



HISTORIC PRESERVATION BOARD STAFF REPORT

DEVELOPMENT SERVICES DEPARTMENT
100 NW 1ST AVENUE, DELRAY BEACH, FLORIDA 33444
PLANNING & ZONING DIVISION: (561) 243-7040 • BUILDING DIVISION: (561) 243-7200



COA - Signs

Meeting: November 7, 2018

File No.: 2019-010

Application Type: COA-HPB-Signs

General Data:

Agent: Mark Gregory

Applicant: Mark Gregory

Owner: Sure Ring, Inc.

Location: 8 E. Atlantic Avenue

Property Size: 0.22

FLUM: Other Mixed Use (OMU)

Zoning: Old School Square Historic Arts (OSSHAD), Central Business District (CBD) Overlay

Adjacent Zoning:

- North: OSSHAD
- East: OSSHAD
- South: OSSHAD
- West: OSSHAD



Item Before the Board: The action before the board is the approval of a Certificate of Appropriateness (COA) – Signs associated with the installation of a wall and a projecting sign located at 8 E. Atlantic Avenue in the Old School Square Historic District, pursuant to 4.5.1(E)(7).

Recommendation:

Approve the Certificate of Appropriateness (2019-010) for 8. E. Atlantic Ave, Tin Roof, by adopting the findings of fact and law contained in the staff report and finding that the request and approval thereof meets the criteria set forth in the Land Development Regulations Section 2.4.6(H)(5) with the following conditions:

1. That proposed neon lighting be replaced with Channel Letters to be more compatible and appropriate with the architecture of the structure;
2. That the awning mounted sign does not encroach into the adjacent right-of-way on the north side of the property;
3. That the proposed incandescent light bulbs within the "A LIVE MUSIC JOINT" text be frosted; and,
4. That the sign box with the text "A LIVE MUSIC JOINT" be painted grey to match the awning.

Background:

The 0.22-acre subject property is located within the OSSHAD (Old School Square Historic Arts District) zoning district; the Central Business District (CBD) zoning overlay and the Old School Square Historic District (OSSHAD). The property consists of the West 26' of Lot 4 (Less the South 14') and Lot 5, Block 69 and contains a two-story Masonry Vernacular commercial building constructed in 1950 which is deemed to be a non-contributing structure.

The structure is classified as noncontributing to the Old School Square Historic District. The 2009 Old School Square Historic District

Project Planner:
Jennifer Buce, Assistant Planner:
buce@mydelraybeach.com, 561.243.7138

HPB, November 7, 2018

Review Dates:

Attachments:

- Sign drawings
- Examples of other sign installations throughout the country
- Elevations



Resurvey recommended that the subject property be reclassified as contributing, as the Period of Significance was being expanded to include those eligible resources constructed between 1944 and 1965; however, the owner requested that the subject property not be reclassified. Upon adoption of Ordinance 10-10 on June 1, 2010, the Period of Significance for the Old School Square Historic District was expanded to 1965, and 10 of the properties that were recommended for reclassification were not reclassified to contributing, including the subject property, because the property owners elected to "opt-out" of this process.

At its meeting of April 4, 2018, a Class II Site Plan Modification, Landscape Plan and COA request was approved for façade improvements, exterior color changes, installation of a new pergola and retractable fabric shade covering, new cabana in the outdoor area, aluminum railing system and a wood fence. The applicant is now before the board to install new signage mounted above the awning facing north and a small projecting sign facing east/west.

The proposed awning mounted sign on the north elevation is 3.4 SF x 8.6 SF for a total of 29.6 SF. The sign will be attached to five 2" by 2" square tubes with up right gator shield tubes welded to the awning frame. The letters are supported to an aluminum back panel, open channel letters to be fabricated of aluminum backs with returns. The illumination of the sign is neon in the lettering of "Tin Roof", LED in the lady and exposed incandescent bulbs and sockets are exterior grade mounted in channel letters of the words "A LIVE MUSIC JOINT". The box is black and the wireway is attached to the existing steel supports. A projecting sign on the east elevation is proposed at 1.3 x 3 for a total of 7.8 square feet. The sign is double sided with the Tin Roof logo in LED illuminated cabinet with print on a plexi glass face.

Review and Analysis:

Pursuant to LDR Section 4.6.7 (E)(7) Design Standard Matrix, the following matrix sets forth the standards for various types of signs when located in various zoning districts or defined by use. The standards set forth therein are subject to descriptions, interpretations, exceptions, and limitations as provided for elsewhere in these LDRs.

The subject property is located within the OSSHAD (Old School Square Historic Arts District) zoning district; the Central Business District (CBD) zoning overlay and the Old School Square Historic District (OSSHAD), which allows no more than two signs per lot or parcel or development. The size of a maximum wall sign is 30 Square feet and a projecting sign the maximum is 30 square feet per sign face. The proposed signs meet the intent of the sign code with respect to size.

Pursuant to LDR Section 2.4.6(H)(5), prior to approval, a finding must be made that any Certificate of Appropriateness which is to be approved is consistent with Historic Preservation purposes pursuant to Objective A-4 of the Land Use Element of the Comprehensive Plan and specifically with provisions of Section 4.5.1, the Delray Beach Historic Preservation Design Guidelines, and the Secretary of the Interior's Standards for Rehabilitation.

Pursuant to LDR Section 4.4.24(F)(7) Development Standards, All properties within the Old School Square Historic District are subject to the provisions of Section 4.5.1.

LDR SECTION 4.5.1, HISTORIC PRESERVATION, DESIGNATED DISTRICTS, SITES, AND BUILDINGS

Pursuant to LDR Section 4.5.1(E), Development Standards, all new development or exterior improvements on individually designated historic properties and/or properties located within historic districts shall, comply with the goals, objectives, and policies of the Comprehensive Plan, the Delray Beach Historic Preservation Design Guidelines, the Secretary of the Interior's Standards for Rehabilitation, and the Development Standards of this Section.

Pursuant to LDR Section 4.5.1(E)(3), Buildings, structures, appurtenances and parking shall only be moved, reconstructed, altered, or maintained in accordance with this chapter, in a manner that will preserve the historical and architectural character of the building, structure, site, or district:

Pursuant to LDR Section 4.5.1(E)(3)(a)1, Appurtenances include, but are not limited to, stone walls, fences, light fixtures,



steps, paving, sidewalks, signs and accessory structures.

