



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."



401 South Park Avenue • Winter Park, Florida 32789

407-599-3324 • planning@cityofwinterpark.org
cityofwinterpark.org

**Planning &
Community
Development**

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 time table 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.





PLANNING DEPARTMENT

City of Winter Park
Planning Department
Historic Preservation Board
401 Park Avenue, South
Winter Park, Florida 32789
407-599-3440

Certificate of Review Application

1. 1331 Aloma Ave
Building address
David & Deborah Dunaway 965-617-7085
Owner's name(s) Address Telephone

Applicant's name (if different from above) Address Telephone

2. Please indicate the work your 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 Dunaway, as owner of the property described above, do hereby authorize the filing of this application on my behalf.

[Signature]
Owner's Signature

Deborah Dunaway 12-12-19
Date

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 _____ Year built _____

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.

Written dimensions on these drawings shall have precedence over labeled dimensions. Consultant shall verify and be responsible for all dimensions, coordination and conditions on the job. Arc Design Lab, Inc. must be notified immediately in writing of any violation from the dimensions and conditions shown on these drawings. Field verify all conditions prior to laying out or fabricating associated work. Bring to the architect's attention any deviation from the drawings prior to ordering material, and cooperate with architect to modify such conditions at no additional cost to the owner, architect or architect's consultants. Shop details must be submitted to the architect's office and reviewed by the architect prior to ordering materials, fabrication and delivery to the job site. Unless otherwise noted, all work shall be in accordance with the current edition of the International Building Code and all applicable codes and regulations. Arc Design Lab, Inc. expressly reserves its common law copyright and other property rights in these documents. These documents are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to a third party without first obtaining the written consent of Arc Design Lab, Inc. In the event of unauthorized use of these documents by a third party, the third party shall hold Arc Design Lab, Inc. harmless and agrees to remunerate Arc Design Lab, Inc. for such use in an amount equal to the original fee for the original documents, plus legal fees, court costs, collection fees and other costs.



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 Lake Mary, Florida 32746
 407.402.0510

CONSULTANT

PROJECT

HISTORIC WADDELL HOUSE
 DAVID & DEBORAH DUNAWAY RESIDENCE
PORCH RESTORATION
 1331 ALOMA AVENUE, WINTER PARK, FLORIDA 32789

SEAL

Randy Bumbalough, Architect
 FLORIDA REGISTRATION ARO095295

REVISIONS

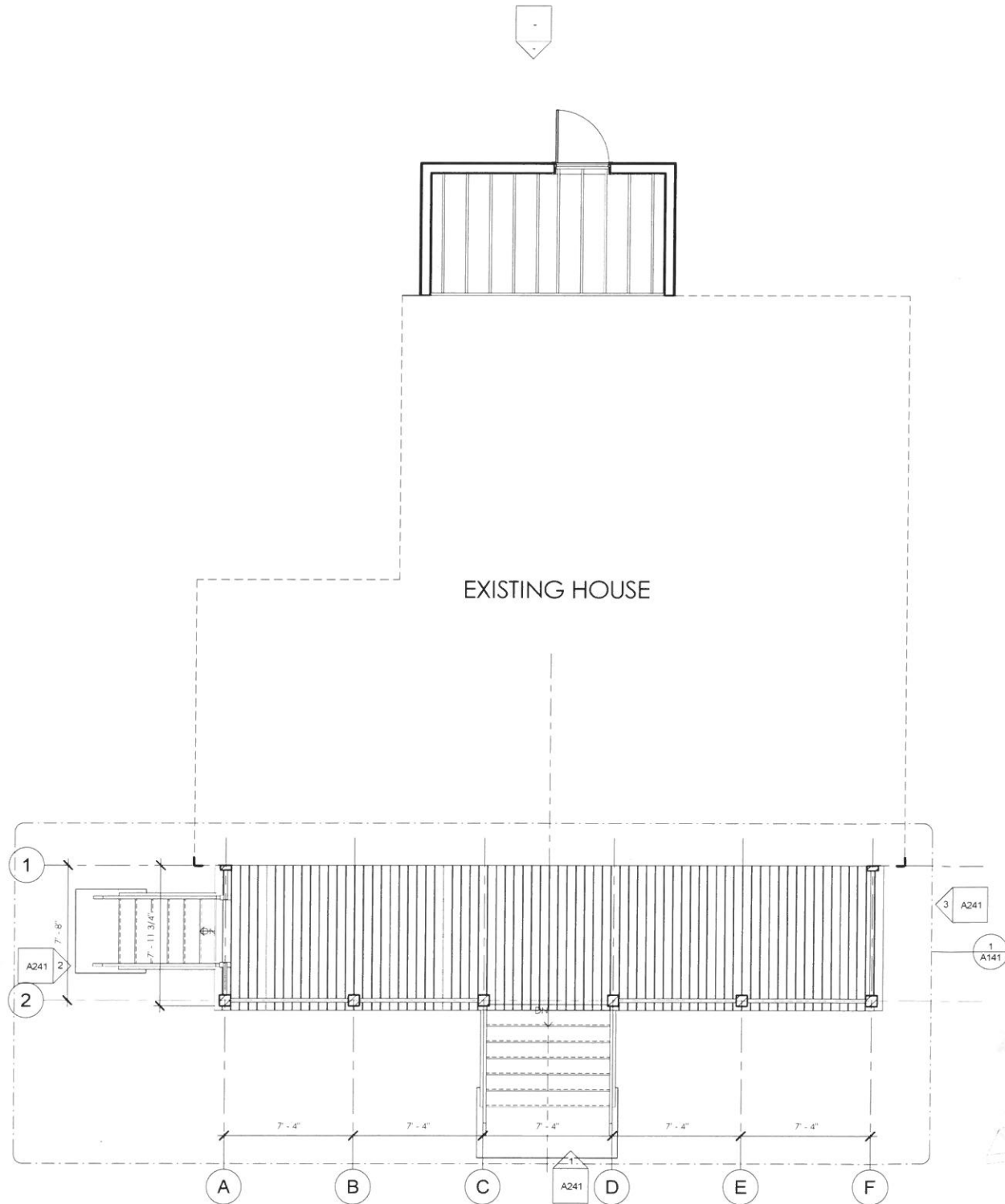
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 DRAWN BY: PC
 CHECKED BY: RB
 ISSUE DATE: 2019.12.11

