



# HISTORIC PRESERVATION BOARD STAFF REPORT

DEVELOPMENT SERVICES DEPARTMENT  
100 NW 1<sup>ST</sup> 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 (OSSHD). 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](mailto:buce@mydelraybeach.com), 561.243.7138

### Review Dates:

HPB, November 7, 2018

### 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 (OSSHD), 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)(I) 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**  
CFL, AAS  
Palm Beach County Property Appraiser

[PAPA Home](#)

Search by Owner, Address or Parcel



[View Property Record](#)

**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



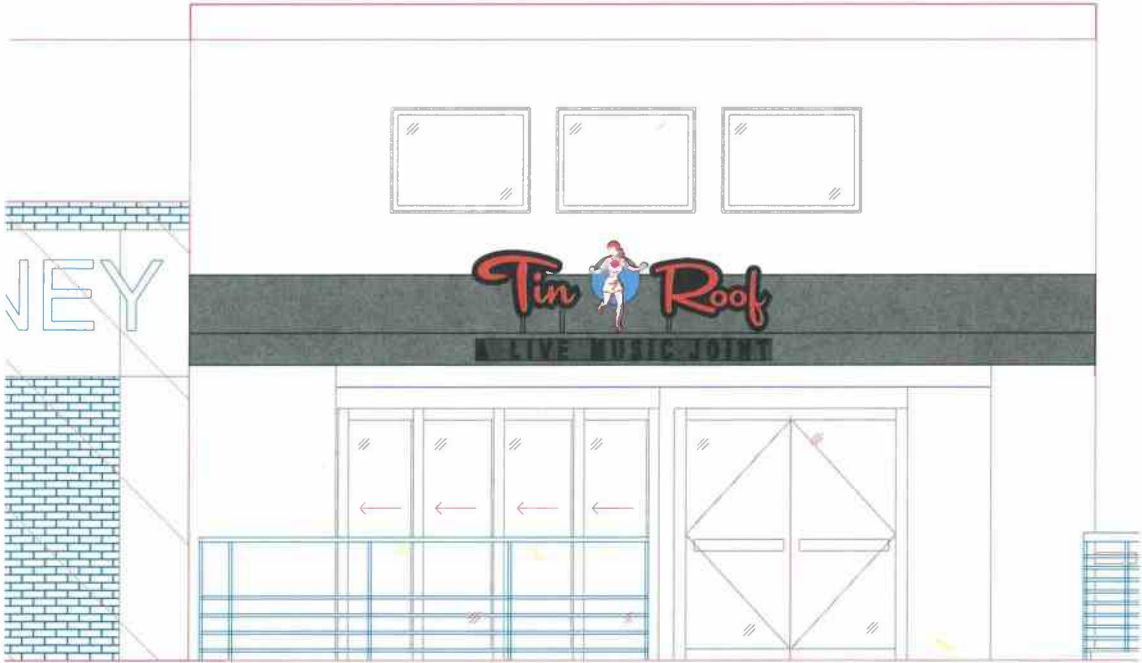
Proposed Sign

104"

41"

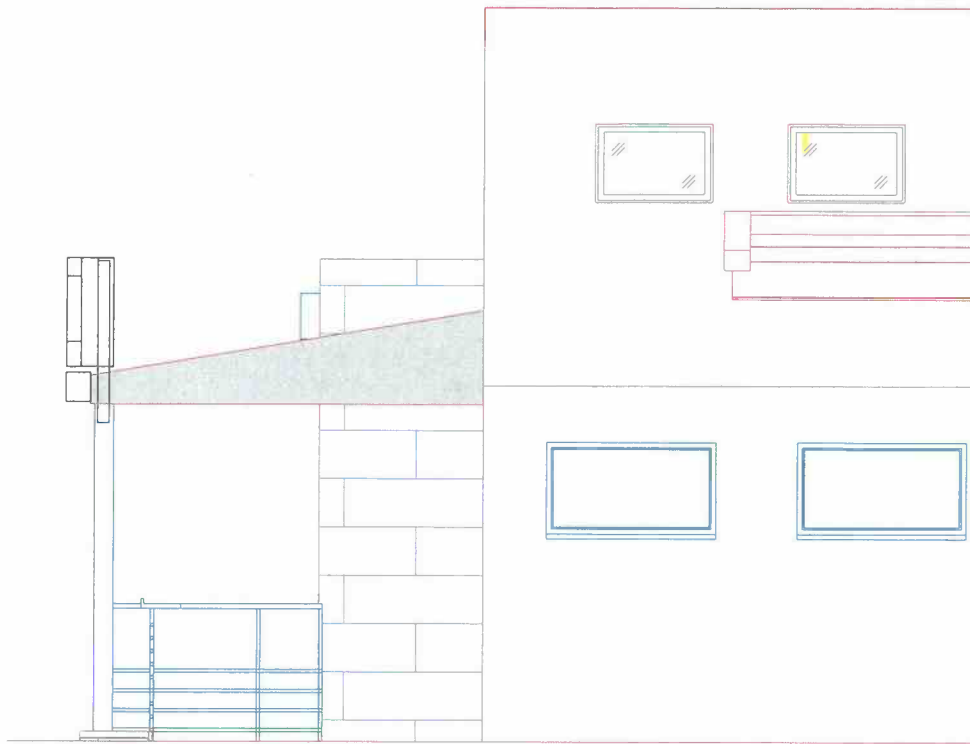


25'8"

