

# City of Melbourne



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## AGENDA

### HISTORIC AND ARCHITECTURAL REVIEW BOARD

City Hall Council Chamber  
900 E. Strawbridge Avenue  
Melbourne, FL 32901

**December 17, 2025 • 6:00 PM**

#### A. OPENING

1. Call to Order
2. Pledge of Allegiance to the Flag
3. Roll Call
4. Declaration of Conflict
5. Approval of Minutes: November 19, 2025

#### B. OLD ARCHITECTURAL REVIEW BUSINESS

6.

**HARB2025- Thrift-N-Found  
0043**

**Downtown CRA**

1908 Municipal Lane  
Signage

#### C. NEW ARCHITECTURAL REVIEW BUSINESS

7. **HARB2025- Redtail Four Brewery and Brick Oven Pizza Downtown CRA  
0045**

2808 S. Harbor City Boulevard  
New Construction and Signage

#### D. FUTURE/ADDITIONAL BUSINESS

#### E. ADJOURNMENT

Note: more than one member of the City Council may be in attendance at the meeting and may participate in discussions.

Pursuant to 286.0105, Florida Statutes, the City hereby advises the public that if a person decides to appeal any decision made by this Board, agency or meeting or hearing, he will need a record of the proceedings, and that for such purpose, affected persons may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission into evidence



of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the Community Development Department at (321/608-7500), no later than 5:00 p.m., at least 48 hours prior to the meeting.

# City of Melbourne, Florida

## Minutes - Historic and Architectural Review Board

City Hall Council Chamber  
900 E. Strawbridge Avenue  
Melbourne, FL 32901

November 19, 2025, 6:00 p.m.

### A. Opening

1. Call to Order
2. Pledge of Allegiance
3. Roll Call.

Present: Matthew Thomas, Chairman  
Elizabeth Huy, Vice-Chair  
Krista Nakaishi, Member  
Roderick Queen, Member  
Kate Broderick, Alternate Member

Absent: Delores Gore, Member (Excused)  
Shane Sullivan, Member (Excused)  
Sarah Brangan (Excused)

Also Present: Kellen Simmons, Assistant City Attorney  
Sandy Ramseth, AICP, Planner  
Carmin Velasquez, Redevelopment Planner  
Pat Tyjeski, Inspire Placemaking Collective  
Megan Barrow, Inspire Placemaking Collective  
Viviana Castro, Inspire Placemaking Collective  
Samantha Buck, Recording Secretary

### 4. Declaration of Conflict

There were no conflicts of interest declared at the October 15, 2025 meeting.

### 5. Approval of Minutes – October 15, 2025 meeting.

Moved by Queen /Nakaishi to approve the minutes from the October 15, 2025 meeting, as presented.

Motion carried unanimously.

**B. New Architectural Review Business**

**6. HARB2025-0039 – FL Prime Construction, 1536 Cypress Ave.**

Fencing  
*Eau Gallie CRA*

The applicant seeks approval to add 126-feet of 6-foot tall, white vinyl, privacy fence along the front and side yards of the property. The front fence will also have a 22-foot wide, chain-link roll gate with vertical slats. In addition, the applicant would like to add 43-feet of 6-foot tall, black vinyl-coated, chain-link fence abutting the alley to the rear of the property. The chain-link fence will also have a 5-foot pedestrian gate.

The applicant, John Elsner, Cocoa, was available to answer questions from the Board.

The Board had no conflicts of interest on this item.

Ms. Ramseth summarized the application for the Board, showing a rendering of the proposed white vinyl fence and the black chain link fence for the roll gate. Although the chain link fence is not permitted in the guidelines, and the property does not front Eau Gallie Boulevard or US 1, approval of this is at the Board's discretion.

Ms. Ramseth showed a survey of the property, highlighting where the fence and roll gate would be located.

Mr. Thomas asked Mr. Elsner if he had anything further to add following Ms. Ramseth's presentation, and he replied that he did not.

The proposed fence and chain-link roll gate was discussed. During this conversation, the applicant explained that the roll gate needed to be wide enough to allow ample room to maneuver the trailers into place.

Mr. Thomas stated that he did not see an issue with a chain-link roll gate and Mr. Queen said that a chain-link roll gate made sense in this instance. Both agreed that it was good to see the area being revitalized.

