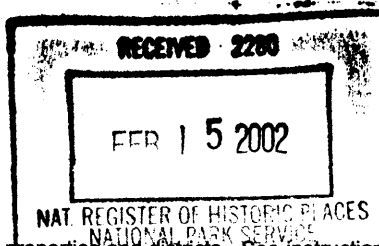


United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM



265

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name EVANS, J.B., HOUSE

other names/site number Sandoway House Nature Center

2. Location

street & number 142 South Ocean Boulevard N/A not for publication

city or town Delray Beach N/A vicinity

state Florida code FL county Palm Beach code 099 zip code 33483

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Janet Snyder Matthews 1/29/2002
Signature of certifying official/Title Date

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register
 - See continuation sheet
- determined eligible for the National Register
 - See continuation sheet.
- determined not eligible for the National Register
 - See continuation sheet.
- removed from the National Register.
- other, (explain) _____

Edson A. Beall 3/28/02
Signature of the Keeper Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- buildings
- district
- site
- structure
- object

Number of Resources within Property

(Do not include any previously listed resources in the count)

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	2	structures
0	0	objects
1	2	total

Name of related multiple property listings

(Enter "N/A" if property is not part of a multiple property listing.)

"NA"

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: single dwelling

Current Functions

(Enter categories from instructions)

EDUCATION: research facility

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19TH & 20TH CENTURY REVIVALS:
Colonial Revival

Materials

(Enter categories from instructions)

foundation CONCRETE
walls WOOD
roof ASPHALT
other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 36) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

1936

Significant Dates

1936

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

Primary location of additional data:

- State Historic Preservation Office
- Other State Agency
- Federal agency
- Local government
- University
- Other

Name of Repository

10. Geographical Data

Acreage of Property less than one

UTM References

(Place additional references on a continuation sheet.)

1	1 7	5 9 3 7 5 0	2 9 2 6 6 0 0
	Zone	Easting	Northing
2			

3			
	Zone	Easting	Northing
4			

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Alieda N. Riley/Robert O. Jones, Historic Sites Specialist

organization Bureau of Historic Preservation date January 2002

street & number 500 S. Bronough St. telephone 850-245-6333

city or town Tallahassee state FL zip code 32399-0250-

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Palm Beach County: attn Tim Granowitz, Planner

street & number 2700 6th Avenue South telephone _____

city or town Lake Worth state FL zip code 32461

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and amend listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 1

**J.B. EVANS HOUSE, DELRAY BEACH, PALM
BEACH COUNTY, FLORIDA**

SUMMARY

The Evans House is located at 142 South Ocean Boulevard in Delray Beach, Palm Beach County, Florida. It is a two-story, wood frame residence with an irregular footprint, constructed in 1936. The first story is clad in horizontal clapboard, and the second story is board and batten. The house has a composition-shingled, complex hip roof with a central brick chimney. A non-historic wrap-around porch on the first story covers the east (front) elevation and part of the north elevation. A non-historic swimming pool and wall is on the west (rear) of the house. The house incorporates several elements common to the Colonial Revival Style, and is one of the few remaining examples of what is known locally as the Resort Colonial architectural style.

SETTING

The Evans House is located on the west side of South Ocean Boulevard (A1A) overlooking the public beach and the Atlantic Ocean in Delray Beach. The City of Delray Beach has a population of approximately 50,000, and expands during the winter months. The Evans House is located approximately two blocks north of Nassau Street, the first locally designated historic district in the city. The house is approximately two blocks south of Atlantic Avenue, the main east-west street that connects with I-95. The Evans House has a dune garden on the east side with approximately 80 native plants and trees. A brick walk leads from A1A to the north entrance of the house. There is a city park with parking to the north of the property, and a parking area to the south of the property. To the west of the house is a swimming pool with a five foot stuccoed concrete wall.

PHYSICAL DESCRIPTION.

Exterior

The Evans House is a two-story, wood frame building originally constructed as a single-family residence. The house has an irregular floor plan and was built on a concrete slab foundation. The first story has horizontal clapboard, and the second story is board and batten. The house has a composition-shingled complex hip roof with a central brick chimney. The windows are filled with 6/6 double-hung, wooden sashes, and are protected by operable louvered shutters.

