



**MEMORANDUM DATE:** June 9, 2021

**AGENDA DATE:** June 16, 2021

**TO:** Chair and Members of the Historic Resources Preservation Board

**RE:** **312 12<sup>th</sup> Avenue North**

**FROM:** Jordan Hodges, Senior Preservation Coordinator  
Abraham Fogel, Preservation Planner  
Department for Community Sustainability

**TITLE: HRPB Project Number 21-00100164:** A Certificate of Appropriateness (COA) for the construction of a new +/- 817 square foot addition and exterior alterations for the single-family residence at 312 12<sup>th</sup> Avenue North; PCN #38-43-44-21-15-366-0010. The subject property is located within the Mixed-Use Federal Highway (MU-FH) zoning district and is a noncontributing resource within the Northeast Lucerne Local Historic District.

**OWNER:** POINTED EARS FLIPS LLC  
Jill Gorelick  
4214 Burns Heritage Trail NE  
Roswell, GA 30075

**ARCHITECT:** GBH Architecture  
Geoffrey Harris  
605 North Lakeside Drive #3  
Lake Worth Beach, FL 33460

**PROPERTY DEVELOPMENT HISTORY:**

Per documentation within the City's property files, there were originally two (2) residential structures on the parcel, constructed between 1925 and 1938. Although no architectural drawings of the buildings are available in the City's property file, property cards from the 1940s and 1950s, included as **Attachment A**, describe the structures as being of wood frame construction on pier and continuous wall foundations, having gable roofs, and wood windows. In 1938, an integral garage was added to the existing structure fronting 12<sup>th</sup> Avenue North. A building permit from 1976 indicates that the structure fronting North Federal Highway was demolished due to fire damage. A major renovation to the existing structure also took place in 1976. The renovation included removal of the garage, roof replacement, window replacement, and interior renovations to reconfigure the floor plan and upgrade the plumbing and electrical. Photos of the existing property are included as **Attachment B**.

**PROJECT DESCRIPTION:**

The property owner, Jill Gorelick on behalf of POINTED EARS FLIPS LLC, is requesting approval for the following:

- Window and door replacement, siding replacement, and roof replacement for the existing structure
- Construction of a new +/- 101 square foot front porch on the south side of the existing structure
- Construction of a new +/- 449 square foot addition on the west side of the existing structure
- Construction of a new +/- 267 square foot front porch on the west side of the addition

The subject property is a 50' x 135' (6,750 square foot) platted lot of record located on the northeast corner of 12<sup>th</sup> Avenue North and North Federal Highway in Lake Worth Beach. The property is located in the Mixed-Use Federal Highway (MU-FH) zoning district and retains a Future Land Use (FLU) designation of Mixed Use East (MU-E).

The application will require the following approval:

1. **Certificate of Appropriateness (COA)** for a new +/- 817 square foot addition that includes additional living space and two (2) covered porches, and window and door replacement

**STAFF RECOMMENDATION:** Staff recommends approval with conditions as provided on pages 8 and 9.

**PROPERTY DESCRIPTION:**

Owner	POINTED EARS FLIPS LLC, Jill Gorelick
General Location	Northeast corner of 12 <sup>th</sup> Avenue North and North Federal Highway
PCN	38-43-44-21-15-366-0010
Zoning	Mixed-Use Federal Highway (MU-FH)
Existing Land Use	Single Family Residence
Future Land Use Designation	Mixed Use East (MU-E)