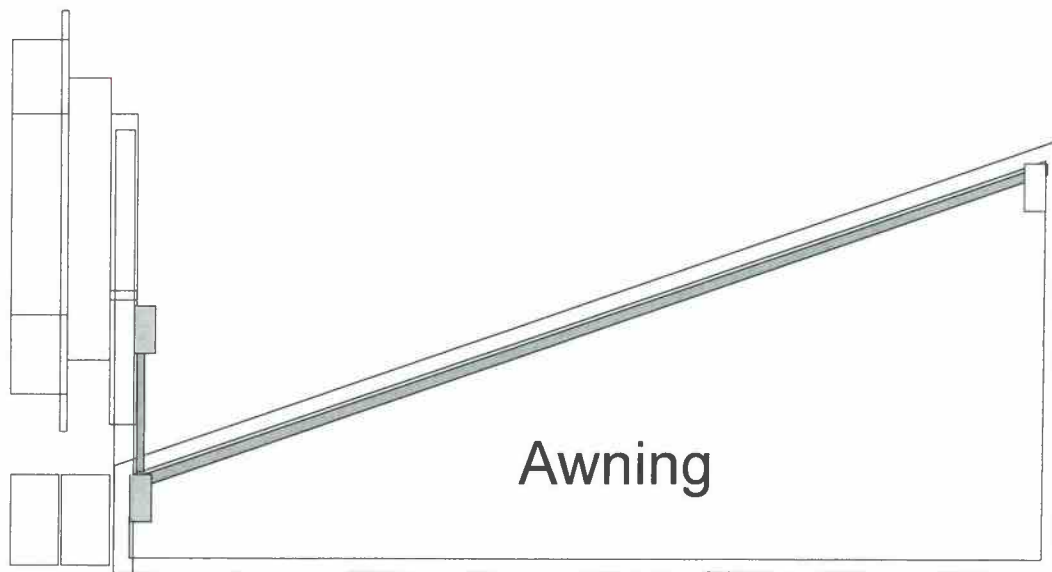


Facing North

## 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

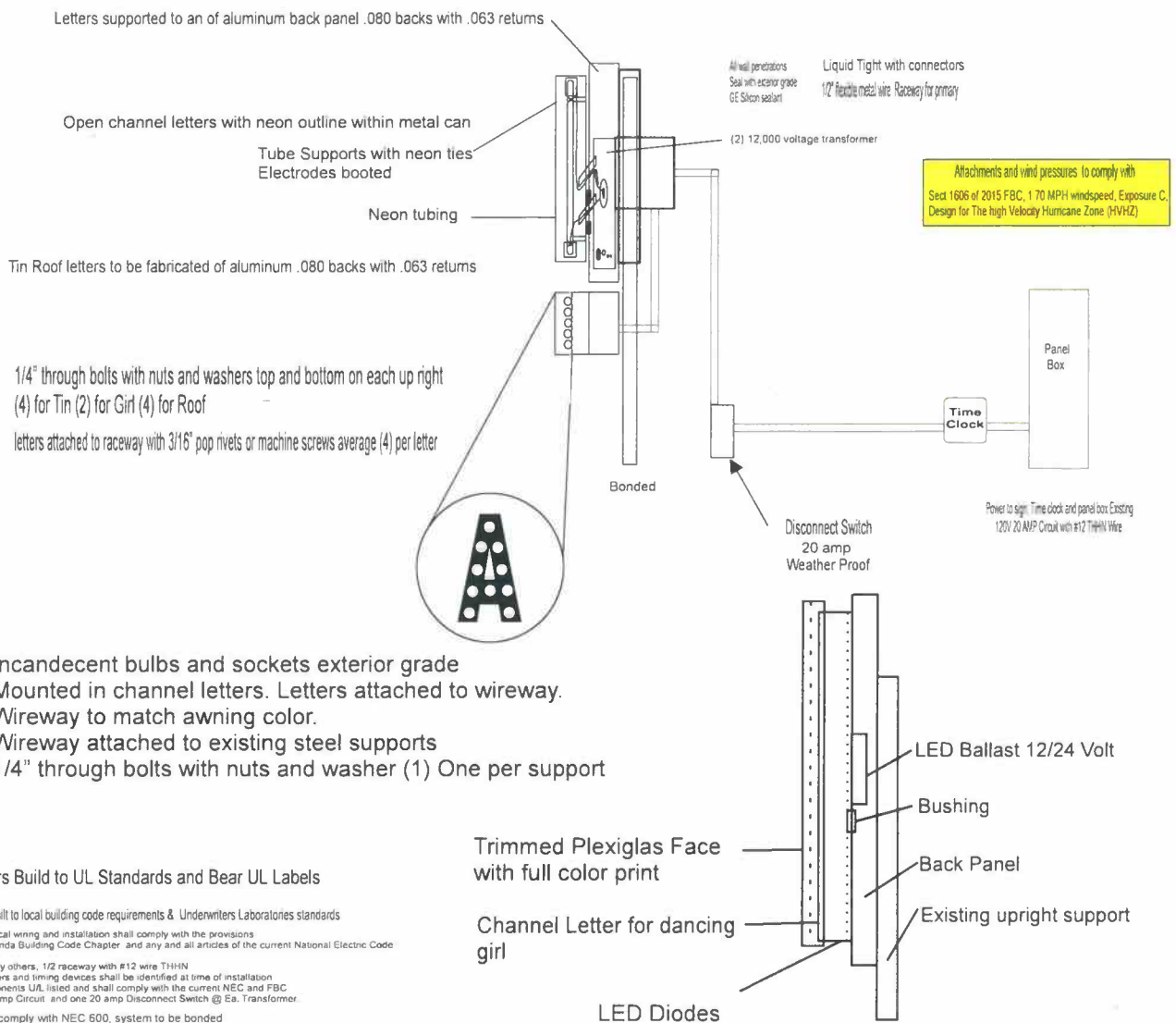
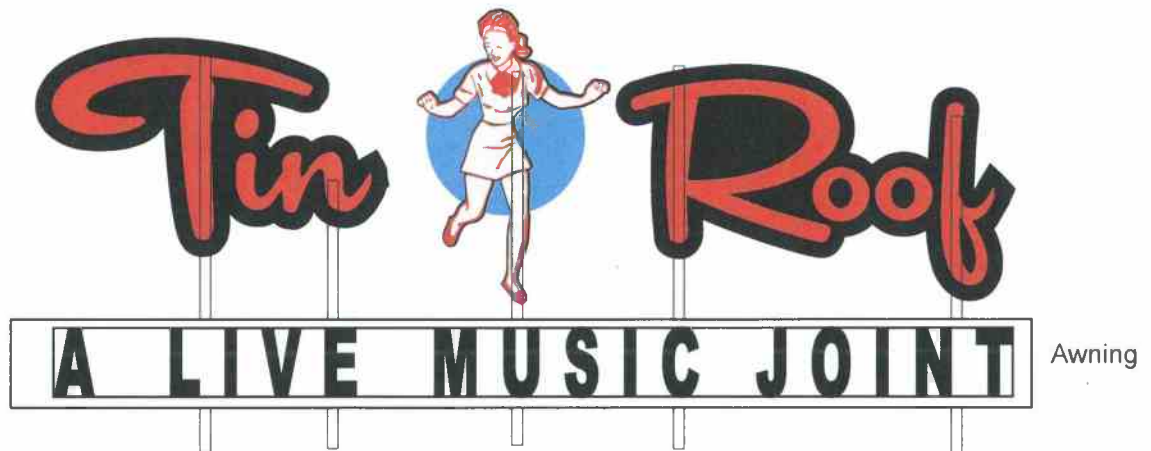
4 individual components: (1) A live Music Joint 8" tall x 118" wide box with letters secured to awning face

