

**CITY OF MELBOURNE, FLORIDA
MINUTES-REGULAR MEETING OF THE
HISTORIC AND ARCHITECTURAL REVIEW BOARD
OCTOBER 18, 2017 ♦ 6:00 P.M.**



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1. Vice-Chairman Runte 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: Corey Runte, Vice-Chairman
Joyce Miller, Member
Jeff Anderson, Member
Angelina Wheeler-Chong, Member
Lois Torvik, Alternate Member
Betsy McGuire, Alternate Member

ABSENT: Randy Thron, Chairman (Excused)
Nilda Stellpflug, Member (Excused)
David Godwin, Member (Excused)

ALSO PRESENT: Sandy Ramseth, AICP, Planner
Adam Conley, 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 – September 27, 2017**

Moved Miller/Anderson to approve the minutes of the regular meeting held on September 27, 2017 as presented.

Motion carried unanimously.

Approval of Minutes – October 11, 2017

Moved Miller/Anderson to approve the minutes of the regular meeting held on October 11, 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 special meeting held on October 11, 2017.

NEW ARCHITECTURAL REVIEW BUSINESS

7. **A-2017-066** **Certon / 1450 S. Babcock St.**
(Babcock Street CRA)
Signage

Ms. Ramseth explained that the applicant seeks approval to install an illuminated 4'11" x 14'0" channel letter wall sign on the building's east façade, as presented. The letters will be of blue translucent vinyl overlaid on acrylic.

The applicant, Bob Arsenault, of Art Kraft Sign Company, 2675 Kirby Circle, Palm Bay, was available to answer questions from the Board.

Vice-Chairman Runte asked the applicant if he had any further information to add following Ms. Ramseth's presentation.

Mr. Arsenault replied that he did not.

A brief discussion ensued between Board members on the proposed sign. The Board agreed that it was an attractive sign.

As there was no further comment from the Board, Vice-Chairman Runte opened the floor for public comment. There being no public comment, the item was brought back to the Board.

Moved Miller/McGuire that the Board find that application A-2017-066 is consistent with the Babcock Street district architectural guidelines as presented, and that the Board approve the application as presented.

Motion carried unanimously.

8. **A-2017-067** **Traditionals Cuts, Shaves & Brews / 563 W. Eau Gallie Blvd.**
(Eau Gallie CRA)
Signage

The applicant seeks approval to install vinyl window lettering as presented, and an 11" wide x 48" wall sign to the right of the door with the lettering and border

in red.

Prior to this item being discussed, Ms. McGuire declared a Conflict of Interest on this item as the applicant is a client of her employer. She confirmed that she will be abstaining from voting on this item.

In addition to the signage, Ms. Ramseth asked the Board if they would also consider approving a paint color ("Terrace Brown") for the front façade of the building as part of this application.

The applicant, Alan Merrick, 605 Dundee Circle, West Melbourne, was available to answer questions from the Board. Mr. Merrick pointed out that his business name was incorrect on the agenda, and asked that the record reflect that it should have read "Traditionals Cuts, Shaves & Brews".

A brief discussion took place concerning the application, and during this discussion, Mr. Merrick confirmed that in addition to the signage, he will also be installing a barber's pole and would like to paint the front façade of the building in the "Terrace Brown" color. He handed the Board a paint swatch showing the proposed color.

Vice-Chairman Runte commented that the proposed changes were an improvement on the property.

Ms. Miller noted that the proposed color was much darker than what was shown in the application.

As there were no further comments from the Board, Vice Chairman Runte opened the floor for public comment.

Mr. Derek Cores, 425 Trinidad Drive, Satellite Beach approached the lectern and asked Mr. Merrick for clarification whether the vinyl lettering was a metallic gold, and Mr. Merrick confirmed that it was.

As there was no further public comment, the item was brought the item back to the Board for a motion.

Moved Anderson/Miller that the Board find application A-2017-067 is consistent with the Olde Eau Gallie District Architectural Guidelines. Approval was given for the signage as presented, with an additional approval that the paint color "Terrace Brown" shall be used on the building façade.

