



Historic Preservation Board Regular Meeting

Agenda

February 9, 2022 @ 9:00 am

City Hall Commission Chambers
401 S. Park Avenue

welcome

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assistance & appeals

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please note

Times are projected and subject to change.

-
1. **Call to Order**
 2. **Consent Agenda**
 - a. [Approval of the January 19, 2022 Meeting Minutes.](#) 1 minute
 3. **Staff Updates**
 4. **Public Comments (for items not on the agenda): Three minutes allowed for each speaker**
 5. **Non-Action Items**
 6. **Action Items**
 7. **Public Hearings**
 - a. [COR 22-02 Request of Michael and Linda Cegelis.](#) 30 minutes

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



Historic Preservation Board **agenda item**

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

subject

Approval of the January 19, 2022 Meeting Minutes.

motion / recommendation

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[January 19 HPB Draft Minutes.pdf](#)



Historic Preservation Board Minutes

January 19, 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 9:02 a.m. Present In-Person: Anne Sallee, Wade Miller, John Skolfield, Aimee Spencer, and Karen James. Absent Board Members: Drew Henner and N. Lee Rambeau
Staff: Principal Planner, Jeff Briggs; Planner III, John Harbilas; Planner I, Nicholas Lewis; Planning Technician, Aaron Hull; Director of Communications, Clarissa Howard; and Recording Secretary, Mary Bush.

Consent Agenda

Motion made by Anne Sallee, seconded by Wade Miller to approve the December 8, 2021 meeting minutes.

Motion carried unanimously with a 5-0 vote. (Drew Henner and N. Lee Rambeau were not present for the meeting.)

Staff Updates

Mr. Briggs updated the Board on the historic plaque responses from the mailers sent out the last two months. Board Member Wade Miller commented that he received a letter in the mail. Mr. Miller recommended that staff cross-check houses that already have a plaque with whom mailers were sent out. Mr. Briggs informed the Board he was getting permission from the City Commission for the historic preservation city signs. Mr. Briggs presented preliminary designs for the historic preservation signs going around downtown. Wade Miller asked Mr. Briggs, who designed Winter Park's Central Park and Park Avenue.

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

- Discussion regarding the HPB 2022 public relations efforts.

Clarissa Howard from the Department of Communications spoke on the different options for promoting historic preservation for 2022. Mrs. Howard talked about the signs being an excellent relation to outreach and communication media. Mrs. Howard explained that she is drafting articles for the next Winter Park Update and wanted the Board's feedback about what stories they would wish to present. Mrs. Howard communicated that the yard signs during historic preservation month were a success for promoting historic preservation and wanted to hear comments from the Board members on how they would like to advertise for the upcoming year. Chairman Skolfield spoke on what Clarissa thought was great work, and Mr. Miller commented that he appreciated her successful work throughout the last year. Discussion ensued on the marketing of historic preservation the previous year. Anne Salle suggested doing stories on specific houses to use digital media to help promote designated homes and discussed that they could celebrate those houses in May during historic preservation month. Mrs. Howard asked the Board to suggest four different homes to spotlight. Aimee Spencer suggested doing a piece on the Donovan Family, and discussion ensued among the Board about what other types of houses they could promote.

Public Hearings

- COR 22-01. Request of Michael and Beth Sheerin for additions to the existing home at 2400 Forrest Road, built in 1925.

Mr. Briggs gave a brief overview of the item. Mr. Briggs expressed the Staff's excitement for the Sheerin Family for purchasing the house as many potential buyers called about buying the house that were not interested in its historic character. Mr. Briggs then explained that the Sheerin family has had to put much maintenance into the house due to the lack of upkeep over the years. Mr. Briggs showed the aerial views of the house to show a bird's eye view of the property. Mr. Briggs displayed the site plans of the existing house explaining the different aspects of the property. Mr. Briggs spoke on the original site of the property and how the unique private roads connected to the house. Mr. Briggs presented pictures of the existing home and carport present at the house. Mr. Briggs spoke on the additional cabana and the two-car garage location. Mr. Briggs explained that the additions to the property were well within the lot's impervious coverages and FAR. Mr. Briggs presented the roof plans to show the new additions that will be added to the house. Mr. Briggs explained the difference in the code on detached garages as opposed to attached garages and the setbacks that are allowed for each.

Staff recommendation was for approval.

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

The applicant, Michael Sheerin, spoke to the Board about restoring this property and why his family is doing it. Mr. Sheerin talked about the process of restoring the house and the support from Staff his family has received. Mr. Sheerin discussed the benefits of the house and its beauty of it. Mr. Sheerin explained that the roof had to be replaced entirely, and components of the house were restored. Mr. Sheerin described that during the reservation process, they were trying to reuse pieces of the old house for different aspects of the restoration.

Gary Hancock, the applicant's architect, spoke on the unique architecture of the house and the restoration process that is being done.

The Board had questions for the applicant about the restoration of the house. Wade Miller had a question about who the building contractor was, and the applicant explained that Ted McCray was the contractor. Aimee Spencer asked if the applicant could reuse any roof tiles, and the applicant explained that the condition of the roof tiles prevented them from reusing them. Discussion among the Board and the applicant on the roof material for the addition ensued. The Board discussed the appreciation for the project and the house in general.

Motion made by Aimee Spencer, seconded by Wade Miller, for approval of the request of Michael and Beth Sheerin for additions to the existing home at 2400 Forrest Road, built in 1925.

Motion carried unanimously with a 5-0 vote.

- COR 22-02. Request of Mike and Linda Cegelis for renovations and additions to the existing home at 1200 Lakeview Drive, built in 1946.
THIS ITEM WAS CONTINUED TO THE FEBRUARY 9 HISTORIC PRESERVATION BOARD REGULAR MEETING BY STAFF.

Board Comments

No board comments.

Meeting adjourned at 10:08 a.m.

/s/ Aaron Hull.



Historic Preservation Board agenda item

item type Public Hearings	meeting date February 9, 2022
prepared by Jeffrey Briggs	approved by Bronze Stephenson
board approval Completed	
strategic objective	

subject

COR 22-02 Request of Michael and Linda Cegelis.

item list

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

motion / recommendation

The staff recommendation is for approval.

background

Michael and Linda Cegelis, the new owners of 1200 Lakeview Drive are requesting approvals for additions and alterations to this individually designated historic home in order to undertake major renovations. The 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" architectural image. The additions include a new master bedroom area on the north 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%), 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, agree to the transformation. In the past, the HPB has only allowed a transformation of styles when it is an authentic re-creation 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 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 the re-creations, as 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.

Approval letters are attached from the three adjacent owners.

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 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.

