



MAY 29, 2018

COA 18-34

Owner

TTLREO 2 LLC

Applicant

City of Fort Pierce/

Location

513 N 13th Street

Parcel ID

2409-502-0006-000-4

Historic Status

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

Requested Action

The applicant is requesting demolition of the residential structure.

Recommendation


Approval

Staff

Maria Lewicka, AICP
Historic Preservation Planner

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



 Subject Property

BACKGROUND

This one-story residential building is designed in the Moderne style. It is a masonry building built circa 1956 and is classified as a non-contributing structure. The owner has no plans to use the building in the future, nor current plans to develop the property.

STAFF ANALYSIS

The subject structure was damaged by two fires and is in extremely poor condition. Due to multiple code violations at this location, fines have been running since 2015.

In June 2017, a Building Department inspector completed a Property Maintenance Inspection and recommended demolition of the structure due to unsafe conditions. (further details are provided in the attached *Property Maintenance Inspection Report*).

Further, the Fort Pierce Police Department requested this property to be removed due to a high level of criminal activity within the open and vacant structure.

The request for condemnation and demolition was presented to the City Commission on April 16, 2018. The Commission approved the request and ordered the structure to be demolished (*Resolution No. 18-R20*).

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 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?	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 has no historical or architectural significance.	Yes
D. Does the structure contribute significantly to the historic character of a designated historic district?	The structure is 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 does not have architectural, historical or cultural value.	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 property will be sodded.	Yes



Outside of the structure





Exterior damage —
pictures provided by
the building inspector



Interior damage — pictures provided by the building inspector



**STAFF
RECOMMENDATION**

Given the application meets all criteria for demolition of a structure within a designated historic district and building's current state of disrepair, the staff recommendation is to approve the demolition request.