



# City of Delray Beach

100 N.W. 1st Avenue  
Delray Beach, FL 33444

## Cover Memorandum/Staff Report

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File #: 18-881

Agenda Date: 1/15/2019

Item #: 7.A.

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**TO:** Mayor and Commissioners  
**FROM:** Timothy R. Stillings, Development Services Director  
**THROUGH:** Mark R. Lauzier, City Manager  
**DATE:** January 15, 2019

APPEAL OF THE HISTORIC PRESERVATION BOARD (HPB) APPROVAL OF A CERTIFICATE OF APPROPRIATENESS (COA) FOR A WALL SIGN AND PROJECTING SIGN LOCATED AT 8 E. ATLANTIC AVENUE ("TIN ROOF") IN THE OLD SCHOOL SQUARE HISTORIC DISTRICT. (QUASI-JUDICIAL HEARING)

**Recommended Action:**

Approve the Certificate of Appropriateness (COA) for signs associated with the installation of a wall sign and projecting sign located at 8 E. Atlantic Avenue.

**Background:**

The item is an appeal of the HPB action of the COA - Signs for Tin Roof located at 8 E. Atlantic Avenue. At its meeting of December 11, 2018, the City Commission voted 5 to 0 to appeal the HPB approval associated with the Tin Roof signage.

The subject property consists of 0.22 acres and is located within the Old School Square Historic Arts District (OSSHAD), the Central Business District (CBD) zoning overlay, and the Old School Square Historic District (OSSHAD) and is located on the south side of East Atlantic Avenue, east of Swinton Avenue. The property contains a two-story, Masonry Vernacular commercial building constructed in 1950 which is deemed to be a non-contributing structure.

At its meeting of April 4, 2018, a Class II Site Plan Modification, Landscape Plan, and COA were 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 proposed COA request is 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 lights 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 also 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 an LED

illuminated cabinet with print on a plexi glass face.

The maximum size of a wall sign is 30 square feet and a projecting sign is 30 square feet per sign face within the respective zoning district. The proposed signs meet the the sign code with respect to size. Engineered drawings have been submitted and reviewed by the Building Department confirming that the proposed signes will meet wind load requirements. In addition, the valance of an awning is often a visible and unobtrusive location for signage. Pursuant to Land Development Regulation (LDR) Section 4.6.7(D)(E)(1)(d) Types of Signs; Wall Sign; may be applied to a canopy/awning, mansard or building face. 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.

The complete HPB report is included as attachment. The appeal is being processed pursuant to LDR Section 2.4.7(E), Appeals.

**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 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).

**City Attorney Review:**

Approved as to form and legal sufficiency.

**Timing of Request:**

The appeal hearing must be held no more than 60 days from the date at which the decision to appeal was made, unless both the appellant and teh City Commission mutually agree to postpone the hearing.