



JANUARY 22, 2018

COA 17-89

Owner

St Lucie County

Applicant

St Lucie County

Location

435 N 7th Street

Parcel ID

2410-601-0181-000-2

Historic Status

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

Requested Action

Requesting demolition of one (1) commercial structure.

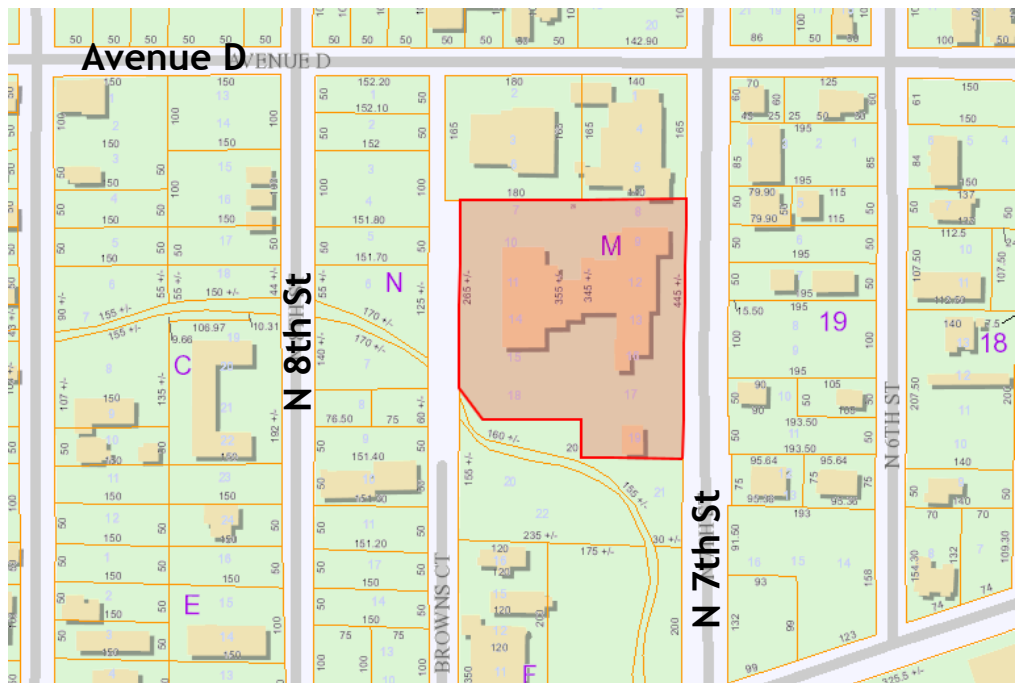
Recommendation

Approval

Staff

Maria Lewicka, AICP
 Historic Preservation Planner

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



Subject Property

HISTORY

1957 The St. Lucie County Property Appraiser's Record Card indicates the structure was built in 1957.

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

The subject building is considered noncontributing structure in the Lincoln Park Historic District as it lacks historical or architectural significance.



Site Location



Structure to be Demolished
Front Façade

STAFF ANALYSIS

The subject property is a governmental / public use which features 2.3 acres lot, and 20, 558 sq ft structure built in 1957. The property zoning is General Commercial (C-3).



South Side Aerial View
of the Subject Structure

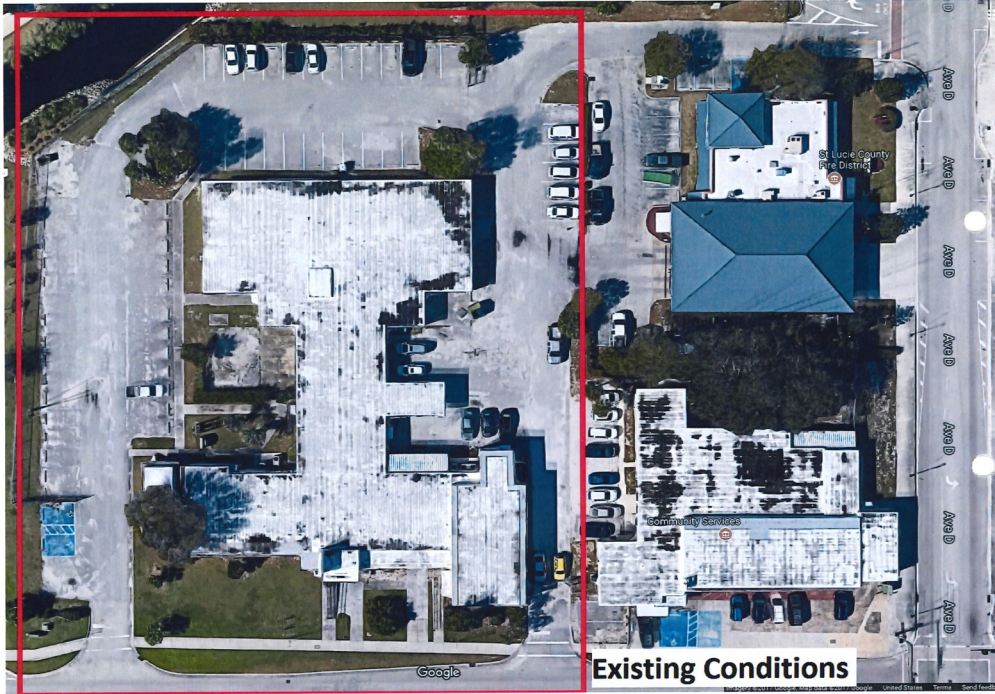
Criteria for Demolition (23-49): 435 N 7th St.	Staff Analysis	Criteria for demolition met?
A. Is the structure of such interest or quality that it would reasonably meet national, state, or local criteria for designation as a significant historic or architectural site or structure?	The structure is listed as a noncontributing in the Lincoln Park Historic District.	Yes
B. Is the structure of such design, craftsmanship or material that it could be reproduced only with great difficulty or expense?	There is no significant design or craftsmanship present.	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.	Yes
D. Does the structure contribute significantly to the historic character of a designated historic district?	The structure does not contribute to the historic character of a designated 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 lacks historical or architectural significance.	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?	All demolition debris will be removed from the site.	Yes



7th Avenue View



North Side Views of the Subject Structure



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.