



Historic Preservation Board Regular Meeting

Agenda

October 13, 2021 @ 9:00 am

City Hall Commission Chamber
401 S. Park Avenue

welcome

Agendas and all backup material supporting each agenda item are accessible via the city's website at cityofwinterpark.org/bpm and include virtual meeting instructions.

assistance & appeals

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office ([407-599-3277](tel:407-599-3277)) at least 48 hours in advance of the meeting.

"If a person decides to appeal any decision made by the Board with respect to any matter considered at this hearing, a record of the proceedings is needed to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." (F.S. 286.0105).

please note

Times are projected and subject to change.

-
1. Call to Order
 2. Consent Agenda
 - a. Approval of the September 8, 2021 Meeting Minutes. 1 minute
 3. Staff Updates
 4. Citizen Comments (for items not on the agenda): Three minutes allowed for each speaker
 5. Non-Action Items
 6. Action Items
 7. Public Hearings
 - a. HDA #21-08 Request by Rodie Washington to designate the property and home at 890 Carver Street to the Winter Park Register of Historic Places. 10 minutes
 - b. HDA #21-10 Request by Angelo and Julie Segarra to designate their property and home built in 1925 at 1548 Highland Road to the Winter Park Register of Historic Places. 5 minutes
 - c. COR #21-09 Request by Angelo and Julie Segarra for approval to build a new two-story garage with a garage apartment. 20 minutes
THIS ITEM HAS BEEN TABLED TO THE NOVEMBER 10, 2021 REGULAR HISTORIC PRESERVATION BOARD MEETING.
 - d. HDA #21-09 Request by M. Christina Delk to designate the property and buildings built in 1915 and 1935 at 424 and 422 Henkel Circle to the Winter Park Register of Historic Places. 10 minutes
 8. Board Comments
 9. Adjournment



Historic Preservation Board agenda item

item type	Consent Agenda	meeting date	October 13, 2021
prepared by	Jeffrey Briggs	approved by	
board approval	Completed		
strategic objective			

subject

Approval of the September 8, 2021 Meeting Minutes.

motion / recommendation

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[September 8 HPB Draft Minutes.pdf](#)



Historic Preservation Board Minutes

September 8, 2021 at 9:00 a.m.

401 S. Park Avenue | In-Person | Winter Park, Florida

1. Call to Order

Chairman John Skolfield called the hybrid, in-person and virtual, meeting to order at 9:02 a.m. Present In-Person: Anne Sallee, Drew Henner, Aimee Spencer, Wade Miller, John Skolfield, Karen James, and N. Lee Rambeau. Staff: Principal Planner, Jeff Briggs; Planning Specialist, Aaron Hull; and Recording Secretary, Kim Breland.

2. Approval of Minutes

Motion made by Aimee Spencer, seconded by Anne Sallee to approve the August 11, 2021 meeting minutes with a revision to state that N. Lee Rambeau was not present for the minutes and to include that discussion occurred on obtaining a historic designation for City Hall.

Motion carried unanimously with a 7-0 vote.

3. Staff Updates

Mr. Briggs noted that the City Commission meeting would occur that afternoon and the Certified Local Government topic was on the agenda after it had been tabled at the last City Commission meeting. He indicated that the City Commission is fully supportive of the application and ordinance changes.

Mr. Briggs also noted that the budget for the new fiscal year would be adopted at the City Commission meeting and \$18,000.00 was in the budget to start the program for historic plaques. Mr. Briggs mentioned that the awareness effort had started generating results with the public inquiring about how to designate their homes. He advised that the focal points for next year's budget would include signage for districts and taking advantage of a historic marker program.

4. Citizen Comments

No one from the public wished to speak. The public hearing was closed.

5. Public Hearings

- HDA 21-06 Request by Kent McKee to designate the property and at 1115 N. Kentucky Avenue as an individual historic landmark on the Winter Park Register of Historic Places.

Mr. Briggs provided a brief overview of the request and led discussion of the item. Mr. Briggs presented photos of the original bungalow home. The home was rezoned in the 1970's from residential to office and eventually remodeled into an office building. Many elements of the bungalow home, such as the chimney, roof arches, and windows are still intact. Mr. Briggs expressed that a designation would preserve the historic characteristics of the original home.

Staff recommendation was for approval.

Chairman Skolfield commended the applicant for the designation and expressed that it is a selfless act to preserve art and history for the community. Ms. Lee Rambeau felt that it looks out of place in the surrounding modern, commercial and mixed use development. She expressed difficulty in appreciating the value in the designation of the home. Mr. Briggs noted that the designation would be an opportunity

to preserve the historic aesthetic of the City and that there is no incentive to demolish the home and rebuild because it will result in the same or less square footage that currently exists.

Ms. Spencer inquired about the benefit of designating the home, what would happen if it were to be sold in the future, and whether or not the adjacent properties to the home were already developed. Mr. Briggs advised that it would be extremely uneconomical to demolish the office and rebuild it due to various factors including parking, landscape, and retention requirements that would lead to less building space.

Further discussion ensued with Mr. Miller noting that the designation would help prevent the applicant's lot from being acquired by surrounding lots in order to become a larger project. Ms. Spencer recommended to include the purpose of preserving an element of the history of the area in an approval of the designation as well as a list of all the people that have owned or lived in the home during the course of its lifetime.

Motion made by Wade Miller, seconded by Aimee Spencer, to approve the request by Kent McKee to designate the property and at 1115 N. Kentucky Avenue as an individual historic landmark on the Winter Park Register of Historic Places.

Motion carried with a 6-1 vote. (In Favor: Anne Sallee, Drew Henner, Aimee Spencer, Wade Miller, John Skolfield, and Karen James. Opposed: Ms. Rambeau.)

- HDA 21-07 Request by Jason and Tammi Shapiro to designate the property and home at 1565 Orange Avenue as an individual historic landmark on the Winter Park Register of Historic Places.

Mr. Briggs provided a brief overview of the request and led discussion of the item. Mr. Briggs presented photos of the home from 1926. He noted that the applicants wanted a historic property when they bought the home and are not asking to build anything or for any variances. Mr. Briggs mentioned that the applicants had heard about the Historic Preservation program through the City's newsletter and want to make sure that the home is preserved for future owners.

Staff recommendation was for approval.

Chairman Skolfield expressed his lifelong admiration for the home and that he was glad it was being designated. Ms. Spencer inquired about the amount of legal rental units for the home.

No one from the public wished to speak. The public hearing was closed.

Motion made by Anne Sallee, seconded by Karen James, to approve the request by Jason and Tammi Shapiro to designate the property and home at 1565 Orange Avenue as an individual historic landmark on the Winter Park Register of Historic Places.

Motion carried unanimously with a 7-0 vote.

- COR 21-08 Request by Sam Hines to construct a new one-story garage addition onto the side of the existing cottage at 1552 Harris Circle.

Chairman Skolfield recused himself from the item due to a potential conflict of interest.

Ms. James disclosed that she had recently spoken to one of the neighbors of the applicant regarding the project.

Mr. Briggs provided a brief overview of the request and led discussion of the item. Mr. Briggs presented to the Board an aerial view of the home, a 2001 newspaper article about the owner, Sam Hines's designation of the home, and a photo of the original home in 1910. He also presented photos of the current cottage that was part of a previously approved lot split to allow Mr. Hines to sell the main home and move into the cottage. Mr. Briggs presented the overall survey of the property prior to the lot split, the floorplan of the existing cottage, and the proposed floor plan of the cottage with renovations. He noted that the applicant proposed to build a garage on the side of the cottage and create a small open front porch. The applicant plans to move the washer and dryer in the cottage into the new garage. Mr. Briggs advised that variances were needed to maintain the existing 4.7 foot setback in the rear of the cottage and the 7.8 foot setback on the side of the cottage. He also noted

that the neighbor to the back side of the cottage had provided an email that was shared with the Board expressing that the setbacks would negatively impact his property. The neighbor requested that the rear setback be increased by four feet to move the garage closer to the street side of the property and the applicant was willing to accommodate the request.

Staff recommendation was for approval with the modification of the increased setback.

