



# City of Delray Beach

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

## Advisory Board Agenda Historic Preservation Board

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Wednesday, June 4, 2025

5:01 PM

City Commission Chambers

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### 1. CALL TO ORDER

### 2. ROLL CALL

### 3. APPROVAL OF AGENDA

### 4. MINUTES

#### A. January 15, 2025

Attachments:     [2025-01-15-HPB Minutes-DRAFT-FINAL](#)

### 5. SWEARING IN OF THE PUBLIC

### 6. COMMENTS FROM THE PUBLIC

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

### 7. PRESENTATIONS

### 8. QUASI-JUDICIAL HEARING ITEMS

- A. Ad Valorem Tax Exemption (2025-160):** Recommendation to the City Commission for a Historic Property Ad Valorem Tax Exemption request associated with additions and alterations to a contributing structure

**Address:** 108 NW 4th Avenue, West Settlers Historic District

**Owner:** 108 NW 4th Avenue LLC; 108nw4th@gmail.com

**Planner:** Michelle Hewett; hewettm@mydelraybeach.com

**Attachments:**      [HPB SR-108 NW 8th Avenue-2025-06-04](#)  
                              [Plans-108 NW 4th Avenue-2025-06-04](#)  
                              [Before Survey-108 NW 4th Avenue-2025-06-04](#)  
                              [After Survey-108 NW 4th Avenue-2025-06-04](#)  
                              [Before Photographs-108 NW 4th Avenue-2025-06-04](#)  
                              [After Photographs-108 NW 4th Avenue-2025-06-04](#)  
                              [Tax Bill-108 NW 4th Avenue-2025-06-04](#)  
                              [Warranty Deed-108 NW 4th Avenue-2025-06-04](#)  
                              [Application-108 NW 4th Avenue-2025-06-04](#)  
                              [Certificate of Occupancy-108 NW 4th Avenue-2025-06-04](#)

- B. Certificate of Appropriateness (2025-176):** Consideration of a Certificate of Appropriateness for an after-the-fact siding replacement on a contributing single-family structure

**Address:** 49 Palm Square, Marina Historic District

**Owner:** Noel Smith; noelstime@gmail.com

**Applicant/Agent:** Roger Cope; copearchitectsinc@gmail.com

**Planner:** Michelle Hewett; hewettm@mydelraybeach.com

**Attachments:**      [HPB SR-49 Palm Square-2025-06-04](#)  
                              [Elevations-49 Palm Square-2025-06-04](#)  
                              [Photographs-49 Palm Square-2025-06-04](#)  
                              [Survey-49 Palm Square-2025-06-04](#)  
                              [Azek Bevel Siding NOA-49 Palm Square-2025-06-04](#)  
                              [Justification Statements-49 Palm Square-2025-06-04](#)

**C. Certificate of Appropriateness, Relocation, Variances and Waivers (2024-133):**

Consideration of a Certificate of Appropriateness, Relocation, Variances, & Waivers in association with the vertical relocation and alteration of the existing contributing structures (1,328 two-story main structure & 296 sq. ft. one-story guest cottage & - 1,644 sq. ft. overall), and construction of additions containing 3,814 sq. ft. (5,457 sq. ft. overall building).

**Address:** 46 Marine Way, Marina Historic District

**Owner:** Daniel E. Edwards; dianastav@comcast.net

**Applicant/Agent:** Catherina Edwards; kayedwards321@aol.com

**Planner:** Michelle Hewett; hewettm@mydelraybeach.com

**Attachments:**

[HPB Memo-46 Marine Way-2025-06-04](#)

[Justification Statements-46 Marine Way-2025-06-04](#)

[Original Plans-46 Marine Way-2025-03-05](#)

[Revised Plans-46 Marine Way-2025-06-04](#)

[Color and Materials-46 Marine Way-2025-03-05](#)

[Engineer Letters-46 Marine Way-2025-03-05](#)

[Movers Letter-46 Marine Way-2025-03-05](#)

[Original HPB Staff Report-46 Marine Way-2025-03-05](#)

**9. LEGISLATIVE ITEMS - CITY INITIATED****10. REPORTS AND COMMENTS****A. Staff**

- Meeting Dates
- Project Updates

**B. Board Comments****11. 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.