Based upon this code section signs are considered an appurtenance which shall preserve the historical and architectural character of the building and district. As the subject property is located within the OSSHD the Secretary of the Interior's Standards for Rehabilitation are applicable; hence, there is importance in preserving "character-defining" and distinctive features, and discussing scale and compatibility within historic districts such as the following:

Standard 8

New construction and all improvements to both contributing and noncontributing buildings, structures and appurtenances thereto within a designated historic or on an individually designated property shall be visually compatible.

The intent of this Standard has not been met. The proposed sign with its use of neon tubing is an improvement to a noncontributing building within a designated historic district that compromises the integrity of the district. The new restaurant Tin Roof is located within the heart of the downtown Delray Beach and signage within this commercial block is generally very conservative with each tenant space having the minimum signage as to not interrupt the architecture of the buildings. Although illumination is allowed under LDR section 4.6.7(E)(7)(5) many of the establishments have chosen not to illuminate their signs along this block. The use of neon tubing was common during the Art Deco period but is inappropriate for buildings of another historical period and the existing structure was constructed in 1950 in the Masonry Vernacular architectural style. A condition of approval is added to replace the neon tubing with channel Letters to be more compatible and appropriate with the architecture of the structure. Additionally, staff recommends that the box surrounding the words "A LIVE MUSIC JOINT" be painted grey to match the awning color and also that the incandescent bulbs in the words "A Live Music Joint" be frosted to reduce light spillage of direct light onto adjacent properties. The proposed recommendations will help protect the historic integrity of the building and the surrounding areas.

The wall sign is proposed on the north edge of the awning and the projecting sign is proposed on the west side of the north elevation. Engineered drawings have been submitted and reviewed by the building department confirming that the proposal will meet wind load requirements.

In addition, the valance of an awning is often a visible and unobtrusive location for signage. The Tin Roof Signage is unique in that it is attached to the awning and is supported by aluminum poles and is positioned above the awning 3' 4" yet does not impede above the roofline. An additional condition of approval has been included that the awning mounted sign does not encroach into the adjacent right-of-way on the north side of the property. The projecting sign on the west side of the north elevation is below the awning at 9 ft.; thus, subject to the above noted condition of approval, a positive finding can be made on the placement of both signs.

Pursuant to LDR Section 4.5.1(E)(7) - Visual Compatibility Standards: new construction and all improvements to both contributing and noncontributing buildings, structures and appurtenances thereto within a designated historic district or on an individually designated property shall be visually compatible. In addition to the Zoning District Regulations, the Historic Preservation Board shall apply the visual compatibility standards provided for in this Section with regard to height, width, mass, scale, façade, openings, rhythm, material, color, texture, roof shape, direction, and other criteria set forth elsewhere in Section 4.5.1. Visual compatibility for minor and major development as referenced in Section 4.5.1(E)(2) shall be determined by utilizing criteria contained in (a)-(m). Visual compatibility for all development on individually designated properties outside the district shall be determined by comparison to other structures within the site.

Pursuant to LDR Section 4.5.1(E)(7)(l) Architectural Style, all major and minor development shall consist of only one architectural style per structure or property and not introduce elements definitive of another style.

The proposed sign includes the use of neon tubing, which is a sign element utilized during the Art Deco time period and is not appropriate for the 1950's Masonry Vernacular architectural style of the structure. Compliance with this standard can be made provided the neon tubing is replaced with channel letters.

Assessment and Conclusion:

Provided the conditions of approval are met, the proposed signage meets the intent of LDR Sections 4.6.7(E)(7) for the Old School Square Arts Historic District and 4.5.1(E) Historic Preservation.



Alternative Actions:

- A. Continue with Direction
- B. Approve the Certificate of Appropriateness (2019-010) for **8. E. Atlantic Avenue, Tin Roof**, by adopting the findings of fact and law contained in the staff report and finding that the request and approval thereof meets the criteria set forth in Land Development Regulations Section 2.4.6(H)(5), subject to the conditions of approval.
- C. Deny the Certificate of Appropriateness (2019-010) for **8. E. Atlantic Avenue, Tin Roof**, by finding that the request and approval thereof does not meet the criteria set forth in Land Development Regulations Section 2.4.6(H)(5).



DOROTHY JACKS
OF FLA., INC.
Palm Beach County Property Appraiser

PAPA Home >

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Owners

SURE RING INC

Property detail

Location: 8 E ATLANTIC AVE
Municipality: DELRAY BEACH
Parcel No.: 12434616010690041
Subdivision: DELRAY TOWN OF
Book: 07913 Page: 0914
Sale Date: AUG-1993
Mailing Address: 9409 BRIARCLIFF TRCE
PORT SAINT LUCIE FL 34986 3358
Use Type: 3300 - NIGHT CLUBS
Total Square Feet: 3003



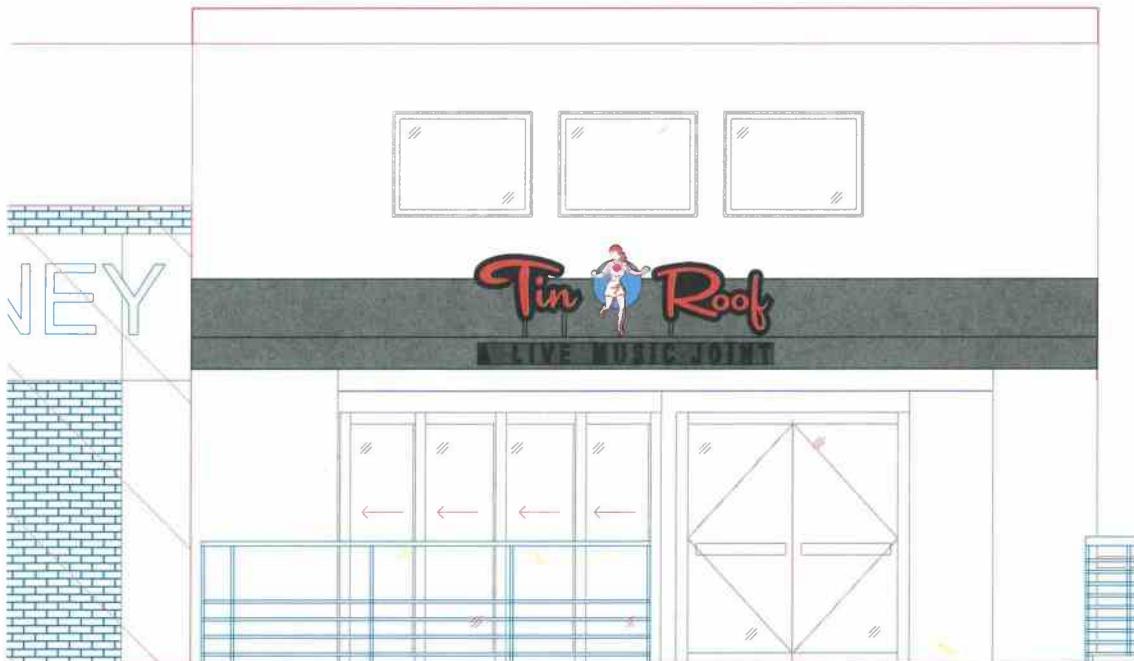
Proposed Sign

104"

