



# Historic Preservation

Goals, Objectives, and Policies

Approved August 12, 1991 • Amended March 24, 2022

**POLICY DOCUMENT**

**THIS PAGE INTENTIONALLY LEFT BLANK**

# **HISTORIC PRESERVATION GOALS, OBJECTIVES AND POLICIES**

## **GOAL 1**

To identify, preserve, rehabilitate, restore, and reconstruct historic resources of local, state or national historic or cultural interest.

*(Amended June 8, 2009, Effective August, 25, 2009, Doc. No. 0906081103, Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)*

**Objective 1.1** Throughout the planning period, the City shall survey and complete Florida Master Site Files forms for Historic Resource Areas as they become 50 years old.

*(Amended May 16, 1994, Effective July 28, 1994, Doc. No. 27538)*

Policy 1.1.1 Areas in which the majority of the structures become 50 years old, shall be identified and surveyed for documentation of historic resources.

**Objective 1.2** During the planning period, the City shall continue to include and revise provisions in the Land Development Code for the designation of significant historic resources and districts, in order to ensure that the maintenance, alterations, additions, relocation or demolition of significant historic resources and construction of new structures within the boundaries of those historic resources will be in accordance with adopted standards.

*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)*

Policy 1.2.1 An historic preservation overlay zoning classification shall be used to protect significant historic resources.

Policy 1.2.2 A Landmark Sign ordinance shall be included in the Land Development Code and revised as necessary to protect historic signs.

*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)*

Policy 1.2.3 An historic landmark ordinance shall be used to designate and protect historic resources.

*(Amended July 10, 2000, Effective August 10, 2000, Doc No. 32960)*

**Objective 1.3** During the planning period, the City's Land Development Code shall include architectural design standards, demolition standards and review procedures to determine the appropriateness of construction, alteration, restoration, reconstruction, relocation, or demolition of significant historic resources.

*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636, Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)*

Policy 1.3.1 The City shall have Certificate of Appropriateness procedures for reviewing all exterior changes to Historic Landmarks, Landmark Signs and buildings, structures and sites in historic districts.

*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)*

- Policy 1.3.2        Upon adoption of architectural design standards, the City shall enforce these standards through an inspection program.
- Policy 1.3.3        Design and demolition standards shall protect historic districts and landmarks from inappropriate exterior improvements and demolition.  
*(Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)*
- Policy 1.3.4        All capital improvement projects within historic districts shall be reviewed by the Historic Preservation Office to ensure compatibility to historic structures, sites and areas.  
*(Amended February 7, 2000, Effective March 9, 2000, Doc. No. 32636)*
- Objective 1.4**        Because zoning may cause disincentives to historic districting or landmarking of properties, the City shall continue providing fiscal and regulatory incentives during the planning process to mitigate such disincentives.  
*(Amended February 7, 2000, Effective March 9, 2000, Doc No. 32636)*
- Policy 1.4.1        The City shall support any amendments to the Florida Constitution to allow tax abatement or other incentives for historic properties.  
*(Amended February 7, 2000, Effective March 9, 2000, Doc No. 32636)*
- Policy 1.4.2        The City shall include regulatory incentives in the Land Development Code for historic districts.
- Objective 1.5**        During the planning period, the City shall continue to build public awareness of historic preservation by establishing and maintaining a technical assistance program.  
*(Amended February 7, 2000, Effective March 9, 2000, Doc No. 32636)*
- Policy 1.5.1        Technical assistance of historic preservation shall be provided in the form of books, articles, newsletters, pamphlets, calendars and tour books.
- Objective 1.6**        The City shall increase the number of historic districts by the year 2024.  
*(Amended June 8, 2009, Effective August, 25, 2009, Doc. No. 0906081103, Amended August 28, 2017, Effective October 27, 2017, Doc. No. 1708281201)*
- Policy 1.6.1        The City shall consider local historic designation upon petition by neighborhoods that have been documented by a comprehensive historic and architectural survey.  
*(Amended February 7, 2000, Effective March 9, 2000, Doc No. 32636; Amended June 8, 2009, Effective August, 25, 2009, Doc. No. 0906081103)*
- Policy 1.6.2        The City shall encourage nomination of districts or landmarks to the National Register of Historic Places, where local historic designation is not desired.  
*(Amended June 8, 2009, Effective August, 25, 2009, Doc. No. 0906081103)*