[alternatives / other considerations](#)

[fiscal impact](#)

ATTACHMENTS:

[Map and aerial.pdf](#)

ATTACHMENTS:

[Front existing picture.jpg](#)

ATTACHMENTS:

[Rear existing picture.jpg](#)

ATTACHMENTS:

[Side picture of addition requested.jpg](#)

ATTACHMENTS:

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

ATTACHMENTS:

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

ATTACHMENTS:

[Architect's Narrative_Feb. 2022.pdf](#)

ATTACHMENTS:

[Article _ What is Cape Cod Architecture.pdf](#)

ATTACHMENTS:

[Cegelis Support Letter - Brad Blum.pdf](#)

ATTACHMENTS:

[Cegelis Support Letter - Stephan Whitley.pdf](#)

ATTACHMENTS:

[Cegelis Support Letter - Ann Chambliss Lacambra.pdf](#)











LAKE VIRGINIA

Top of Water Elevation on 6/4/2021 = 64.6'
Top of Water Elevation on 7/23/2021 = 65.7'

BASEMENT FLOOR PLAN

NEW: 36 G.S.F SCALE: 1/8" = 1'-0"
EXISTING: 1,274 G.S.F

SITE CALCULATIONS - DESIRED SETBACK		
SUMMARY	AREA (Sq. Ft.)	
LOT AREA (LAND AREA ABOVE OHW)	13,569	
	(0.31 Acres)	
BUILDING AREA (A/C) FLOOR AREA RATIO:		
EXISTING HOUSE (F.A.R. @ 17.3%)	2,350	
PROPOSED BUILDING ADDITIONS* (SEE BELOW)	1,015	
TOTAL BUILDING F.A.R. @ 3.365/13,569 = 24.8%	3,365	
(F.A.R. ALLOWED @ 33% X 13,569 = 4,523 SQ. FT.)		
REQUIRED SIDE SETBACK IF F.A.R. COVERAGE IS LESS THAN 33%:		
AVERAGE LOT WIDTH (ALW) @ 110.95' X 25' / 2 = 14'		
VARIANCE REQUESTED FOR 10' (ALLOWED IF ALW IS 110')		
*PROPOSED BUILDING ADDITIONS:		
EXISTING FRONT PORCH CONVERTED TO INTERIOR SPACE:	92	
GATHERING ROOM EXPANSION:	30	
KITCHEN/PANTRY EXPANSION INTO GARAGE:	9	
MASTER BEDROOM ADDITION:	732	
STUDY - BAY WINDOW ADDITION:	12	
COVERED FRONT PORCH ADDITION:	140	
TOTAL ADDITIONS:	1,015	
IMPERVIOUS AREA	PRE-DEV (Sq. Ft.)	POST-DEV (Sq. Ft.)
HOUSE (A/C)	2,350	3,290
COVERED FRONT PORCH	92	140
GARAGE	542	533
DRIVEWAY & WALKS	782	925
REAR DECKS	349	0
BASEMENT ACCESS STEPS	46	40
SIDE YARD BRICK PATIO	48	0
A/C & PUMP PADS	17	28
LAKEVIEW PATIO	320	320
SITE WALLS	9	129
COVERED REAR PATIO	0	79
REAR PATIO	0	520
TOTAL IMPERVIOUS AREA	4,555	6,004
IMPERVIOUS SURFACE RATIO (ISR: 1-STORY 60% ALLOWED)	0.34	0.44

CONSTRUCTION KEY

	EXISTING TO REMAIN
	EXISTING EXTERIOR SPACE CONVERTED TO A/C SPACE
	NEW CONSTRUCTION
	EXISTING LOWER FLOOR LEVEL TO BE RAISED TO MATCH MAIN LEVEL OF HOUSE

N 89°21'34" E 77.99'

34' (P)

N 22°13'13" W 77.143.24'

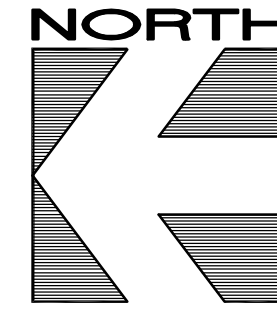
143' (P)

N 22°09'51" W 79.84'

LAKEVIEW DRIVE
(Brick Paved Roadway 52.5' wide Right-of-Way per Plat)

CONCEPTUAL SITE PLAN

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



A1.1



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SEAL

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Mark Kevin Straite, Lic. No. AR00399

PROJECT

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

SCHEMATIC DESIGN DOCUMENTS

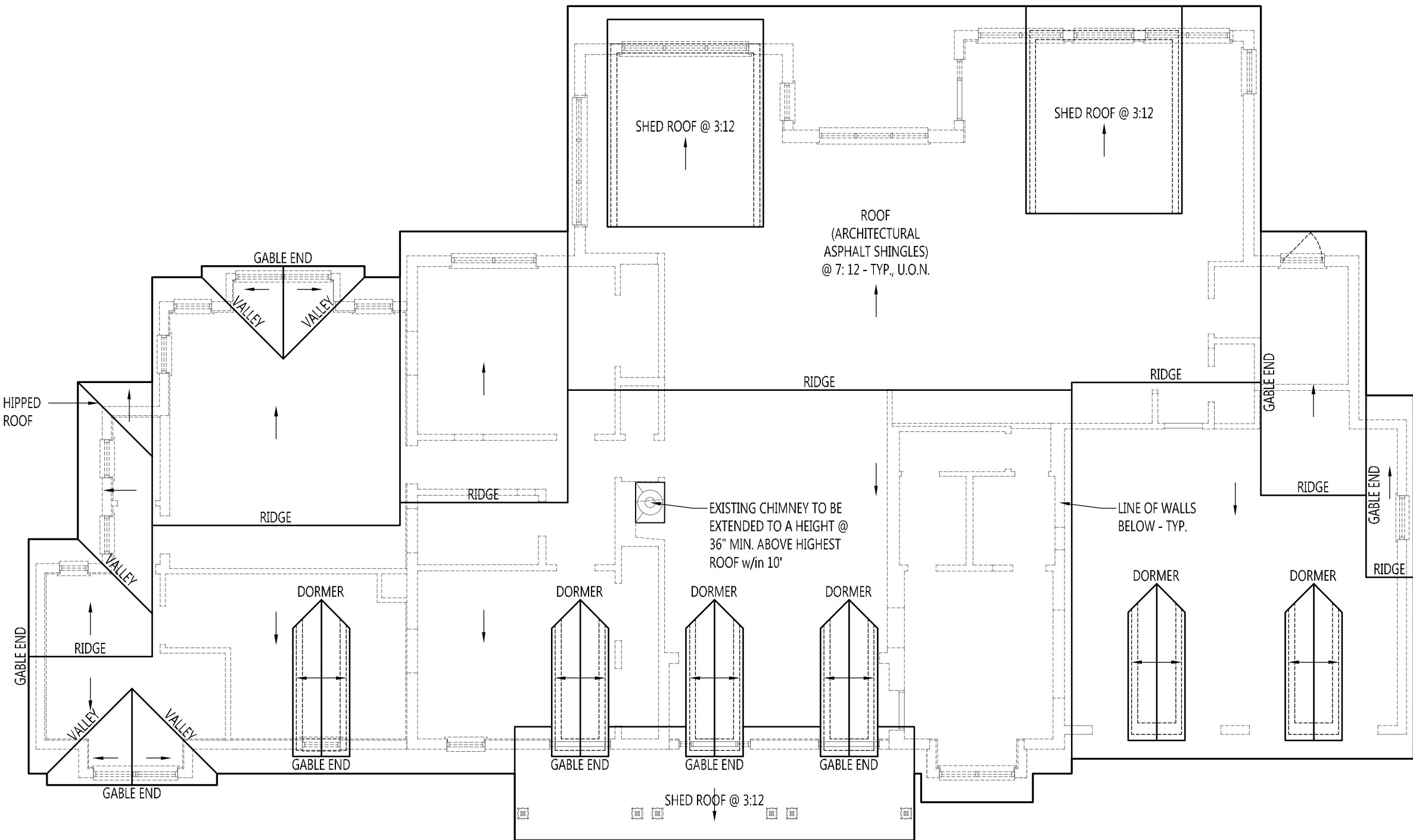
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CONSULTANT

