THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

MAY 21, 2019

COA 19-28

Owner

City of Fort Pierce

Applicant

Sailfish Brewing Co.

Representative

Mark "Huk" Holt

Location

130 N 2nd Street

Parcel

2410-503-0055-000-9

Historic Status

Non-Contributing

Requested Action

Consideration of approval of a new silo.

Recommendation

Approval with condition

Staff

Maria Lewicka, AICP
Historic Preservation Planner

HISTORIC PRESERVATION BOARD : PUBLIC HEARING

Location Map — Contributing — Non-Contributing — Subject Site

HISTORY

- 1961 Existing structure was built.
- 1993 New roof was installed
- 2001 Downtown Historic District adopted by the City Commission
- February 2016 Structure was extensively remodeled.
- August 2016 COA for open seating was approved.

Existing Conditions:

The subject building is considered a non-contributing structure in the Downtown Historic District as it lacks historical or architectural significance.

Staff Analysis

Request:

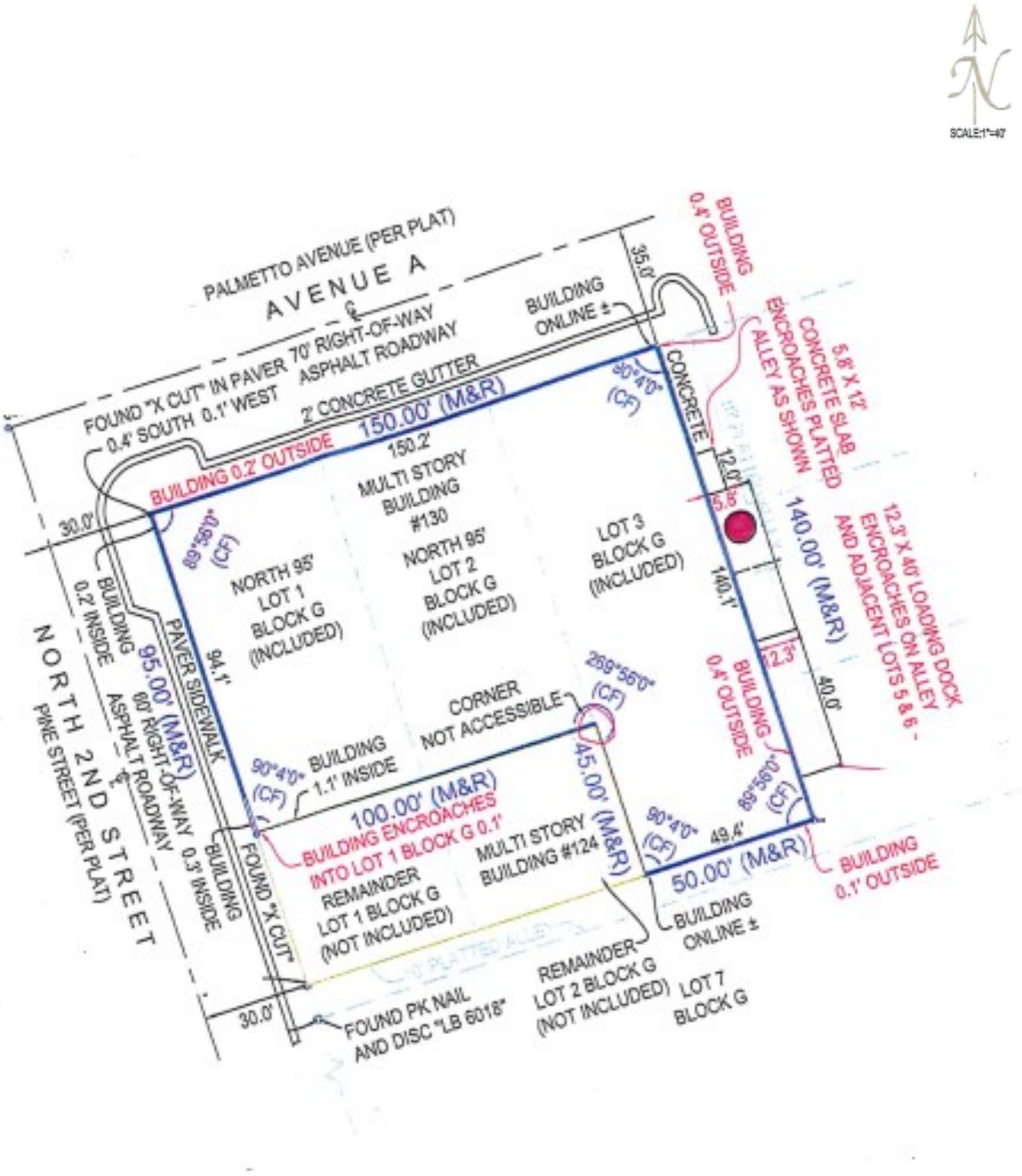
Consideration of approval for a new foundation pad and installation of a 31'-6" high, grain silo.

Secretary of Interior's Standards for Consideration:

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Building and Silo Location - Aerial Photo



Silo Location — Site Plan

Applicant provided Supplemental Revocable Encroachment Permit from the City of Fort Pierce.

EQUIPMENT & ENGINEERING DETAILS:

OPTION #1

(1) **STANDARD SILO - Meridian 1019-55° 6-Legged Bin**

Solid Welded Silo Meets the Following Specifications:

- Seismic Load – IBC
- Wind Load – Per ASCE 7-05 specifications
- Snow Load – Per ASCE 7-05 specifications
- Hopper Cone – 55° (designed for free flowing)
- Product Capacity – 62,200 lbs.
- Bin Weight – 5,112 lbs.
- Silo Height – 31'-6"
- Silo Diameter – 10'-0"
- Material of Construction – Carbon Steel
- Exterior Paint – Two Coats Bone White
- Interior Paint – One Coat of Epoxy Air White
- *Includes:*
    - i. 22" Manway
    - ii. Side Access Ladder
    - iii. Lift Hooks
    - iv. Fill Pipe w/ Cam-Lock fitting
    - v. Vent Pipe w/ Filter Sock

The proposed silo will be painted white and will not display the Sailfish Brewery Logo

Façade of the building with the proposed silo

Existing Façade of the Building

Views across Indian River Drive

View from Avenue A

View from Indian River Drive

Some of the principles of the downtown design which guide the new additions are to preserve and enhance the sense of place, compliment the downtown culture, integrate public arts and enhance the downtown's attraction to visitors. In addition, Secretary of Interior Standards further guide that new additions are to be compatible with the massing, size, scale and existing architectural features.

The proposed silo does not overpower the adjacent building. It composes well with the existing façade, has similar height and scale. In fact, it distracts from the monotony of the large, empty wall.

The silo is located on the large parking lot with substantial setbacks from the streets. The part of the building the silo is adjacent to is situated on the edge of the urbane core and faces the lagoon and Marina Square. The silo appears harmonious to the adjacent marina and urban context.

The Sailfish Brewery established itself as an element of downtown contemporary culture. It is unfortunate that the mural located on the north side of the building, which was a landmark of public art, has been damaged and couldn't be saved. In order to preserve, enhance and reflect the sense of place, the applicant is willing to integrate elements of the removed mural/public art on the sides of the silo.

Staff Recommendation

Staff recommends approval of the request for installation of the new foundation pad and silo as the overall proposal and design are consistent with the Secretary of Interior Standard 9 and 10 with a condition that elements of the removed, historic mural/public arts will be integrated on the sides of the silo, subject to review by Planning Staff.

Removed historic mural