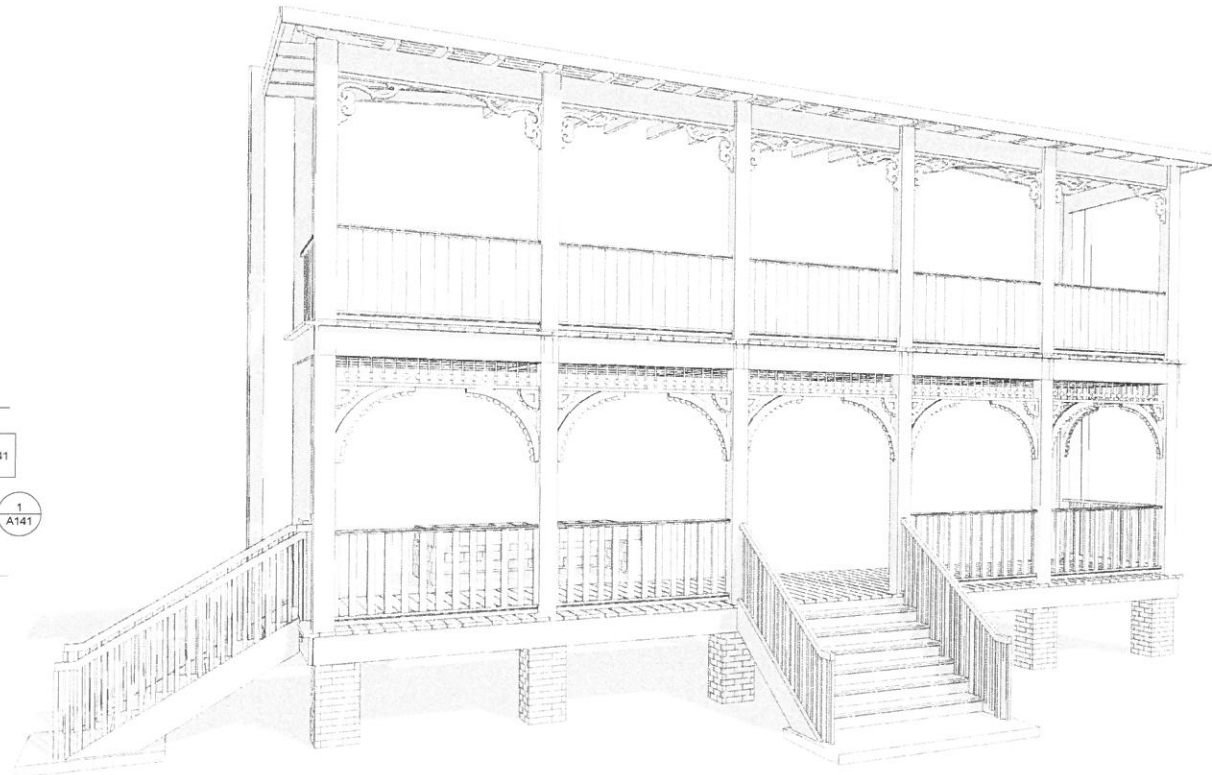
SHEET IDENTITY
 PHOTOS

A941

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1 PLAN LVL 01
1/4" = 1'-0"



2 PERSPECTIVE VIEW 01

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PROJECT

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DAVID & DEBORAH DUNAWAY RESIDENCE
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1331 ALOMA AVENUE, WINTER PARK, FLORIDA 32789

SEAL

Randy Bumbalough, Architect
FLORIDA REGISTRATION AR0095295

REVISIONS

Revision Schedule

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DRAWING INFO

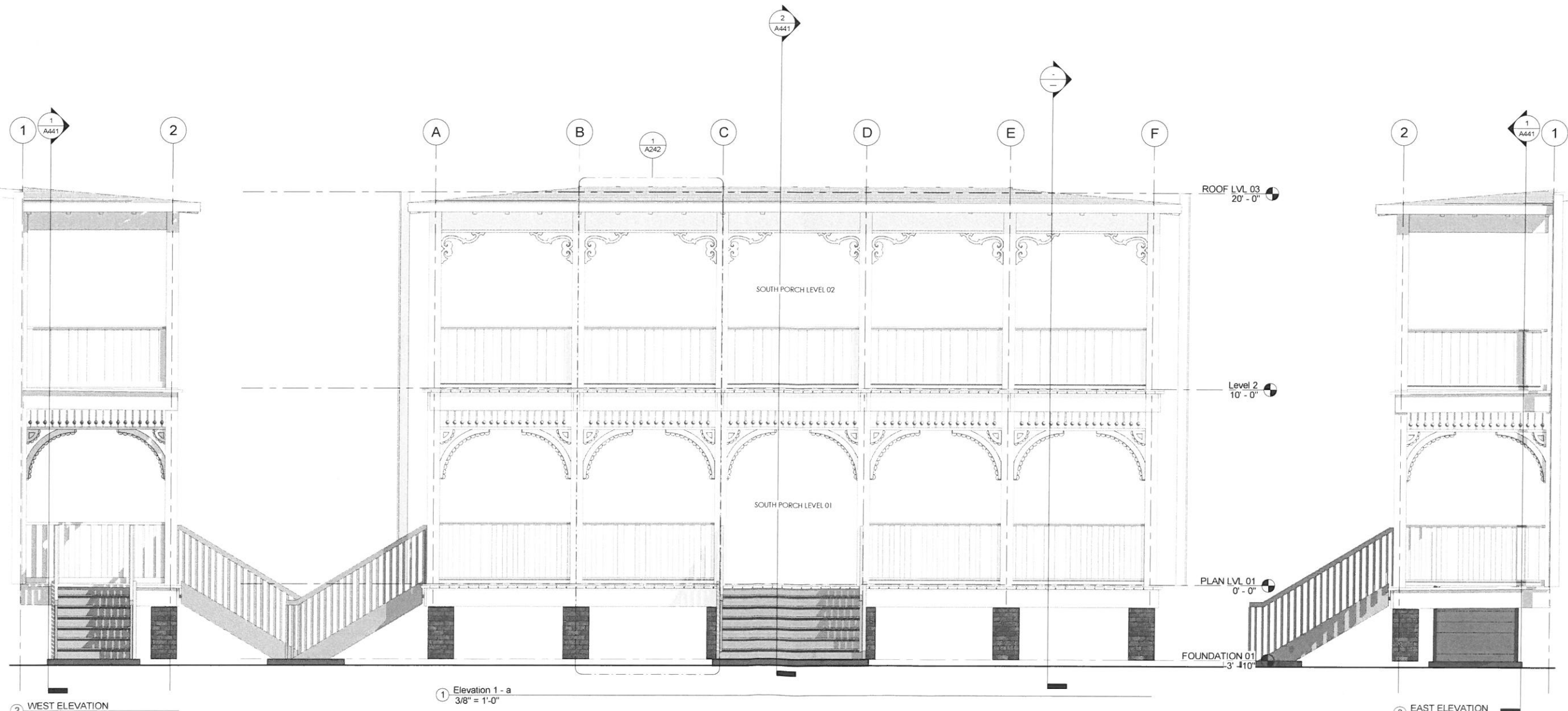
PROJECT NUMBER:	2019.68
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SHEET IDENTITY

