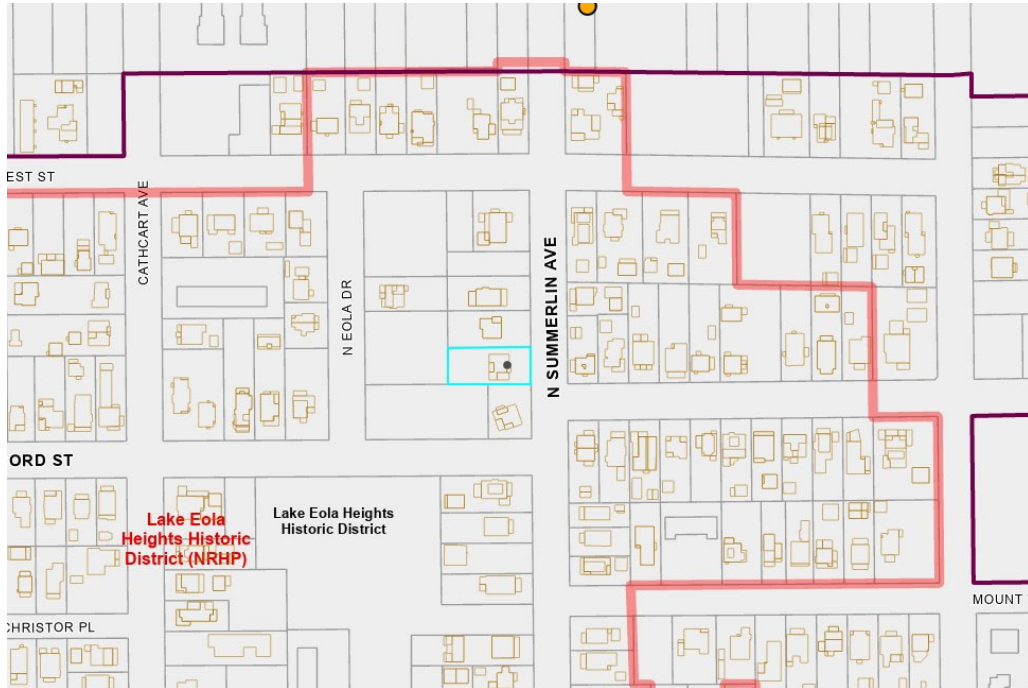


608 N SUMMERLIN AVENUE LAKE EOLA HEIGHTS HISTORIC DISTRICT



Location Map

 Subject Location

Summary

<p>Applicant Adrian Fernandez 608 N Summerlin Ave Orlando, FL 32803</p> <p>Owner Adrian Fernandez 608 N Summerlin Ave Orlando, FL 32803</p> <p>Project Planner Jennifer Fritz-Hunter, AIA Historic Preservation Officer, Planner III</p> <p>Updated: March 27, 2026</p>	<p>Property Location: 608 N Summerlin avenue, Lake Eola Heights Historic District, Commissioner District 4.</p> <p>Applicant's Request: Major Certificate of Appropriateness request to demolish a non-contributing structure and build a new single family residence with a garage and ADU.</p> <p>Staff's Recommendation: Approval of the request, subject to the conditions in this report.</p>	<p>Public Comment Courtesy notices were mailed to property owners within 300 ft. of the subject property the week of March 16, 2026 and a placard advertising the HPB meeting was posted at the subject property. As of the published date of this report, staff has received no comments from the public concerning this request.</p>
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HISTORIC AND SITE BACKGROUND

- The house is a non-contributing structure in the Lake Eola Heights Historic District (1989)
- The lot is zoned R-2B/T/HP and is a standard rectangle shape with an area of 0.19 acres.
- The lot is located mid-block on N Summerlin between Concord Street and Hillcrest Street.
- The primary structure was built in 1950.
- Previous Certificates of Appropriateness:
 - Screened enclosure (2007), roof (2003), fence (2000), driveway (2000), driveway (1996), and Roof (1991)

PROJECT OVERVIEW

A Major Certificate of Appropriateness to demolish the existing structure and build a new single family residence with an accessory structure that has a garage and second floor ADU.

FLORIDA MASTER SITE FILE INFORMATION



The site was surveyed in 1992. The survey states that the year built is 1950 and that the property is non-contributing for being outside the period of significance for the neighborhood.

The address is first listed in the 1951 City Directory with William and Shirley Jacob as the owners. Mr. Jacob was the president of Louis L Jacob Inc, fruit growers/shippers. Louis and William were father/son. The business was located at 1251 Atlanta Ave which is directly west of the tracks from the ACL station at Sligh. The address is currently a mail order warehouse for prescriptions.

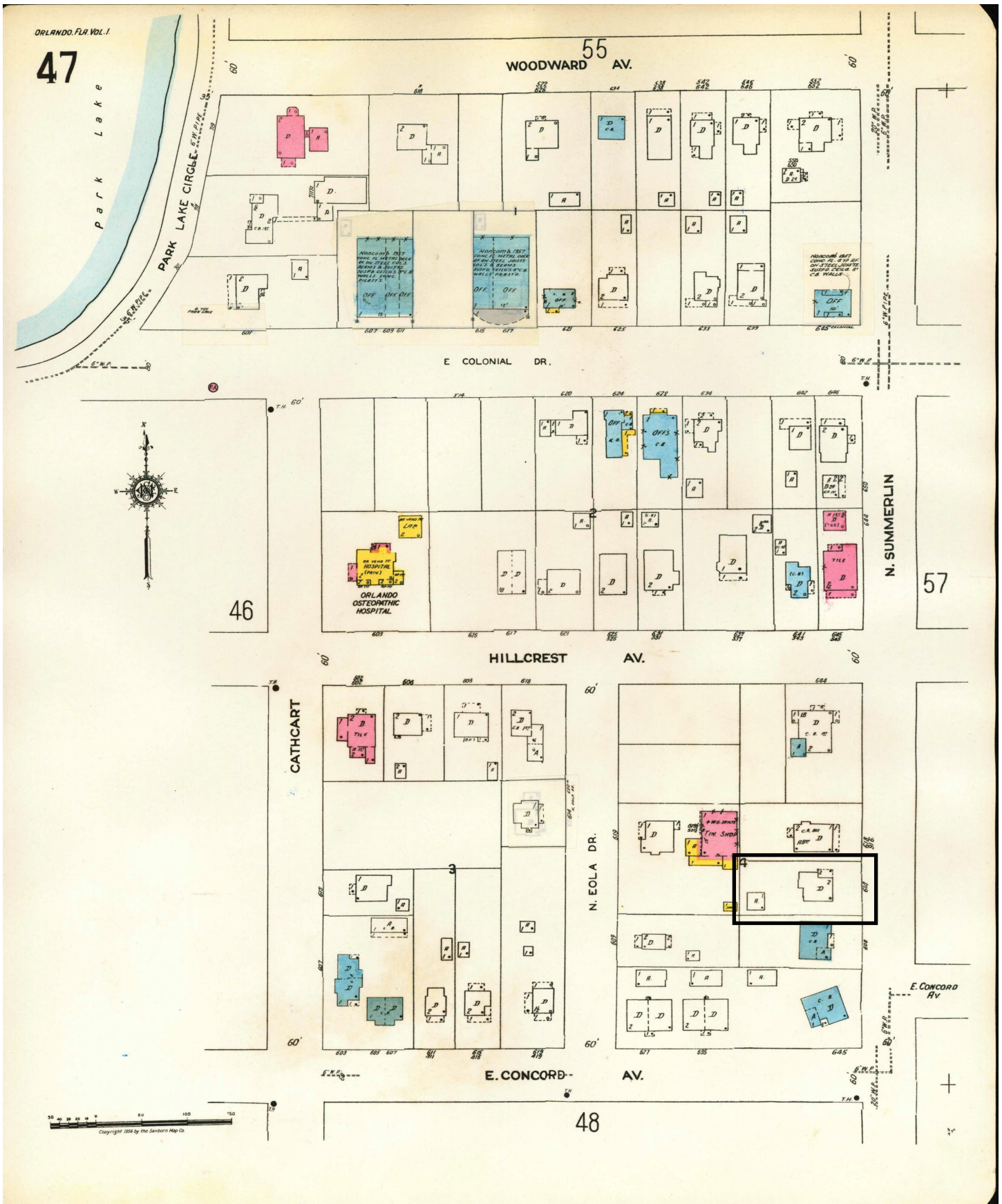
William graduated from Orlando High School in the early 1940's and attended Syracuse University. He married Ruth Shirley Lefkowitz in 1951. The couple had 3 children.

