Historic Preservation Board
Public Hearing

January 8, 2019 at 9:00 a.m.

City Hall | Commission Chambers
401 S. Park Ave. | Winter Park, Florida

Agenda Items

1. Call to Order
2. Public Hearings
   COR 20-01 Request by David and Deborah Dunaway to: Restore the front porch removed from the home at 1331 Aloma Avenue. The home was built in 1897 and is a previously designated Historic Landmark.
   Zoned: R-1AA
   Parcel ID# 05-22-30-6452-00-191
3. New Business
4. Planning Manager’s Report
5. Board Updates & Comments
6. Adjourn

appeals & assistance

“If a person decides to appeal any decision made by the Board with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings. And that, for such purpose, he/she may need 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).

“Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk’s Office (407-599-3277) at least 48 hours in advance of the meeting.”
Historic Preservation Board
Staff Report for January 8, 2020 Meeting

COR #20-01 Request of David and Deborah Dunaway for: Approval to restore the front porch on the Waddell House at 1331 Aloma Avenue. This is a previously designated property on the Winter Park Register of Historic Places.

Zoned: R-1AA Parcel ID #05-22-30-6452-00-191
Original Structures Built: 1897

Request Background

The Waddell House at 1331 Aloma Avenue, built in 1897, was designated as a historic landmark property on the Winter Park Register of Historic Places in 2005. As the Historic Preservation Board (HPB) is aware, the front porch and a small addition in the rear were removed on July 13/14, 2019 without an approval from HPB or permit from the City.

Following a Code Enforcement Board action on December 5th, the owners made a timely submission of plans for the restoration of the front porch. The owners do not wish to restore the rear addition to the home. As that rear addition was added many years after the original 1897 construction of the Waddell House, is not visible from the street and did not contribute to the historic value of the structure, the staff is in agreement with that request.

The owners engaged ARC Design Labs to prepare plans (attached) for the restoration of the front porch. The designer researched historic photos from the archives of the Winter Park Library and used the picture (attached) as the design model. From the staff’s perspective, restoration per that design per the plans submitted will replicate the porch as close to the original look as possible. Per the Building Department, these plans are 90% complete in what would be needed for a permit with only details on the attachment to the existing structure needed.

The owners indicate that they may desire to undertake further restorations and perhaps an addition to the rear in keeping with the historic architectural style. However, given the priority to get the porch restored and the tarps removed, the staff recommendation will include a timetable for actions needed to complete this project. In this manner any timetable not met, can result in further Code Enforcement Board actions, if necessary.

Staff Recommendation

Again, the priority is getting the front porch restored and the tarps removed. Thus staff will suggest that an action by HPB be conditioned upon a timetable for actions needed to accomplish those ends.
The staff recommendation is that the plans for restoration of the front porch be approved subject to the following conditions:

1. Submission of building permit application and complete building plans in sufficient detail for building permit within fourteen (14) days following approval by HPB.
2. Owner or Contactor to obtain building permit within thirty-one (31) days following approval by HPB.
3. Construction to begin within forty-five (45) days following approval by HPB.
4. Completion of the porch restoration within one hundred-five (105) days following approval by HPB.

*Staff recommendation is for approval per the conditions above.*
Certificate of Review Application

1. **1331 Aloma Ave**
   - Building address
   - Owner's name(s): David & Deborah Duryea
   - Address
   - Telephone: 965-667-2085
   - Applicant's name (if different from above): Address
   - Telephone

2. Please indicate the work you propose to undertake:
   - Minor alteration
   - New construction
   - Addition
   - Demolition
   - Rehabilitation
   - Variance request (additional information required)
   - Other:

3. **Proposed project narrative: (attach additional page if necessary)**
   - Restore original porch

4. The following supplementary information shall be provided as applicable to describe the proposal:
   - Site plan
   - Floor plan(s)
   - Elevations(s)
   - Photo(s)
   - Survey
   - Material and product information
   - Setback/Coverage worksheet REQUIRED
   - Other: Detailed Architectural Plans

5. I, **David & Deborah Duryea**, as owner of the property described above, do hereby authorize the filing of this application on my behalf.

   Owner's Signature: ____________________________
   Date: 12-12-17

   **Historic Preservation Commission Office Use**

   Date received: ____________
   HPC Meeting: ____________
   Case File No: ____________

   Historic name of building (if any) ____________________________
   Historic district name (if any) ____________________________

   Parcel Identification Number ____________________________
   __ historic landmark __ historic building/structure
   __ district contributing element __ district non-contributing element
CONSTRUCTION SCHEDULE
FRONT PORCH ITINERARY
1331 ALOMA ST.
WINTER PK, FL

STAGE I  7-10 DAYS
FINISH FINAL DEMOLITION OF FRONT PORCH
REMOVE CONCRETE STAIR CASES, BLOCK WALL
AND BRICK COLUMNS. DEMO DECK. CLEAN-UP
AND REMOVAL OF ALL DEBRIS. DRILL HOLES
FOR AND POUR CONCRETE PIERS FOR NEW
PORCH

STAGE II  7-10 DAYS
BUILD BOTH LEVELS OF DECKS ON
PORCH. STRUCTURE, DECKING AND RAILING
BUILD NEW STAIR CASE.

STAGE III  7-10 DAYS
BUILD NEW ROOF. BRICK 6X6'S UNDER
FIRST DECK FOR BRICK COLUMNS

STAGE IIII  7-10-DAYS
SHINGLE NEW ROOF. WRAP ALL
6X6'S. WRAP DECKS WITH FASCIA.
INSTALL LATTICE SKIRT. FINISH ALL
FINE DETAIL WORK FOR PORCH
TO BE COMPLETE.