



## HISTORIC RESOURCES PRESERVATION BOARD REPORT

**HRPB Project Number 23-00100276:** Consideration of a Certificate of Appropriateness (COA) to construct a 4-unit apartment building at 31 South Ocean Breeze. The subject site is located in the Medium-Density Multi-Family Residential (MF-30) zoning district and has a future land use designation of Downtown Mixed Use (DMU). The property is a non-contributing resource in the South Palm Park Historic District.

**Meeting Date:** July 10, 2024

**Property Owner:** Tomas Restrepo, Ocean Breeze LW, LLC

**Applicant:** Juan Contin, Contin Architecture & Design

**Address:** 31 South Ocean Breeze

**PCN:** 38-43-44-21-15-027-0160

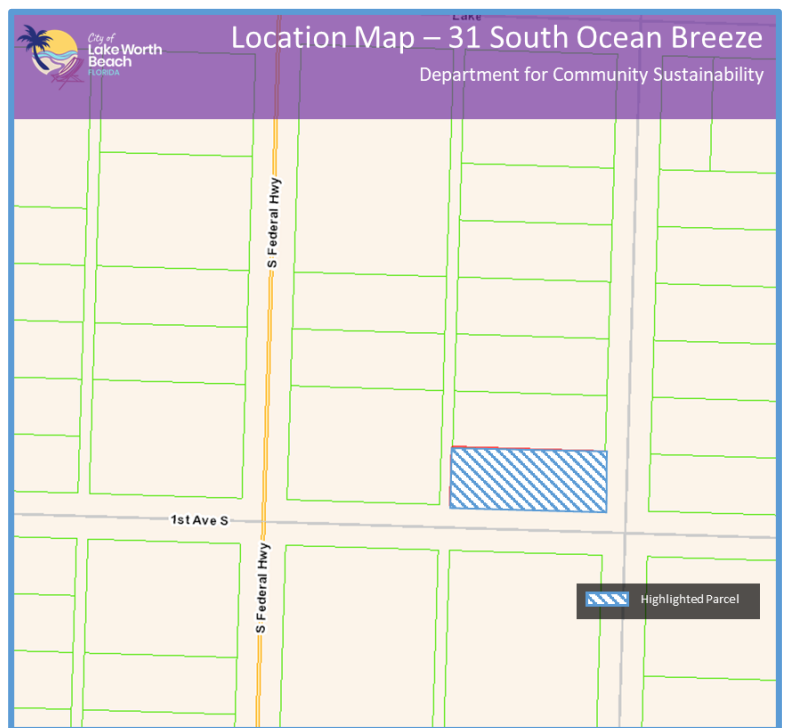
**Size:** ±0.155 acres / 6,750 sf

**General Location:** Northwest corner of South Ocean Breeze and 1<sup>st</sup> Avenue South

**Existing Land Use:** Vacant

**Future Land Use Designation:** Downtown Mixed Use (DMU)

**Zoning District:** Medium-Density Multi-Family Residential (MF-30)



## RECOMMENDATION

The documentation and materials provided with the application request were reviewed for compliance with the applicable guidelines and standards found in the City of Lake Worth Beach Land Development Regulations (LDRs), the Historic Preservation Design Guidelines, and for consistency with the Comprehensive Plan and Strategic Plan. The proposed Certificate of Appropriateness (COA) request is consistent with the Comprehensive Plan, Strategic Plan, LDRs, and Historic Preservation Design Guidelines, as conditioned. **Therefore, staff recommends approval with conditions.** The conditions are located on page 7 of this report.

## PROJECT DESCRIPTION

The applicant, Juan Contin, is requesting COA approval for the construction of a new one-story, four-unit residential building at 31 South Ocean Breeze. The building is designed with four residential units; three are one-bedroom units and one is a two-bedroom unit. Site improvements will include a surface parking area accessed from the alley as well as landscaping and fencing.

## PUBLIC COMMENT

Staff has not received any letters of support or opposition for this application.

## BACKGROUND

A one-story wood frame residence was constructed on the property c. 1922. The building was demolished in 1979. The site has been vacant since that demolition and has no active code cases or outstanding violations.

The applicants received a Minor Site Plan approval for the proposed four-unit building on June 21, 2024. The Minor Site Plan approval letter (#23-01400042) is included in this report as **Attachment D**.