CONDITIONS OF APPROVAL

Subject to the following conditions, the proposal is consistent with the requirements for approval contained in Sections 62.201 and 62.705 of the Land Development Code (LDC).

1. All changes to this proposal shall be reviewed and approved by HPB Minor Review Committee prior to permitting. Major modifications may require additional HPB approvals.
2. HPB approval does not grant permission to commence construction activity. All necessary permits must be obtained prior to commencement of construction activity.
3. HPB Construction Observation. Prior to the commencement of vertical construction the general contractor, developer and architect must schedule a coordination meeting with HPB Staff to review the HPB conditions of approval and the HPB review process for any proposed changes that may occur during construction. The general contractor must schedule periodic meetings with the HPB staff as needed to update staff on the project progress and potential issues complying with the HPB conditions of approval.
4. The garage shall be rotated so the overhead doors face the street. The garage shall be placed 5 ft from the south and rear lot lines.
5. The HPB approves a rear setback reduction of 10 feet to allow the accessory structure to be 5 ft from the rear lot line when 15 ft is required .
6. The accessory structure shall be mirrored on the site so the stairs and open parking are located to the interior of the lot.
7. The garage shall have 2 overhead doors with windows in the top panel.
8. The front porch shall be a minimum of 6 ft deep but shall not exceed the 8 ft max. allowable by code.
9. All windows shall be 3 over 1 double hung with trim.
10. All windows shall have dimensional exterior, interior and between the glass muntins to simulate historic wood double hung divided light windows and shall have mullions between ganged windows to match the existing windows on the accessory structure.
11. Windows shall be inset (not nailing fin) to be similar to historic wood windows and be consistent on both first and second floors.
12. All window and door specifications shall be submitted to staff for minor review as a separate process during permitting. Vinyl windows are not appropriate for use in this historic district.
13. Cement board siding, if used, shall have a smooth finish so that when painted it will be similar in texture to historic wood siding.
14. Asphalt shingles shall be used on all roofing surfaces.
15. The finished floor shall be a minimum of 18" above grade.
16. Final Site plan follows all engineering standards.
 - A. This site is not exempt from substantial enlargement or substantial improvement requirements because it is non-contributing.
 - B. No gutters may be visible to the street.
 - C. Storm water swales may not be located in the front yard.
17. The board waives the 180 day demolition waiting period.
18. The applicant shall obtain the building permit prior to receiving the demolition permit.

