



HISTORIC TOWN OF EATONVILLE, FLORIDA HISTORIC PRESERVATION BOARD MEETING MEETING MINUTES

Thursday, September 12, 2024, at 1:00 PM

Town Hall (Council Chamber) - 307 E Kennedy Blvd. 32751

SPECIAL NOTICE: These meeting minutes are presented in an abbreviated format intended as a public record discussion of stated meeting according to the Florida's Government-in-the-Sunshine law. Meetings are opened to the public, noticed within reasonable advance notice, and transcribed into minutes for public record. ***Audio Recording are available through the Town's website on the Council Agenda Page.*

CALL TO ORDER AND VERIFICATION OF QUORUM: Interim Chair Rosa Pickett called the meeting to order at 1:07 p.m. and quorum was established by roll call through Mrs. Veronica King asking each board member to state their names.

PRESENT: (4) Chair Rosa Pickett; **Board Members:** LaDwyana Jordan (Vice-Chair); Laverne Bellamy Williams; Jane Turner (**Absent:** Ann Dawkins)

STAFF: (2) Veronica King, **Town Clerk;** Cobbin McGee, **Planner 1**

INVOCATION AND PLEDGE OF ALLEGIANCE: Interim Chair Rosa Pickett led a moment of silence followed by the Pledge of Allegiance.

PUBLIC PARTICIPATION:

N.Y. Nathiri – (Provided Handout) – read a letter expressing concerns on behalf of the Association to Preserve the Eatonville Community, about the Historic Preservation Board, being newly-reconstituted needing orientation and training; has concerns about the Club Eaton structure having no protection from the rain which can led to Demolition by Neglect; discussed the need for public transparency and process when conducting the business of the people of Eatonville; shared opportunities for the best, on-going training, Club Eaton will provide a case study in how a restoration project should be conducted, and PEC is offering at no cost their expertise and experience as a recognized professional by the State of Florida, Division of Historical Resources; have a volunteer with family ties to Eatonville (Innis Davis). The board are the gatekeepers and responsible for making certain that the ordinance as it was written is followed. The historic preservation is what they call quasi legal with lots of requirements. **Board Discussion:** Newly reconstituted board in need of orientation and training. The town clerk recognizes that this is a newly instituted board for the historical preservation. Last year there was an initial training dealing with the Florida state statue requirements for the board and how it will run, training was facilitated by our attorney. Research on specific training for the historical preservation will be done. The board is back active and this being the first meeting will provide an update to where we are now and where we need to go. There are no decisions to be made about any project. We are in a good place in terms of reestablishing this board and getting the qualified training needed to be efficient and proficient in some of the decisions that will be made. The only decision to be made today is determining who would be the chair and vice chair. There is a full board of five members in which Ann Dawkins is not present. Board request a list of board members and contact information. Would like to see youth involved, raise historic preservationists. Reasons why there were

no active meetings in the last year because there were some discrepancies in how the historical preservation board was functioning and legal had to get involved. We are ready to move forward with a full board, the board can implement desired ideas, the opportunities are open and are available.

David Barany – (Owner of Club Eaton) Gave an update on the restoration/renovations of the Club Eaton.

The building has been sitting without a roof for seven years and the emergency partial demolition came as a result of asbestos panels determined from an asbestos study, legally obligated to do the partial demolition under the approval by the CRA Director (Shan Rose). Barany has good intentions in proceeding forward with caution, have respect for history and is here to answer any questions. The board wants to maintain the historical ambience of the building. Mr. Cobbin McGee is the planner and liaison to the board, the clerk will notice the meeting, prepare the meeting, make sure the board has their materials needed for the meeting. Mr. McGee is the point of contact as well as the clerk.

BOARD DECISION:

Appointment of Chair and Vice Chair - Interim Chair Rosa Pickett gave history of her role on the board. Assumed the role a chair by Mr. Benderson when the former chair Ms. St. Julian became ill, need to officially appoint a chair and vice-chair. Nominations for the Chair was Rosa Pickett and Jane Turner for Vice-Chair (declined). LaDwyana Jordan was the second nominee for the Vice-Chair.

