



Historic Preservation Board Regular Meeting

Agenda

November 9, 2022 @ 9:00 am

City Hall Commission Chambers
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 August 10, 2022 Meeting Minutes.](#) 1 minute
 3. **Public Comments (for items not on the agenda): Three minutes allowed for each speaker**
 4. **Public Hearings**
(Public participation and comment on these matters must be in-person.)
 - a. [Request of Monica Taffinder/Taffinder Tyedmers Trust to designate the property at 1379 Canterbury Road built in 1935 to the Winter Park Register of Historic Places.](#) 15 minutes
 5. **Action Items**
 6. **Non-Action Items**
 - a. [Discussion of construction issues at 1200 Lakeview Drive.](#) 30 minutes
 7. **Staff Updates**
 8. **Board Comments**
 9. **Upcoming Agenda Items**
 10. **Adjournment**



Historic Preservation Board **agenda item**

item type	Consent Agenda	meeting date	November 9, 2022
prepared by	Aaron Hull	approved by	
board approval	Completed		
strategic objective			

subject

Approval of the August 10, 2022 Meeting Minutes.

motion / recommendation

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[August 11 HPB Draft Minutes.pdf](#)



Historic Preservation Board Regular Meeting Minutes

August 10, 2022, at 9:00 a.m.

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

Present

Chair Anne Sallee, Vice-Chair Wade Miller, and remaining members: Karen James, John Skolfield, Drew Henner, and N. Lee Rambeau. Absent members: Aimee Spencer. Staff: Director of Planning and Transportation Jeffrey Briggs; Planning Technician Aaron Hull; and Recording Secretary Mary Bush.

(1) Call to Order

Chair Anne Sallee called the meeting to order at 9:02 a.m.

(2) Consent Agenda

Motion made by Karen James, seconded by N. Lee Rambeau, to approve the July 13, 2022 meeting minutes, with the amendment made by Anne Sallee to amend her board comment concerning reply all and not just reply when talking about responding to emails.

Motion carried unanimously with a 6-0 vote (Absent from voting was Aimee Spencer).

(3) Public Comments (for items not on the Agenda)

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

(4) Public Hearings

- a. Request by Wade and Hannah Miller for approval to demolish their existing one-car garage, build a replacement one-car garage with a living area on the second floor, and construct a new front porch on the existing home, built in 1935 at 1520 Glencoe Road.

Jeffrey Briggs presented the requested item and showed a presentation on the item. Mr. Briggs stated that Vice-Chair Wade Miller had stepped down for this vote from the Board due to this item being his request. Mr. Briggs showed pictures of the house, an aerial map, and photographs of proposed areas for the additions. Mr. Briggs explained that the applicant is asking for two variances to have the garage have a five-foot setback instead of the required 11 first-floor and 16-foot second-story side setback and have a front porch encroach five feet into the front yard setback. Mr. Briggs described the current code, the powers the Board has to grant variances, and incentives of a historically designated home. Mr. Briggs showed pictures of the survey of the proposed site plan and described the current home, the proposed garage, and the proposed front porch. Mr. Briggs discussed the existing conditions and the proposed changes. Mr. Briggs explained that the adjacent neighbor sent in a letter of approval with conditions the applicant is okay with following. Mr. Briggs showed pictures of the proposed elevations.

Staff recommended approval meeting three conditions, as follows:

1. The north side facing 1510 Glencoe will only have transom windows on the second floor at a height guaranteeing our privacy.
2. The exterior staircase landing on the second level will have privacy screening to the north, completely protecting privacy.
3. The existing landscaping on the common property line of 1510 Glencoe will be protected and, if necessary, replaced to its current condition.

The applicant, Hannah Miller, spoke on the proposed project that the Millers have planned. The applicant stated she is excited to make the renovations to the house that will improve the overall appeal. The applicant said she had received more letters of approval from the adjacent neighbors. The applicant described the proposed garage and the benefits of the proposed garage.

Wade Miller, the other applicant, spoke on the proposed project and showed pictures of the existing conditions and the proposed additions. Mr. Miller talked about how the project will ensure the look and style of the house remains, and the applicants spoke about the proposed front porch and the reasons for the proposed porch.

John Skolfield asked if the neighbors had any concerns about privacy over the new proposed garage. Mr. Miller answered that there would be no windows facing the neighbors, and the addition was designed accordingly. Mr. Skolfield commented that people typically do rebuilds in this market, thanks to the proposed renovations of a historic home and accessory dwelling. Mr. Skolfield mentioned he was grateful for the neighbor's approval letter.

Motion made by Drew Henner and seconded by N. Lee Rambeau to approve the request to demolish their existing one-car garage, build a replacement one-car garage with a living area on the second floor, and construct a new front porch on the existing home, built in 1935 at 1520 Glencoe Road with the variances and staff conditions.

Motion carried unanimously with a 5-0 vote.

- b. Request by Drew and Sara Bernstein for approval to construct two-story addition to the existing individually designated historic home, built in 1935, at 150 Cortland Avenue.

Jeffrey Briggs described the proposed additions and the location of the house. Mr. Briggs showed the location on a map and pictures of the existing home, aerials of the home, and street views of the home, and described the proposal. Mr. Briggs stated that the applicant is requesting a side setback variance for the addition. Mr. Briggs showed and described pictures of the existing location and the proposed site plan. Mr. Briggs stated that the proposal meets all codes except the requested variance. Mr. Briggs showed photos of the proposed addition through elevations. Mr. Briggs said that the applicant reached out to the adjacent neighbors, which have received approval from their neighbors. Mr. Briggs showed pictures that better show the proposal.

Staff recommended approval with the condition of adding shutters where appropriate in order to match the existing house facade look.

The applicant, Drew Bernstein of 150 Cortland Avenue, spoke on his proposed addition to the house. Mr. Bernstein stated he had wanted a historic home previously and wanted to improve the quality/aesthetic of the house. Mr. Blakely described the reasons for the proposed additions and said he talked to his neighbor about the plans and variance and got approval from them.

John Skolfield commented that he appreciated that the applicant had reached out to their neighbors for approval. Mr. Skolfield stated that he wanted the applicant to provide actual letters of approval, but that text messages are fine. Mr. Skolfield said this house is not in a historic district, so he is grateful this home is protected with a historic designation. Vice-Chair Wade Miller stated that architecturally the proposal worked well with the house and hoped they do not change the proposed elevations. Discussion ensued on the material for the side paneling of the proposed addition, with Mr. Skolfield and Mr. Miller confirming that the new wood siding would be real wood as exists now on the home and not be hardie board, as it is an inferior product that visually would not be compatible with the existing wood siding of the home.

Motion made by Wade Miller and seconded by N. Lee Rambeau to approve the request by Drew Bernstein for approval to construct two-story addition to the existing individually designated historic home, built in 1935, at 150 Cortland Avenue with the variance and condition recommended by staff.

Motion to approve with the staff condition carried unanimously with a 6-0 vote.

(5) Action Items

- a. No action items were discussed.

(6) Non-Action Items

- a. No non-action items were discussed.

(7) Staff Updates

Jeffrey Briggs updated the Board on the historic clock that it will be delivered to the city in September and be installed the same month. Mr. Briggs explained that Casa Feliz got their historical landmark sign, that the city would help with the installation, and that the Board was invited to a revealing ceremony of the sign. Mr. Briggs explained that the signs for the city's landmark had been ordered and described what the signs would look like. Mr. Briggs stated that eight signs have been ordered to denote the Park Avenue Historic district and the history of the community and will be delivered soon. Mr. Briggs said that the City is also looking to get signs for all historic districts. Vice-Chair Wade Miller asked if the Board gets to comment on the signs, and Mr. Briggs explained that the Board would and if they have any ideas for the signs to let Staff know. N. Lee Rambeau asked about the placement of the clock, and Mr. Briggs explained that the location would be on the walkway down Central Park on Park Avenue across from the fountain.

