



CITY OF FORT PIERCE

CITY COMMISSION

January 21st, 2025

**TEXT AMENDMENT: CERTIFICATE OF
APPRPRIATENESS (COA) MATRIX**

SUMMARY

Approval of text amendments to City Code Chapter 111 COA Approval Matrix

BACKGROUND

No building, structure, improvement, landscape feature, or site within the city, which has been designated an historic site or historic district, shall be erected, altered, restored, rehabilitated, excavated, moved or demolished until an application for a certificate of appropriateness regarding any features, landscape features, or site improvements has been submitted and approved pursuant to the Certificate of Appropriateness Procedures



CONTRIBUTING v NONCONTRIBUTING

Contributing building, site, or structure means one that adds to the historic architectural qualities, historic associations, or archaeological values for which a property is significant because it was present during the period of significance and possesses historic integrity reflecting its character at that time or is capable of yielding important information about the period, or it independently meets the National Register criteria.

Noncontributing building, site or structure means one that does not add to the historic architectural qualities, historic associations, or archaeological values for which a property is significant because it was not present during the period of significance; due to alterations, disturbances, additions, or other changes, it no longer possesses historic integrity reflecting its character at that time or is incapable of yielding important information about the period; or it does not independently meet the National Register criteria.



COA MATRIX - SIMPLIFY THE TABLE

<i>Fort Pierce Certificate Of Appropriateness Approval Matrix</i> S = Review by Historic Preservation Officer				
	Matrix			
	Contributing		Non-contributing	
Action	Staff	Board	Staff	Board

EXISTING

4 COLUMNS

2 COLUMNS




	Contributing	Non-Contributing
Action	B= Board	S= Staff

PROPOSED



AMENDED MATRIX

 FROM HPBOARD TO STAFF

	Contributing	Non-Contributing
Action	B= Board S= Staff	
Additions		
1. Not visible from the street and 20 percent or less of the existing building's square footage	 S	S
2. All other additions	B	S
Canvas awnings		
1. On main facade	B	S
2. All other facades	 S	 S
Carports (addition or enclosure)	S	S
Decks, patios, pergolas		
1. With a structure	B	S
2. Without a structure	S	S
3. Not visible from right-of-way	S	S
Demolitions		
1. Ten percent or less of non-historic addition	S	S
2. All other	B	B



AMENDED MATRIX

	Contributing	Non-Contributing
Action	B= Board S= Staff	
Doors/garage doors		
1. Change in materials or style	S	S
2. Change in openings on the main facade	B	S
3. Change in openings on a secondary facade	S	S
Driveways and sidewalks	S	S
Exterior wall finish		
1. Removal of not historic vinyl/aluminum siding	S	S
2. All other finishes (including painting of an originally unpainted surface)	B	S
Landscaping	S	S
Mechanical systems	S	S

 FROM HPBOARD TO STAFF



AMENDED MATRIX

	Contributing	Non-Contributing
Action	B= Board	S= Staff
New construction	B	B
Painting	S	S
Parking	S	S
Pools	S	S
Porches		
1. Open an enclosed porch	B	S
2. Enclose a porch	B	S
Relocation of Primary Structure	B	B
Roof		
1. Same material and shape	S	S
2. Change in material	S	S
3. Change in shape	B	B
Signs	S	S
Sheds		
1. Custom designed for the site	S	S
2. Prefabricated	B	B

 FROM HPBOARD TO STAFF

TEXT AMENDMENT – COA MATRIX



AMENDED MATRIX

	Contributing	Non-Contributing
Action	B= Board S= Staff	
Shutters		
1. Removable Shutters	S	S
2. Permanent Shutters	S	S
Site walls and fences		
1. Walls or fences behind or equal to front facade	S	S
2. Walls or fences in front of front facade	B	S
Windows		
1. Same materials, style and size	S	S
2. Change in materials or style	S	S
3. Change in openings on the main facade	B	S
4. Change in openings on a secondary facade	S	S
Zoning Change	B	S

○ FROM HPBOARD TO STAFF



RECOMMENDATION

Staff recommendation is for the City Commission to APPROVE the proposed amendment to the COA Approval Matrix.

ALTERNATIVE RECOMMENDATION

1. Recommend Modified Approval.
- or
2. Recommend Disapproval.

