



*Planning, Zoning and Building Department*

**BOARD ACTION REPORT – APPEALABLE ITEM**

---

**Project Name:** 8 East Atlantic Avenue  
**Project Location:** 8 East Atlantic Avenue, Old School Square Historic District  
**Request:** Certificate of Appropriateness  
**Board:** Historic Preservation Board  
**Meeting Date:** June 13, 2018

**Board Action:**

Approved the Certificate of Appropriateness for color changes to the existing non-contributing building on the property located at 8 East Atlantic Avenue (7 to 0 vote).

**Project Description:**

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.

The structure is classified as non-contributing to the Old School Square Historic District. The 2009 Old School Square Historic District 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, the Historic Preservation Board (HPB) approved a Class II Site Plan Modification, Landscape Plan, Elevations and Certificate of Appropriateness (2018-004) for alterations to the front façade and improvements to the exterior dining area. A condition of approval was added to the Architectural Elevations that the exterior color scheme as well as a study of delineations between the first and second floors be brought back to the Historic Preservation Board (HPB) for review and approval. The Board noted that they wanted the proposed color scheme to be differentiated from the structure to the West where the ROK BRGR restaurant is located.

The applicant has revised the submittal by providing an exterior color scheme that includes:

- First-floor exterior walls of the main structure: Sherwin Williams “Grays Harbor”
- Second-floor exterior walls of the main structure: Sherwin Williams “Greek Villa”;
- Exterior walls of the rear structure: Sherwin Williams “Real Red” and Sherwin Williams “Greek Villa”; and,
- New canopy on the front façade (North): Sherwin Williams “Greek Villa”.

Staff supported the Certificate of Appropriateness request.

**Board Comments:**

The Board comments were supportive.

**Public Comments:**

No members of the public spoke for or against the project.

**Associated Actions:** All required actions were taken.

**Next Action:** HPB action is final unless appealed by the City Commission.

## **HISTORIC PRESERVATION BOARD STAFF REPORT**

**Property Owner:** Sure Ring, Inc.  
**Applicant:** Bob Franklin – Tin Roof Bars  
**Agent:** Todd Bundren – Lawrence Group  
**Project Location:** 8 E. Atlantic Avenue, Old School Square Historic District  
**HPB Meeting Date:** June 13, 2018

### **ITEM BEFORE THE BOARD**

The item before the Board is consideration of a Certificate of Appropriateness (COA) 2018-042 for color changes to the existing non-contributing building on the property located at **8 East Atlantic Avenue, Old School Square Historic District**, pursuant to LDR Section 2.4.6(H).

### **BACKGROUND & PROJECT DESCRIPTION**

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.

The structure is classified as non-contributing to the Old School Square Historic District. The 2009 Old School Square Historic District 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, the Historic Preservation Board (HPB) approved a Class II Site Plan Modification, Landscape Plan, Elevations and Certificate of Appropriateness (2018-004) for alterations to the front façade and improvements to the exterior dining area. A condition of approval was added to the Architectural Elevations that the exterior color scheme as well as a study of delineations between the first and second floors be brought back to the Historic Preservation Board (HPB) for review and approval. The Board noted that they wanted the proposed color scheme to be differentiated from the structure to the West where the ROK BRGR restaurant is located.

The applicant has revised the submittal by providing an exterior color scheme that includes:

- First-floor exterior walls of the main structure: Sherwin Williams “Grays Harbor”
- Second-floor exterior walls of the main structure: Sherwin Williams “Greek Villa”;
- Exterior walls of the rear structure: Sherwin Williams “Real Red”;
- Exterior wall trim of the rear structure: Sherwin Williams “Greek Villa”; and,
- New canopy on the Front façade (North): Sherwin Williams “Greek Villa”.

### **ANALYSIS OF PROPOSAL**

**Items identified in the Land Development Regulations shall specifically be addressed by the body taking final action on the site and development application/request.**

**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 4.5.1(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 (E)(8), Visual Compatibility Standards, all improvements to contributing buildings 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.

The following criteria apply:

(g) Relationship of Materials, Texture, and Color: The relationship of materials, texture, and color of the facade of a building and/or hardscaping shall be visually compatible with the predominant materials used in the historic buildings and structures within the subject historic district.

The proposal includes the same colors as the previous submittal reviewed at the April 4, 2018 HPB meeting in a new configuration. The first-floor exterior walls will be Sherwin Williams "Grays Harbor" and second-floor exterior walls of the main structure are proposed to be "Greek Villa". This choice of colors creates delineation between the first and second floor. The new canopy on front façade (North) will be painted in Sherwin Williams "Greek Villa". The exterior walls of the rear structure located behind the main patio will be Sherwin Williams "Real Red" with an exterior wall trim painted in Sherwin Williams "Greek Villa".

The proposed color scheme improves the appearance of the existing building on Atlantic Avenue which is a highly visible and traveled location. It is noted that the proposed color scheme is similar to the adjacent ROK BRGR business to the West, but is different in its application as the second-floor portion of the main structure is proposed to be Sherwin Williams "Greek Villa". Positive findings are made with respect to the subject LDR Sections for the proposed color changes.

#### ALTERNATIVE ACTIONS

- A. Continue with direction.
- B. Approve the Certificate of Appropriateness 2018-042 for **8 East Atlantic Avenue, Old School Square Historic District**, 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).
- C. Deny the Certificate of Appropriateness 2018-042 for **8 East Atlantic Avenue, Old School Square Historic District**, by finding that the request and approval thereof does not meet the criteria set forth in the Land Development Regulations Section 2.4.6(H)(5).

#### RECOMMENDATION

Approve the Certificate of Appropriateness 2018-042 for **8 East Atlantic Avenue, Old School Square Historic District**, 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).

**Attachments:** Renderings and color samples

**Report Prepared by:** Abraham Fogel, Assistant Planner





254-C1

101-C6

SW 6868  
Real Red

LRV 13

10/36

222-C6

SW 6236  
Grays Harbor  
LRV 12

5-17