Motion carried unanimously.

9. **A-2017-068** **Chart House Restaurant / 2250 Front St.**
(Downtown CRA)
Replacement Deck and New Awning

The applicants, Larry Chensas, and Alan Jacobs, both from Miami were present representing Landry's Inc.

The applicant seeks to renovate and enlarge an existing 790 square foot ground level deck on the back of the restaurant building by adding:

- A new deck of approximately 700 square foot, with handicap ramp of 200 square foot;
- A new 1,000 square foot Sunbrella awning, in "Natural" over the new deck area; and
- Newly modified stairs from new deck to existing deck which ties into existing boardwalk.

Ms. Ramseth gave a detailed breakdown of the changes and a discussion ensued about the awning, decking area and surrounding landscaping.

Vice-Chairman Runte complimented the applicants on their plans to improve an under-utilized accessory to the restaurant.

Ms. Miller said she walks this section of the boardwalk daily and is very concerned about the very poor state of the boardwalk in this area. She is especially concerned that customers will have access to the boardwalk from the new decking, and urged the applicant to restrict access until repairs are undertaken.

The ownership of the boardwalk was discussed, and during this discussion, the applicant said he believed the boardwalk was owned by the condominium association. If the application is approved, he will ensure that access to the boardwalk from the decking is restricted until repairs are undertaken.

As there were no further comments from the Board, Vice-Chairman Runte opened the floor for public comment.

J T McHale, a resident in the Windward Passage Condominiums in Front Street highlighted the dividing line between the two properties and told the Board that the Condominium Association has entered into a cost-sharing venture with the restaurant to replace the 225 linear feet dividing fence between the properties. He is pleased to see the progress tonight, and wanted the Board to know that, as neighbors, the two properties are finally working together.

Chairman Runte thanked Mr. McHale for his input.

As there were no further public comment, Vice-Chairman Runte brought the item back to the Board.

Moved Wheeler-Chong/Miller that the Board find that application A-2017-068 is consistent with the Downtown District Architectural Guidelines as presented, and that the Board approve the application as presented.

Motion carried unanimously.

10. **A-2017-069** **Crush Eleven / 923 & 925 E. New Haven Ave.**
(Downtown CRA)
Signage

The applicant seeks approval to install two vinyl banners on the NE corner of the building, on each side of the corner at the north and east sides as presented. The banners measure 19" wide x 95" long. In addition, the applicant would like to apply vinyl window lettering measuring 21" high x 24" wide in white to the NW door, as shown. Ms. Ramseth confirmed that as the banners will be placed higher than 10 feet above street level, the applicant will not need a right-of-way permit.

Ms. Ramseth confirmed that the applicant's representative contacted her office prior to the meeting to say that neither he, nor the applicant, would be able to attend the meeting. She asked if the Board would be willing to review the application in their absence.

Ms. Wheeler-Chong, Mr. Anderson, and Ms. Torvik all declared a Conflict of Interest as their architectural firm has been employed by the landlord to work on the building that the applicant is moving into. As such, all three members confirmed that they will abstain from voting on this item.

Assistant City Attorney Conley confirmed that as a quorum had been established at the start of the meeting, a majority vote by the three remaining members of the Board would be sufficient to approve or deny this application.

Vice-Chairman Runte and Ms. Miller thought the proposed signage and banners were attractive and a good choice for the area. As there were no further comments from the Board, he opened the floor for public comment.

As there was no public comment, the item was brought back to the Board for a motion.

Moved Miller/McGuire that the Board find that application A-2017-069 is consistent with the Downtown District Architectural Guidelines as presented, and that the Board approve the application as presented.

Motion carried unanimously.

11. **A-2017-070** **Intracoastal Brewing Company / 652 W. Eau Gallie Blvd.**
(Olde Eau Gallie CRA)
Wall Mural

Ms. Ramseth explained that the applicant is looking for approval to paint a mural on 100% the east wall of the building, as presented.

Mr. Derek Gores, 425 Trinidad Drive, Satellite Beach, and Mrs. Nancy Dillon, 1403 Pineapple Ave, acting as representatives for the applicant, approached the lectern and were available to answer any questions from the Board.