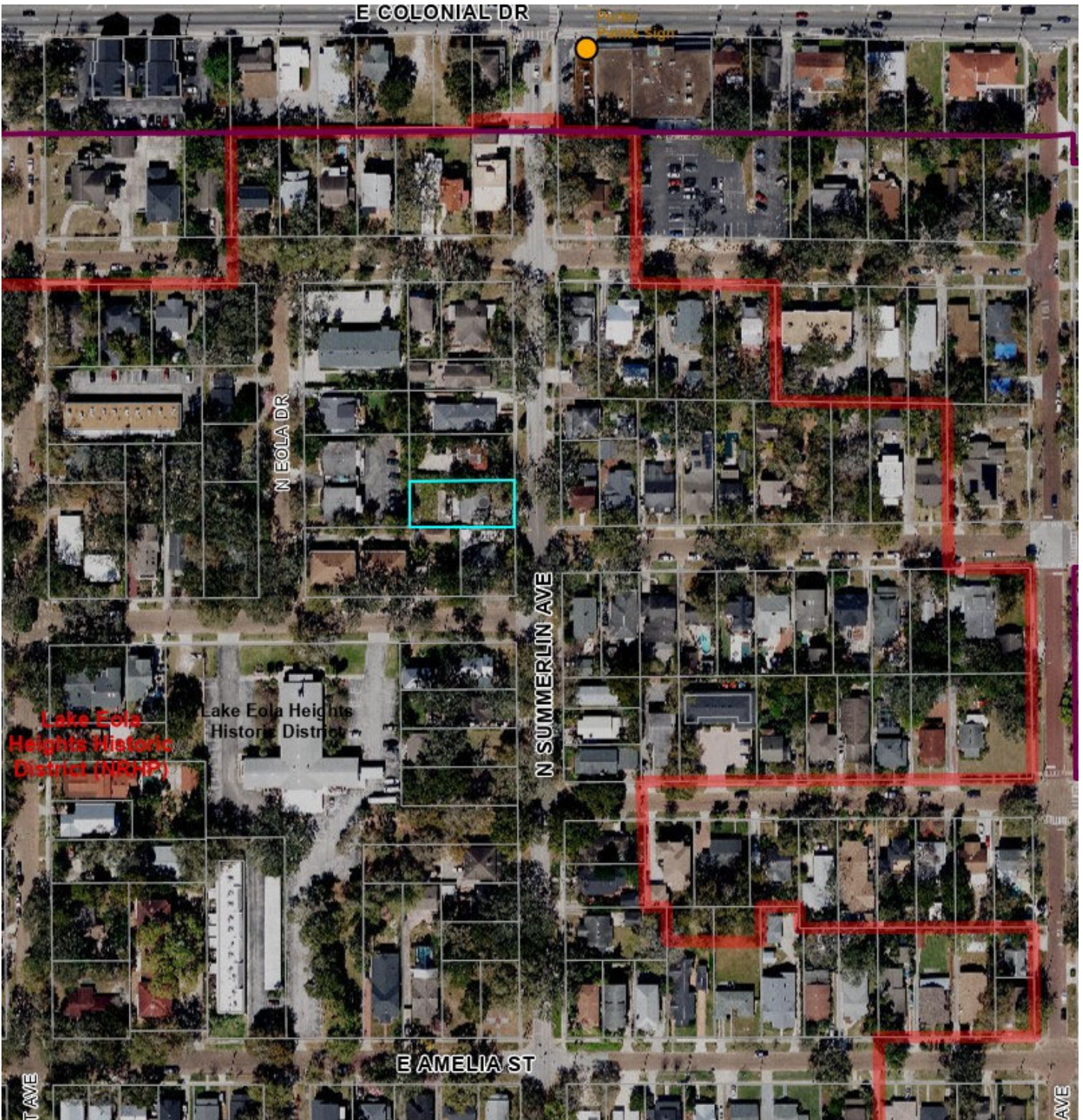
SANBORN INSURANCE MAP CIRCA 1956



SURROUNDING ZONING MAP



AERIAL VIEWS





Looking at subject property



Looking directly across the street

Looking

EXISTING SITE PHOTOS- SURROUNDINGS

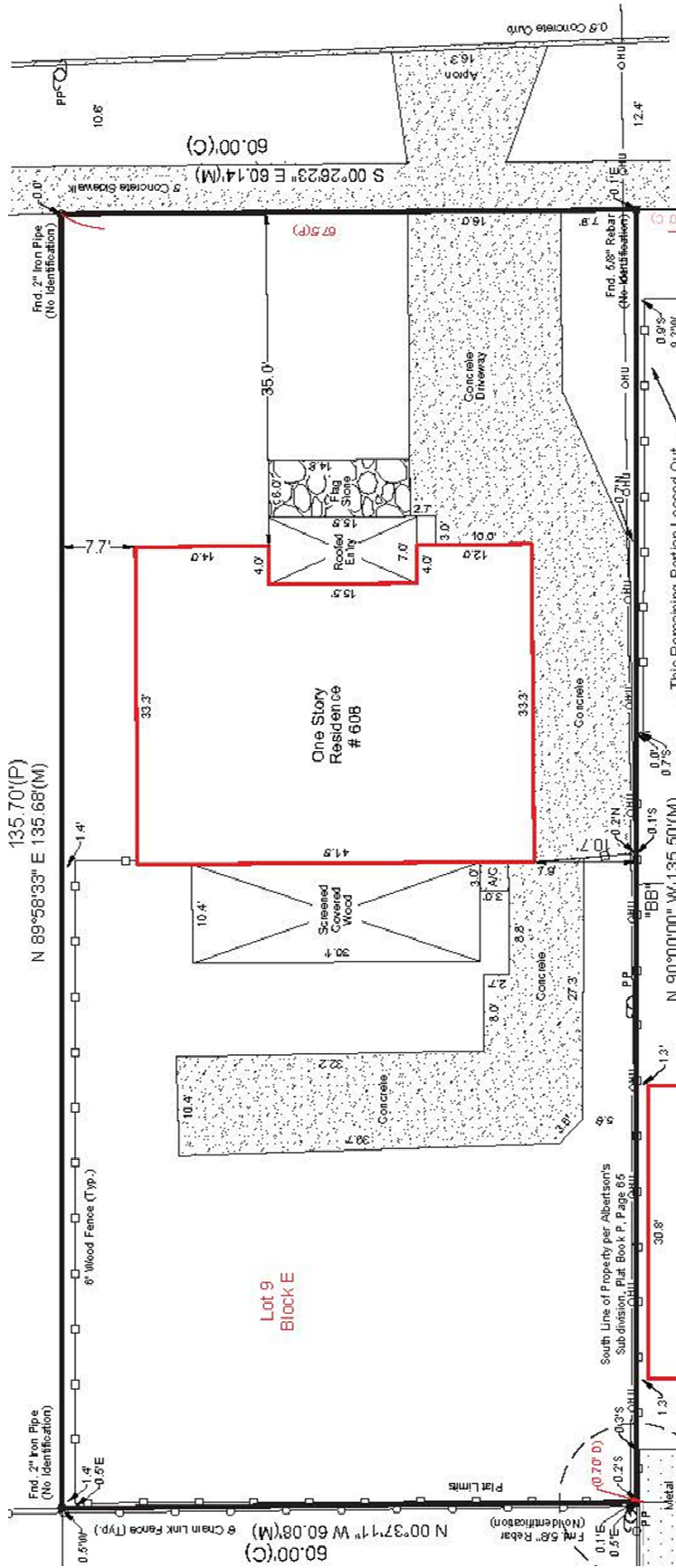


Looking south towards subject property



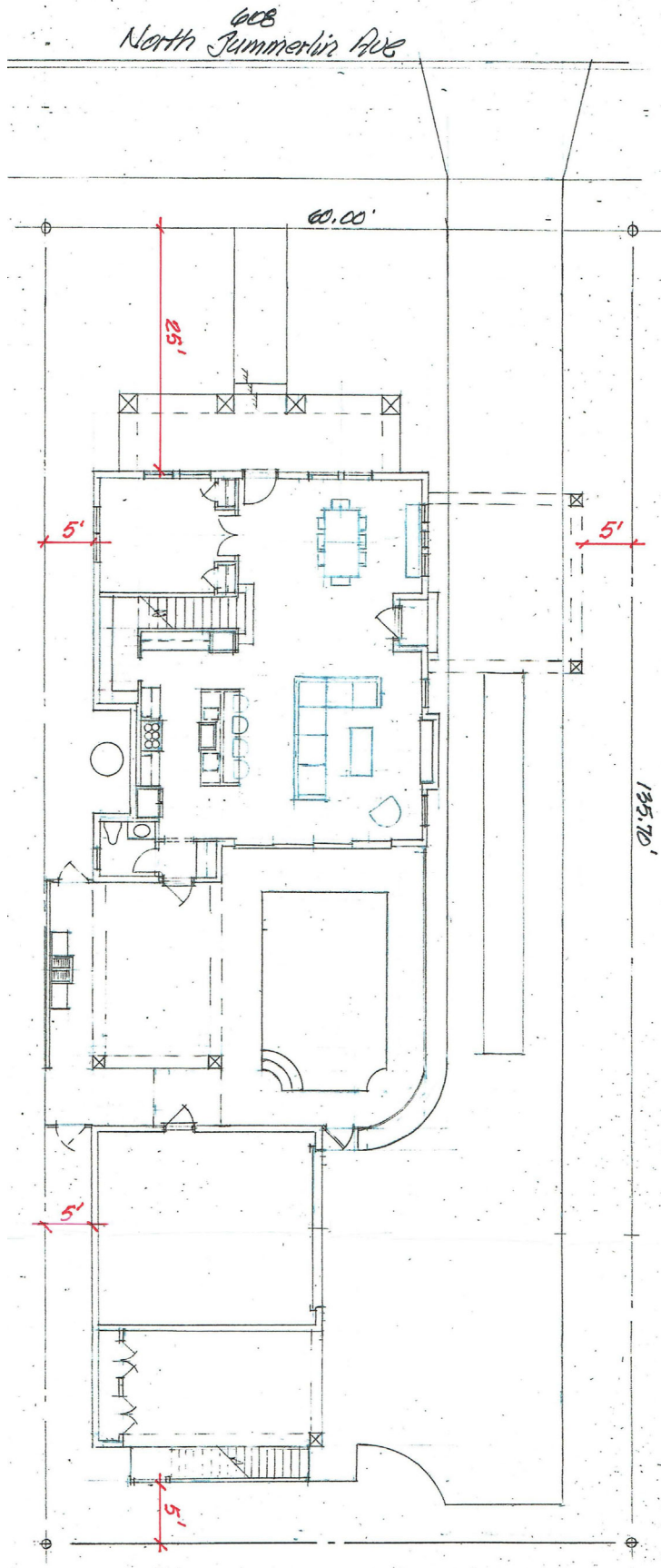
Looking north towards from subject property