Discussion ensued and the Board inquired about the following:

- the address of the neighbor making the setback modification request,
- the neighbor's reasoning as to how the modification would improve his property,
- how the neighbor's proposed modification would affect the street view of the cottage,
- how the proposed modification would affect the requested variances,
- clarification on the required rear setback for a single story home,
- and how close the neighbor's rear attached garage is to the property line.

The applicant, Sam Hines of 1552 Harris Circle, Winter Park, FL 32789 addressed the Board. Mr. Hines expressed that he and his wife bought the home 30 years ago and had it placed on the Historic Preservation registry to preserve its historic character. He added that they are currently in the process of rebuilding the cottage so that they can live in it now that they are older. Mr. Hines noted that the request is only to build a single car garage, keeping with the architectural character of the cottage, and to reproduce the same type of porch on the cottage that is on the main home.

Mr. Miller asked the applicant if the gables of the original house would be incorporated into the new porch for the cottage, to which the applicant replied yes and that the crosses of the peaks would be preserved.

Mr. Hines expressed that he had tried to get together with the neighbor to discuss the neighbor's concerns but was unable to do so because of timing conflicts. Mr. Hines felt that the issues could be resolved and was willing to agree with whatever the Board felt was necessary to approve the project.

Mr. Miller recommended to keep the proposed plans without the neighbor's requested modification and expressed that the plans as presented would preserve more of the existing historic wall and glass of the cottage. Ms. Spencer noted that she did not take any issue on the encroachment of the setback because it is simply a continuance of the encroachment that was approved for the lot split.

No one from the public wished to speak. The public hearing was closed.

Motion made by Aimee Spencer, seconded by Wade Miller, to approve the request by Sam Hines to construct a new one-story garage addition onto the side of the existing cottage at 1552 Harris Circle, as presented.

Motion carried with a 6-1 vote. (In Favor: Anne Sallee, Drew Henner, Aimee Spencer, Wade Miller, John Skolfield, and N. Lee Rambeau. Opposed: Karen James.)

6. Board Updates and Comments:

Mr. Henner inquired about updates regarding the 723 Maryland Avenue applicant from the August 11, 2021 Historic Preservation Board meeting to which Mr. Briggs replied that he had not yet seen any permits being submitted for the project.

Brief discussion ensued regarding the Board's authority to mandate authenticity of restorations, the Board's involvement in cost benefit analysis, and the Secretary of the Interior's standards for rehabilitation of historic buildings.

Ms. Spencer made another recommendation that City Hall be historically designated. Staff indicated that he expected this to be a topic of City commission discussion in the near future.

7. Upcoming Meeting Schedule

Next HPB Regular Meeting: Wednesday, October 13, 2021 at 9:00 a.m.

Adjourn

Meeting adjourned at 10:00 a.m.

Respectfully Submitted,

Mary Bush

Recording Secretary



Historic Preservation Board agenda item

item type Public Hearings	meeting date October 13, 2021
prepared by Jeffrey Briggs	approved by Bronce Stephenson
board approval Completed	
strategic objective	

subject

HDA #21-08 Request by Rodie Washington to designate the property and home at 890 Carver Street to the Winter Park Register of Historic Places.

motion / recommendation

Staff Recommendation is for Approval.

background

Rodie Washington has have voluntarily agreed to designate his home at 890 Carver Street on the Winter Park Register of Historic Places. This home at 890 Carver Street is an example of the Minimal Traditional architectural style applied to a residence as was popular when this home was built in 1954 along with many others in the Hannibal Square neighborhood. This one-story block dwelling is proto-typical of many homes in the Hannibal Square neighborhood that are a simple block house with a front porch and aluminum awning over the front façade.

This one-story home is a total of 1,142 square feet of living space as a two-bedroom, one-bath residence with a detached one car carport in the rear. While there are no plans to do so at this time, the home could be expanded to the rear and carport converted to a garage.

The Minimal Traditional architectural style was popular during the 1930's-1950's across the nation. Many people had limited financial resources and these plain and simple homes were functional and popular for allowing home ownership.

In this current residential market environment that emphasizes tear downs and rebuilds, this historic designation will insure that the scale and character of one of the original Hannibal Square homes remains in place. It is not that this home is of remarkable architecture. Its' historical value is that it is emblematic of many homes constructed across the Orlando metropolitan area during the 1950's and represents an example of the most common style of home in this neighborhood. As such, this home at 890 Carver Street typifies the architectural heritage of the neighborhood and many areas of Orlando

and this home retains its original architectural integrity. As such, it is qualified for listing on the Winter Park Register of Historic Places.

[alternatives / other considerations](#)

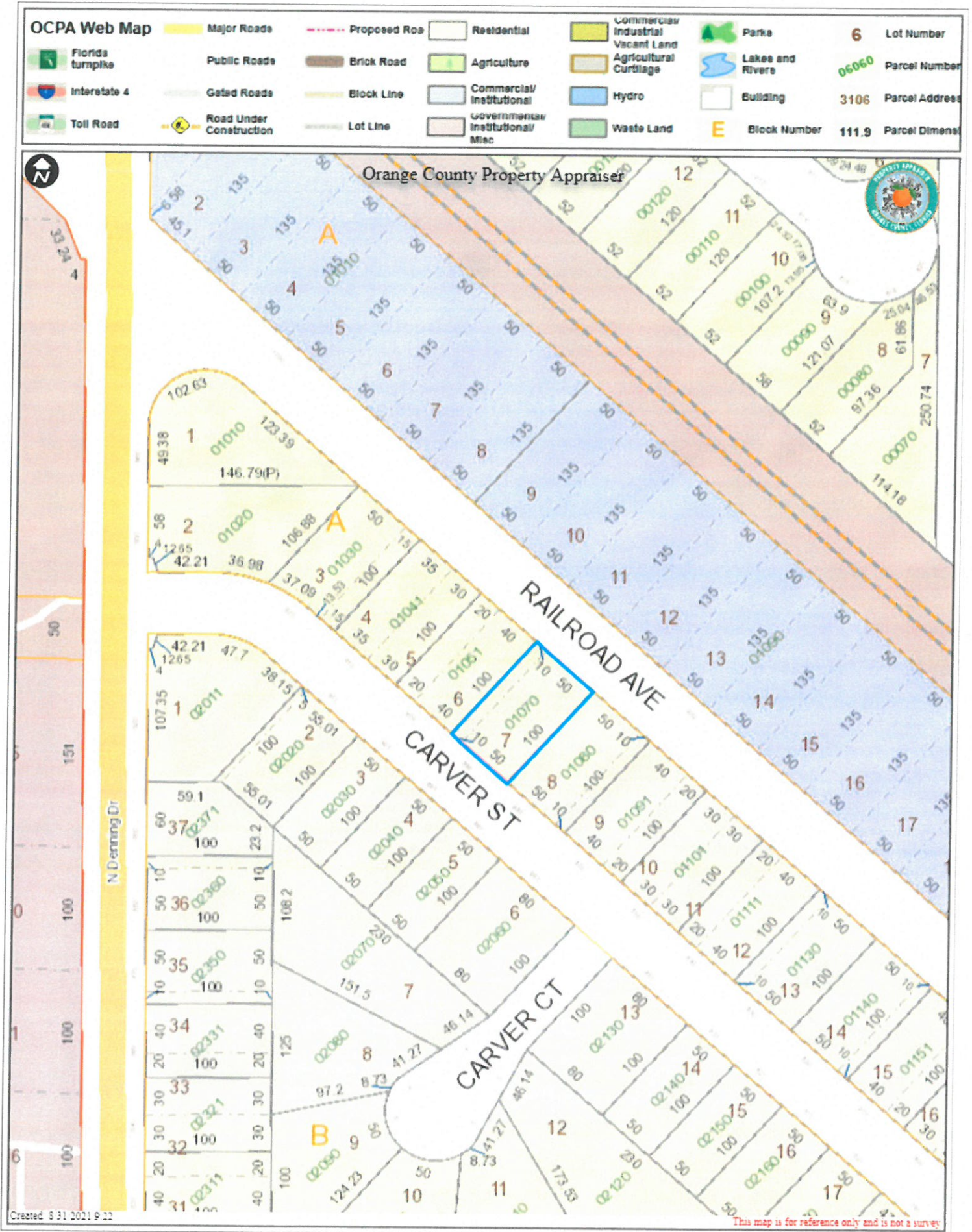
[fiscal impact](#)