The east (main) façade has two off-set walls in the second story (Photo #1). Two windows with shutters are in the south half, and a single window is in the northern half. On the second story is a large balcony with a diamond pattered balustrade. The first story is spanned by a screened porch with hip roof. An access ramp rises to a door at the southeast corner of the porch (Photo #2).

The south elevation has a distinct cornice defining the floor level of the second story (Photo #3). The windowless garage projects south slightly from the wall plane. The first story has four windows, two grouped adjacent to the garage juncture. There are three windows across the second story. The central window is

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 2

**J.B. EVANS HOUSE, DELRAY BEACH, PALM
BEACH COUNTY, FLORIDA**

arched with pointed modillions in the upper sash (Photo #4). This arched window is set lower than the regular windows, and interrupts the cornice.

The west (rear) elevation has a non-historic stairway and second story patio with board and batten railing (Photo #5). The complex hip roof of the main house is visible above the railing. A swimming pool was added on the west side, and is enclosed by a stuccoed masonry wall.

The north elevation has five offset planes, and displays the complex hip roof (Photo #6). The first story enclosed porch is to the east. A two story projection has a window on both stories. A first story portion of this projection extends to the west with a shed roof and side entry (Photo #7). The French door entry is approached with two concrete steps. The steps are sheltered by a short roof supported by timber brackets. Small windows wrap the north corner. Set back from the one story portion is the two story wall of the main block. A single window is in the first story, and a single window is in the second story. A small two story projection with hip roof is a new elevator shaft. The enclosed one story garage and second story railing is to the west. A short stucco surfaced wall extends to the west.

Interior

The first floor has seven rooms with two public bathrooms, and an elevator. The floors are pine, the ceilings are cypress, and the walls are plaster. A broad stairway with a wooden banister leads to the second floor and features a large arched window at the landing. The second floor has three rooms, two bathrooms, and two exterior doors.

The main entry is into a porch that spans the east elevation and wraps around the north corner. The floor consists of broad decking boards, and the ceiling has exposed rafters. The room with its banks of screened openings is used as an educational activities/collections room (Photos #8,9). The entrance to the living/science exhibit room is through double French doors. The living room has built-in bookcases, a brick fireplace, and the original mantel (Photo #10). There are now eight computers in this room. West of the living room is a porch, now used as a gift shop (Photo #11). Through an open door to the west of the porch is the dining/"Old Florida" room. An open door in the south wall leads into the living room. West of the living room is a hall with the stairwell rising to the south (Photo #12), and a closet on the north. A kitchen is to the north (Photo #13). A new elevator is west of the kitchen, on the north side of the hall. Across from the kitchen, on the south side of the hall is another room being used for microscopes. At the west end of the hall is a door that leads into a large classroom (Photo #14) that had been a garage.

The stairwell with the arched window leads to the second floor. The stair landing is at the center of the floor (Photo #12). To the west is a bathroom, and bedroom/archive. The new elevator is in the northwest corner of this archive. A door in the west wall leads to the sun deck on top of the garage/classroom. Across from the landing, on the north side is a bedroom/office. To the east is a bathroom, and a bedroom/resource center that overlooks the ocean (Photo #15). The east balcony, accessed from a door in both the office and resource center, provides an excellent view of ocean.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 3

**J.B. EVANS HOUSE, DELRAY BEACH, PALM
BEACH COUNTY, FLORIDA**

ALTERATIONS

In 1966, the swimming pool with wall was built on the west side of the house. In 1980, the wrap-around porch was added on the first floor on the east elevation. In 1996-1997, the entire house was restored. At that time, the west garage wall was extended to accommodate a stairway from a second floor porch to meet fire safety codes and to enlarge the original garage to use as a classroom. A new area was constructed for an elevator as well as two accessible bathrooms to meet requirements of the American with Disabilities Act. The kitchen was modernized and asbestos floor tiles were replaced with vinyl tiles in a matching color. The new entry ramp and door were constructed on the southwest corner of the 1980 porch, adjacent to new handicapped parking spaces. All new exterior wall materials match the historic house materials and detailing. All exterior paint colors are the same as on the original house, which were white walls and trim, and dark green shutters. The wall around the pool was rebuilt with reinforced concrete.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 1 **J.B. EVANS HOUSE, DELRAY BEACH,
PALM BEACH COUNTY, FLORIDA**

SUMMARY

The J.B. Evans House is nominated to the National Register for its local significance under Criterion C in the area of Architecture. Built in 1936, during the Depression as a seasonal residence, the construction represents what locally is known as Resort Colonial Style. Built at a time of early settlement within the neighborhood, the house blended with other development prior to World War II. It was built for the J.B. Evans family involved with the local agricultural economy. Today, the Evans House is a rare survivor of earlier development within a neighborhood now dominated by contemporary construction. It retains its essential historic architectural integrity, and is a landmark in Delray Beach.