Policy 1.6.3      The City shall support historic preservation efforts in Nationally Designated Historic Districts and Landmarks as identified in the Historic Preservation Support Document, Figures HP-5 and HP-6.  
*(Amended July 26, 2010, Effective August 26, 2010, Doc. No. 1007261101)*

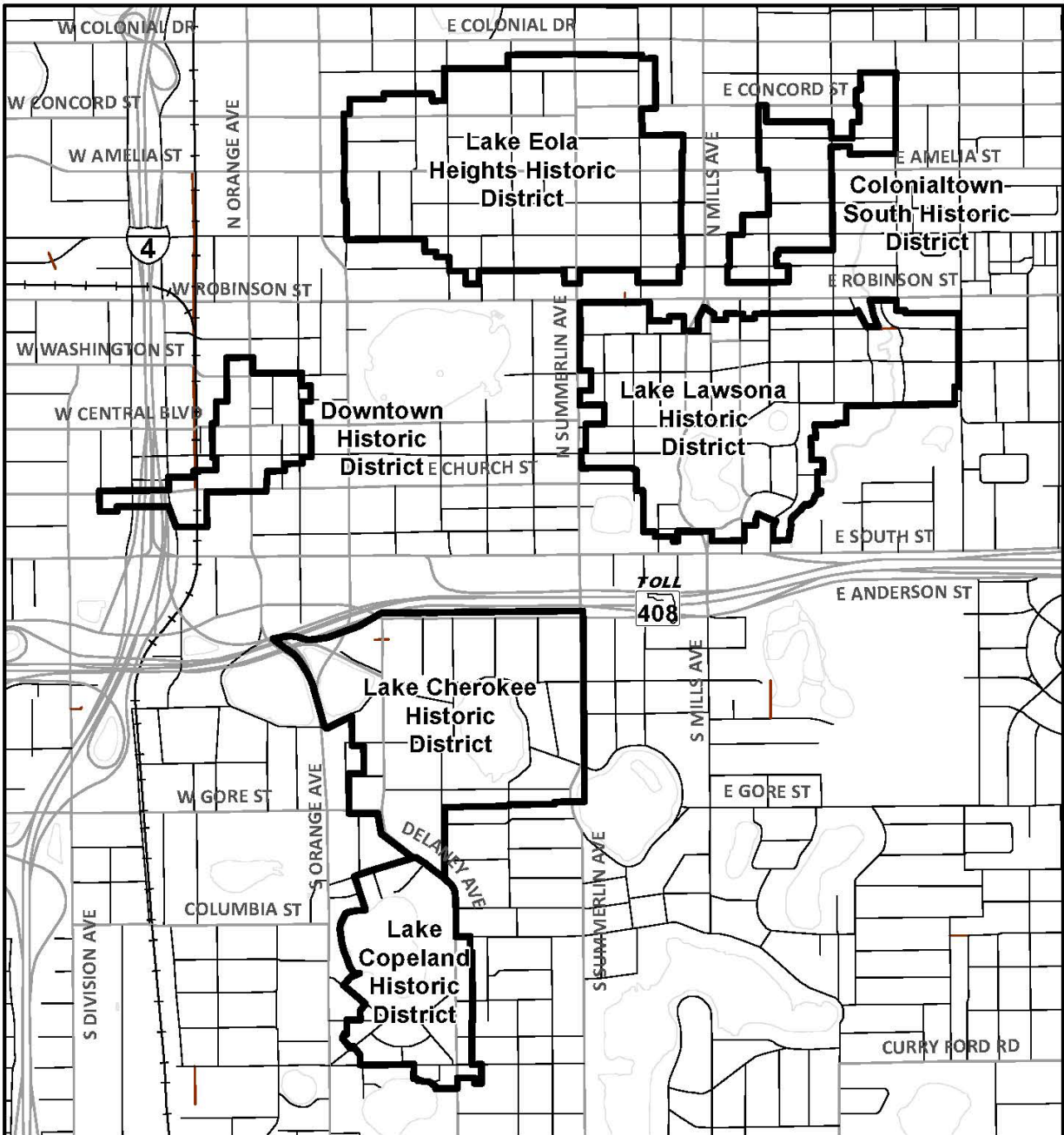
**Objective 1.7**      The City shall create street signs within two years after an area becomes an historic district to build public awareness of historic preservation.

