



MAY 29, 2018

COA 18-35

Owner

Leroy Chavis (EST)

Applicant

City of Fort Pierce

Location

426 N 10th Street

Parcel ID

2410-601-0007-000-9

Historic Status

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

Requested Action

The applicant is requesting demolition of the front residential structure.

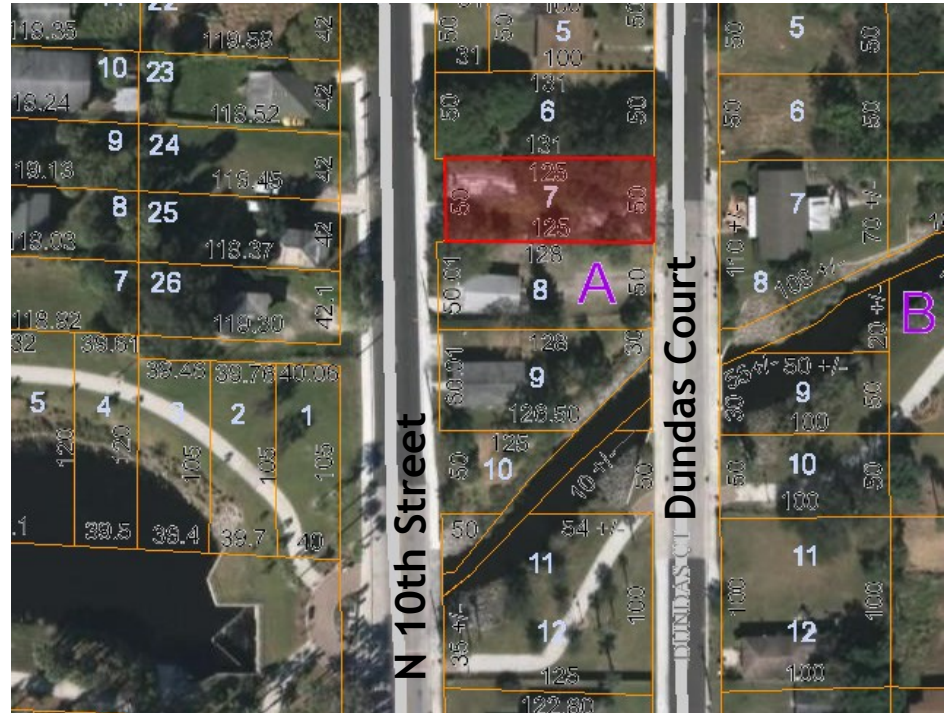
Recommendation

Approval

Staff

Maria Lewicka, AICP
Historic Preservation Planner

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



Subject Property

BACKGROUND

This is a one-story wood frame residential building. Its Bungalow style is expressed by a hip roof, end porch integrated under the primary roof, drop siding exterior wall fabric and 1/1 -light double -hang sash windows. The owner has no plans to use the building in the future, nor current plans to develop the property.

STAFF ANALYSIS

The subject structure, 720 square feet residence, is in extremely poor condition.

In April 4, 2014 Property was declared unsafe by Building Official Marc Meyers.

In September 2107, Building Department inspector completed a Property Maintenance Inspection Report and recommended demolition of the structure due to extensive deterioration and unsafe building conditions. (further details are provided in the attached *Property Maintenance Inspection Report*).

The request for condemnation and demolition was presented to the City Commission on March 19, 2018. The City Commission approved the request and ordered the structure to be demolished (*Resolution No. 18-R12*).

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 contributing in the Lincoln Park Historic District. However its overwhelming deterioration has significantly diminished its historic and architectural values.	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 Bungalow 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 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 in its current condition 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





Exterior damage – pictures provided by the building inspector





Exterior damage — pictures provided by the building inspector



**S T A F F
R E C O M M E N D A T I O N**

Given that 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.