(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

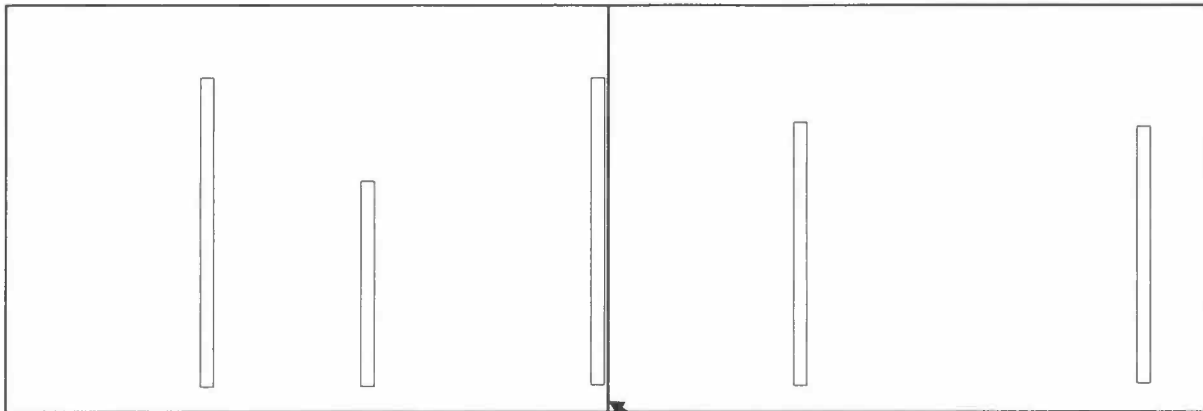




Typical Light layout on each letter Non animated

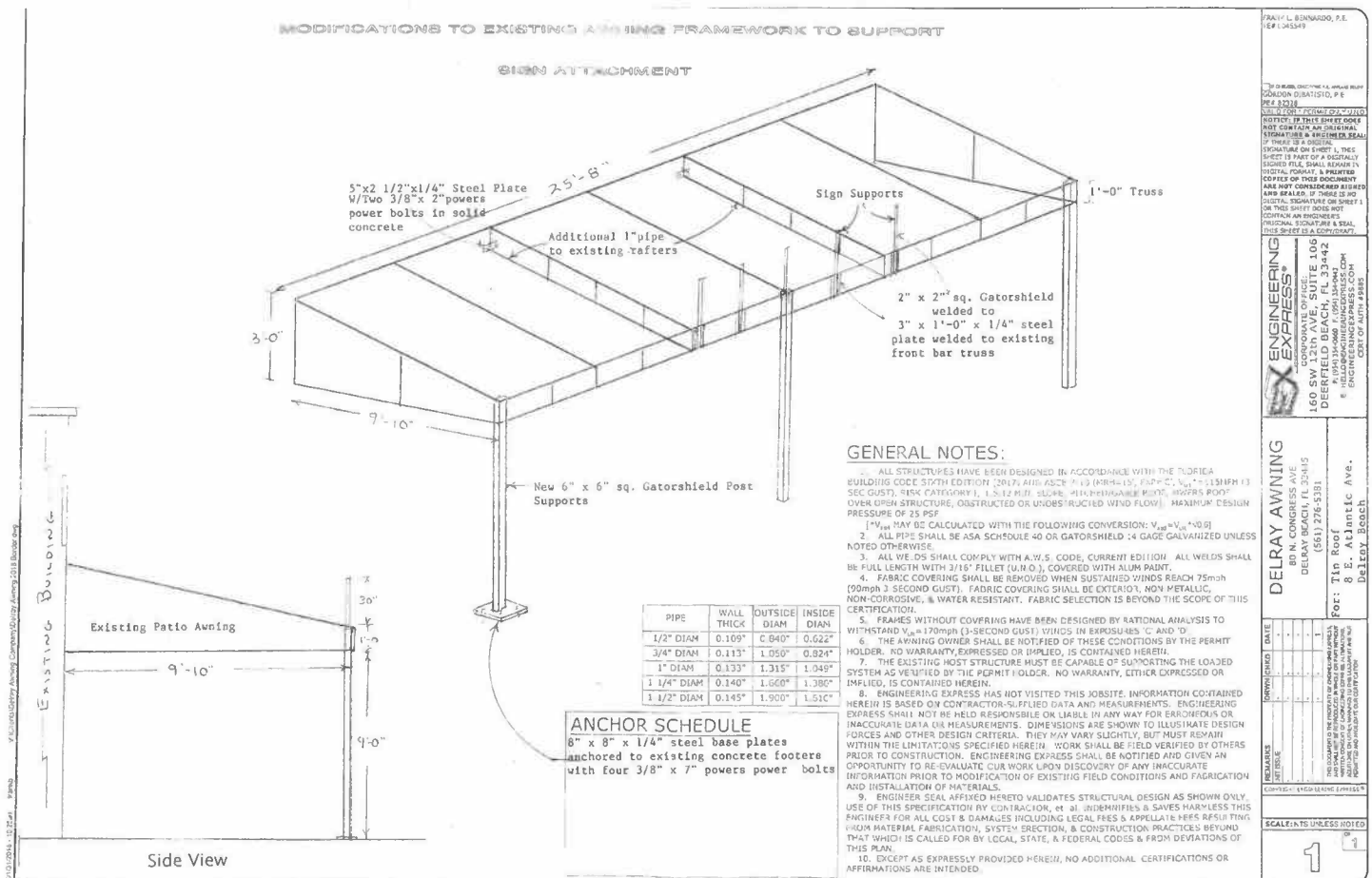


## Up Right column spacing

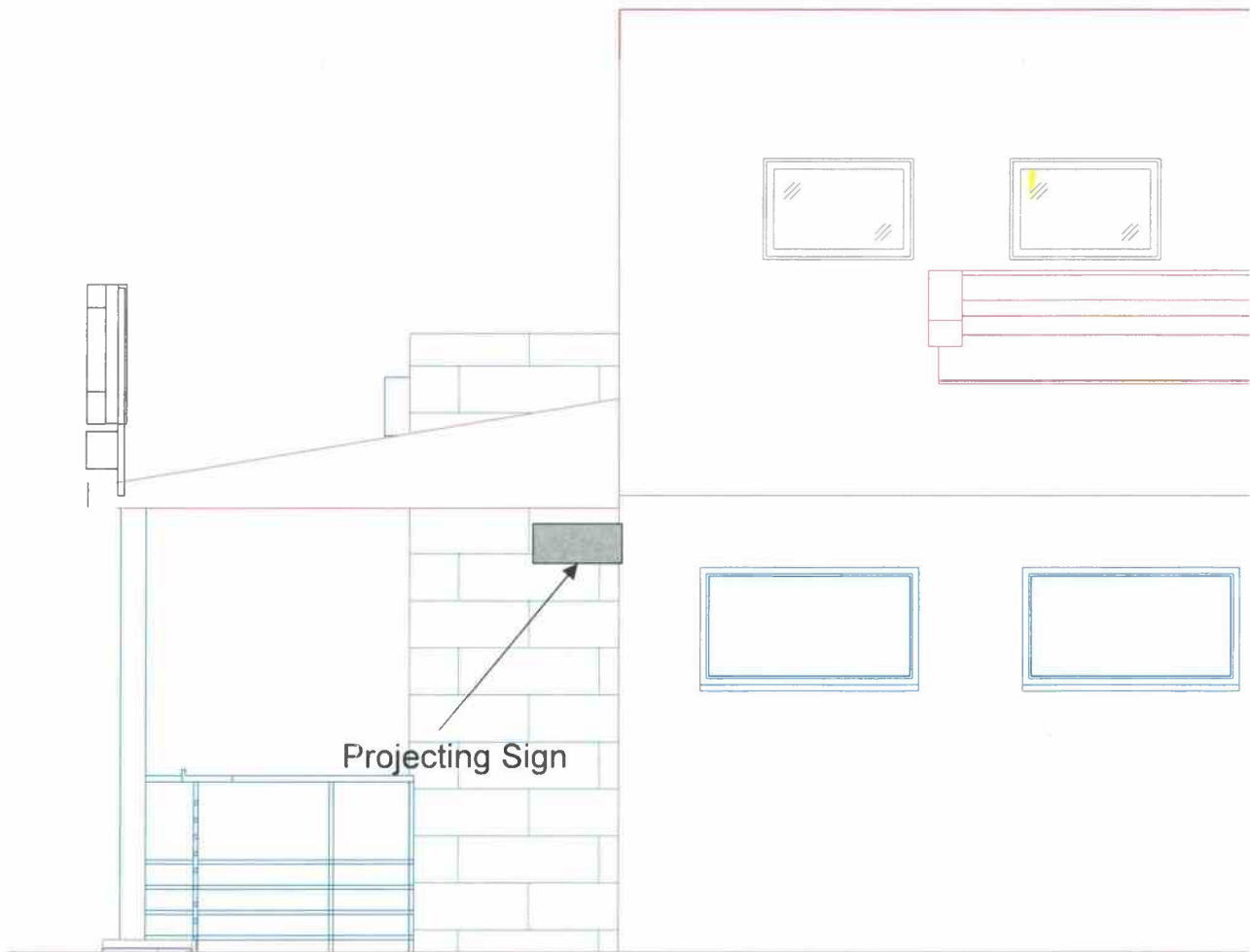


MID POINT

## Awning frame by awning company



# Sign Cross Section



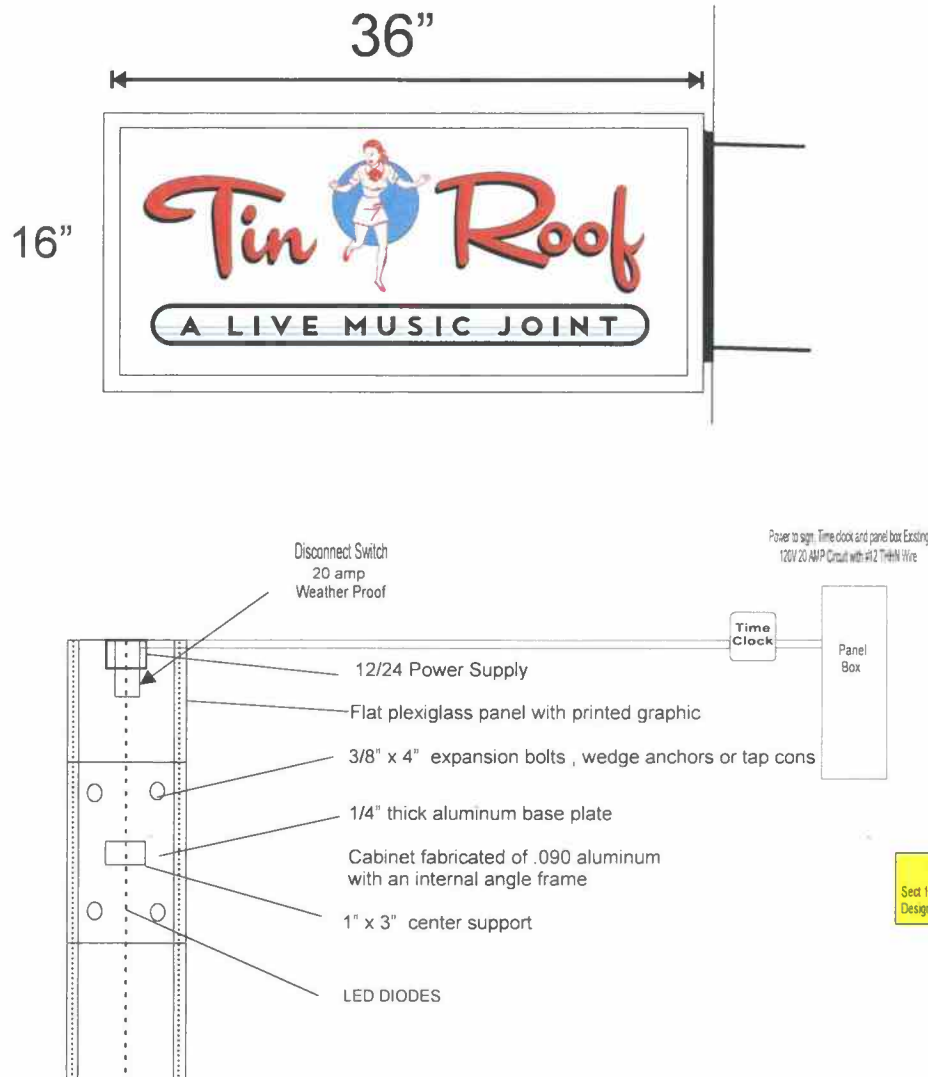
Projecting Sign



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 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 U/L listed and shall comply with the current NEC and FBC  
One 20 Amp Circuit and one 20 amp Disconnect Switch @ Ea. Transformer.