HISTORIC CONTEXT

Delray Beach was a small residential and agricultural village with winter residents mainly from the Northeast and the Midwest in the mid-1930s. Prominent South Florida architects were actively creating a resort architecture that reflected the lifestyles of both seasonal and permanent residents. To the north, Gulf Stream and Palm Beach had large Mediterranean Revival villas, as did Boca Raton to the south with the development of Addison Mizner's Cloister Inn and homes. In contrast, Delray Beach had less ostentatious homes, many in the Colonial Revival Style. Many of these homes were along the oceanfront or the Intracoastal Waterway. In 1936, the oceanfront had few single-family homes and the rest was vacant land with native plants. Between the 1920s, and 1940s, the ocean lots were developed with single family homes, each one different, and some done by well known architects. Under extreme development pressure in recent years, almost all of these houses have been razed and replaced by condominiums, hotels and large residences.

The Great Depression affected Delray Beach in an unusual manner; the period from 1933 through 1941 was considered a "Golden Age" for the small beachfront community. Popular artists, writers, poets and socialites maintained winter homes in Delray Beach. The social hub of this "artists colony" was the Arcade Tap Room. Celebrities ranged from popular cartoonist Fontaine Fox to acclaimed poet Edna St. Vincent Millay. As Delray Beach's reputation grew, so did the number of winter visitors. By 1934, 1500 people filled the eight local hotels and guests quarters, greatly adding to the full time population of 2800 residents. Hotels, clubs, shops, a marina and a polo ground provided entertainment for these seasonal visitors.

The Evans House was built in 1936 for a retired produce broker, J. B. Evans, and his wife Lucille, who were originally from Murphreesboro, Tennessee. Evans was a well-known and influential produce broker in South Florida. In the 1930's, Delray Beach had an agricultural based economy, with thousands of cases of fresh fruits and vegetables shipped from the city to northern markets via the Florida East Coast Railroad every day for about six months every year.

Many of these Resort Colonial houses were occupied and enjoyed by original owners until the 1990s, when the new development eliminated most of them.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 2 **J.B. EVANS HOUSE, DELRAY BEACH,
PALM BEACH COUNTY, FLORIDA**

ARCHITECTURAL CONTEXT

What is locally referred to as Resort Colonial Style is a variation on the Colonial Revival Style. The Colonial Revival developed from late 19th century interests in Colonial Period English and Dutch houses of the Atlantic seaboard. The Georgian and Adam styles formed the core of the Revival, with secondary influences from post-Medieval English or Dutch Colonial prototypes. Details from two or more of these precedents are freely combined in many examples so the pure copies of Colonial homes are far less common than eclectic mixtures.¹ After 1910, few examples of Colonial Revival houses were constructed until the 1930s, when irregular facades reappeared with less elaborate detailing. These were, in part, inspired by the desire for attached garages, which were difficult to incorporate within a balanced facade.² Many minimal traditional styles, circa 1935-1950, represent late examples of one of the traditional eclectic styles, usually Colonial Revival or Monterey.³ In response to the economic difficulties of the Depression, a more restrained form of architecture was practiced, It was in contrast to the 1920s flamboyant Mediterranean Revival Styles developed in South Florida communities.⁴

The architect of the Evans House is believed to be Samuel Ogren, Sr., because of the similarity of the Evans House to known examples of Ogren's work. Ogren, while working for the West Palm Beach architectural firm of William Manley King, designed his first house in Delray Beach, 704 N. Swinton Avenue, in 1924. Establishing his own practice in the City, he became Delray's most illustrious and prolific architect. While retaining his private practice, he served for a time as official architect to the City and designed everything from fire stations to schoolhouses. In 1926, he designed the Delray Beach High School and Gymnasium (NR, 1988). Both buildings are constructed in the Mediterranean Revival Style. Ogren, as Delray Beach's City Architect, provided leadership when he created a Better Housing Office. The office contributed to the high quality of construction by supplying trained craftsmen to the building trade. Ogren, who had no formal training, designed over 250 houses between 1924 and 1950.