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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

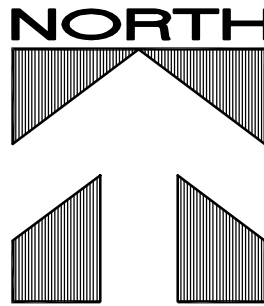
SHEET TITLE

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

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REVISIONS

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

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Checked
Date 1/31/22
Project No. 21550

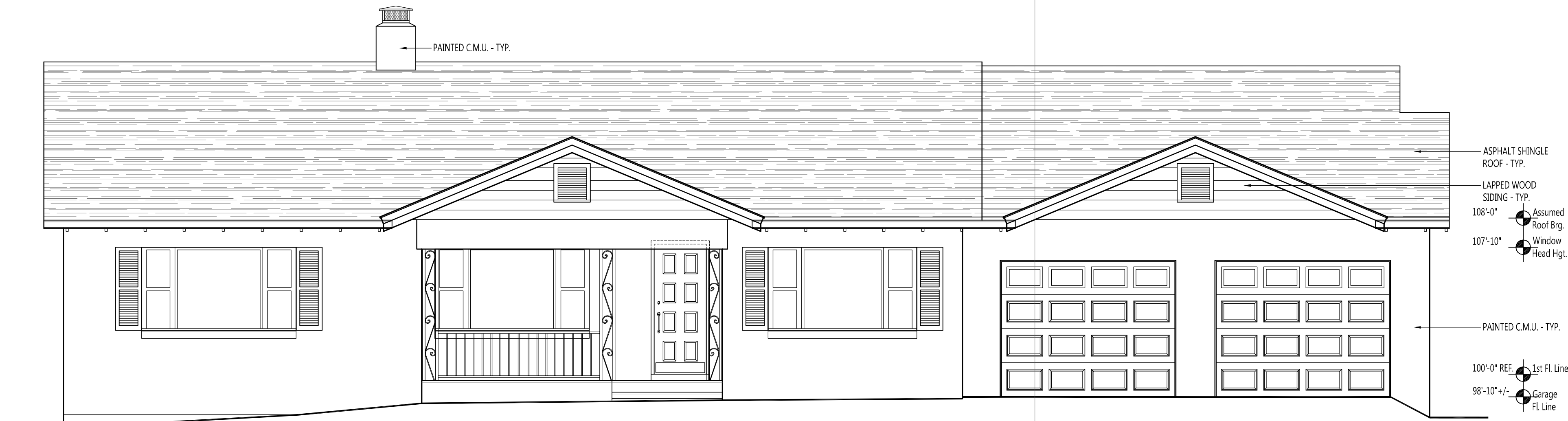
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SCALE: AS NOTED

