



**HISTORIC PRESERVATION  
PROPERTY TAX EXEMPTION  
PART 1: PRECONSTRUCTION APPLICATION**

**Instructions:** Read the attached instructions carefully before completing this application. Your application cannot be evaluated unless it is complete and all required supporting materials are provided. In the event of any discrepancy between the application form and other supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form shall take precedence. Type or print clearly in black ink. If additional space is needed, attach additional sheets.

**A. GENERAL INFORMATION (To be completed by all applicant)**

**1. Property identification and location:**

Parcel ID number: 25-22-29-4420-01-130

Street address of property: 331 Cathcart Ave. Orlando, FL 32803

☒ Orlando Historic Landmark

☐ Contributing structure in a locally designated historic district

**2. Owner Information:**

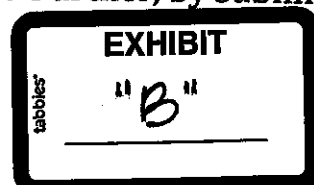
Name of individual (s) or organization owning the property :

Diocese of Orlando  
P. O. Box 1800  
Orlando, FL 32802-1800

Darryl Podunavac

407 246 2871

**3. Owner Attestation:** I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the property described above of that I am legally the authority in charge of the property. Further, by submission of this Application,



I agree to allow access to the property by information provided in this Application. I also understand that, if requested exemption is granted. I will be required to enter into a Covenant with the City of Orlando granting the exemption in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption.

DARRYL PODUNAVAC

Name

  
Signature

10/20/13  
Date

**B. EVALUATION OF PROPERTY (To be completed only for properties in historic district):**

**4. Description of physical appearance:**

The 3 story church structure is built in the Mission revival style and was constructed in 1928 by A. E. Arthur for the Central Christian Church. The building is constructed of concrete block, brick, steel and textured stucco with an undulating parapet wall with two projecting towers with stylized arch openings. The style is eclectic, loosely based on the Spanish Religious buildings built in California and the west in the 18<sup>th</sup> century. The towers represent the bell towers commonly found in Missions.

The window openings have pointed arches and original steel fenestration with bas relief panels below.

The building was altered in 1940 with the addition of the ramp on the south facade that leads up to the sanctuary level. The ramp changed the southern facade and replaced the original exit stairs. The roof on the ramp and porch appears to be metal that imitates mission tile.

The site survey shows a fire escape at the eastern end of the building that encroaches in the adjoining property.

The overall building has not been repaired or altered in 16 years as last building on record was 1997.

Applications for demolition were submitted in 2008 and 2010 and were both withdrawn before the public hearing.

Date of Construction: 1928

Date of Alteration: 1940

Has the building been moved ( ) Yes (x) No

**5. Statement of Significance:**

The subject property is located at the northwest corner of Cathcart Avenue and Ridgewood Street in the Lake Eola Heights Historic District. The structure is also within the Lake Eola Heights National Register of Historic Places district. The structure is considered a contributing structure in both the local and National Register district.

**6. Photographs and maps:**

Attach photographs and maps to application.



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

OMB Approved  
No. 1024-0009  
Form 10-168  
Rev. 2011

HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 1 - EVALUATION OF SIGNIFICANCE

2013 MAY 13 A 9:01

MAY 13 2013

NPS Project Number

58348

Instructions: This page of the form must appear exactly as below and must bear the owner's original signature. Other sections may be expanded as needed or continued on blank pages. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

1. Property Name 331 Cathcart Ave PENIE COSTAL CHURCH  
Street 331 Cathcart Ave  
City Orlando County Orange State FL Zip 32803  
Name of Historic District Lake Eola Heights Historic District

☒ National Register district ☐ certified state or local district ☐ potential district

2. Nature of request (check only one box)

- ☒ certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.  
☐ certification that the building contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes  
☐ certification that the building does not contribute to the significance of the above-named district.  
☐ preliminary determination for individual listing in the National Register  
☐ preliminary determination that a building located within a potential historic district contributes to the significance of the district  
☐ preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Project contact (if different from Owner)

Name Mark Kinchla  
Street 728 Hardman Drive City Orlando  
State Florida Zip 32806 Telephone 407 468 9165

4. Owner

I hereby attest that the information I have provided is, to the best of my knowledge, correct and that I own the property described above. I understand that falsification of factual representations in this application is subject to criminal sanctions of up to \$10,000 in fines or imprisonment for up to five years pursuant to 18 USC 1001.

Name RYAN J. DEPA, CFO Signature [Signature] Date 5/7/13  
Organization Diocese of Orlando Social Security OR Taxpayer ID Number 54-1215375  
Street PO Box 1800 City Orlando  
State Florida Zip 32801 Telephone 407 246 1800

NPS Official Use Only

The National Park Service has reviewed the Historic Certification Application - Part 1 for the above-named property and has determined that the property

- ☒ contributes to the significance of the above-named district (or National Register property) and is a "certified historic structure" for rehabilitation purposes  
☐ contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes  
☐ does not contribute to the significance of the above-named district.

Preliminary Determinations:

- ☐ appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 80.  
☐ does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.  
☐ appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.  
☐ appears to contribute to the significance of a registered historic district but is outside the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS  
☐ does not appear to qualify as a certified historic structure.

