

Church Street to the west right-of-way line of Garland Avenue; thence north along the west right-of-way line of Garland Avenue to a point on the west extension of the south line of Lot 4, Block 8 of said subdivision; thence east along said extension and the south line of Lots 4 and 1 of Block 8 to the southeast corner of said Lot 1 of said subdivision; thence north along the west right-of-way line of Gertrude Avenue to a point on the Westerly extension of the south line of Lot 9, Block 38 of said subdivision; thence east along the said extension and the south line of Lot 9 to the southeast corner of Lot 9; thence north along the east line of said Lot 9 to the north-east corner of said Lot 9 also being on the south right-of-way line of Pine Street; thence west 35 feet along the south right-of-way line of Pine Street; thence north to the north right-of-way line of Central Boulevard; thence east along the north right-of-way line of Central Boulevard to the southeast corner of Lot 4, Block 36 of Plan of Roberts R. Reid's Addition to Orlando as recorded in Plat Book "C", Page 62; thence north to the southwest corner of Lot 6, Block 36 of said subdivision; thence east to the southeast corner of said Lot 6; thence north along the east line of said Lot 6 and its northerly extension to a point on the north line of Lot 2, Block 35 of said subdivision; thence east along the north line of said Lot 2 and its easterly extension to the east right-of-way line of Orange Avenue; thence south along the east right-of-way line of Orange Avenue to the north right-of-way line of Washington Street; thence east along the north right-of-way line of Washington Street to the northeast corner of Washington Street and Magnolia Avenue; thence south along the east right-of-way line of Magnolia Avenue to a point 110 feet north of the north right-of-way line of Wall Street; thence east for a distance of 89.36 feet; thence south for a distance of 160 feet to the south right-of-way line of Wall Street; thence west along the south right-of-way line to the east right-of-way line of Magnolia Avenue; thence south along the east right-of-way line of Magnolia Avenue to the Point of Beginning. All being in Orange County, Florida.

SECTION TWO: In considering an application for a certificate of appropriateness pursuant to Chapter 40 of the Orlando City Code in the Downtown Orlando Historic District, the Historic Preservation Commission 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" shall be considered by the Commission in passing upon such 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 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 shall 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 that have no historical basis 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 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.

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.

8. Every reasonable effort shall be made to protect and preserve archaeological 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 materials, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or immediate environment.

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.

11. 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) 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.

(c) Guidelines.

The Commission may adopt additional guidelines and criteria as it deems appropriate.

(d) Demolition.

In considering an application for the 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 or impossibility of reproducing such a building because of its design, texture, material, or detail.

5. The future utilization of the site.

SECTION THREE: 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 hereof.

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

ADVERTISED October 1, 1980.

READ FIRST TIME October 13, 1980.

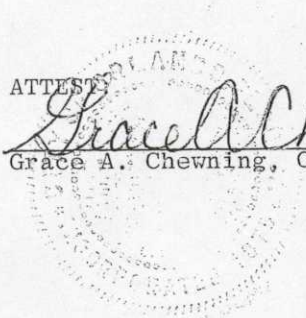
READ SECOND TIME AND ADOPTED October 20, 1980.

APPROVED:

Carl T. Langford
Mayor

ATTEST

Grace A. Chewning
Grace A. Chewning, City Clerk



APPROVED as to form and legality, Oct. 20, 1980.

Robert L. Hamilton
ASST. City Attorney
City of Orlando, Florida

RECORDED & RECORD VERIFIED

Thomas W. Lock

County Comptroller, Orange Co., Fla.