



HISTORIC TOWN OF EATONVILLE, FLORIDA

HISTORIC PRESERVATION BOARD AGENDA

Thursday, August 6, 2026, at 6:00 PM **REVISED**

Denton Johnson Center - 400 Ruffel St, Eatonville, FL 32751

****Note: Relocation due to Early Voting*****

Please note that the HTML versions of the agenda and agenda packet may not reflect changes or amendments made to the agenda.

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. INVOCATION AND PLEDGE OF ALLEGIANCE**
- IV. CITIZEN PARTICIPATION (Three minutes strictly enforced)**
- V. CONSENT AGENDA**
 - 1. Approval of Historic Preservation Board Meeting Minutes – July 2, 2026
- VI. BOARD DISCUSSION/DECISION**
 - 2. Eatonville Historic Resources Survey Recommendation
- VII. COMMENTS**
 - 3. Staff Comments
- VIII. ADJOURNMENT**

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****PUBLIC NOTICE****

This is a Public Meeting, and the public is invited to attend. This Agenda is subject to change. Please be advised that one (1) or more Members of any of the Town's Advisory Boards/Committees may attend this Meeting and may participate in discussions. Any person who desires to appeal any decision made at this meeting will need a verbatim record of the proceedings and for this purpose may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is to be based – per Section 286.0105 Florida Statutes. Persons with disabilities needing assistance to participate in any of these proceedings should contact the Town of Eatonville at (407) 623-8910 "at least 48 hours prior to the meeting, a written request by a physically handicapped person to attend the meeting, directed to the chairperson or director of such board, commission, agency, or authority" - per Section 286.26



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

Thursday, July 2, 2026, at 6:00 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: Chair Rosa Pickett called the meeting to order at 6:01 p.m.

ROLL CALL: Quorum was established by roll call through Ms. Bellenger, Clerk’s Office .

PRESENT: (4) Chair Rosa Pickett **Board Members:** Laverne Bellamy Williams, John Beacham, Tiffany Simmons **(arrived after roll call)** Vice Chair Ann Dawkins-Curtis **(absent)**

STAFF: (1) Marissa Bellenger, **Records Coordinator**

OTHER ATTENDEES: (4) Ennis Davis, **Community Planning Collaborative;** Jenny Wolfe, **Community Planning Collaborative;** Adrienne Burke, **Community Planning Collaborative;** Melissa Jest, **African American Cultural Heritage Action Fund**

INVOCATION AND PLEDGE OF ALLEGIANCE: Chair Rosa Pickett led the invocation followed by the Pledge of Allegiance.

CITIZEN PARTICIPATION: None.

APPROVAL OF MINUTES:

Board Member Beacham **MOTIONS** to **APPROVE** meeting minutes for June 4, 2026; **moved** by Board Member Beacham; **second** by Board Member Williams; **AYE: ALL, MOTION PASSES, 3/0. Note:** Board Member Tiffany Simmons was not present for the vote.

BOARD DISCUSSIONS/DECISIONS:

Review of the Historic Resources Survey and Recommendations with Community Planning Collaborative (via Zoom) – Ennis Davis introduced himself and went over the final survey report. (Board Member Simmons arrived). Mr. Davis explained the history of the Town, context, methodology, fieldwork, and recommendations included in the survey. He stated that he wanted to answer any questions the Board may have and receive their feedback. Board Member Beacham asked for a breakdown of the recommendations. Jenny Wolfe shared the results from an architecture and landscape standpoint. She stated that CPC was trying to understand the physical pattern of the environment. The Town Council could implement design guidelines to stay within the landscape pattern. CPC also recommended a survey west of I-4, as there is midcentury architecture. Board Member Simmons – As far as extending the district, the Thomas House is historic and we cannot renovate without approval. What is the difference? Mr. Davis – The National Register does not have restrictions. It provides an honorary designation. If it is owned by a non-profit, they will be eligible for preservation grants. Historic (local) boundary designation has regulations. Board Member Simmons asked a question about the expansion stated in the recommendations. Mr. Davis – A survey is needed to inventory which is the justification for boundary expansion. Chair Pickett allowed for public comment. N.Y. Nathiri – There are two things that can be true at the same time. Local designation and town corporate boundary research is already in place. Is there a local ordinance to keep the historic integrity of the