(8) Board Comments

Karen James asked if Board members were allowed to attend meetings virtually three times a year and vote. Mr. Briggs stated yes and clarified the rules for attendance to the Board. Chair Sallee said she would be missing the September meeting and a discussion ensued about the September meeting. Drew Henner discussed doing a video about the Historic Preservation Board similar to the city's recent Meet your Department videos. Discussion ensued on creating a promotional video. Chair Sallee discussed the educational information she had sent to Mr. Briggs, and a discussion ensued on the information sent. John Skolfield asked about the definition of unremarkable to the Board and what the Board's thoughts on the definition of unremarkable are. Discussion ensued on the meaning of unremarkable, the Board's opinions on what is considered contributing, and the creation of a historical survey of the city.

(9) Upcoming Agenda Items

No discussion occurred for the upcoming agenda items for the following Historic Preservation Board meeting scheduled for September 14, 2022.

(10) Adjournment

Chair Anne Sallee adjourned the meeting at 10:01 a.m.

/s/ Recording Secretary Aaron Hull



Historic Preservation Board **agenda item**

item type Public Hearings (Public participation and comment on these matters must be in-person.)	meeting date November 9, 2022
prepared by Jeffrey Briggs	approved by
board approval Completed	
strategic objective	

subject

Request of Monica Taffinder/Taffinder Tyedmers Trust to designate the property at 1379 Canterbury Road built in 1935 to the Winter Park Register of Historic Places.

motion / recommendation

Staff recommendation is for approval.

background

Monica Taffinder has voluntarily agreed to designate the home at 1379 Canterbury Road, built in 1935, to the Winter Park Register of Historic Places. This home at 1379 Canterbury Road is an example of the Bungalow cottage architectural style and for its association with the Land Boom era development of the Orwin Manor neighborhood. The one-story wood siding dwelling has period window fenestration (six over one), a columned front entry porch and front door period style windows, brick chimney feature and raised floor with crawl space underneath the home that is characteristic of the Bungalow homes. The home is a three bedroom, two bath of 1,986 sq. ft. A newer detached 624 sq. ft. garage is in the rear of the property.

The Walter Rose Company of Orlando developed Orwin Manor as a subdivision in the 1920s. Many of the original houses in the subdivision are from the 1920's–1940's. This home retains most its original architectural integrity and is highly qualified for listing on the Winter Park Register of Historic Places.

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[Location map and aerial.pdf](#)

ATTACHMENTS:

[Site Pictures.pdf](#)

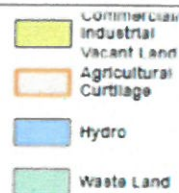
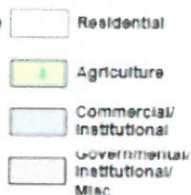
ATTACHMENTS:

[Resolution_1379 Canterbury.doc](#)

ATTACHMENTS:

[Historic Designation application.pdf](#)