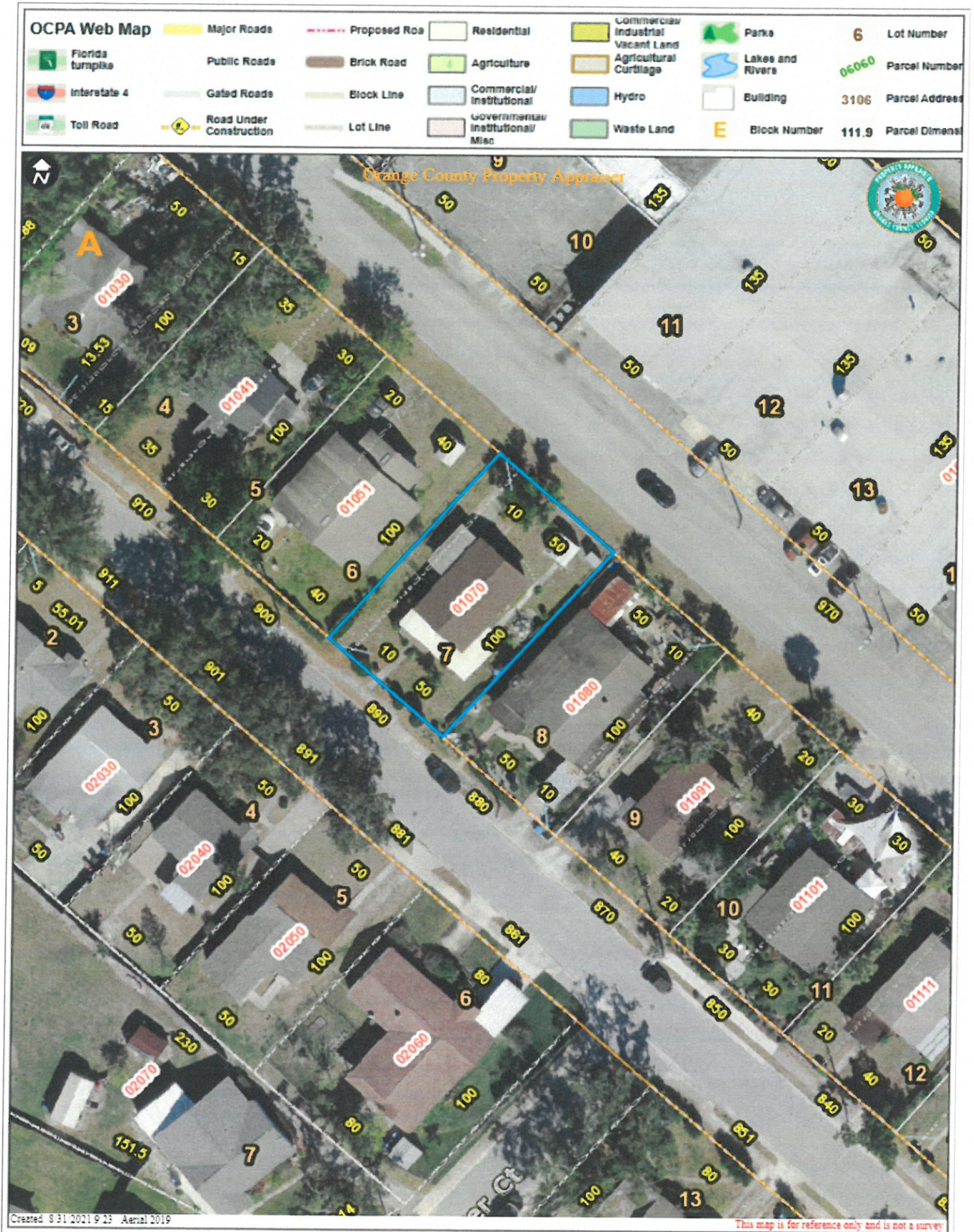
ATTACHMENTS:

[Location map, aerial, pictures.pdf](#)

ATTACHMENTS:

[Resolution_890 Carver Street.doc](#)









RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, DESIGNATING THE PROPERTY LOCATED AT 890 CARVER STREET, WINTER PARK, FLORIDA AS A HISTORIC RESOURCE ON THE WINTER PARK REGISTER OF HISTORIC PLACES.

WHEREAS, there are located within the City of Winter Park historic sites, areas, structures, buildings, improvements and appurtenances, both public and private, both on individual properties and in groupings, that serve as reminders of past eras, events, and persons important in local, state and national history; or that provide significant examples of past architectural styles and development patterns and that constitute unique and irreplaceable assets to the City; and

WHEREAS, the City Commission recognizes that the sites and properties of historical, cultural, archaeological, aesthetic and architectural merit contribute to the public health, welfare, economic well being and quality of life of the citizens of Winter Park; and

WHEREAS, there is the desire foster awareness and civic pride in the accomplishments of the past; and

WHEREAS, the Winter Park Historic Preservation Board has determined and recommended that the property at 890 Carver Street with the existing home built in 1954 is an example of the Minimal Traditional style architecture popular during that period.

NOW, THEREFORE, be it resolved by the City Commission of the City of Winter Park, Florida that:

SECTION 1. That the City Commission of the City of Winter Park hereby designates 890 Carver Street as a historic resource on the Winter Park Register of Historic Places.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park held in City Hall, Winter Park on this _____ day of _____ 2021.

Phillip Anderson, Mayor

ATTEST:

City Clerk



Historic Preservation Board **agenda item**

item type	Public Hearings	meeting date	October 13, 2021
prepared by	Jeffrey Briggs	approved by	Bronce Stephenson
board approval	Completed		
strategic objective			

subject

HDA #21-10 Request by Angelo and Julie Segarra to designate their property and home built in 1925 at 1548 Highland Road to the Winter Park Register of Historic Places.

motion / recommendation

Staff Recommendation is for approval.

background

Angelo and Julie Segarra have agreed to voluntarily designate their property and home at 1548 Highland Road to the Winter Park Register of Historic Places, predicated upon the ability to construct a new two-story garage and garage apartment in the rear of their property.

This home at 1548 Highland Road was built in 1925. It is a classic example of Spanish Mediterranean Mission style architecture that was popular during that period. The home is definitely qualified both by age and the distinctive architectural style of that era to be designated as a historic structure.

alternatives / other considerations

fiscal impact

ATTACHMENTS:

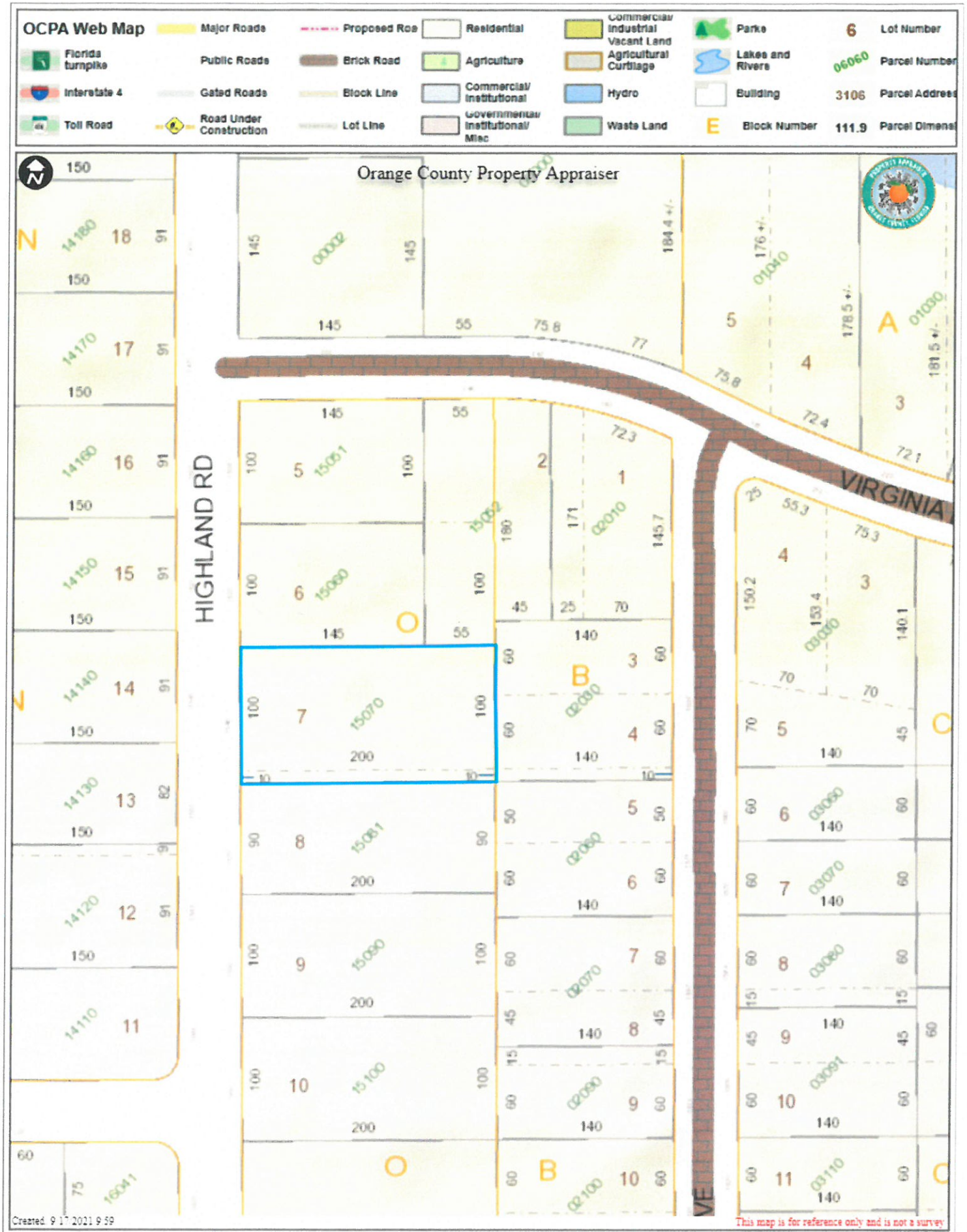
[Location Map and Aerial.pdf](#)

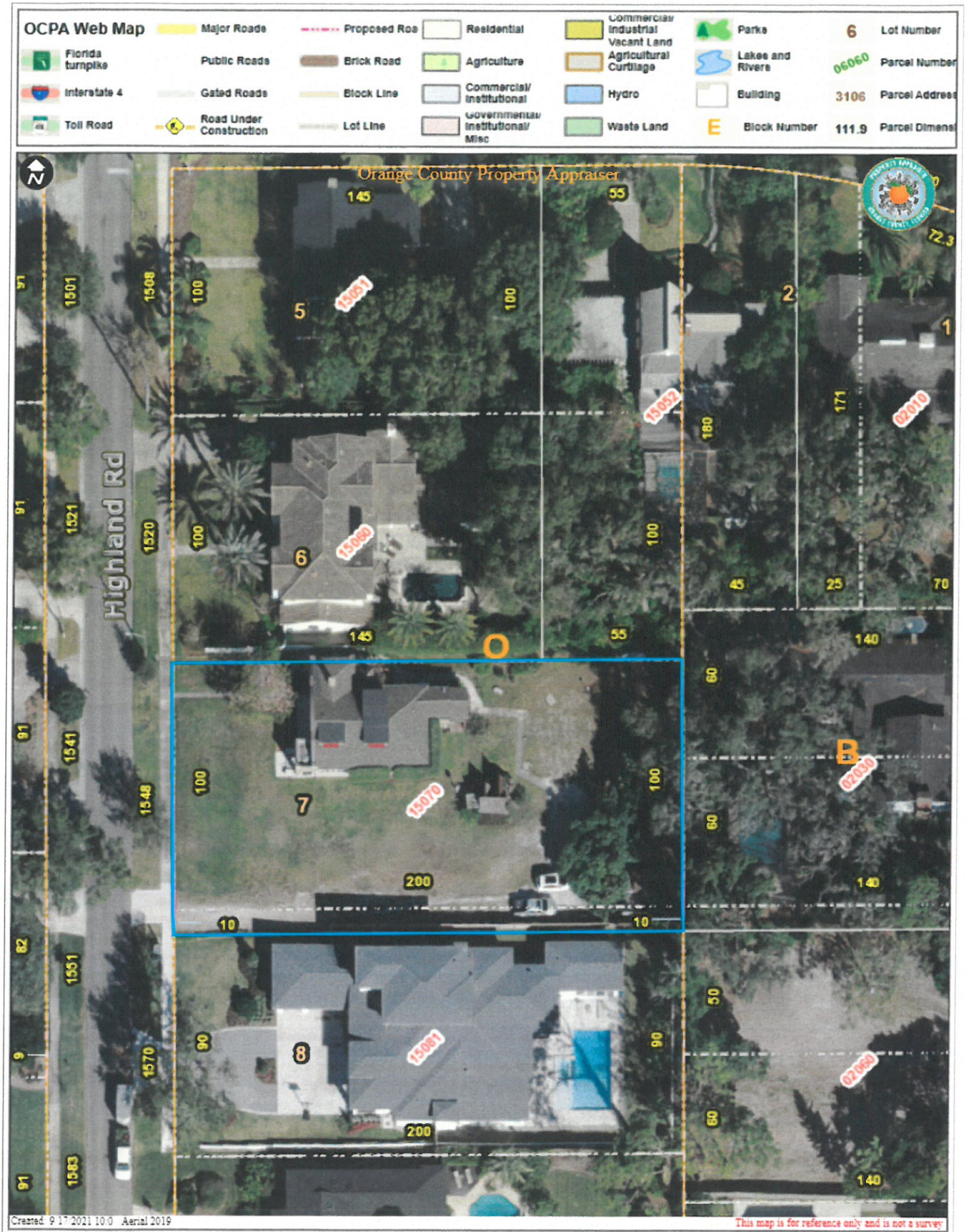
ATTACHMENTS:

[Street front picture.JPG](#)

ATTACHMENTS:

[Resolution_1548 Highland Road.doc](#)







RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY
OF WINTER PARK, FLORIDA, DESIGNATING THE
PROPERTY LOCATED AT 1548 HIGHLAND ROAD,
WINTER PARK, FLORIDA AS A HISTORIC RESOURCE ON
THE WINTER PARK REGISTER OF HISTORIC PLACES.

WHEREAS, there are located within the City of Winter Park historic sites, areas, structures, buildings, improvements and appurtenances, both public and private, both on individual properties and in groupings, that serve as reminders of past eras, events, and persons important in local, state and national history; or that provide significant examples of past architectural styles and development patterns and that constitute unique and irreplaceable assets to the City; and

WHEREAS, the City Commission recognizes that the sites and properties of historical, cultural, archaeological, aesthetic and architectural merit contribute to the public health, welfare, economic well being and quality of life of the citizens of Winter Park; and

WHEREAS, there is the desire foster awareness and civic pride in the accomplishments of the past; and

WHEREAS, the Winter Park Historic Preservation Board has determined and recommended that the property at 1548 Highland Road with the existing home built in 1925 is an example of the Spanish Mediterranean Mission style architecture popular during that period.

NOW, THEREFORE, be it resolved by the City Commission of the City of Winter Park, Florida that:

SECTION 1. That the City Commission of the City of Winter Park hereby designates 1548 Highland Road as a historic resource on the Winter Park Register of Historic Places.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park held in City Hall, Winter Park on this _____ day of _____ 2021.

Phillip Anderson, Mayor

ATTEST:

City Clerk



Historic Preservation Board agenda item

item type Public Hearings	meeting date October 13, 2021
prepared by Jeffrey Briggs	approved by Bronze Stephenson
board approval Completed	
strategic objective	

subject

COR #21-09 Request by Angelo and Julie Segarra for approval to build a new two-story garage with a garage apartment.

THIS ITEM HAS BEEN TABLED TO THE NOVEMBER 10, 2021 REGULAR HISTORIC PRESERVATION BOARD MEETING.

motion / recommendation

Staff recommendation is for approval inclusive of the variances for the side and rear setbacks provided the two affected neighbors are in support.

background

Angelo and Julie Segarra have agreed to voluntarily designate their property and home at 1548 Highland Road to the Winter Park Register of Historic Places, predicated upon the ability to construct a new two-story garage and garage apartment in the rear of their property. The owners previously had a one-story detached two car garage in the rear yard in a location very similar to what is now requested. Survey is attached.

