

**CITY OF MELBOURNE, FLORIDA
MINUTES-REGULAR MEETING OF THE
HISTORIC AND ARCHITECTURAL REVIEW BOARD
NOVEMBER 15, 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: Randy Thron, Chairman
 Corey Runte, Vice-Chairman
 Joyce Miller, Member
 Nilda Stellpflug, Member
 David Godwin, Member

ABSENT: Angelina Wheeler-Chong, Member (Excused)
 Lois Torvik, Alternate Member (Excused)
 Jeff Anderson, Member (Excused)
 Betsy McGuire, Alternate Member (Excused)

ALSO PRESENT: Sandy Ramseth, AICP, Planner
 Adam Conley, Assistant City Attorney
 Samantha Buck, Recording Secretary

Prior to the meeting starting, Chairman Thron requested that Vice-Chairman Runte chair the meeting as it was his first meeting after an extended absence.

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 – October 18, 2017**

Moved Miller/Thron to approve the minutes of the regular meeting held on October 18, 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 18, 2017.

NEW ARCHITECTURAL REVIEW BUSINESS

7. **A-2017-073** **Yogi Perogi / 281 N. Babcock St.**
(Babcock Street CRA)
Signage

The applicant seeks approval to install an 8'-0" wide x 3'-0" high illuminated aluminum cabinet wall sign. The face will be a white translucent acrylic with "Light European Blue" vinyl graphics and lettering. In addition, the applicant wishes to install a new 11'-4 ½" wide x 1'-4" high face plate with vinyl graphics and lettering for an internally lit monument sign, as shown

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

Mr. Runte asked the applicant if he had anything to add, and Mr. Arsenault said that it was a regular, illuminated sign, and the monument sign was a simple change in graphics. He also confirmed that the sign will be a simple box frame.

The Board and the applicant briefly discussed the proposed sign, its specifications, and the fact that it was consistent with other signage in the area.

As there was no further comment 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 Miller/Godwin that the Board find that application A-2017-073 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-2017-074** **Oliver's Auto Body / 1405 Lookout Terrace**
(Downtown CRA)
Building Addition

The applicant seeks approval expand his existing auto body business by adding a 1,760 square foot service bay. The colors will replicate what is currently existing; however, the materials will be similar in that the bottom half of the building will be 8" masonry as previously utilized in the existing building, but the upper half of the building will be either a smooth metal panel or stucco.

The applicant, Mike Reynolds, from Reynolds Construction was available to answer questions from the Board.

Ms. Ramseth gave a brief explanation why upon further reviewing the application, staff's recommendation had changed to show that the proposed design was not consistent with the guidelines. During the review, it appeared that although the proposed finish was consistent with the existing building, it was not consistent with the Downtown District Architectural Guidelines as unfinished concrete block shall have a stucco or other decorative finish on all visible elevations.

Vice-Chairman Runte asked Mr. Reynolds if he had anything further to add.

Mr. Reynolds said that he would be happy to add a decorative finish on the concrete block, explaining that the new building had been designed to match the existing building, with the same materials and finish continued throughout.

Vice-Chairman Runte asked the Board if they had any further comments and the Board discussed whether a finish should be used on the masonry blocks.

Chairman Thron's stated his preference was that the blocks be covered with a stucco finish.

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

Moved Runte/Miller that the Board approve A-2017-074 with the stipulation that the concrete block for the new building addition shall be finished with stucco. As an option, to also consider finishing the existing block with stucco.

Motion carried unanimously.

9. **A-2017-075** **The Mansion / 1218 E. New Haven Ave.**
(Downtown CRA)
Wall Mural

The applicant seeks approval to paint a mural on 100% the east facing wall of the property, as presented.

The applicant, Jarin Eisenberg, from Melbourne Main Street, was available to answer questions from the Board.

Vice-Chairman Runte asked Ms. Eisenberg if she had any comments to make,

and Ms. Eisenberg answered that she was aware of the City's request that the City's logo not be used in the mural, and was happy to work with the artist to find another image to incorporate into the space.

Vice-Chairman Runte felt that the mural was in a very prominent position on a main roadway, and will have a big impact from the roadway.

A brief discussion took place concerning the mural and the images contained in the design.

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

Tim Loomer, 709 Bonnie Circle, West Melbourne, said that he disliked the proposed mural. His concern was that this route is the main entrance to the City from the East, and in his opinion, the design was too busy. He would prefer to see a different mural on this wall.