OCPA Web Map



Orange County Property Appraiser



HARMON AVE

PELHAM RD

CANTERBURY RD

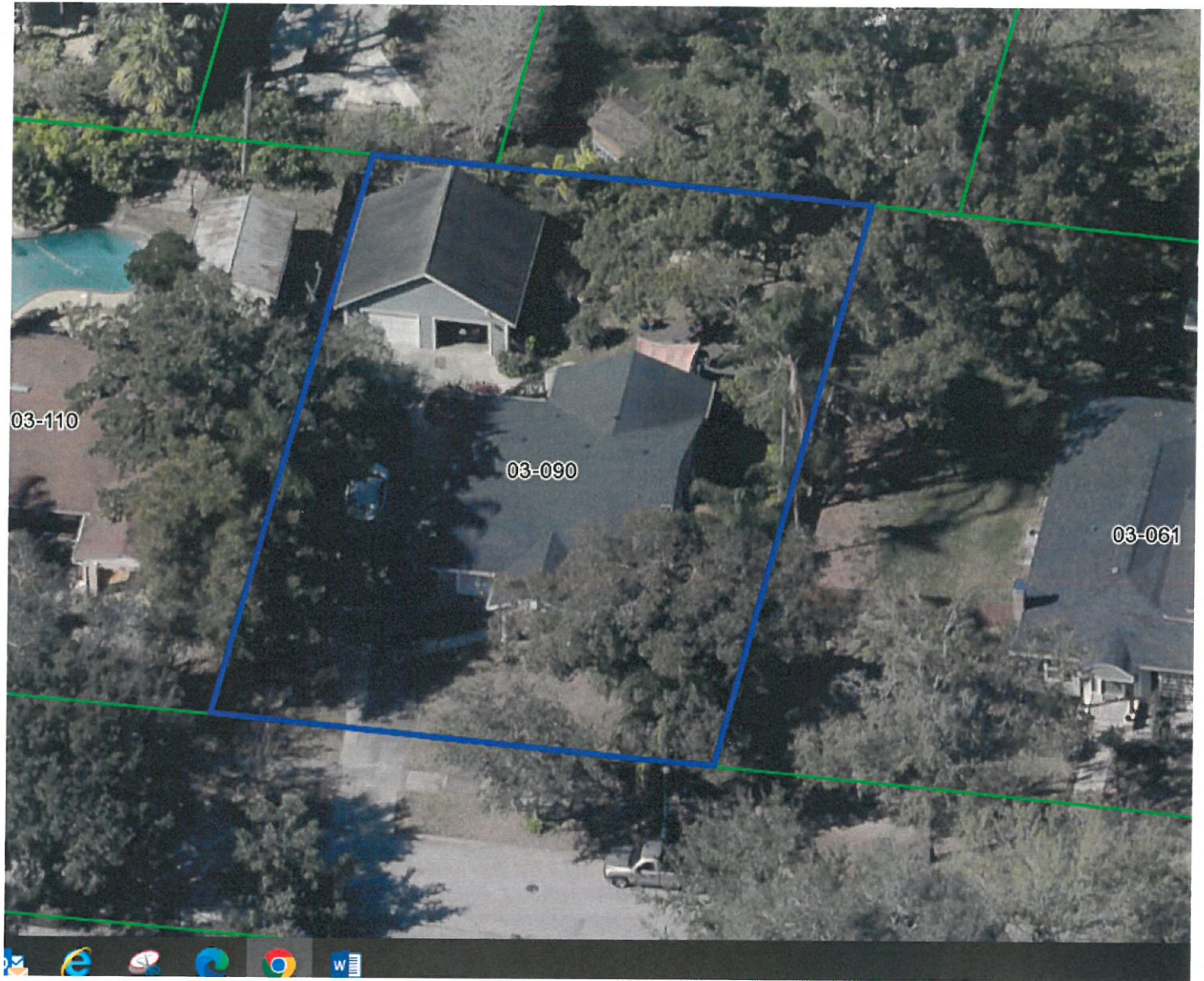
BUCKINGHAM RD

WESTCHESTER AVE

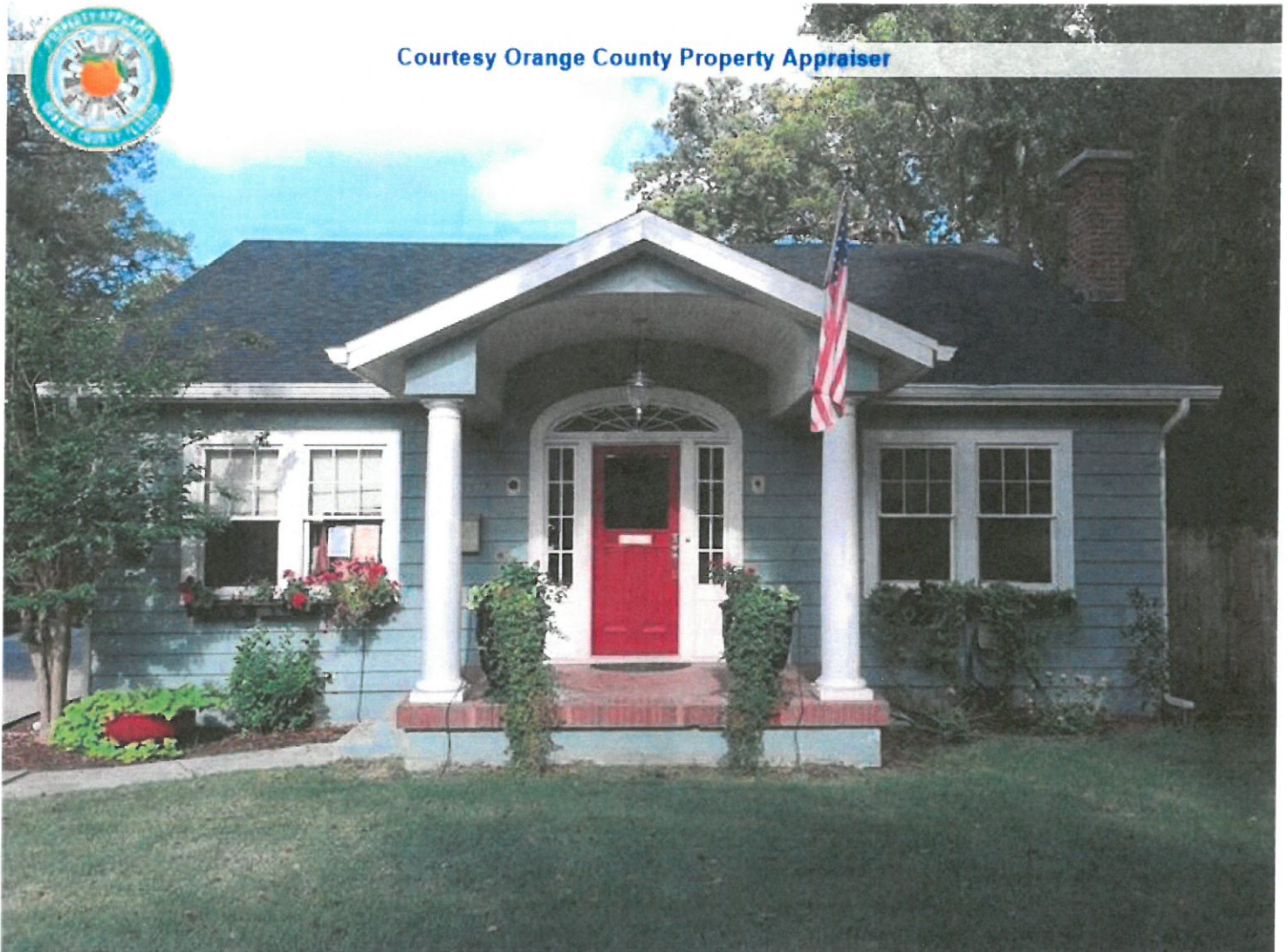
Created: 10/20/2022 14:39

This map is for reference only and is not a survey

1379 Canterbury Road - Aerial View



Parcel Photos - 1379 Canterbury Rd



1379 CANTERBURY RD, WINTER PARK, FL 32789 4/27/2017 9:23 AM



Courtesy Orange County Property Appraiser



February 23, 2015 at 12:01:07 PM

1379 CANTERBURY RD, WINTER PARK, FL 32789 2/23/2015 12:12 PM



Courtesy Orange County Property Appraiser



292212643203090 01/31/2007

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF
WINTER PARK, FLORIDA, DESIGNATING THE PROPERTY
LOCATED AT 1379 CANTERBURY 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 1379 Canterbury Road with the existing home built in 1935 is an example of the Bungalow cottage 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 1379 Canterbury 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 _____ 2023.

Phillip Anderson, Mayor

ATTEST:

City Clerk



City of Winter Park
Planning & Transportation Department
401 Park Avenue, South
Winter Park, Florida 32789
407-599-3440

City of Winter Park Historic Designation Application

1. 1379 Canterbury Rd Winter Park 32789
Building address
Monica Taffinder same 407.353.2230
Owner's name(s) Address Telephone

2. I, Monica Taffinder, as owner of the property described above, do hereby authorize the filing of this application for historic designation for that property.

Monica Taffinder
Owner's Signature

September 26, 2022
Date

Historic Preservation Board Office Use

Criteria for Designation

- ☐ A. Association with events that have made a significant contribution to the broad patterns of history including the local pattern of development; or
☐ B. Association with the lives of a person or persons significant in our past; or that
☐ C. Embodies the distinctive characteristics of a type, period, or method of construction or that represents the work of a master, or that possesses high artistic values or that represents a significant and distinguishable entity whose components may lack individual distinction; or
☐ D. Has yielded or are likely to yield information important in prehistory or history.

Legal description

Year built

Historic name of building (if any)

Historic district name (if any)

Date received: _____

HPC Meeting: _____

Case File No.: _____

Florida Master Site File No.: OR-

⊖ Local Historic Landmark

⊖ Local Historic Resource



Historic Preservation Board **agenda item**

item type Non-Action Items	meeting date November 9, 2022
prepared by Jeffrey Briggs	approved by
board approval Completed	
strategic objective	

subject

Discussion of construction issues at 1200 Lakeview Drive.

motion / recommendation

Provide informal feedback to the property owners.

background

At the February 9, 2022 Historic Preservation Board meeting, approval was given to Michael and Linda Cegalis to renovate and expand the existing individually designated house at 1200 Lakeview Drive, which included an addition, new roof structure (to expand the floor to ceiling heights within the home) and a transformation of the architectural styling from minimal traditional to cape cod.

The geotech soil borings done by the Cegalis' have revealed 2 feet of fill dirt on top of 20 feet of organic muck soils on this lot. That is not uncommon for lake edge properties that originally had very swampy perimeters versus today's manicured lawns down to the lake edge. The Cegalis' would like to discuss their options for proceeding with this project.

This is a non-action item but feedback from the HPB members will be helpful in the decision making for the Cegalis' to chart a course forward.

Attached are the original submittals reviewed back in February 2022.

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[Map and aerial.pdf](#)

ATTACHMENTS:

[1200 Lakeview - Photos.pdf](#)

ATTACHMENTS:

[Staff Report_1200 Lakeview Drive_ADA format.pdf](#)

ATTACHMENTS:

[Front-Rendering_Feb. 2022.jpg](#)

ATTACHMENTS:

[Front existing picture.jpg](#)

ATTACHMENTS:

[Schematic Design Drawings_Feb. 2022.pdf](#)

ATTACHMENTS:

[February 9 HPB Approved Regular Meeting Minutes.pdf](#)





Cegelis Residence – Addition and Alterations
1200 Lakeview Drive
Winter Park, FL

Historic Preservation Board

Certificate of Review

Supplemental Application for Variance Request

STREET VIEW of FRONT ELEVATION



Cegelis Residence – Addition and Alterations
1200 Lakeview Drive
Winter Park, FL

VIEW of LAKE VIRGINIA FORM REAR OF HOUSE



Historic Preservation Board Staff Report for February 9, 2022 Meeting

COR 22-02 Request of Mike and Linda Cegelis for renovations and additions to the existing home at 1200 Lakeview Drive, built in 1946.

Zoned: R-1AAA Parcel ID # 07-22-30-8908-08-010

Mike and Linda Cegelis are the new owners of 1200 Lakeview Drive and are requesting approvals for additions and alterations to this individually designated historic home in order to undertake some major renovations. The major renovations include removal and rebuild of the roof and a change to the architectural style of the home altering it from a "Minimal Traditional" architectural image to a "Cape Cod" exterior architectural image. The additions include a new master bedroom area on the side of the home and a renovation and expansion of the rear porch/patio area.

This property is 13,589 square feet in size. The plans are to renovate the home and add a 1,015 sq. ft addition on the north side of the existing home. The resultant home will be 3,365 sq. ft. in size which is a FAR of 25%, well within the 33% base FAR allowed. The impervious coverage will be 6,004 sq. ft. (44%), again well within the maximum allowable of 60% for this one-story home.

This home, as a lakefront property, was reviewed by the Planning and Zoning Board for the environmental aspects of the plans. The P&Z Board does not look at the architectural design aspects in any manner. The P&Z Board only looks at the aspects related to tree preservation, storm water retention and setbacks. The P&Z Board approved these plans on January 4, 2022 related to the matters within their jurisdiction including approval of the setback variances requested. The charge for the Historic Preservation Board is the architectural compatibility and appropriateness given the designation as a historic structure.