Date

National Park Service Authorized Signature

☐ See Attachments

PART 1 PRECONSTRUCTION APPLICATION PAGE 3

C. DESCRIPTION OF IMPROVEMENTS (To be completed by all applicants)  
Include site work, new construction, alterations, etc. Complete this block below

Feature 1

Feature : Steel Casement Windows Describe work and impact on existing feature:

Approx. date of feature 1928

The existing 1928 108 steel casement windows are in very poor condition. The Historic Board is allowing the developer to install new replacement windows compatible and similar in appearance. The developer is investigating the option of restoring the existing windows and will come back to the Historic Board for final approval once decided. The developer sees no material impact due to this change.

Photo no. 2, 4,5,6 Drawing no. 1

Feature 2

Feature: Masonry Describe work and impact on existing feature:

Approx. date of feature: 1928

The exterior of the building is stucco over block, brick and hollow clay tile. All opening are to remain the same with exception of five single car garage doors on Ridgewood St. which will be cut out of the side wall fascade. The Historic Board has granted these penetrations subject to the developer using extreme care to match all stucco repairs to the existing stucco.

Photo no. 1 - 8 Drawing no. 1 - 4

Feature 3:

Feature: Roofs Describe work and impact on existing feature:

Approx. date of feature: 1976

The roof system is not visible from the street as there is a parapet at the top of the building. This roof will be replaced and a roof top terrace will be added still not visible from the street. The roofing of the retained porch may need to be replaced and shall match the existing tile on the west fascade if it is not possible to retain the metal roofing.

Photo no. 1 Drawing no. 1 and 2

Feature 4:

Feature: Porches

Describe the work and impact on existing feature:

Approx. date of feature: 1928 and 1940

The south facade has an existing ramp that was added in 1940 to an existing porch built in 1928. The ramp is proposed to be removed and the existing porch shall remain and restored.

Photo no. 1 and 7 Drawing no. 2 and 4

Feature 5:

Feature: Doors

Describe the work and impact on existing feature:

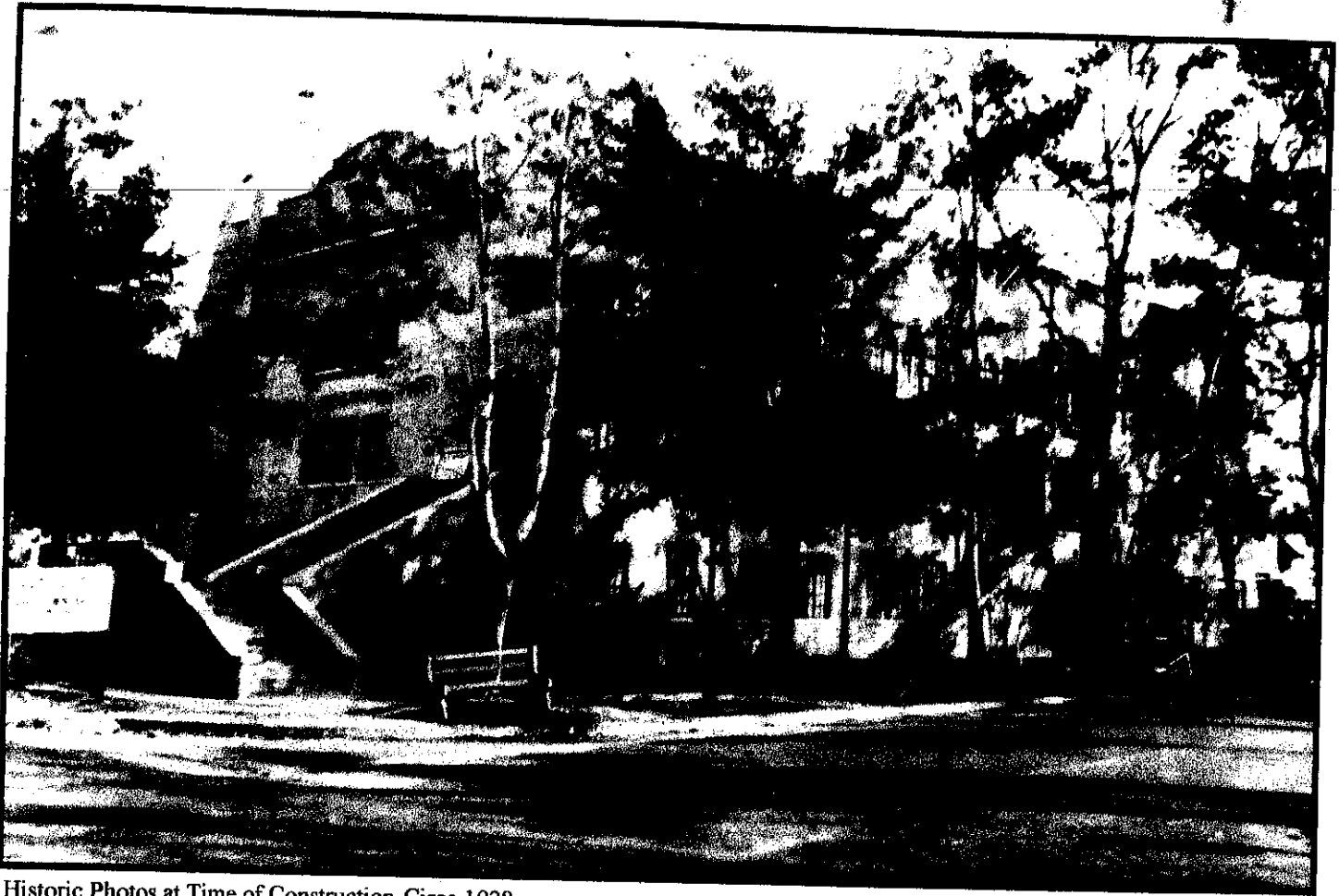
Approx. date of feature: 1928

There is an historic wood door on the ground level of the west facade that is deteriorated. If the door cannot be repaired it shall be rebuilt to match in both design and material. The decorative metal strap hinges shall be retained and reused. The proposed doors required for the new entries on the south side shall use existing window openings and the doors shall be compatible with the style of the structure and either be solid wood doors similar to the door on the west facade or multi lite doors similar to what is visible in historic photos. The proposed vehicle entries shall be minimum width possible to accommodate the drives and any proposed garage doors will need additional review.

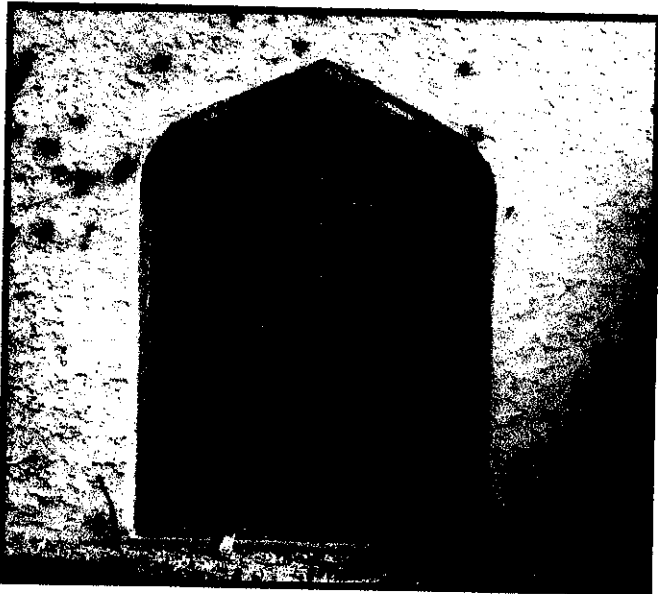
Photo no. 2, 6 Drawing no. 1

#### D. PROPERTY USE

1. Use before improvement: Religious Assembly Use
2. Proposed use after improvement: Residential Single Family



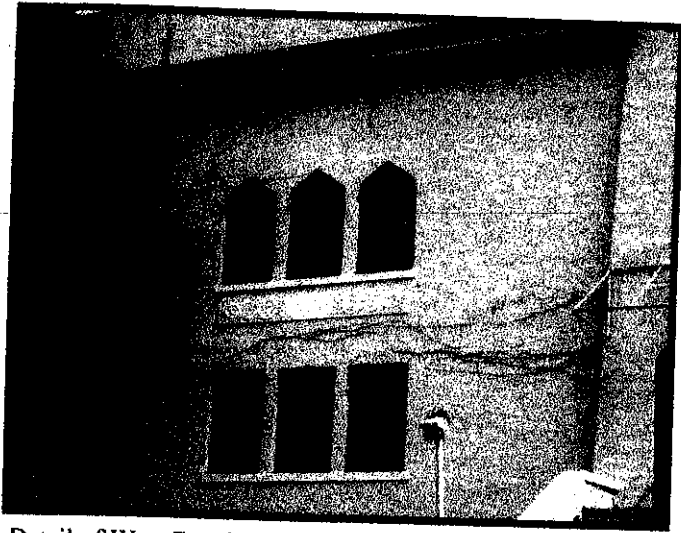
Historic Photos at Time of Construction-Circa 1928



