



Planning, Zoning and Building Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: SANDOWAY DISCOVERY CENTER
Project Location: 142 S. Ocean Boulevard
Request: Certificate of Appropriateness and Class I Site Plan Modification
Board: Historic Preservation Board
Meeting Date: June 7, 2017

Board Action:

Approved the Certificate of Appropriateness and Class I Site Plan Modification, on a 7 to 0 vote, subject to one condition.

Project Description:

The subject property is located at 142 S. Ocean Boulevard, which is at the northwest corner of South Ocean Boulevard and Ingraham Avenue. The Sandoway Discovery Center is located within the circa 1936 Resort Colonial structure. The structure is one of the last remaining Resort Colonial houses in the city and it is believed the architect of record was Samuel Ogren, Sr., Delray Beach's first registered architect. The home was rehabilitated under the Secretary of the Interiors Standards for Rehabilitation and opened to the public as a nature center in 1998.

The current proposal is to install a 20' x 30' concrete slab and white, canvas awning structure along the north side of the property adjacent to the City of Delray Beach - Sandoway Public Parking lot. The request is part of an overall plan to improve functions and facilities operations for the Sandoway Discovery Center. Currently, the Center is host to school-aged children during field trips and the 20' x 30' area will serve as a shaded staging area for fieldtrip goers.

The subject property is listed on the National Register of Historic Places; however, the improvements do not affect the integrity of the historic structure. The State of Florida's Division of Historical Resources has been notified of the request and they have indicated that a formal review by their offices is not required.

Staff supported the Certificate of Appropriateness and Class I Site Plan Modification, subject to one (1) condition of approval.

During their presentation of the request to the Board, the applicant indicated they wanted to revise the request to increase the size of the slab and canopy from the requested 20' x 30' to 20' x 35'.

Board Comments:

The Board comments were supportive. They felt the 20' x 35' slab and canopy was reasonable and approved the revised request.

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.

HISTORIC PRESERVATION BOARD

CITY OF DELRAY BEACH

STAFF REPORT

MEETING DATE: June 7, 2017

ITEM: 142 S. Ocean Boulevard – Sandoway Discovery Center, an Individually Designated Historic Structure and Property - Certificate of Appropriateness and Class I Site Plan Modification, (2017-145) for installation of a new canopy and paved area.

RECOMMENDATION: Approve the Certificate of Appropriateness

GENERAL DATA:

Owner:..... Palm Beach County Lessor
City of Delray Beach Lessee

Agent:..... Robert Russo

Location:..... 142 South Ocean Boulevard

Property Size:..... .35 Acres

Current Zoning:..... CF (Community Facilities)

Adjacent Zoning:.....
North: OS (Open Space)
South: OS
East: OS
West: RM (Multiple Family Residential - Medium Density)

Existing Future Land Use Designation:..... CF (Community Facilities)

Water Service:..... On site

Sewer Service:..... On site



ITEM BEFORE THE BOARD

The item before the Board is consideration of Certificate of Appropriateness (COA) 2017-145 and Class I Site Plan Modification for installation of a new canopy and paved area on property located at **142 South Ocean Boulevard – Sandoway Discovery Center**, an individually designated historic structure and property, pursuant to LDR Section 2.4.6(H).

BACKGROUND/PROJECT DESCRIPTION

The subject property is located at 142 S. Ocean Boulevard, which is at the northwest corner of South Ocean Boulevard and Ingraham Avenue. The Sandoway Discovery Center is located within the circa 1936 Resort Colonial structure. The structure is one of the last remaining Resort Colonial houses in town and it is believed the architect of record was Samuel Ogren, Sr., Delray Beach's first registered architect. The home was rehabilitated under the Secretary of the Interiors Standards for Rehabilitation and opened to the public as a nature center in 1998.

