



JULY 23, 2017

COA 18-56

Owner

Fernando Velasco

Applicant

Fernando Velasco

Location

604 Beach Court

Parcel

2410-709-0068-000-5

Historic Status

Contributing Structure located in the Oakland Park Historic District.

Requested Action

Consideration of an approval for demolition of the accessory structure.

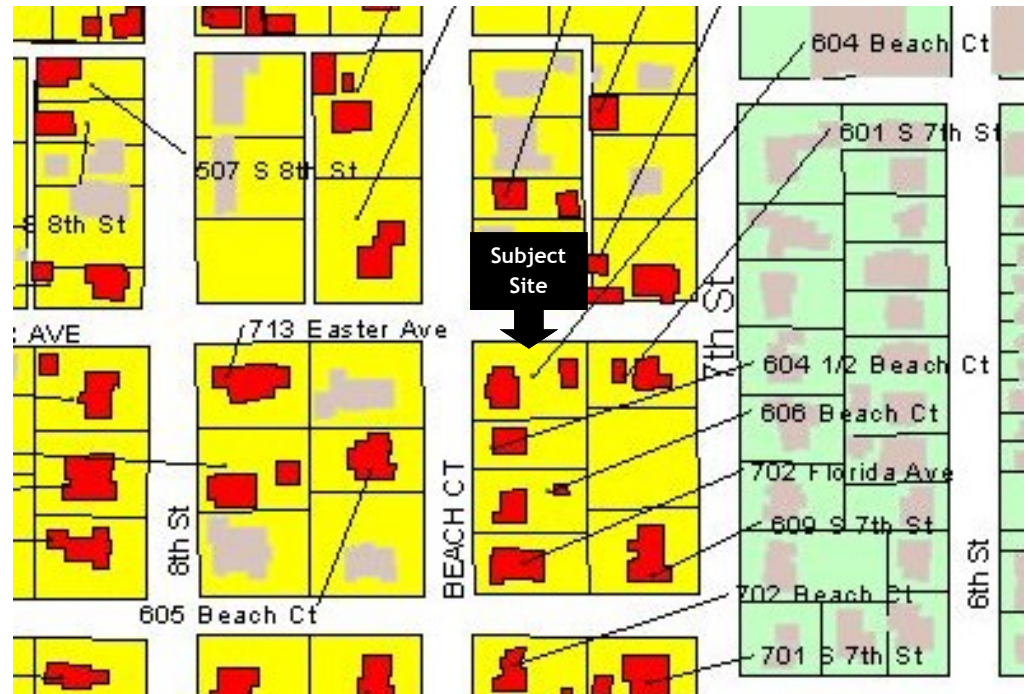
Recommendation




Approval

Staff

Maria Lewicka, AICP
Historic Preservation Planner

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



 Contributing  Non-Contributing  Subject Site

HISTORY

1928

The structure was built.

10/23/2017

Historic Preservation Board approved COA for extensive renovation of the Residence.

ARCHITECTURAL SIGNIFICANCE

The subject building is an accessory structure and has no architectural significance.



Aerial View of the Site



Front Façade of the Garage



Request

The applicant is requesting consideration of approval for demolition of the detached, deteriorated garage/accessory structure located on the back yard of the property.



Pictures showing extensive deterioration of the structure.

Staff Analysis

Criteria for Demolition (23-49): 604 Beach Ct. Garage/Accessory Structure	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 an accessory to the main residence located on the site listed as a contributing in the Oakland Park Historic District. The structure overwhelming deterioration has significantly diminished its historic 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.	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 Oakland 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 garage/accessory structure.	Yes

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.