ARCHITECTURAL OPTIONS:

When there exists a building that is an individually designated historic structure or when there is a building deemed to be "contributing" in a historic district, then the owners have only two choices. One choice is to preserve the existing architectural style and undertake exterior renovations and/or additions that are complimentary to the existing architectural style. This is what the HPB typically sees on your agendas. A second option is for the owners to propose conversion of the structure to an alternative authentic version of another architectural style that was popular during the similar era of the original building. This is discretionary on the part of the HPB, to accept this architectural transformation or not. However, the HPB may, especially when dealing with an 'unremarkable' architectural image to agree to the transformation. In the past, the HPB has only allowed a transformation of styles when it is authentic and produces a building that passerby's would assume looks like a building from that same time period, in this case the 1940's.

This has been successfully done before at several locations on Holt Avenue. The three Bungalow cottages built in 2005, near the corner of Pennsylvania Avenue at 530; 546 and 550 Holt Avenue replaced “unremarkable” structures and now present an image of Bungalow architectural styling from the 1920’s. Similarly. Rollins College in 2017, replaced two very “unremarkable” structures at 363 Holt Avenue and at 483 Holt Avenue with authentic replicas of Craftsman houses that were popular in the 1920’s. These were scenarios where a previous HPB felt that the existing buildings did not possess any worthwhile architectural styling and while re-creations, the resultant Bungalow and Craftsman homes, authentically present the image of homes as if they were built in the 1920’s.

That is the scenario proposed by the applicants. It is to maintain the existing footprint and shell of the 1946 home at 1200 Lakeview Drive but to transform it from an “unremarkable” Minimal Traditional architectural image to a more attractive authentic replica of the Cape Cod architectural style that was very popular in the 1920’s-1950’s.

Cape Cod Architectural Compatibility

There is a wealth of information available on the internet providing verbiage and photos of authentic Cape Cod homes. (Attached are two articles with pictures) Cape Cod architecture is one of the most popular and easily recognizable styles of American architecture. The style originated in New England, so steep roof pitches (to shed snow) characterize the style including matching pitched roof dormers. Shingle siding is the typical exterior siding material along with multi-dimensional window fenestration. Often shutters compliment the windows.

The applicant’s architect has provided specific details on the exterior materials that are proposed. They include building a new roof on the existing structure to achieve the steep pitch, adding dormers with pitched roofs, shingle siding as the exterior material and windows with fenestration along with some shutters. The garage doors proposed match one of the pictures in the articles. Architecturally these proposed modifications appear to match the essential elements of Cape Cod architecture.

Summary and Recommendation

These proposed plans from the staff’s perspective add architectural appeal and interest versus the existing appearance and styling of the home. The staff struggles with the Minimal Traditional style since it is a stripped-down simple look that was affordable to the original owners but lacks and charming architectural detailing. Many of our modern white box homes are similarly a stripped-down look with little architectural detailing. Thus, the struggles to make it look like the 1940’s and not the 2020’s.

Preservation of unremarkable architecture preserves unremarkable styling. In this case, the elements of Cape Code architecture proposed are authentic and the end result, given that authenticity, produces a more aesthetically appealing product. The proposal also replicates the image of homes that were built in the 1940’s.

STAFF RECOMMENDATION IS FOR APPROVAL.





PROJECT

Cegelis Residence
ADDITONS + ALTERATIONS
1200 Lakeview Drive
Winter Park, FL 32789-5038

SCHEMATIC DESIGN DOCUMENTS

NOTE: THESE DRAWINGS ARE NOT INTENDED FOR CONSTRUCTION PURPOSES & ARE ISSUED ONLY FOR OWNER REVIEW & ARE SUBJECT TO FURTHER DESIGN DEVELOPMENT.

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CONSULTANT

CONSULTANT'S SEAL

REVISIONS

- No. 1
- No. 2
- No. 3
- No. 4

SHEET DATA

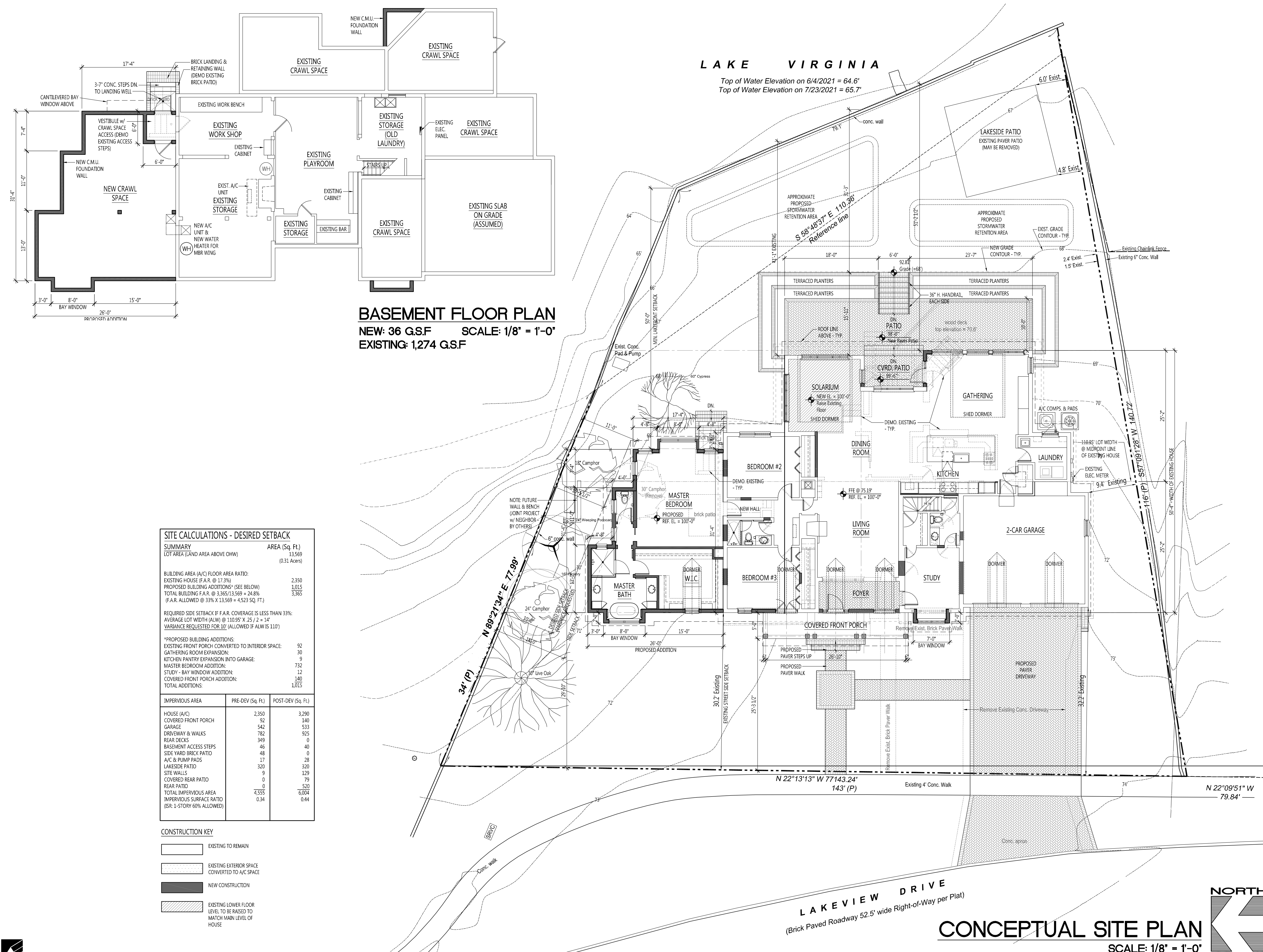
- Drawn By MKS
- Checked
- Date 1/31/22
- Project No. 21550

SHEET TITLE

CONCEPTUAL SITE PLAN;
BASEMENT FLOOR PLAN;
SITE + AREA CALCULATIONS

SHEET NUMBER

of





MARK STRAITE ARCHITECTS INCORPORATED

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Maitland
Florida 32751
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Fax: 407.644.7606
mstraite@maitinfo.com

SEAL

Lic. No. AA0003120

Mark Kevin Straite, Lic. No. AR00399

PROJECT

Cegelis Residence
ADDITONS + ALTERATIONS
1200 Lakeview Drive
Winter Park, FL 32789-5038