The proposed new building would be 825 sq. ft. on each floor (33 x 25). The first floor would be a two-car garage with storage area. The second-floor apartment is over the same footprint with a small open porch that extends 3 feet out from the rear wall.

The owners wish to move this new structure closer to the side and rear property lines in order to provide more separation from the main house. Variances are requested for the side and rear setbacks. The side setback proposed is 10 feet in lieu of the required 18-foot two-story side setback. The rear setback proposed is 15 feet to the building wall and 12 feet to the overhanging open second floor porch in lieu of the required 35 foot two-story setback. (As habitable space, the Code requires the same rear setbacks as the main house)

The staff has discussed with the owners whether those setbacks could be increased. The owners are flexible on the side setback (13 ft. versus 10 in order to meet the one-story setback) but wish to have the rear setbacks as proposed. The owners feel that the

adjacent neighbors will be in support as significant landscape screening is in place that forms a visual barrier so that the neighbors will not be affected and will provide consent.

We often discuss how the historic designations ideally are win-win's for the owner and the City. The City gets the perpetual preservation of historic homes and the owners gets a sympathetic review of variances, provided that the concerns of neighbors are taken into account. If the neighbor's do indeed consent to variances then, staff is in support. If not, then perhaps agreement can be reached on a compromise of the setbacks in question.

[alternatives / other considerations](#)

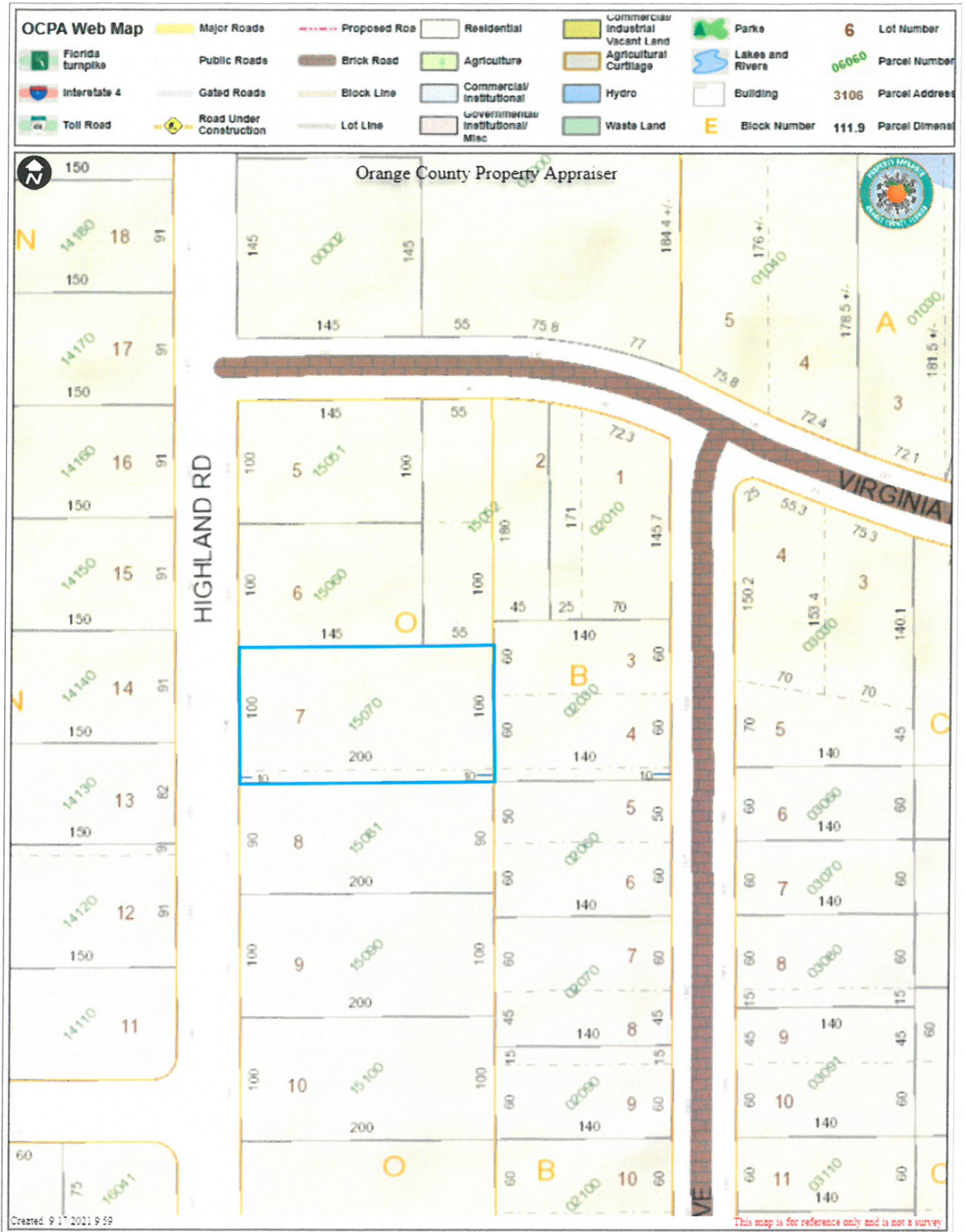
[fiscal impact](#)

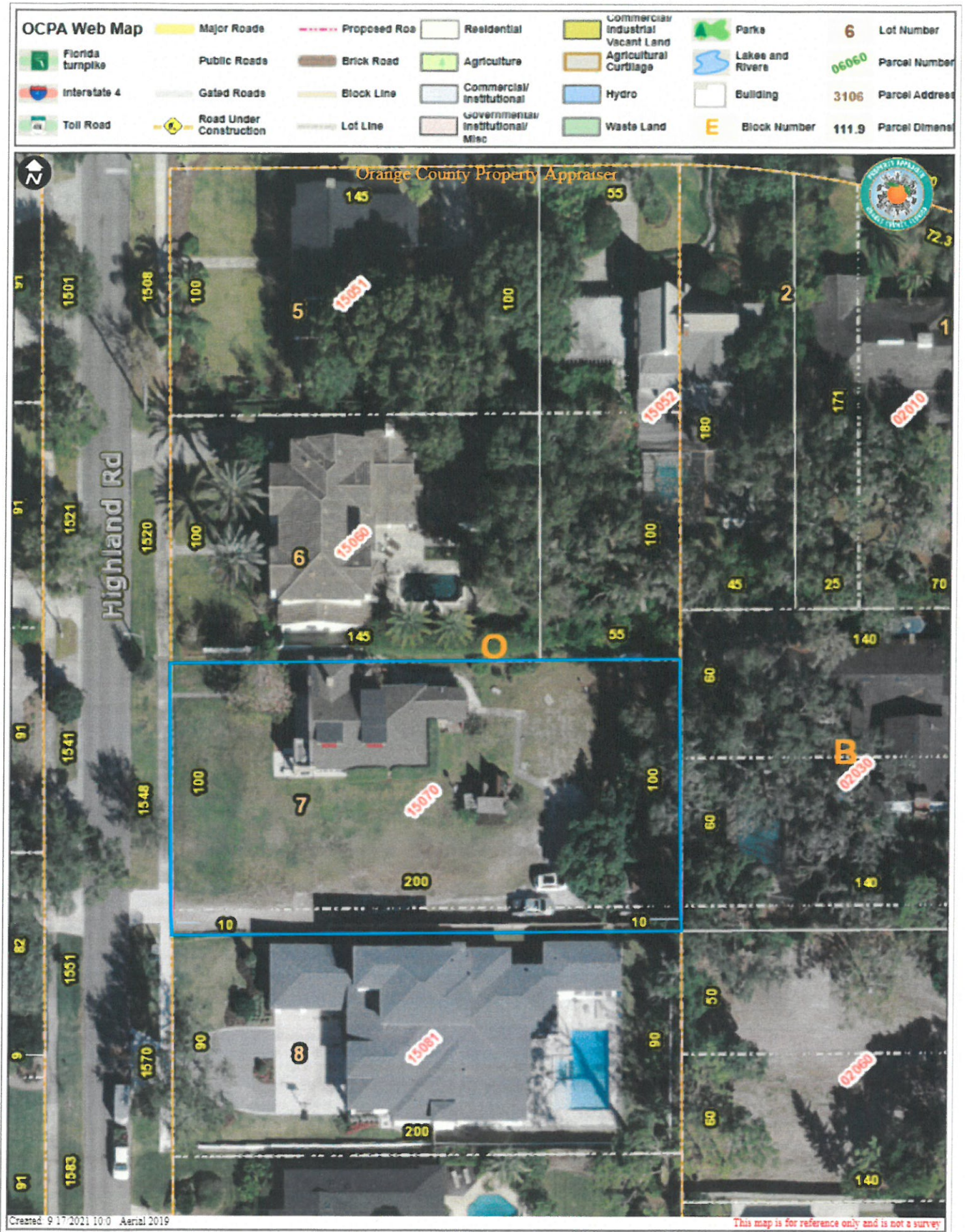
ATTACHMENTS:

[Location Map and Aerial.pdf](#)

ATTACHMENTS:

[Survey and Plans.pdf](#)



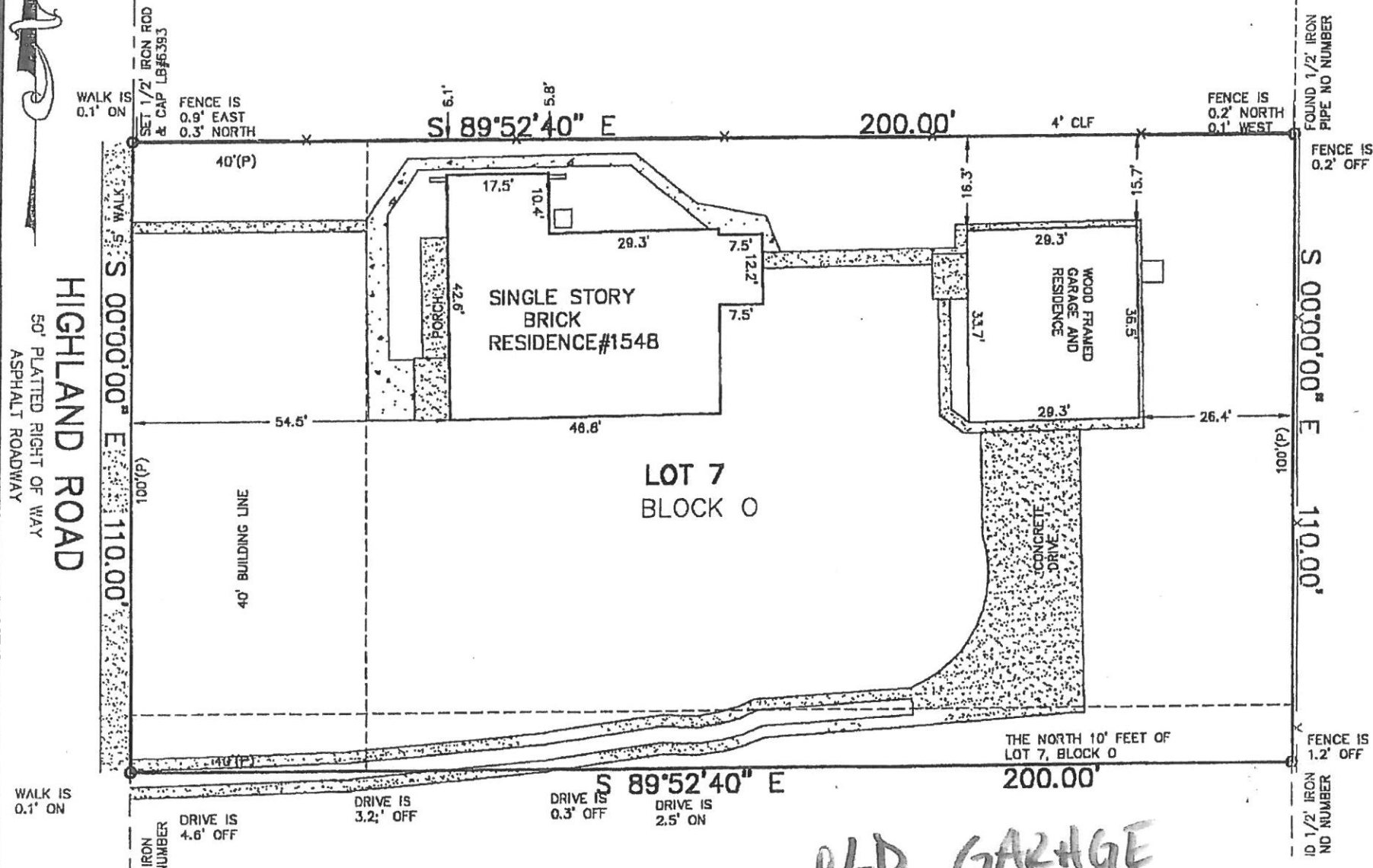


PLAT OF SURVEY

DESCRIPTION: (AS FURNISHED)

LOT 7, AND THE NORTH 10 FEET OF LOT 8, BLOCK 0, VIRGINIA HEIGHTS, ACCORDING TO THE PLAT THEREOF
AS RECORDED IN PLAT BOOK C, PAGE 107, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

LOT 6
BLOCK 0



OLD GARAGE
PLACEMENT

PLAT OF SURVEY

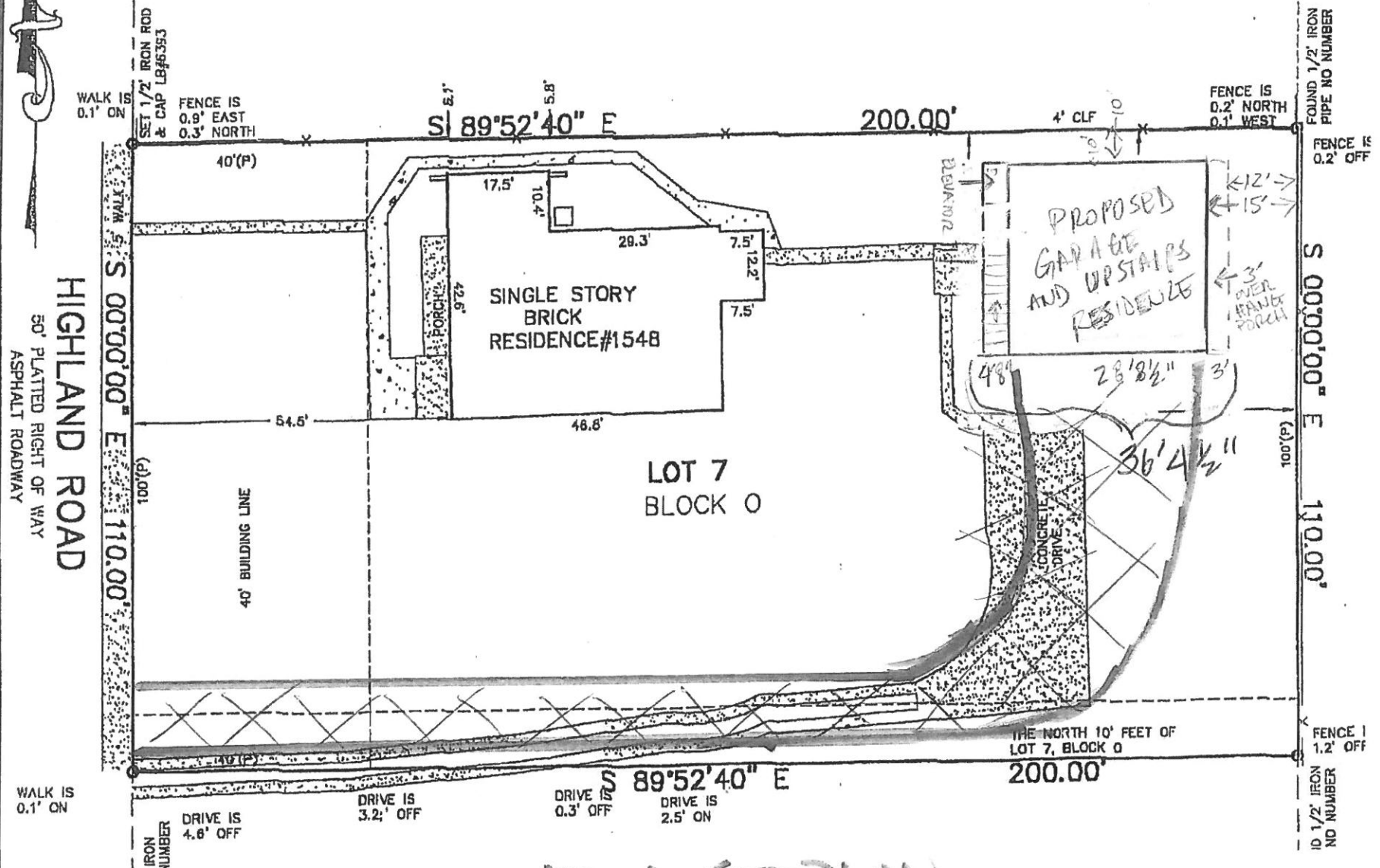
DESCRIPTION: (AS FURNISHED)