EXISTING EXTERIOR ELEVATIONS

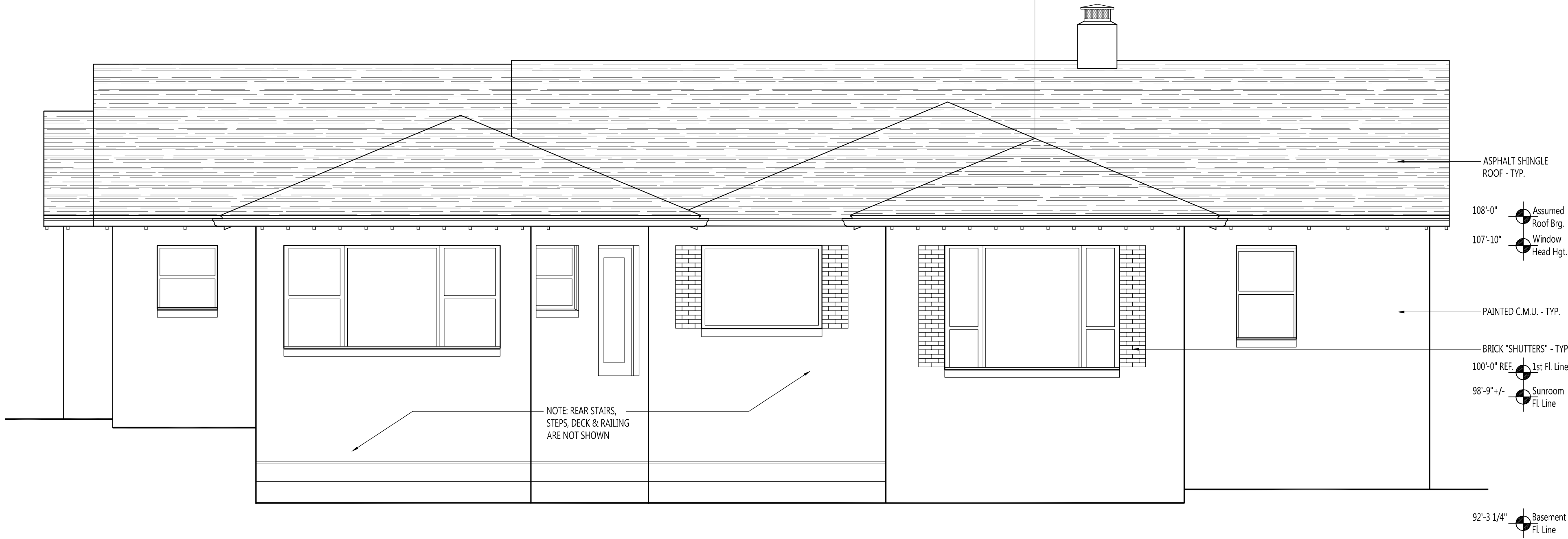
SHEET NUMBER

of



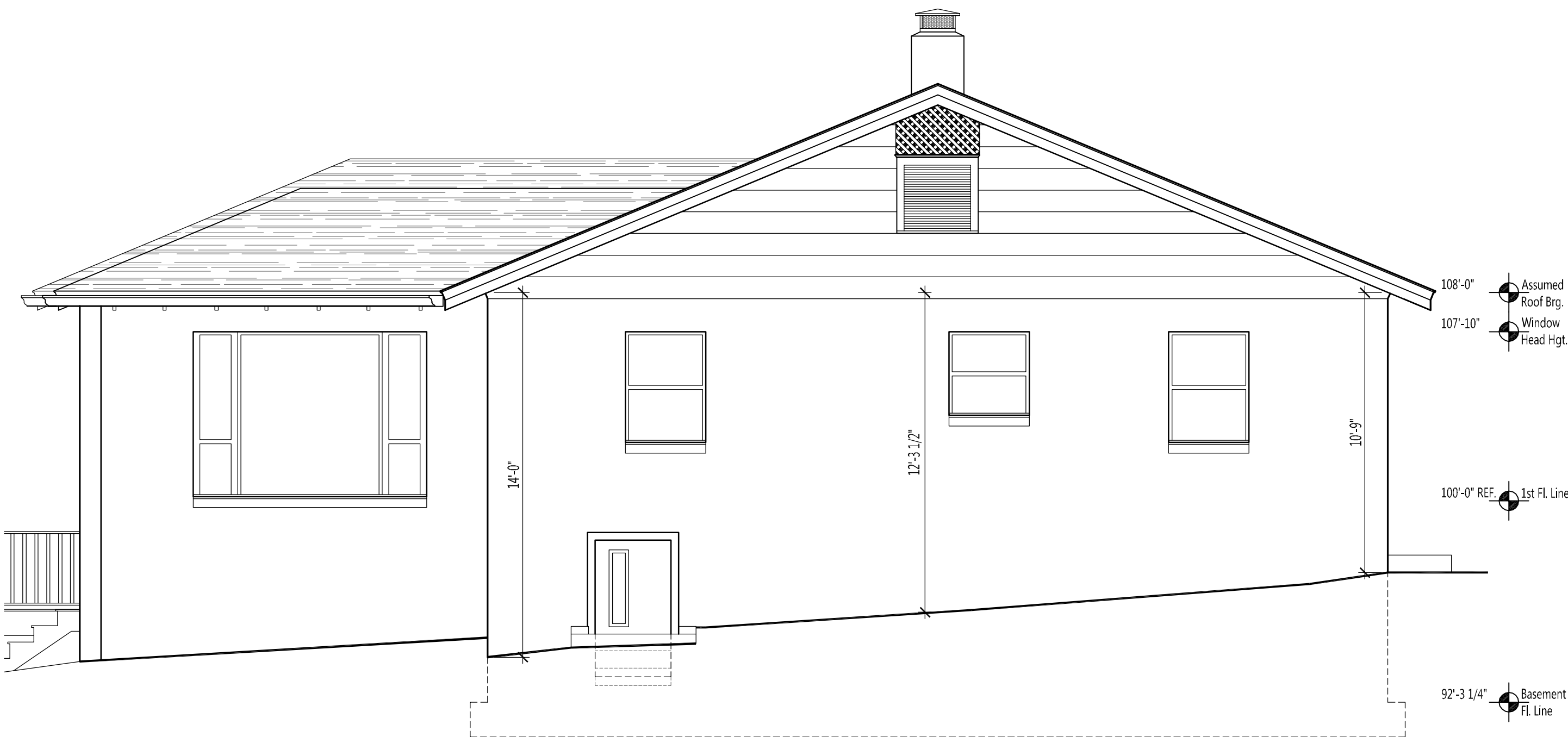
FRONT (WEST) ELEVATION

1/4" = 1'-0"



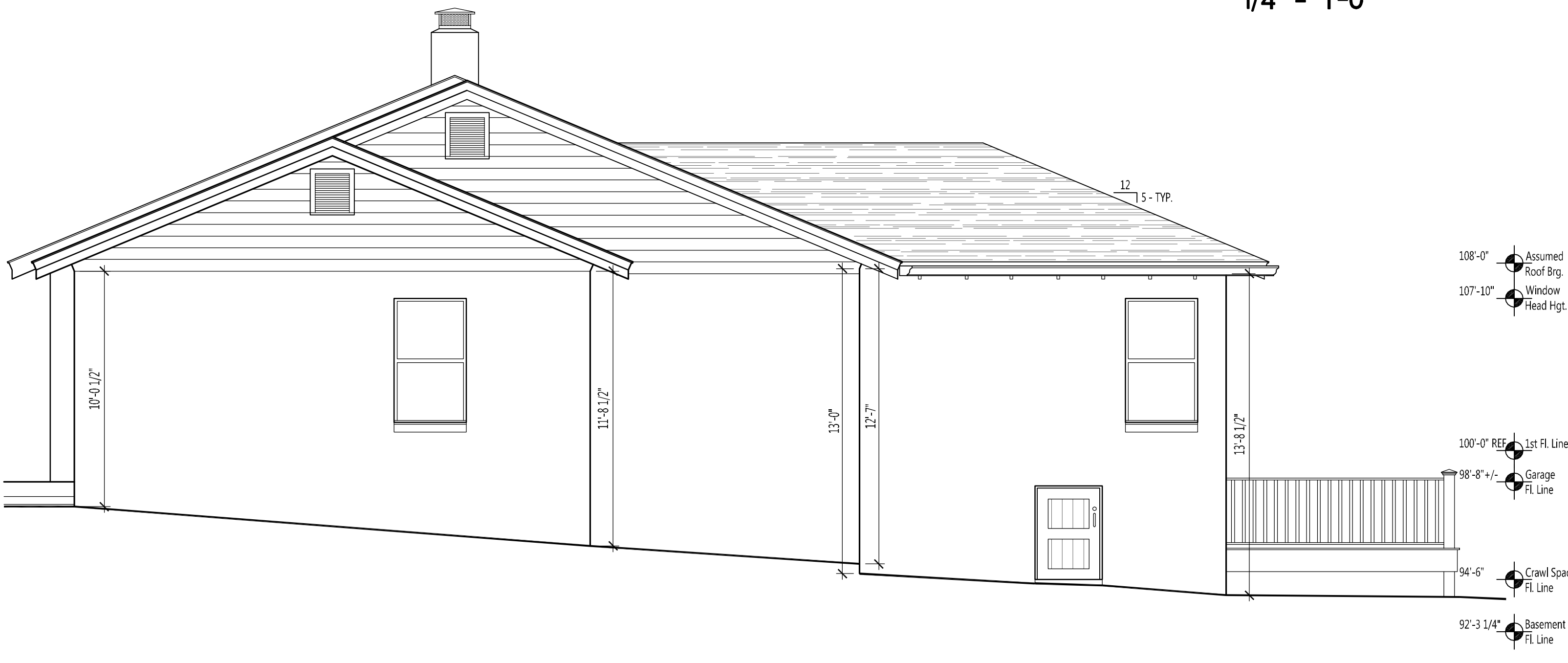
REAR (EAST) ELEVATION

1/4" = 1'-0"