41"

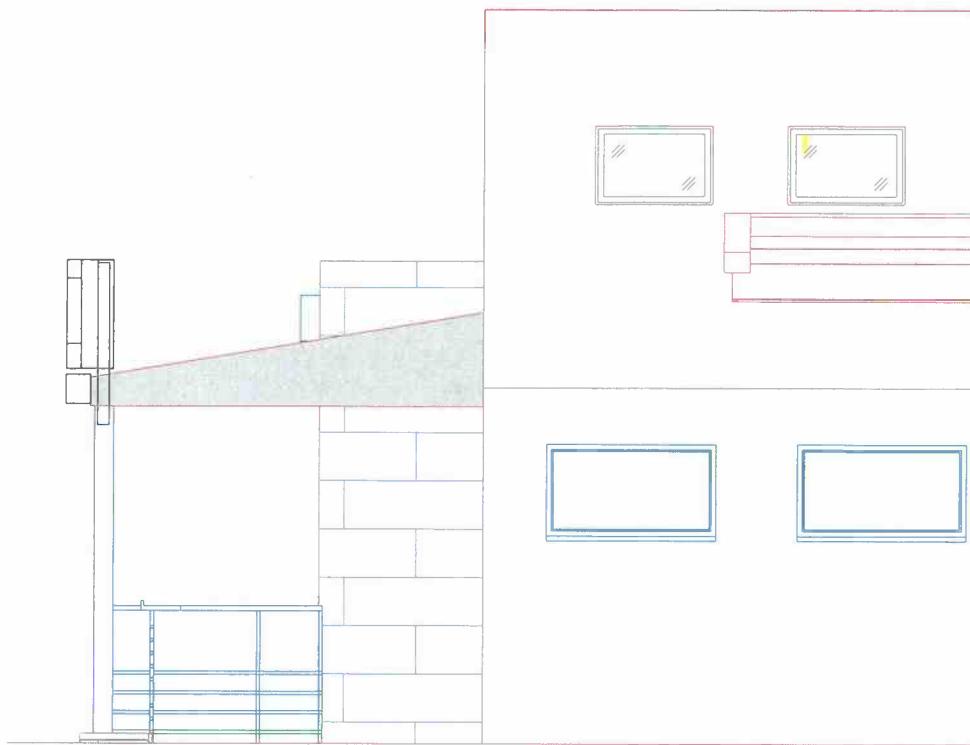


25'8"



Facing North

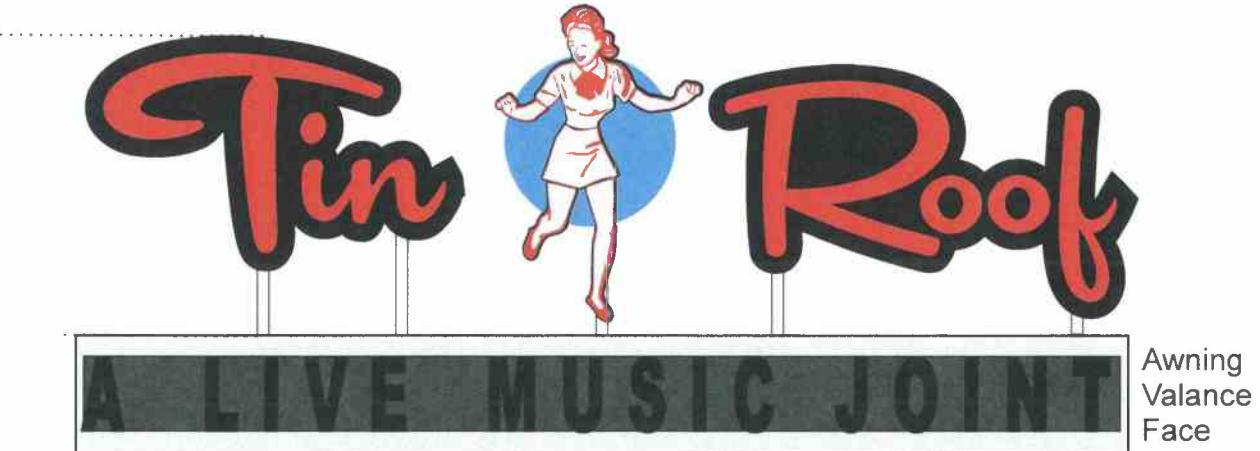
Sign Cross Section



Sign

Awning

Tin Roof above awning, Alive music Joint on valance Sizing and dimensions



Sign Attached to (5) 2" x 2" square tube up right gator shield tubes
uprights welded to awning frame.

Uprights need to be properly spaced and proper high from top of awning
To be provided by awning company.

Tin Roof letters and cabinet to be fabricated of aluminum .080 backs with .063 returns
3/8" through bolts with nuts and washers top and bottom on each up right

(4) for Tin (2) for Girl (4) for Roof A Live Music Joint panel to have one 1/4" thru bolt per column
thru awning material

letters attached to raceway with 3/16" pop rivets or machine screws average (4) per letter

4 individual components: (1) A live Music Joint 8" tall x 118" wide box with letters secured to awning face
(2) "Tin" channel letters 24" tall by 43" wide (3) Dancing Girl 24" wide by 37" tall (4) Roof channel letters 24" tall by 48" wide



Project: Tin Roof
8 East Atlantic Ave
Delray Beach, Fla



Letters supported to an of aluminum back panel .080 backs with .063 returns

Open channel letters with neon outline within metal can
Tube Supports with neon ties
Electrodes booted

Neon tubing

Tin Roof letters to be fabricated of aluminum .080 backs with .063 returns

1/4" through bolts with nuts and washers top and bottom on each up right
(4) for Tin (2) for Girl (4) for Roof

letters attached to raceway with 3/16" pop rivets or machine screws average (4) per letter

Bonded



Incandescent bulbs and sockets exterior grade
Mounted in channel letters. Letters attached to wireway.
Wireway to match awning color.
Wireway attached to existing steel supports
1/4" through bolts with nuts and washer (1) One per support