EXISTING SURVEY



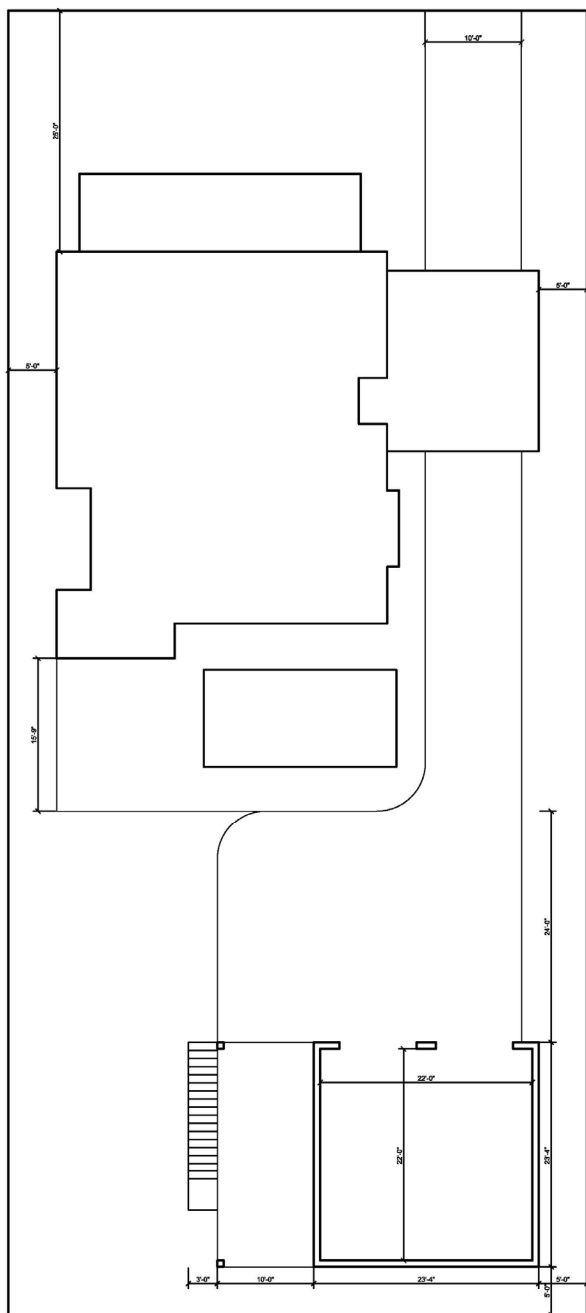
The applicant proposes to demolish the existing structure.

PROPOSED SITE PLAN



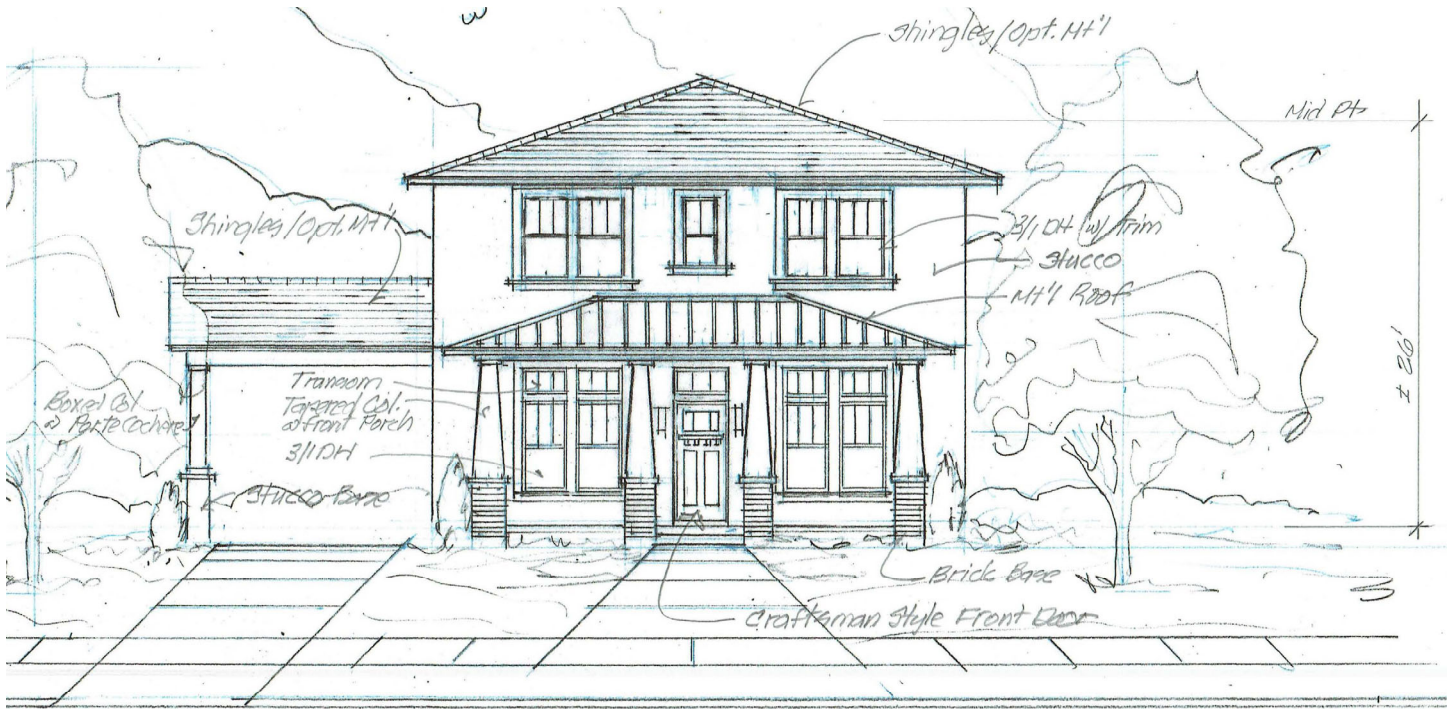
The proposed location of the main structure meets the average front setback for the block. The driveway placement to the south follows the existing pattern of development on the site. However, the accessory structure does not. Historically, the garage would have been at the end of the driveway with the doors facing the street. Staff is recommending the accessory structure be relocated to this placement and then mirrored so the stairs and open parking are on the interior of the lot. This would also minimize the ISR created by elongating the driveway and create space for swales that will be required by storm water engineering.

RECOMMENDED SITE PLAN



Altering the orientation and placement of the garage allows the site development to follow the historic pattern and does not sacrifice the 3 car garage or the pool. It also provides ample backyard space for water retention.