FIRST FLOOR PLAN

A100

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DAVID & DEBORAH DUNAWAY RESIDENCE
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 1331 ALOMA AVENUE, WINTER PARK, FLORIDA 32789

SEAL
 Randy Bumbalough, Architect
 FLORIDA REGISTRATION AR0095295

REVISIONS

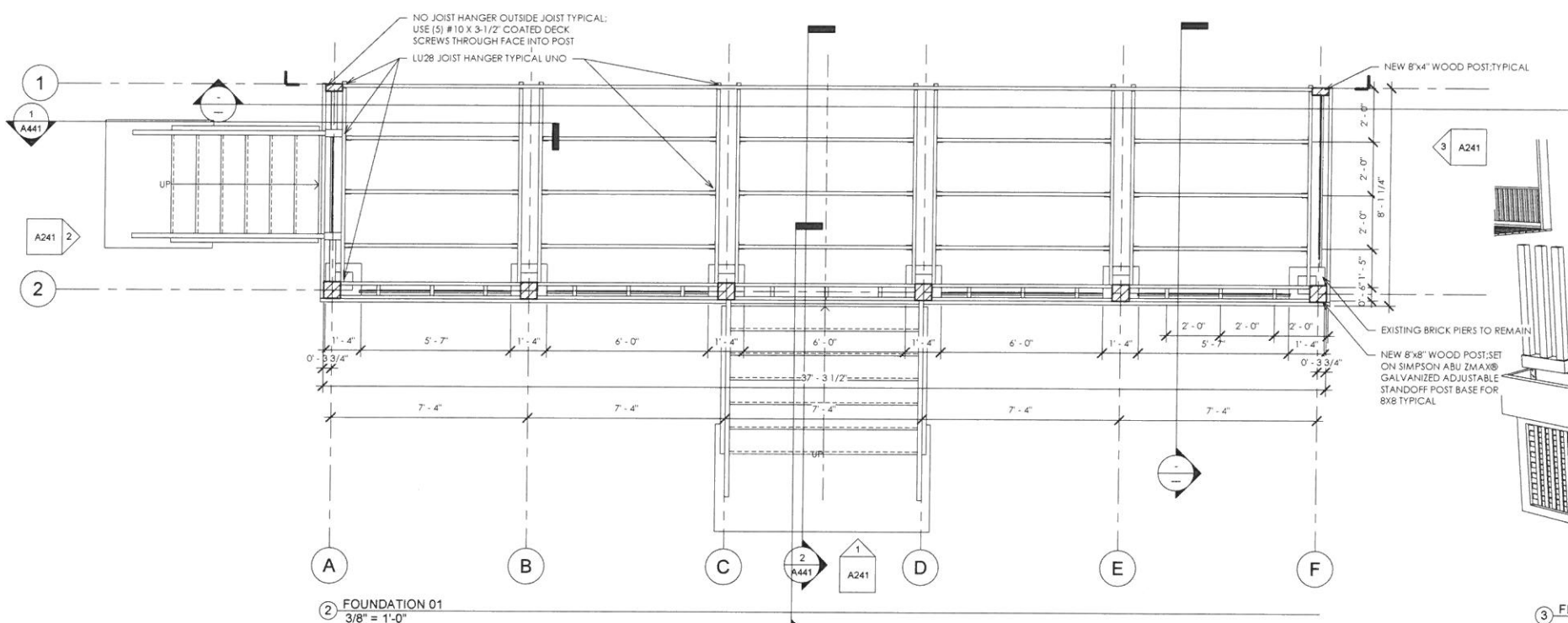
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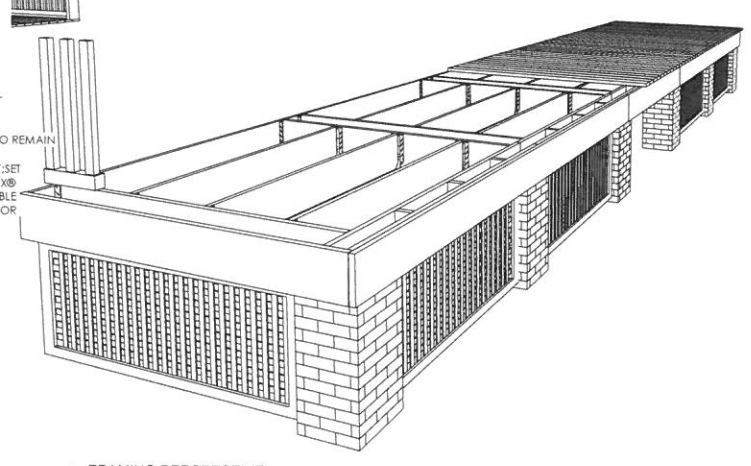
SHEET IDENTITY
 PORCH ELEVATIONS