Letters Build to UL Standards and Bear UL Labels

Letters built to local building code requirements & Underwriters Laboratories standards
All electrical wiring and installation shall comply with the provisions
of the Florida Building Code Chapter and any and all articles of the current National Electric Code

Primary by others. 1/2" raceway with #12 wire THHN
All breakers and timing devices shall be identified at time of installation
All components UL listed and shall comply with the current NEC and FBC
One 20 Amp Circuit and one 20 amp Disconnect Switch @ Ea. Transformer

Sign to comply with NEC 600, system to be bonded

All wall penetrations
Seal with exterior grade
GE Silicon sealant
Liquid Tight with connectors
1/2" flexible metal wire Raceway for primary

Attachments and wind pressures to comply with
Sect 1606 of 2015 FBC, 170 MPH windspeed, Exposure C,
Design for The high Velocity Hurricane Zone (HVHZ)



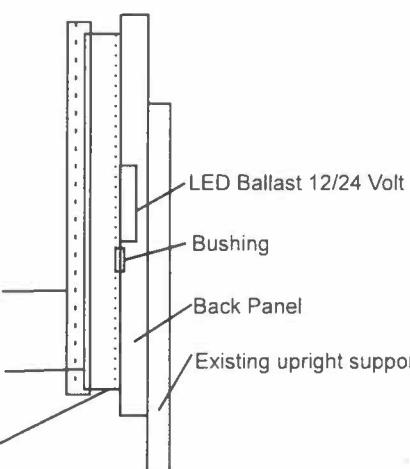
Power to sign, Time clock and panel box Existing
120V 20 AMP Circuit with #12 THHN Wire

Disconnect Switch
20 amp
Weather Proof

Trimmed Plexiglas Face
with full color print

Channel Letter for dancing
girl

LED Diodes

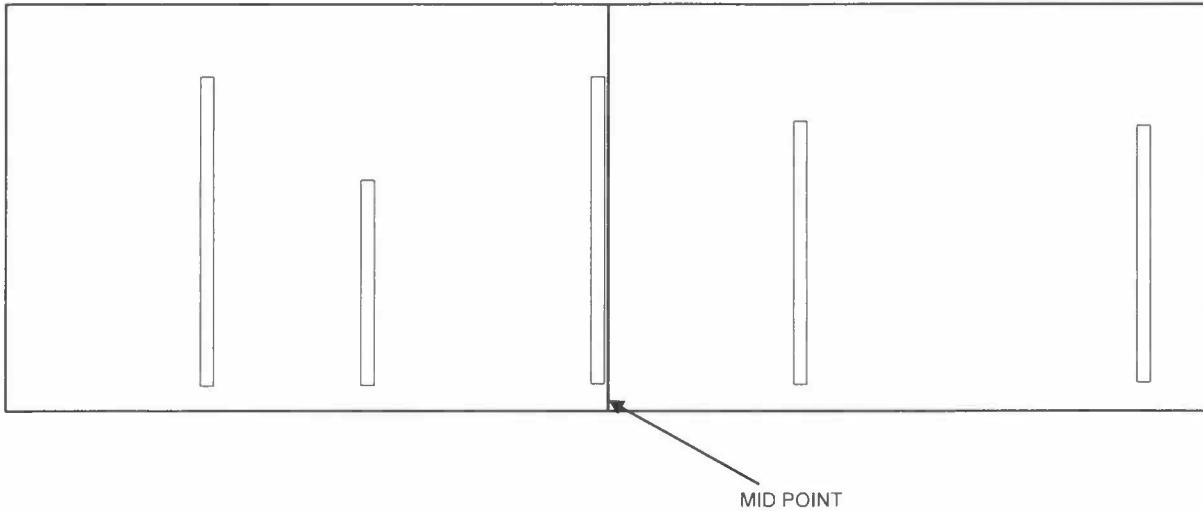




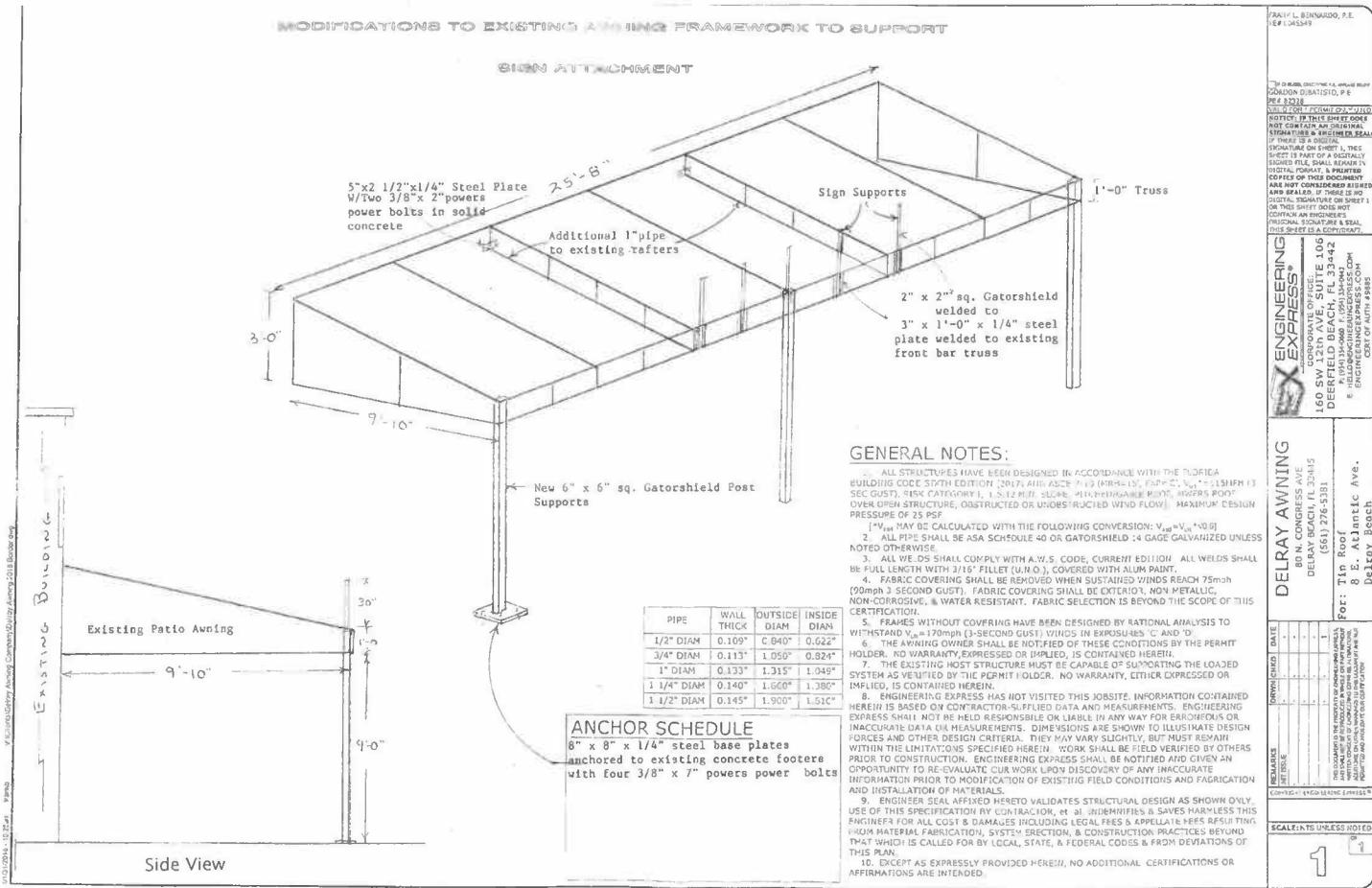
Typical Light layout on each letter Non animated