- **MOTION (By the Clerk)** was made for Rosa Pickett to be the official chair for the Historical Preservation board; **second** by Laverne Bellamy Williams; **AYE: ALL, MOTION PASSES. Comments:** Reference was made to a notebook with pictures of everything in the historic district, with provisions would be a starting point, was helpful as the citizens would come and speak to properties that could be located and seen. The clerk has the notebook in both physical and electronic copy. Mr. McGee will give some updates on the steps that is being taken to re-survey, the notebook is outdated and needs updates.
- **MOTION (By Jane Turner)** was made for LaDwyana Jordan to be Vice Chair; **second** by Laverne Bellamy Williams; **AYE: ALL, MOTION PASSES. Comments:** LaDwyana Jordan stated that she needed training.

BOARD UPDATES/DECISIONS:

Introductions: Mr. McGee gave an overview of his background, experience, and role to the historic preservation as well as the other responsibilities he has to include the support staff and planner consultant within his department as the Planner 1.

FEMA Grant Update: The grant is about 24 historic buildings and district assessment project for the Department of Emergency Management. The town has granted an application and given awarding assistance through the Florida Department of Emergency Management. The town will be able to award assistance from FEMA's DR 4673 Community Assistance Recovery Support Function to update the historic survey as required by the town's land development code. There are four tasks currently underway, the identification of historic properties, the archaeological site data collection, preliminary history and architecture preservation strategies, and historic preservation officer training. Have received the archaeological task to archaeological site data collection draft, Mr. Cobbin along with NY Nithiri and Ms. Melissa Jess of the National Trust for Historic Preservation, the African American Cultural Action Fund who is assisting along with Mr. Everett Fly (a nationally recognized historic preservation expert) with whom he was involved with the 1998 survey for Eatonville. Jacobs Engineering is the name of the firm working with FEMA will revise, draft survey to address the comments and critique that's been provided to them, they also provided the identification of historic properties which is currently being critique, we will provide comments for them to address. The Historic Preservation Officer Training is scheduled for September 25th; will provide the historic preservation board by the end of the year all final deliverables as a result of the survey and seek to formally update the necessary historic boundaries and new areas as recommended. On the State Historic Preservation Office (the Registry and the National Register

of Historic Places), there are 15 properties listed in the book, Mr. Cobbin will ensure that the board get a copy of the historic preservation manual which has the map, the current listing, with extensive historic preservation architectural design guidelines and architectural features that have to be preserved and incorporated into the design when there is new construction in the historic district. **Comments:** As a new established board, what support you have is Mr. Cobbin representing administrative staff, a certified planner (Tara Salmieri), and the town attorney. Anytime something comes before this board it will be vetted through our planner one, a certified planner and our attorney. Training could be recommended from the clerk's office, Mr. McGee's office, from the attorney as well as the certified planner. If the board members are informed about training, send to the clerk for distribution to the other board members, due the sunshine law, board members cannot communicate together. The clerk had to fill vacancies in which we currently have a full board. If you would like to add alternates, recommendations can be made to the town council, according to the town code, the historical preservation board calls for five regular members. If there is an alternate, the alternate does not have any voting rights until one of the regular board members are absent. The board has support to ensure that you are qualified, and educated when addressing future projects. This board is in transition and things are being put in place. I identifying training consider training through the State of Florida, Orange County, in-house training with staff and the attorney, and information session to go over the historic preservation manual and code updates.