The current proposal is to install a 20' x 30' concrete slab and white canvas awning structure along the north side of the property adjacent to the City of Delray Beach - Sandoway Public Parking lot. The request is part of an overall plan to improve functions and facilities operations for the Sandoway Discovery Center. Currently, the Center is host to school-aged children during field trips and the 20' x 30' area will serve as a shaded staging area for fieldtrip goers.

While the subject property is listed on the National Register of Historic Places, the improvements do not affect the integrity of the historic structure and the State of Florida's Division of Historical Resources has been notified of the request.

The subject COA request is now before the Board.

ANALYSIS

Pursuant to LDR Section 2.4.6(H)(5), Prior to approval, a finding must be made that any Certificate of Appropriateness 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, and the Secretary of the Interior's Standards for Rehabilitation.

Based on the above, positive findings can be made with respect to compliance with the Standards.

Pursuant to LDR Section 4.3.4(K), a 10' perimeter setback is required for properties within the CF zoning district.

Pursuant to LDR Section 4.4.21(H)(1), The perimeter setback area, when provided, shall be a landscaped area within which no paving shall be allowed except for driveways and walkways leading to structures on the premises. Such driveways and walkways shall be generally perpendicular to the property line.

Pursuant to LDR Section 4.4.21(H)(2), when this zone district is adjacent to residential zoning, the perimeter landscape area should be increased to a depth of fifteen feet (15'); or, as an alternative, either a wall, decorative fencing, or hedging should be installed for aesthetic and buffer purposes.

The applicant has indicated that the proposed slab and canopy will adhere to the required setbacks and that the required perimeter setback area is currently landscaped. It is also noted that a concrete block wall exists along the western property line, meeting the requirements for buffering and aesthetic purposes and the proposed improvements are setback at least 30' from the west property line and 10' from the north property line; however, a note needs to be provided on the site plan indicating that the proposed improvements are setback at least 30' from the west property line, 10' from the northern property line and that the setback areas are landscaped. This item has been added as a condition of approval.

A review of the applicable code sections has been completed and the proposal can be found to be compliant with the purposes of Objective A-4 of the Land Use Element of the Comprehensive Plan and with the provisions of Land Development Regulation Section 4.5.1 as well as the Secretary of the Interior's Standards for Rehabilitation.

ALTERNATIVE ACTIONS

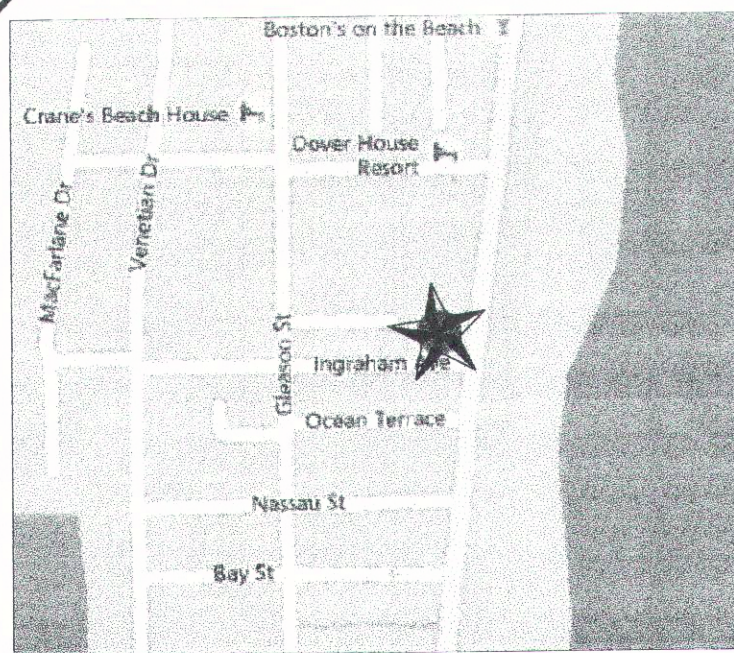
- A. Continue with direction.
- B. Approve the Certificate of Appropriateness (2017-145) and Class I Site Plan Modification for installation of a new canopy and paved area on property located at **142 South Ocean Boulevard – Sandoway Discovery Center**, an individually designated historic structure and property, 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 (2017-145) and Class I Site Plan Modification for installation of a new canopy and paved area on property located at **142 South Ocean Boulevard – Sandoway Discovery Center**, an individually designated historic structure and property, by adopting the findings of fact and law contained in the staff report, and 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 (2017-145) and Class I Site Plan Modification for installation of a new canopy and paved area on property located at **142 South Ocean Boulevard – Sandoway Discovery Center**, an individually designated historic structure and property, 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), subject to the following condition of approval:

1. That a note be provided on the site plan indicating that the proposed improvements are setback at least 30' from the west property line, 10' from the north property line and that the setback areas are landscaped.

Report Prepared By: Michelle Hoyland, Historic Preservation Planner



VICINITY MAP
NOT TO SCALE

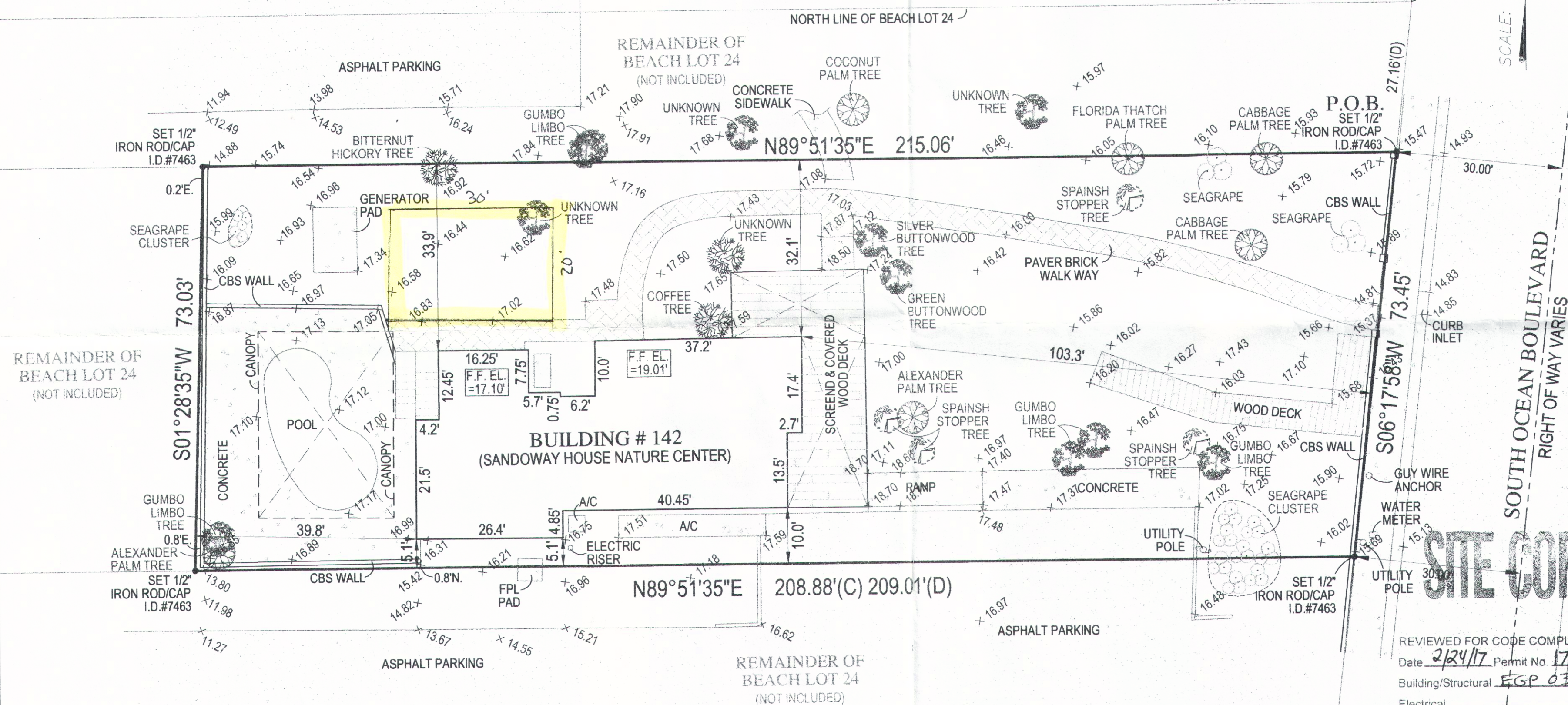
LEGAL DESCRIPTION

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 1/2 OF SECTION 16, TOWNSHIP 47S, RANGE 43E, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1 AT PAGE 25, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTHERLY ALONG SAID WEST BOUNDARY LINE OF OCEAN BOULEVARD, A DISTANCE OF 27.16 FEET TO 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°37' 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 THE WESTERN BOUNDARY LINE OF OCEAN BOULEVARD; THENCE NORTHERLY ALONG SAID BOUNDARY LINE A DISTANCE OF 74.45 FEET TO THE POINT OF BEGINNING.

BEACH LOT 23
(NOT INCLUDED)

P.O.C.
INTERSECTION OF WESTERN
RIGHT OF WAY LINE OF
OCEAN BOULEVARD &
NORTH LINE OF BEACH LOT 24

SCALE: 1"=15'



BOUNDARY SURVEY, TOPOGRAPHY & TREE LOCATION OF
142 SOUTH OCEAN BOULEVARD
DELRAY BEACH, FL. 33483

RECEIVED BY
APR 19 2017
City of Delray Beach
Planning & Zoning

PREPARED FOR:
DANICA SANBORN

No. Revision/Issue Date

Project C-13642
Date 12/16/2015
Scale 1"=15'

6250 N. MILITARY TRAIL
SUITE 102
WEST PALM BEACH, FL. 33407
www.compassurveying.net