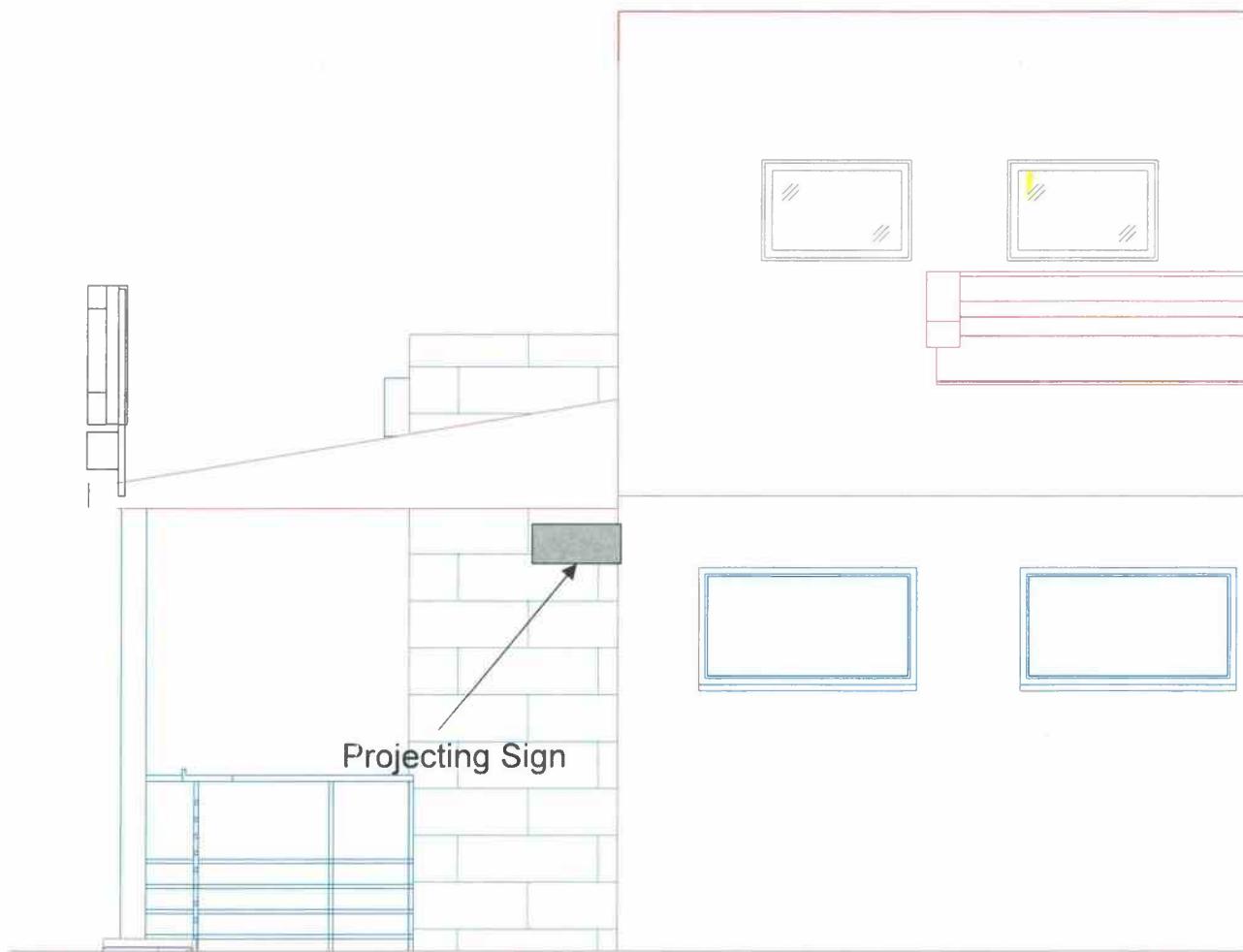
Up Right column spacing



Awning frame by awning company



Sign Cross Section

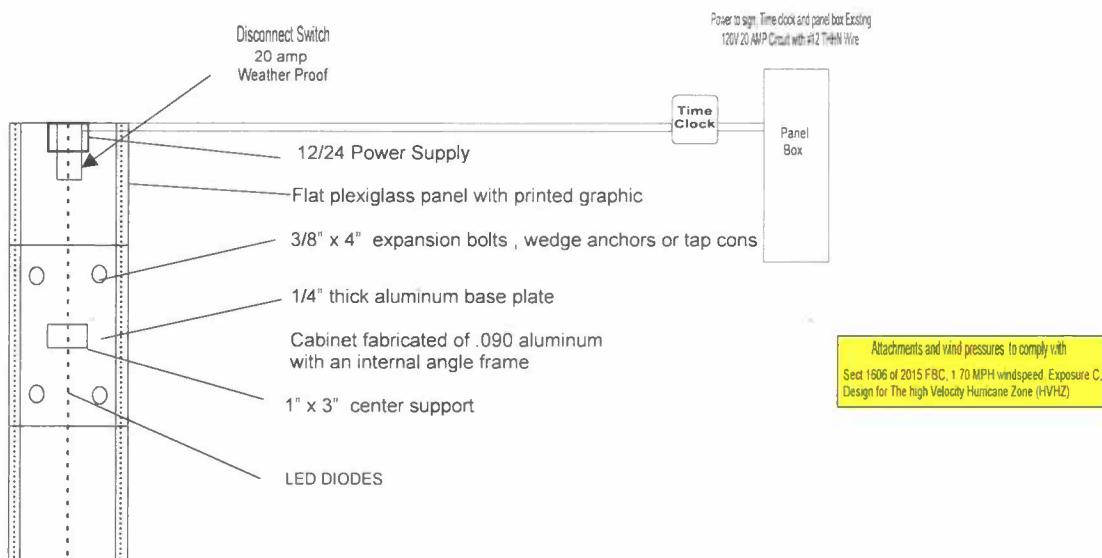


Projecting Sign



LED illuminated cabinet with print on plexiglass face

LED illuminated cabinet with print on plexiglass face



Cabinet fabricated of aluminum welded assembly

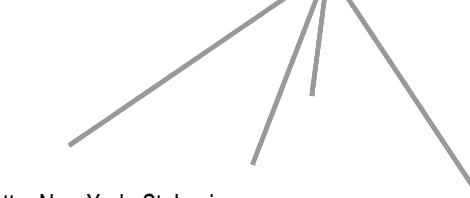
Letters Build to UL Standards and Bear UL Labels

Letters built to local building code requirements & Underwriters Laboratories standards
All electrical wiring and installation shall comply with the provisions
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Primary by others, 1/2 raceway with #12 wire THHN
All breakers and timing devices shall be identified at time of installation
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One 20 Amp Circuit and one 20 amp Disconnect Switch @ Ea. Transformer.

Sign to comply with NEC 600, system to be bonded

**Project: Tin Roof
8 East Atlantic Ave
Delray Beach, Fla**



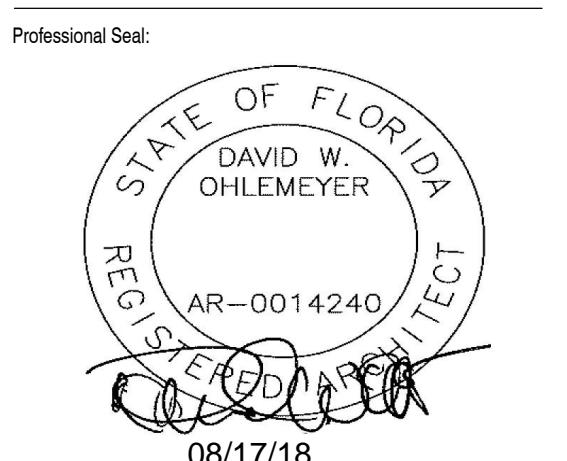
Austin Charlotte New York St. Louis

Office: Lawrence Group
