

**CITY OF MELBOURNE, FLORIDA
MINUTES-REGULAR MEETING OF THE
HISTORIC AND ARCHITECTURAL REVIEW BOARD
DECEMBER 20, 2017 ♦ 6:00 P.M.**



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1. Chairman Thron called the meeting of the Historic and Architectural Review Board to order at 6:00 p.m.
 2. All present said the Pledge of Allegiance to the Flag.
 3. Roll Call:

PRESENT: Randy Thron, Chairman
 Corey Runte, Vice-Chairman
 Joyce Miller, Member
 Nilda Stellpflug, Member
 Angelina Wheeler-Chong, Member
 Jeff Anderson, Member
 Lois Torvik, Alternate Member
 Betsy McGuire, Alternate Member

ABSENT: David Godwin, Member (Excused)

ALSO PRESENT: Sandy Ramseth, AICP, Planner
 Kalanit Oded, Assistant City Attorney
 Samantha Buck, Recording Secretary

4. Ms. Ramseth outlined the purpose and procedures of the board meeting to attendees, explaining that additional requirements may be involved after the Historic and Architectural Review Board application.
5. **Approval of Minutes – November 15, 2017**

Moved Thron/Runte to approve the minutes of the regular meeting held on November 15, 2017 as presented.

Motion carried unanimously.

6. **Declaration of Conflict of Interest from Previous Meeting**

There were no Conflicts of Interest to be read into record from the meeting held on November 15, 2017, or any Conflicts of Interest for items on tonight's meeting agenda.

NEW ARCHITECTURAL REVIEW BUSINESS

7. **A-2017-083** **Affordable Pawn & Gun /2401 S. Harbor City Blvd.**
(Downtown CRA)
Planters & Awning

The applicant seeks approval to install two 9' wide x 2' deep, white, concrete with stucco planters to the front of the building. Also adding a forest green canopy/awning over the side door similar to the one on the front door, previously approved as A-2016-078 during the October 2016 HARB meeting. The new awning measures 2' tall by 6' wide by 4' deep.

The applicant, Ashley Foster, 2401 S. Harbor City Blvd, was available to answer questions from the Board.

Chairman Thron asked if Ms. Foster had any further comments that she would like to make to the Board.

The construction of the planters and the awning materials were briefly discussed, and Ms. Foster confirmed that the planters would be constructed from concrete and covered with a stucco finish to match the building. The awnings would be covered in the same material as the existing awnings on the property.

Chairman Thron asked the Board if they had any further questions for the applicant, and Ms. McGuire questioned the distance between the property and the road.

Ms. Foster replied that there is approximately three feet between the City sidewalk and the property and that the depth of the planters (two feet) would not impede the walkway in any way.

As there were no further questions from the Board, Chairman Thron opened the floor for public comment. There was no public comment, so the item was brought back to the Board for a motion.

Moved Runte/Miller that the Board find that application A-2017-083 is consistent with the Downtown District Architectural Guidelines as presented, and that the Board approve the application as presented.

Motion carried unanimously.

8. **A-2017-084** **Go To Market Solutions / 523 E. New Haven Ave.**
(Downtown CRA)
Signage

The applicant seeks approval to install an exterior wall sign for a new business. The non-illuminated sign is a 4'x8' aluminum single-sided, wrap vinyl black wood background with matte white laminate logo.

Ms. Ramseth explained the initial design included in the agenda pack was not consistent with the architectural guidelines, however, the applicant had subsequently submitted a new sign incorporating a border, making the proposed sign consistent with the architectural guidelines.

The applicant's representative, Dr. Sal Martangano, 2392 N. Riverside Drive, Indialantic, was available to answer questions from the Board.

A brief discussion ensued on the design of the sign, and Ms. Ramseth pointed out where the required border had now been added.

Chairman Thron thought it was a very attractive sign.

Ms. Miller and Mr. Anderson both agreed with his statement.

As there was no further comments from the Board, Chairman Thron opened the floor for public comment.

There was no public comment, so the item was brought back to the Board.

Moved Miller/McGuire that the Board find that application A-2017-084 is consistent with the Downtown District Architectural Guidelines as presented, and that the Board approve the application as presented.

Motion carried unanimously.

9. **A-2017-085** **Alstom / 700 S, Babcock Street.**
 (Babcock St. CRA)
 Signage

The applicant seeks approval to install two illuminated wall signs on an existing building. 1) A 10'-7" wide by 1'-8" high, blue and red, channel letter sign over the entrance; 2) A 22'-2" wide by 3'-6" high blue and red, channel letter sign to the north elevation of the building, as presented.