Existing wood door at west facade

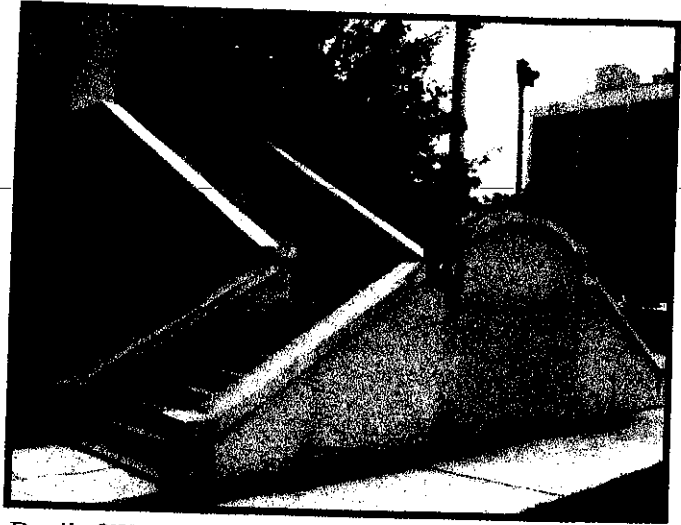


East Façade Showing Existing Rear Exit

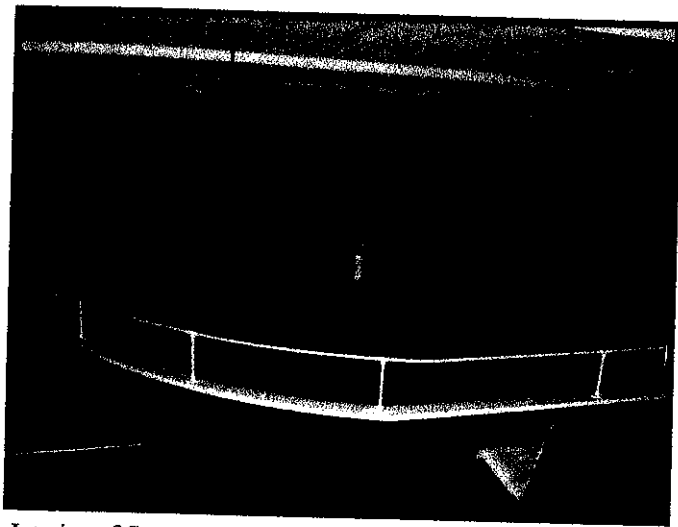


Detail of West Facade

8



Detail of West Façade Entry Stairs