PROPOSED ELEVATIONS OF HOUSE



FRONT ELEVATION

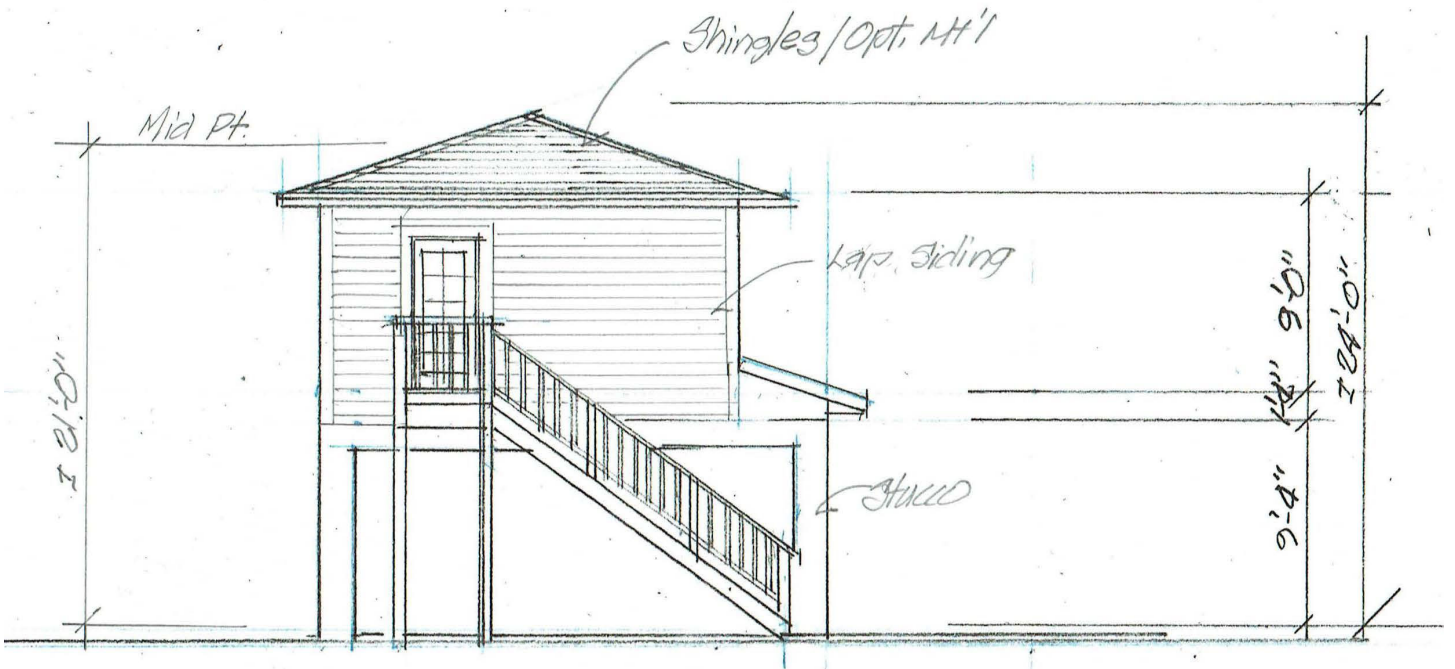
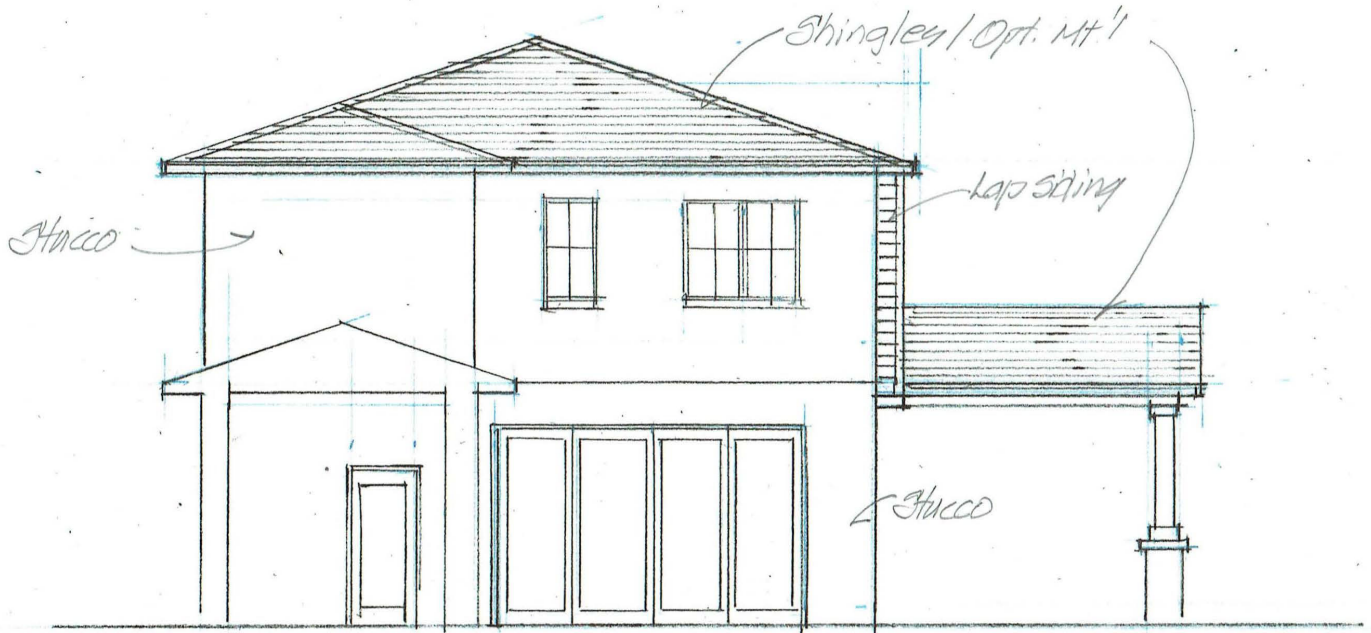
Most of the preliminary comments from staff have been addressed. However, the front façade shows transom windows which are not appropriate on craftsman style homes. The first floor should be at least 18" above the grade. The overall height is given at 26 ft which is lower than the max. allowed by code but staff requested a comparison with adjacent structures and that was not provided. Staff would recommend keeping asphalt shingles on all roof surfaces.