The Board briefly discussed the number of signs permitted on a building, during which Ms. Ramseth explained how this is calculated. She confirmed that this application did not exceed what was permissible in Code.

The applicant, Bob Arsenault, Art-Kraft Sign, Kirby Circle, Palm Bay was available to answer questions from the Board.

Chairman Thron summarized the application, covering the design and location of new and existing signage. He commented that it was a good design that tied in well with existing signage on the building.

As there were no further comments from the Board, Chairman Thron opened the floor for public comment. There was no public comment, so the item was brought back to the Board.

Moved Runte/Miller that the Board find that application A-2017-085 is consistent with the Babcock Street District Architectural Guidelines, and that the Board approve the application as presented.

Motion carried.

10. **A-2017-086** **Millefiori / 833 E. New Haven Ave**
(Downtown CRA)
Signage

The applicant seeks approval to replace the existing window perforation graphic with a new, updated design as presented.

The applicant, Kyle Graham, 833 E. New Haven Avenue, was available to answer questions from the Board.

Chairman Thron asked Mr. Graham if he had any further comments to make and Mr. Graham replied that he is simply replacing an existing vinyl window wrap as it is 5 years old and in a poor condition. This replacement has given him the opportunity to update the image on the signage.

The Board discussed the proposed signage, and the consensus was that it was an attractive sign and a positive rebranding exercise for the business.

As there were no further comments from the Board, Chairman Thron opened the floor for public comment, as there was no public comment, the item was brought back to the Board for a motion.

Moved Anderson/Wheeler-Chong that the Board find that application A-2017-086 is consistent with the Downtown District Architectural Guidelines as presented, and that the Board approve the application as presented.

Motion carried unanimously.

11. **A-2017-087** **House of Pastel Macarons / 921 E. New Haven Ave.**
(Downtown CRA)
Signage

The applicant seeks approval to install new vinyl lettering and graphic measuring approximately 18" x 24" on the door of the business, as presented.

The applicant was available to answer questions from the Board.

The sign's size, color and design were briefly discussed. Mr. Runte thought it was a nice design and matched the business logo well.

As there were no further comments from the Board, Chairman Thron opened the floor for public comment. There being no public comment, the item was brought back to the Board.

Moved Wheeler-Chong/Miller that the Board find that application A-2017-087 is consistent with the Downtown District Architectural Guidelines as presented, and that the Board approve the application as presented.

Motion carried unanimously.

12. **A-2017-088** **Rigg's Outpost / 990 E. Melbourne Ave.**
(Downtown CRA)
Fence

The applicant seeks approval to install a small white picket fence to surround a water retention outfall, located on the southeast corner of the property next to the business' sign. The fence will be 3 foot tall and a total distance of 110 feet. She confirmed the applicant has safety concerns about a retention outlet and wants to place the fence to secure the area.

The applicant Anthony Marks was not available to answer questions from the Board.

The Board agreed to continue to review the application, and a discussion ensued about the location of the fence. Several Board members were very familiar with the area, and a comment was made that the fenced area may have been required for insurance purposes. The Board recalled this applicant has appeared before them several times recently for approval of building color and signage. They thought the applicant's choice of fence was appropriate,

and a motion was sought on the item.

Chairman Thron then opened the floor for public comment. As there was no public comment, so the item was brought back to the Board.

Moved Runte/Miller that the Board find that application A-2017-088 is consistent with the Downtown District Architectural Guidelines as presented, and that the Board approve the application as presented.

Motion carried unanimously.

**13. A-2017-089 Vala Vanis Financial / 600 E. Strawbridge Ave.
(Downtown CRA)
Signage**

The applicant seeks approval to re-install a double-sided, non-illuminated, freestanding ground sign similar to the one that was damaged by Hurricane Irma. The new sign will measure 8'-0" wide by 12'-0" high by 1'-0" deep. In addition to the colors and graphics presented, the sign will accommodate three lines of 6" changeable copy.

Once again, Mr. Arsenault, from Art-Kraft Design, Palm Bay was the applicant for this item.

The sign's construction was discussed, and Mr. Arsenault explained the previous sign was knocked over during Hurricane Irma. On inspection, the mounting for the old sign was found to be in a very poor condition, so his client had made the decision to purchase and install a complete new sign.

Ms. Ramseth showed a photograph of the location of the sign, and a brief discussion ensued over the height, location, and illumination of the sign. During this conversation, Chairman Thron commented that he personally felt the proposed sign was a little tall.

