AN ORDINANCE OF THE CITY OF ORLANDO ESTABLISHING THE
LAKE EOLA HEIGHTS HISTORIC DISTRICT, AND SETTING THE
CRITERIA FOR CONSIDERING A CERTIFICATE OF
APPROPRIATENESS FOR SUCH DISTRICT AND SPECIFYING THE
LEGAL DESCRIPTION OF SAID DISTRICT.

WHEREAS, the neighborhood of Lake Eola Heights is one of
Orlando's oldest and most architecturally diverse
neighborhoods having been subdivided for residential
development from a citrus grove after the big citrus freeze
of 1894-95 and ranging in significant architectural styles
including but not limited to clapboard farmhouses built
between 1890-1911, Arts and Crafts style architecture from
1910-1940, cluster housing developments from the 1920s Land
Boom, Revival styles popular in Orlando from 1915-1940 and
Bungalow building types with stylistic variations of the
1920s-1940s; and

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

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COUNCIL DATE: 5-22-89

DEPUTY CLERK

DOCUMENTARY #23035
WHEREAS, the historic and architectural significance of the Lake Eola Heights neighborhood has been achieved over time and the growth and development of this neighborhood 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 neighborhood by preventing future growth and development that is incompatible with the surrounding structures and neighborhood and assure that changes within the neighborhood will be compatible with the historic character of the structures and environment of the Lake Eola Heights neighborhood; and

WHEREAS, pursuant to Chapter 58 Section 58.2333 of the Orlando City Code, the City Council, upon recommendation of the Historic Preservation Board and Municipal Planning Board, determines that the following described property should be established as an historic district; and

WHEREAS, all prerequisites to the establishment of the Lake Eola Heights Historic District have been met.

NOW, THEREFORE, be it ordained by the City Council of the City of Orlando, Florida and the same 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 58.2333,

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Orlando City Code, to be call Lake Eola Heights 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 58 of the Orlando City Code, with the following exceptions:

1. Walkways and patios within the Lake Eola Heights Historic District which are not subject to view from one or more designated public streets or public ways, or public parks.

2. Landscaping.

3. The emergency repair with no changes in exterior design, of a building, structure or exterior architectural feature damaged or destroyed by fire, storm or other disaster.

4. Paint 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: No neighborhood review board shall be established to review the Lake Eola Heights Historic
District as outlined in applications for Certificates of Appropriateness in this ordinance. A Certificate of Appropriateness shall be reviewed and acted upon pursuant to Section 58.6812, Orlando City Code.

SECTION FOUR: In considering an application for a Certificate of Appropriateness pursuant to Section 58.6812 of the Orlando City Code in the Lake Eola Heights Historic District, 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," which are incorporated herein by this reference, shall be considered by the Board in review of applications:

A. Basic Standards

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the distinctive historically significant features of the building, structure, or site and its environment, or to use a property for its originally intended purpose.

2. The distinguishing original qualities or character of a building, structure, or site and its environment should not be destroyed. The removal or
alteration of any historic material or distinctive architectural features should be avoided when possible.

3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations to individual buildings, structures and sites that have no historical basis for that individual building, structure or site and which seek to create an earlier appearance shall be discouraged.

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.

5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.

6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features, should be substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of
different architectural elements from other buildings or structures.

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to any project.

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 material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.

10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

B. Demolition

In considering an application for demolition of a landmark or a building in an historic district, the following shall be considered:
1. The historic or architectural significance of the building.

2. The importance of the building to the overall ensemble of buildings within the district.

3. The special character and aesthetic interest that the building adds to the district.

4. The difficulty of impossibility of reproducing such a building because of its design, texture, material, or detail.

5. The future utilization of the site.

C. Signs/Wall Graphics

1. The scale and design of any sign or wall graphic should be compatible with the buildings and environment with which it is related.

2. The materials, style, and patterns used in any sign or wall graphic should be compatible with the buildings and environment with which it is related.

D. Additional Guidelines

1. Chain link fences shall not be permitted in the front yard or within the side yard setback.

2. The Historic Preservation Board may adopt additional legally valid guidelines and criteria as it deems appropriate with approval of City Council by Resolution.

A. Review

There are established for the Lake Eola Heights Historic District two Certificate of Appropriateness review procedures for construction, alterations, restorations, relocations, or demolitions of a landmark or a building.

One procedure shall be a Major Review procedure pursuant to Section 58.6812, Orlando City Code.

One procedure shall be a Minor Review procedure and shall apply to the following:

1. Fences and gates not subject to view from one or more designated public streets or public ways, or public parking.

2. Awnings.

3. Signage painted on or attached to window surface, including wall graphics painted on facade(s) and name plaques one square foot or smaller.

4. Replacement of same or like materials for gates, fences, driveways, walkways, steps, siding, roofs, doors or windows. Changes in existing door and window openings shall require Major Review.

5. Mechanical systems including heat and cooling equipment and irrigation systems.

It shall be the responsibility of the Historic Preservation Officer to institute the Minor Review process where applicable and appropriate.
B. Appeals: Any substantially affected person may appeal a decision Minor Review to the Historic Preservation Board for Major Review.

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

SECTION SEVEN: If any section, subsection, 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 portion hereto.

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

ADVERTISED April 21, 1989.
READ FIRST TIME April 24, 1989.