A brief discussion ensued on the color of the slats being used, and the consensus of the Board was that black slats would be the best option.

As there were no further comments or questions from the Board, Mr. Thomas opened the floor for public comment.

There was no public comment on this item.

Moved Queen/Huy that the Board find that application HARB2025-0039 is consistent with the Eau Gallie District Architectural Guidelines, and that the Board approve this application, as presented, with the stipulation that the black chain-link fence roll gate that faces Cypress Avenue and black vertical slats are used.

Motion carried unanimously.

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**7. HARB2025-0040 – Music & Arts**

Signage

*Eau Gallie CRA*

The applicant seeks approval to install a new, front and reverse halo-illuminated, channel letter sign on the upper façade of the building. The sign measures 11-foot, 5-inches-wide by 2-foot high, with a gray background and white lettering. At night the halo LED-illumination glows red, as shown.

The applicant, Jacquie Haywood, Melbourne, was available to answer questions from the Board.

Ms. Ramseth summarized the application for the Board, showing them photographs of the existing sign along with the proposed sign which will be internally illuminated.

There were no conflicts of interest on this item.

Mr. Thomas asked Ms. Haywood if she had anything further to add following Ms. Ramseth's presentation and she replied that she did not.

There was very little discussion on this item. Mr. Thomas felt that the proposed signage met the guidelines and would make a big difference.

As there were no further comments or questions from the Board, Mr. Thomas opened the floor for public comment.

There was no public comment on this item.

Moved Huy/Nakaishi that the Board find that application HARB2025-0040 is consistent with the Eau Gallie District Architectural Guidelines and that the Board approve the application, as presented.

Motion carried unanimously.

**8. HARB2025-0042 Crepe O'clock, 919 E. New Haven Ave.**

Signage

*Downtown CRA*

The applicant seeks approval to install white vinyl window and door lettering and graphics. The 36-inch by 36-inch window graphics and lettering are to be applied to each front-facing window on both sides of the entrance door, as shown. The door lettering will be applied to the center of the glass to the left of the entrance door, as shown.

The applicants, Jacqueline Dittmore, and Christophe Molitor, West Melbourne, were available to answer questions from the Board.

Ms. Ramseth summarized the application for the Board and explained that the graphics for the new business will be applied to each side of the entrance door.

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The applicants had nothing further to add following Ms. Ramseth's summary of their application.

Mr. Thomas said that the proposed signage met the guidelines made a comment that the business would be a nice addition to the Downtown area.

Ms. Huy agreed with Mr. Thomas.

As there were no comments from the Board, Mr. Thomas opened the floor for public comment.

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

Moved Queen/Huy that the Board find that application HARB2025-042 is consistent with the Downtown Architectural Guidelines and that the Board approve the application, as presented.

Motion carried unanimously.

**9. HARB2025-0043 Thrift-n-Found, 1908 Municipal Ln.**

Signage

*Downtown CRA*

The applicant seeks approval to install a vinyl "cling" window sign. The sign measures 3-foot-wide by 9-inches-high, with white lettering on a dark background and white border, as shown. The sign will be applied on the windows on either side of the front entrance.

The applicant was not available to answer questions, so Ms. Ramseth said that she would answer any questions that she could on this application.

A discussion ensued on the application photographs showing the window signs.

Mr. Thomas commented that the window signage looked fine, but he questioned what the text was at the bottom of the sign.

As it was not possible to enlarge the photos clearly enough to make the text legible, the consensus of the Board was to table the item to the December 17<sup>th</sup> meeting.

As there were no comments from the Board, Mr. Thomas opened the floor for public comment.

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

Moved Thomas/Queen that the item is tabled until the December 17<sup>th</sup> meeting pending further information on the proposed sign.

Motion carried unanimously.

## C. Unfinished Historical Review Business

### 10. **HARB2025-0024 Robert & Lynn Maffie, 2015 Bryan St.** Historic Designation

Ms. Ramseth introduced Pat Tyjeski, from Inspire Placemaking Collective, who is the City of Melbourne's Historic Preservation Officer. Ms. Tyjeski would be presenting her report on the designation request for 2015 Bryan Street. She confirmed that following the presentation, the Board would then be required to make a recommendation to City Council on this request.

Ms. Tyjeski presented the findings contained in her report on the Bryan Street property.