Policy 1.7.1      The City shall establish a sign program to identify all historic districts.

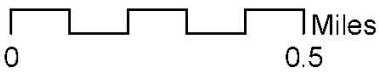
**THIS PAGE INTENTIONALLY LEFT BLANK**

**Figure  
HP-1**

# Historic Districts



## LEGEND



 Historic District Boundary

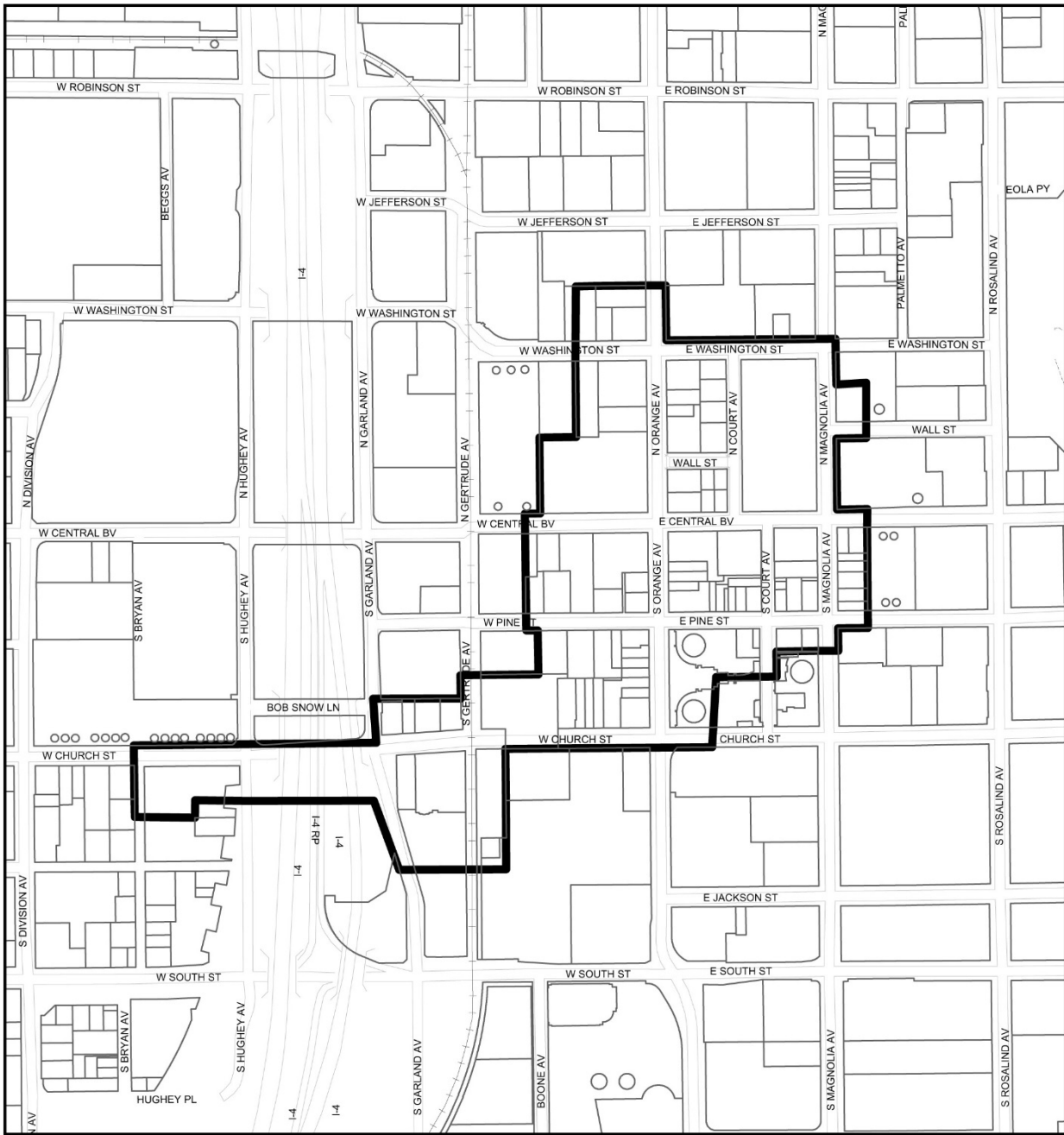


City of Orlando, Economic Development Department  
