Historic Preservation Board
Regular Meeting

September 9, 2020 at 9:00 a.m.
Virtual Meeting
Winter Park, Florida

Agenda Items

1. Call to Order
2. Approval of August 13, 2020 meeting minutes.
3. Discussion Item
   • Informal Discussion and introduction on the Plans to restore and expand the Waddell House at 1331 Aloma Avenue, built in 1901.

   The new property owner, Rhett Delaney and architect, Randy Bumbalough will introduce their preliminary plans. There is no formal action to be taken. This is an informal opportunity to learn about their plans and to offer comments in the design phase.

4. New Business
5. Planning Report
6. Board Updates & Comments
7. Upcoming Meeting Schedule
   Next HPB Regular Meeting: Wednesday, October 14, 2020 at 9:00 a.m.

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 September 9, 2020 Meeting

COR #20-06 Request of Rhett and Brooke Delaney for: Approval to restore and enlarge 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: 1897-1901

Update on the Property Status

As you may be aware, this property at 1331 Aloma Avenue just recently changed ownership. The Dunaway’s who illegally removed the front porch (with no permit) have sold to Rhett and Brooke Delaney of Winter Park. The Historic Preservation Board (HPB) had previously approved the plans for the restoration of the front porch and the previous owners had applied for the building permit. However, they never obtained that permit or began any work on the restoration.

Rhett and Brooke Delaney intend to complete the restoration of the front porch per the approved plans and have other additions that they desire to add to the home and property. They have retained the same architect, Randy Bumbalough, who has prepared the preliminary plans attached to this report.

Preliminary Review of the Concept Plans

This HPB agenda item is a preliminary review of the proposed building program and a chance for everyone to meet and discuss this project. This is an informal meeting. There is no action to be taken by the Board. The staff anticipates, that with further detailed plans, to be submitted, that this request will be advertised and notices mailed to neighbors for an action item decision by the HPB at your next meeting on October 14th. The components of the project now include:

1. Restoration of the front porch to match the look of the porch that was removed pursuant to the plans approved by HPB in February 2020.
2. Construction of a new two-story addition onto the rear of the existing two-story house that also includes a wrap-around porch on the rear.
3. Construction of a new one-story guest house on the west side of the property with a porte-cochere connection to the main house. Requires a side setback variance for 10 feet in lieu of 18 feet based on the 150-foot lot width. The proposed setback is acceptable to staff.
THE HISTORIC WADDELL HOUSE (1897) IS SITUATED ON ROUGHLY 1/2 ACRE ALONG ALOMA AVENUE.

THE EXISTING 2-STORE HOME IS APPROXIMATELY 3,500 SQ. FT. THE EXISTING HOUSE FACADE AND 2-STORY PORCH WILL BE RESTORED ENTIRELY WITH A NEW SHINGLE ROOF.

AN APPROX. 1,500 SF. 2-STORY ADDITION IS PROPOSED TO HOUSE A GUEST ROOM, OFFICE & MASTER BEDROOM.

THE EXISTING KITCHEN IS PROPOSED TO BE EXPANDED TO INCLUDE THE FORMER WORKING PORCH OFF THE KITCHEN FOR COOKING AND CASUAL DINING AREAS.

A ROUGHLY 900 SF. GUEST COTTAGE IS PROPOSED ALONG THE WEST BOUNDARY FOR VISITING FAMILY.

SITE LINES FROM THE ALOMA PUBLIC CORRIDOR WILL BE PRESERVED AND SECURED BY A LOW PICKET FENCE CONSISTANT WITH THE HOME'S STYLE AND AGE.