## ANALYSIS

### *Consistency with the Comprehensive Plan and Strategic Plan*

The subject site has a Future Land Use (FLU) designation of Downtown Mixed Use (DMU). Per policy 1.1.1.7, the Downtown Mixed Use category is *intended to provide for the establishment and expansion of a broad range of office, retail, and commercial uses, and some residential within the traditional downtown core of the City. Diversity of retail uses is encouraged; however, certain commercial uses are not permitted in the Downtown Mixed Use category because they would be detrimental to the shopping or office functions of the area. The maximum density of permitted residential development is 40 dwelling units per acre. The preferred mix of uses area-wide is 75% residential and 25% non-residential.*

The City's Strategic Plan focuses on fostering safer neighborhoods, encouraging community pride, building a vibrant and diverse economy, planning for the future, and enhancing the natural, historic, and cultural environment of the City. Pillar II and Pilar IV of the Strategic Plan state that the City shall strengthen Lake Worth Beach as a community of neighborhoods and navigate towards a sustainable community. Pillars II.A, II.B, IV.A, and IV.E of the Strategic Plan state that the City shall diversify housing options; continue crime reduction and prevention in achieving a safe, livable and friendly community; achieve financial sustainability and stable tax base; and ensure facility placement, construction and development that anticipates and embraces the future.

**Analysis:** The proposed multi-family residential use is appropriate and intended in the DMU FLU designation. The project would allow for the infill of a vacant property near one of the City's Major Thoroughfares and in one of the City's Historic Districts with an architecturally appropriate and attractive design. The proposed building and associated site improvements will contribute towards Pillars II.A, II.B, IV.A, and IV.E of the City's Strategic Plan.

Based on the analysis above, the proposed development request is consistent with the goals, objectives, and policies of the City of Lake Worth Beach's Comprehensive Plan and Strategic Plan.

### Consistency with the Land Development Regulations - Zoning

**Medium-Density Multi-Family Residential (MF-30):** Per LDR Section 23.3-11(a), the "MF-30 medium-density multiple-family residential district" is intended to permit development of multiple-family structures. It is also intended to permit development of one-family and two-family structures. Provision is made for a variety of dwelling unit types in multiple-family structures on lots which meet minimum lot size requirements for multiple-family structures. Permitted dwelling unit types could include efficiency, one-bedroom, two-bedroom, and larger types. Provision is also made for a limited number of nonresidential uses for the convenience of residents. These nonresidential uses are compatible by reason of their nature and limited frequency of occurrence with an overall residential character.

The proposed new construction project is consistent with all site data requirements in the City's Land Development Regulations, as determined in the Minor Site Plan review process and approved in Minor Site Plan #23-01400042. The proposed site plan and architectural drawings are included in this report in **Attachment A**.

Development Standard		Required	Provided
Lot Area (min)		5,000 sf	6,750 sf
Lot Width (min)		50'	50'
Max. Density (units per acre)		30 du/ac x 0.155 ac = 4 du	4 du
Building Setbacks	Front	20'	20.75'
	Rear	10% depth = 13.5'	28'
	Side	10% width = 5'	6'
Minimum Living Area	1 bedroom	600 sf	600 sf
	2 bedrooms	750 sf	880 sf
Maximum Impermeable Surface	Entire lot	60%	59.5%
	Building	40%	39.7%
	Front Yard	75% permeable & landscaped	83%
Max Building Height		30' (2 stories)	17.5' (1 story with attic)
Maximum Wall Height at Side Setback		26' @ 5' setback up to 31' @ 10' setback	15' @ 6' setback
Max Floor Area Ratio (FAR)		0.75	0.62
Parking		7 spaces: (1.5 spaces/unit x 3 1-bed units) + (1.75 spaces/unit x 1 2-bed unit)	10 spaces: 3 off-street spaces, 1 bike rack, 6 on-street spaces
Alley Parking Backout		28' depth	28'

### Consistency with the Land Development Regulations – Historic Preservation

The proposed multi-family residential structure's design is described by the applicants as a Modern Vernacular design, inspired by the Wood Frame Vernacular style. Wood Frame Vernacular architecture describes the wood frame buildings that were common in early construction in South Florida from the 1890s until the 1930s, with limited construction of this style into the 1940s. These structures were built by local craftsmen, and typically had very little ornamental detailing. Covered front stoops or front porches were common, and windows were tall, typically with a 1:2 vertical proportion. Common, simple forms of architectural detailing included exposed rafter ends, decorative brackets under roof eaves, accented shingles, decorative gable vents, or ornamental porch columns. The Wood Frame Vernacular architectural style is covered as a primary style in the Lake Worth Beach Historic Preservation Design Guidelines, and that chapter is included in this report as **Attachment B**.