She explained that although this property is located in a residential district, it was nice to see the property being protected as its use could be changed to a commercial use at any time in the future. She provided a brief history of the ownership of the property, and a photo of the original plat, which covers slightly over one lot. She summarized the application process and each step required for a property to be designated and confirmed that the public had been notified of the designation request through a public hearing notice. She reminded the Board that if the property is designated, it will be subject to additional standards set in the City's Historic Preservation code. In addition, she summarized the designation process and procedure and the criteria that the application is reviewed against.

Ms. Tyjeski confirmed that the house was built in 1925 and still retains its original layout and style. When surveyed in 1991, it was determined to have local significance.

A brief discussion ensued on the survey that was undertaken in 1991, and Ms. Tyjeski stated the survey was not a designation, but it confirmed that there are good grounds for designation of this property in the future.

Mr. Thomas commented that the property met the requirements for significance and embodied the style from the 1920s.

As there were no further comments or questions from the Board, Mr. Thomas opened the floor for public comment.

The applicant, Lynn Maffie, Bryan Street, addressed the Board. Mrs. Maffie said that she has seen too many historic properties destroyed over the years, including Doc Sloan's property nearby. She wants to see the property saved as both the exterior and the interior of the property are original to the 1920s.

A brief discussion ensued over various structures on the property that included a pole barn that had been converted into a garage and was on the property as previous family had kept animals on the land. Mrs. Maffie has carried out extensive research into the property and the families that have lived there over the years.

As there were no further comments or questions from the audience, Mr. Thomas brought the item back to the Board for a motion.

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Moved Huy/Nakaishi to recommend approval of the designation HARB2025-0024 (2015 Bryan Street) as it is consistent with the criteria set forth in City Code, that the Board approve the proposed designation, and that the Board recommend the historic resource as eligible for designation to the City Register of Historic Places to the City Council.

**D. New Historical Review Business**

**11. HARB2025-0041 Roesch House, 1320 Highland Ave.**

Replacement of Wood Lap Siding and Window and Door Surrounds

Ms. Tyjeski introduced Megan Barrow who had prepared this report and presentation.

Ms. Tyjeski explained that although this property has not been designated, a Certificate of Historic Appropriateness has been requested for this property as it was designated as contributing to the Eau Gallie local historic district in 2011. This means that any changes to the exterior of the property that deviate from what currently exists must be approved by the issuance of a Special Certificate of Appropriateness from the Board.

The applicant is requesting approval to replace all siding in addition to window and door trim to repair damage and improve weatherproofing of the entire building. There is currently a miss-match of siding on the property, and the property has received serious moisture damage resulting in the need to close the property to the public.

The applicant wishes to replace the siding and window/door trim with Hardie Plank lap siding in an imitation wood finish, which would be painted the same color that the building is currently painted.

Various photographs were shown to the board illustrating the damage to each façade of the property.

Ms. Tyjeski explained that Certificates of Appropriateness are reviewed against the Eau Gallie Design Historic District Guidelines which states that if replacement is necessary, the replacement feature should match the original feature in composition, color, texture, and other visual qualities.

The US Secretary of the Interior Standards states that historic character must be maintained and preserved. In terms of this request, the existing siding is not historic, and the applicant can deviate a little if it is prone to flooding, moisture damage, etc. It could be questioned if it is fair to make the applicant go with the same material, or allow them install something that would be more resilient.

The US Secretary of Interior's standards state that it is not realistic to use a product with an imitation wood finish, and they would rather see a product with a smooth finish used.

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In summary, The City's Historic Preservation Officer's recommendation is for approval with conditions as the request is generally consistent with the intent of the Eau Gallie Historic District Guidelines, and the Secretary of the Interior's Standards for Rehabilitation. The following conditions would apply:

1. The new siding and window surrounds must have a **smooth finish** rather than a fake wood texture.
2. The siding boards must **butt up against the window casing**, not be placed under it.
3. The **dimensions and exposure** (vertical dimension of the exposed boards) of the predominant siding around the house shall be preserved.
4. The **paint color and sheen** shall be consistent with the current painted wood.
5. Any changes to the proposed activities described in this report will require review by the HPO or HARB.

There were no comments or questions from the Board, so Mr. Thomas opened the floor for public comment.

