

1 AN ORDINANCE OF THE CITY OF ORLANDO ESTABLISHING THE LAKE
2 LAWSONA HISTORIC DISTRICT, SETTING EXCEPTIONS AND
3 GUIDELINES FOR REVIEW BY THE HISTORIC PRESERVATION BOARD,
4 SPECIFYING THE LEGAL DESCRIPTION OF SAID DISTRICT, AND
5 PROVIDING FOR SEVERANCE AND AN EFFECTIVE DATE.

6
7 WHEREAS, the City of Orlando has provided a procedure to
8 establish a Historic Preservation Overlay District. The purpose
9 of such District is to promote the educational, cultural, and
10 economic welfare of the public of the City by preserving and
11 protecting historic structures, sites, monuments, streets, areas
12 and neighborhoods which serve as visible reminders of the
13 history and cultural heritage of the City, state or nation.
14 Further, it is the purpose of these Districts to strengthen the
15 economy of the City by stabilizing and improving property values
16 in historic areas, and to encourage new construction and
17 development that will be harmonious with existing historic
18 structures and areas; and

19 WHEREAS, the neighborhoods including Lawsona/Ferncreek and
20 Thornton Park near Lake Lawsona are some of Orlando's oldest and
21 most architecturally diverse neighborhoods, having been
22 subdivided for residential development in a period from the
23 years 1887 to 1924. The significant architectural styles
24 include, but are not limited to, Frame Vernacular, Bungalow,
25 Craftsman, Colonial Revival, Mediterranean Revival, Mission
26 Revival, Tudor Revival and Minimal Traditional; and

27 WHEREAS, this ordinance seeks to protect and preserve the

1 COUNCIL DATE 6-20-94
MB _____ Pg _____ ITM 13
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City of Orlando
400 S. Orange Ave.
Orlando, FL 32801

1 elements which contribute to the architectural and historic
2 significance of the neighborhoods, including, but not limited
3 to, distinguishing historic material, distinctive stylistic
4 architectural features, examples of skilled craftsmanship, and
5 significant historical, architectural or cultural material; and

6 WHEREAS, the historic and architectural significance of the
7 neighborhoods surrounding Lake Lawsona has been achieved over
8 time and the growth and development of these neighborhoods is
9 part of the history of the City of Orlando which is worthy of
10 protection. This ordinance seeks to maintain and preserve what
11 is unique to the neighborhoods by providing for future growth
12 and development that is compatible with the surrounding
13 structures and neighborhoods and assure that changes within the
14 neighborhoods will be compatible with the historic character of
15 the structures and environment of the Lake Lawsona Historic
16 District neighborhoods; and

17 WHEREAS, pursuant to Chapter 58, Part 2U of the Orlando
18 Land Development Code, the City Council, upon recommendation of
19 the Historic Preservation Board and Municipal Planning Board,
20 determines that the property described in Exhibit "A" should be
21 established as an historic district; and

22 WHEREAS, the prerequisites to establishment of the Historic
23 District are set at Chapter 58, Part 2U, and have been
24 accomplished as follows:

25 A. A Citizen Initiative signed by fifteen percent (15%) of
26 the property owners in the proposed district was submitted to
27 the Historic Preservation Board on April 7, 1993;

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B. A comprehensive survey to record and document the historic and architectural significance of the exteriors of buildings, structures, features, sites, or objects in an area was prepared by the Historic Preservation Officer, and the final survey report was submitted to the Historic Preservation Board on March 2, 1994;

C. The Historic Preservation Officer has prepared a report, dated February 25, 1994, as required;

D. The Historic Preservation Board held a public hearing on March 2, 1994, following written notice to the last known address of all property owners in the proposed district. At the public hearing, the Board:

1. determined that the area qualified as a historic district; and
2. recommended the boundaries of the district as set forth herein.