A241

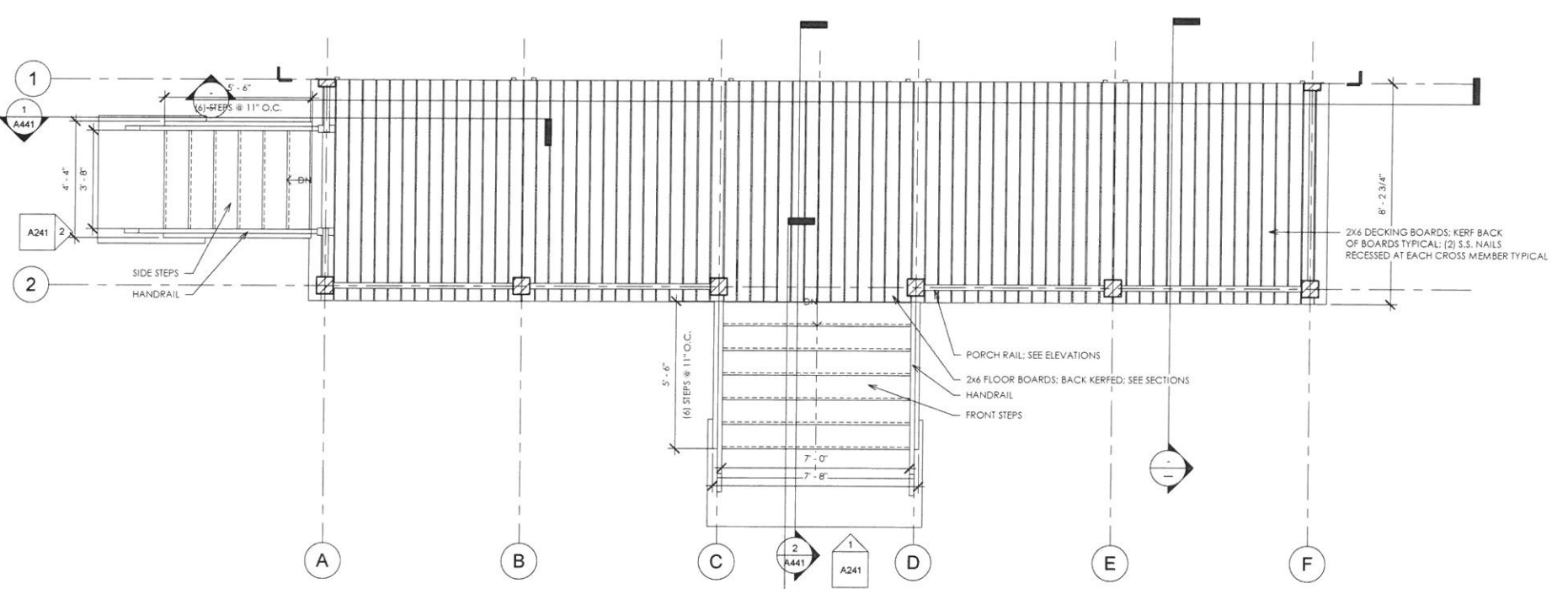
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2 FOUNDATION 01
3/8" = 1'-0"



3 FRAMING PERSPECTIVE



1 S. FRONT PORCH PLAN - LEVEL 01
3/8" = 1'-0"

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PROJECT

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DAVID & DEBORAH DUNAWAY RESIDENCE
PORCH RESTORATION
1331 ALOMA AVENUE, WINTER PARK, FLORIDA 32789

SEAL
Pandy Bumbalough, Architect
FLORIDA REGISTRATION AR0095295

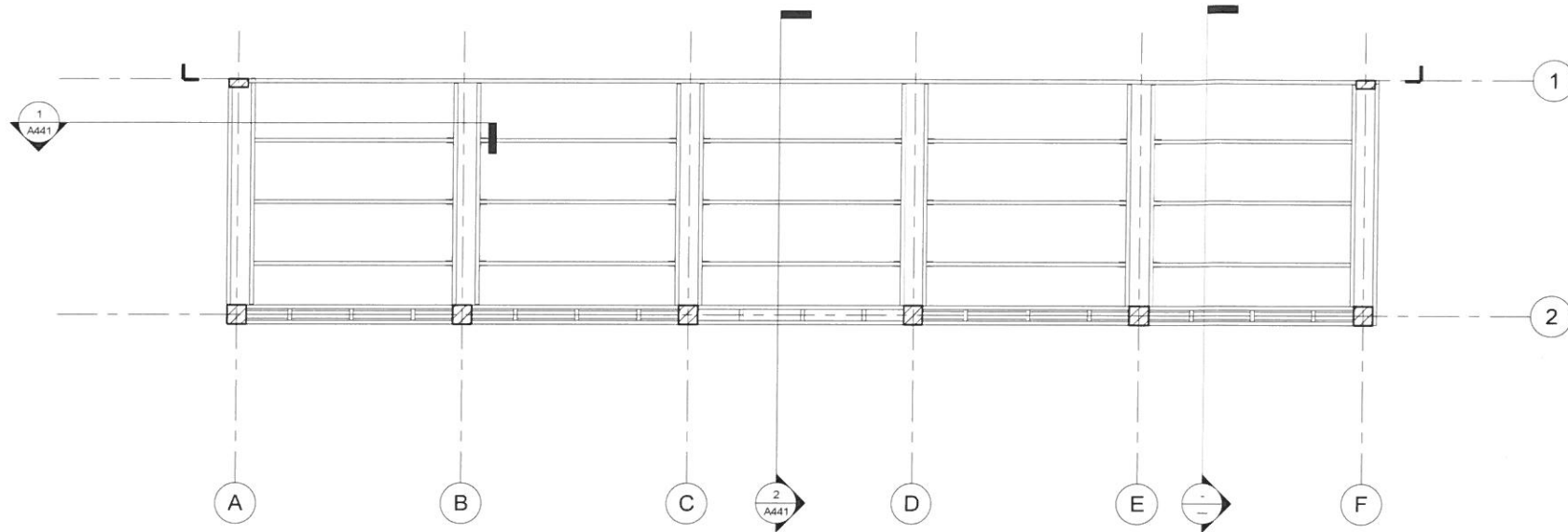
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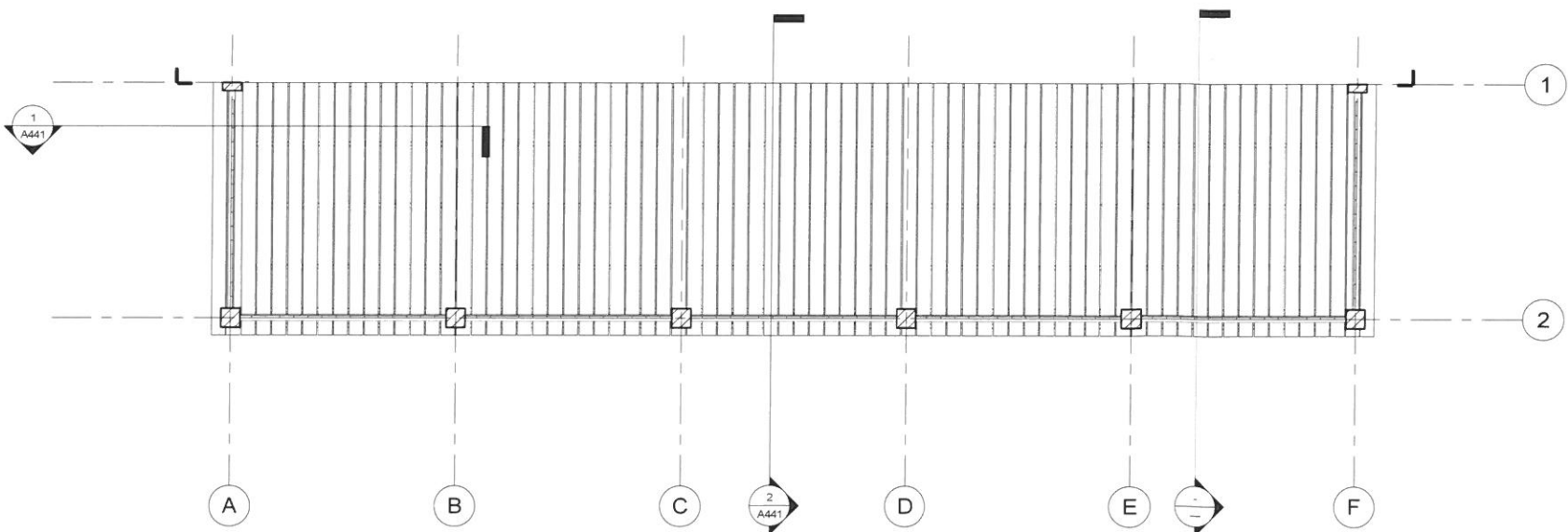
SHEET IDENTITY
ENLARGED PORCH PLAN

