



**Steve Siebert Architecture**  
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AR 0017834

June 11, 2025

**City of Delray Beach**  
100 NW. First Ave.  
Delray Beach, FL 33444

**RE: Historic Preservation**  
**139 & 143 SE 7th Garage Report**  
**Delray Beach FL.**

To whom it may concern:

The following report is to confirm the current status and quality of the Single Car garage. Due to the age of the structure, and the fact that the site has been under development for several years even before the current client, the garage has since collapsed. At the time of purchase, we did get a chance to review and see the structure, however, did not get a chance to go inside due to the roof collapsing in on itself. Please see the image below at the time of sale.



The original structure was stacked blocks. However as it was only intended as a storage space for a wagon, the block was only mortared in and not reinforced. Due to the age and the roof falling apart, the main structure eventually collapsed. It was not habitable prior to the collapse due to the condition and damage to the roof structure. As a result, once it fell, it had to be cleaned up due to the safety concerns. It would not have been possible to repair the building after the collapse, it would have needed a full rebuild.

The structure may have been repaired at some point, but since there was no reinforcement and a minimal foundation, it would not have been a proper repair/safe repair. The only way to repair/bring it back, is to rebuild the structure completely. However, it will need to be built according to current codes and reinforced as the stacked block is not enough to keep it collapsing in the future.



Sincerely Yours,  
Steven W. Siebert  
Architect AR0017834

End-of-Narrative.  
Steve Siebert  
AR0017834



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100 NW. First Ave.  
Delray Beach, FL 33444

**RE: Historic Preservation  
139 & 143 SE 7th - Demolition  
Delray Beach FL.**

To whom it may concern:

The following is a brief narrative of the findings for the requirements of the LDR Sec. 4.5.1(F)(6) for the demolition of the existing Single car garage.

Currently, the garage functions as a storage area only, the original structure was converted from having a carriage door, into a single man door. Therefore, the main functionality was removed. There are no plans to reuse this building as continued storage, as it will not be safe for the new rental units and keeping it as a garage will not allow for car access as this will be dangerous to the units as well. In terms of value to the community and the current homes, removing the storage building will not affect the quality or value of the remaining buildings as it is only used as storage. Since it is storage, the original building was only built from stacked blocks and a simple flat roof, there are no windows or any architectural styles. There are many and frankly better example of preserved detached garages that should be kept in the Marina district, but due to the safety factors, the poor condition and since it has been previously modified, removing it will not be a negative on the site. As this was originally utilitarian, no architectural features were given other than the front entry carriage door, which has long been infilled and replaced with a standard man door.

Sincerely Yours,  
  
Steven W. Siebert  
Architect AR0017834

End-of-Comments.  
Steve Siebert