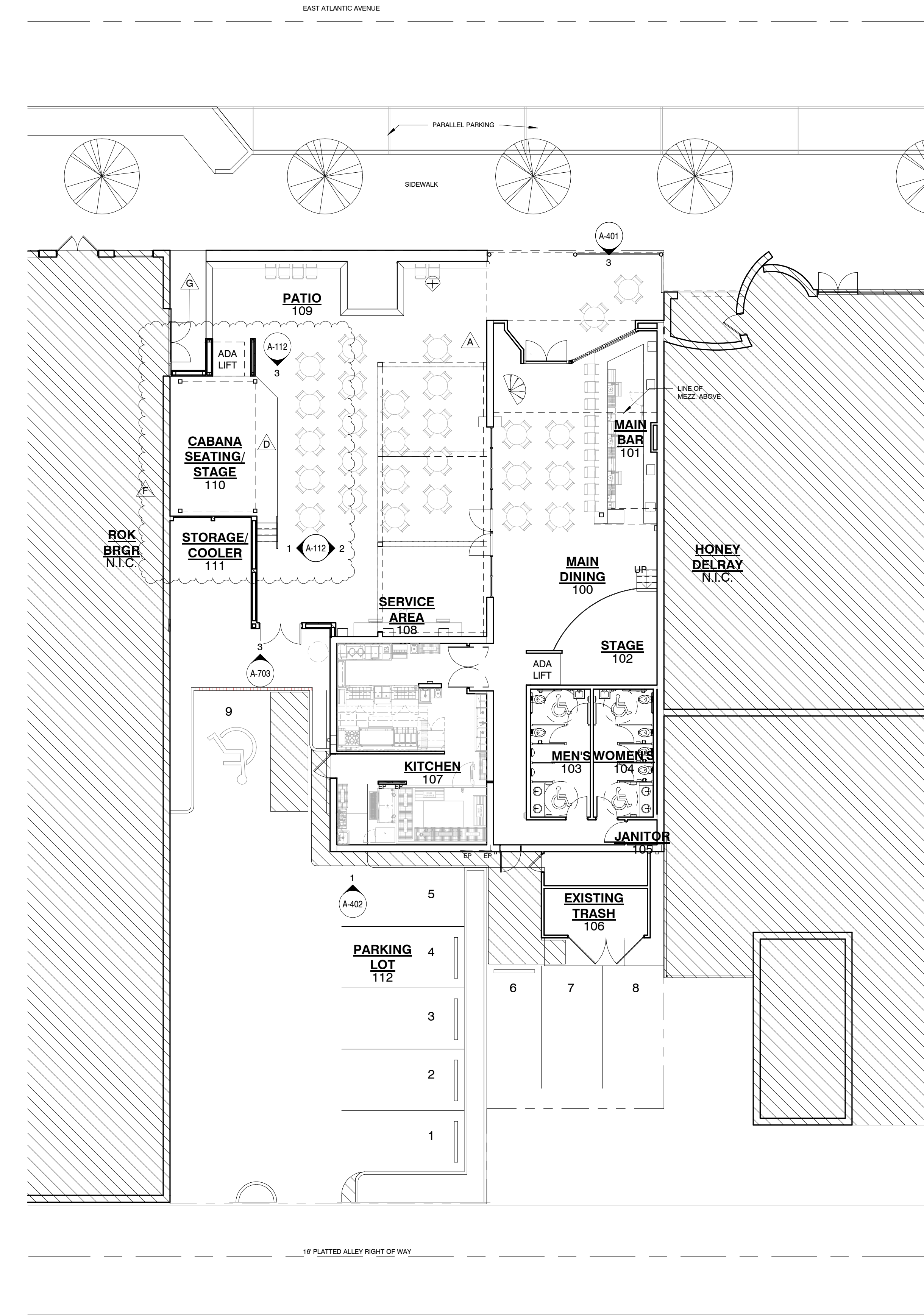
Sign to comply with NEC 600, system to be bonded

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

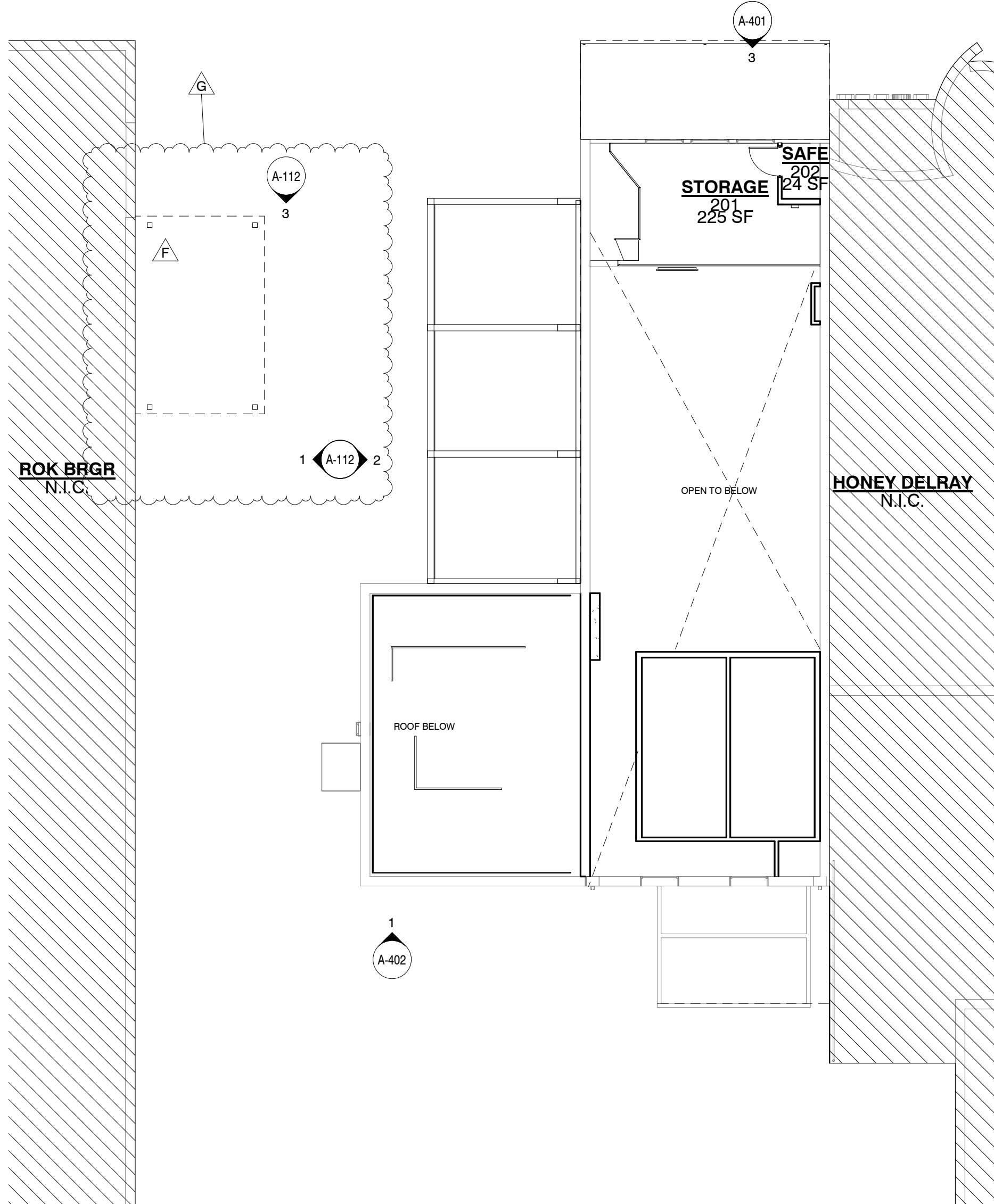
C:\Users\shalei\Documents\BIM\LOCAL\01759\_TinRoofDelrayBeach\_ASI  
8/17/2018 3:18:44 PM  
3 v18\_shane.healey@thelawrencegroup.com nvt