All new construction within a designated historic district shall be visually compatible. New buildings should take their design cues from the surrounding existing structures, using traditional or contemporary design standards and elements

that relate to existing structures that surround them and within the historic district as a whole. Building design styles, whether contemporary or traditional, should be visually compatible with the existing structures in the district. The visual compatibility criteria for new construction within the city's historic districts is located in [Section 23.5-4\(k\)\(3\)\(A\)](#) in the LDRs. Staff has reviewed the criteria and provided an analysis in the section below. The applicant has also submitted a Justification Statement, provided in this report as **Attachment C**.

**Section 23.5-4(k)3.A – Additional Guidelines for New Construction:** *In approving or denying applications for certificates of appropriateness for new construction, the City shall also, at a minimum, consider the following additional guidelines which help to define visual compatibility in the applicable property's historic district:*

- (1) *The height of proposed buildings shall be visually compatible and in harmony with the height of existing buildings located within the historic district.*

**Analysis:** While the height of the proposed building to the peak of the roof is slightly taller than the height of some of its immediate neighbors, it is in harmony with a number of other residential buildings along South Ocean Breeze, as shown in the applicant's streetscape drawings.

- (2) *The relationship of the width of the building to the height of the front elevation shall be visually compatible and in harmony with the width and height of the front elevation of existing buildings located within the district.*

**Analysis:** The width of the front elevation, as well as the relationship of the width and height of the front elevation (facing South Ocean Breeze) is in scale with the surrounding properties. The proposed new construction maintains the appropriate verticality for the Wood Frame Vernacular style.

- (3) *For landmarks and contributing buildings and structures, the openings of any building within a historic district should be visually compatible and in harmony with the openings in buildings of a similar architectural style located within the historic district. The relationship of the width of the windows and doors to the height of the windows and doors in a building shall be visually compatible with buildings within the district.*

**Analysis:** The proposal is new construction and therefore will not be a landmarked or contributing building. The proposed casement and fixed windows and glazed doors are compatible with the Wood Frame Vernacular inspiration of the design and are visually compatible with the surrounding district. The windows and doors are symmetrically placed along the elevations, and the placement of the windows and doors on the front elevation is drawn from existing Wood Frame Vernacular structures.

- (4) *The relationship of solids to voids in the front facade of a building or structure shall be visually compatible and in harmony with the front facades of historic buildings or structures located within the historic district. A long, unbroken facade in a setting of existing narrow structures can be divided into smaller bays which will complement the visual setting and the streetscape.*

**Analysis:** The elevations facing the adjacent streets (South Ocean Breeze and 1<sup>st</sup> Avenue South) have a regular rhythm of solids to voids and avoid expanses of black façade. The relationship of solids to voids is generally in harmony with neighboring buildings.

- (5) *The relationship of a building to open space between it and adjoining buildings shall be visually compatible and in harmony with the relationship between buildings elsewhere within the district.*

**Analysis:** The proposed building adheres to setback requirements within the current zoning code and is spaced appropriately in relation to neighboring buildings.

- (6) *The relationship of entrance and porch projections to sidewalks of a building shall be visually compatible and in harmony with the prevalent architectural styles of entrances and porch projections on buildings and structures within the district.*

**Analysis:** The proposed design provides separate exterior entrances for each unit, with three units accessed from 1<sup>st</sup> Avenue South (south elevation) and one unit accessed from South Ocean Breeze (front/east elevation). This entrance configuration allows the structure to effectively interact with both adjacent streets while maintaining a similar front façade to that of a historic Wood Frame Vernacular structure. The entrances are given visual emphasis full-size shutters and/or a small shed roof feature over the door.