SIGNIFICANCE

The J.B. Evans House was constructed in 1936, in the Resort Colonial Style, which was popular in Delray Beach in the years of the Great Depression. The modest style was almost exclusively used in the neighborhood, but today this is the only house in this architectural style remaining on the city's beachfront. The

¹ Virginia and Lee McAlester. *A Field Guide to American Houses*. Alfred A. Knopf. New York, 1937.

² Ibid.

³ Ibid.

⁴ Ethel and Fay Robinson. *Houses in America*. The Viking Press, New York, NY, 1936.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 3

**J.B. EVANS HOUSE, DELRAY BEACH,
PALM BEACH COUNTY, FLORIDA**

Resort Colonial house exhibits the Colonial features of hip roofs, 6/6 window sashes, shutters, an arched window with Colonial Style muttons, and diamond pattered baluster on the second story balcony. Local design elements include cypress board ceilings, and an open air balcony. The Evans House has an asymmetrical facade and incorporated a garage that has become a classroom.

Currently surrounded by new high rise development, the house is one of Delray's few remaining Depression era homes that typified the seaside city until the late Twentieth Century. The dune garden and native plantings surrounding the house retain the oceanfront setting that was typical of the neighborhood in the 1930s, when Ocean Boulevard was a shell road, and before more extensive construction altered the surrounding landscape.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 9 Page 1

**J. B. EVANS HOUSE, DELRAY BEACH, PALM
BEACH COUNTY, FLORIDA**

BIBLIOGRAPHY

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Delray Beach News Journal, 27 January 1937.

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Robinson, Ethel and Fay. Houses in America. New York: The Viking Press, 1936.

Samuel Ogren, Jr., Family papers. (Samuel Ogren)

Tebeau, Charleton W. A History of Florida. Coral Gables, Florida: University of Miami Press, 1980.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 10 Page 1

**J. B. EVANS HOUSE, DELRAY BEACH, PALM
BEACH COUNTY, FLORIDA**

VERBAL PROPERTY DESCRIPTION

Commencing at the intersection of the Western boundary line of Ocean Boulevard (State Road A-1-A) with the North line of Beach Lot 24, plat of the fractional East ½ of Section 16, Township 468, Range 43E, according to the Plat thereof, as recorded in Plat Book 1 at Page 25, of Public Records of Palm Beach County, Florida, thence Southerly along said West boundary line of Ocean Boulevard, a distance of 27.16 feet of the Point of Beginning; thence Westerly parallel to said North line of Beach Lot 24, a distance of 215.06 feet to a Point; thence Southerly making an angle with the preceding course of 91 degrees 37 feet measured from East to South; thence 73.03 feet to a Point; thence Easterly parallel to said north line of Beach Lot 24, a distance of 209.01 feet to a Point; said point being in Western boundary line of Ocean Boulevard; thence Northerly along said boundary line a distance of 73.45 feet to the Point of Beginning.

BOUNDARY JUSTIFICATION

The current property boundary is a portion of the property historically associated with the House.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number _____ Photos _____ Page 1 **J.B. EVANS HOUSE, DELRAY BEACH, PALM
BEACH COUNTY, FLORIDA**

PHOTOGRAPHIC LIST

1. J.B. Evans House, 142 S. Ocean Boulevard, Delray Beach
2. Palm Beach County, Florida
3. Robert Brantley
4. October 2000
5. Evans House
6. Main (east) façade, looking west
7. Photo #1 of 15

Items 1-5 are the same for the following photographs.