**SITE ANALYSIS:**

**Surrounding Properties**

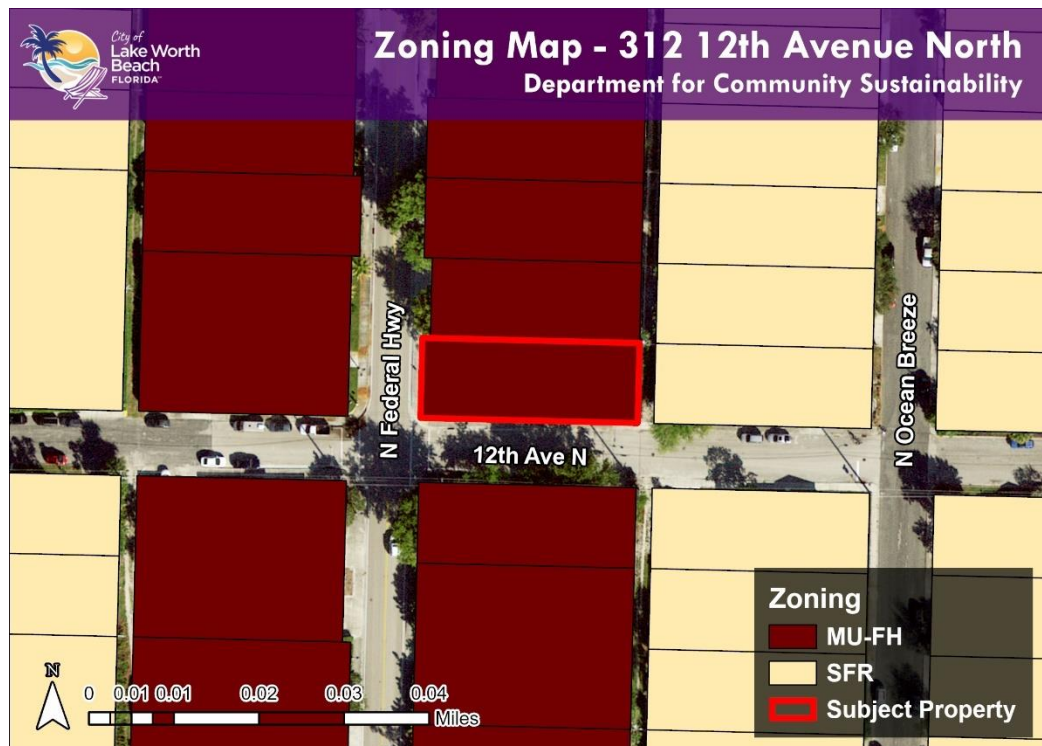
The site is surrounded by similar structures with similar Zoning and FLU designations, and thus, are found to be compatible with the existing and proposed residential use on the subject site. The following summarizes the nature of the surrounding properties adjacent to the subject site:

**NORTH:** Immediately north of the subject site is 1208 North Federal Highway, a multi-family structure. This area contains a FLU designation of MU-E and a zoning designation of MU-FH.

**SOUTH:** Immediately south of the subject site across 12<sup>th</sup> Avenue North is 1130 North Federal Highway, a multi-family structure. This area contains a FLU designation of MU-E and a zoning designation of MU-FH.

**EAST:** East of the subject site across the rear alley is 1201 North Ocean Breeze, a single-family residence. This area contains a FLU designation of SFR and a zoning designation of SF-R.

**WEST:** West of the subject site across North Federal Highway is 1205 North Federal Highway, a commercial structure. This area contains a FLU designation of MU-E and a zoning designation of MU-FH.



**Consistency with the Comprehensive Plan**

The subject is located in the Mixed Use East Future Land Use (FLU) designation. Per Policy 1.1.1.5 in the City’s Comprehensive, the FLU designation allows residential development with a maximum density of 30 per acre. The proposed density for the project is 7 units per acre. As the proposed structure has a proposed density of less than 30 units per acre, it is consistent with the intent of the Mixed Use East designation.

The project also encourages architectural design that complements the City’s appearance, consistent with Objective 3.2.4.