- (7) *The relationship of the materials, texture and color of the façade of a building shall be visually compatible and in harmony with the predominant materials used in the buildings and structures of a similar style located within the historic district.*

**Analysis:** The proposed building will primarily have a smooth stucco exterior finish. Vertical siding will be added to the south elevation of units 2 and 3 to provide additional visual texture, differentiate them from the other units, and to better reference the Wood Frame Vernacular style. Stucco and siding are compatible and common to multiple architectural styles in the surrounding historic district.

- (8) *The roof shape of a building or structure shall be visually compatible and in harmony with the roof shape of buildings or structures of a similar architectural style located within the historic district.*

**Analysis:** The proposed structure has a steeply pitched gable roof, with the primary gable roofline running east-west, and two smaller cross gables and two dormers facing the south. A steeply pitched gable roof is appropriate for Wood Frame Vernacular architecture and is visually compatible with other structures in the South Palm Park Historic District.

- (9) *Appurtenances of a building, such as walls, wrought iron, fences, evergreen, landscape masses and building facades, shall, if necessary, form cohesive walls of enclosures along a street to ensure visual compatibility of the building to the buildings and places to which it is visually related.*

**Analysis:** The site features are appropriate for the structure and its context in the neighborhood.

- (10) *The size and mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible and in harmony with the buildings and places to which it is visually related.*

**Analysis:** The structure's size and mass are architecturally compatible in relation to its architectural features.

- (11) *A building shall be visually compatible and in harmony with the buildings and places to which it is visually related in its directional character: vertical, horizontal or non-directional.*

**Analysis:** The applicant has provided a streetscape showing the building in relation to those to either side of it. The building is taller than some of the nearby one-story properties, but the building is similar in height to other residential structures in the neighborhood and is significantly shorter than the nearby church structures. Furthermore, the vertical emphasis of the building's design is in harmony with the verticality of many of the neighboring properties.

- (12) *The architectural style of a building shall be visually compatible with other buildings to which it is related in the historic district, but does not necessarily have to be in the same style of buildings in the district. New construction*

*or additions to a building are encouraged to be appropriate to the style of the period in which it is created and not attempt to create a false sense of history.*

**Analysis:** The building is inspired by the Wood Frame Vernacular architectural style, while acknowledging and incorporating more contemporary design elements such as smooth stucco. The structure utilizes architectural features of the Frame Vernacular style but does not seek to replicate an existing historic structure.

*(13) In considering applications for certificates of appropriateness to install mechanical systems which affect the exterior of a building or structure visible from a public right-of-way, the following criteria shall be considered:*

*(a) Retain and repair, where possible, historic mechanical systems in their original location, where possible.*

**Analysis:** This requirement is not applicable to the new construction project.

*(b) New mechanical systems shall be placed on secondary facades only and shall not be placed on, nor be visible from, primary facades.*

**Analysis:** As shown in the submitted site plan, all mechanical equipment is placed outside the required side setbacks and will not be visible from the primary façade on South Ocean Breeze. Mechanical equipment that is nearest to 1<sup>st</sup> Avenue South will be screened by wood fencing and landscaping.

*(c) New mechanical systems shall not damage, destroy or compromise the physical integrity of the structure and shall be installed so as to cause the least damage, invasion or visual obstruction to the structure's building materials, or to its significant historic, cultural or architectural features.*

**Analysis:** This requirement is not applicable to the new construction project.

*(14) The site should take into account the compatibility of parking facilities, utility and service areas, walkways and appurtenances. These should be designated with the overall environment in mind and should be in keeping visually with related buildings and structures.*

**Analysis:** The off-street parking spaces are located at the rear of the property with access from the alley, which is a common configuration for parking throughout the City's historic district. The proposed site design is compatible with the surrounding neighborhood.

#### **Consistency with the Historic Preservation Design Guidelines**

Per the Lake Worth Beach Historic Guidelines, *"New construction can be designed utilizing the architectural language of one of the 10 defined primary styles, or an alternative yet compatible style. It is very important that new construction not hybridize the styles, borrowing pieces from one and another. This approach creates confusion and dilutes the intrinsic value of the historic structures and styles. The best approach is to choose one style of architecture, and to design a structure that utilizes the common characteristics, proportions, and materials of that style."* The Wood Frame Vernacular architectural style is covered as a primary style in the Lake Worth Beach Historic Preservation Design Guidelines, and that chapter is included in this report as **Attachment B**.

