



OCTOBER 23, 2017

COA 17-73

**Owner / Applicant**

Fort Pierce Redevelopment Agency

**Location**

The Kings Inn,  
414 Avenue D

**Parcel ID**

2403-705-0132-000-1

**Historic Status**

This Building is a contributing structure located in the Lincoln Park Historic District.

**Requested Action**

Requesting demolition of one (1) commercial structure. After the demolition property will be re-sodded.

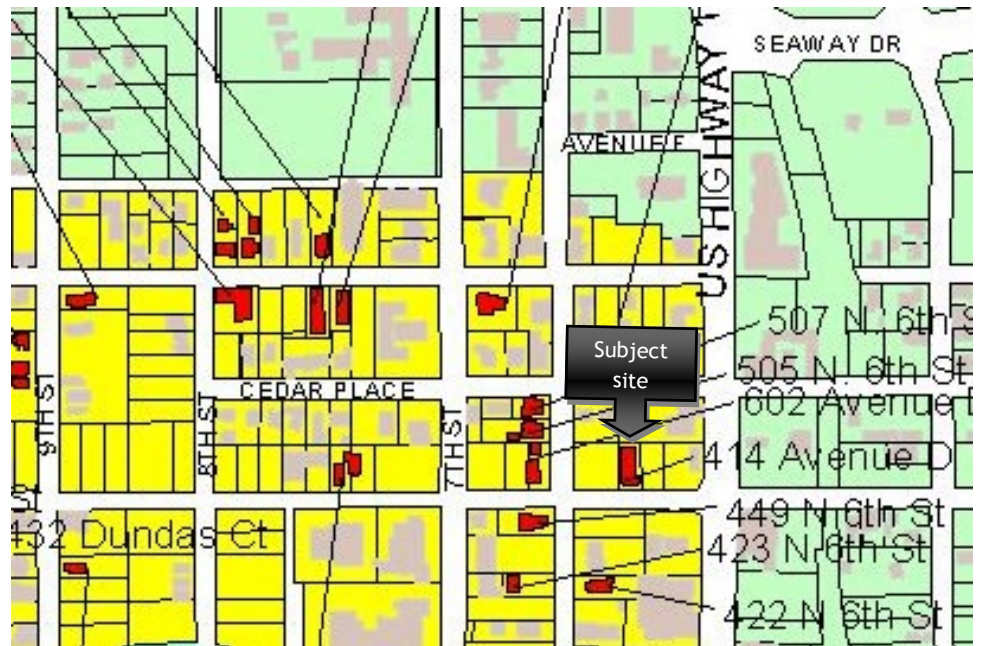
**Recommendation**

Approval

**Staff**

Maria Lewicka, AICP  
Historic Preservation Planner

**HISTORIC PRESERVATION BOARD : PUBLIC HEARING**



Location Map ■ Contributing ■ Non-Contributing ■ Subject Site

**HISTORY**

- 1926 Date of construction
- 18/3/2002 City Commission adopted the Avenue D Historic District via Resolution No. 02-40 Structure is listed as contributing.
- 2/2/2015 City Commission renamed Avenue D Historic District to Lincoln Park Historic District.
- 9/28/2007 Property purchased by the Fort Pierce Redevelopment Agency (FPRA).
- 10/16/2017 The FPRA approved the demolition request .

**ARCHITECTURAL**

**SIGNIFICANCE**

This is a two-story masonry commercial structure which embodies characteristics of a Mission architectural style expressed by a flat roof with shaped parapet, barrel tile porch roof trim, rough-textured stucco, continuous foundation and front, flat-roofed porch with flat arches.



Site Location



East Façade



Front Façade



West Façade



North Façade



Damaged elements — pictures provided by the building inspector



## STAFF ANALYSIS

The subject property is a 5,624 square foot former motel (Kings Inn) which was constructed in 1926. It was purchased by the Fort Pierce Redevelopment Agency in 2007. The building is in very poor condition. The property is landlocked, has no dedicated parking or room for any improvements other than to the building itself. In effort to renovate and reuse the property the Fort Pierce Redevelopment Agency also attempted to acquire the additional land east of the subject property. This effort was unsuccessful.

The Property Appraisal Reports were completed in April 1, 2015 and May 25, 2016 to estimate the market value of the subject property. Based on the condition of the building, and the anticipated demolition costs, the value of the property was concluded to be \$0.

The property was listed for sale without success and is currently off the market.

On September 28, 2017, Building Department inspector completed a Property Maintenance Inspection Report recommending demolishing of the structure due its unsafe condition. The main findings include but are not limited too:

- Structure is damaged, dilapidated, dangerous and unsafe for occupancy.
- All or part of building is likely to collapse (structural members have evidence of deterioration and cannot safety support all nominal loads and load effects).
- Building lacks ventilation, sanitary facilities, heat and illumination.

Full inspection report is attached.

FPRA approved the demolition request at their meeting of October 16th, 2017.



Property view from  
US Highway 1

## STAFF ANALYSIS

Criteria for Demolition (23-49): 505 S 8th Street	Staff Analysis	Criteria for demolition met?
<b>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?</b>	The structure is listed as contributing in the Oakland Park Historic district. However, the overwhelming deterioration has significantly diminished its historic and architectural values.	Yes
<b>B. Is the structure of such design, craftsmanship or material that it could be reproduced only with great difficulty or expense?</b>	The difficulty and expense of reconstruction is extremely high due to widespread and far-reaching damage. There is no design or craftsmanship present significant enough to justify the cost of reconstruction. .	Yes
<b>C. Is the structure one of the last remaining examples of its kind in the city, county or region?</b>	The Mission Style is represented by several structures located in the city.	Yes
<b>D. Does the structure contribute significantly to the historic character of a designated historic district?</b>	When in good shape the structure had a significant contributing value to the historic district. However, visibly deteriorated for several years, it has become an undesirable component of the district.	Yes
<b>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?</b>	If restored the structure would face several nonconformities, like lack of parking, which would have undesirable impact on the general welfare. On the other hand, full restoration of the building would provide an opportunity for study of local history and architecture.	Yes/No
<b>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?</b>	Although there is no immediate plans for redevelopment, the site could be redeveloped in the future with similar use but smaller building footprint to accommodate current code such as onsite parking and open space. The property location is very desirable and, if developed, it may have a very positive impact on the character of the surrounding area	Yes





**STAFF RECOMMENDATION**

The application meets criteria A, B, C, D, F and partially E for demolition of a structure within a designated historic district. The multiple efforts and attempts to sell and reuse this property were unsuccessful. The removal of the building may present options for new construction to support existing efforts to redevelop the US Highway 1 corridor, therefore staff recommends approval of the demolition request.