As there were no further comments from the audience, the item was brought back to the Board.

Ms. Miller agreed it was a busy design, however, she felt that the images chosen reflected everything that was going on in the City.

Vice-Chairman Runte and Chairman Thron both approved of the design, and Mr. Runte commented that the mural was an improvement on a run-down piece of property

Assistant City Attorney Conley asked the Board to remember to stipulate that the City logo must not be used in the mural design when making a motion.

Moved Runte/Thron that the Board find that application A-2017-075 is consistent with the Downtown District Architectural Guidelines, and that the Board approve the application with the stipulation that the City logo, or any facsimile, shall not be utilized as part of the mural.

Aye: Thron, Runte, Miller, Stellpflug,

Nay: Godwin

Motion carried.

**10. A-2017-076 Off the Traxx / Downtown Pizza / 918 E. New Haven Ave.
(Downtown CRA)
Signage**

The applicant seeks approval to replace two existing, non-illuminated, signs with illuminated signs. The "Off the Traxx" sign is 10'-0" wide x 3'-1" high overall, and made of an aluminum cabinet with acrylic and vinyl face. The "Downtown Pizza" sign is 6'-0" wide x 4'-4" high, and made of an aluminum cabinet with acrylic and vinyl face, as shown. In addition, the applicant would like to replace all existing vinyl decals on the doors and windows with new ones. Off the Traxx will have a total of 7 new decals measuring 1'-7 1/2" wide x 6" high. Downtown Pizza will have a total of 2 new decals measuring 8" wide x 6" high.

Bob Arsenault, of Art Kraft Signs, Palm Bay was also the applicant for this item. Assistant City Attorney Conley reminded him he was still under oath.

Mr. Arsenault explained that his client is simply replacing existing signage with two illuminated signs. There was no change to the design or content of the sign.

Mr. Godwin asked Ms. Ramseth if City Code addresses the issue of brightness of signs in any way, and Ms. Ramseth replied that she did not know. She confirmed that she only reviewed the aesthetics of the sign. She will look into this and report back to the Board at a later date.

Vice-Chairman Runte then 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/Stellpflug 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-2017-077 i-Heart Media / 2221 Front St.
(Downtown CRA)
New Utility Building**

The applicant seeks approval to remove the 3,700 square foot existing transmitter building and relocate the existing radio transmitter into a new 216 square foot pre-fabricated utility building.

The applicant, Tim Loomer, 709 Bonnie Circle, West Melbourne was available to answer questions from the Board.

A discussion ensued about the existing building, and during this discussion, Mr. Loomer confirmed that the building was falling into disrepair and had not been used for many years. It currently only houses the transmitter and some storage items. The proposal is to level the building, plant grass, and clean up the site. The transmitter will be housed in the new smaller utility building.

Vice-Chairman Runte asked Mr. Loomer if there were any other finishes available on the panels for the new building.

Mr. Loomer answered that he had reviewed the guidelines and the proposed finish was consistent with the guidelines.

As there were no further comments 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 Thron/Miller that the Board find that application A-2017-077 is consistent with the Downtown District Architectural Guidelines as presented, and that the Board approve the application as presented.

Motion carried unanimously.

**12. A-2017-078 Property Renovations & Construction / 1201 W H Jackson St.
(Downtown CRA)
New Building**

The applicant seeks approval to construct a new 4,000 square foot building for storing materials and additional office space. The new building will utilize the same architectural features and details as the previous building renovation (A-2016-053) located at 2500 S. Harbor City Blvd.

Ms. Ramseth showed the Board the improvements that the applicant had made to their building following their previous application last year.

The applicant Traci Goldstein, 2500 S. Harbor City Blvd was available to answer questions from the Board.

Vice-Chairman Runte commented that the changes were a great improvement in the South Expansion area, and that any improvement in this area was a positive move.

A brief discussion took place concerning the awning color, and fixtures and features of the building.

A brief discussion ensued on the best way of reviewing and making a determination on the 11 applications, and it was agreed the best way would be to review them individually. As a result of this, Mr. Runte asked the Board to be concise and clear with their comments and discussions on each item to allow the meeting to move through the remaining items as quickly as possible.

A-2017-079A **The Horn Section / 1408 Highland Ave**

The 3 murals in this application will be painted on the west side of the building as shown. The designs will be painted by the community under the supervision of a local artist.