LEFT (NORTH) SIDE ELEVATION

1/4" = 1'-0"



RIGHT (SOUTH) SIDE ELEVATION

1/4" = 1'-0"



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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

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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

PROPOSED EXTERIOR
ELEVATIONS

SHEET NUMBER

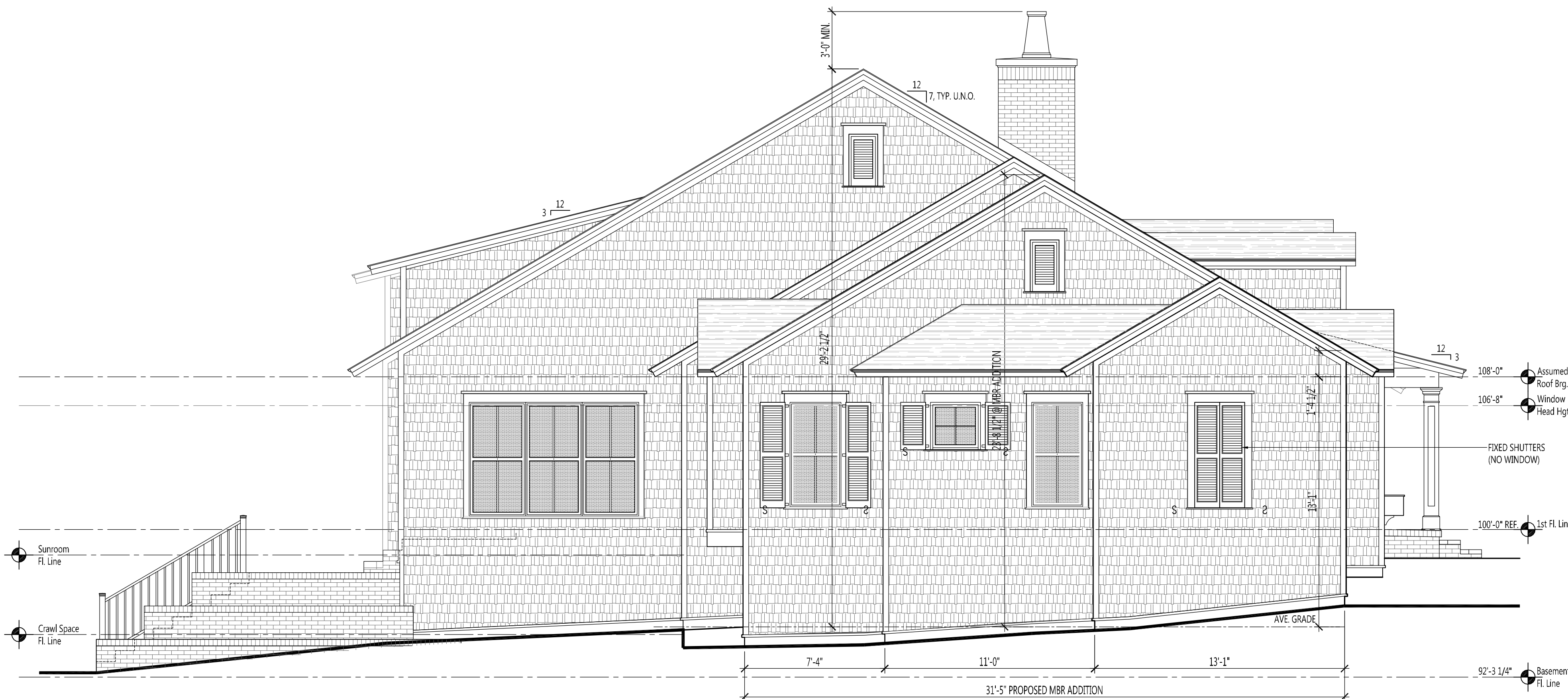
OF

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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CONSULTANT

CONSULTANT'S SEAL

REVISIONS

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

SHEET DATA

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- Project No. 21550

SHEET TITLE

SCALE: AS NOTED

PROPOSED EXTERIOR ELEVATIONS

SHEET NUMBER

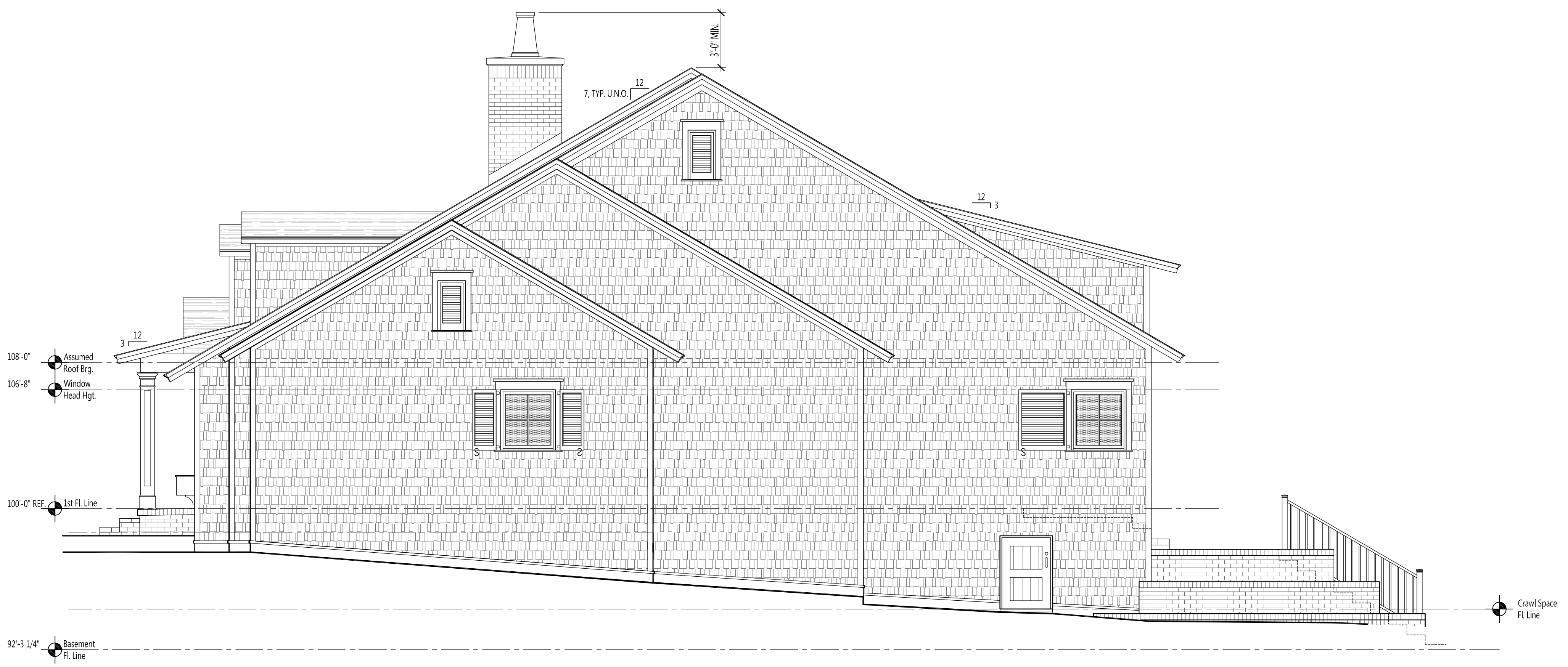
of

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





ARCHITECT'S NARRATIVE

Design Intent

The intent of the proposed design of the Cegelis Residence at 1200 Lakeview Drive is to refurbish and improve the house in a style that is authentically Cape Cod Revival, while maintaining the modest scale of a single-story home. This direction is driven by the owner's desire to improve the street appeal of the home, represent a design character that is recognized from the period of the original construction (1946), and speaks to a Winter Park style from that period that depicts charm and character to a greater extent than the current design that is driven more exclusively by economy. It is the owner's desire that the distinguishing features of the home and the site that are key to its historical lineage be fully retained and enhanced. These include:

- a scale that is "cottage" and "charming" rather than "imposing" or "impressive",
- a building that takes full advantage of the wide space created by the location where the former Dinky line crossed from the east to the west side of Lakeview,
- the scale and positioning of the beautiful LaCambra residence to the immediate west of 1200 Lakeview
- the residence and handsomely landscaped spaces on the Blum property north and west of 1200 Lakeview
- the wooded grove of mature cypress, oak, and hickory trees on the border between Blum and Cegelis
- the spectacular setting of the home on the slope to Lake Virginia, its position as the first house in the southerly direction directly on the lake side and inviting views to and from Rollins College and the Lakeview Avenue shoreline.

The design direction was strongly influenced by the Cegelis' former ownership and restoration of the James Gamble Rogers designed home of Cape Cod Revival style at 160 Glenridge Way (constructed 1935), their admiration of the home at 325 Vitoria (pictures of both are incorporated herein), and their ensuing numerous trips to Nantucket and New England. The Cegelis' believe this style to be consistent with the scale of Winter Park in the 1930's-1950's; to be represented in the styles of the stock of housing in our community from that period, and yet to not be overused to the point of losing distinctiveness.

This is a narrative of the design features incorporated in the Cegelis' proposed design that reflect a Cape Cod Revival style home that could have been designed in the US between the 1930's and 1950's (as is reflected in the three referenced articles at the end of this narrative).

The Cape Cod style of architecture emerged in America in the late 1600's to mid-1700's as an adaptation of English timber framed homes, using locally available materials in New England, and built to accommodate the severe winters. The original characteristics were timber framing, strict symmetry, multiple lite fenestrations, steep roof pitches, gable dormers, and unpainted and weathered shingle siding. That deep-rooted Americana flavor has been endeared by many and endured for over 400 years. Adaptations have developed as living standards have changed and the style migrated well beyond New England. These developments have included the use of color; accommodation of garages; modifications due to product development, energy efficiency, and local material availability; and continuing evolution (but not departure) of the principal of symmetry that has always defined the style. What hasn't changed is the steep roof pitch, use of shingles, dormers, a symmetrical presence that is definable, and multiple lite windows. These elements will remain integral to the architecture for the refurbished 1200 Lakeview home.

We are replicating this beloved Americana architectural style by emulating elements of that period **that reflect these significant architectural components**. This will include a new symmetrical front entrance porch, re-pitch of the roof from 5/12 to a steeper 7/12, introduction of roof dormers, new clad wood thermal-pane multiple lite (four over 4 in the front) windows, a shingle siding, and dimensional roof shingles. The base color palette under consideration includes a white or gray with the accent trim being reversed (gray/white).

6:43

📶 🔋

🔍 james gamble rogers ii

☰

Google

👤

🔍

james gamble rogers ii

✕

All

News

Images

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James Gamble Rogers II

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American architect

Overview

Structures







James Gamble Rogers II was a celebrated American architect practicing primarily in Winter Park, Florida in the middle years of the twentieth century. He is noted for suavely elegant residential and commercial work, in the Spanish Revival, Mediterranean Revival, French Provincial, and Colonial Revival styles. [Wikipedia](#)

Born: January 24, 1901, [Chicago, IL](#)

Died: October 30, 1990, [Winter Park, FL](#)

Education: [Dartmouth College](#)

Children: [Gamble Rogers](#)

Structures: [Casa Feliz Historic Home Museum](#)

More about James Gamble Rogers II >



160 GLENRIDGE WAY, WINTER PARK, FL 32789 10/22/2020 9:19 AM

Neighborhood Context

The proposed design will be harmonious within the historic Virginia Heights area. The following photographs are examples of similar historic period style homes that are located in the Virginia Heights neighborhood within several hundred yards of 1200 Lakeview Drive.

Specifically, there are two houses on Lakeview Drive that reflect the proposed design elements which are being incorporated in the proposed design, including scale, dormers, front porch/pergola, similar doors and windows, and roof line:

1035 Lakeview Drive



Architect's Narrative – Cegelis Residence - 1200 Lakeview Drive

325 Vitoria Avenue – corner lot intersection between Antonette Avenue and Vitoria Avenue as seen from Lakeview Drive



325 VITORIA AVE, WINTER PARK, FL 32789 3/25/2021 10:26 AM

Architect's Inspiration

The following photographs are examples of the Cape Cod style and similar styles that were used for inspiration:



Architect's Narrative – Cegelis Residence - 1200 Lakeview Drive



Architect's Narrative – Cegelis Residence - 1200 Lakeview Drive



Architect's Narrative – Cegelis Residence - 1200 Lakeview Drive



Architect's Qualifications

Gary Hancock (of Winter Park Design (WPD)) and Mark Straite, NCARB (of Mark Straite, Architects, Inc. (MSA)), collectively, have over 100 years of experience in the architectural profession and have known each other since they were both employed by HLM, a nationally known A/E firm, when Mark came to Orlando in 1981 to help them open up a new branch office and Gary was one of the first local professionals to be employed by the firm.

Mark left that firm in 1984 and joined two other architectural practices in the Orlando area, one of which was PDR Architects in Winter Park, where he was a project architect for the firm. During his time there, in 1989, he was the design architect for the City of Oviedo Municipal Complex which was designed in a client requested "Florida Cracker" style and then in 1990 he designed alterations of the historic restaurant at Dubsdread, a city of Orlando owned golf club in College Park. Mark, as an independent architect, joined Gary (WPD) in 1991 and they have collaborated on many projects over the last 30 years.

Gary left HLM in 1985 and established Winter Park Design which has become one of the premier residential design firms in the Central Florida region, and specifically, the Winter Park area where his talents are sought out by many homeowners, as well as builders, to help them create their dreams. These dreams include hundreds of spectacular homes most of which have been historical in nature.

Examples of work from the office of WPD/MSA:

The following photograph is of the Mears Residence at 1234 Lakeview Drive along with an endorsement from the Mear's for the proposed project.



