



# City of Delray Beach

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

## Advisory Board Agenda Historic Preservation Board

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Wednesday, September 17, 2025

5:01 PM

City Commission Chambers

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### 1. CALL TO ORDER

### 2. ROLL CALL

### 3. ELECTION OF OFFICERS

A. Chair

B. Vice Chair

C. 2nd Vice Chair

### 4. APPROVAL OF AGENDA

### 5. MINUTES

A. May 7, 2025

Attachments: [2025-05-07-HPB Minutes-DRAFT](#)

### 6. SWEARING IN OF THE PUBLIC

### 7. COMMENTS FROM THE PUBLIC

(NOTE: Comments on items that are NOT on the Agenda. Speakers will be limited to 3 minutes).

### 8. PRESENTATIONS

### 9. QUASI-JUDICIAL HEARING ITEMS

- A. Certificate of Appropriateness (2023-143):** Consideration of a Level 3 Site Plan, Certificate of Appropriateness, Landscape Plan, Architectural Elevations, Demolition, Relocation, Variances, Waivers, and Internal Adjustment request associated with an existing contributing multi-family residential property.

**Address:** 139-143 SE 7th Avenue, Marina Historic District

**PCN:** 12-43-46-16-01-126-0180

**Owner/Applicant:** 139 143 SE 7th Avenue, LLC

**Agent:** Steve Siebert

**Planner:** Katherina Paliwoda; paliwodak@mydelraybeach.com

**Attachments:**      [HPB SR-139-143 SE 7th Avenue-2025-09-17-FINAL](#)  
[Justification Statements-139-143 SE 7th Ave-2025-09-17](#)  
[Relocation Report-139-143 SE 7th Avenue-2025-09-17](#)  
[Demolition Report and Justification-139-143-2025-09-17](#)  
[Appraisal Report-139-143 SE 7th Ave-2025-09-17](#)  
[Color Samples and Materials-139-143 SE 7th Ave-2025-09-17](#)  
[Plans-139-143 SE 7th Avenue-2025-09-17](#)

- B. Certificate of Appropriateness (HP96-2025):** Consideration of a Certificate of Appropriateness & Level 1 Site Plan Modification request associated with the material and color change for the roof of a contributing one-story structure.

**Address:** 19 S. Swinton Avenue, Old School Square Historic District

**PCN:** 12-43-46-16-01-069-0090

**Owner/Applicant:** 19 S. Swinton, LLC

**Planner:** Michelle Hewett, Planner

**Attachments:**      [HPB SR-19 S. Swinton Avenue-2025-09-17](#)  
[Justification Statements-19 S. Swinton Avenue-2025-09-17](#)  
[Photographs-19 S. Swinton Avenue-2025-09-17](#)  
[Building Materials and Color-19 S. Swinton Avenue-2025-09-17](#)

- C. Certificate of Appropriateness (HP30-2025):** Consideration of a Certificate of Appropriateness, for the replacement and installation of windows and doors on a contributing single-family structure.

**Address:** 321 NW 1st Avenue, Old School Square Historic District

**PCN:**12-43-46-16-01-057-0080

**Owner/Applicant:** Karin Larson and Jason Bregman

**Planner:** Michelle Hewett, Planner

**Attachments:**      [HPB SR-321 NW 1st Avenue-2025-09-17](#)

[Justification Statements-321 NW 1st Avenue-2025-09-17](#)

[Photographs-321 NW 1st Avenue-2025-09-17](#)

[Window-Door Layout-321 NW 1st Avenue-2025-09-17](#)

[Window-Door Order-321 NW 1st Avenue-2025-09-17](#)

[Glass Sample-321 NW 1st Avenue-2025-09-17](#)

[Proposed Entry-321 NW 1st Avenue-2025--9-17](#)

## 10. LEGISLATIVE ITEMS - CITY INITIATED

## 11. REPORTS AND COMMENTS

### A. Staff

- Meeting Dates
- Project Updates

### B. Board Comments

## 12. ADJOURN

The City shall furnish appropriate auxiliary aids and services where necessary to afford an individual with a disability an equal opportunity to participate in and enjoy the benefits of a service, program, or activity conducted by the City. Please contact the Human Resources Department at (561) 243-7125 at least 24 hours prior to the program or activity for the City to reasonably accommodate your request. Adaptive listening devices are available for meetings in the Commission Chambers. If a person decides to appeal any decision made by the Board with respect to any matter considered at this meeting or hearing, such persons will need a record of these proceedings, and for this purpose such persons may need to ensure that a verbatim record of the proceedings is made. Such record includes the testimony and evidence upon which the appeal is to be based. The City does not provide or prepare such record. Two or more City Commissioners may be in attendance.