City Planning Division, May 2015

Amended February 9, 2015; Effective April 2, 2015; Doc. No. 1502091201

**Figure  
HP-1A**

# Historic District - Downtown



## LEGEND



— Historic District Boundary



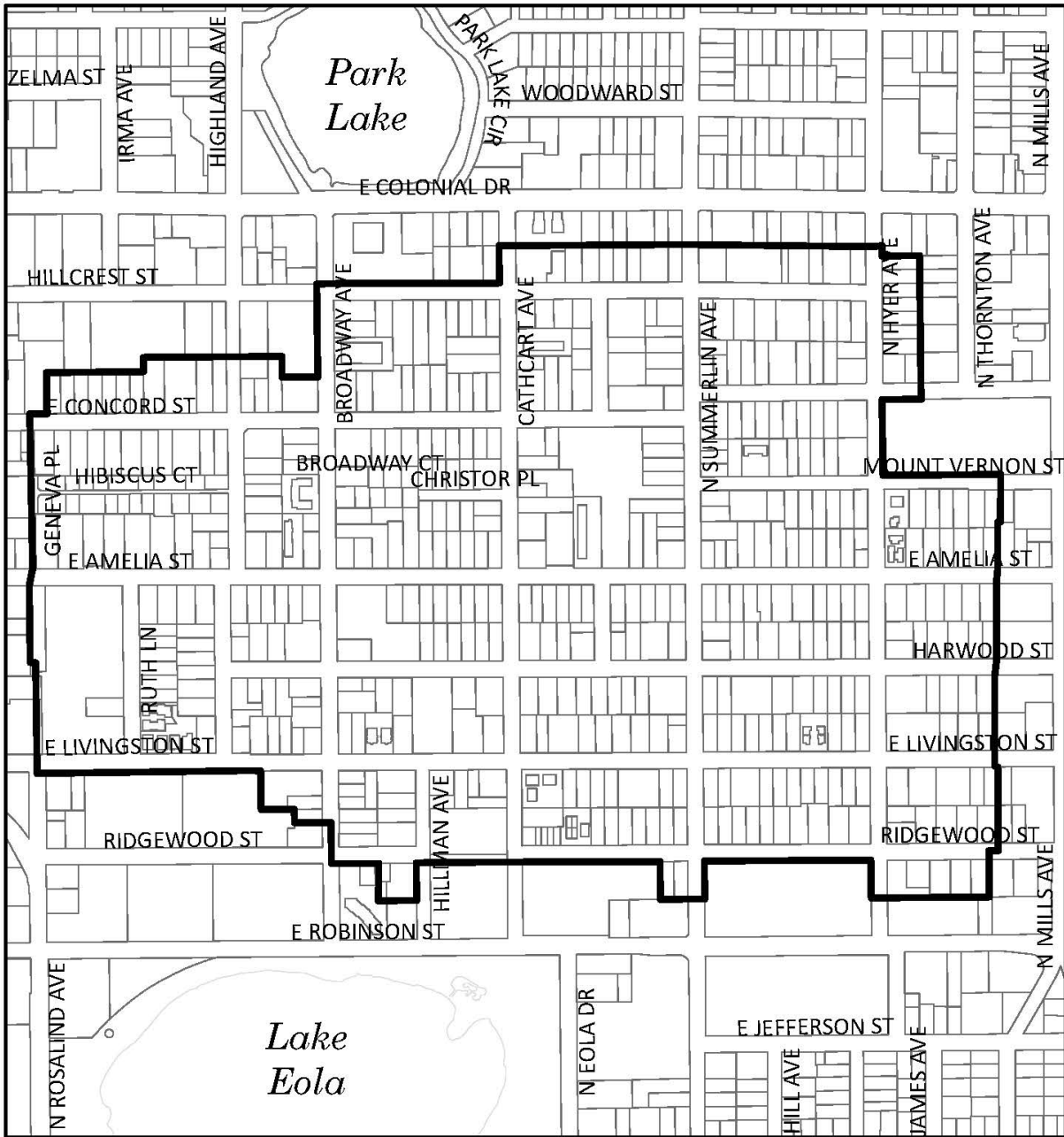
City of Orlando Economic Development Department  
City Planning Division May, 2008