The location and design of the murals were discussed, and Mr. Gores explained that he wants to adhere to the guidelines and be as creative as possible with the designs.

Vice-Chairman Runte commented how that the addition of murals to the downtown areas are having a big impact in the local area.

Mr. Godwin thought the design with the orbs and birds was beautiful, but asked that the mural be adjusted to ensure the location of doors and windows does not impact on the main feature of the mural.

Mr. Gores confirmed that the mural will be adjusted to ensure that none of the design is lost.

A discussion took place concerning the color of the musical wall, and during this discussion, Mr. Gores confirmed that this wall will be white, with the remaining wall on the back of the building remaining beige (not pink as shown in the application).

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 Godwin/Thron that the Board find that application A-2017-079A is consistent with the Eau Gallie District Architectural Guidelines as presented, and that the Board approve the application as presented.

Motion carried unanimously.

A-2017-079B **Gould Business Center / 587 W. Eau Gallie Blvd.**

The 5 mural panels will be painted on the west wall of the building. Each panel will be painted by professional artists and one as a community mural under the supervision of an artist.

Ms. Ramseth highlighted the existing mural, and explained that although this mural will remain, the very last bird will be removed to make space for the new mural.

Mr. Gores confirmed that the new murals will be placed between existing vertical supports. He feels that smaller murals will work well on this wall and then gave a brief description of the murals and the artists who will be working on this wall.

Chairman Thron asked if the existing windows will be painted over, and Mr. Gores replied they would not. Artists love the challenge of painting a mural around doors, windows and building features.

Although Vice-Chairman Runte said he liked the designs, Mr. Godwin said that he failed to see any connection between the five murals.

Mr. Gores explained the proposed murals were distinct points of view from the artists who were chosen. Each artist had been given a brief and asked to submit designs. The designs do not necessarily need to make sense, they are meant to generate discussion and reflect diversity in the community. The geometrical design in the fourth mural will be painted by members of the community with colors that affect the senses. People may not like all the designs, but it is important that they make people think.

Chairman Thron said he was disappointed to see any of the birds removed from the existing mural, and wondered if there was any way they could be incorporated into the new designs.

Mr. Godwin agreed, adding that he would hate to see the last bird painted over.

Mr. Gores said that he would be happy to try to incorporate this into the design, and will speak to the artist.

Moved Thron/Miller that the Board find that application A-2017-079B is consistent with the Eau Gallie District Architectural Guidelines as presented, and that the Board approve the application as presented with the option to incorporate the existing mural into the new mural.

Motion carried unanimously.

A-2017-079C **Gould Business Center / 587 W. Eau Gallie Blvd.**

This mural will be painted on the east side of the building.

Mr. Gores said the artist for this mural originates from Amsterdam. He took a few minutes to explain this artist's style. He confirmed there will be no changes to the awnings, pilasters, or decorative brickwork on the corner of the building.

A brief discussion took place about the proposed design and how it will wrap around existing windows and brickwork, and how similar the finished design will be to the submitted design.

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 Godwin/Stellpflug that the Board find that application A-2017-079C is consistent with the Eau Gallie District Architectural Guidelines as presented, and that the Board approve the application as presented.

Motion carried unanimously.

A-2017-079D **Lacroix F&B, A Collective Eatery / 617 Eau Gallie Blvd.**

These two mural designs will be painted on the west side of the building. One is a geometric pattern and the second is a reproduction of a historic old Florida photo.

Mr. Gores showed the proposed location for the three murals, and explained the concepts behind the murals. He highlighted where the larger mural will be placed along the top of the building, and the area where the smaller mural depicting a lady with chimps will be placed. The application also showed another mural illustrating the style that the artist would be using for the picture.

Following a brief discussion by 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 for a motion.

Moved Miller/Thron that the Board find that application A-2017-079D is consistent with the Eau Gallie District Architectural Guidelines as presented, and that the Board approve the application as presented.

Motion carried unanimously.

A-2017-079E **Crossfit Rise Above / 1054 Cypress Ave.**

The mural will be painted on the north wall of the building.

Ms. Ramseth pointed out an existing mural that will be painted over.

Mr. Gores gave a brief summary of the artist, his style, and the proposed mural. He added that the business owner requested a daring mural to head-off any idea that his property is a church.