**LAND DEVELOPMENT CODE REQUIREMENTS:**

<b>Land Development Code Requirements</b>		
<b>Code References</b>	<b>23.3-10 (MF-20); 23.4-10 (Off-street parking)</b>	
	<b>Required</b>	<b>Existing/Proposed</b>
Lot Area	5,000 sf.	6,750 sf.
Lot Width	50’-0”	50’-0”
Building Height	30’-0” (2 stories)	11’-2”
Setback - Front	20’-0”	62’-9”
Setback - Side	North: 5’-0” (10% of lot width) South: 5’-0” (10% of lot width)	North: 9’-2” South: 14’-0”
Setback - Rear	13’-6” (10% of lot depth)	<b>11’-0” (existing nonconformity)</b>
Impermeable Surface Total <sup>(1)</sup>	60.0% total (4,050 sf.)	30.0% (2,004 sf.)
Front Yard Impermeable	900 square feet or 75% pervious and landscaped	100% (1,000 sf.)
Maximum Building Coverage <sup>(1)</sup>	40.0% maximum (3,037 sf.)	23.0% (1,571 sf.)
Density/Number of Units	3 dwelling units	1 dwelling unit
Floor Area Ratio <sup>(1)</sup>	0.55 (3,712 sf.) maximum	0.23 (1,571 sf.)
Living Area	800 sf. minimum	1,203 sf.
Parking	Two (2) off-street spaces	Two (2) spaces
Parking Dimensions	9’x18’ perpendicular or angled off street 9’x28’ perpendicular or angled off alley 9’x22’ parallel	9’x19’

(1)- Medium lot (lots 5,000 square feet to 7,499 square feet)

Pursuant to LDR Section 23.3-16(b)(1), multiple-family, two-family and **single-family** residential uses may be established in the MU-FH district subject to the provisions of section 23.3-10. The proposed additions are consistent with all site data requirements in the City’s Land Development Regulations. The application, as proposed, meets the minimum off-street parking requirements and complies with all impermeable

surface requirements, building coverage allotments, and required building setbacks. The proposed site plan and architectural drawings are included in this report as **Attachment C**.

### **Existing Non-Conformities**

The existing historic structure has legal non-conforming setbacks that do not comply with minimum setback requirements provided within Section 23.3-11 of the Lake Worth Beach Land Development Regulations. Pursuant to LDR Section 23.5-3(d), Non-conforming buildings and structures:

1. *Nonconforming buildings and structures may be enlarged, expanded or extended subject to these LDRs, including minimum site area and dimensions of the district in which the building or structure is located. No such building or structure, however, shall be enlarged or altered in any way so as to increase its nonconformity. Such building or structure, or portion thereof, may be altered to decrease its nonconformity, except as hereafter provided.*

The proposed additions comply with current zoning requirements and do not increase the non-conforming setback of the existing structure.

### **HISTORIC PRESERVATION ANALYSIS:**

#### **Certificate of Appropriateness**

All additions and exterior alterations to structures within a designated historic district are subject to visual compatibility criteria. Staff has reviewed the documentation and materials provided in this application and outlined the applicable guidelines and standards found in the City's Historic Preservation Ordinance, detailed in the section below.

#### Section 23.5-4(K)(1) *General guidelines for granting certificates of appropriateness*

1. *In general.* In approving or denying applications for certificates of appropriateness, the city shall, at a minimum, consider the following general guidelines:
  - A. What is the effect of the proposed work on the landmark or the property upon which such work is to be done?

**Staff Analysis:** It is the analysis of staff that the new additions to the single-family structure located at 312 12<sup>th</sup> Avenue North will result in a significant change to the structure's appearance. However, the building currently retains a noncontributing designation status and permit records indicate that the building has undergone significant alterations over time. The proposed alterations include window replacement with new impact single-hung products, siding replacement with new cementitious lap siding, the installation of a new covered porch, and the construction of an addition to the west side of the property with a new porch.

- B. What is the relationship between such work and other structures on the landmark site or other property in the historic district?

**Staff Analysis:** The proposed work will not have a direct visual effect on the surrounding properties within the district. It is staff's analysis that the proposal will not adversely affect neighboring structures within the district.

- C. To what extent will the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture, materials and color of the landmark or the property be affected?

