



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

100 NW 1st AVENUE, DELRAY BEACH, FLORIDA 33444 | (561) 243-7040 | (561) 243-7221 (fax) | www.delraybeachfl.gov

FOR OFFICE USE ONLY

FILE #: 2025-107

DATE SUBMITTED: 1/28/25

HISTORIC PRESERVATION UNIVERSAL APPLICATION

CERTIFICATE OF APPROPRIATENESS - SITE PLANS

Level 1

- ☐ Color or Material Change, incl. awnings
- ☐ Architectural Elevation Modification
- ☐ Landscape Modifications, Like-Kind Species
- ☐ Landscape Plan Revision
- ☐ Mural
- ☐ Site Revision (Hardscaping, Fence, etc.)

Level 2

- ☐ Mixed-Use or Commercial, up to 15,000sf
- ☐ Residential, up to 5 units

Level 3

- ☐ Mixed-Use or Commercial, more than 15,000sf
- ☐ Residential, more than 5 units

Level 4

- ☐ Mixed-Use or Commercial, more than 15,000sf
- ☐ Residential, more than 5 units

CERTIFICATE OF APPROPRIATENESS - OTHER REQUESTS

- ☐ Certificate of Appropriateness (COA) (Single-family residential or duplex)
- ☐ COA - Color, Material & Architectural Changes
- ☐ COA - Demolition
- ☐ COA - Relocation
- ☐ COA - Sign
- ☒ Ad Valorem Historic Property Tax Exemption
- ☐ In-Lieu of Parking and Public Parking Fee Request
- ☐ Relief Request (Select all that apply):
 - ☐ Variance
 - ☐ Waiver
 - ☐ Internal Adjustment
 - ☐ In-Lieu of Parking and Public Parking Fee Request
- ☐ Mural Permit
- ☐ Master Sign Program
- ☐ Other: _____

Notes:

- This Application shall be submitted with the required items identified in the Application Checklist and Application Matrix.
- Separate applications must be submitted when multiple applications are associated with the same development.
- Contact Development Services at 561-243-7040 to schedule an appointment for application submittal review.

PROJECT INFORMATION

PROJECT NAME

KUBIN RESIDENCE

ADDRESS

300 SE 7th Ave. Delray Beach, FL 33433

PROPERTY CONTROL NUMBER (PCN):

12-43-46-16-A9-120-0230

BUILDING PERMIT ASSOCIATED WITH REQUEST:

☐ YES ☐ NO PERMIT NUMBER: _____

REQUEST IS A RESULT OF A CODE ENFORCEMENT CITATION:

☐ YES ☐ NO CASE NO.: _____

ONCE IMPROVEMENTS ARE COMPLETE, WILL YOU BE SEEKING A HISTORIC PROPERTY AD VALOREM TAX EXEMPTION? ☐ YES ☐ NO

EXISTING PROPERTY INFORMATION

LAND USE DESIGNATION:

ZONING DISTRICT:

R1 AA

HISTORIC DISTRICT, INDIVIDUALLY DESIGNATED, OR OVERLAY DISTRICT (INDICATE IF LOCAL, NATIONAL OR BOTH):

DATE OF ORIGINAL CONSTRUCTION:

1957

MARINA HIST. DIST.