6. Southeast corner, looking northwest
7. Photo #2 of 15

6. South elevation, looking northwest
7. Photo #3 of 15

6. Arched top window, looking north
7. Photo #4 of 15

6. West elevation, looking east
7. Photo #5 of 15

6. North elevation, looking south
7. Photo #6 of 15

6. Detail of north elevation, looking southeast
7. Photo #7 of 15

6. East porch, looking south
7. Photo #8 of 15

6. East porch, looking west
7. Photo #9 of 15

6. Living room, looking west
7. Photo #10 of 15

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number _____ Photos _____ Page 2

**J.B. EVANS HOUSE, DELRAY BEACH, PALM
BEACH COUNTY, FLORIDA**

6. Dining room/original porch, looking east
7. Photo #11 of 15

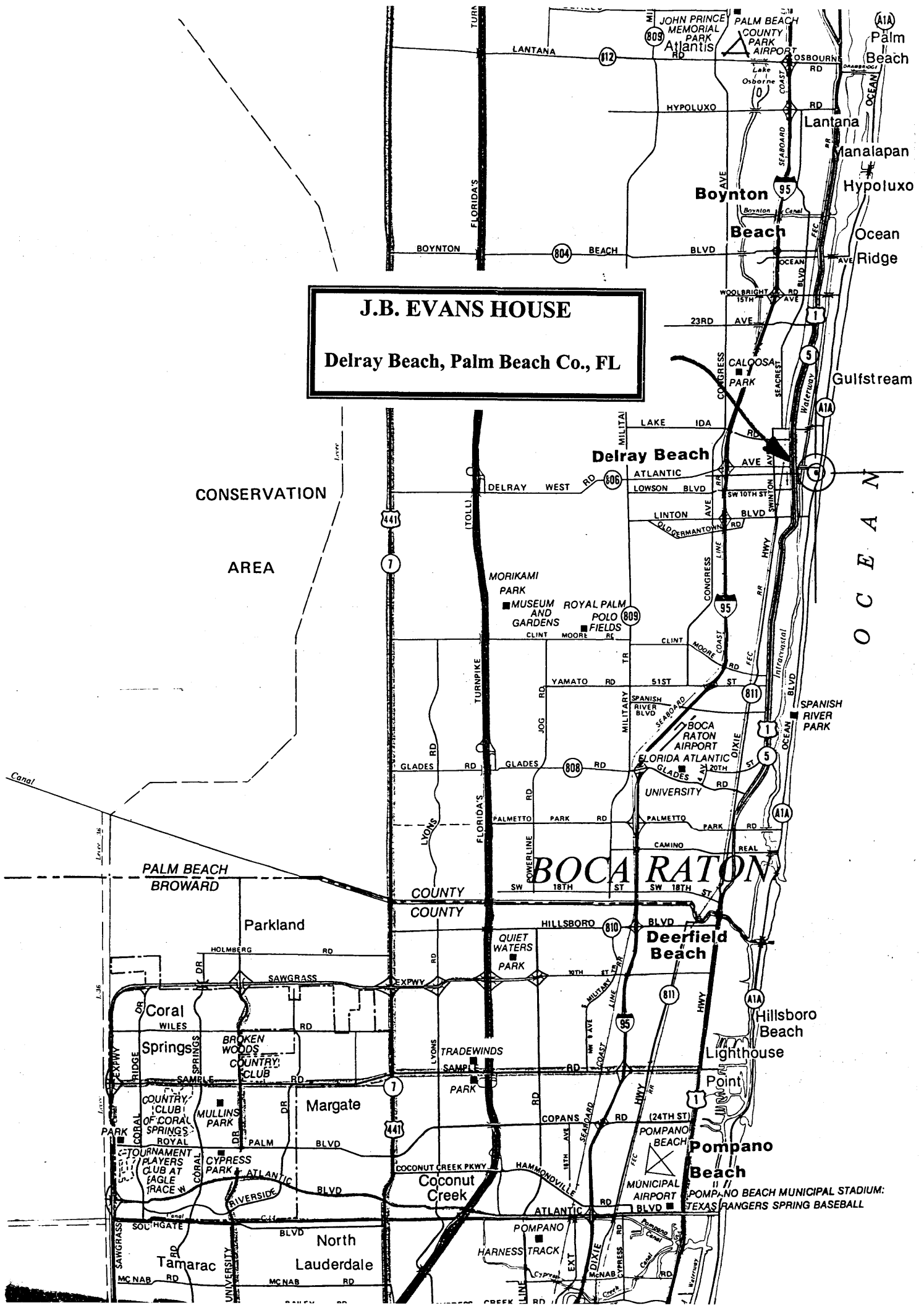
6. Stairwell, looking south
7. Photo #12 of 15