SCHEMATIC DESIGN DOCUMENTS

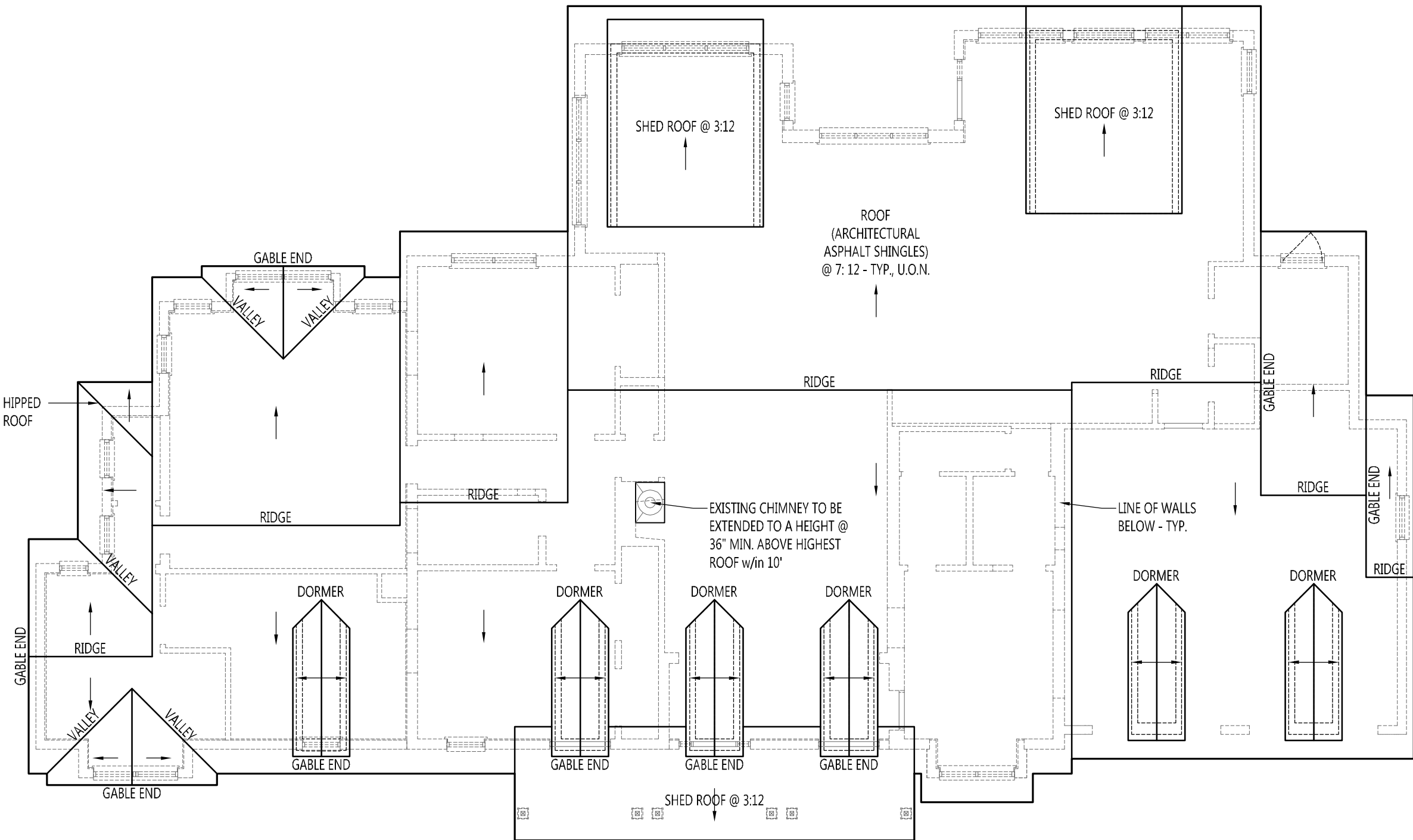
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CONSULTANT

CONSULTANT'S SEAL



GENERAL NOTES - ROOF

- 1) TYPICAL ROOF PITCH IS NOTED ON THE ROOF PLAN.
- 2) TYPICAL ROOF OVERHANG IS 1'-8"; & 6" @ GABLE ENDS.
- 3) TYPICAL ROOF COVERING: FIBERGLASS OR ASPHALT SHINGLE ROOF SYSTEM, U.O.N. AS 5-V CRIMP METAL ROOFING (w/ GALVALUME FINISH)

ROOF PLAN LEGEND

ROOF/GABLE LINE
LINE OF WALL BELOW ROOF
ROOF SLOPES DOWN (SEE GEN. NOTE #1)

REVISIONS

- No. 1
- No. 2
- No. 3
- No. 4

SHEET DATA

- Drawn By MKS
- Checked
- Date 1/31/22
- Project No. 21550

SHEET TITLE

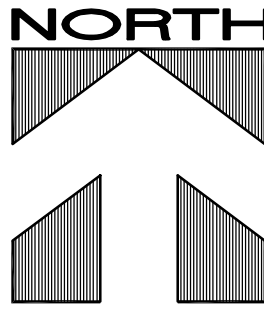
SCALE: AS NOTED

ROOF PLAN

SHEET NUMBER

of

ROOF PLAN
SCALE: 1/8" = 1'-0"



A4.1



PROJECT

Cegelis Residence
ADDITONS + ALTERATIONS
1200 Lakeview Drive
Winter Park, FL 32789-5038

SCHEMATIC DESIGN DOCUMENTS

NOTE: THESE DRAWINGS ARE NOT INTENDED FOR CONSTRUCTION PURPOSES & ARE ISSUED ONLY FOR OWNER REVIEW & ARE SUBJECT TO FURTHER DESIGN DEVELOPMENT.