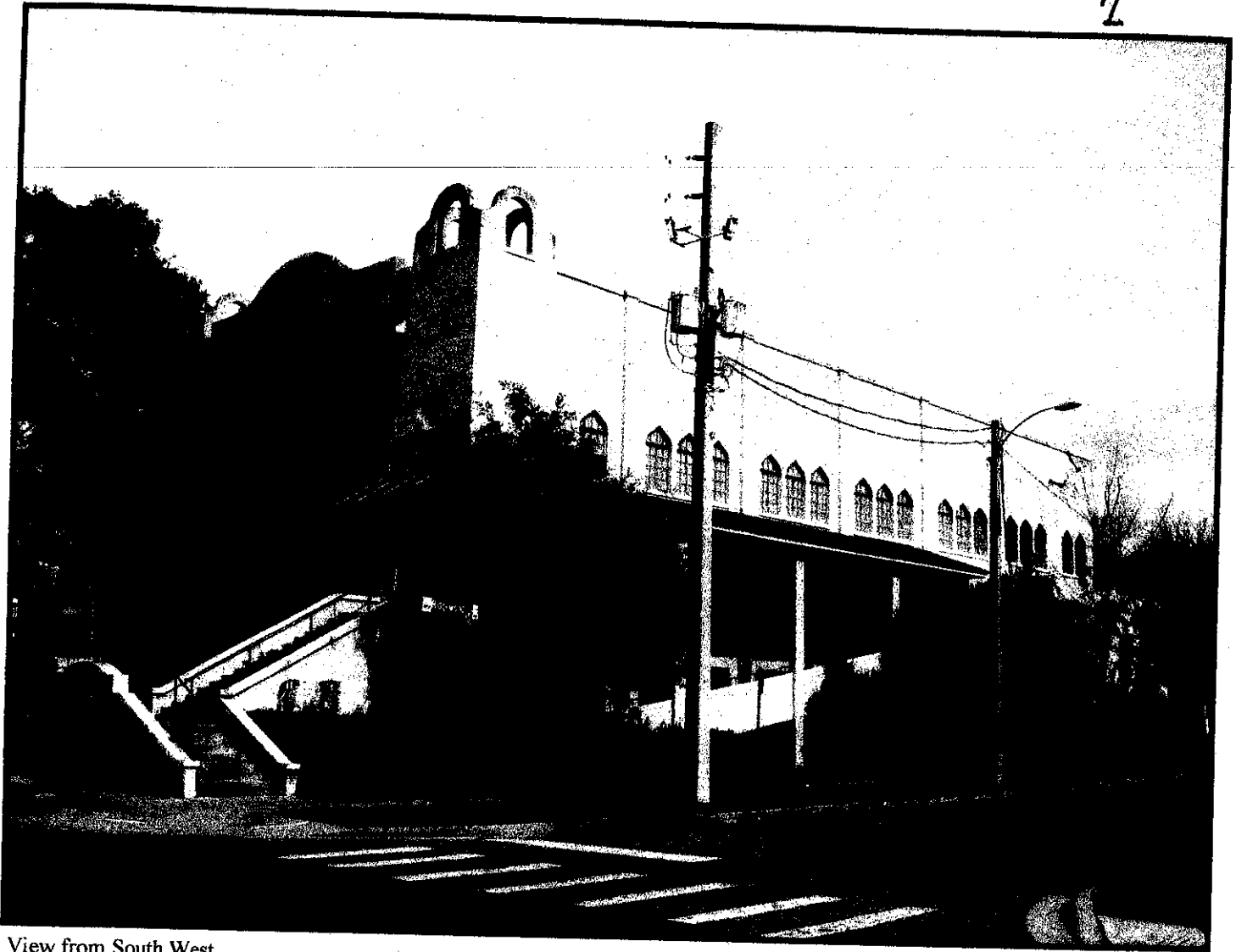


Interior of Sanctuary



Existing steel casement windows





View from South West



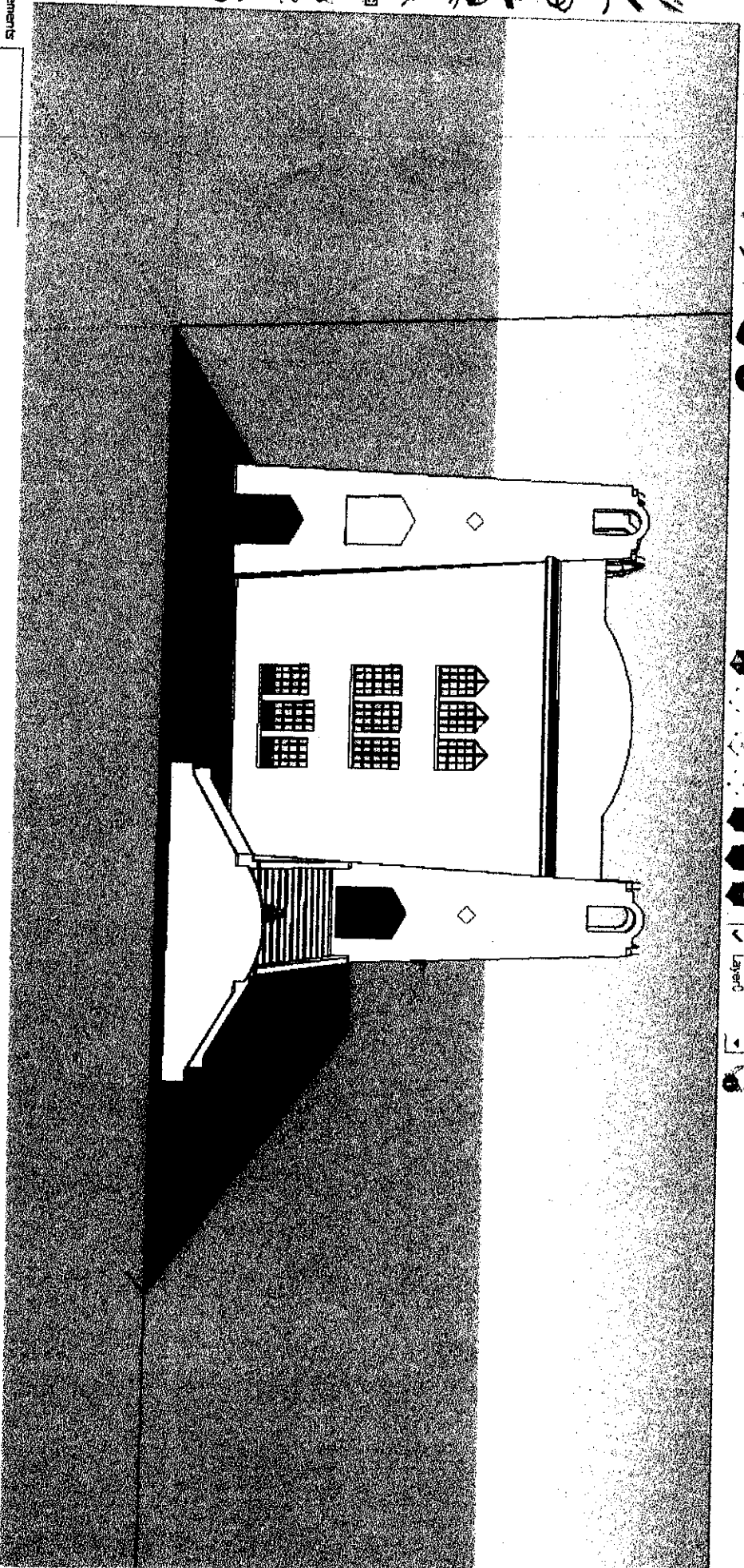
View of South Façade and Ramp