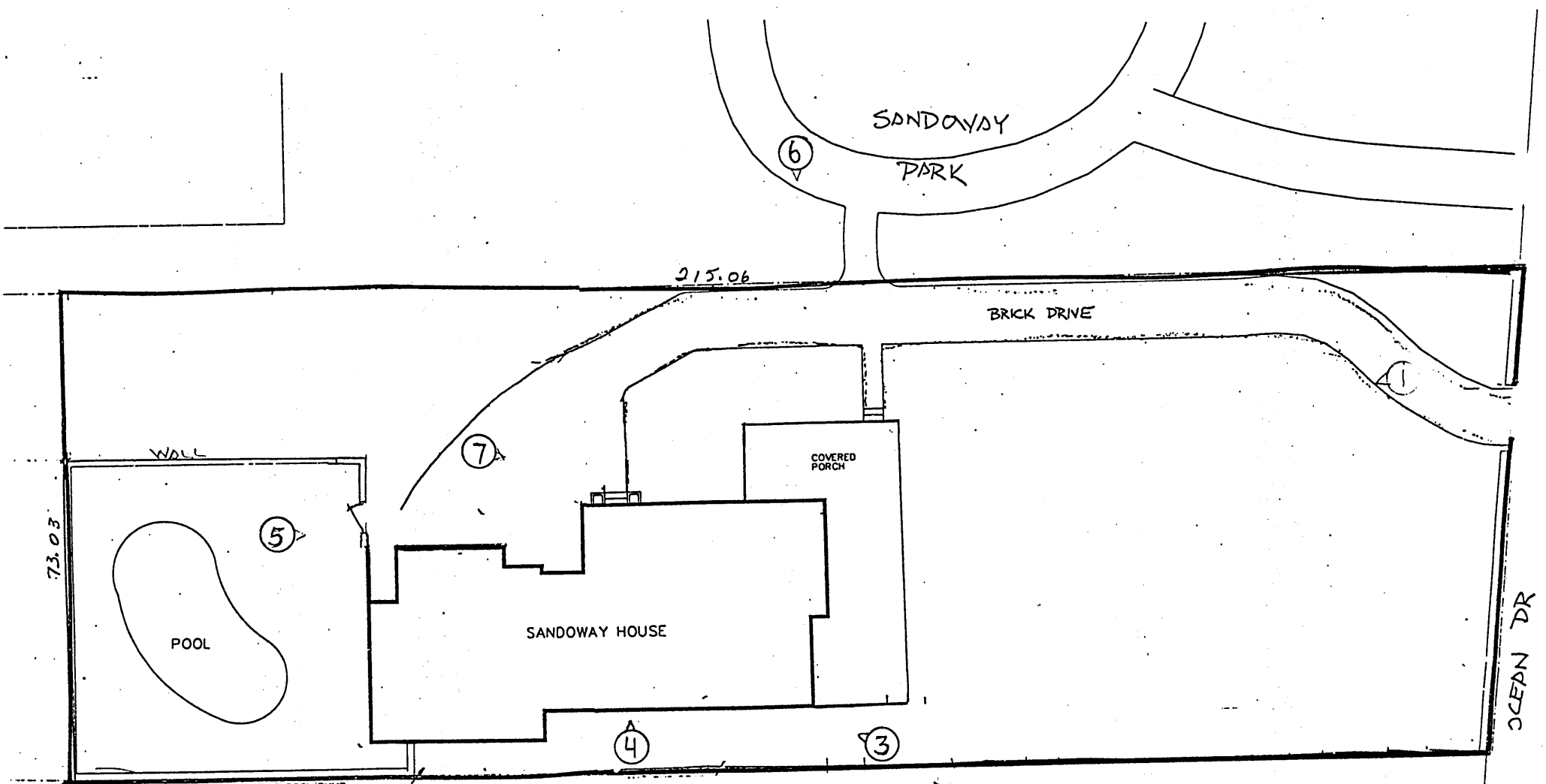
6. Kitchen, looking north
7. Photo #13 of 15