Chairman Thron asked Mr. Gores if the proposed mural has been painted before, and Mr. Gores explained that artists work in many different ways. The event date was specifically chosen to coincide with Miami's Art Basel Festival which has helped bring in more reputable artists.

At this point, Vice-Chairman Runte opened the floor for public comment. As there was no public comment, the item was brought back to the Board.

Moved Thron/Godwin that the Board find that application A-2017-079E is consistent with the Eau Gallie District Architectural Guidelines as presented, and that the Board approve the application as presented.

Motion carried unanimously.

A-2017-079F **Dr. Tom Teather / 1487 Highland Ave**

This colorful Lego character mural will be painted on the west wall of the building.

Mr. Gores said the artist is a local artist, who primarily paints Lego characters, incorporating celebrities and well-known people into the characters.

Vice-Chairman Runte, Chairman Thron, and Ms. Miller all thought that it was a bright, fun mural.

As there was no further comment 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/Thron that the Board find that application A-2017-079F is consistent with the Eau Gallie District Architectural Guidelines as presented, and that the Board approve the application as presented.

Motion carried unanimously.

A-2017-079G **Mathers' Bake Cake Shop / 1431 Highland Ave.**

This mermaid mural will be painted on the upper portion of the south wall.

Mr. Gores described this mural as a hidden gem. The mermaid has been specifically chosen by the business owner. There may be one small change to the mural shown in the application, as the artist may depict the mermaid holding a cupcake.

Once again, Chairman Thron, Ms. Miller and Vice-Chairman Runte all agreed that it was a great design.

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

Moved Miller/Stellpflug that the Board find that application A-2017-079G is consistent with the Eau Gallie District Architectural Guidelines as presented, and that the Board approve the application as presented.

Motion carried unanimously.

A-2017-079H **FIT/Foosaner Art Museum / 1520 Highland Ave.**

This mural will be painted on the north wall of the Renee Foosaner Educational Center.

Mr. Gores briefly explained how this artist finds inspiration and creates his murals from objects he finds in the local area.

Vice-Chairman Runte commented that having this mural on such a visible street will draw people into the area.

Mr. Godwin said that this was the best mural so far and was his favorite.

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

Moved Godwin/Miller that the Board find that application A-2017-079H is consistent with the Eau Gallie District Architectural Guidelines as presented, and that the Board approve the application as presented.

Motion carried unanimously.

A-2017-079I **Next Level / 540 Montreal Ave.**

This mural will be painted on the southwest corner of the building, as shown.

Mr. Gores said this phenomenal artist from London specializes in paintings that incorporate life-like Mylar balloons.

Several of the Board members were impressed with the detail in this mural.

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

Moved Miller/Thron that the Board find that application A-2017-079I is consistent with the Eau Gallie District Architectural Guidelines as presented, and that the Board approve the application as presented.

Motion carried unanimously.

A-2017-079J **The Salty Fox / 602 W. Eau Gallie Blvd.**

These 5 murals will be painted on the west wall of the Salty Fox, as shown.

Mr. Gores confirmed the existing sign shown in the application documents will be removed. He summarized the concepts behind the five murals.

Chairman Thron thought that it was an interesting design, and Vice-Chairman Runte agreed with him.

The floor was opened for public comment, and as there was no comment, the item was brought back to the Board for a motion.

Moved Thron/Godwin that the Board find that application A-2017-079J is consistent with the Eau Gallie District Architectural Guidelines as presented, and that the Board approve the application as presented.

Motion carried unanimously.

A-2017-079K **Intracoastal Brewing Co. / 652 W. Eau Gallie Blvd.**

Ms. Ramseth explained that this mural will be painted on the southeast corner of the building, as shown. While this mural is consistent with the HARB mural guidelines, it is not consistent with City code in that a mural cannot be larger than 100% of any one wall. The mural as shown is approximately 10 feet longer than 100% of the longest wall. Adjustments to the length will need to be made prior to applying for a sign permit.

Mr. Gores said he understood the issue and would be happy to work with the artist to make the changes necessary to ensure that the mural meets Code.

Moved Godwin/Stellpflug that the Board find that application A-2017-079K is consistent with the Eau Gallie District Architectural Guidelines. The application is approved with the stipulation that the length of the mural be reduced to ensure that it does not exceed the length of 100% of the longest wall, per City Code.

Motion carried unanimously.