The applicant, Angela Van Till, Site Director at the Rossetter House and Roesch House addressed the Board. She is overseeing the repairs to the property and stated that she agreed with everything in Ms. Tyjeski's recommendation except for her first recommendation concerning the requirement for a smooth finish on the board rather than a fake wood texture. In her opinion, the fake wood texture would be more in keeping with the neighboring properties such as the Rossetter House across the street, She felt it may also look fake and muted under the paint. She is a Historian with a Master's Degree and wants to keep the properties as historic as possible. Repairs have been undertaken in the past with wood, however water damage always reoccurs. They are hoping that the Hardie Plank would be a long-term solution to the water damage that they are experiencing.

Ms. Tyjeski commented that when preparing the report, they looked at all of the guidelines, and everywhere stated that it was best to keep true to the original material, however, she noted that the final decision is at the Board's discretion.

Ms. Van Till agreed with Ms. Tyjeski, however, she wanted to be consistent with the house next door.

A brief discussion ensued on the decorative trim at the top of the apex of the roof, and Ms. Van Till confirmed that this would not be replaced and would remain the same.

Mr. Thomas asked if the window and door surrounds would be changed, and Ms. Van Till replied that the original trim would remain if possible, however, any replacement would be a smooth board.

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A discussion ensued on the use of a smooth board versus a textured board, and during this conversation, Mr. Thomas, Mr. Queen and Ms. Broderick all stated that they did not object to the wood grain Hardie Plank siding being used. They agreed that this would be the best product to use in this instance.

As there was no public comment or questions from the Board, Mr. Thomas brought the item back to the Board for a motion.

Moved Huy/Queen that the Board approve Special Certificate of Appropriateness for HARB2025-0041 based on the findings and conditions outlined in the City's Historic Preservation Officer's report, with the exception that a fake wood texture siding may be used on the property.

## **E. Future/Additional Business**

### 12. Line Street Cemetery – Interpretive Sign Design Workshop

Ms. Tyjeski gave an overview of the work that has taken place on the cemetery over the last few years. An initial Abandoned African American Cemeteries Grant was used to undertake a Ground Penetrating Radar (GPR) survey which resulted in the discovery of multiple unmarked graves outside the existing fenced area.

The City received a second Abandoned African American Cemeteries Grant for further improvements to the cemetery. The proposed improvements include installing a wrought iron fence around the entire cemetery; relocating the entrance and creating an alcove; creation and installation of an interpretive sign at the entrance; relocate the current cemetery identification sign, and also provide a boundary survey of the site. It has been agreed that the existing blue historic marker will remain at the site as it includes a great deal of pertinent information on the cemetery.

Ms. Tykeski then introduced her colleague, Viviana Castro who is a Landscape Architect who has been working on this project. She explained that this workshop was being help to get input from the local community on what they would like to see on this interpretive sign.

Ms. Castro explained that it is important for the community to understand the work that is being carried out, and have input into what is decided. They are looking for as much feedback as possible before moving on and finalizing the sign. Their plan is to take the original sign, and elaborate more on the historic significance of the site. A full-size copy of the sign had been provided, and she urged everyone present to review the proposed sign and write down any comments that they had on this initial design. She would like to know if there was anything that the community felt could be improved, so their recommendations could be incorporated into the final design.

Before moving on to review the sign, Mr. Thomas asked if there was any public comment on this item.

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Joseph McNeil, Melbourne, told the Board that this project is dear to his heart. He and other members of the organization Concerned Citizens Committee of South Brevard have been working with the City on this project, and when it was discovered that two of the founders of Melbourne were buried there, the need to preserve this cemetery was amplified. His organization is looking to promote the historical importance of the South Melbourne area within the City of Melbourne, and they are looking to create an historic trail which will include homes and structures that were built in the early 1900s to 1940s. They want to ensure that this is a stepping stone for the trail that they are creating. They are working with the City on adopting the historic trail and understand this is a big project, but they cannot overlook this any longer. Mr. McNeil encourages the Board to approve the upgrades and keep in mind that there will be further structures added before the historic trail of the South Melbourne area is finalized.

Mr. Thomas agreed with Mr. McNeil and said that everyone is excited to see the final details of the historic trail.

Charles Jackson, Melbourne, told the Board that he lives two-houses down from the cemetery. He has been working on locating relatives of the last two people he remembered being buried in the cemetery in the 1940s or 1950s. These two people were Ms. Galloway who lived on Line Street, and a Mr. Coleman. He also recalled that Balaam Allen, a pioneer of Melbourne, is also buried in the cemetery.