LB. 7463



PHONE: 561.640.4800 FAX: 561.640.0576

FLOOD ZONE: X
COMMUNITY NUMBER: 125102
PANEL: 0004
SUFFIX: D

ORIGINATION BENCHMARK
SRD DEPARTMENT OF TRANSPORTATION
BENCHMARK " 14.33(SRD)
N.G.V.D.1929 ELEVATION = 14.331'

LEGEND

A/C	AIR CONDITIONER	P	PLAT
B.M.	BENCH MARK	P.B.	PLAT BOOK
B.F.P.	BACKFLOW PREVENTER	P.C.P.	PERMANENT CONTROL POINT
CATV	CABLE RISER	PG	PAGE
C.B.S.	CONCRETE BLOCK STRUCTURE	PK	PARKER KYLON NAIL
EL	ELEVATION	P.R.M.	PERMANENT REFERENCE MONUMENT
F.	FOUND	PSM	PROFESSIONAL SURVEYOR AND MAPPER
F.F.	FINISHED FLOOR	S.I.R.	SET IRON ROD & CAP
F.C.M.	FOUND CONCRETE MONUMENT	S.P.K.	SET PARKER-KALON NAIL
F.P.K.	FOUND PARKER-KALON NAIL	S.S.	SHIP SPIKE
I.D.	IDENTIFICATION	T.B.M.	TEMPORARY BENCH MARK
IP.	IRON PIPE	TYP	TYPICAL
IR.	IRON ROD	U.E.	UTILITY EASEMENT
L.B.	LICENSED BUSINESS	U.P.	UTILITY POLE
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM	CL	CENTERLINE
N&D	NAIL & DISC	PL	PROPERTY LINE
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM	ND	NUMBER
N.T.S.	NOT TO SCALE	CC	CONCRETE
OHL	OVERHEAD LINES	C	COVERED
O.R.B.	OFFICIAL RECORDS BOOK		

NOTES:

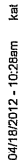
- LEGAL DESCRIPTION PROVIDE BY CLIENT
- NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
- NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
- ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED
- SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL.