A141

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② FRAMING PLAN - LEVEL 02
3/8" = 1'-0"



① S. FRONT PORCH PLAN - LEVEL 02
3/8" = 1'-0"



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Randy Bumbalough, Architect
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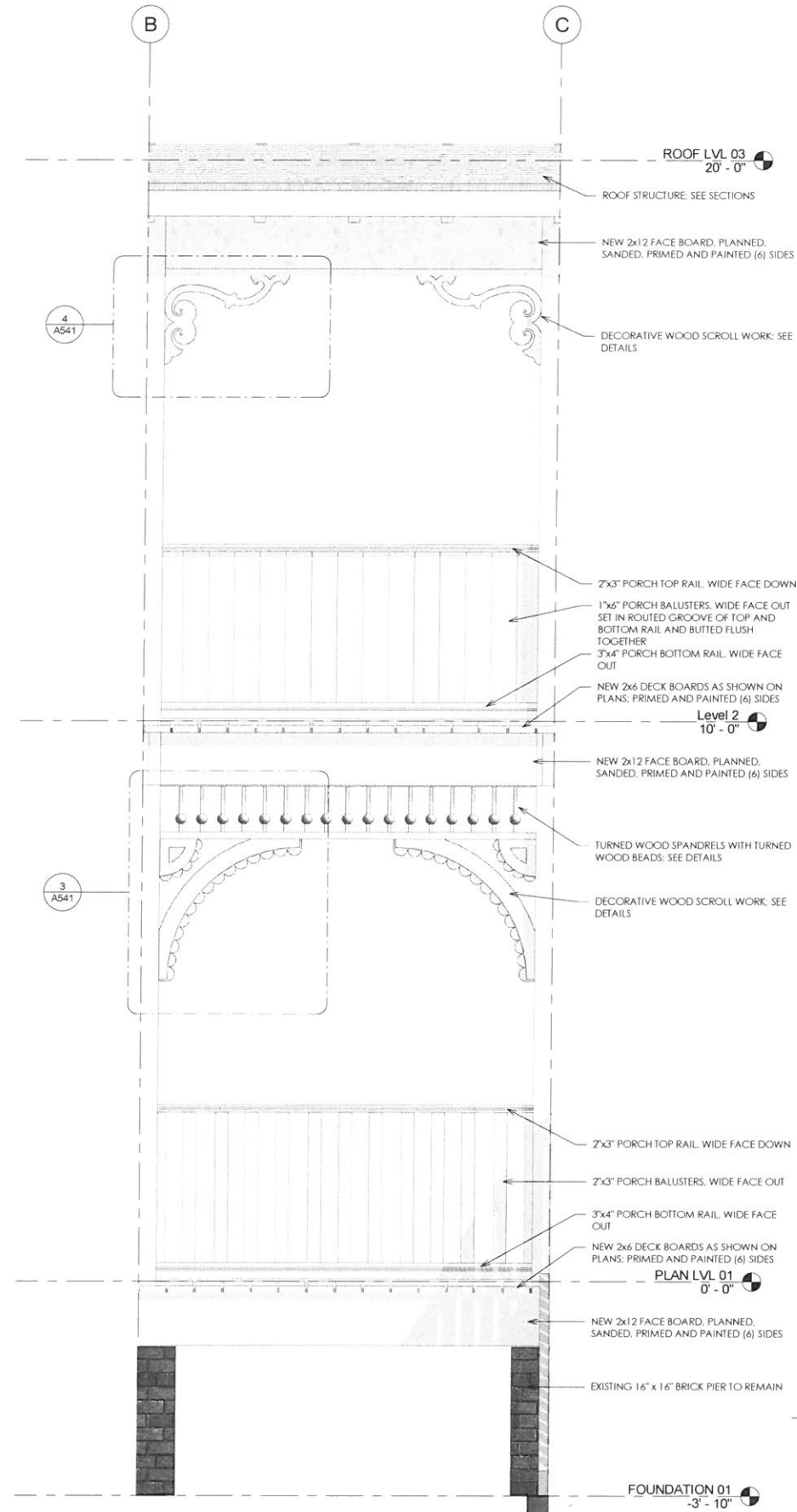
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SHEET IDENTITY