A brief discussion ensued on the unusual angles of some of the gravestones, and Ms. Tyjeski said that the Archeologist believes that some of the stones had been moved as they were not oriented East-West which is the usual orientation. During this conversation, Mr. Jackson commented that he recalled seeing a stone for Balaam Allen in the south-west quadrant of the cemetery, and not where it is located now.

Ms. Tyjeski explained that although it may be possible to find out who is buried in the cemetery, it will not be possible to say exactly where each person's grave is. There are no plans to move or re-align the stones in the cemetery.

Marcus Smith, City Council Member, told the Board that he has worked with Ms. Ramseth and Mr. McNeil and the Concerned Citizens Committee of South Brevard on this project. In 2021, they asked for 14 properties south of Crane Creek to be surveyed. The cemetery was also part of this request. He and Mr. McNeil are working on creating an historic trail which would create a cultural tourism area, and the hope is that this cemetery can be a lead for the cultural trail. They would like to brand this area where legacy, heritage and history comes alive. The Boy Scouts played a big part in locating this cemetery, but the Concerned Citizens Committee of South Brevard had a hand in this. They are asking for consideration on what they can do to bring history alive. South Melbourne, has a story to tell, and he was keen to ask what other things can be done to bring this forward.

Mr. Thomas recalled that Ms. Tyjeski's presentation on her findings on the properties in South Melbourne at a previous meeting.

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Ms. Tyjeski recalled that this survey was titled “Unravelling History”, and that maybe the next step could be the historic trail.

Mr. Smith told the Board that February 24<sup>th</sup> will mark the completion of a documentary series on the history of South Melbourne. The first person being interviewed will be Mr. Jackson. The documentary will record these stories for posterity, and he urged that we start to capture this history so that it these stores can be shared again in the future.

Mr. Thomas requested that any information on this documentary and copies of the flyers are provided to the Board in the future.

As there was no further public comment, Ms. Tyjeski invited the members of the public to view and comment on the proposed interpretive sign.

Apart from some small text changes, requests to remove items that are visible in photographs such as a car, and consideration of text colors to comply with ADA requirements, the comments from the members of the public and Board were as follows:

- Use “Black” instead of “African American” in text.
- Add historical context such as earliest known grave, etc.
- Add more space between legend and floor plan of cemetery.
- Include a North arrow to plan (this may not be needed if the sign is 3-D)
- Include a “You Are Here” marker to plan.
- The Concerned Citizens Committee of South Brevard is proposing a trail throughout South Melbourne and Line Street Cemetery will be a cornerstone of the trail. Can an off-road view site be included?
- Maybe replace the grave photo with photograph and biography of known cemetery residents.
- Enlarge the circular photograph so that all the faces of the Boy Scouts and their Leaders in the photo are visible

## **F. Adjournment**

As the Board’s business had been completed, Mr. Thomas adjourned the meeting at 7:02 p.m.

Samantha Buck  
Recording Secretary

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Approved by the  
Historic & Architectural Review Board

## Memorandum

**To:** Historic and Architectural Review Board (HARB)  
**From:** Sandy Ramseth, AICP, Planner  
**Re:** **HARB Meeting for December 17, 2025**  
**Date:** December 12, 2025

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### OLD ARCHITECTURAL REVIEW BUSINESS

#### **HARB2025-0043 Thrift-n-Found / 1908 Municipal Lane**

#### **Downtown CRA**

This application is being brought back to HARB as there was some concern about the illegible text on the lower right of the provided sign graphic. While sign “content” is not an item reviewed by this board, as it is “content neutral”, it is reasonable to ask what the “content” is. A new graphic has been provided that clearly shows the text.

At the previous meeting the applicant sought approval to install a vinyl “cling” window sign. The sign measures 3-foot-wide by 9-inches-high, with white lettering on a dark background and white border, as shown. The sign will be applied on the windows on either side of the front entrance.

#### **Summary:**

Signage

#### **Guidelines to Consider:**

- Signs should be a combination of identification, information, and image making.
  - *The sign provides information and image.*
- All signs should be defined by use of borders around the sign area when it is contained within a distinct shape.
  - *The sign has white border.*
- Signs shall meet all requirements of the City’s sign regulations.