6. Garage/classroom, looking east
7. Photo #14 of 15

6. Second floor bedroom, looking southwest
7. Photo #15 of 15

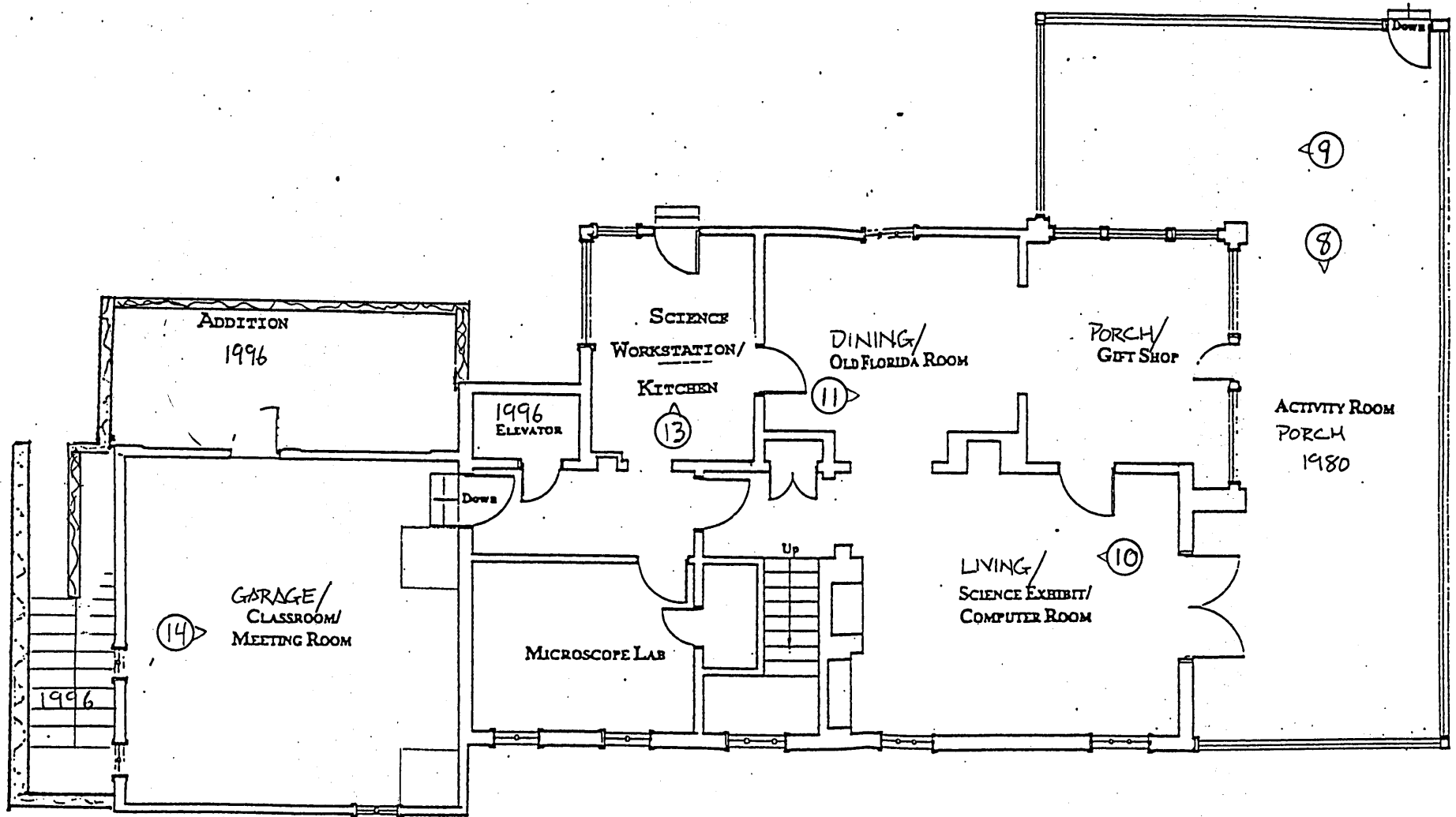
J.B. EVANS HOUSE
Delray Beach, Palm Beach Co., FL





J.B. EVANS HOUSE
Delray Beach, Palm Beach Co., FL
Site Plan - Photographic Diagram