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CONSULTANT

CONSULTANT'S SEAL

REVISIONS

- No. 1
- No. 2
- No. 3
- No. 4

SHEET DATA

- Drawn By MKS
- Checked
- Date 1/31/22
- Project No. 21550

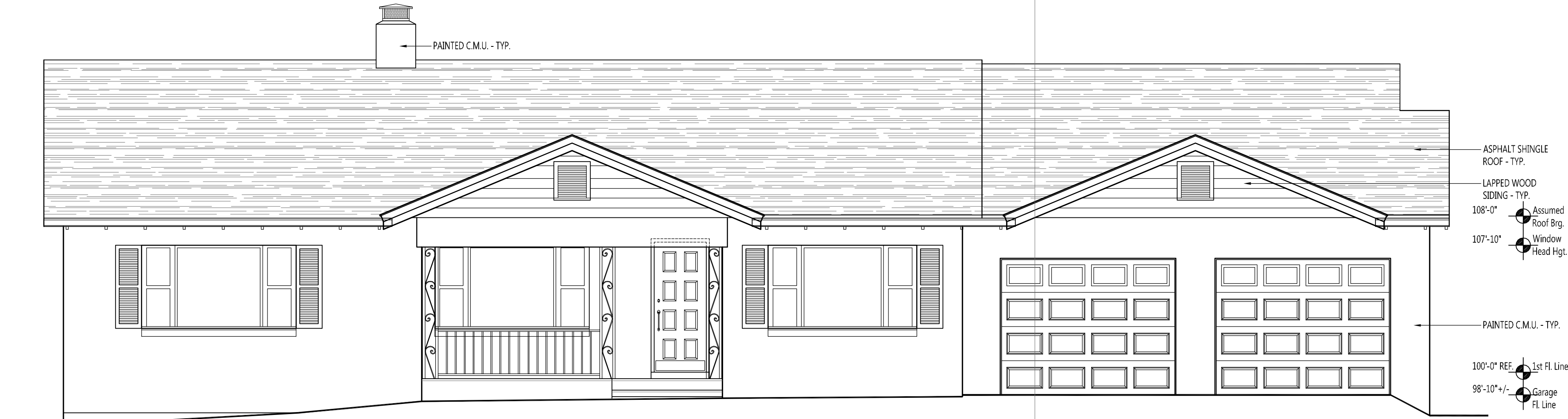
SHEET TITLE

SCALE: AS NOTED

EXISTING EXTERIOR ELEVATIONS

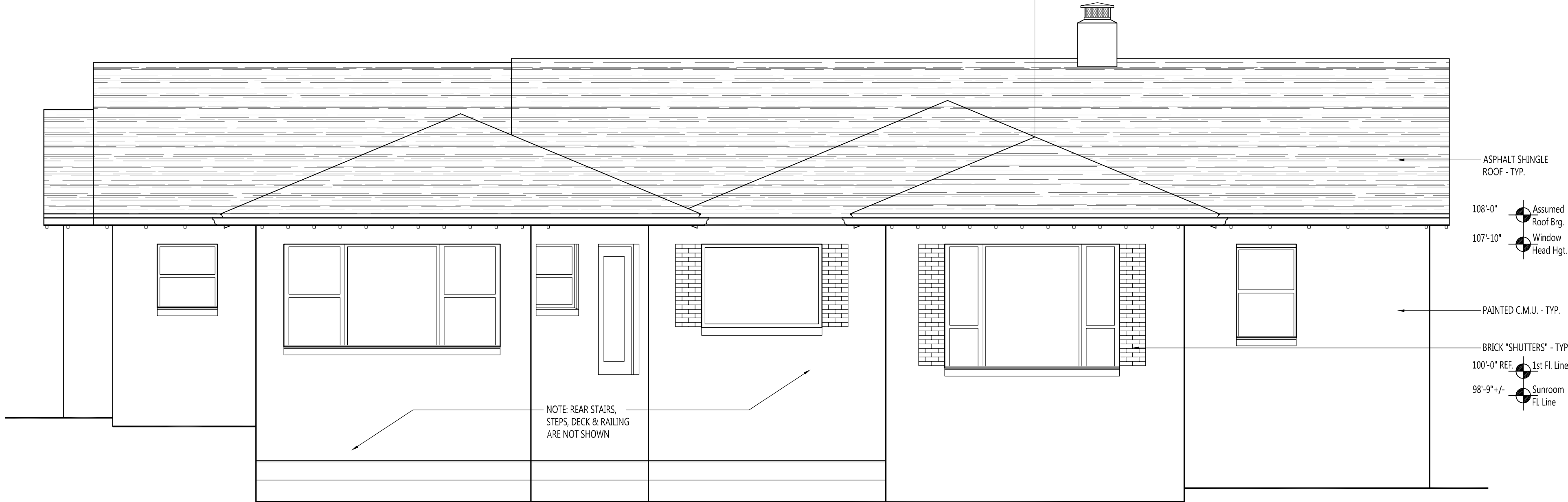
SHEET NUMBER

of



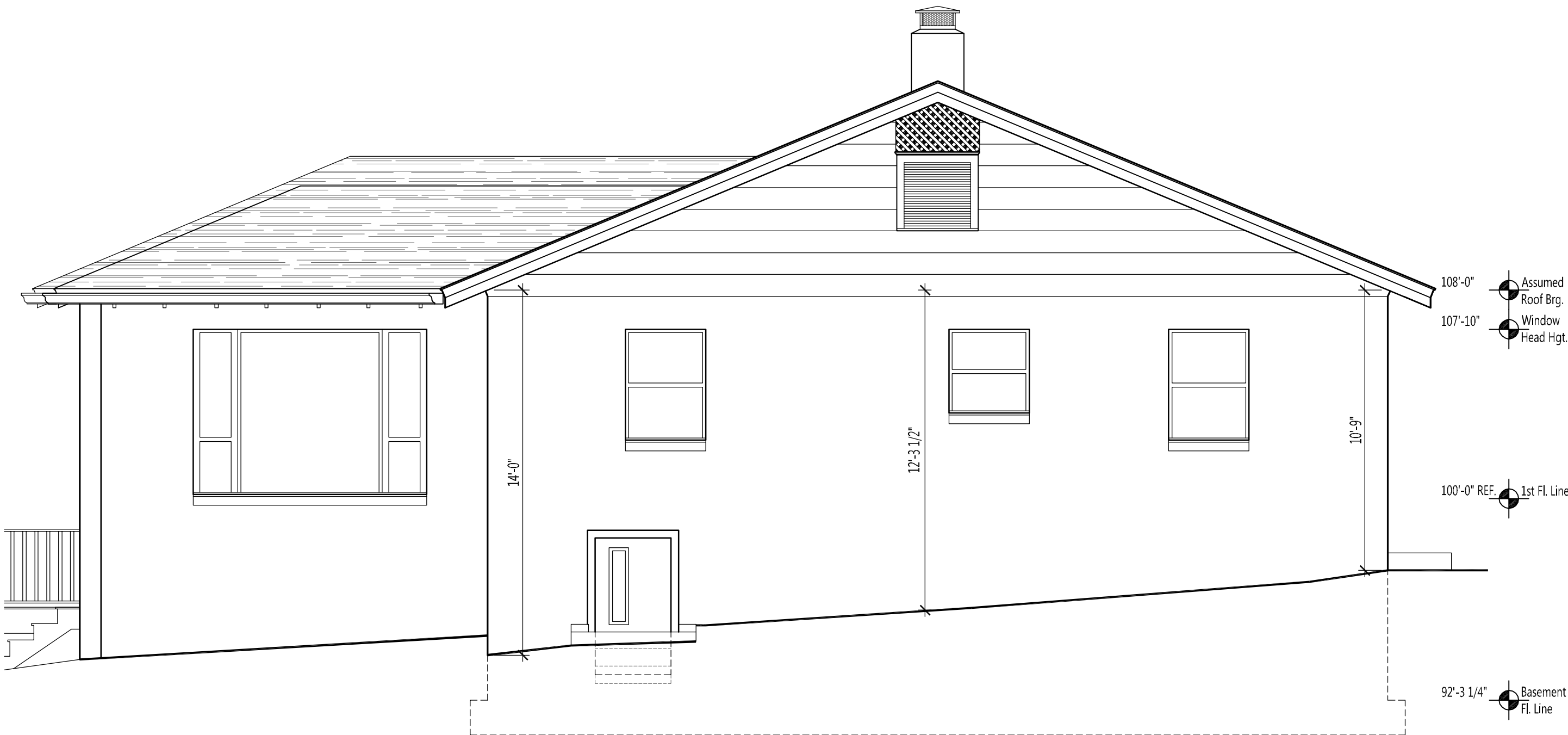
FRONT (WEST) ELEVATION

1/4" = 1'-0"