The Board took a few minutes to look at the proposed mural, and discussed the design, colors, and the significant impact that the mural will have from the street as it is such a major roadway. During this discussion, Vice-Chairman Runte commented that he loved the mural.

Mr. Gores explained that the mural will be part of the Anti-Gravity Project Mural Festival starting on November 24, 2017. He highlighted some of the planned events that will be held during this festival.

Vice-Chairman Runte thought the proposed location was a great canvas for such a striking mural.

Ms. Wheeler-Chong and Ms. Miller concurred with Vice-Chairman Runte.

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

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

Moved Wheeler-Chong/Miller that the Board find that application A-2017-070 is consistent with the Olde Eau Gallie District Architectural Guidelines as presented, and that the Board approve the application as presented.

Motion carried unanimously.

12. **A-2017-071** **Riggs Outpost / 990 E. Melbourne Ave.**
(Downtown CRA)
Building Color

The applicant seeks approval to repaint the front of the building as presented using "Pistachio Pudding" (green), "So Saffron" (yellow) and "Calypso Coral" (red-orange) as presented. The trim and windows will be white. The rest of the building will remain the original beige color, as it cannot be seen by any adjoining properties or right-of-way.

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

A brief discussion took place concerning the application, and the applicant's previous appearances before the Board for signage and decking.

Vice-Chairman Runte liked the Key West theme that the applicant had chosen, and Mr. Anderson agreed that it was an attractive and bright color choice that would work well in this location. Both agreed that recent improvements made to the property were clearly visible from the right of way.

As there were no further comments from the Board, Vice-Chairman Runte opened the floor for public comment. As there was no public comment, the item was brought back to the Board.

Moved Miller/McGuire that the Board find that application A-2017-071 is consistent with the Downtown District Architectural Guidelines as presented, and that the Board approve the application as presented.

Motion carried unanimously.

13. **A-2017-072** **Jasmine Hookah Café & Lounge / 701 E. New Haven Ave.**
(Downtown CRA)
Building Color

Ms. Ramseth explained that the applicant is seeking approval to change the color of the exterior of the building to "Living Stream" as the main building color with "Black" as the trim color. In addition to the building color, the applicant would also like approval for the signage that was shown in the pictures.

The applicant, Ayman Hanna, 684 Shady Lane, Melbourne, was available to answer questions from the Board.

Mr. Hanna explained that the proposed signage would incorporate his logo in the same dimensions and location that the previous tenant had used. The new sign would be made from a black translucent material and would be backlit with an LED light. It would feature the purple and white Jasmine Hookah logo.

Vice-Chairman Runte asked how the sign would be mounted, and Mr. Hannah said it would be fixed to the existing aluminum frame which will be painted black. Mr. Hanna will also be replacing the existing doors with two new PVC coated doors which will also be painted black.

Vice-Chairman Runte said he is pleased to finally see improvements being made to this building.

Assistant City Attorney Conley reminded the Board that they would need to include the signage and door as an additional approval as these items were not listed in the original application.

Vice-Chairman Runte opened the floor for public comment. There being no public comment, the item was brought back to the Board.

Moved Wheeler/Chong that the Board find application A-2017-072 consistent with the Downtown District Architectural Guidelines. In addition to the building colors "Living Stream" and "Black", the Board also approved the addition of two black backlit signs featuring the applicant's logo, along with new PVC coated doors which shall be painted black.

Motion carried unanimously.

NEW HISTORICAL REVIEW BUSINESS

14. Grant Update

Ms. Ramseth said that she had no update on the grant at this point.

15. Additional Business

Ms. Ramseth congratulated Ms. Chong on receiving her 10 year pin at the Annual Board Reception. She then read an email she had received from Randy Thron concerning his continued progress following his accident.

16. Adjournment

Moved by Vice-Chairman Runte to adjourn the meeting at 6:40 p.m.

Motion carried unanimously.

Respectfully submitted,

Samantha Buck
Recording Secretary

Minutes Approved by the Historic and Architectural Review Board on: _____