To Whom it May Concern,

We reside at 1234 Lakeview Drive, just a few doors away from Linda and Mike Cegelis at 1200 Lakeview Drive. The Cegelis' recently showed us their plans to improve their home, which we long admired even prior to moving to the neighborhood. We are excited about their plans and believe their thoughtful approach will be another tasteful improvement to our wonderful neighborhood. Their plans have our full support.

Very Truly Yours,

Vicki & Paul S. Mears III

1234 Lakeview Drive

Winter Park, FL 32789

Architect's Narrative – Cegelis Residence - 1200 Lakeview Drive

The following photographs of projects by WPD are not being identified to respect the owner's privacy.



Architect's Narrative – Cegelis Residence - 1200 Lakeview Drive



Architect's Narrative – Cegelis Residence - 1200 Lakeview Drive



Architect's Narrative – Cegelis Residence - 1200 Lakeview Drive



Architect's Narrative – Cegelis Residence - 1200 Lakeview Drive



Reference Articles

Article 1

What Is Cape Cod Architecture?

By
[KRISTIN HOHENADEL](#)

Updated on 06/23/21
Fact checked by
[SARAH SCOTT](#)



KenWiedemann / Getty Images

Cape Cod architecture is one of the most popular and easily recognizable styles of American architecture. Named after the Massachusetts coastal region where it is the signature style, Cape

Cod architecture is ubiquitous in New England and can be found across the United States.

Admired for its simple, timeless clean-lined silhouette, a Cape Cod cottage is the kind of house a child would draw if you asked them to draw a picture of a house. Homey and effortlessly appealing, Cape Cod style is the very definition of cookie cutter comfort food architecture that has stood the test of time.



oversnap / Getty Images

The Origins of Cape Cod Architecture

Cape Cod Architecture is considered a quintessential American style. It was originally introduced to the United States by English colonists in the 17th century, who adapted English half-timber hall and parlor houses to suit the bitter New England climate, creating a boxier, lower slung silhouette to stand up to the elements.

The original wave of Cape Cod house building was from 1690 to 1850. **The second wave known as Cape Cod Revival was built in the**

1920s to the 1950s and helped popularize the style which spread across the United States.

In the 1930s, the Depression and Colonial Revival combined to make Cape Cod style homes regain popularity as an economical building style. In the 1940s and '50s, Cape Cod homes were a widespread answer to the post-war housing boom. Even in supersized 21st-century America, Cape Cod style homes retain a nostalgic popular appeal with new builds of all sizes today, from sprawling homes to tiny houses inspired by the original Cape Cod architectural style.



ideeone / Getty Images

Key Elements of Cape Cod Architecture

Cape Cod architecture is one of the most instantly recognizable home styles in the U.S. At its core, an original Cape Cod house is a small, rectangular, unadorned one to one-and-a-half-story cottage

with a steep pitched roof to keep snow from piling up and side gables. A big central chimney and low ceilings helped keep the house warm. A central door with simple surrounds is flanked by multi-paned wooden shutter-clad windows.

The original Cape Cod house had two rooms, a living room and a primary bedroom, like the English “hall and parlor” rooms upon which they were based. The original design concept has endured but Cape Cod architecture has evolved over the last few centuries. The massive central chimneys particular to New England Capes were often reduced in size as heating technology became more advanced, and chimneys were displaced to the side of the house in homes built in warmer climates outside the region such as the south.

To accommodate the desire for more space, the original blueprint is often doubled, with wings added to the back or sides. Cape Cod houses have three main variations: half, three quarters, and full Capes according to the size of their footprint, chimney placement and size and the positioning and number of windows. The full Cape is considered the ideal specimen of the form, a symmetrical rectangular house with a massive central chimney and entry door flanked by double windows on each side.

In the 1920s, people began slicing dormer windows into the roofs to increase light and ventilation and create extra bedrooms. Cape Cod revival houses from the mid-20th century forward often are a bit more embellished than the austere early models but simplicity remains a visual hallmark of this somewhat minimalist but undeniably cozy home style.



jhorrocks / Getty Images

Materials Used in Cape Cod Architecture

Cape Cod houses were traditionally constructed using hardy local materials that could stand up to the harsh New England winters, such as:

- Oak and pine wood post and beam framing
- Oak and pine wood flooring
- Brick fireplaces
- Clapboard or cedar shake roof and side shingles left unpainted to weather in the elements as seen in original Cape Cod cottages
- Painted white exteriors and black shutters became a classic color combination starting with the Cape Cod revival of the mid-20th century, but today other color combinations are common



KenWiedemann / Getty Images

Interesting Facts About Cape Cod Architecture

The Post-World War II suburbs were born in [Levittown, Long Island, New York](#), in the country's first planned community made up of identical rows of Cape Cod cottages built to cater to returning military vets.

During the Colonial Revival of the mid-20th century, Boston [architect Royal Barry Wills](#) helped popularize modernized Cape Cod houses for the middle class by building in amenities like bathrooms, kitchens and garages.

Where did Cape Cod Architecture get its name? It was thanks to [Reverend Timothy Dwight IV](#) (1752–1817), the eighth president of Yale University from 1795–1817, who branded Cape Cod style architecture when he coined the term “Cape Cod House” after visiting the Cape in 1800.

The Cape is also home to a lesser known collection of roughly [100 mid-century modern homes](#) such as the Hatch House in Wellfleet, Massachusetts. many of which were built by self-taught Bohemian artists who built DIY homes and studios with local materials and clean modern lines.

End of Article 1

Article 2

What Classifies a House Style: What Makes a Cape Cod Home?

BY TARA MASTROENI

September 29, 2020 | 3 min read

Cape Cod homes have been around for centuries, yet they continue to enchant us. This type of home, which is now synonymous with beachy style and weekends away, comes from very humble beginnings but still remains popular. That popularity led us to a question. What exactly is it that makes a Cape Cod-style home so unique?

We've laid out the answer below. Keep reading to learn more about the long history of this quaint architectural style, what it is that sets the different types of Cape Cod homes apart and some defining characteristics of the style as a whole. By the end of this post, you should be able to consider yourself a Cape Cod expert.



Peter Estersohn / Getty Images

History of the Cape Cod home

Believe it or not, this style of home dates back to the times of the earliest Puritan settlers. It came about because they brought the idea of an English cottage to America and then adapted it to accommodate New England's harsh winter climate. The symmetrical design, arranged around a large, open living space – or “hall” as it was once called – is English in its tradition. However, the steep roofs were meant to minimize the weight of snow settling on the roof. The characteristic low ceilings were meant to conserve heat and the cute shutters were put in place to block harsh winter winds.

The term “Cape Cod house” wasn't given to these cottages until the 1800s. The Reverend Timothy Dwight IV, President of Yale University, named them after a visit to Cape Cod. His observations from his visit were published posthumously in “Travels

in New England and New York" (1821-22). That said, the **modern Cape Cods you see today were popularized during a Colonial Revival period in the 1920s and 1930s**. Boston architect Royal Barry Willis reintroduced the Cape as a contemporary housing option. He retained the same basic exterior elements but adapted the interior layout for modern living. His work saw another boom after World War II, when the Cape's simplistic layout made it a good fit to house returning soldiers.