REVIEWED FOR CODE COMPLIANCE
Date 2/24/17 Permit No 17-163058
Building/Structural EGP 03/13/17
Electrical _____
Plumbing _____
Mechanical _____
Fire Inspection _____
Planning/Zoning _____
Landscaping _____
Irrigation _____
Environmental Services _____
Engineering _____

Clyde O. McNeal PSM #2883

THIS SURVEY IS NOT VALID WITHOUT
THE SIGNATURE AND THE ORIGINAL RAISED SEAL
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

F:\01 Project Files\Delray Awning (DAW)\DELRAY AWNING NEW\EXP Border.dwg



PIPE	WALL THICK	OUTSIDE DIAM	INSIDE DIAM
1/2" DIAM	0.109"	0.840"	0.622"
3/4" DIAM	0.113"	1.050"	0.824"
1" DIAM	0.133"	1.315"	1.049"
1-3/4" DIAM	0.140"	1.660"	1.380"
1-1/2" DIAM	0.145"	1.900"	1.610"

- 3/8" ELCO CONFLX (2½" MIN EMBED TO CONCRETE OR GROUT-FILLED BLOCK, 3 3/4" MIN EDGE DISTANCE, 6" MIN SPACING).
- 3/8" POWERS WEDGE BOLT (2½" MIN EMBED TO CONCRETE OR GROUT-FILLED BLOCK, 4½" MIN EDGE DISTANCE, 4½" MIN SPACING).
- 3/8" POWERS POWER-BOLT (2" MIN EMBED TO CONCRETE OR GROUT-FILLED BLOCK, 4 1/2" MIN EDGE DISTANCE, 3 3/4" MIN SPACING).
- 3/8" HILTI KWIKBOLT III (2 1/2" MIN EMBED TO CONCRETE OR GROUT-FILLED BLOCK, 4 1/2" MIN EDGE DISTANCE, 5 5/8" MIN SPACING).