5



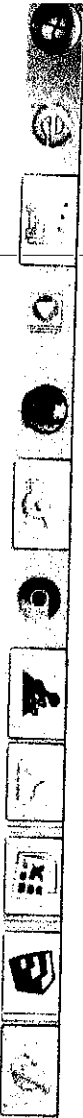
View of West Façade

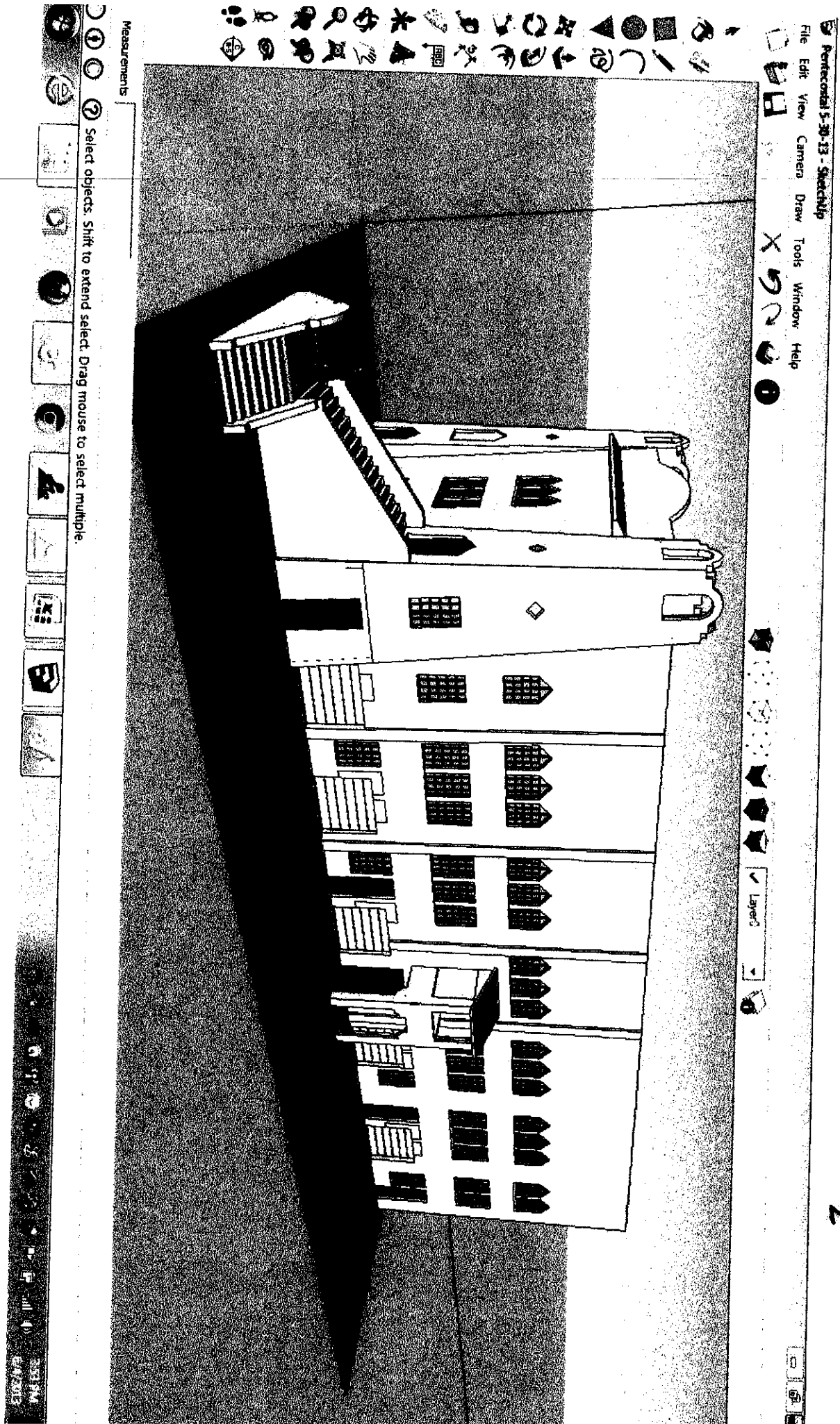
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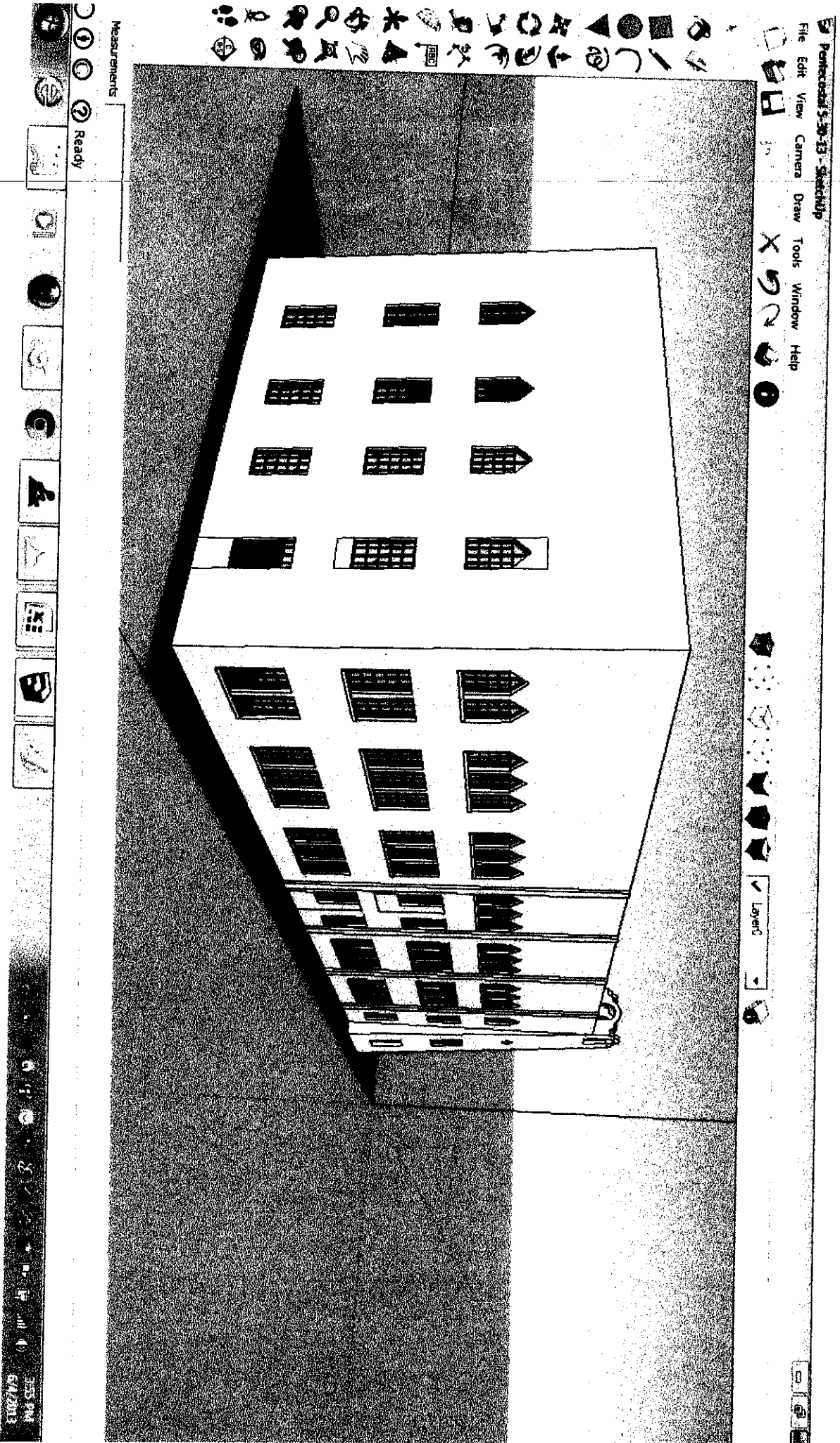