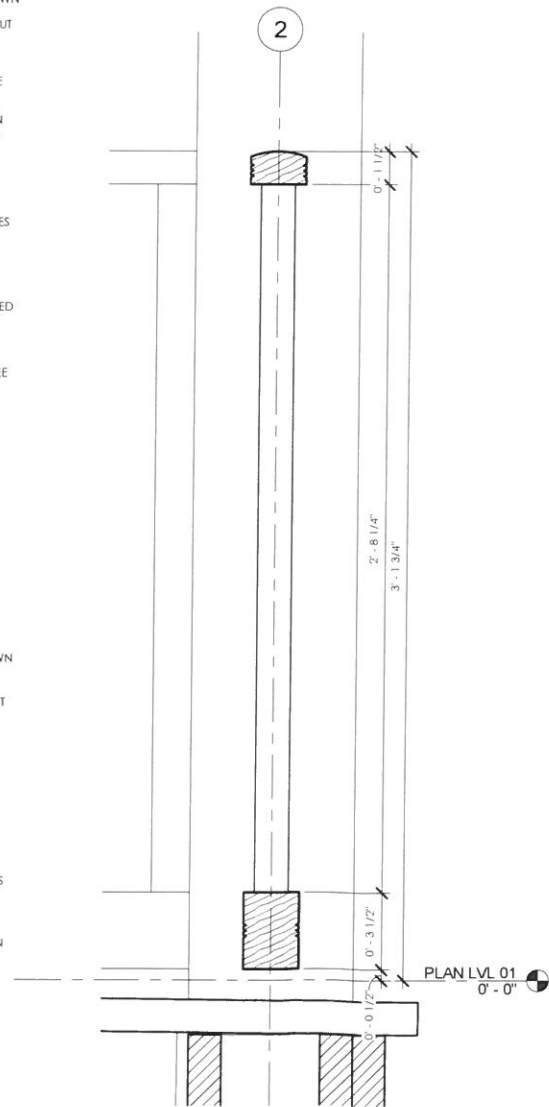
S. PORCH LEVEL 02

A142

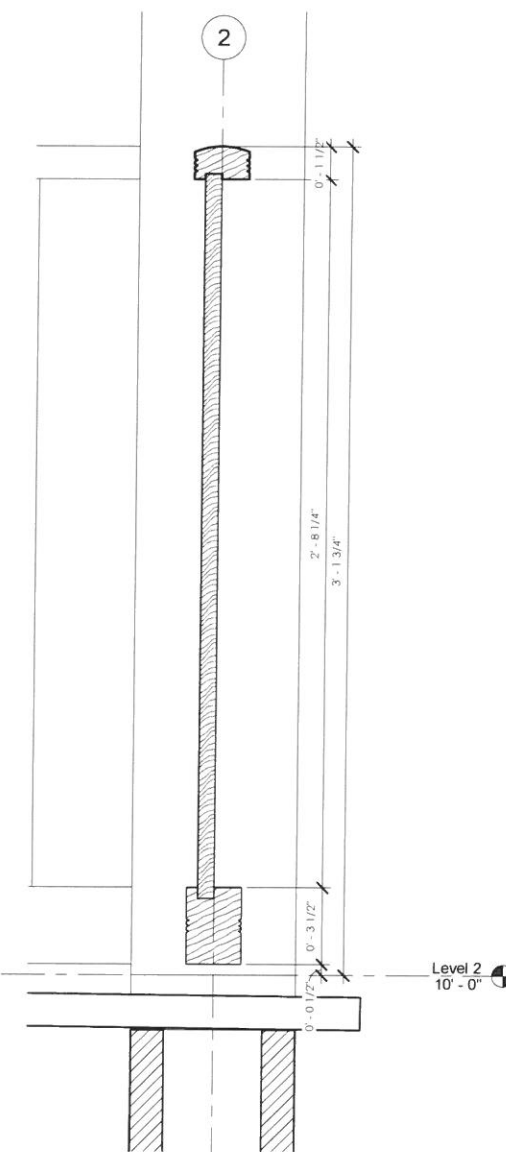
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1 TYPICAL PORCH BAY ELEVATION
3/4" = 1'-0"



2 S. BALUSTRADE DETAIL - LVL 01
3" = 1'-0"



3 S. BALUSTRADE DETAIL - LVL 02
3" = 1'-0"



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CONSULTANT

PROJECT

HISTORIC WADDELL HOUSE
DAVID & DEBORAH DUNAWAY RESIDENCE
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1331 ALOMA AVENUE, WINTER PARK, FLORIDA 32789