2

LGA 3.0

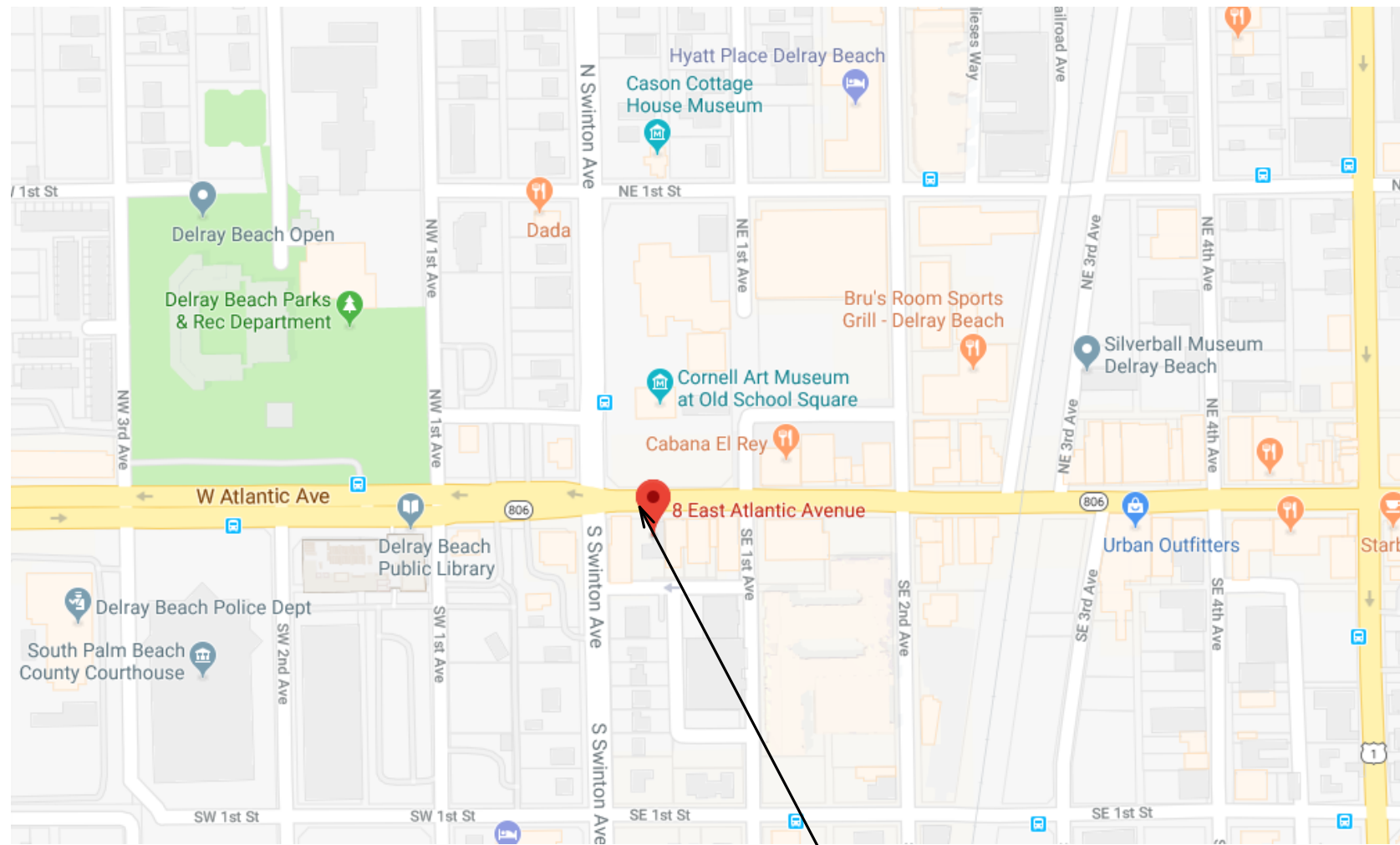


1 OVERALL FIRST FLOOR PLAN  
A-100 3/32" = 1'-0"



2 PARTIAL SECOND FLOOR PLAN  
A-100 3/32" = 1'-0"

## LOCATION MAP



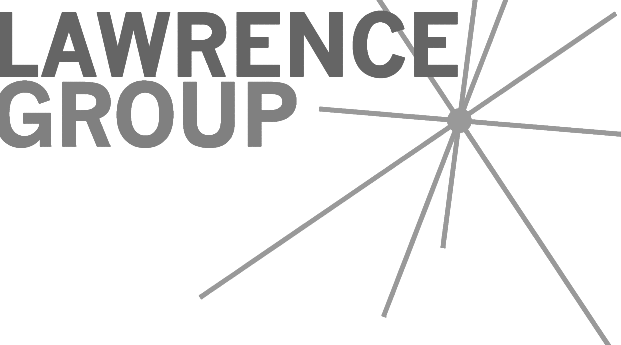
**SCOPE OF WORK**  
REMOVAL OF EXISTING FINISH MATERIALS, PARTIAL DEMO OF EXISTING OPENINGS TO ACCOMMODATE ACCORDION STOREFRONT SYSTEMS, DOORS, NEW EXTERIOR RAILINGS, LIGHT FIXTURES, BUILDING FINISHES, AND INTERIOR RENOVATION. ALL WORK TO OCCUR WITHIN EXISTING AND VESTED BUILDING AND SITE FOOTPRINT.

**LEGAL DESCRIPTION**  
THE WEST 26 FEET OF LOT 4, EXCEPT THE SOUTH 14 FEET THEREOF, AND ALL OF LOT 5, MCGINLEY & GOSMAN'S SUBDIVISION OF BLOCK 69, DELRAY BEACH, ACCORDING TO THE PLAY THEREOF, RECORDED IN PLAT BOOK 2, PAGE 43, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

**HISTORIC INFORMATION**  
-NON CONTRIBUTING BUILDING  
-TWO STORY MASONRY VERNACULAR BUILDING CONSTRUCTED IN 1950.

SITE DATA			
ZONING			
ZONING DESIGNATION:	OSSHAD		
LAND-USE DESIGNATION:	OMU (OTHER MIXED USE)		
EXISTING USE:	RESTAURANT		
LOT AREA:	9,773 SF		
BUILDING AREA CALCULATION			
EXISTING GROUND FLOOR AREA:	2,580 SF		
PROPOSED GROUND FLOOR AREA:	2,580 SF		
TOTAL AREA AT GROUND FLOOR:	2,580 SF		
EXISTING SECOND FLOOR AREA:	309 SF		
PROPOSED SECOND FLOOR AREA:	249 SF		
TOTAL COMBINED FLOOR AREA:	2,802 SF		
SITE AREA CALCULATION			
BUILDING FOOTPRINT:	2,692 SF	28% OF SITE	
PATIO AREA:	2,642 SF	27% OF SITE	
LANDSCAPE AREA:	934 SF	10% OF SITE	
PAVED/PARKING AREA:	3,505 SF	35% OF SITE	
TOTAL AREA:	9,773 SF	100% OF SITE	
SITE NOTE ITEMS:			
1. ALL EXISTING PARKING TO REMAIN.			
2. DUMPSTER AREA REMAINS IN CURRENT LOCATION.			
BUILDING SET BACKS:			
	REQUIRED:	EXISTING:	PROPOSED:
NORTH SIDE (FRONT):	10'-0" MIN. 15'-0" MAX.	10'-0"	10'-0"
EAST SIDE:	0'-0"	0'-0"	0'-0"
WEST SIDE:	0'-0"	0'-0"	0'-0"
SOUTH SIDE (BACK):	10'-0"	52'-0"	52'-0"
*ALL EXISTING SETBACKS TO REMAIN.			
BUILDING HEIGHT:			
	REQUIRED:	EXISTING:	PROPOSED:
HEIGHT:	<div><div>A</div>35'-0"</div>	18'-8"	18'-8"
FLOORS:	2	2	2
CIVIC OPEN SPACE:			
	REQUIRED:	EXISTING:	PROPOSED:
SITE SMALLER THAN 20,000 SF.	0%	0%	0%
SEATING COUNT			
	REQUIRED:	EXISTING:	PROPOSED:
TOTAL SEATS:	N/A	N/A	124
PERVIOUS/IMPERVIOUS			
	REQUIRED:	EXISTING:	PROPOSED:
PERVIOUS:	SEE NOTE BELOW	933 SF (10%)	933 SF (10%)
IMPERVIOUS:	SEE NOTE BELOW	6,147 SF (90%)	6147 SF (90%)
*4.6.16(B)(4) TO ANY MODIFICATION TO EXISTING DEVELOPMENT WHICH RESULTS IN AN INCREASE OF 25% IN THE GROSS FLOOR AREA OF THE STRUCTURE, OR STRUCTURES, SITUATED ON THE SITE. IN SUCH CASES THE ENTIRE SITE SHALL BE UPGRADED TO PRESENT LANDSCAPE STANDARDS. (AMD. ORD. 22-95 5/21/96)			