Ms. Ramseth confirmed that the proposed sign met Code with regards to height and location.

As there were no further comments from the Board, or the audience, Chairman Thron asked for a motion from the Board on this item.

Moved Anderson/Thron that the Board find that application A-2017-089 is consistent with the Downtown District Architectural Guidelines as presented, and that the Board approve the application as presented.

Motion carried unanimously.

**14. A-2017-090 Colombia Auto Sales / 772 Orange St.
(Eau Gallie CRA)
Signage**

The applicant seeks approval to replace an existing pole sign that was damaged by Hurricane Irma. The new sign will be updated, improved, and reconfigured in size. The new sign will measure 16' wide by 4' high and 1' deep. When reviewing the application, Staff determined that the sign was not consistent with Olde Eau Gallie Architectural Guidelines in that the sign is not defined by the use of a border.

The applicant, Michael Odom, 2534 Lorna Drive, was available to answer questions. From the Board.

Chairman Thron asked Mr. Odom if he had any further comments to make on his application following Ms. Ramseth's presentation.

Mr. Odom only replied that the sign would be constructed from channel metal which would effectively create a border around the sign.

A brief discussion took place concerning the sign fabrication, and if it would be painted, and Mr. Odom replied that the metal would have a galvanized finish. He would be happy to paint the sign if the Board requested it.

Chairman Thron commented that painting the trim would help define the edge of the border.

Mr. Anderson agreed that painting the trim would also ensure the sign met the City's Code requirements.

The location of the business within the CRA area was discussed.

Chairman Thron asked the Board if they had any further comments on the application, and Mr. Runte and Ms. McGuire both agreed with the previous comments that the addition of a border would greatly improve the sign.

Mr. Runte commented that he was happy with the application if there was a stipulation that a colored border is added on both sides.

Ms. Wheeler-Chong felt that the thickness of the sign needed to be painted also, and Mr. Runte commented that a powder coat would be the applicant's best option.

Ms. Miller asked if the supporting post would also be painted, and Mr. Odom believed it is currently painted blue and white.

Mr. Runte felt that a blue border would work well and make the sign pop.

The discussion then moved onto the sign installation, and during this conversation, the applicant confirmed that he had not employed a professional sign company, and would be creating and installing the sign himself.

Chairman Thron noted that the proposed sign design provided by the applicant was not scaled correctly, and a discussion ensued about how the proposed sign, (which appeared to be square in shape), would be proportioned to fit the long, narrow sign requested in the application. In light of this, Mr. Runte suggested that it may be best if the applicant resubmitted their application and provided a correctly proportioned sign.

Chairman Thron agreed with Mr. Runte.

The consensus of the Board was that the application be denied, and the applicant agreed to resubmit a correctly proportioned sign at the next meeting.

Moved Runte/Miller that the Board deny the application as it is not consistent with the Eau Gallie District Architectural Guidelines. The Board recommend that the applicant re-submit a proportional sign showing which incorporates a border.

Motion carried unanimously.

15. **A-2017-091** **Flat Iron Building / Crush XI / 923-925 E. New Haven Ave.**
(Downtown CRA)
Signage and façade/door color

The applicant seeks approval to do the following: 1) repaint the façade to "Cityscape", and the entrance door to "Grenadine" as presented. In addition, the applicant would like to add the business logo to the window awning and graphic decals to the main entrance window, as presented.

The applicant was not available to answer questions from the Board.

The Board agreed to review the application despite the applicant not being present.

Ms. Ramseth summarized the proposed changes to the building, and reminded the Board that they approved banners for this business at a previous meeting. She clarified where the signs would be placed and indicated where the two paint colors would be used on the building.

Ms. McGuire and Mr. Anderson both agreed that it was a very attractive design and all the colors worked very well together.

After the Board had finished reviewing the proposed application, Chairman Thron opened the floor for public comment. As there was no public comment, the item was brought back to the Board.

Moved Anderson/Miller that the Board find that application A-2017-091 is consistent with the Downtown District Architectural Guidelines as presented, and that the Board approve the application as presented.

Motion carried unanimously.

**16. A-2017-092 Highland Avenue Fellowship /1591, 1596 & 1598 Highland Ave.
(Eau Gallie CRA)
Signage**

The applicant seeks approval to add two wall signs to church property as follows: two wall mounted signs of MaxMetal with printed vinyl, measuring 75.5" wide x 26" high, and 72" wide x 30" high. The applicant would also like to change an entrance sign face due to the name change of the organization as follows: MaxMetal with printed vinyl, measuring 48" wide x 35" high. Finally, the applicant would like to replace a ground sign face that was damaged during Hurricane Irma measuring 88" wide x 60" high.