St. Louis, MO 63102
p 314.231.5700
f 314.231.0816

Project Team:
Structural: McComas Engineering, Inc.
1717 E 116th Street #200
Carmel, IN 46032
317-249-4786
317-580-0402

MEP: G&W Engineers
92 Mill Hill Road
Bloomsdale, MO 63627
314-737-4217
314-469-8420

Food Service: Sirens Equipment Company
160 Heller Place
Belleair, FL 34601
855-559-4150
855-559-4199



Project Title:

PROJECT DESCRIPTION

Tin Roof

8 EAST ATLANTIC AVENUE, DELRAY BEACH, FL

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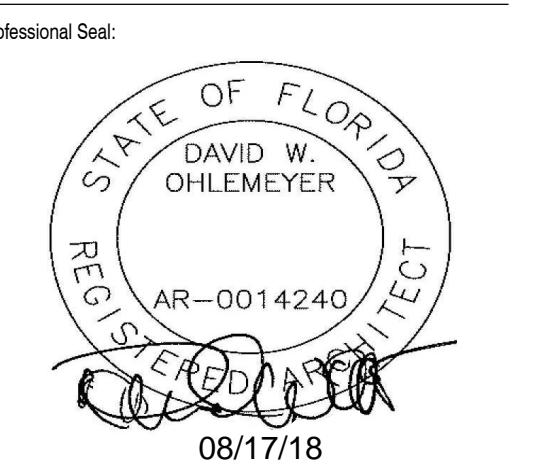
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Austin Charlotte New York St. Louis
Office: Lawrence Group
St. Louis, MO 63102
p 314.231.5700
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Project Team:
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317-249-4786
317-580-0402
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92 Mill Hill Road
Bloomsdale, MO 63627
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314-469-3420
Food Service: Sirena Entertainment Company
160 Heller Place
Brentwood, NJ 08031
856-559-4150
856-559-4199



08/17/18

Project Title:

PROJECT DESCRIPTION Tin Roof

8 EAST ATLANTIC AVENUE, DELRAY BEACH, FL

33444

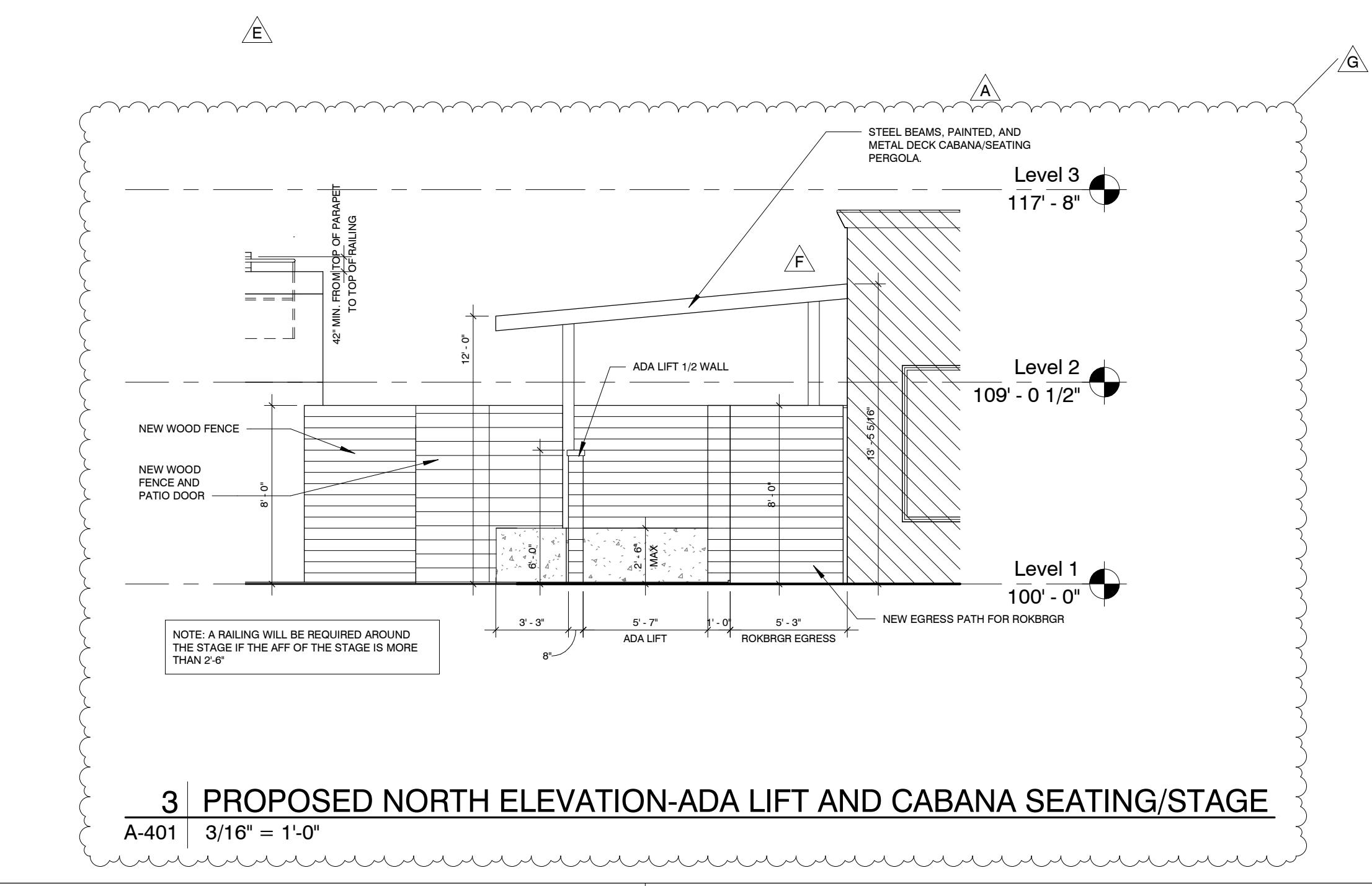
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No.	Description	Date
A	P&Z Revisions	04/27/2018
B	P&Z Revisions Comments	05/17/2018
C	P&Z Revision Comments 2	06/06/2018
D	P&Z Revision Comments 3	07/03/2018
E	P&Z Revision Comments 4	07/12/2018
F	P&Z Revisions Comments 5	07/18/2018
G	ASI #3	08/17/2018

North Elevations

Project Number: Q1759
Drawn By: BE
Issue Date: 08/14/2018
Sheet Number: A-401



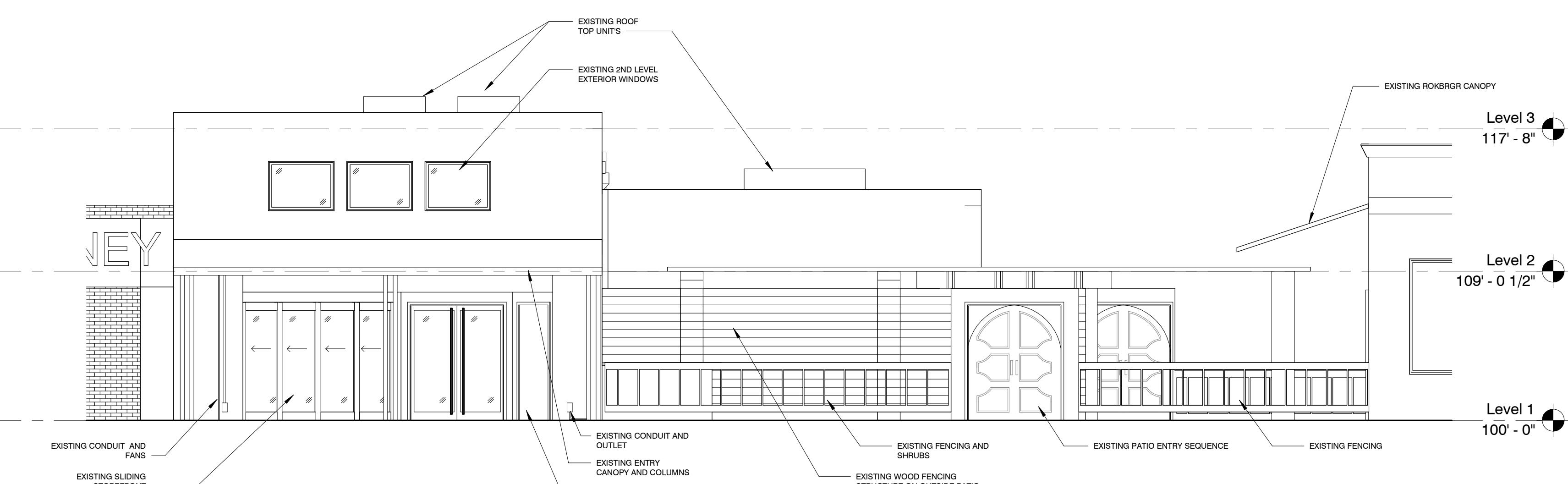
3 | PROPOSED NORTH ELEVATION-ADA LIFT AND CABANA SEATING/STAGE
A-401 | 3/16" = 1'-0"

1 | EXISTING NORTH ELEVATION

A-401

3/16" = 1'-0"

