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

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

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

WHEREAS, this ordinance seeks to protect and preserve the
elements which contribute to the architectural and historic
significance of the neighborhoods, including, but not limited
to, distinguishing historic material, distinctive stylistic
architectural features, examples of skilled craftsmanship, and
significant historical, architectural or cultural material; and

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

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

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

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

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

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

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

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

1. Features within the Lake Lawsona Historic District which are not subject to view from one or more designated public streets or lakes or public parks.

2. Landscaping.

3. Emergency repair of a building, structure or exterior architectural feature damaged or destroyed by fire, storm or other disaster which cause no changes in exterior design.

4. Paint, awning and roof color.

The authority of the Historic Preservation Board shall not
extend to the review of the above exceptions nor to the interior
arrangement of any structure.

SECTION THREE: Additional Guidelines.

1. If front porches are screened, the new screening
shall be placed in a manner that does not obscure the
architectural elements of the porch.
2. Construction of chain link fences visible from
public streets, parks or lakes shall be prohibited.
3. Protection of existing trees shall be required
for all City and public utility projects.
4. Sheds, regardless of their location, shall
require a minor review according to Chapter 65, Part
4B of the Orlando Land Development Code.
5. Vinyl clad windows may be installed in a manner
similar to enameled aluminum windows.
6. The front, side, street side and rear yard
setbacks for all contributing structures shall be
considered conforming setbacks. In the event a
contributing structure is demolished and
reconstructed, the new structure may have the same
setbacks as the contributing structure. This
provision shall not apply to new additions.

SECTION FOUR: In considering an application for a
Certificate of Appropriateness pursuant to Section 65.470 of the
Orlando Land Development Code in the Lake Lawsona Historic
District, the Historic Preservation Board shall adhere to and
seek compatibility of structures in the district, and in so
doing, follow the U. S. Secretary of the Interior's "Standards for Rehabilitation", which are incorporated herein by this reference, and the Design and Demolition Standards for Historic Landmarks and Properties in HP Overlay Districts, contained in Chapter 62, Part 7 of the Orlando Land Development Code.

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

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

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

READ FIRST TIME: June 6, 1994.
READ SECOND TIME AND ADOPTED: June 20, 1994.

Mayor/Pro Tem

Address: A. Cheuning
City Clerk

APPROVED AS TO FORM AND LEGALITY for the use and reliance of the City of Orlando, Florida, only.

City Attorney
Orlando, Florida

D#2/DAB/LAWSON.ORD (5/17/94)