



**JUNE 24, 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

**Staff**

Maria Lewicka, AICP  
Historic Preservation Planner

**HISTORIC PRESERVATION BOARD : PUBLIC HEARING**



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.
- May 22, 2019 The COA Application for a new silo was presented to the Historic Preservation Board. After Board discussion and recommendations, application was tabled for future consideration at June 24, 2019 HPB meeting.

**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:

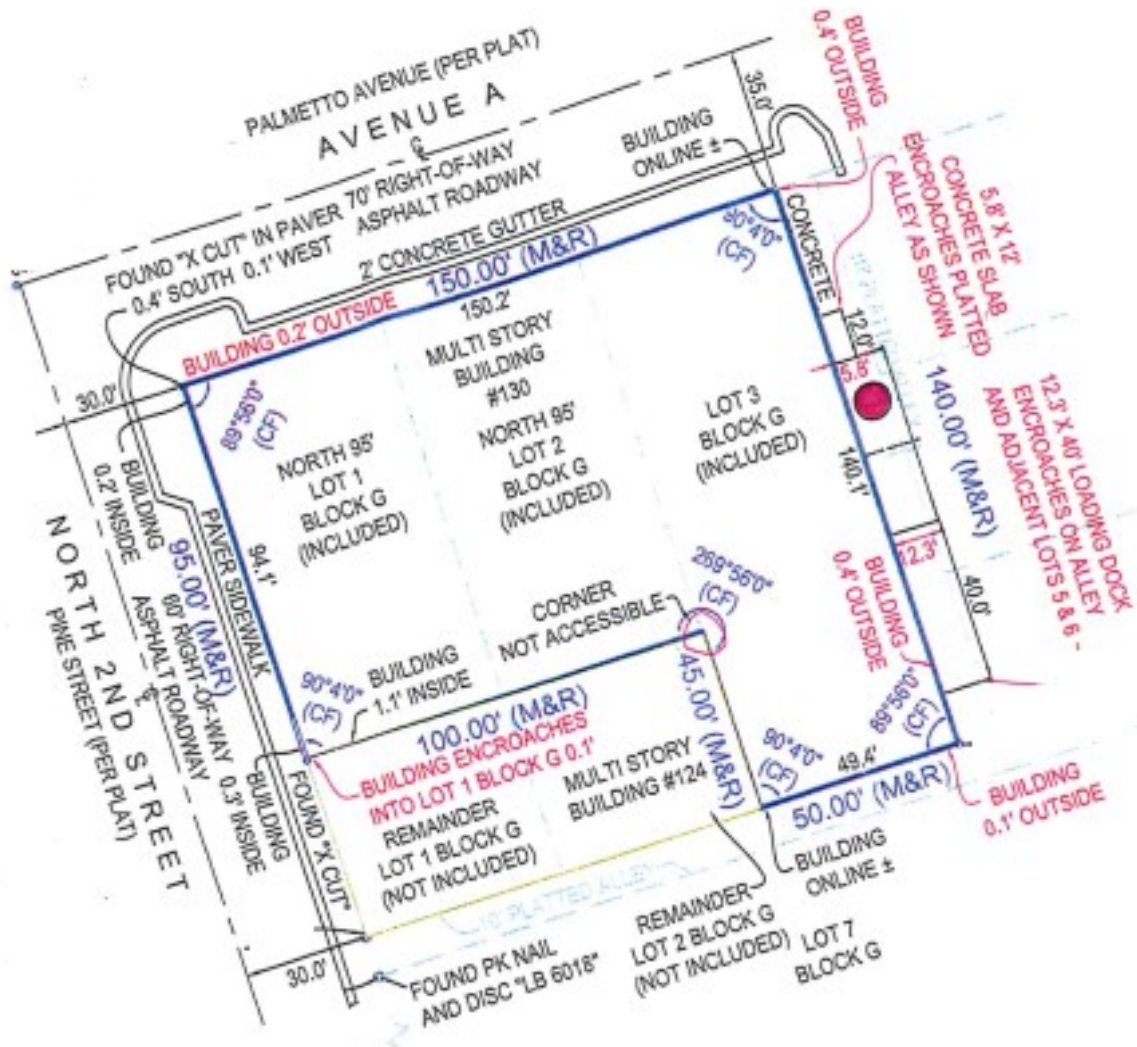
Consideration of approval for a new foundation pad and installation of a 31'-6" high, grain silo.

### 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



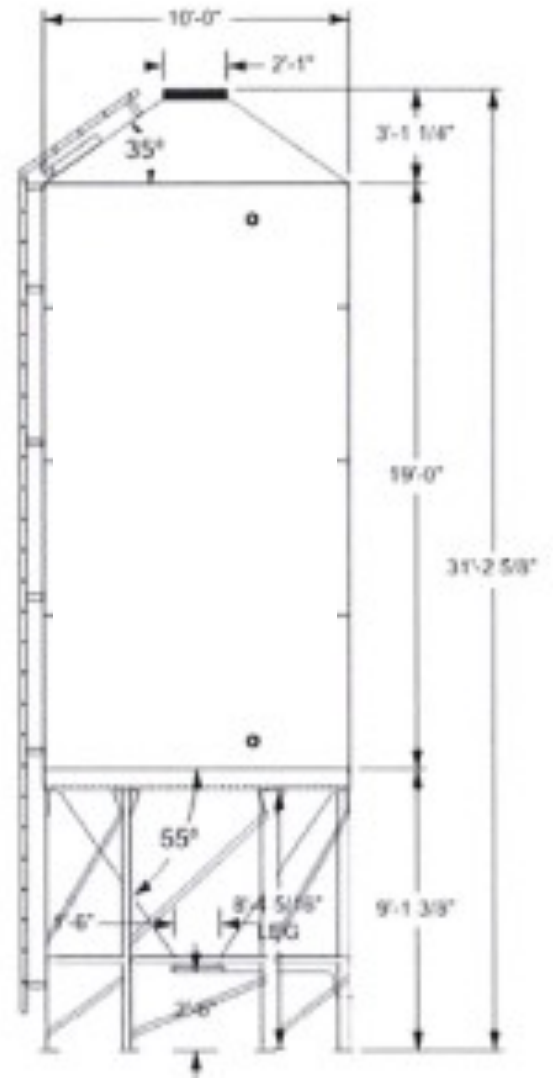
### Silo Location — Site Plan

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.

### **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.