1

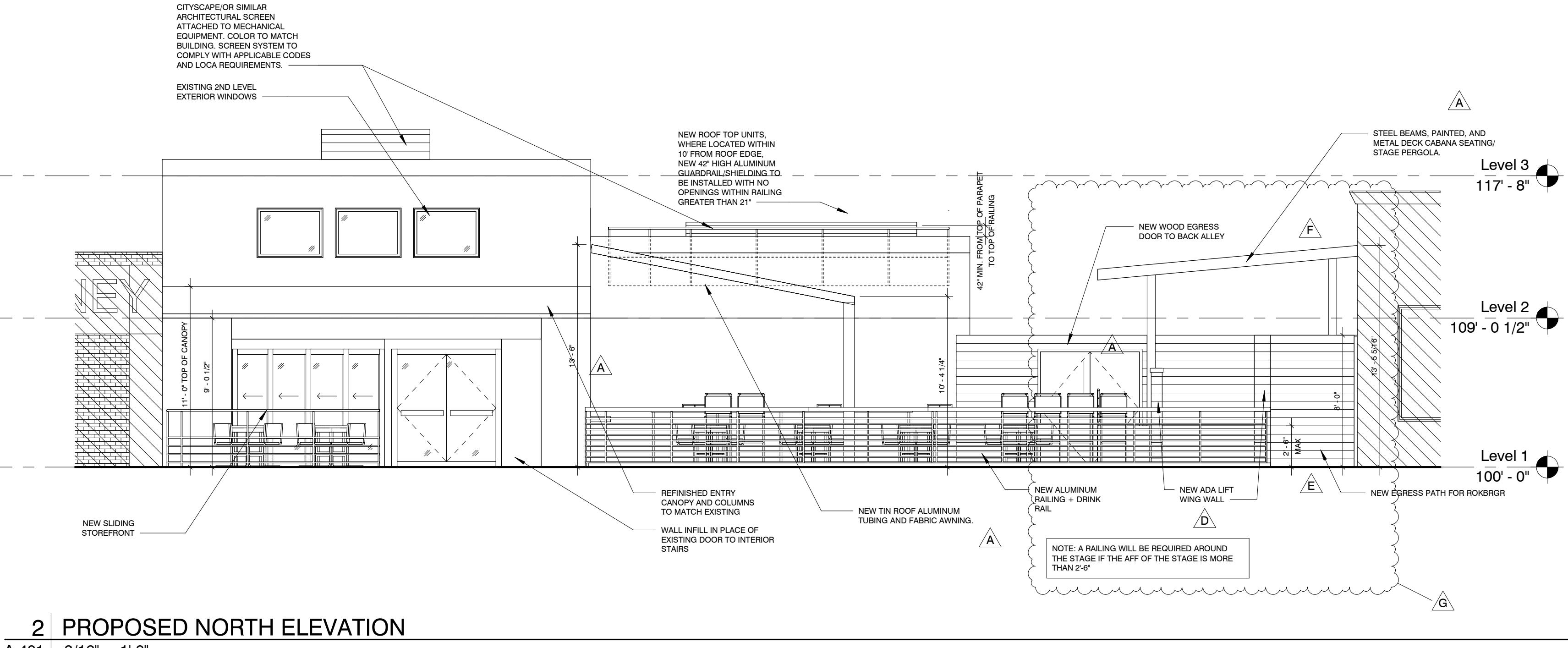


2 | PROPOSED NORTH ELEVATION

A-401

3/16" = 1'-0"

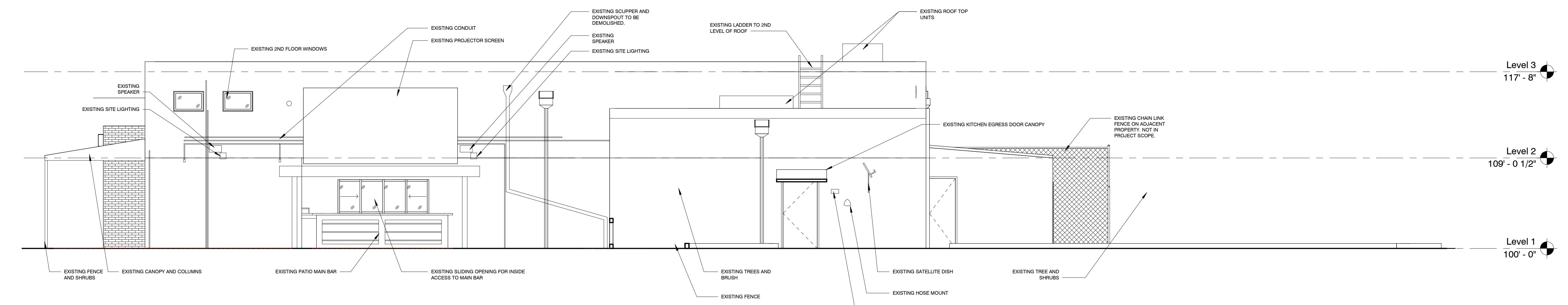
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8 EAST ATLANTIC AVENUE, DELRAY BEACH, FL
Tin Roof
PROJECT DESCRIPTION
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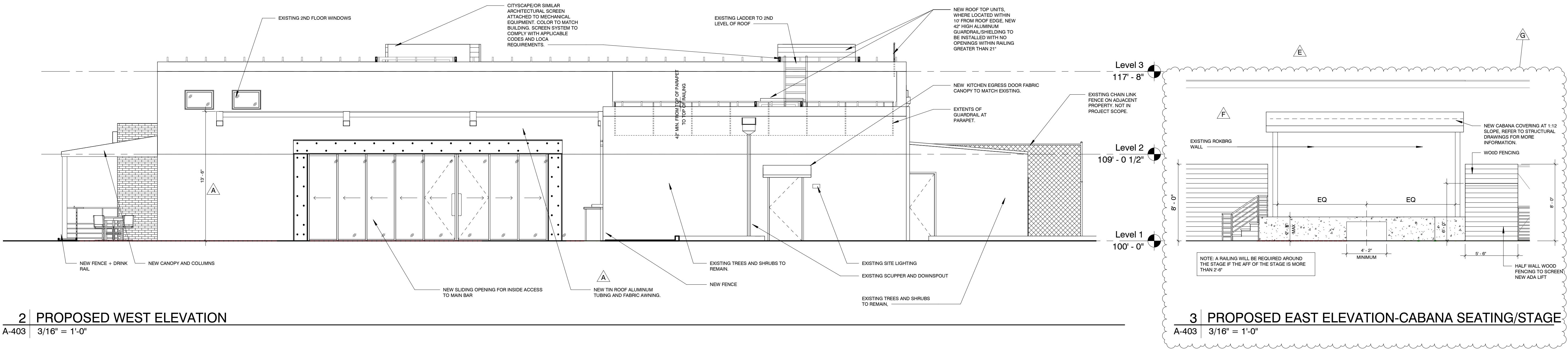
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3.v18_shane.haley@lawrencegroup.com.net

8/17/2018
12:44:59 PM



1 | EXISTING WEST ELEVATION

A-403 | 3/16" = 1'-0"



2 | PROPOSED WEST ELEVATION

A-403 | 3/16" = 1'-0"

3 | PROPOSED EAST ELEVATION-CABANA SEATING/STAGE

A-403 | 3/16" = 1'-0"

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C	P&Z Revisions Comments 2	06/06/2018
E	P&Z Revisions Comments 4	07/12/2018
F	P&Z Revisions Comments 5	07/18/2018
G	ASI #3	08/17/2018

Sheet Title:

West Elevations

Project Number: Q1759
Drawn By: BE
Issue Date: 08/14/2018

Sheet Number: A-403

Tin
AME
Roo
Music Juke

FRIDAYS!!







Tin Roof A LIVE MUSIC JOINT

STARBUCKS

843-293-RE