Variations on the Cape Cod home

Half Cape

Featuring a front door on one side of the home with two multi-paned glass windows on the other, this house was the starter home of its day. Settlers would often keep adding additions to it as their families grew until, eventually, it would transform into a three-quarter Cape. This type of home is sometimes also called a Single Cape.

Three-quarter Cape

This home features the front door to one side of the home with two multi-paned windows on one side and one multi-paned window on the other. It was the most popular style of Cape in the 18th and early-19th centuries.

Full Cape

Also known as a Double Cape, this style is common today but was rare among the settlers. It was reserved for the wealthiest among them. The full Cape has a central front door and two multi-paned windows placed symmetrically on either side. It also features a particularly steep roof and a massive chimney.



boblin / Getty Images

Defining features of a Cape Cod

Though Cape Cod homes come in a variety of styles, there are a few defining features that bring them all together. Here is a general overview of what you can expect from this type of home:

Exterior:

- Symmetrical appearance with a centered front entry
- Steep roofs with side gables and an overhang
- Shingle siding
- Gabled dormers
- Double-hung windows with shutters
- Centralized chimneys
- Simple exterior ornamentation

Interior:

- 1 or 1.5 stories
- Low ceilings
- Symmetrical layout featuring a center hall
- Large, open-concept living space
- Bedrooms in dormers or under gables
- Clean lines, little aesthetic detailing

End of Article 2

Article 3

Cape Cod

By COCOON, 1 October 2019

The Cape Cod is a quintessentially northeastern home. They line the northeastern seaboard, some quaint, some quite large (think Hamptons estates). While the Cape Cod-style house is synonymous with the Atlantic coast, most regions of the United States have adapted it in some form as its modest size made building and buying one relatively easy. However, this home that seems so American to us, traces its foundation back to English cottages. This makes sense, considering the English settled here in large numbers here in the 17th century.

All Cape Cod homes can be distinguished by their steeply pitched roof and double-hung windows. Early Cape Cod homes had, and may still have if restored, a chimney in the center of the home and little to no ornamentation on the exterior. **Cape Cod revival homes, popular from the 1930-1950s**, often have chimneys on the side of the home.

Siding is traditionally either wood lap siding, shingles, or **shakers**, though brick and stone can be found newer Cape Cod homes. Cedar shingles tend to be a popular choice for beach-adjacent capes. The cedar stands up to drastic weather and wears to a beautiful gray. Cape Cod homes vary in size. Generally, they are quarter, half, three-quarter, or full.



Project by [Cummings Architects](#)

A full Cape, as shown above, is symmetrical with two windows on each side of the front door. A three-quarter Cape has three windows: two on one side of the front door and one on the other side. A half Cape has two windows on one side of the front door, and a quarter Cape has just one window on one side of the front door. As you can imagine, a quarter Cape is quite cozy.

Over the years the basic style has been modified to suit builders' and homeowners' styles. One of the most obvious changes to the original Cape is the dormers on the second story. The dormers add light and air to dark and stuffy second stories. The style of the front entrance has also evolved since Colonial times. You can find entrances recessed into the home, porticos, and millwork that resembles Greek columns. These are just a few of the alternations made to this American classic.

End of Article 3



HOME DESIGN & DECORATING > DESIGN STYLES > ARCHITECTURE

What Is Cape Cod Architecture?

By [KRISTIN HOHENADEL](#) | Updated on 06/23/21✓ Fact checked by [SARAH SCOTT](#)

Ken Wiedemann / Getty Images

IN THIS ARTICLE

[History](#) [Elements](#) [Materials](#) [Facts](#)

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About This Term: Primary Bedroom

Many real estate associations as well as the [Real Estate Standards Organization](#) have classified the term "Master Bedroom" as potentially discriminatory. "Primary Bedroom" is the name now widely used among the real estate community and better reflects the purpose of the room.

Read more about our [Diversity and Inclusion Pledge](#) to make The Spruce a site where all feel welcome.

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By **ANDREW COOPER**

Mark Straite

From: Brad Blum <bblum@blum-brands.com>
Sent: Thursday, December 9, 2021 4:43 PM
To: Jeff Briggs
Cc: Mark Straite; Mike Cegelis; Linda Cegelis; Jennifer Beaman Clark
Subject: Letter of Support to The City of Winter Park

To the City of Winter Park:

I live next door to Mike and Linda Cegelis, who own 1200 Lakeview Drive, Winter Park, FL. I own the property located at 1169 Lakeview Drive, Winter Park, FL.

The purpose of this letter is to express my strong support for the variance they have requested from the City of Winter Park. The request is to move the side setback from 14 feet off the property line to 10 feet off the property line. This is to accommodate the design and construction of an addition to their one-story historic house in Virginia Heights.

We have met multiple times for us to agree on a mutually desirable landscape plan to provide natural greenery and privacy between the two properties and to take every measure to protect the tree canopy of mature trees.

Besides being a good overall plan for the property owners at 1200 Lakeview Drive and 1169 Lakeview Drive, respectively, I also believe this plan will be good for the Virginia Heights neighborhood and for The City of Winter Park.

I recommend that the City of Winter Park approve the variance request for the property at 1200 Lakeview Drive being submitted by Mike and Linda Cegelis.

Sincerely,

Brad

Brad Blum
407.492.0303
bblum@blum-brands.com

CAUTION: EXTERNAL SENDER

Were you expecting this email? Are grammar and spelling correct? Does the content make sense? Can you verify the sender? If suspicious report it, then do not click links or open attachments. NEVER enter your username or password!

December 7, 2021

Mr. and Ms. Michael Cegelis
1200 Lakeview Drive
Winter Park, FL 32789

Re: Proposed Renovations to 1200 Lakeview Drive, Winter Park

Dear Mike and Linda,

Thank you for sharing the plans for the renovation of your house on Lakeview Drive. As your next door neighbor, I have a keen interest in the property, and I am very pleased with the proposed work.

The design is very thoughtful and appropriate for the site. The architectural changes are consistent with the character of the neighborhood, and the scale of the house fits well with the site and the surrounding properties.

I am happy to offer my support and endorsement of the proposed renovation, and please feel free to share this letter with any governmental or private groups that participate in the review and approval of the plans.

Best of luck with the approval process. I look forward to seeing the work move forward, and eventually the finished project.

Regards,



Stephen J. Whitley

Dear Mike and Linda,

Having lived 54 years
across the road from
1200 Lakeview Drive, I am
happy to see your plans for
a new addition. They
conform beautifully to the
neighborhood in scale,

setting and history.
You have great
plans. Thanks for
sharing them -

Affectionately,

Anna C. Lacambra

Dec. 9, 2021