PROPOSED SIDE ELEVATIONS OF HOUSE

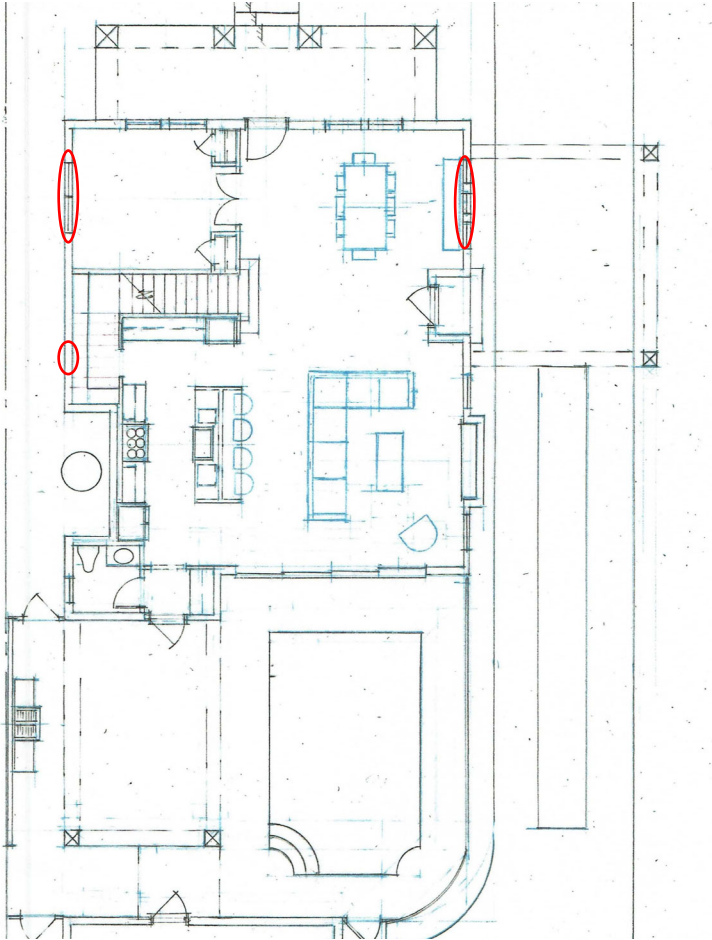


North and South elevation: Staff's preliminary comments were to make sure all windows were shown as 3 over 1 double hung with appropriate trim details. Windows should not be squares as they are required to have a vertical emphasis. The garage overhead doors shall be (2) single doors.

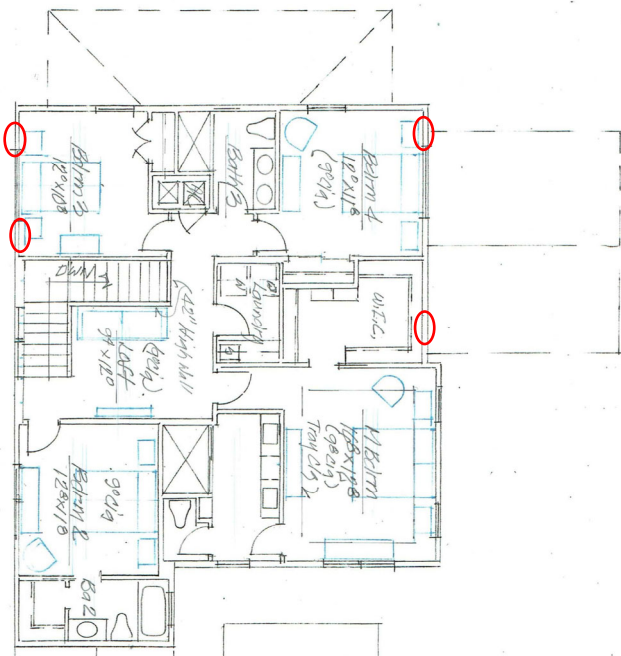
PROPOSED ELEVATION OF REAR OF HOUSE



PROPOSED FLOOR PLANS

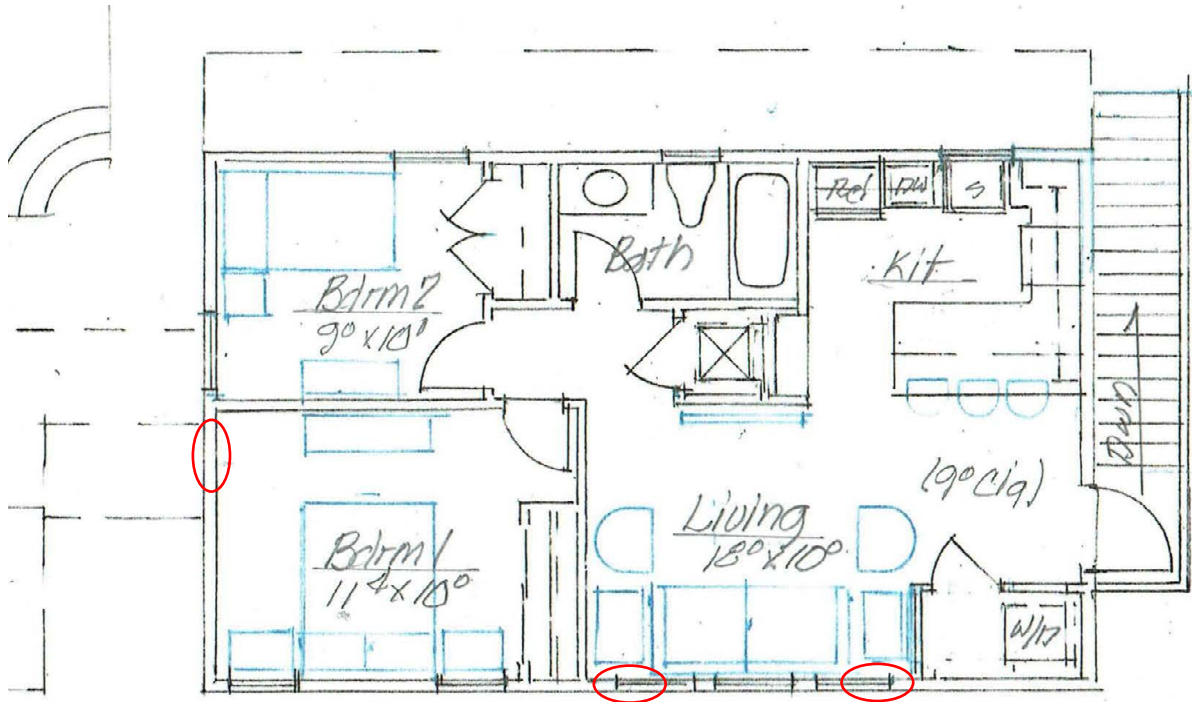
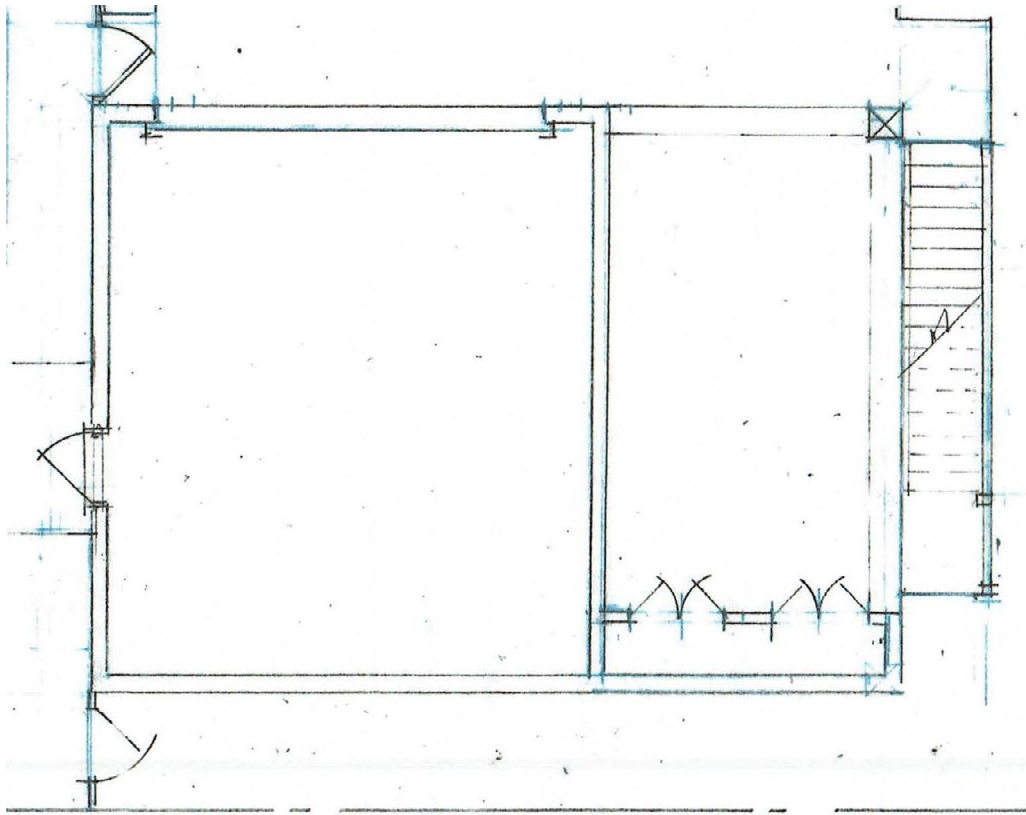


