

# STAMBAUGH LAW FIRM

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November 23, 2020

The Historic Preservation Board  
City of Delray Beach  
1100 NW 1st Avenue  
Delray Beach, FL 33444

Re: Application for Conceptual Plan Review 711 SE 2nd Street

Dear Board Members:

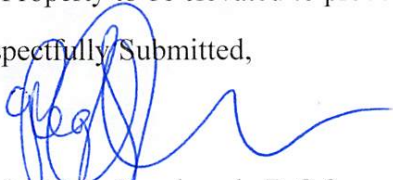
On behalf of Robert Pettinicchi, the longtime owner of 711 SE 2nd Street ("Property"), I am submitting this letter pursuant to Section 2.4.1 of the Preservation Ordinance to the City of Delray Beach. Accompanied herewith is also a general location map and a survey of the Property and a graphic representation of the proposed plan to change the use of the Property from a fourplex of small apartments to a duplex of two residences, one for Mr. Pettinicchi and his wife, and one for their daughter.

Mr. Pettinicchi has owned the Property exclusively since 1995, and jointly with his brother since 1989. (composite Exhibit A). A fourplex was built on the Property in 1953 (City building card as Exhibit B with photograph). In 1988, the City created the historic Marina District and the Property was **not** included as a contributing Property. However, in 2008, a second survey was conducted and at that time the Property was added as a contributing property. (Florida Master Site File #8 PB13903 as Exhibit C).

According to Jane Day, Ph.D., a renowned local preservationist and retired preservation consultant for the Town of Palm Beach, the surveyors in 2008 made a mistake by including the Property as a contributing property. (Resume as Exhibit D). In short, the age of a building, *per se*, does not make a property contributing and there is nothing remarkable about this building.

Dr. Day's expert opinion coupled with the affirming opinion of preservation architect, Gene Pandula, prompts this application by Mr. Pettinicchi to submit a request for demolition of the fourplex and replace it with a duplex, reducing the density of use and providing a residence where he and his wife may retire, living alongside their daughter. Removal of the fourplex will also allow the Property to be elevated to prevent flooding. (Concept drawings as composite Exhibit E).

Respectfully Submitted,



Reginald G. Stambaugh, B.C.S.