



JANUARY 22, 2018

COA 17-90

Owner

Dwayne Fennell

Applicant

Dwayne Fennell

Location

528 N 12th Street

Parcel ID

2409-501-0086-000-5

Historic Status

This building is a non-contributing structure located in the Lincoln Park Historic District.

Requested Action

Requesting demolition of one (1) residential structure.

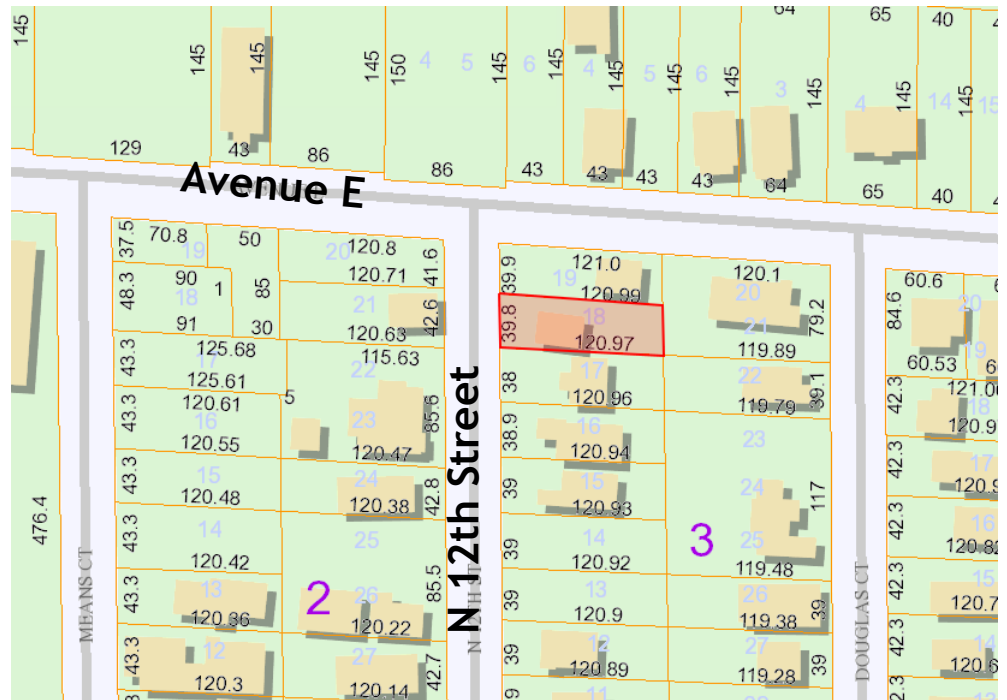
Recommendation

Approval

Staff

Maria Lewicka, AICP
 Historic Preservation Planner

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



Subject Property

HISTORY

1937/1947 The St. Lucie County Property Appraiser's Record Card indicates the structure was built in 1947 and the Florida Master Site File indicates a construction date of 1937.

18/3/2002 City Commission adopted the Avenue D Historic District via Resolution No, 02-40. Structure was listed as non-contributing.

2/2/2015 City Commission renamed Avenue D Historic District to Lincoln Park Historic District.

ARCHITECTURAL SIGNIFICANCE

This one-story wood frame building represents the Frame Vernacular Style expressed by rectangular floor plan, sheet metal gable roof, concrete block piers foundation and off-centered 1-leaf door.



Site Location



Structure to be demolished
View from N 12th Street

STAFF ANALYSIS

The subject property is a 781 square foot , residential structure. The building is in very poor condition.

On December 7, 2017, Building Department inspector completed a Property Maintenance Inspection and found that the structure is in major disrepair, clearly unsafe and unfit for human occupancy. Portions of the structure are badly deteriorated and the whole structure is likely to partially or completely collapse. There is no safe and working electrical, plumbing, water or heating system (further details are provided in the attached *Property Maintenance Inspection Report*).

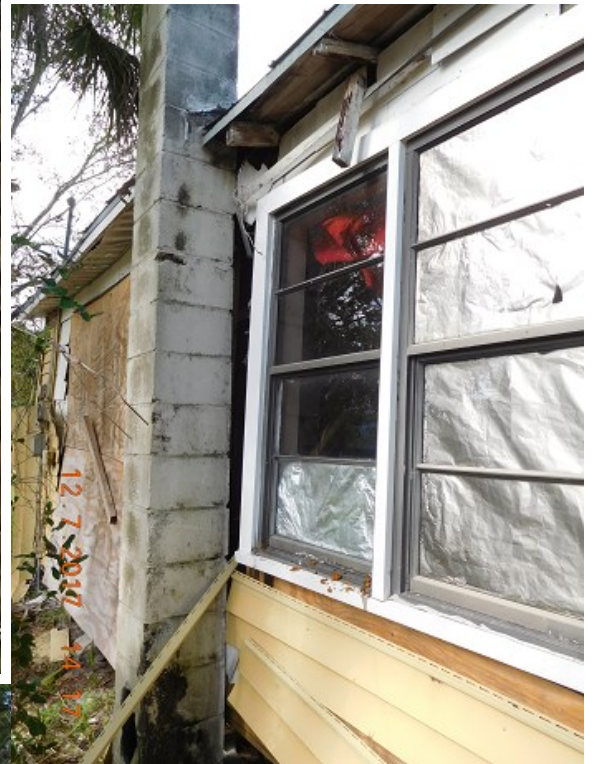


View of the subject structure

Criteria for Demolition (23-49): 528 N 12th St.	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?	The structure is listed as a noncontributing in the Lincoln Park Historic District. In addition the overwhelming deterioration has significantly diminished its historic and architectural values. It does not meet national state or local criteria for designation as a significant historic or architectural site or structure.	Yes
B. Is the structure of such design, craftsmanship or material that it could be reproduced only with great difficulty or expense?	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
C. Is the structure one of the last remaining examples of its kind in the city, county or region?	The structure lacks historical or architectural significance. 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?	The structure does not contribute significantly to the historic character of a designated district as it lacks historical or architectural significance. Furthermore, visibly deteriorated for several years, it has become an undesirable component of the district.	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?	The structure, especially in its current shape, does not promote the general welfare of the City or the Lincoln Park historic district.	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?	After the demolition, the applicant will start construction of a new residence.	Yes



Outside of the structure



Exterior damage – pictures provided by the building inspector



Interior damage – pictures provided by the building inspector



**STAFF
RECOMMENDATION**

The application meets criteria A, B, C, D, E and F for demolition of a structure within a designated historic district, therefore staff recommends approval of the demolition request.