SEAL

Randy Bumbalough, Architect
FLORIDA REGISTRATION AR0095295

REVISIONS

Revision Schedule

#	Revision Description	Revision Date

DRAWING INFO

PROJECT NUMBER: 2019.68

DRAWN BY: Checker

CHECKED BY: Author

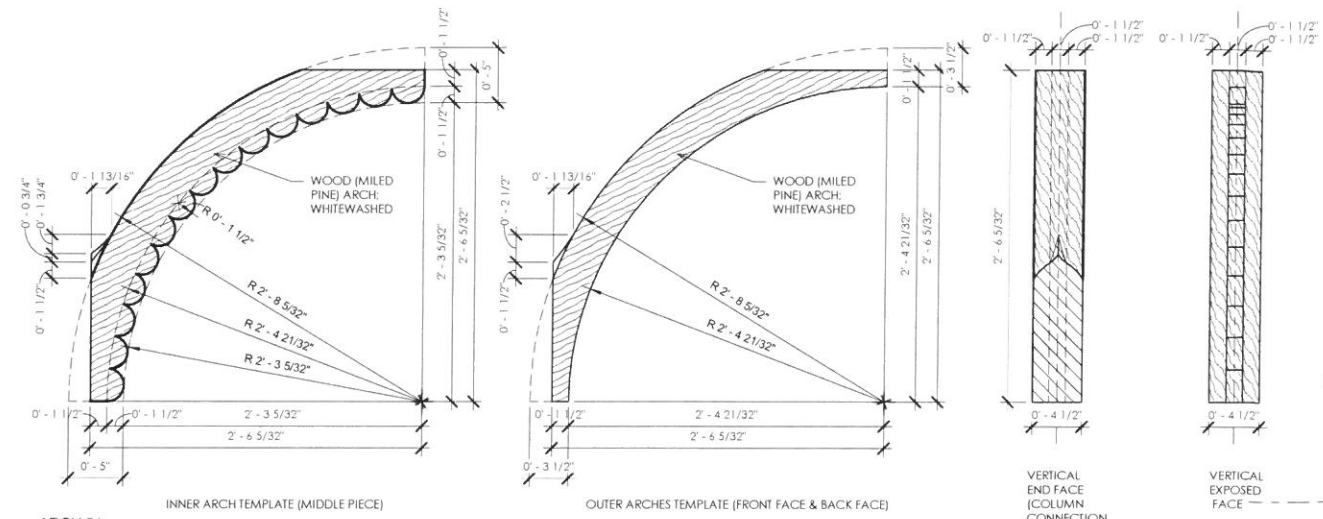
ISSUE DATE: 2019.12.11

SHEET IDENTITY

ENLARGED ELEVATIONS

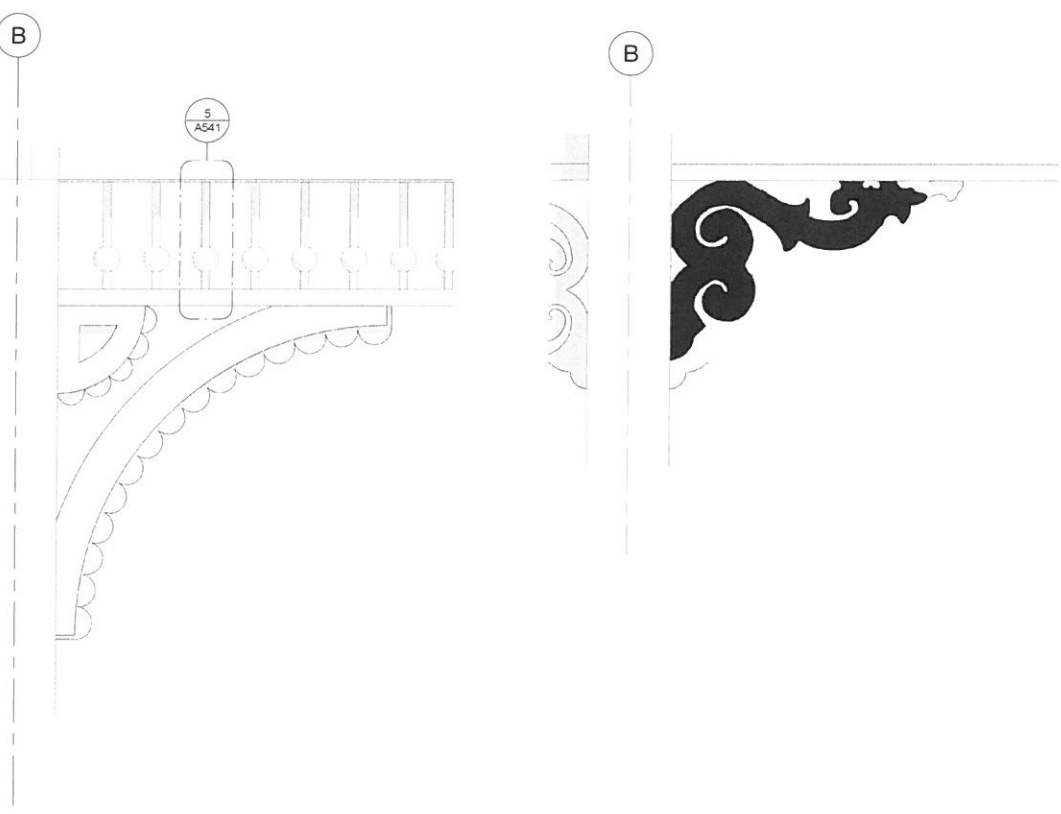
A242

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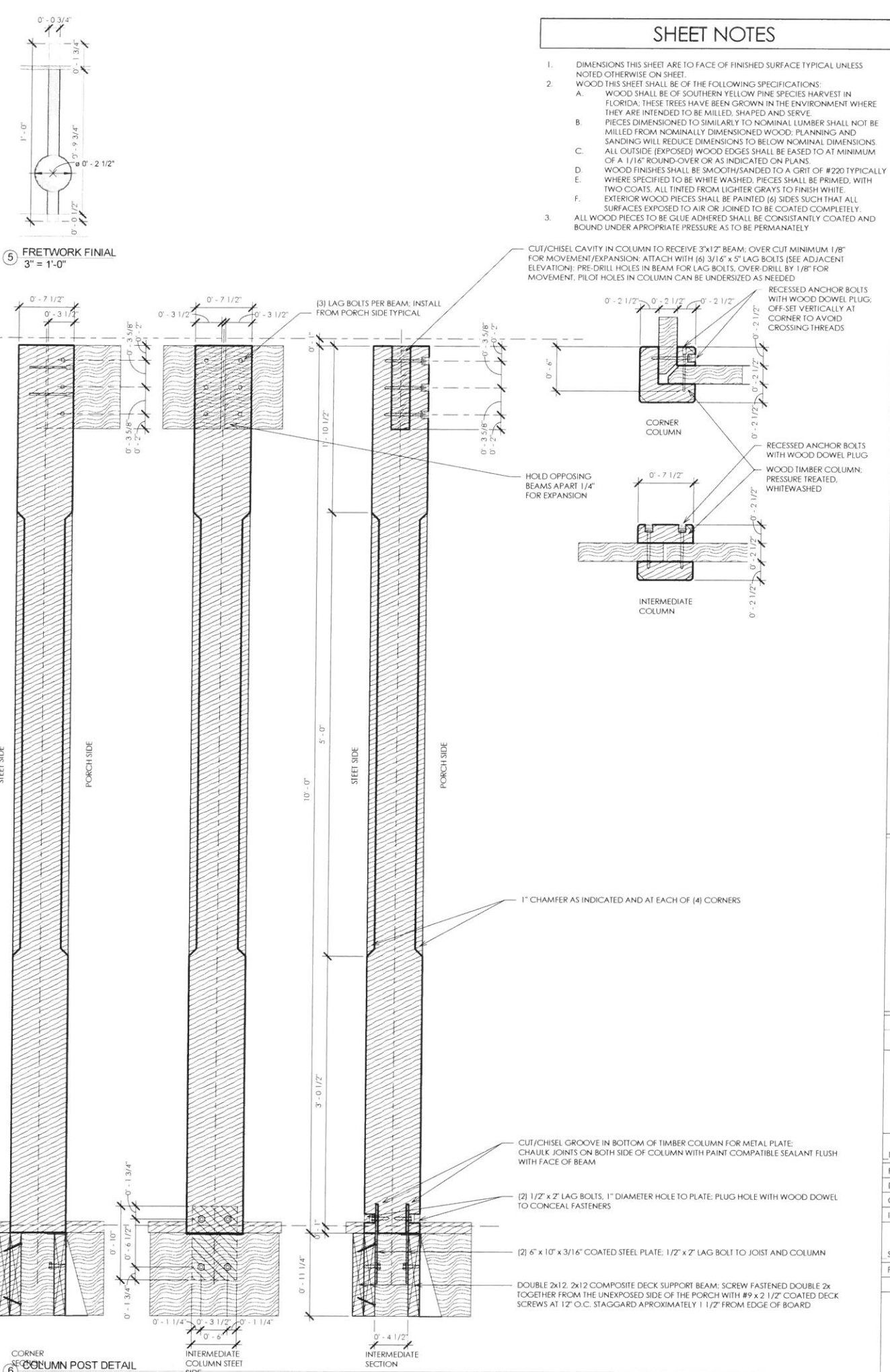
1 ARCH 01
1 1/2" = 1'-0"

2 ARCH 02
1 1/2" = 1'-0"



3 ENLARGED DETAIL - FRETWORK
1 1/2" = 1'-0"

4 Elevation 1 - a - Callout 1 - Callout 2
1 1/2" = 1'-0"

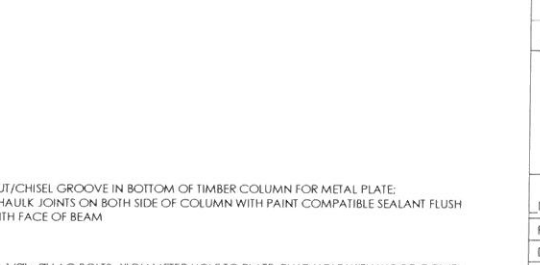
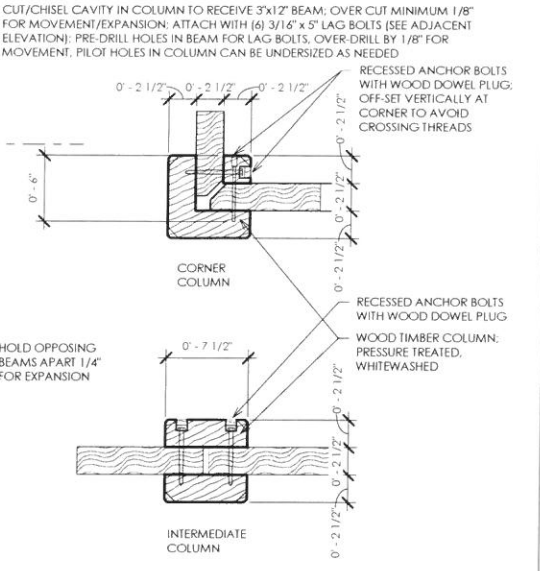


5 FRETWORK FINIAL
3" = 1'-0"

6 CORNER COLUMN POST DETAIL
1 1/2" = 1'-0"

SHEET NOTES

- DIMENSIONS THIS SHEET ARE TO FACE OF FINISHED SURFACE TYPICAL UNLESS NOTED OTHERWISE ON SHEET.
- WOOD THIS SHEET SHALL BE OF THE FOLLOWING SPECIFICATIONS:
 - WOOD SHALL BE OF SOUTHERN YELLOW PINE SPECIES HARVEST IN FLORIDA; THESE TREES HAVE BEEN GROWN IN THE ENVIRONMENT WHERE THEY ARE INTENDED TO BE MILLED, SHAPED AND SERVE.