A-2017-079L **Nancy Dillen / Intersection of Highland Avenue & St. Clair Street, and Bud Yeager Drive**

These 2 murals will be painted by the community on the streets. One will be on Bud Yeager Drive between Foosaner Art Museum and Eau Gallie Square. The second mural will be in the intersection of Highland Ave. and St. Clair Street.

Mr. Ramseth confirmed that these two murals will also require approval from City Council as they will be painted on a City road.

Mr. Gores confirmed that he has been working closely with City staff on the logistics of these two murals, and hopes they murals will become place-markers and create a reason to visit the area. The mural on Bud Yeager will also become a connection with the park and look great when the street is being used as an event area.

As there were no further comments from the Board, or the audience, Vice-Chairman Runte sought a motion on this item.

Moved Miller/Godwin that the Board find that application A-2017-079L is consistent with the Eau Gallie District Architectural Guidelines as presented, and that the Board approve the application as presented.

Motion carried unanimously.

14. **A-2017-080** **His & Her Restaurant Bar / 835 & 845 S. Babcock St.**
(Babcock St. CRA)
Signage

The applicant seeks approval to install vinyl an illuminated LED Channel Letters on raceway wall sign. The sign measures 23.08' wide x 1.83' high with red acrylic letters, as shown.

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

Ms. Ramseth showed the Board the location of the property and a very brief discussion ensued on the proposed sign. After the Board had finished reviewing the application, Vice-Chairman opened the floor for public comment.

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

Moved Miller/Thron that the Board find that application A-2017-080 is consistent with the Babcock Street District Architectural Guidelines as presented, and that the Board approve the application as presented.

Motion carried unanimously.

15. **A-2017-081** **Highland Avenue Fellowship / 1591 Highland Ave**
(Eau Gallie CRA)
Signage

The applicant seeks approval to change the text on 3 existing signs due to the name change of the organization. The 3 signs are as follows:

1. Wall mounted letters: 8" dimensional letter in aluminum to match the existing "CHURCH";
2. A 2-sided pylon sign: replace the face plate with new vinyl on existing acrylic. The sign measures 96" wide x 72" wide; and
3. Change out the face plate of the existing Welcome Sign which measures 46.25" wide x 8" high.

The applicant, Tom Scholz, 1591 Highland Avenue, was available to answer

questions from the Board.

Chairman Thron commented that the proposed signage was pretty straight forward, and Vice-Chairman Runte and Ms. Miller agreed.

The applicant, Mr. Schulz explained that the church is being renamed to show its commitment to supporting the local community, and they hope that it may also encourage local residents to join the church.

After the Board had finished reviewing the proposed signage, Vice-Chairman Runte opened the floor for public comment.

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

Moved Godwin/Miller that the Board find that application A-2017-081 is consistent with the Eau Gallie District Architectural Guidelines as presented, and that the Board approve the application as presented.

Motion carried unanimously.

16. **A-2017-082** **Burke & Company / 325/327 Babcock St.**
(Babcock St. CRA)
Signage

The applicant seeks approval to install a non-illuminated aluminum composite panel sign with full color printed vinyl to the face, as shown. The sign measures 192" wide x 30" high.

The applicant, Chad Pearson, 448 N. Harbor City Boulevard, was available to answer questions from the Board.

Vice-Chairman Runte asked Mr. Pearson if he had anything further to add following Ms. Ramseth's presentation.

Mr. Pearson only commented that there is an existing sign to the south which is the same dimensions as the proposed signage.

A brief discussion ensued over the proposed dimensions and materials for the sign, and during this conversation, Chairman Thron commented that it was an appropriate sign.

Ms. Miller's only comment was that she would prefer to see the sign centered over the column outside the building.

Mr. Godwin agreed with Ms. Miller.

After the Board had finished reviewing and discussing the application, 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 Godwin/Miller that the Board find that application A-2017-082 is consistent with the Babcock Street Architectural Guidelines as presented, and that the Board approve the application with the stipulation that the sign is centered over the column outside the building.

Motion carried unanimously.

NEW HISTORICAL REVIEW BUSINESS

17. Additional Business

Ms. Ramseth confirmed that the City's consultant, S&ME, has started work this on the Historic Cultural Survey. She will update the Board on their progress at future meetings.

18. Adjournment

Moved by Vice-Chairman Runte to adjourn the meeting at 7:42 p.m.

Motion carried unanimously.

Respectfully submitted,



Samantha Buck
Recording Secretary

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