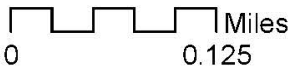


**Figure  
HP-1C**

# Historic District - Lake Eola



## LEGEND



 Historic District Boundary

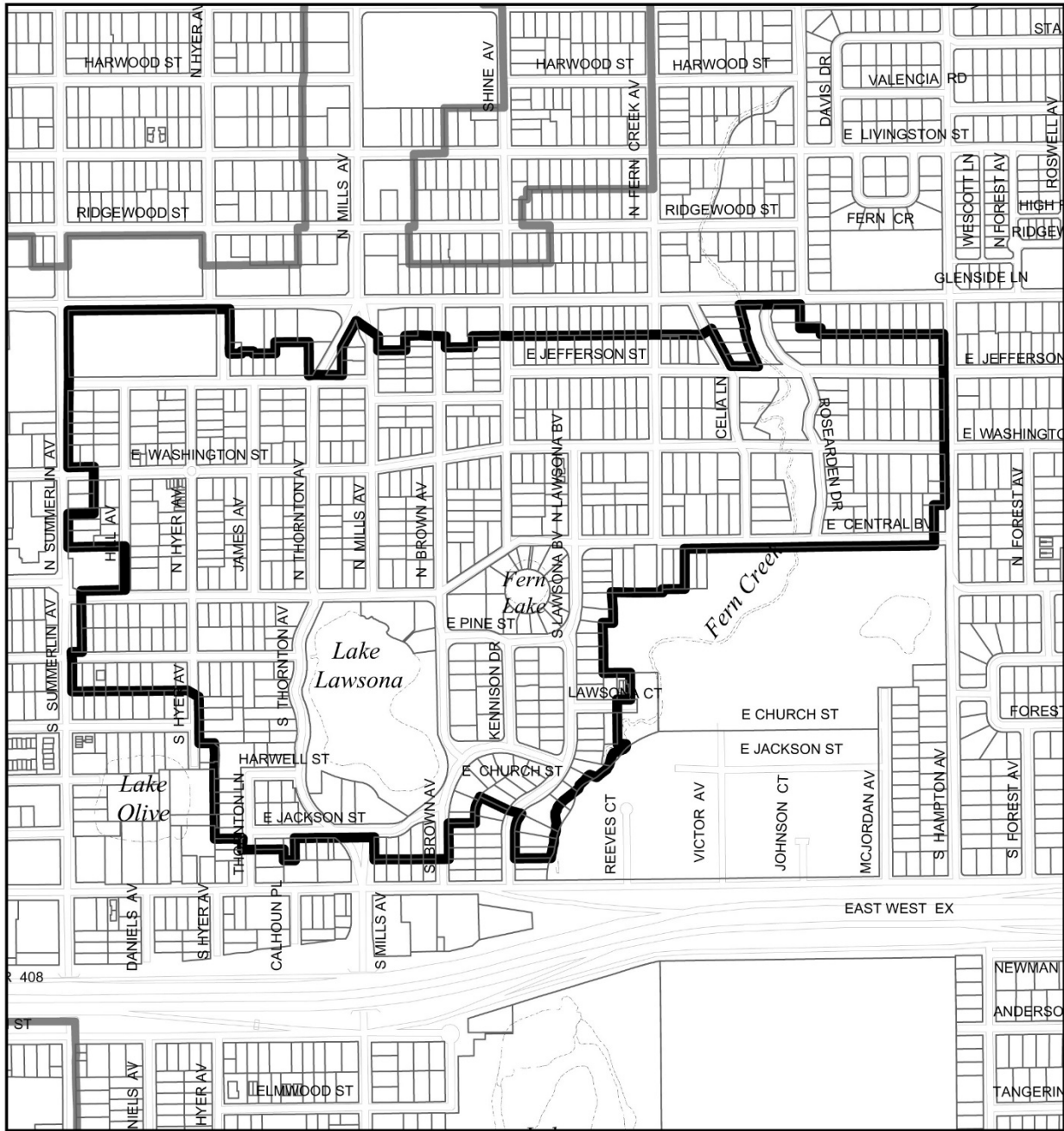


City of Orlando, Economic Development Department  
City Planning Division, May 2015

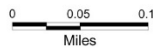
Amended February 9, 2015; Effective April 2, 2015; Doc. No. 1502091201