Measurements

Drag to orbit. Shift = Pan









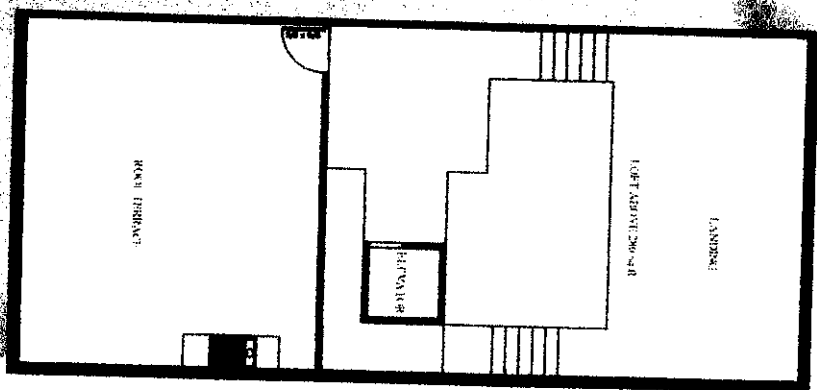
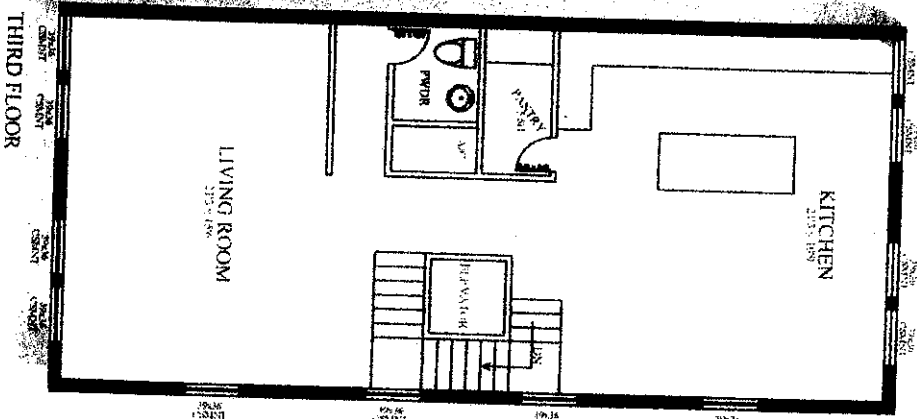
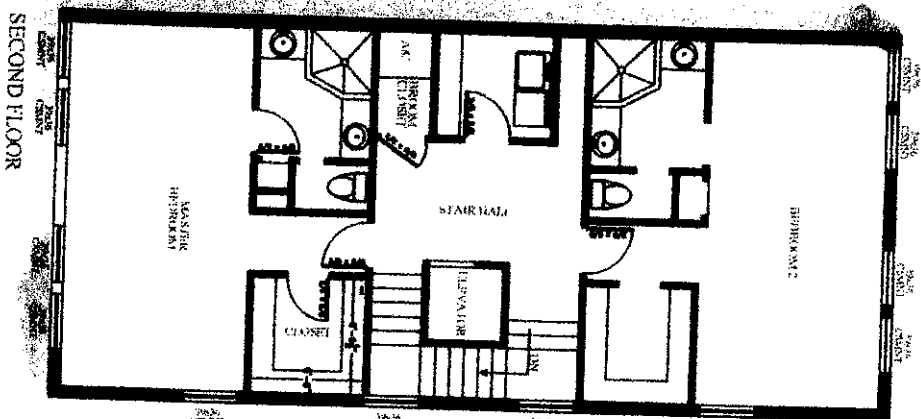
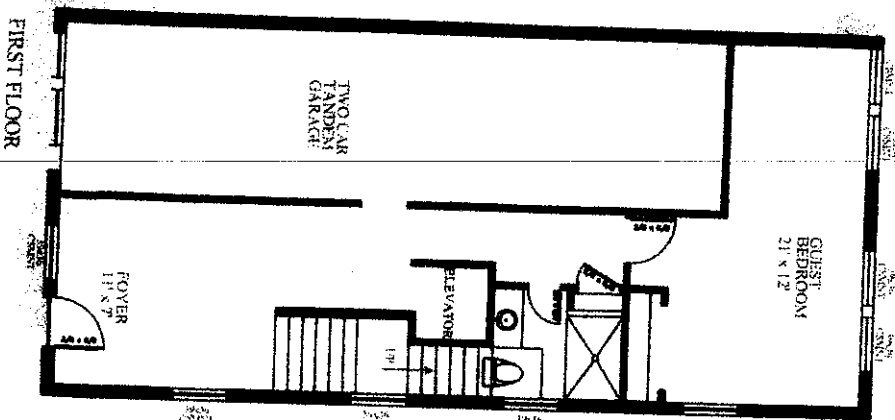
*Handwritten signature or text, possibly "H. H. H."*