ATTEST:
Grace A. Chewning, City Clerk

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

Robert O. Hamilton
City Attorney
Orlando, Florida
LAKE EOLA HEIGHTS
BOUNDARY AND LEGAL

Begin at the southeast corner of lot 5, Park Lake
Subdivision as recorded in Plat Book "F", page 128, Public Records of
Orange County, Florida; thence east 662.79 ft. to the southeast corner
of lot 9 of Block "B" of Amended Plat of Portion of Mrs. Norman
Robinsons Addition as recorded in Plat Book "F", Page 122, Public
Records of Orange County, Florida; thence north 135.0 ft. to the
northeast corner of said lot 9; thence east 662.95 ft. to the northeast
corner of lot 16, Block "A" of Mrs Norman Robinson, Add. to Orlando, as
recorded in Plat Book "E", Page 17, Public Records of Orange County,
Florida; thence continue east 725.7 ft. to a point on the west line of
lot 5, Block "A", Carl Jansen's Addition to Orlando, as recorded in Plat
Book "F", Page 59, Public Records of Orange County, Florida; thence
south 35.0 ft. to the southwest corner of said lot 5; thence east 136.62
ft. to the northeast corner of lot 6, Block "A", of said Sub.; thence
south 521.52 ft. to the northeast corner of lot 3 of O. L. Smith's
Addition to Orlando, as recorded in Plat Book "H", Page 110, Public
Records of Orange County, Florida; thence west 150.0 ft. to the
northwest corner of lot 5 of said Sub.; thence south 270.0 ft. to the
southwest corner of lot 6, of said Sub.; thence east 440.0 ft. to a
point 10.0 ft. west of the southeast corner of lot 7, First Addition to
Colonial Park, as recorded in Plat Book "H", Page 4, Public Records of
Orange County, Florida; thence south 57.0 ft. to the northeast corner
of lot 1, of J. W. Reeder Sub. as recorded in Plat Book "K", Page 38,
Public Records of Orange County, Florida; thence continue south 115.0
ft.; thence west 10.0 ft.; thence south 220.0 ft. to a point on the

EXHIBIT "A"
north line of lot 9, Block "A", of Eola Park Heights, as recorded in Plat Book "H", Page 33, Public Records of Orange County, Florida; thence west 7.0 ft. to the northeast corner of lot 8 of said Sub. thence south 331.9 ft. to a point on the north line of lot 5, Block "B" of said Sub. thence west 9.06 ft. to the northeast corner of lot 4, Block "C", W.A. Shelby's Addition to Orlando, as Recorded in Plat Book "C", Page 72, Public Records, Orange County, Florida; thence south 334.23 ft. to a point 8.94 ft. west of the northeast corner of lot 8, Block "E" of said Eola Park Heights; thence east 8.94 ft. to the northeast corner of said lot 8; thence south 470.65 ft. to the southeast corner of lot 8, Block "F" of said Eola Park Heights; thence west 464.0 ft. to the southeast corner of lot 12, Block "G" of said Sub.; thence north 135.85 ft. to the northeast corner of said lot 12; thence west 605.84 ft. to the northwest corner of lot 1, Block "G" of said Sub.; thence south 138.0 ft. to the southwest corner of said lot 1 of said Sub.; thence west 186.0 ft. to the southeast corner of lot 3, Block "B" of said Sub.; thence north 138.0 ft. to the northeast corner of lot 3, Block "B" of said Sub.; thence west 857.6 ft. to the northeast corner of lot 12 of Hillman's Addition to Orlando, as recorded in Plat Book "D", Page 56, Public Records of Orange County, Florida; thence south 137.0 ft. to the southeast corner of said lot 12; thence west 140.50 ft. to the southeast corner of lot 10, of said Sub.; thence north 137.0 ft. to the northeast corner of said lot 10; thence west 350.5 ft.; thence north 198.0 ft. to the northeast corner of lot 26, Hillmans Second Add. to Orlando as recorded in Plat Book "D", Page 85, Public Records of Orange County, Florida; thence west 71.0 ft. to the southeast corner of lot 4, of said Sub.; thence north 138.0 ft. to the northeast corner of said lot 4; thence west 71.0 ft. to the
northwest corner of said lot 4; thence south 5.0 ft. to the northeast corner of lot 5, of said Sub.; thence west 738.5 ft.; thence north 403.45 ft.; thence west 25.0 ft. to the southeast corner of lot 12, Speir's Addition to Orlando, as recorded in Plat Book "B", Page 124, Public Records of Orange County, Florida; thence north 900.91 ft. to a point on the south line of lot "M", of Plat of Chauncey Holts Subdivision of C. Holt's Addition to Orlando, as recorded in Plat Book "F", Page 99, Public Records of Orange County, Florida; thence east 73.0 ft. to the southwest corner of lot "H", of said Sub.; thence north 150.0 ft. to the northwest corner of said lot; thence east 350.0 ft. to the northeast corner of lot "L" of said Sub.; thence north 53.90 ft. along the west line of lot 32, of Bailey Heights, as recorded in Plat Book "J", Page 72, Public Records of Orange County, Florida to the northwest corner of said lot 32; thence east 500.0 ft. to the northwest corner of lot 17, of said Sub.; thence south 50.0 ft. to the southwest corner of said lot 17; thence east 130.0 ft.; thence north 312.0 ft. to the Point of Beginning. Containing 158.5 acres more or less.