EXISTING PROPERTY USE: RESIDENTIAL	SIZE OF PROPERTY: ____ SQ. FT. ____ ACRES	LOT DIMENSIONS: 100' WIDTH 143' DEPTH 100' FRONTAGE 14,299 AREA 329 (AC)	
LEGAL DESCRIPTION			
ATTACH SEPARATE SHEET IF NECESSARY IN A MS WORD FORMAT ✓			
PROPOSED REQUEST INFORMATION			
DESCRIBE IN DETAIL THE PROPOSED REQUEST AND PROVIDE RELEVANT INFORMATION PERTAINING TO THE EXISTING PROPERTY AND USE. A SEPARATE NARRATIVE MAY BE SUBMITTED AS AN ATTACHMENT. [Identify the existing and proposed use (principal and accessory) and proposed changes including site and building modifications. For use conversions, site expansion and new development, please also identify the proposed hours of operation, use activities and operations, parking spaces, and, indicate if the proposal will be constructed in phases. Indicate if other applications, including waiver and variance requests, have been or will be submitted in conjunction with this request.] AD VECORUM TAX EXEMPTION			
CONTACT INFORMATION			
PROPERTY OWNER			
PROPERTY OWNER NAME: LISA RUTH / ROBERT E KUBINS			
ADDRESS: 300 SE 7th AVE.		CITY: DEERAY BCH	STATE: FL ZIP CODE: 33493
EMAIL ADDRESS: COACHBOB007@gmail.com		TELEPHONE NUMBER: 561 563 8790	
APPLICANT (IF DIFFERENT THAN OWNER)			
APPLICANT NAME:			
ADDRESS:		CITY:	STATE: ZIP CODE:
EMAIL ADDRESS:		TELEPHONE NUMBER:	
DESIGNATED AGENT			
APPLICANT NAME:			
ADDRESS:		CITY:	STATE: ZIP CODE:
EMAIL ADDRESS:		TELEPHONE NUMBER:	

HISTORIC JUSTIFICATION STATEMENTS

Attach a Justification Statement as a separate sheet that addresses the following code sections as applicable:

- ☐ **SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION**
☐ **VISUAL COMPATIBILITY STANDARDS** – LDR Section 4.5.1 (E) (7) & (8)
☐ **RELOCATION** – LDR Section 4.5.1 (E) (6) (a) & (b) (1)
☐ **DEMOLITION** – LDR Section 4.5.1 (F) (see below)

RELOCATIONS: Indicate if the structure is proposed for relocation to another site or within the existing site:

The application submittal must also include items outlined in LDR Section 4.5.1(E)(6)(2) & (3).

DEMOLITION: Indicate how much of the structure is proposed for demolition:

The application submittal must also include items outlined in LDR Section 4.5.1(F)(5) & (10).

HISTORIC AD VALOREM TAX EXEMPTION

Project completion date (Certificate of Occupancy from Building Division): 5-7-24

Project costs as indicated on Certificate of Occupancy: 245,000.00

Total project costs (can attach separate sheet if necessary): 360,000.00

Total project costs attributed solely to the historic structure: 245,000.00

Use of property prior to improvements: DRIVEWAY

Use of property after improvements: GARAGE

Date(s) of previous alterations: NONE

Has the building/structure ever been moved or relocated? ☐ YES ☒ NO If yes, when and where?

STATEMENT OF HISTORIC SIGNIFICANCE (Attach Separate Sheet if necessary) - Summarize how the building contributes to the significance of the historic district/area. It should relate to the significance of the district (including the district's period of significance) as identified in the historic district designation documentation (i.e., is it similar to other buildings in the district in scale, building materials, style, and period of construction?). Note important persons from the past associated with the building, former uses of the property, and the name of the architect or builder, if known.

ORIGINAL BLANK FAMILY RESIDENCE

DESCRIPTION OF PHYSICAL APPEARANCE PRIOR TO IMPROVEMENTS (Attach Separate Sheet if necessary) - Provide information about the major exterior and interior features of the building. Describe the building in its existing condition. Note the architectural style, exterior construction materials (wood, brick, etc.), type of roof (flat, gable, hipped, etc.), number of stories, basic plan (rectangular, irregular, L-shaped, etc.), and distinguishing architectural features (placement and type of windows, chimneys, porches, decorative interior features or spaces). Describe any changes that have been made to the building since its original construction (i.e., additions, porch enclosures, new storefronts, relocation of doors and windows, and alterations to the interior). Other buildings on the property such as carriage houses, barns and sheds should also be described. Describe how the building relates to others in the historic district/area in terms of siting, scale, construction/materials, and date of construction.

1957 MASONRY VERNACULAR

OWNER'S CONSENT

I ROBERT E. RUBIN (*Owner's Name as it appears on the recorded warranty deed, see notes below if owned by a business), the fee simple owner of the property with the following legal description (as it appears on the warranty deed; attach separate sheet if necessary):

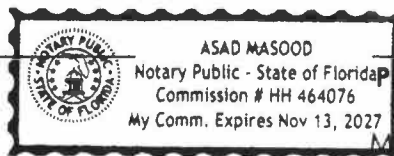
hereby petition to the City of Delray Beach for AD VETERUM (application type). I certify that I have examined the application and that all statements and diagrams submitted are true and accurate to the best of my knowledge. I consent inspections, photographing and placement of signs on the subject property by City Staff for purposes of consideration of this application and/or presentation to the approving body. Further, I understand that this application, attachments and fees become part of the Official Records of the City of Delray Beach, Florida, and are not returnable.