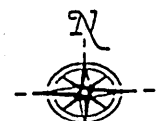


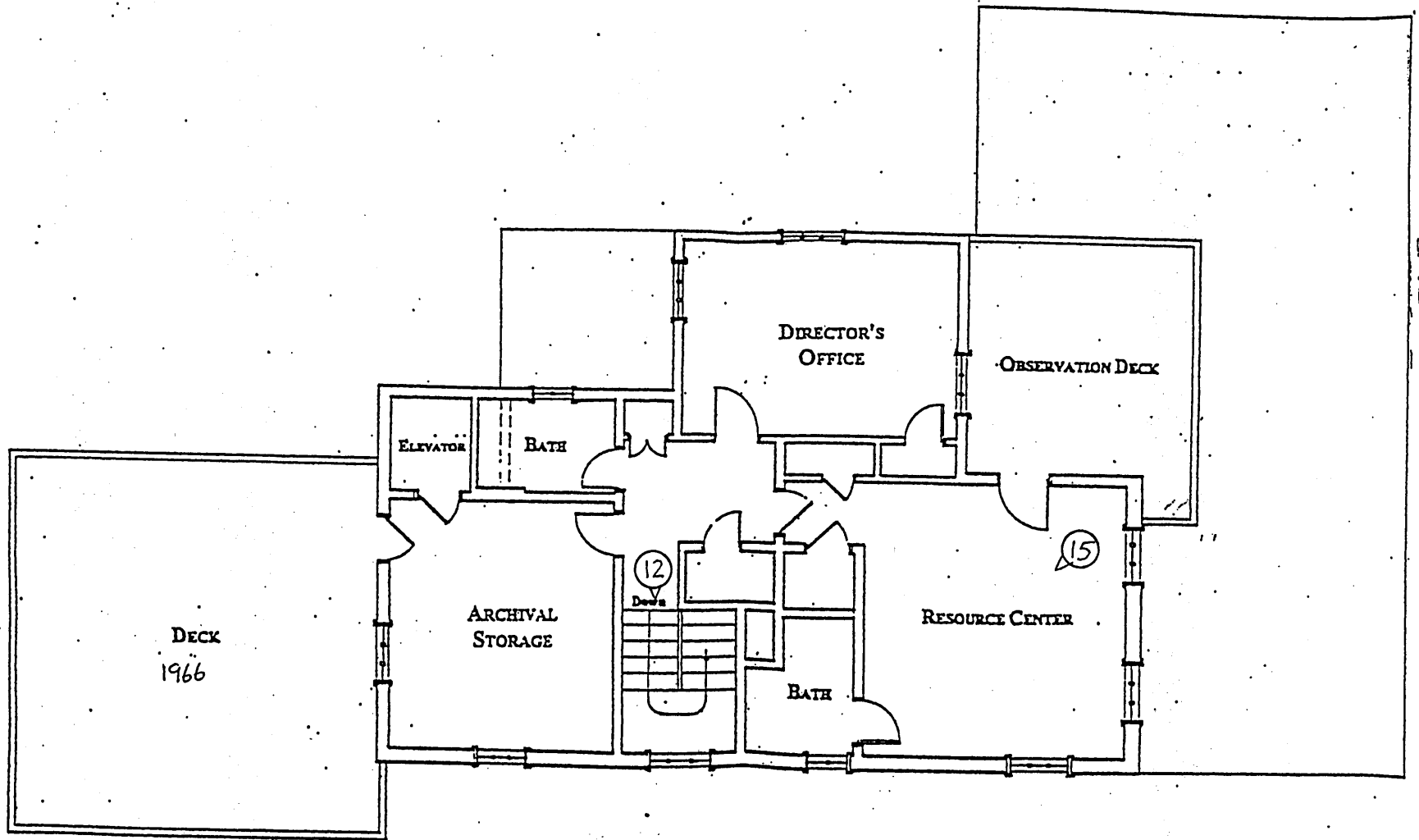


J.B. EVANS HOUSE
Delray Beach, Palm Beach Co., FL

First Floor Plan – Photographic Diagram

NTS





J.B. EVANS HOUSE
Delray Beach, Palm Beach Co., FL
Second Floor Plan – Photographic Diagram
NTS

