

Historic Background for:

Halberg Residence (former Franklin House)

120 NW 4th Avenue
Delray Beach, Florida 33444

The home is affectionately known as the Franklin House, because Willie and Mildred Franklin owned it prior to their passing and the subsequent purchase of the home, by the Delray CRA in 2000.

The home is located in the West Settlers Historic District.

The District was designated for listing on the Local Register of Historic Places in February 1997 due to the high degree of historical significance and association with pioneering African-American families who helped settle Delray Beach.

William Robinson owned Lot #13 (120 NW 4th Avenue), according to the 1913 tax assessment records. Mr. Robinson, an African-American pioneer who came to Delray in 1901, built the house for Joe and Rosa Young in 1920. Joe & Rosa were respected members of the Delray Community in the early 20's. Sometime later, between 1926 & 1949, a garage was added to the property. According to Delray building cards, the home was remodeled and an addition put on in 1944.

In late 2000 the Historic Preservation Board tabled a request to demolish the residence and garage, for a parking lot, because timing of a proposed CRA project was uncertain. Later in 2001, The Board approved the demolition of the garage because the structure was damaged beyond repair and deemed structurally unsound.

In 2010, The Historic Preservation Board approved a Certificate of Appropriateness to restore the home to its current condition.

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LDR 4.5.1 (E)(7) Visual Compatibility Standards

- a. Height: The height of proposed buildings or modifications shall be visually compatible in comparison or relation to the height of existing structures and buildings in a historic district for all major and minor development. For major development, visual compatibility with respect to the height of residential structures, as defined by 4.5.1(E)(2)(a), shall also be determined through application of the following: [Amd. Ord. 38-07 2/5/08]
The height of the proposed addition is identical to the existing structure – the roof-line simply extends further West with the same pitch/height/slope/ & overhang. Note, While “rotated” to match the rear-property line, even the garage roof design matches the existing pitch/height/slope & overhang.
- b. Front Façade Proportion: The front facade of each building or structure shall be visually compatible with and be in direct relationship to the width of the building and to the height of the front elevation of other existing structures and buildings within the subject historic district. [Amd. Ord. 38-07 2/5/08]
NO Change to the Front Façade (existing to remain)
- c. Proportion of Openings (Windows and Doors): The openings of any building within a historic district shall be visually compatible with the openings exemplified by prevailing historic architectural styles of similar buildings within the district. The relationship of the width of windows and doors to the height of windows and doors among buildings shall be visually compatible within the subject historic district. [Amd. Ord. 38-07 2/5/08]
The proposed windows are similar in size and style to the existing windows. (the heads will all align with matching trim-boards to terminate the siding and matching shutters in-every-way (size/style/shape/color) NOTE: all shutters will be ½ the width of the adjacent window.
- d. Rhythm of Solids to Voids: The relationship of solids to voids of a building or structure shall be visually compatible with existing historic buildings or structures within the subject historic district for all development, with particular attention paid to the front facades. [Amd. Ord. 38-07 2/5/08]
The proposed rhythm of solids to voids complements and aligns with the existing contributing structure. The proposed master-bedroom addition is to the rear of the contributing structure. While hidden from the front view, both the North & South Elevations will appear to be an exact replica extension to the contributing structure.
- e. Rhythm of Buildings on Streets: The relationship of buildings to open space between them and adjoining buildings shall be visually compatible with the relationship between

existing historic buildings or structures within the subject historic district. [Amd. Ord. 38-07 2/5/08]

Not applicable – no proposed change to the street view.

f. Rhythm of Entrance and/or Porch Projections: The relationship of entrances and porch projections to the sidewalks of a building shall be visually compatible with existing architectural styles of entrances and porch projections on existing historic buildings and structures within the subject historic district for all development.

[Amd. Ord. 38-07 2/5/08]

Not applicable – no proposed change to the street view.

g. Relationship of Materials, Texture, and Color: The relationship of materials, texture, and color of the facade of a building and/or hardscaping shall be visually compatible with the predominant materials used in the historic buildings and structures within the subject historic district. [Amd. Ord. 38-07 2/5/08]

No new materials proposed (all will MATCH the existing structure)

h. Roof Shapes: The roof shape, including type and slope, of a building or structure shall be visually compatible with the roof shape of existing historic buildings or structures within the subject historic district. The roof shape shall be consistent with the architectural style of the building. [Amd. Ord. 38-07 2/5/08]

The roof shape, type, slope, etc. is designed to match the existing.

i. Walls of continuity: Walls, fences, evergreen landscape masses, or building facades, shall form cohesive walls of enclosure along a street to ensure visual compatibility with historic buildings or structures within the subject historic district and the structure to which it is visually related. [Amd. Ord. 38-07 2/5/08]

The existing fence & landscape to remain (slight modification where the proposed pool is added)

j. Scale of Building: The size of a building and the building mass in relation to open spaces, windows, door openings, balconies, porches, and lot size shall be visually compatible with the building size and mass of historic buildings and structures within a historic district for all development. To determine whether the scale of a building is appropriate, the following shall apply for major development only: [Amd. Ord. 38-07 2/5/08]

A recessed side porch is added to the South elevation. This inset-design brings a needed break to the long-length of historic profile.

k. Directional Expression of Front Elevation: A building shall be visually compatible with the buildings, structures, and sites within a historic district for all development with regard to its directional character, whether vertical or horizontal. [Amd. Ord. 38-07 2/5/08]

Complies with the condition, when considering the contributing structures in the neighborhood.

I. Architectural Style: All major and minor development shall consist of only one architectural style per structure or property and not introduce elements definitive of another style. [Amd. Ord. 38-07 2/5/08]

All proposed Architectural Style and elements shall match the existing structure.

k. Additions to individually designated properties and contributing structures in all historic districts: Visual compatibility shall be accomplished as follows: [Amd. Ord. 01-12 8/21/12]; [Amd. Ord. 38-07 2/5/08]

The proposed covered addition is designed to be visually compatible with the existing historic .

1. Additions shall be located to the rear or least public side of a building and be as inconspicuous as possible. [Amd. Ord. 38-07 2/5/08]

The new addition is located in the rear of the building.

2. Additions or accessory structures shall not be located in front of the established front wall plane of a historic building. [Amd. Ord. 38-07 2/5/08] **The new addition is located in the rear of the building.**

3. Characteristic features of the original building shall not be destroyed or obscured. [Amd. Ord. 38-07 2/5/08]

Not applicable, all characteristic features shall remain. Refer to proposed elevations.

4. Additions shall be designed and constructed so that the basic form and character of the historic building will remain intact if the addition is ever removed. [Amd. Ord. 38-07 2/5/08]

If the new addition was every to be demo. The existing structure will remain intact. Refer to proposed elevations.

5. Additions shall not introduce a new architectural style, mimic too closely the style of the existing building nor replicate the original design, but shall be coherent in design with the existing building. [Amd. Ord. 38-07 2/5/08]

The addition (totally) matches all existing original design.

6. Additions shall be secondary and subordinate to the main mass of the historic building and shall not overwhelm the original building. [Amd. Ord. 38-07 2/5/08]

The addition is secondary and subordinate to the existing historic house. (the design does not overwhelm the original building)

end.