PARKING CALCULATIONS			
PARKING:			
	EXISTING:	PROPOSED:	
STANDARD SPACES:	6	6	
COMPACTED SPACES ON SITE:	2	2	
HANDICAP SPACES ON SITE:	1	1	
TOTAL:	9	9	
*ALL EXISTING PARKING TO REMAIN.			

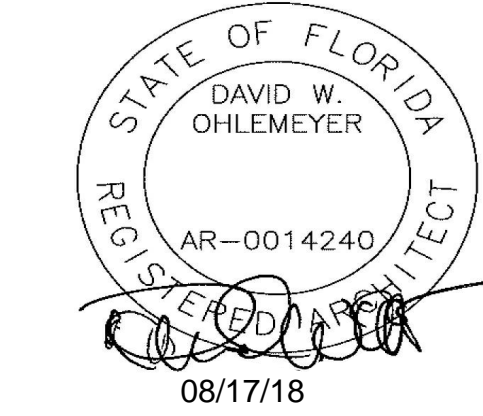


Austin Charlotte New York St. Louis

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  
314-469-5420  
Food Service: Singer Equipment Company  
180 Heller Place  
Bellmawr, NJ 08031  
855-559-4150  
856-559-4199

Professional Seal:



Project Title:

PROJECT DESCRIPTION

Tin Roof

8 EAST ATLANTIC AVENUE, DELRAY BEACH, FL  
33444

The Professional Architect's seal affixed to this sheet applies only to the material and items shown on this sheet. All drawings, instruments or other documents not exhibiting this seal shall not be considered prepared by this architect, and this architect expressly disclaims any and all responsibility for such plans, drawings or documents not exhibiting this seal.

This drawing and details on it are the sole property of the architect and may be used for this specific project only. It shall not be loaned, copied or reproduced, in whole or part, or for any other purpose or project without the written consent of the architect.

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

Sheet Title:

Floor Plans

Project Number:

Q1759

Drawn By:

BE

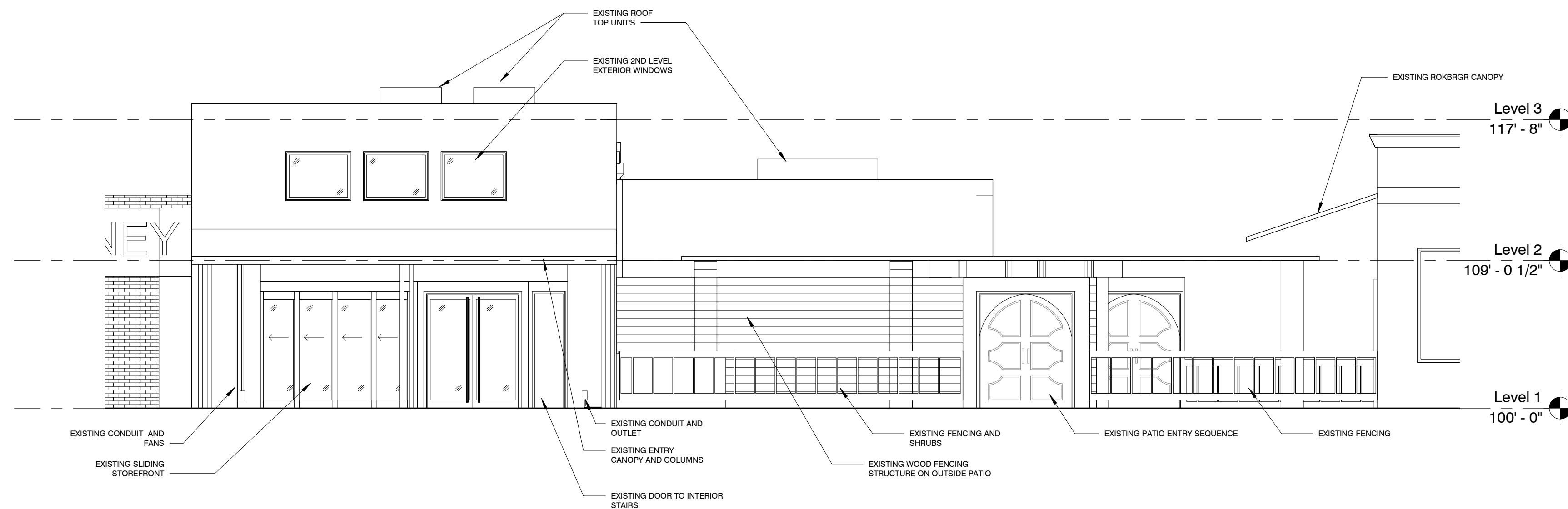
Issue Date:

08/14/2018

Sheet Number:

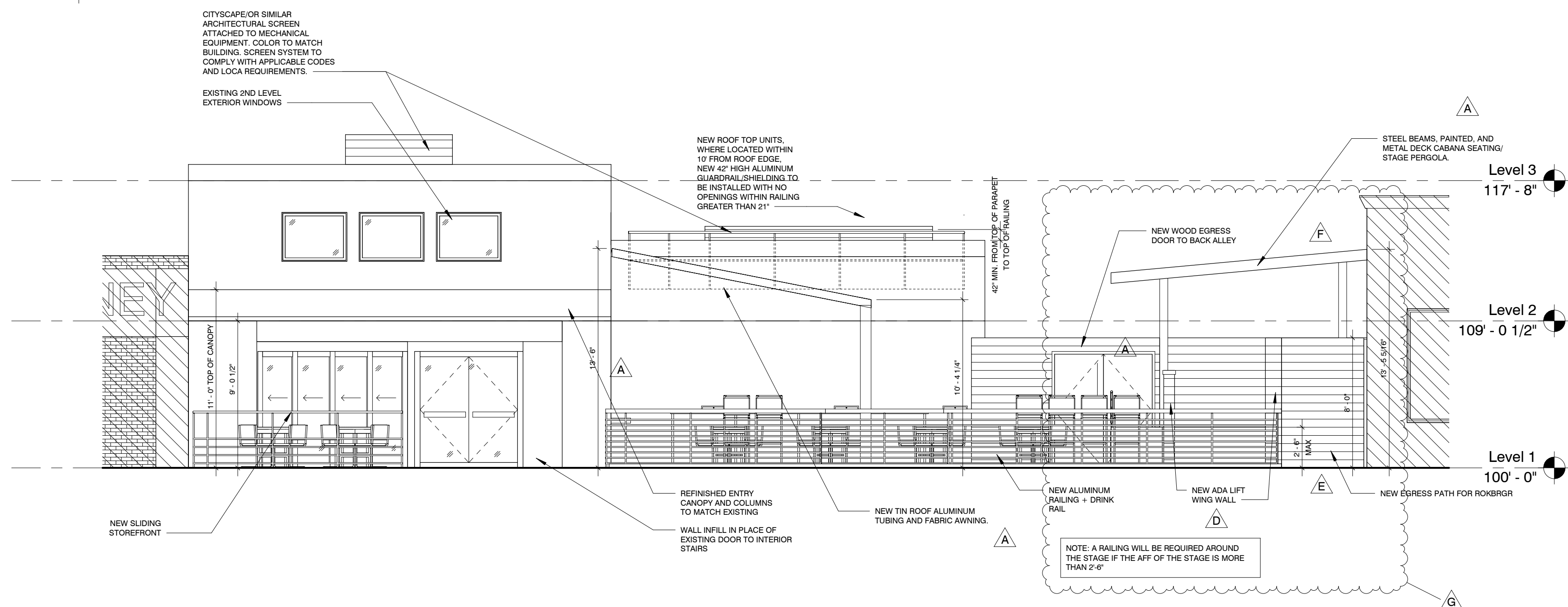
A-100





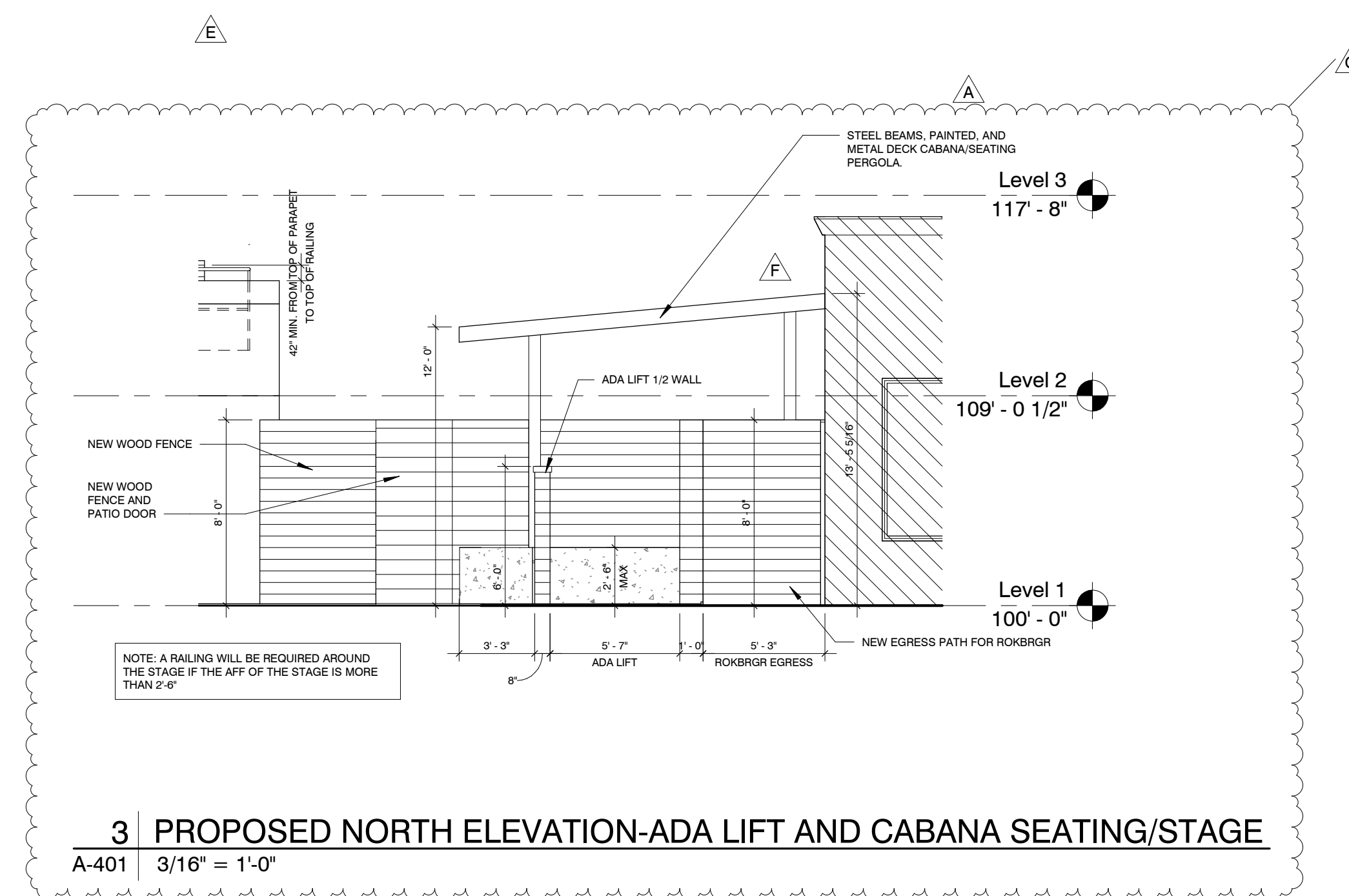
## 1 | EXISTING NORTH ELEVATION

A-401	$3/16'' = 1'-0''$
-------	-------------------



## 2 | PROPOSED NORTH ELEVATION

A-401	3/16" = 1'-0"
-------	---------------



### 3 PROPOSED NORTH ELEVATION-ADA LIFT AND CABANA SEATING/STAGE

A-401	$3/16'' = 1'-0''$
-------	-------------------

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

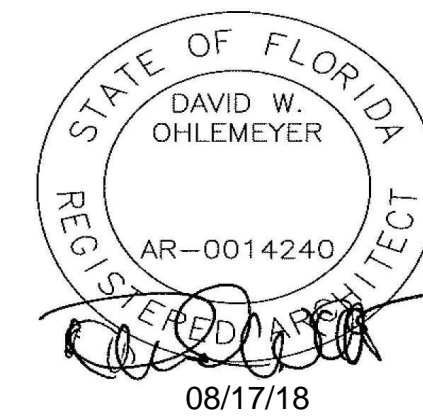
MEP

92 Mill Hill Road  
Bloomsdale, MO 63627  
314-737-4217  
314-469-5420

Foo
Bar

Service	180 Heller Place Bellmawr, NJ 08031 855-559-4150 856-559-4199
---------	--

Professional Seal



Project Title

PROJECT DESCRIPTION

# Tin Roof

8 EAST ATLANTIC AVENUE, DELRAY BEACH, FL  
33444

The Professional Architect's seal affixed to this sheet applies only to the material and items shown on this sheet. All drawings, instruments or other documents not exhibiting this seal shall not be considered prepared by this architect, and this architect expressly disclaims any and all responsibility for such plans, drawings or documents not exhibiting this seal.

This drawing and details on it are the sole property of the architect and may be used for this specific project only. It shall not be loaned, copied or reproduced, in whole or part, or for any other purpose or project without the written consent of the architect.

No.	Description	Date
A	P&Z Revisions	04/27/2011
B	P&Z Revisions Comments	05/17/2011
C	P&Z Revision Comments 2	06/06/2011
D	P&Z Revision Comments 3	07/03/2011
E	P&Z Revision Comments 4	07/12/2011
F	P&Z Revisions Comments 5	07/18/2011
G	ASI #3	08/17/2011

Sheet Title

North  
Elevations

Project Number

Q1759

Drawn By:

BE

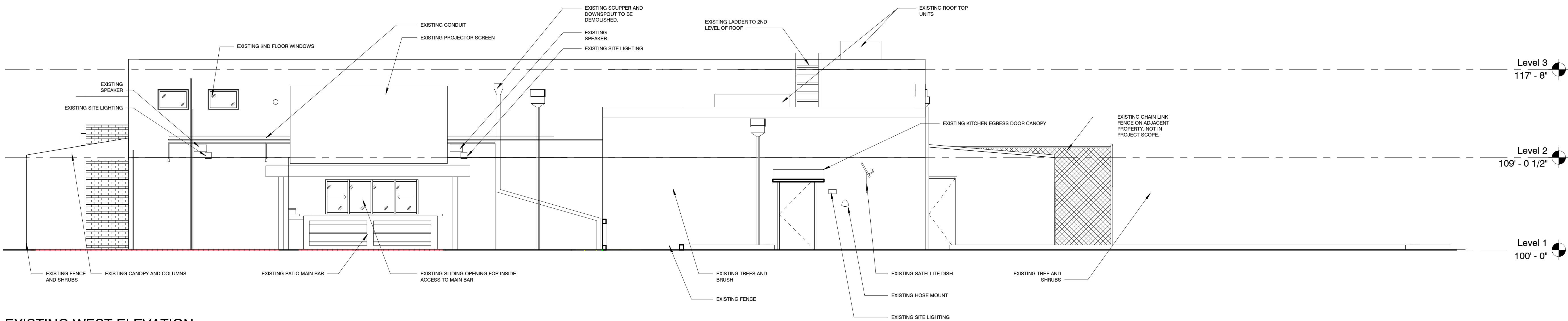
Issue Date:

Sheet Number

**A-401**

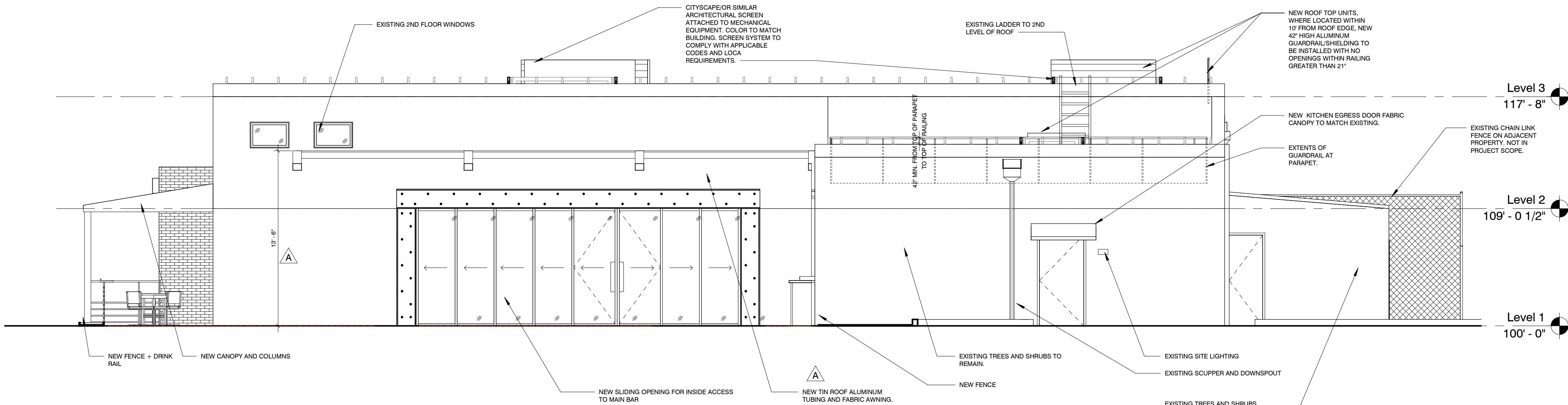
C:\Users\shalei\Documents\BIM\LOCAL\01759\_TinRoofDelayBeach\_ASI  
8/17/2018 12:44:59 PM 3\_v18\_shane.healey@thelawrencegroup.com.rvt

LGA 3.0



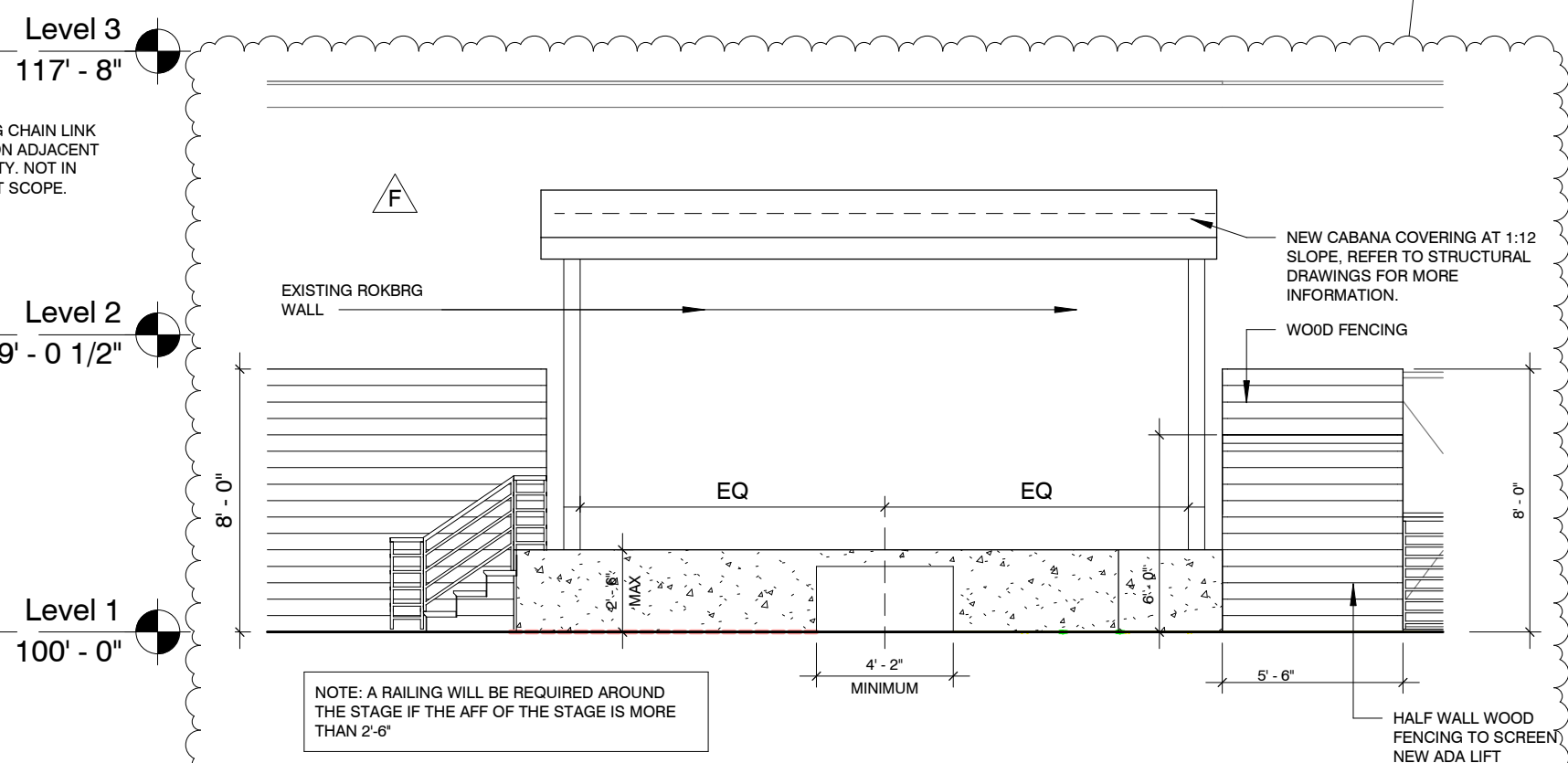
## 1 EXISTING WEST ELEVATION

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"

LAWRENCE  
GROUP

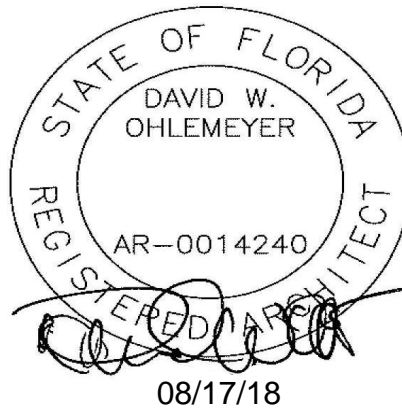
Austin Charlotte New York St. Louis

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 63827  
314-737-4217  
314-469-5420  
Food Service Singer Equipment Company  
180 Heller Place  
Bellmawr, NJ 08031  
856-559-4150  
856-559-4199

Professional Seal:



Project Title:

PROJECT DESCRIPTION

Tin Roof

8 EAST ATLANTIC AVENUE, DELRAY BEACH, FL  
33444

This drawing and details on it are the sole property of the architect and may be used for this specific project only. It shall not be loaned, copied or reproduced, in whole or part, or for any other purpose or project without the written consent of the architect.

This drawing and details on it are the sole property of the architect and may be used for this specific project only. It shall not be loaned, copied or reproduced, in whole or part, or for any other purpose or project without the written consent of the architect.

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
E	P&Z Revision 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 Live Rool Music Joint**

**FRIDAY!!!**









**Tin Roof** A LIVE MUSIC JOINT

**STARBUCKS**

843-293-RE







*Tip* **Roof**  
ALIVE MUSIC JOINT