**Figure  
HP-1D**

# Historic District - Lake Lawsona



## LEGEND



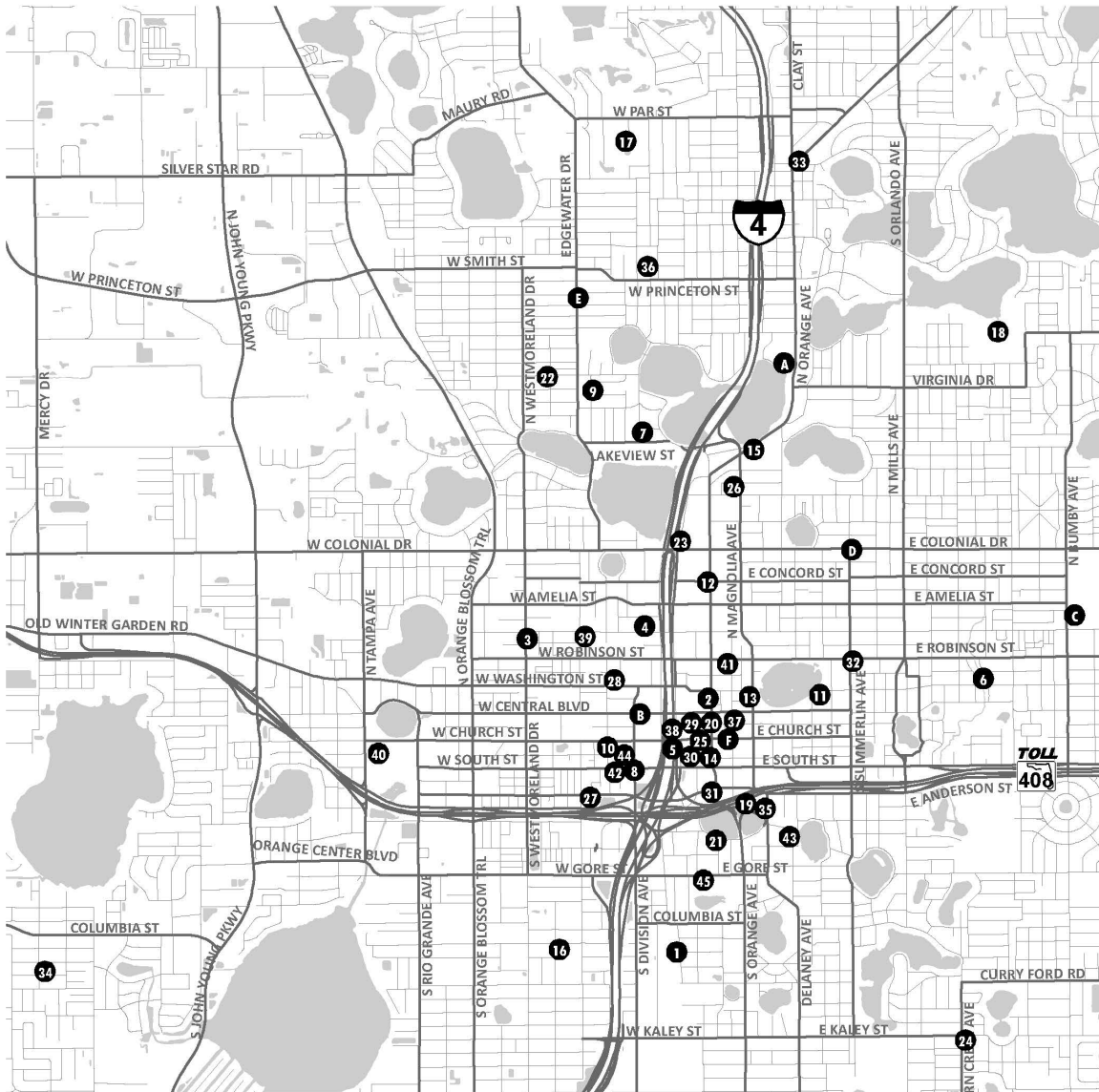
— Historic District Boundary



City of Orlando Economic Development Department  
City Planning Division May, 2008



# HP-2 Local Historic Landmarks



## Local Historic Building

- |  |   |
|--|---|
| 1 Atlantic Coast Line Station                                  | 18 Harry P. Leu House/Mizell Cemetery                       |
| 2 Beacham Theatre  | 19 Hendry/Walker House                                      |
| 3 Black Bottom House of Prayer                                 | 20 Hunt-Brannon Building                                    |
| 4 Bob Carr Theatre   | 21 J.J. Bridges House                                       |
| 5 Bumby Hardware Building                                      | 22 Jack Kerouac House                                       |
| 6 Dickson Azalea Park & Washington Street Bridge               | 23 Judge John M. Cheney House                               |
| 7 Doerr House (324 Desoto Circle)                              | 24 Kaley Street Elementary School                           |
| 8 Dr. Wells House  | 25 Kress Building   |
| 9 Eastin House   | 26 Marks Street School                                      |
| 10 Ebenezer Methodist Church                                   | 27 Maxey-Crooms House                                       |
| 11 Eola House / Marsh House                                    | 28 Mt. Zion Missionary Baptist Institutional Church         |
| 12 Firestone Tire & Rubber Company Building                    | 29 Nicholson-Colyer Building                                |
| 13 First Church of Christ Scientist/St. George Orthodox Church | 30 Old Orlando Railroad Depot                               |