E. The Municipal Planning Board held a public hearing on March 15, 1994, with written notice to all property owners in the proposed district, to determine consistency with the Growth Management Plan;

F. A final report was submitted to the City Council on April 18, 1994. The final report was based on the recommendations of the Historic Preservation Board, the Historic Preservation Officer and staff, and the recommendation of the Municipal Planning Board. Copies of the adopted report have also been sent to the State of Florida, Department of State,

1 Division of Historical Resources, Bureau of Historic
2 Preservation.

3 NOW, THEREFORE, BE IT ORDAINED by the City Council of the
4 City of Orlando, Florida, that an ordinance establishing the
5 Lake Lawsona Historic District is adopted to read as follows:

6 SECTION ONE: After due public notice and public hearing,
7 the following described property is hereby designated an
8 historic district pursuant to Section 58, Part 2U, Orlando Land
9 Development Code, to be called the Lake Lawsona Historic
10 District:

11 SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

12 SECTION TWO: A Certificate of Appropriateness shall be
13 required when a building permit is required for the exterior
14 alteration, construction, or demolition of a structure in an
15 historic district according to Chapter 65, Part 4B of the
16 Orlando Land Development Code, with the following exceptions:

- 17 1. Features within the Lake Lawsona Historic
18 District which are not subject to view from one or
19 more designated public streets or lakes or public
20 parks.
- 21 2. Landscaping.
- 22 3. Emergency repair of a building, structure or
23 exterior architectural feature damaged or destroyed by
24 fire, storm or other disaster which cause no changes
25 in exterior design.
- 26 4. Paint, awning and roof color.

27 The authority of the Historic Preservation Board shall not

1 extend to the review of the above exceptions nor to the interior
2 arrangement of any structure.

3 SECTION THREE: Additional Guidelines.

4 1. If front porches are screened, the new screening
5 shall be placed in a manner that does not obscure the
6 architectural elements of the porch.

7 2. Construction of chain link fences visible from
8 public streets, parks or lakes shall be prohibited.

9 3. Protection of existing trees shall be required
10 for all City and public utility projects.

11 4. Sheds, regardless of their location, shall
12 require a minor review according to Chapter 65, Part
13 4B of the Orlando Land Development Code.

14 5. Vinyl clad windows may be installed in a manner
15 similar to enameled aluminum windows.

16 6. The front, side, street side and rear yard
17 setbacks for all contributing structures shall be
18 considered conforming setbacks. In the event a
19 contributing structure is demolished and
20 reconstructed, the new structure may have the same
21 setbacks as the contributing structure. This
22 provision shall not apply to new additions.

23 SECTION FOUR: In considering an application for a
24 Certificate of Appropriateness pursuant to Section 65.470 of the
25 Orlando Land Development Code in the Lake Lawsona Historic
26 District, the Historic Preservation Board shall adhere to and
27 seek compatibility of structures in the district, and in so

1 doing, follow the U. S. Secretary of the Interior's "Standards
2 for Rehabilitation", which are incorporated herein by this
3 reference, and the Design and Demolition Standards for Historic
4 Landmarks and Properties in HP Overlay Districts, contained in
5 Chapter 62, Part 7 of the Orlando Land Development Code.

6 SECTION FIVE: Any changes to this ordinance and the
7 standards included herein shall be reviewed by the Historic
8 Preservation Board, and approved by ordinance adopted by the
9 City Council.

10 SECTION SIX: If any section, sub-section, sentence,
11 clause, phrase or portion of this ordinance is for any reason
12 held invalid or unconstitutional by any court of competent
13 jurisdiction, such portion shall be deemed a separate, distinct,
14 and independent provision and such holding shall not affect the
15 validity of the remaining portions hereto.

16 SECTION SEVEN: This ordinance shall take effect upon its
17 passage and as provided by law.

18 ADVERTISED: May 22, 1994.
19 READ FIRST TIME: June 6, 1994.
20 READ SECOND TIME AND ADOPTED: June 20, 1994:

21 Map Ford
22 Mayor/Pro Tem

23 ATTEST
24 Grace A. Cheuning
25 Grace A. Cheuning, City Clerk



26 APPROVED AS TO FORM AND LEGALITY
27 for the use and reliance of the
City of Orlando, Florida, only.
June 20 1994
Robert Z. Hamilton
City Attorney
Orlando, Florida