[Thomas] house? Board Member Simmons – The Thomas house is within the district, but not on the historic registry. Chair Pickett clarified the guidelines with the historic district. Board Member Beacham – The survey seems like it strongly supports expanding or protecting the historic district. Mr. Davis – There is 75 years of history, post 1900, which is considered historic (the sites). Board Member Beacham – Ours is a local ordinance which goes to Council. Mr. Davis – It would be a good to look at local and national registry. The survey and expansion allows you to protect and incentivize economically. You all should take advantage of updating. Jenny Wolfe referenced page 118 of the survey report which showed what is currently not in the district. Ms. Bellenger noted that the survey draft given to the Board skips from page 116 to 129. Board Member Beacham asked for an explanation of cultural heritage tourism. Mr. Davis explained how new development can include historical elements of the community. History can become a living experience and not just a sign on the street. He gave examples of Jacksonville, St. Augustine and Miami. Board Member Beacham – How is Eatonville different from other projects you have worked on? Mr. Davis – Every town is unique. Your story is unique—the oldest incorporated town in the United States. You cannot get back what has been torn down, but you can protect what is left. Your history should be an economic tool. Jenny Wolfe – The resilience and success of Eatonville makes it unique. You are still an intact cultural heritage community. Melissa Jest – This survey is to support what your residents asked for which was to know what the significant assets are. Thank you for the opportunity to bring this to you. Board Member Beacham referenced the 2003 Hungerford archaeological survey. He asked if they should let it go. Mr. Davis – There is a need to update the information. The property was larger than it is today and expanded into the West. Mr. Davis discussed surveying Eatonville’s cemetery. N.Y. Nathiri – Thank you to the National Trust and CPC. The Historic Preservation Board is doing serious, constructive work. You are the backbone of this historic town. Somebody is going to make money off Eatonville, but why not the people of Eatonville. It is so important that the National Trust is a partner and the Town Council listens. Chair Pickett – Thank you, Mr. Davis and CPC. I like the recommendations, but we need to go back and read the complete report. It is now up to us to do the work. It is a slow process butt we have to keep it moving. Mr. Davis – Thank you. The work is very important and we are delighted. Chair Pickett – When does this go to Town Council? Mr. Davis – We will go at your pace. Once you decide the priority recommendations. Melissa Jest explained the process and stated that the Town Planner may know more. Chair Pickett asked if the Board should make their recommendations tonight. Board Member Beacham brought up the ordinance expansions. Chair Pickett – should we take the next meeting to review and given recommendations? Mr. Davis – This is a draft. We want you to review before it is finalized. Ms. Bellenger asked Mr. Davis to send the complete draft copy. Adrienne Burke – The recommendations were taken out to be viewed separately. The narrative summary (missing pages) will be provided. Chair Pickett requested that the Town Planner be present at the next meeting. She asked that the full draft be sent and for Board members to send their questions to Ms. Bellenger. Ms. Bellenger – I will send out the draft and direct you all to send questions to me. Chair Pickett asked for a follow up with Ms. Mundy on grants. Mr. Davis – There are two National Park Service grants that are open to apply for.

STAFF COMMENTS:

Marissa Bellenger, Records Coordinator (Clerk Office) – No report.

BOARD COMMENTS: No reports.

ADJOURNMENT Chair Pickett **adjourned the meeting at 7:08pm.**

Respectfully Submitted by: Marissa Bellenger

ATTEST

Veronica King, Town Clerk

Eatonville Historic Resources — Recommendations Summary

June 2026 | Priority action chart with assigned roles and timeframes

Focus Area	Key Recommendation	Priority	Lead Role(s)	Timeframe
Architectural & Landscape	Promote context-sensitive development referencing historic forms, materials, and landscape patterns; encourage adaptive reuse over demolition.	High	Planning & Permitting Staff/Consultant, Town Council	Ongoing / policy cycle
Survey & Documentation	Survey areas west of I-4; expand National Register nomination; document underrepresented post-WWII histories (Hungerford, Day Care, civic orgs, Black professionals).	High	Historic Preservation Board, Town Staff, Nonprofit Partners	1–3 years
National Register & Funding	Leverage NR designation for historic tax credits and grants; pursue DHR Small Matching Grants, National Park Service and/or NTAACHAF funding for survey and restoration.	High	Town CAO & Staff, Planning & Permitting Staff/Consultant	Near-term (0–2 yrs)
Archaeological & Cemetery	Fund GPR and archaeological investigation of Town Cemetery; pursue NR nomination for Eatonville Memorial Gardens; update Hungerford site boundary survey.	High	Town Council & Staff, City of Maitland (coord.)	1–3 years
Planning & Policy	Update city ordinances, Comprehensive Plan policies, and local preservation regulations to support equitable, community-centered preservation.	Medium	Town Council, Historic Preservation Board, Planning & Permitting Staff/Consultant, Legal Counsel	1–2 years
Hungerford Site	Advance culturally informed planning for Hungerford; incorporate community input; explore Community Benefits Agreement (CBA); consider interpretive signage reflecting historic structures.	High	Town Council, Developer Partners, Community Stakeholders	Near-term (active)
Interpretation & Heritage Tourism	Update and expand heritage trail markers to reflect expanded period of significance; strengthen connections between physical sites, community narratives, and regional history.	Ongoing	Town Staff, Historic Preservation Board, Cultural Partners	Continuous
Local Designation	Pursue local landmark designations for at-risk and underrecognized sites; coordinate with survey work, NR updates, and CRA programs.	Ongoing	Historic Preservation Officer, Town Council, Historic Preservation Board, Planning & Permitting Staff/Consultant	Continuous
Community Outreach & Education	Implement ongoing engagement strategy; support workshops, intergenerational knowledge sharing, digital archives, and partnerships with schools and regional organizations.	Ongoing	Town Staff, Historic Preservation Board, Cultural Partners, Schools	Continuous
Priority Key: ■ High — critical or time-sensitive ■ Medium — important, planned horizon ■ Ongoing — continuous effort				