Nightclub Site Redevelopment Update: There was a partial demolition permit issued without a review by the Historic Preservation Board for reason due to the asbestos mitigation and pieces of the building were falling down onto the sidewalks which imposed danger to the people of the town public and attracted nuisance that the code enforcement officer can attest that the police had to go in to remove a transient, it was attracting children wanting to explore the building, the building is more stabilized than before the demolition. There has not been an official pre-application meeting for pre-development that would take place with the certified planner (Tara Salmieri) and the owner, to take place prior to applying for the redevelopment (build out permit). Mr. Barany and the architect are present to learn of the expectations and desires for the building. A floor plan of the nightclub has been located that may assist in the developing concepts. Looking for plans that have infrastructure drawing to help avoid water breaks due to digging and installing fiber optic lines in town. Malcolm Jones, the principal architect is working with the owner, Mr. Barany and present to introduce himself, provide updates, ask questions, or give feedback or ideas. Malcolm Jones is excited about the openness to being trained properly so all can learn and do this process properly together, the purpose is not step in and enforce anything against anyone's will of design, want to know the town better, have been involved in town through a nonprofit called Black Architects in the Making Orlando, having worked with the Boys and Girls Club, been ingrained in the town for a couple years. The goal as the designer is to help navigate conversations and come up with a design beneficial for the greater good that tries to hit as many of the points expressed by the people involved, would love to hear from anybody who has experience, can schedule another time and will submit through the process of the historic preservation regulations to include ordinances specific to the Town of Eatonville's Historic Overlay District, then submitting, concepts, and drafts, to assist Mr. Cobbin in writing a staff report to present to the board for the final presentation. Plan to use the stories and feedback provided as design drivers to help set the stage for what the building will become and/or restoring it back to what it was before, incorporating today's modern age for it to be an impactful project; community input is important and needed, looking to schedule visioning sessions to focus on conversation about the project in the building, listening, taking data and information, looking at the current state of the building, researching the history, looking at old photos, looking at the former use to include the addition put on at some point to the rear, having enough historic documentation such as the floor plan would be good to have, would like to see a building that keeps up to date in its general current form, brought to code bringing it into a palatable timeline for today's age and would work with the fabric of Eatonville, finding opportunities to reintroduce some of the history that was present, such as the ice block, the diamond shaped windows that clearly indicates important parts of the history of this building. Creating community engagement as discussed with Mr. Barany to the possibilities of having a performance arts center providing stage for performances of different types, a gallery space. Estimate going

into October with a conceptual design to be ready to present after following the steps of meeting with Mr. Cobbin, and doing a visiting session. Mr. Cobbin stating that the prior use of the building was a nightclub, which is currently an allowable use. In the zoning district, the intended use of the performing arts is not presently an allowable use, in the process of creating a consolidated land use table and code, which will be an update adding uses that will include a performance hall, townhouses, accessory dwelling units, among other uses. The timing should work out fine by the time a build out permit is needed. The acting executive director, who is Councilwoman Randolph was the advocate for getting this meeting established desiring the board to be updated on the efforts that is being done at Club Koha (Eaton) because of it being a historical icon in the town. This is one of many meetings that will take place whether or not a decision is required, to provide information to keep the board informed.

COMMENTS (Staff/Board):

Board Member Jane Turner: Looking forward to the training and education so the board can function at the highest level

Board Vice Chair LaDwyana Jordan: Agreed to a need for training

Board Member Laverne Bellamy Williams: No Comments

Chair Rosa Pickett: Provided updates on the Moseley House, replacing boards with the same boards, and replacing shingle roof with a shingle roof, when the contractor submits for a permit to do the alteration, it will come before the board for consideration. There is specific guidelines for painting and details for the cornices that will need to come before the board.

STAFF COMMENTS:

Planner Cobbin McGee – No Comments

Town Clerk – Board has agreed by consensus to have regular meetings every month as a newly established board whether or not there are actions items, next meeting is Thursday, October 10th. Another reason why the board has not met because of the moratorium that have been in place for over a year, developments any permitting came to a halt. Stakeholder meeting is 4th Mondays at 5:30 p.m.; Training opportunity on September 25th, Board Vacancy for an alternate

Acting Interim Executive Director Wanda Randolph – Inquired and encouraged anyone who may have pictures to share about Club Eaton that could assist towards the design of the building.

ADJOURNMENT:

ADJOURNMENT Chair Rosa Pickett adjourns meeting. **Meeting Adjourned at 2:17 P.M.**

Respectfully Submitted by:



Veronica L King, Town Clerk