The applicant, Tom Schulz, 1591 Highland Avenue, was available to answer questions from the Board.

Mr. Schulz asked if all of the proposed signage will require a permit, and Ms. Ramseth answered the sign by the post office, which is only a face plate change, will not need a permit, however, the two signs on the other buildings will need permitting as they are both new signs.

Mr. Schulz said that the church had an aluminum awning over the middle building which was blown down in Hurricane Irma, and the aluminum awning

had subsequently been stolen. They would also like to replace this with a green canvas awning to match the other building.

The only comment on this item came from Mr. Runte, who thought the signage and awning looked great.

As there were no further comments from the Board, Chairman Thron opened the floor for public comment. There being no public comment, the item was brought back to the Board.

Moved Miller/Stellpflug that the Board find that application A-2017-092 is consistent with the Eau Gallie Architectural Guidelines as presented, and that the Board approve the application as presented.

Motion carried unanimously.

**16. A-2017-093 Quality Medical Care /675 S. Babcock St.
(Babcock St. CRA)
Building Color**

The applicant seeks approval to repaint the existing QMC building using the color scheme of Bittersweet Stem for the building color, Web Gray for the column and portico, and Tavern Taupe, Keystone Gray, or Threshold Taupe for the façade and window trim, as presented.

The applicant, Alfred Faella, 1674 Gould Avenue, Palm Bay, was available to answer questions from the Board.

Chairman Thron asked Mr. Faella if he wished to make any additional comments, and Mr. Faella explained that his client had today asked to change the main body of the building to a dark brown color, with the L-shaped architectural element on the front detail on the building being painted in a silver or grey color.

Mr. Runte commented he would happier to approve the submitted colors than Mr. Faella's client's new color palette.

Several Board members agreed with Mr. Runte's comment.

Ms. Wheeler-Chong and Mr. Alexander agreed that the submitted colors were very attractive, and Mr. Anderson agreed, stating the Board would need to see a revised rendering if the applicant wanted to change the colors.

A brief discussion ensued on the best way to move forward with this application, and a decision was made to deny the application and have Mr. Faella re-submit a new application with a rendering with this client's new, preferred color palette.

Moved Runte/Thron that the Board deny the application as they are unable to review an alternative color palette without a revised rendering of the building. The Board recommends that the applicant resubmit an application and rendering showing the new color combination.

Motion carried unanimously.

NEW HISTORICAL REVIEW BUSINESS

17. Additional Business

Sign Illumination

Ms. Ramseth responded to Mr. Godwin's question at the November meeting regarding whether Code addressed glare from sign illumination. Code does not address illumination or glare specifically from signage, however, there is a section of Code that addresses all lighting and glare throughout the City. She provided the Board with a copy of this section of code for their information, adding that Code issues are complaint driven, so any problems will be addressed when complaints are made.

The Board took a few minutes to discuss this section of Code, and Ms. Ramseth answered any questions they had.

Murals

A brief discussion took place concerning a mural that was approved at the November meeting which is generating complaints from local residents. The Board briefly discussed the mural in questions, and the mural that was approved at the meeting, and several Board members commented that they totally understood where the residents' complaints were coming from. Although the mural was professionally painted, several Board members agreed that the final mural was inappropriate and was significantly different to the concept that was proposed.

Ms. Ramseth confirmed staff and the Board will be discussing murals at the January meeting and addressing all the issues that have arisen. The applicants, Ms. Dillen and Mr. Gores, will be coming along to the meeting to answer the Board's concerns.

The Board took several minutes to discuss the murals painted during the Anti-Gravity Project, and Mr. Runte stated that this situation cannot be left and needs to be addressed.

Mr. Anderson felt that the Board are doing a disservice to the community if it does not follow through when murals are not painted as approved.

Ms. Miller agreed, adding that artists need to be held accountable for the artwork they actually put onto the wall.

Chairman Thron said that he felt it would be helpful for the Board to review all the murals in order to see the finished work and how much it differed from the concept that was approved by the Board.

18. Adjournment

Moved by Chairman Thron to adjourn the meeting at 7:05 p.m.

Motion carried unanimously.

Respectfully submitted,



Samantha Buck
Recording Secretary

Minutes Approved by the Historic and Architectural Review Board on: 1/17/2018