# Saṁsāra

Luxury Townhomes • Orlando, Florida

## TYPICAL UNIT SQUARE FOOTAGES

First Floor	689 Sq ft
Second Floor	1,114 Sq ft
Third Floor	1,114 Sq ft
Loft	411 Sq ft
Total a/c area	3,328 Sq ft
Garage	425 Sq ft
Total under roof	3,753 Sq ft



# SANBORN INSURANCE MAP CIRCA 1956

ORLANDO, FLA. VOL. 1

13

40

48

E. LIVINGSTON AV

RIDGEWOOD AV

E. ROBINSON AV

HILLMAN

CATHCART

ST. JAMES PARISH SCHOOL, R.C.

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ST. JOSEPH'S CHURCH (R.C.)

HALL

CATHCART





**HISTORIC PRESERVATION  
PROPERTY TAX EXEMPTION**

**PART 2: REQUEST FOR REVIEW OF COMPLETED WORK**

**INSTRUCTIONS:** Upon completion of the restoration, rehabilitation or renovation, return this form with photographs of the completed work (both exterior and interior views for buildings) to the Historic Preservation Office. These photographs must provide a comprehensive description of the completed work. They should be the same views as the *before* photographs included in the Preconstruction Application. Type or print clearly in black ink. The final recommendation of the Historic Preservation Office with respect to the requested historic preservation property tax exemption is made on the basis of the descriptions in this Request for Review of Completed Work.

**1. Property Identification and location:**

Parcel ID number 25-22-29-0047-03-000  
Street address of property: 605 E. RIDGEWOOD ST. ORLANDO, FL.

**2. Data on restoration, rehabilitation or renovation project:**

Project starting date: August 2014 Project completion date: December 2015  
Estimated cost of entire project: \$ 329,000  
Estimated costs attributed solely to work on historic buildings: \$ 329,000

**3. Owner attestation:** I hereby apply for the historic preservation property tax exemption for the restoration, rehabilitation or renovation work described above and in the Preconstruction Application for this project which received approval on \_\_\_\_\_, 20\_\_\_\_. I hereby attest that the information provided is, to the best of my knowledge, correct, and that in my opinion the completed project conforms to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and the Land Development Code of the City of Orlando, and is consistent with the work described in the Preconstruction Application. I also attest that I am the owner of the property described above or, if the property is not owned by an individual, that I am the duly authorized representative of the owner. Further, by submission of this application, I agree to allow access to the property by representatives of the Historic Preservation Office and the Orange County Property Appraiser's Office, for the purpose of verification of information provided in this application. I understand that, if the requested exemption is granted, I will be required to enter into a Covenant with the City of Orlando granting the exemption in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption. I also understand that falsification of factual representations in this application is subject to criminal sanctions pursuant to the Laws of Florida.

Scott E. Polk \_\_\_\_\_ 2/9/16  
Name Signature Date

Complete the following if signing for an organization.

OWNER \_\_\_\_\_ Scott Polk  
Title Organization name

Social Security or Taxpayer Identification Number 425-63-7434

Mailing Address 150 E. ROBINSON ST DWIT 22B-3 (2207)

City ORLANDO State FL Zip Code 32801

Daytime Telephone Number 601 918 3699

Multiple owners must provide the same information as above. Use additional blank sheets if necessary.



# HISTORIC PRESERVATION PROPERTY TAX EXEMPTION AMENDMENT SHEET

Parcel ID number: 25-22-29-0047-03-003

Street address of property: 605 E. RIDGEWOOD ST

AMENDMENT: Indicate all changes in the project work, giving the originally proposed treatment and the ended work item description (use additional blank sheets if necessary).

All work performed as per plans originally submitted with exception of minor modification approved by Historic Board for installation of glass railings on front & back porch

Attach photographs and drawings as necessary to illustrate the proposed changes.

COH E POLK  
Name

[Signature]  
Signature

2/9/16  
Date

Complete the following if signing for an organization.

OWNER  
Title

Scott Polk  
Organization name

Social Security or Taxpayer Identification Number 425-63-7434

Mailing Address 150 E. ROBINSON ST UNIT 22B-3 (2207)

City ORLANDO

State FL

Zip Code 32801

Daytime Telephone Number: 601 918 3699

Multiple owners must provide the same information as above. Use additional blank sheets if necessary.