LOT 7, AND THE NORTH 10 FEET OF LOT 8, BLOCK 0, VIRGINIA HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK C, PAGE 107, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

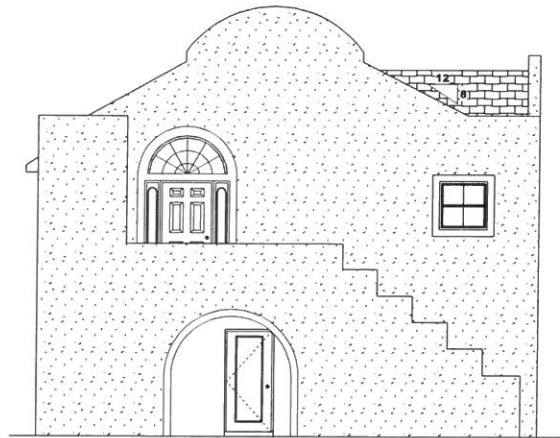
LOT 6
BLOCK 0



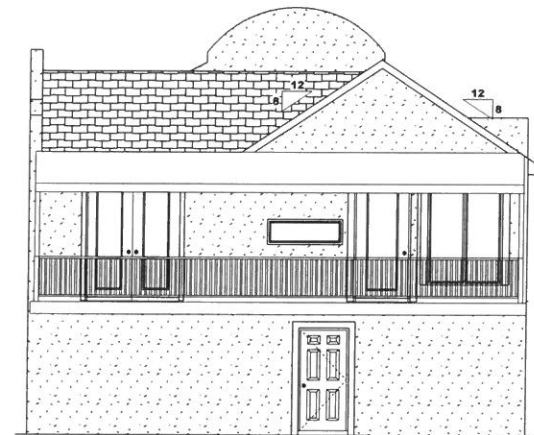
HIGHLAND ROAD
50' PLATED RIGHT OF WAY
ASPHALT ROADWAY



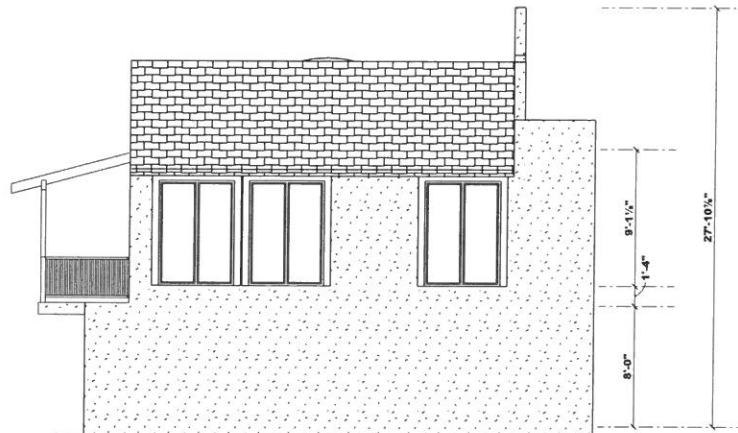
NEW SITE PLAN



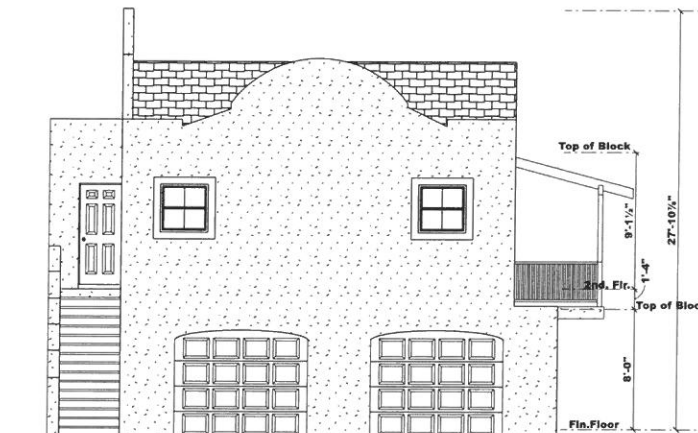
PROPOSED WEST ELEVATION
SCALE: 1/4"=1'-0"



PROPOSED EAST ELEVATION
SCALE: 1/4"=1'-0"
DOOR STYLES MAY
DIFFER FROM WHAT'S SHOWN



PROPOSED NORTH ELEVATION
SCALE: 1/4"=1'-0"



PROPOSED SOUTH ELEVATION
SCALE: 1/4"=1'-0"

DESIGN & BUILDING CONCEPTS, LLC
ARCHITECTURAL & INTERIOR DESIGN
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call 407.870.4974
john@designconceptsllc.com
john@designconceptsllc.com

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Consultants:

Builder:

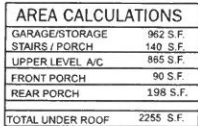
Plan Issue Date:
Tuesday, September 7, 2021

Revisions:

BUILDER NOTICE:
To the extent of the designer that these plans are accurate and are made subject to the disclaimer contained in the contract documents. It is the responsibility of the builder to construct the project in accordance with the plans and to obtain all necessary permits and approvals from the appropriate authorities before construction begins and to pay all costs of construction. The designer shall not be responsible for any errors or omissions in the plans or for any delays or interruptions in the construction process.

Job Information:

Owner: Angelo & Julie Segarra	Builder: Detached Garage / & Guest Suite
Address: 1548 Highland Road Winter Park, FL	Job Number: 2021-0721



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Builder:

7	Plan Issue Date:
Tuesday, September 7, 2021	
7	Revisions:
1	
2	
3	
4	
5	

BUILDER NOTICE:
It is the intent of the designer that these plans are accurate and are clear enough for the licensed professional to construct this project. In the event that something is unclear or needs clarification, Stop, and call the designer listed on this title page. It is the responsibility of the licensed professional that is constructing this project to fully review these documents prior to construction begins and any and all corrections needed to be made, before any work is done.

Angelo & Julie Segarra	Job Information:	
	Firm Name:	Detached Garage / & Guest Suite Buyer Job Number:
	Division:	Unit:
☒ DMIC Preference No.	Community:	
2021-0721		
Sheet:	Of:	



**DESIGN &
BUILDING CONCEPTS LLC**
407.877.6696
cell 407.970.6974
johanna@design-build.com

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Consultants:

Builder:

Plan Issue Date:

Tuesday, September 14, 2021

Revisions:

1	
2	
3	
4	

BUILDER NOTICE:
It is the intent of the designer that these plans are to be used as a guide only and are not intended to be used as a final design. The designer is not responsible for any errors or omissions in these plans. The builder is responsible for any errors or omissions in these plans. The designer is not responsible for any errors or omissions in these plans. The builder is responsible for any errors or omissions in these plans.