 - PIECES DIMENSIONED TO SIMILARLY TO NOMINAL LUMBER SHALL NOT BE MILLED FROM NOMINALLY DIMENSIONED WOOD; PLANNING AND SANDING WILL REDUCE DIMENSIONS TO BELOW NOMINAL DIMENSIONS.
 - ALL OUTSIDE (EXPOSED) WOOD EDGES SHALL BE EASED TO AT MINIMUM OF A 1/16" ROUND-OVER OR AS INDICATED ON PLANS.
 - WOOD FINISHES SHALL BE SMOOTH/SANDED TO A GRIT OF #220 TYPICALLY WHERE SPECIFIED TO BE WHITE WASHED, PIECES SHALL BE PRIMED, WITH TWO COATS. ALL FINISHED FROM LIGHTER GRAYS TO FINISH WHITE.
 - EXTERIOR WOOD PIECES SHALL BE PAINTED (6) SIDES SUCH THAT ALL SURFACES EXPOSED TO AIR OR JOINED TO BE COATED COMPLETELY.
 - ALL WOOD PIECES TO BE GLUE ADHERED SHALL BE CONSISTENTLY COATED AND BOUND UNDER APPROPRIATE PRESSURE AS TO BE PERMANENTLY NOTED OTHERWISE ON SHEET.



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SEAL
Randy Bumbalough, Architect
FLORIDA REGISTRATION AR0095295

REVISIONS	
Revision Schedule	
#	Revision Description

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SHEET IDENTITY
PORCH DETAILS

A541



11 01 2019