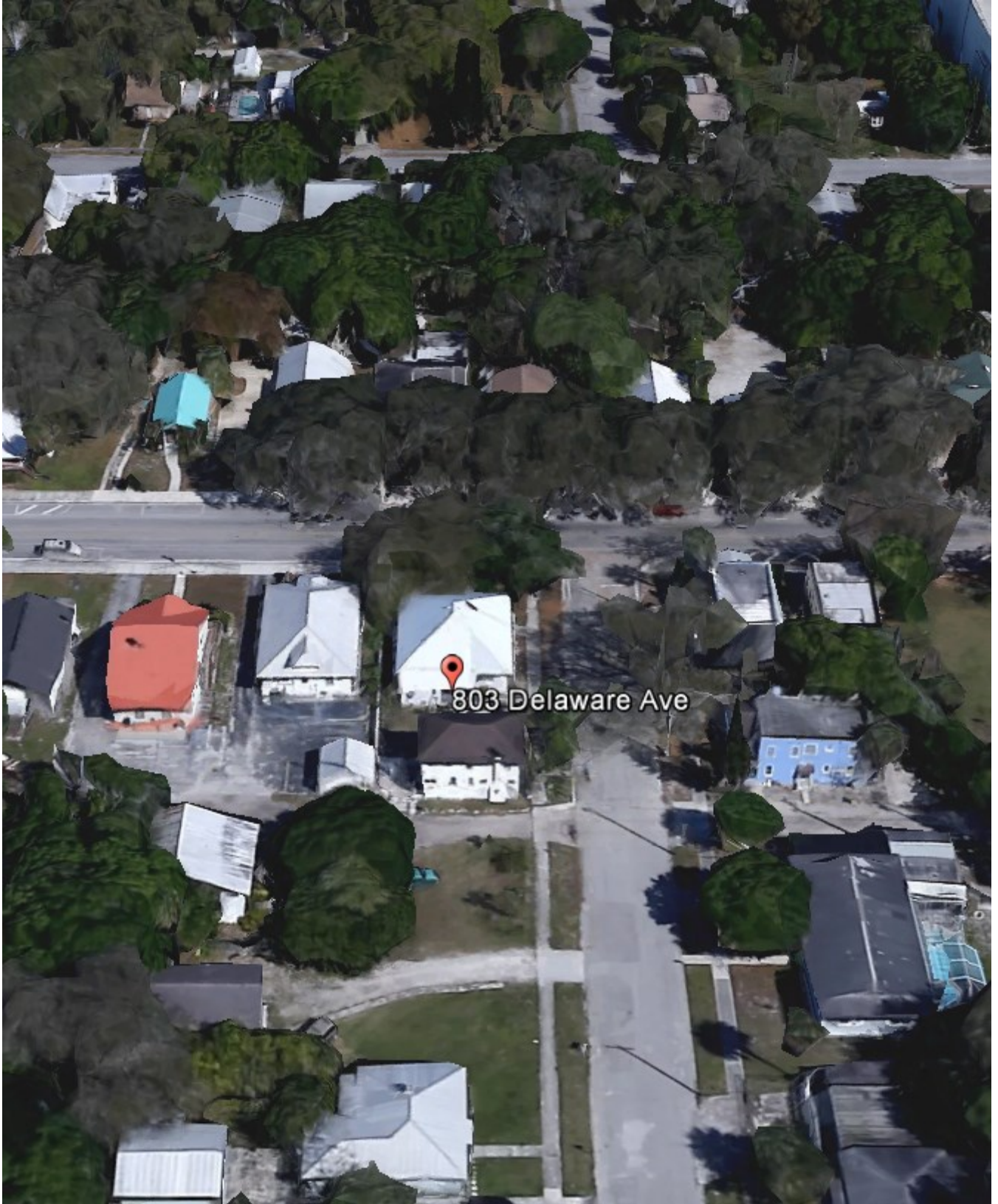
- 1925 Date of construction
- 2002 City Commission adopts the Oakland Park District. Two Structures located on the property are listed as contributing.
- 12/14/2009 HPB approves COA 09-55 for site work and four variances based on applicant commitment to rehabilitate both front and rear structure.

Architectural Significance:

There are two contributing structures located on the site.

The main structure fronts Delaware Avenue and is a frame vernacular expressed by a pyramidal hip roof, wood shingle wall fabric, original 1/1 double hung wood windows, and a large, open front porch with the original sabal palm columns. The structure was built in 1925. This structure has been vacant for some time and contributes significantly to the Oakland Park Historic District, and to the Delaware avenue historic corridor. Its original and existing use is single family home.

The second structure (proposed for demolition) fronts 8th Street and is a two-story frame vernacular expressed by a hip roof, stucco wall fabric, exposed rafter tails, and enclosed side porch.



Site Location



West Façade



South Façade



East Façade

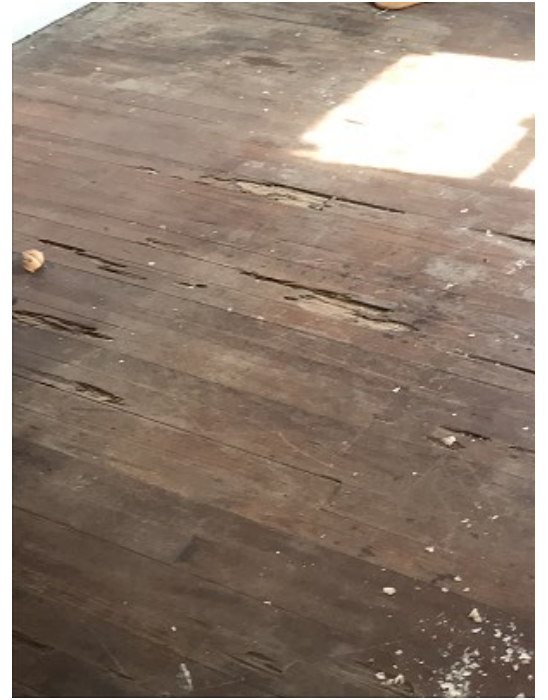


North Façade



Damaged elements – pictures provided by the applicant





Damaged elements – pictures provided by the applicant



STAFF ANALYSIS

Criteria for Demolition (23-49): 505 S 8th Street	Staff Analysis	Criteria for demolition 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?	Yes. The structure does meet local criteria for designation as a significant historic structure and is listed as contributing in the Oakland Park Historic district.	No
B. Is the structure of such design, craftsmanship or material that it could be reproduced only with great difficulty or expense?	No. Unfortunately lack of maintenance significantly deteriorated the structure raising the cost of rehabilitation.	No
C. 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 several structures located in the city.	Yes
D. 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 Oakland Park Historic district.	No
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?	Yes. If restored the structure will promote the general welfare of the city by providing an opportunity for study of local history, architecture and design.	No
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. There is no definite plans for re-use of the parcel after the proposed demolition.	No

On December 14, 2009 HPB approved COA 09-55 for site work including ADA ramp, two off-street parking spaces, on-street parking, a new ground sign (site plan attached). In addition HPB granted variances for reduction off required parking spaces, required landscaping, required road frontage for signage and granted waiver of backing onto right-of-way prohibition. This approval took into account the applicant's commitment to rehabilitate both front and rear structure. Although the front structure has been maintained, the rear structure was left with no maintenance and significantly deteriorated.

STAFF RECOMMENDATION

All criteria for demolition except criterion C have not been met. Therefore staff recommends denial of the demolition request. 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.