Job Information:

Angelo & Julie Segarra	
Project Name	Detached Garage / 4 Street Side
Location	1000 N. 10th St., Winter Park, FL
Client	Angelo & Julie Segarra
Contract No.	2021-0721
Sheet	18



Historic Preservation Board agenda item

item type Public Hearings	meeting date October 13, 2021
prepared by Jeffrey Briggs	approved by Bronze Stephenson
board approval Completed	
strategic objective	

subject

HDA #21-09 Request by M. Christina Delk to designate the property and buildings built in 1915 and 1935 at 424 and 422 Henkel Circle to the Winter Park Register of Historic Places.

motion / recommendation

Staff recommendation is for approval.

background

Christina Delk has voluntarily agreed to designate the property and buildings at 424 and 422 Henkel Circle to the Winter Park Register of Historic Places. The main residence at 424 Henkel Circle was built in 1915 and is an example of the Bungalow architectural style applied to a residence as was popular when this home was built in 1915 along with many others in the City. The two-story garage and garage apartment building at the rear at 422 Henkel Circle was built in 1935.

The principal two-story residence is a total of 2,288 square feet of living space as a three-bedroom, two and a half-bath residence with the detached garage and garage apartment of a combined 1,386 square feet in the rear. The garage apartment is currently occupied by Ms. Delk's son and as such functions as "guest quarters". However, it has been a rented apartment in the past as evidenced by the separate address for that apartment. The historic designation allows the City to formalize the privilege that allows a future use of that garage apartment as a rental unit.

Henkel Circle is comprised of the T.M. Henkel Addition to Winter Park plat that was recorded in 1913. This home built in 1915 was likely one of the first homes developed by Mr. Henkle or others, right after the Henkel Circle neighborhood was originally platted. Ms. Delk has an old "abstract of title" that shows Mr. Thomas Henkel deeding this lot to Mr. John Harris of Orange County on January 8, 1915. It is not clear if Mr. Henkel built this home or whether it was built by Mr. Harris.

The adjacent home to the east at 430 Henkel Circle from 1928 is also a designated property on the Winter Park Register of Historic Places, so the City has two of the earliest

homes on Henkel Circle on the register.

In this current residential market environment that emphasizes tear downs and rebuilds, this designation will insure that the scale and character of the original Henkel Circle homes remains in place. In particular, the principal residence at 424 Henkel Circle, retains its original architectural integrity and is qualified for listing on the Winter Park Register of Historic Places.

[alternatives / other considerations](#)

[fiscal impact](#)

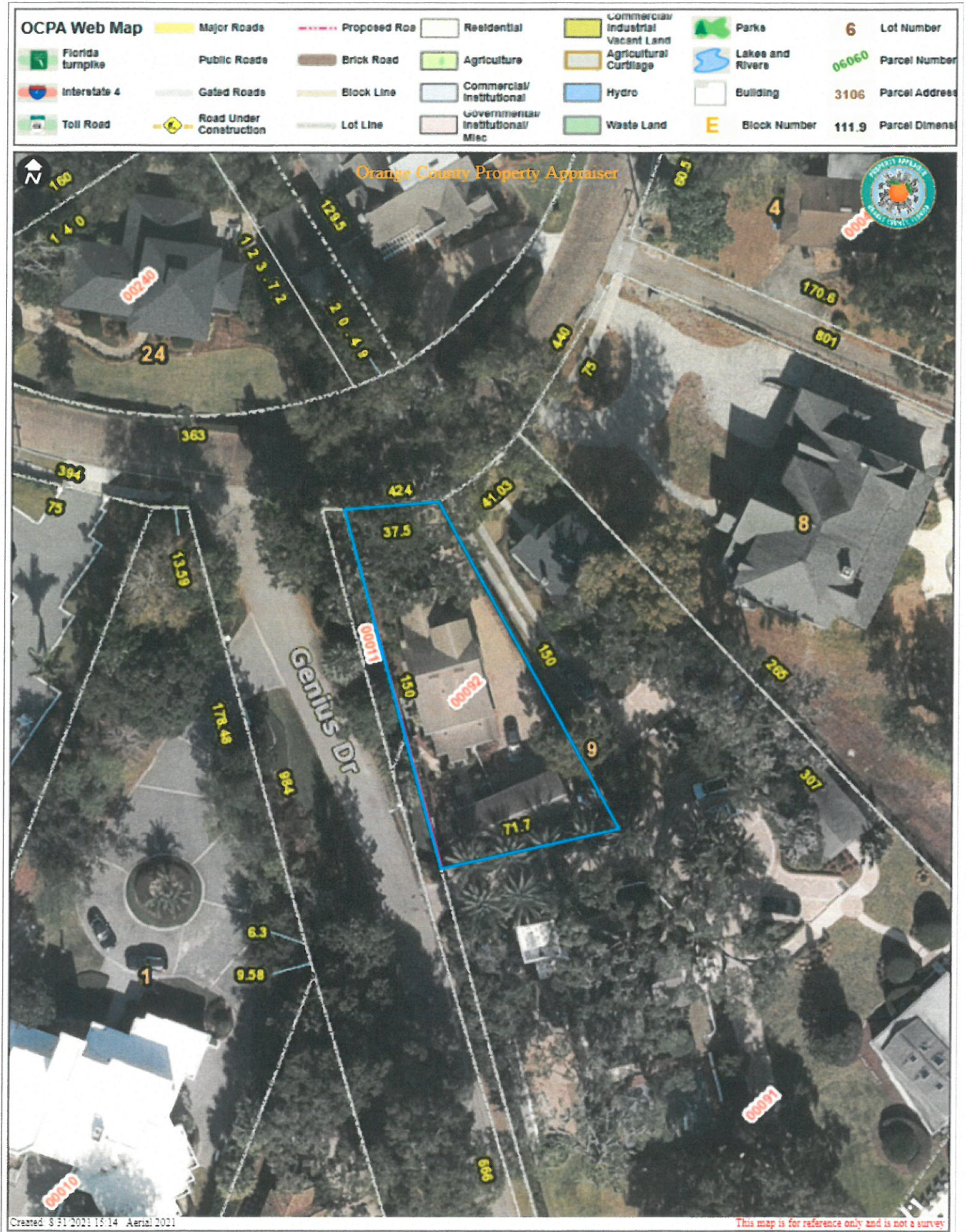
ATTACHMENTS:

[Location map, aerial, pictures.pdf](#)

ATTACHMENTS:

[Resolution_424 Henkel Circle.doc](#)





Parcel Photos - 424 Henkel Cir



424 HENKEL CIR, WINTER PARK, FL 32789 3/18/2021 10:18 AM



Courtesy Orange County Property Appraiser



302208348800092 03/15/2006



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RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY
OF WINTER PARK, FLORIDA, DESIGNATING THE
PROPERTY LOCATED AT 424 AND 422 HENKEL CIRCLE,
WINTER PARK, FLORIDA AS HISTORIC RESOURCES ON
THE WINTER PARK REGISTER OF HISTORIC PLACES.

WHEREAS, there are located within the City of Winter Park historic sites, areas, structures, buildings, improvements and appurtenances, both public and private, both on individual properties and in groupings, that serve as reminders of past eras, events, and persons important in local, state and national history; or that provide significant examples of past architectural styles and development patterns and that constitute unique and irreplaceable assets to the City; and

WHEREAS, the City Commission recognizes that the sites and properties of historical, cultural, archaeological, aesthetic and architectural merit contribute to the public health, welfare, economic well being and quality of life of the citizens of Winter Park; and

WHEREAS, there is the desire foster awareness and civic pride in the accomplishments of the past; and

WHEREAS, the Winter Park Historic Preservation Board has determined and recommended that the property at 424 and 422 Henkel Circle, with the existing main residence built in 1915 and the rear garage and garage apartment building built in 1935, as examples of the Bungalow style architecture.

NOW, THEREFORE, be it resolved by the City Commission of the City of Winter Park, Florida that:

SECTION 1. That the City Commission of the City of Winter Park hereby designates 424 and 422 Henkel Circle as historic resources on the Winter Park Register of Historic Places.

SECTION 2. This property holds a detached garage with a garage apartment that has been a separate rental apartment in the past as evidenced by the separate address of 422 Henkel Circle. As permitted by the Historic Preservation Ordinance, this Resolution approval authorizes the future use of the garage apartment as a separate rental unit.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park held in City Hall, Winter Park on this _____ day of _____ 2021.

Phillip Anderson, Mayor

ATTEST:

City Clerk