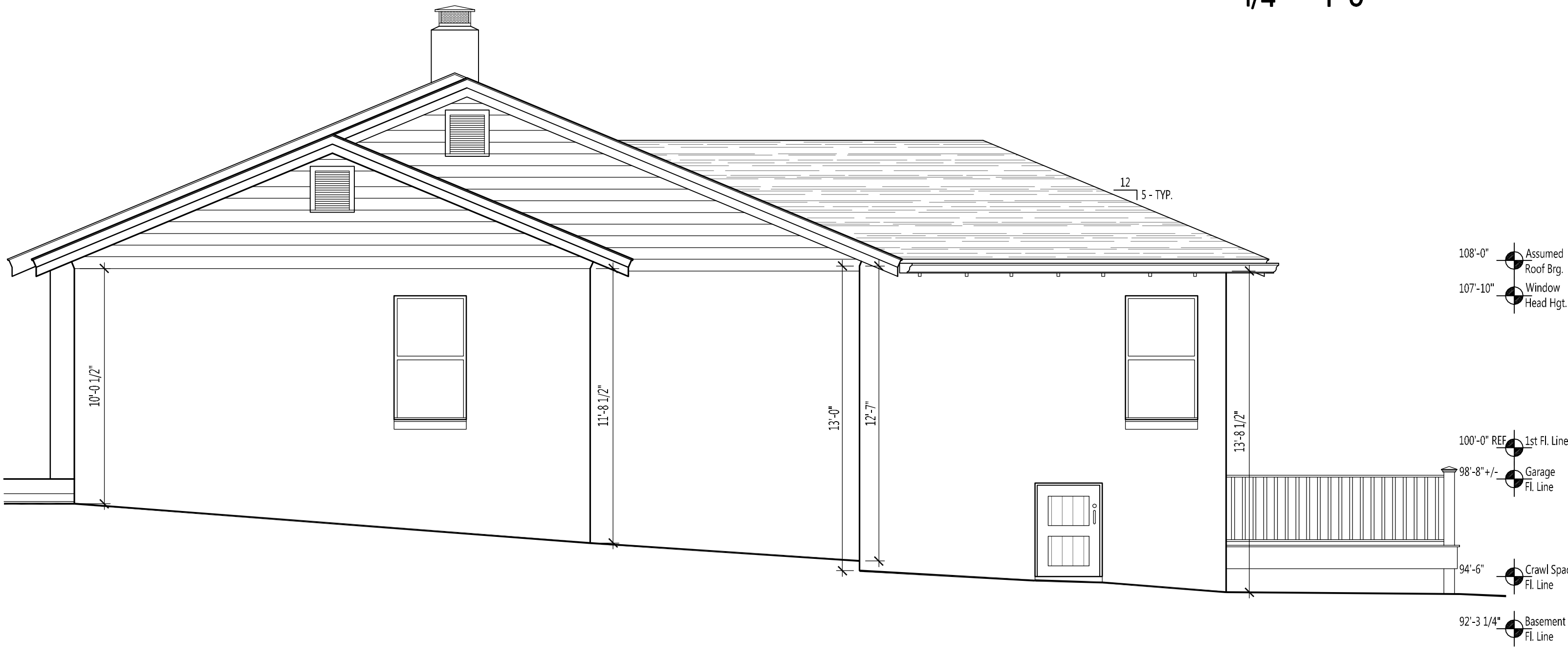
REAR (EAST) ELEVATION

1/4" = 1'-0"



LEFT (NORTH) SIDE ELEVATION

1/4" = 1'-0"



RIGHT (SOUTH) SIDE ELEVATION

1/4" = 1'-0"



GENERAL COLOR SCHEME
THE GENERIC COLOR PALATE UNDER
CONSIDERATION INCLUDES WHITE OR
GRAY HOUSE (SHAKE SHINGLES) WITH
REVERSED TRIM (GRAY/WHITE).

THE SHINGLE ROOF WILL BE IN THE
DARK GRAY TO BLACK FAMILY.

PROJECT

Cegelis Residence
ADDITONS + ALTERATIONS
1200 Lakeview Drive
Winter Park, FL 32789-5038

SCHEMATIC DESIGN DOCUMENTS

NOTE: THESE DRAWINGS ARE NOT INTENDED
FOR CONSTRUCTION PURPOSES & ARE ISSUED
ONLY FOR OWNER REVIEW & ARE SUBJECT TO
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VIOLATORS WILL BE SUBJECT TO LEGAL PROSECUTION
TO THE FULLEST EXTENT OF THE LAW.

CONSULTANT

CONSULTANT'S SEAL

REVISIONS

- No. 1
No. 2
No. 3
No. 4

SHEET DATA

- Drawn By MKS
Checked
Date 1/31/22
Project No. 21550

SHEET TITLE

PROPOSED EXTERIOR
ELEVATIONS

SHEET NUMBER

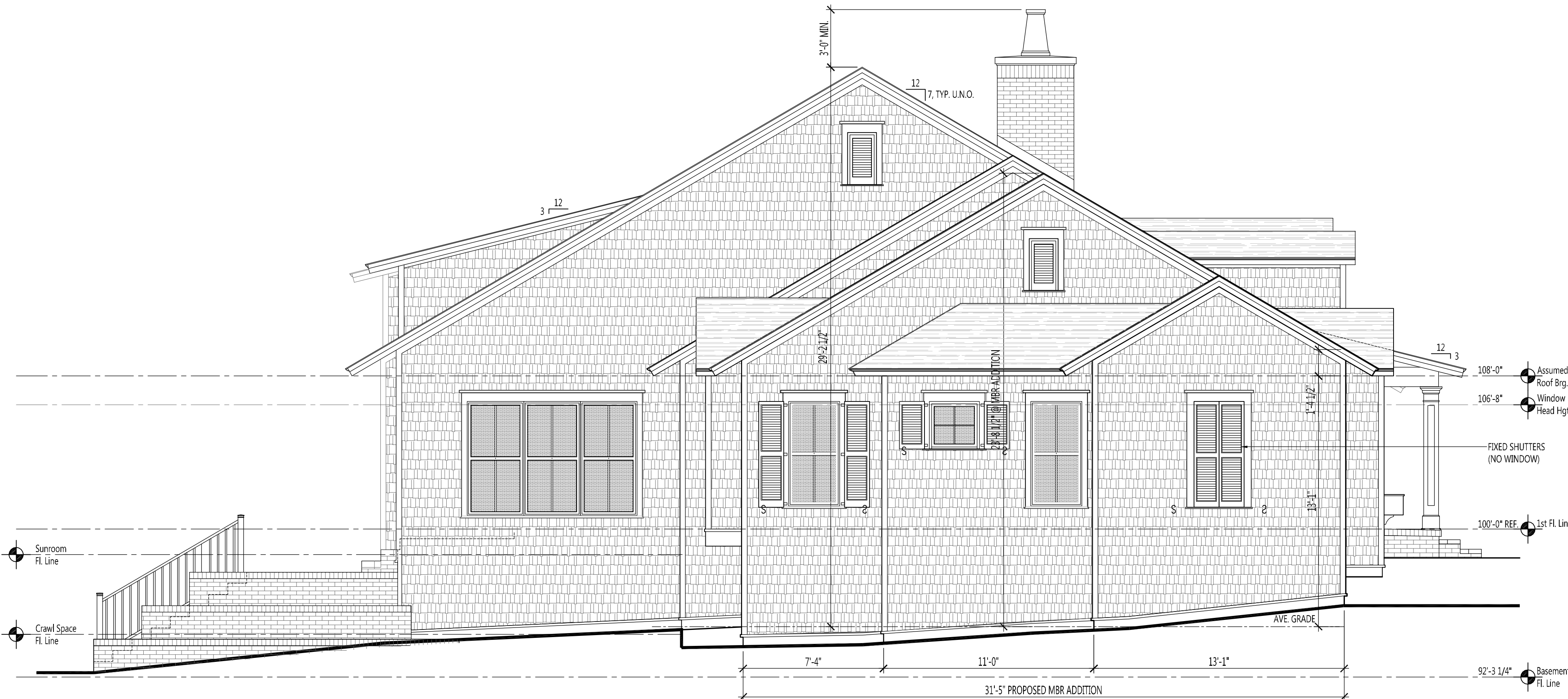
SCALE: AS NOTED

A5.1



FRONT (WEST) ELEVATION

1/4" = 1'-0"



LEFT (NORTH) SIDE ELEVATION

1/4" = 1'-0"



PROJECT

Cegelis Residence
ADDITONS + ALTERATIONS
1200 Lakeview Drive
Winter Park, FL 32789-5038

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SHEET TITLE

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PROPOSED EXTERIOR ELEVATIONS