**Analysis:** New construction in the City's historic districts is not limited to any particular architectural style, but staff always recommends that projects are designed solely within one architectural style. The proposed multi-family structure at 31 South Ocean Breeze incorporates character-defining features commonly associated with the Wood Frame Vernacular architectural style.

The one-story building has steeply pitched gable roofs and dormers. While Wood Frame Vernacular buildings in Lake Worth Beach traditionally had wood shingles, rolled roofing, or metal shingles for their roofing material, the proposed design uses standing seam metal roofing. While this roofing material is atypical for historic structures in Lake Worth Beach, standing seam metal roofing does have historic precedent on Wood Frame Vernacular structures elsewhere in Florida.

The primary elevations (east and south) feature symmetrical designs; the units' front doors are given visual emphasis by full-size shutters (units #1 and 4) or a small shed roof over the entrance (units #2 and 3). Each unit is further differentiated from the others by a cross gable or dormer over the entrance (units #1-3) and vertical siding on the south elevation (units #2 and 3). The fenestration incorporates four-light and six-light casement and fixed windows as well as multi-light glazed doors. Shutters on units #1 and 4 also add visual interest to the design.

The proposed building will primarily have a smooth stucco wall finish, which is atypical for a Wood Frame Vernacular design; this design choice most explicitly conveys the applicant's intent to provide a modernized version of the Frame Vernacular style. The vertical siding on units #2 and 3 more directly references the Wood Frame Vernacular style. The vertical siding will also terminate one foot above the ground to provide the appearance of a raised foundation, which was a common construction feature of early houses in Lake Worth Beach for ventilation and air circulation.

## CONCLUSION AND CONDITIONS

The proposed COA application, as conditioned, is consistent with the City's Land Development Regulations and the Historic Preservation Design Guidelines for new construction. Therefore, staff recommends approval with conditions, provided below:

### Conditions of Approval:

1. The windows and doors shall utilize glazing that is clear, non-reflective, and without tint. Low-E (low emissivity) is allowed but the glass shall have a minimum 60% visible light transmittance (VLT) measured from the center of glazing. Glass tints or any other glass treatments shall not be combined with the Low-E coating to further diminish the VLT of the glass.
  - a. Front doors and bathroom windows may utilize a white interlayer for privacy.
2. All divided light patterns shall be created utilizing exterior raised applied muntins. Exterior flat muntins or "grids between the glass" shall not be used.
3. The windows shall be recessed a minimum of two inches (2") in the wall and shall not be installed flush with the exterior wall.
4. The exact design of the windows and doors shall be reviewed by staff at permitting.
5. The south elevation of units #2 and 3 shall utilize vertical cementitious lap siding (often called Hardie siding). Plans submitted at permit shall show corner boards and sill plate details for the faux board and batten siding.
6. The roofing material shall be standing seam metal roofing in a white finish. The seams of the roofing shall not be more than one (1) inch high.
7. All conditions from 23-01400042 still apply, unless specifically superseded in this approval.

## BOARD POTENTIAL MOTION:

I MOVE TO **APPROVE** HRPB Project Number 23-00100276 with staff-recommended conditions for a Certificate of Appropriateness (COA) to construct a 4-unit apartment building at **31 South Ocean Breeze**, based upon the competent substantial evidence in the staff report and pursuant to the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements.

I MOVE TO **DISAPPROVE** HRPB Project Number 23-00100276 for a Certificate of Appropriateness (COA) to construct a 4-unit apartment building at **31 South Ocean Breeze**, because the Applicant has not established by competent substantial

evidence that the application complies with the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements.

***Consequent Action:*** *The Historic Resources Preservation Board's decision will be the final decision for the COA. The Applicant may appeal the Board's decision to the City Commission.*

#### ATTACHMENTS

- A. Architectural Plan Set, Renderings, and Survey
- B. Historic Preservation Design Guidelines – Wood Frame Vernacular and New Construction
- C. Applicant's Justification Statement
- D. Minor Site Plan Approval Letter (#23-01400042)