First Floor plan provided by applicant shows that double hung vertical windows can be achieved in various locations.



Second Floor plan showing proposed locations for double hung windows

PROPOSED FLOOR PLANS



LIVING SQUARE FOOTAGE COMPARISON

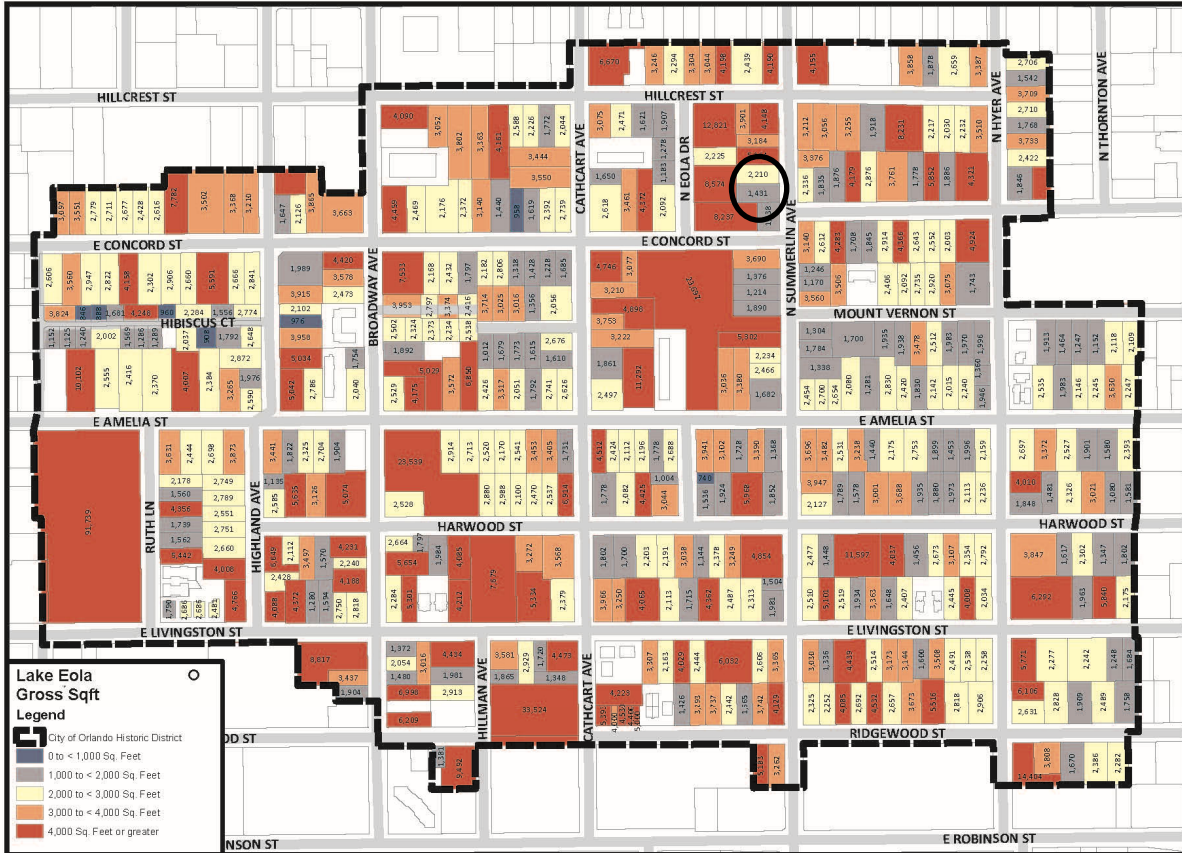


City of Orlando February, 2014

Analysis:

- Per the Property Appraiser, the house currently has 1086 sqft. of living space.
- The new construction of the single family residence (2,610 sq ft) and ADU (649 sq ft) will provide 3259 sq ft total proposed living square footage.
- This the color indicator would be ORANGE, which is higher than the size of the surrounding contributing properties but would be appropriate.
- The proposed FAR is .40.

GROSS SQUARE FOOTAGE COMPARISON



City of Orlando January, 2017

Analysis:

- According to the Property Appraiser, the site currently has 1431 sqft of gross square footage, which compares to the GREY colored properties.
- The single family residence with porch, porte cochere, garage, ADU and cabana area total 4858 sq ft.
- This would compare to the RED colored properties.
- The immediate surrounding contributing structures within the Lake Eola Heights Historic District are between 2,210 sq. ft. to 5,364 of gross square footage.
- This property would have a gross square footage similar to those structures with similar lot sizes.

STAFF ANALYSIS

SECRETARY OF THE INTERIOR'S "STANDARDS FOR REHABILITATION"

Considering an application for a Certificate of Appropriateness, the Historic Preservation Board shall adhere to and seek compatibility of structures in the district in terms of size, texture, scale and site plan, and in so doing, the following U.S. Secretary of the Interior's "Standards for Rehabilitation" found in **Section 62.201** of the City's Land Development Code, shall be considered by the Board in passing upon such applications:

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
The property will remain in residential use.
2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided when possible.
As a non-contributing structure this standard does not apply.
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
As a non-contributing structure this standard does not apply.
4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
As a non-contributing structure this standard does not apply.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
As a non-contributing structure this standard does not apply.
6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material shall match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features shall be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
As a non-contributing structure this standard does not apply.
7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that could damage the historic building materials shall be discouraged.
As a non-contributing structure this standard does not apply.
8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to any project.
There are no known archaeological resources on site.
9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural materials, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or immediate environment.
Standard not Applicable.
10. Contemporary design for new construction shall not be discouraged when such new construction is compatible with the size, scale, color, material, and character of the property, neighborhood or immediate environment.
The design of the new residence and garage are compatible with the size, scale, color, material and character of the property, neighborhood or immediate environment.
11. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were removed in the future, the essential form and integrity of the structure would be unimpaired.
Standard not applicable.