SHEET NUMBER

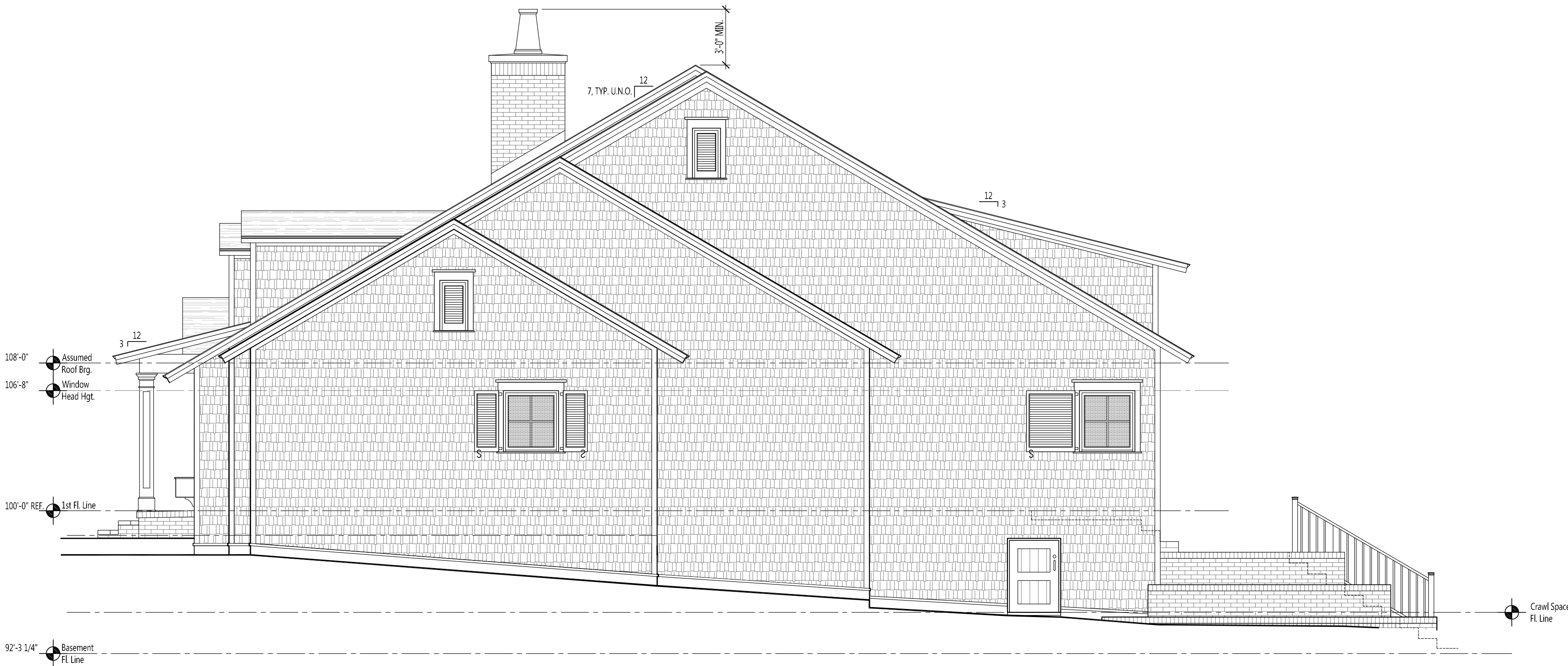
of

A5.2



REAR (EAST) ELEVATION

1/4" = 1'-0"



RIGHT (SOUTH) SIDE ELEVATION

1/4" = 1'-0"

SEE TYPICAL MATERIALS NOTES ON SHEET A5.1





Historic Preservation Board Minutes

February 9, 2022, at 9:00 a.m.

Hybrid Meeting
401 S. Park Avenue | Winter Park, Florida

Call to Order

Chairman John Skolfield called the meeting to order at 9:00 a.m. Present In-Person: Anne Sallee, Wade Miller, John Skolfield, Aimee Spencer, Karen James, and Drew Henner. Present Virtually: N. Lee Rambeau. Staff: Principal Planner, Jeff Briggs; Planner I, Nicholas Lewis; Planning Technician, Aaron Hull; and Recording Secretary, Mary Bush.

Consent Agenda

Motion made by Anne Sallee, seconded by Karen James to approve the January 19, 2022 meeting minutes.

Motion carried unanimously with a 6-0 vote (N. Lee Rambeau was not present for the approval of the January 19, 2022 meeting minutes.)

Motion made by Karen James, seconded by Anne Sallee to amend to the January 19, 2022 meeting minutes to reflect in the Call to Order that Karen James was present virtually and not in-person.

Motion carried unanimously with a 6-0 vote. (N. Lee Rambeau was not present to approve the January 19, 2022 meeting minutes.)

Staff Updates

No staff updates.

Public Comments (for items not on Agenda)

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

Non-Action Items

No non-action items.

Action Items

No action items.

Public Hearings

- COR 22-02. Request of Michael and Linda Cegelis for renovations and additions to the existing home at 1200 Lakeview Drive, built-in 1946.

Jeff Briggs gave a brief presentation of the item. Mr. Briggs provided the Board photos, site plans, and aerial views of the current property. Mr. Briggs informed the Board that due to this property being on a lakefront it received previous approval from the Planning and Zoning Board for all of the renovations and additions planned by the applicant. Mr. Briggs reminded the Board that their role for this item is to review the architectural styling of the house due to it being a historically designated property. Mr. Briggs stated that the home's current architectural style is a minimal traditional style. Mr. Briggs explained that there are two options with historically designated properties when renovating a property: to either preserve the exterior architectural image of the

home by only doing interior renovations or by replicating an authentic version of another architectural style from the same era. Mr. Briggs presented examples of historic homes that have been renovated by copying different original architectural styles of the home's time period. Mr. Briggs noted that the applicants want to renovate the current historically designated home by replicating Cape Cod architecture and building a new home that fits the criteria required. Mr. Briggs presented authentic Cape Cod architectural elements and explained the different characteristics of authentic Cape Cod styling. Mr. Briggs showed elevations of the proposed renovations to the property.

Staff recommendation was for approval.

Chairman Skolfield asked if the revision of the historic designation was considered when it was initially designated. Mr. Briggs explained that when designating a house, it only preserves the style of the home at that moment but does not prevent the owner of the house from making renovations with approval from the Board.

Mrs. James asked if any other conversions of previously designated properties had happened before. Mr. Briggs explained that the homes not shown in his presentation were examples of less than successful remodels of historic homes. Mrs. James also asked if any potential conversions were denied, and Mr. Briggs proclaimed that there were none to his knowledge.

Ms. Rambeau asked about the guidelines between nonconforming and conforming homes when it reflects the demolition of a historically designated home and specifically to this item. Mr. Briggs responded that with any contributing or appointed home, the homeowners could pursue either option presented early and ask for approval from the Board for their plans. Discussion ensued on how the Board determines the approval of remodeling an existing designated home.

Chairman Skolfield pointed out that modern traditional architectural styling does not always necessarily represent the same contemporary architectural styling of previous times.

Ms. Spencer questioned why the Board was allowing individuals to designate their homes as historical if the original architectural styling of the house could be changed and not preserved. Discussion ensued on what historic preservation means and the importance of historic designation.

The applicant, Michael and Linda Cegelis at 1200 Lakeview Drive, addressed the Board and spoke on their history in living in Winter Park, the process in choosing an architect, the background of purchasing the home, the reasons for wanting to renovate, the renovations needed, the existing minimal traditional style, and how the applicants see the historical context of the property. Mr. Cegelis spoke on the defining architectural aspects of the current house and the reason for choosing Cape Cod architectural styling for the conversion. Mr. Cegelis provided photos of the property, surrounding areas, and the plans for the conversion.

Mr. Miller thanked the applicant for the presentation and wanted to hear from the architect about their chosen process for the conversion. The architect, Mark Straight, spoke on the firm's credibility, the procedure for coming up with the idea of the conversion, the history of the home, and the reasons for the Cape Cod conversion.

Mr. Henner spoke on the effect of real estate values on historical homes and being cautious about what is designated and considered remarkable. Mr. Henner mentioned he thought this conversion could positively impact the house and the aesthetic of the neighborhood.

Vice-Chair Saltee explained the context is equally important and feels it has value, but the history of the home needs to be shown, and it should be noted somewhere that the home's original style was minimal traditional.

Mrs. Spencer suggested that the designation of the property should be removed if the new plan is approved. Mrs. Spencer explained that the Board should think and discuss the weight of the historical designation tag given to homes if there is the potential for conversions of historically designated homes.

Mrs. Rambeau stated that the decision is difficult for approving a conversion and renovation of an already historically designated home.

Discussion ensued on the house's designation, the process of designating a historic home, the precedent set from previous conversions, the precedent set by this conversion, the subjectivity of architectural styling, the context of the proposed conversion, and the proposed conversion itself.

Motion made by Aimee Spencer, seconded by Drew Henner, for approval of the request of Michael and Linda Cegelis for renovations and additions to the existing home at 1200 Lakeview Drive, built-in 1946.

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

Board Comments

No board comments.

Meeting adjourned at 10:38 a.m.

/s/ Aaron Hull.

Approved by Board on March 9, 2022.