| 14 First National Bank   | 31 Old Orlando Utilities Commission Administration Building |
| 15 Former Orlando Utilities Commission Building                | 32 Orlando High School                                      |
| 16 Grand Avenue School   | 33 Orwin Manor Gates  |
| 17 H. Carl Dann House  | 34 Pappy Kennedy House                                      |
|  | 35 Peleg Peckham/Dr. Phillips House                         |

- |                                   |
|-----------------------------------|
| 36 Princeton School               |
| 37 Rogers-Kiene Building          |
| 38 Stemons Department Store       |
| 39 The Davis Armory               |
| 40 Tinker Field                   |
| 41 U.S. Post Office & Court House |
| 42 Victorian House & Cottage      |
| 43 W.R. O'Neal/Poyntz House       |
| 44 Well'sBuilt Hotel              |
| 45 William Davis House            |

## Local Historic Sign

- |  |
|--|
| A Fairchild Chapel Sign (Demold 2018)              |
| B Orlando Union Rescue Mission Sign (Removed 2017) |
| C Plaza Theatre Sign                               |
| D Porter Paints Sign (Removed 2019)                |
| E Publix Pole Sign                                 |
| F S.E. Waters Grocery/Coca Cola Sign (Demold 2004) |



Amended Feb 25, 2013; Doc Num. 1302251202; August 16, 2010; Doc Num. 1007261101;  
Amended Feb 13, 2017; Effective March 27, 2017; Doc Num. 1702131201

Amended September 16, 2019; Effective October 17, 2019; Doc Num. 1909161201  
Amended February 21, 2022; Effective March 24, 2022; Doc Num. 2202211201

City of Orlando October, 2022

Supplement No. 23

**THIS PAGE INTENTIONALLY LEFT BLANK**