ADDITIONAL STANDARDS

Staff has applied the following Sections of the Land Development Code to analyze Case HPB2026-10050.

Section 62.706 New Construction

The criteria in Section 62.706 are used to evaluate new construction:

Height: The maximum height of new buildings shall be the same as permitted in the zoning district.

The height of the proposed house is approx. 26'-0". Staff requested a comparison with adjacent structures and none were provided.

Scale and Massing: In areas zoned for residential use, the scale and massing of new structures and their architectural elements shall be similar to the contributing structures in the HP Overlay district. Any new structure which exceeds 50 linear feet along any street frontage shall minimize the facade's mass by adding projections and recesses to make the structure similar in scale to contributing structures in the HP Overlay district.

The scale and mass of the structure seems appropriate however, without a height study it could be out of character with the neighborhood. The block is a mixture of 1 and 2 story residences.

Fenestration Patterns: Although they may appear in groupings, individual windows shall have a vertical emphasis similar to the windows found on contributing buildings in the HP Overlay district.

The window pattern is irregular and not consistent with this standard. Staff recommends all windows be 3 over 1 double hung.

Setback: Minimum and maximum setbacks for new structures (including both principal and accessory structures) must conform to the minimum and maximum setback standards applicable to the underlying zoning district as provided in Chapter 58, except that a lesser or greater setback may be approved by certificate of appropriateness upon a finding that the lesser or greater setback is consistent with the prevailing pattern of contributing development in the vicinity of the proposed work and where a lesser setback would not result in buildings (whether principal or accessory) being within 10' of each other (without regard for whether or not the buildings are located on different lots), nor any building (whether principal or accessory) being within 5' of a lot line. In zoning districts with no maximum setback standard, setbacks must be no greater than the prevailing pattern of contributing development in the vicinity of the proposed work.

A reduction request of 10'-0" is requested for the rear setback to be reduced to 5'-0" ft. This follows the historic pattern of development in the neighborhood.

Orientation: At least one public entrance of each new building shall be oriented towards the front lot line or street side lot line. The front door to a new building shall be articulated on the principal facade with covered porches, porticos, stoops, pediments, door surrounds or other architectural forms. The front and street side exterior walls of residential structures shall each contain a minimum of 15% of transparent or translucent materials on each story below the roof line. The house has a covered porch and entrance door facing the street.

The principal façade of the house is oriented correctly. However, the garage is not placed appropriately on the site. The overhead doors should face the street.

Materials: The materials and textures on new structures shall be similar to the materials and textures of contributing structures in the HP Overlay district.

The proposed materials will be similar to contributing structures in the HP Overlay district.

Roof Shapes: Roof shapes, pitches and materials on new buildings shall be similar to the roof shapes, pitches and materials of contributing buildings in the HP Overlay district.

The proposed roof shape will be similar to other contributing buildings but the change in material should be avoided. Staff recommends asphalt shingles for this style of house.

Rhythm of Solids and Voids: New structures shall be designed and positioned on their lots in such a way so that they reflect the regular pattern of structures and open space along the block face.

The proposed location of the garage does not follow the regular pattern of structures. Staff is recommending the garage be relocated to face the street in the southwest corner.

Style: New construction may be influenced by, but not duplicate, historic styles. If an historic style influences new construction, that style must already exist or have existed in Orlando. Contemporary design shall be permitted provided that it meets the requirements of this section.

The proposed style of the new construction is craftsman which is appropriate for the district.

Awnings. Awning shapes, proportions, design, color, lettering, and hardware must be in character with the style of the building. Awnings must reflect the architectural forms of the door and window openings of the building to which they are attached. The minimum height of awnings on non-residential buildings must be 8' from the lowest point to the sidewalk and may not extend more than 6' from the face of the structure. The highest point of a first floor awning on a non-residential building may not be higher than the midpoint of the space between the second story window sills and the top of the first floor storefront window or transom.

No awnings are proposed.

Marquees. The design, materials, color, lettering, and hardware of a marquee must reflect the style of the building. The highest point of a marquee or its superstructure may not be higher than the midpoint of the space between the second story window sills and the top of the first floor storefront window or transom. Marquees on non-residential buildings must span the entire facade or entrance. Only one marquee is allowed on each facade. Minimum height of a marquee on a non-residential building must be 8' from the lowest point to the sidewalk.

No marquees are proposed.

Signs. In addition to the general sign regulations of Chapter 64, signs must be in character with the new structure. In the Downtown Facade Design Guideline Area (as defined in section 62.503), signs must also comply with the applicable standards of the "Facade Design Guidelines" prepared for the City of Orlando Downtown Retail District by Boyle Engineering Corporation.

No signs proposed.

Site improvements. Chain link fences visible from a public right-of-way or park are prohibited.

No Fences have been proposed. Any new fencing shall require a minor certificate of appropriateness.

Tandem Single Family Developments. Tandem Single Family Developments is prohibited.

Standard Not Applicable.

Sec. 62.707. Criteria for Demolition

- (a) The historic, architectural or environmental significance of the structure.

This structure is a non-contributing resource in the Lake Eola Heights Historic District.

- (b) The historic, architectural or environmental significance of the structure to the overall ensemble of structures within the HP Overlay district and the importance of the structure to the integrity of the HP Overlay district.

Constructed in 1950, this design for a house is typical post world war housing categorized as "Atomic Ranch."

- (c) The aesthetic interest that the structure adds to the HP Overlay district, or in the case of an historic landmark, to the City.

The design of these houses focused on rapid construction, affordability, and functionality to meet high demand.

- (d) The number of remaining examples of similar significance in the HP Overlay district or, in the case of an historic landmark, in the City.

There are numerous examples of the Atomic Ranch throughout the City of Orlando.

- (e) The difficulty or impossibility of reproducing such a structure because of its design, texture, material, detail, size, scale or uniqueness of location.

The design, texture, material, details, size, and scale of this structure are often repeated in contemporary construction.

- (f) The plans for future utilization of the site and the effect those plans will have on the architectural, historical, archaeological, social, aesthetic or environmental character of the HP Overlay district.

The applicant wishes to replace the original home with a contemporary design that complements Craftsman architecture which is found throughout Lake Eola Heights Historic District.

- (g) The reasonable measures that can be taken to save the structure from further deterioration, collapse, arson, vandalism or neglect.

The applicant is not required to provide evidence that the structure is beyond reasonable measures of repair and stabilization.

- (h) Any measures that have been taken to prevent the structure from deteriorating, such as performance of normal maintenance and repairs and provision of normal tenant improvements. In addition, whether the structure was willfully or negligently allowed to deteriorate.

The structure is not deteriorating but is substandard to meet today's housing market.

- (i) The determination by the Building Official that the structure is an imminent hazard to public safety and that repairs would be impractical.

The City's Building Official has not declared this structure an imminent hazard to public safety or that repairs are impractical.

- (j) The economic hardship imposed on the owner if the application for Certificate of Appropriateness for demolition is denied.

As a residential property, the owner is not required to show economic hardship per Section 62.708.

Summary of Staff Analysis

Based on the above analysis and subject to the conditions listed on page 3, staff recommends Approval of the request for a Major Certificate of Appropriateness to demolish the existing non-contributing structure and build a new single family residence and accessory structure with garage and ADU.