#### **Recommendation:**

Staff recommends that the Board find the application **consistent** with the Downtown Architectural Guidelines.

#### **Additional Approvals Required:**

Sign Permit

## NEW ARCHITECTURAL REVIEW BUSINESS

### HARB2025-0045 Retail Four Brewery and Brick Oven Pizza / 2808 S. Harbor City Blvd. Downtown CRA

The applicant seeks approval for construction of a new, single-story building as a proposed microbrewery and pizzeria on a 1-acre property. The 4,950± square-foot building will also have 1,350± square-foot of covered patio seating areas. The proposed details include:

#### Front Elevation:

- The front wall will feature a stucco finish, painted “Techile” with a diagonally painted section in “Zen Retreat”, and a horizontal band along the bottom of the wall in “Subtle Shadow”, as shown. The stucco entrance will feature two columns painted “Techile”.

#### Side Elevations:

- The east and west side walls feature vertical metal panels beyond the outdoor/porch seating area, in “Light Gray”. Enclosing the outdoor/porch seating area is a grouping of 4ft. high aluminum railings in “Bright Red”, with 10ft. high steel “Bright Red” columns in combination with boxed-out vertical columns in stucco, painted “Techile” and “Subtle Shadow”.

#### Rear Elevation:

- The rear wall will feature vertical metal wall panels in “Light Gray”, with an overhead roll-up door in “Light Gray”, and a walk-through metal door and frame in “Techile”. The dumpster will be enclosed in a 6ft. high, white PVC fence.

#### Roofline:

- The building roof will be a standing seam metal roof and fascia in “Brite White”. The two covered patio areas will also feature a standing seam metal roof and fascia, also in “Brite White”. A stucco band painted “Techile” will separate the two roof heights. In addition, there is also a “Brite White” standing seam metal roof canopy over the front entrance way.

#### Door and trim:

- The aluminum front door with glass windows in the doors and to either side will be white.

#### Signage:

- The existing sign will be refurbished, painted red, and new acrylic/vinyl sign faces will be installed, as shown.

### **Summary:**

New Construction and Signage.

### **Guidelines to Consider:**

- A strong roofline adds a more finished touch to the structure. Roofline and cornices are especially important for buildings lacking window openings or upper façade detailing.
  - *Having a “two-tier look” to this roofline adds character and interest to this sing-story building.*

- Exterior building materials contribute significantly to the visual impact of the building. The “visible elevations” of every building should incorporate recesses and projections, and architectural elements such as columns, arches, etc.
  - *Recesses, projections, and columns have been utilized throughout.*
- An overall unified architectural character and image should be created by the use of common elements such as consistent forms, colors, materials, and details.
  - *Consistent colors, materials and details are used on all visible sides of the building giving the site and building a unified look.*
- Exterior finishes shall be used on all building materials to provide an aesthetic look. Unfinished concrete block shall have a stucco or other decorative finish on all “visible elevations”.
  - *The building is finished and is treated with aesthetic appeal in mind.*
- Corrugated metal panels, used as a finish material, shall be prohibited on “visible elevations”. Exceptions for architectural metal panels that change the visual appearance of a building may be considered.
  - *The vertical metal wall panels lend a change in appearance, and is part of a mix of textures which includes stucco and metal railings.*
- Architectural features or details such as windows, awnings, covered arcades, sills, shutters, reliefs, trims, columns, pilasters, quoins, reveals, cornices, horizontal banding arches, decorative vents, and/or accent tile, shall be integrated into the façade to avoid the appearance of a blank wall on all “visible elevations”.
  - *Multiple architectural features are utilized throughout all façades to avoid the appearance of a blank wall on all “visible elevations”.*
- Whites, pastels and earth tones shall be used as the main building color.
  - *“Techile”, a shade of gray is the main building color, with “Brite White”, “Bright Red”, “Light Gray”, “Subtle Shadow” and Zen Retreat” as trim and accent colors.*
- Signs should be a combination of identification, information, and image making.
  - *The sign provides information and image.*
- The color principles used in the main structure shall carry over to signs and a border should be provided around the perimeter of the text.
  - *The rectangular sign has a border.*
- Signs shall meet all requirements of the City’s sign regulations.

**Recommendation:**

Staff recommends that the Board find the request **consistent** with the Downtown Architectural Guidelines.

**Additional Approvals Required:**

Building and Sign permits