



HISTORIC PRESERVATION BOARD

Minutes

January 8, 2020 at 9:00 a.m.

City of Winter Park Commission Chambers

Call to order.

Call to order. The meeting was called to order at 9:00 a.m.

Present: Laura Armstrong, Bob Schwejte, John Skolfield, Tracey Curry, Wade Miller, Drew Henner, and Ed Sabori and Jason Taft. Staff: Planning Manager, Jeff Briggs and Planning Technician, John Nico.

Action Item(s):

COR 20-01 Request by David and Deborah Dunaway: Approval to restore the front porch removed from the Waddell House at 1331 Aloma Avenue. This is a previously designated property built in 1897 and is on the Winter Park Register of Historic Places.

Planning Manager, Jeff Briggs opened the public hearing with a request from David and Deborah Dunaway for approval to restore 1331 Aloma Ave (the Waddell House). The Waddell House is already designated as an historic landmark on the Winter Park Registry of Historic Places, and was built in 1897. George Wiggins, the City of Winter Park Director of Building and Permitting and Randy Bumbalough, the architect hired by the Dunaways' were both introduced to assist with any questions or concerns that may arise during the hearing proceedings about the rebuild and restoration of this porch. Architect came with a 90% complete set of construction plans ready for the hearing.

The request for approval to restore this porch is a result of code violations that were made by the Dunaways, who illegally removed the porch without a permit and did not review plans with the Historic Preservation Board, as necessary, for any property designated as historic and on the Winter Park Register.

Moving this issue forward, City Staff wants to ensure along with the Historic Preservation Board an outline of a timetable for this project; beginning from plan review and construction to the final completion of the porch to its restored condition. The timeline follows: 14 days to apply for a permit, 31 days to be issued the City permit, 45 days for construction to begin if given approval by HPB, and 105 days to complete the restoration. These performance dates are important to establish because a failure to meet these deadlines will invoke the City Code Enforcement Board to assess fines again, until the property owners become compliant.

George Wiggins spoke next and referenced the Code Enforcement Board Hearing on December 5th- a month prior with the Dunaways, who were found in non-compliance for violations of the Land Development Code - and Historic Preservation Ordinance for demolishing a porch and rear deck without permits, which if they had applied for these permits, they would've been denied for reasons of its historic designation.

The Dunaways were also found in violation of the Building and Permitting Code, for leaving the structure open to weather and not following the Property Building Maintenance Code. Code Enforcement Board issued an order for non-compliance and daily fines until this has been remediated. George Wiggins, and on behalf of City Staff offered recommendations and support of the plans presented for restoring the porch and to all other areas of the deck.

Architect, Randy Bumbalough spoke next to take any questions from the Historic Preservation Board, the public and confirms to accept the conditions set forth by HPB.

John Skolfield posed questions and related his experience with various types of wood materials that could be used for this porch and the advantages of certain types. Considerable discussion ensued with the architect regarding materials.

Tracey Curry asked questions concerning the owners and their commitment to restore the porch. Jeff Briggs recapped the timeline for the Board in order to insure compliance.

Wade Miller spoke next with similar concerns about not having a contractor at this time, and recommends a craftsman instead, who could execute the quality of work and to meet the expectations of HPB.

Chair Armstrong opened the floor to the public comment and questions. There were none.

Mr. Miller made a motion to TABLE the request so that the architect would have time to revise the plans taking into consideration the recommendations made by the HPB, City staff and the Building Department regarding materials, engineering, and final details. It was seconded by John Skolfield.

There was a roll call with 6 members in favor with yea, and 2 members not in favor with nay.

Jason Taft and Ed Sabori explained that their vote against was that they wanted the porch restored as quick as possible given all of the delays by the owners. Thus they wanted to move it on more quickly.

New Business:

Planning Manager, Jeff Briggs closed the meeting with an update from the Planning and Zoning Board meeting the night before, which presented items on the agenda recommended by HPB that were approved. This is the ordinance for lot splits which will incentivize home owners who have historic significance to join the Historic Register. This approval will go before City Commission for adoption of the ordinance in February.

Promotion of Historic Preservation:

The Board agreed to have a work session on January 29th to develop a marketing plan and incentives to be presented to realtors which would help them understand more the role of historic preservation and the HPB

Chair Armstrong adjourned the meeting at 10:16 AM.

Non- Action Items: N/A

a. Planning Director's Report: N/A

Submitted by Recording Secretary, John Nico