[Signature]
SIGNATURE - OWNER

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 25 day of JANUARY, 2025, by Robert Rubin (name of person acknowledging), who has produced _____ as identification and/or is personally known to me.

[Signature]
SIGNATURE - NOTARY PUBLIC

NOTARY SEAL OR STAMP



ASAD MASOOD
PRINT NAME - NOTARY PUBLIC

My Commission Expires: 11-13-27

OWNER'S DESIGNATION OF AGENCY

I _____ (*Owner's Name as it appears on the recorded warranty deed, see notes below if owned by a business), the fee simple owner of the property with the following legal description (as it appears on the warranty deed; attach separate sheet if necessary):

hereby affirm that _____ (Agent's Name) is hereby designated to act as agent of my behalf to petition the City of Delray Beach for _____ (application type). I certify that I have examined the application and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments and fees become part of the Official Records of the City of Delray Beach, Florida, and are not returnable.

SIGNATURE - OWNER

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 20____, by _____ (name of person acknowledging), who has produced _____ as identification and/or is personally known to me.

SIGNATURE - NOTARY PUBLIC

NOTARY SEAL OR STAMP

PRINT NAME - NOTARY PUBLIC

My Commission Expires: _____

*NOTE: When an application is executed on behalf of a corporation or business entity, documentation must be provided which demonstrates that the corporation's representative is authorized to act on behalf of the corporation; these forms are available on the website under Supplemental Forms.

OWNER'S CONSENT

I Lisa Ruth (*Owner's Name as it appears on the recorded warranty deed, see notes below if owned by a business), the fee simple owner of the property with the following legal description (as it appears on the warranty deed; attach separate sheet if necessary):

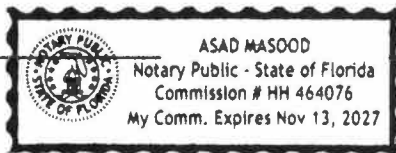
hereby petition to the City of Delray Beach for Ad Valorem (application type). I certify that I have examined the application and that all statements and diagrams submitted are true and accurate to the best of my knowledge. I consent inspections, photographing and placement of signs on the subject property by City Staff for purposes of consideration of this application and/or presentation to the approving body. Further, I understand that this application, attachments and fees become part of the Official Records of the City of Delray Beach, Florida, and are not returnable.

Lisa Ruth
SIGNATURE - OWNER

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22 day of January, 2025, by Lisa Marie Ruth (name of person acknowledging), who has produced _____ as identification and/or is personally known to me.

Asad Masood
SIGNATURE - NOTARY PUBLIC

NOTARY SEAL OR STAMP



ASAD MASOOD
PRINT NAME - NOTARY PUBLIC

My Commission Expires: 11-13-27

OWNER'S DESIGNATION OF AGENCY

I _____ (*Owner's Name as it appears on the recorded warranty deed, see notes below if owned by a business), the fee simple owner of the property with the following legal description (as it appears on the warranty deed; attach separate sheet if necessary):

hereby affirm that _____ (Agent's Name) is hereby designated to act as agent of my behalf to petition the City of Delray Beach for _____ (application type). I certify that I have examined the application and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments and fees become part of the Official Records of the City of Delray Beach, Florida, and are not returnable.

SIGNATURE - OWNER

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 20____, by _____ (name of person acknowledging), who has produced _____ as identification and/or is personally known to me.

SIGNATURE - NOTARY PUBLIC

NOTARY SEAL OR STAMP

PRINT NAME - NOTARY PUBLIC

My Commission Expires: _____

*NOTE: When an application is executed on behalf of a corporation or business entity, documentation must be provided which demonstrates that the corporation's representative is authorized to act on behalf of the corporation; these forms are available on the website under Supplemental Forms.