**Staff Analysis:** The building currently retains a noncontributing designation status and has been substantially altered over the years. The applicant plans on replacing the existing siding with new cementitious lap siding and replacing the windows with new impact single-hung products. The proposal does include an addition to the west façade and a new porch for the south façade, which will alter the massing and arrangement of the existing building.

- A. Would denial of a certificate of appropriateness deprive the property owner of reasonable beneficial use of his property?

**Staff Analysis:** No, denial of the COA would not deprive the applicant of reasonable use of the property.

- E. Are the applicant's plans technically feasible and capable of being carried out within a reasonable time?

**Staff Analysis:** The plans are feasible and could be carried out in a reasonable timeframe.

- F. Are the plans (i) consistent with the city's design guidelines, once adopted, or (ii) in the event the design guidelines are not adopted or do not address the relevant issue, consistent as reasonably possible with the applicable portions of the United States Secretary of the Interior's Standards for Rehabilitation then in effect?

**Staff Analysis:** The design of the additions generally complies with the City of Lake Worth Beach Design Guidelines. The addition utilizes a gable roof with similar massing and fenestration to the existing structure. The replacement products for the existing structure; windows, doors, and siding, are Design Guidelines compliant with the provided conditions of approval.

- G. What are the effects of the requested change on those elements or features of the structure which served as the basis for its designation and will the requested changes cause the least possible adverse effect on those elements or features?

**Staff Analysis:** The building is a noncontributing resource and is not a individually designated historic structure.

2. For noncontributing structures in historic districts, alterations and additions that are determined to not be visible from a public street shall not require further administrative review; alterations and additions that are visible from a public street shall be reviewed only for their compliance with the LDRs and whether the addition or alteration's height, mass and orientation to a public street are compatible with neighboring buildings in the district, and whether major changes to the building include design and materials compatible with the district as a whole and maintain an overall integrity of architectural style for the building. Therefore, the following questions should be considered:

- A. Is this a change to a primary facade?

**Staff Analysis:** Yes. The parcel has frontage on both North Federal Highway and 12<sup>th</sup> Avenue North.

- B. Is the change visually compatible and in harmony with its neighboring properties as viewed from a public street?

**Staff Analysis:** The changes to the existing structure include siding replacement, window replacement, and the construction of a new front porch. An addition is also proposed on the west façade of the structure fronting North Federal Highway. The proposed alterations are visually compatible with neighboring structures with the provided conditions of approval.

### **Historic Preservation Design Guidelines Analysis**

The residence at 312 12<sup>th</sup> Avenue North was constructed circa 1925, and per the property appraiser's cards from the 1940's and 1950's, the building featured many characteristics that would commonly be associated with 1920's Frame Vernacular architecture. The building has been altered substantially over the years, including a major renovation in the 1970's which demolished portions of the building, altered the window sizes and styles, and moved window openings. Today, the building bares little semblance to the City's inventory of Frame Vernacular buildings from the period.

### **Alterations to existing structure**

**Staff Analysis:** The proposal requests to replace the existing aluminum siding with new cementitious lap siding and to replace the 1970's metal single hung windows with new impact single hung windows. The window and door surrounds are also proposed to be replaced with new cementitious trim and sills. Per the Design Guidelines, these alterations could be approved administratively by staff, with the pertinent conditions of approval. The request also proposes to install a new porch over an existing slab at the current entry on the south façade. The design of the porch is simple, with three wood columns supporting a shed roof.

Historically, divided-light patterns were consistent with the proportions of the windows. As proposed, all single-hung windows will utilize a 2/1 divided-light pattern despite varying their varying sizes (height and width). Staff recommends the following divided-light patterns:

- Window Type A and B: 3/1 divided-light pattern
- Window Type C and E: 2/2 divided-light pattern
- Window Type D: 2/1 divided-light pattern (as proposed)

### Addition

**Staff Analysis:** The request proposes a new +/- 17'-4" x 26'-8" addition to the west side of the building housing a new kitchen and master bedroom. The addition features a side gable roof and ties into the existing gable roof via an extension, creating a cross gable configuration. The roof is proposed to be clad in new dimensional asphalt shingles, matching the roofing material on the existing structure.