1. ALL STRUCTURES HAVE BEEN DESIGNED IN ACCORDANCE WITH THE 2010 FLORIDA BUILDING CODE AND ASCE 7-10 (MRH=15', EXP='C', $V_{ult}=115$ MPH (3 SEC GUST), RISK CATEGORY I, 1.5:12 MIN. SLOPE, PITCHED/GABLE ROOF, MWFRS ROOF OVER OPEN STRUCTURE, OBSTRUCTED OR UNOBSTRUCTED WIND FLOW). MAXIMUM DESIGN PRESSURE OF 25 PSF.
2. [*]_{asd} MAY BE CALCULATED WITH THE FOLLOWING CONVERSION: $V_{asd}=V_{ult}*\sqrt{0.6}$
3. ALL PIPE SHALL BE ASA SCHEDULE 40 OR GATORSHIELD 14 GAGE GALVANIZED UNLESS NOTED OTHERWISE.
4. ALL WELDS SHALL COMPLY WITH A.W.S. CODE, CURRENT EDITION. ALL WELDS SHALL BE FULL LENGTH WITH 3/16" FILLET (U.N.O.), COVERED WITH ALUM PAINT.
5. FABRIC COVERING SHALL BE REMOVED WHEN SUSTAINED WINDS REACH 75mph (30mph 3-SECOND GUST). FABRIC COVERING SHALL BE EXTERIOR, NON-METALLIC, NON-CORROSIVE, & WATER RESISTANT. FABRIC SELECTION IS BEYOND THE SCOPE OF THIS CERTIFICATION.
6. FRAMES WITHOUT COVERING HAVE BEEN DESIGNED BY RATIONAL ANALYSIS TO WITHSTAND $V_{wr}=170$ mph (3-SECOND GUST) WINDS IN EXPOSURES 'D'.
7. THE AWING OWNER SHALL BE NOTIFIED OF THESE CONDITIONS BY THE PERMIT HOLDER. NO WARRANTY,EXPRESSED OR IMPLIED, IS CONTAINED HEREIN.
8. THE EXISTING HOST STRUCTURE MUST BE CAPABLE OF SUPPORTING THE LOADED SYSTEM AS VERIFIED BY THE PERMIT HOLDER. NO WARRANTY, EITHER EXPRESSED OR IMPLIED, IS CONTAINED HEREIN.
9. ENGINEERING EXPRESS HAS NOT VISITED THIS JOBSITE. INFORMATION CONTAINED HEREIN IS BASED ON CONTRACTOR-SUPPLIED DATA AND MEASUREMENTS. ENGINEERING EXPRESS SHALL NOT BE HELD RESPONSIBLE OR LIABLE IN ANY WAY FOR ERRONEOUS OR INACCURATE DATA OR MEASUREMENTS. DIMENSIONS ARE SHOWN TO ILLUSTRATE DESIGN FORCES AND OTHER DESIGN CRITERIA. THEY MAY VARY SLIGHTLY, BUT MUST REMAIN WITHIN THE LIMITATIONS SPECIFIED HEREIN. WORK SHALL BE FIELD VERIFIED BY OTHERS PRIOR TO CONSTRUCTION. ENGINEERING EXPRESS SHALL BE NOTIFIED AND GIVEN AN OPPORTUNITY TO RE-EVALUATE OUR WORK UPON DISCOVERY OF ANY INACCURATE INFORMATION PRIOR TO MODIFICATION OF EXISTING FIELD CONDITIONS AND FABRICATION AND INSTALLATION OF MATERIALS.
10. ENGINEER SEAL AFFIXED HERETO VALIDATES STRUCTURAL DESIGN AS SHOWN ONLY. USE OF THIS SPECIFICATION BY CONTRACTOR, et. al. INDEMNIFIES & SAVES HARMLESS THIS ENGINEER FOR ALL COST & DAMAGES INCLUDING LEGAL FEES & APPELLATE FEES RESULTING FROM MATERIAL FABRICATION, SYSTEM ERECTION, & CONSTRUCTION PRACTICES BEYOND THAT WHICH IS CALLED FOR BY LOCAL, STATE, & FEDERAL CODES & FROM DEVIATIONS OF THIS PLAN.
11. EXCEPT AS EXPRESSLY PROVIDED HEREIN, NO ADDITIONAL CERTIFICATIONS OR AFFIRMATIONS ARE INTENDED.

1



FLORIDA DEPARTMENT *of* STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

Michelle Hoyland
City of Delray Beach
Planning, Zoning & Building Department
100 NW 1st Ave
Delray Beach, FL 33444

June 9, 2017

RE: DHR Project File No.: 2017-2913, Received by DHR: June 9, 2017.
Project: *Construction of 20' X 35' Slab and Canopy at 142 S. Ocean Blvd.*
County: Palm Beach

Ms. Hoyland:

Our office reviewed the referenced project in accordance with Chapters 267.061 and 373.414, Florida Statutes, and implementing state regulations, for possible effects on historic properties listed, or eligible for listing, in the National Register of Historic Places, or otherwise of historical, architectural or archaeological value.

The Sandoway Discovery Center, located at 142 S. Ocean Blvd, is proposing to build a 20' x 35' slab and canopy on their property. This property (PB00295) is listed on the National Register of Historic Places. It is a colonial revival cottage built in 1932, and is in excellent condition.

The proposed project will be constructed on open, sodded ground, and will not connect to the historic house at any point. Based on the information provided and the scope of work to be completed, it is the opinion of this office that the projects will have no adverse effect on historic properties listed, or eligible for listing, on the National Register of Historic Places.

If you have any questions, please contact Alyssa Costas, Historic Sites Specialist, by email at Alyssa.Costas@dos.myflorida.com, or by telephone at 850.245.6333 or 800.847.7278.

Sincerely,

Timothy A. Parsons, Ph.D., RPA
Director, Division of Historical Resources
and State Historic Preservation Officer