The applicant has provided two (2) siding materials for the addition, illustrated in the architectural plan set (**Attachment C**) on sheets HPR-2A, HPR-2B, HPR-3A, and HPR-3B. The first option, provided on sheets 2A and 3A, proposes a new cementitious board and batten siding, which was a common siding treatment on frame constructed houses from the 1920s. The board and batten siding is compatible with the cementitious lap siding proposed on the existing portion of the structure, and is complimentary to the design of the structure.

The second option, provided on sheets 2B and 3D, proposes a smooth stucco finish with score vertical and horizontal score lines on the north and south facades. Although the structure has undergone numerous alterations overtime, it is staff's recommendation that the addition should seek the appearance of a uniform building of frame construction with typical frame building siding materials. Staff has added a condition of approval to utilize the board and batten design as the exterior siding material.

### **PUBLIC COMMENT:**

At the time of publication of the agenda, staff has received no public comment.

### **CONCLUSION:**

The proposed application, as conditioned, is generally consistent with the City's Land Development Regulations, Historic Preservation Ordinance, and the Lake Worth Beach Historic Preservation Design Guidelines. Therefore, staff recommends approval with the conditions listed below to allow for exterior alterations and an addition for the property located at 312 12<sup>th</sup> Avenue North.

### **Conditions of Approval**

1. The windows and doors shall be wood, wood-clad, aluminum, vinyl, or fiberglass subject to staff review at permitting.
2. The windows shall be recessed in the walls to the same depth as the existing windows and shall utilize a historically compatible trim and sill detail. A detailed drawing illustrating the window trim and sill detail shall be submitted and reviewed as part of the building permit application plan set.
3. All proposed divided light patterns shall be created utilizing exterior raised applied triangular muntins. External flat muntins and "grids between the glass" shall not be approved.
4. All glazing shall be clear, non-reflective, and without tint. Low-E (low emissivity) is allowed but the glass shall have a minimum 70% 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.



5. The windows and doors shall be replaced in their original openings, and the openings shall not be made smaller by building in the framing or made larger by expanding the opening, unless otherwise stated in the proposed plans and approved by the HRPB.
6. The glazed doors shall utilize clear, frosted, or obscure glass, or glass with a clear Low-E coating that has a minimum 70% visible light transmittance (VLT). Tinted, highly reflective, etched, or leaded glass shall not be used. Alternate exterior door designs shall be subject to staff review at permitting.
7. The new cementitious lap siding for the existing structure shall have a 6" to 7" reveal.
8. The siding material for the addition shall utilize the cementitious board and batten option.
9. The new roof shall be a dimensional asphalt shingle roof. Staff recommends white or light grey shingles for the greatest energy efficiency.
10. Staff *recommends* that two windows (Window Schedule Type A) be installed on either side of the pair of French doors on the west façade.
11. Staff *recommends* that Window Type A and B utilize a 3/1 divided-light pattern, Window Type C and E utilize a 2/2 divided-light pattern, and Window Type D utilizes 2/1 divided-light.

**POTENTIAL MOTION:**

I MOVE TO **APPROVE** HRPB Project Number 21-00100164, with staff recommended conditions of approval for a Certificate of Appropriateness (COA) for exterior alterations and an addition for the single-family residence at **312 12<sup>th</sup> Avenue North**, 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 **DENY** HRPB Project Number 21-00100164 a Certificate of Appropriateness (COA) for exterior alterations and an addition for the single-family residence at 312 12<sup>th</sup> Avenue North, because the applicant has not established by competent substantial evidence that the application is in compliance with the City of Lake Worth Beach Land Development Regulation and Historic Preservation requirements.

**ATTACHMENTS:**

- A. Property File Documentation
- B. Current Photos
- C. Proposed Architectural Plans