



HISTORIC TOWN OF EATONVILLE, FLORIDA SPECIAL WORKSHOP/PRESENTATION FOR HISTORIC PRESERVATION & PLANNING AND ZONING BOARDS

Thursday, May 7, 2026, at 6:30 PM

Town Hall - 307 E Kennedy Blvd

****This is a combined workshop presentation that will consist of the Planning & Zoning Board, the Historical Preservation Board, and others not limited to****

****PUBLIC NOTICE:**

The Workshop/Presentation is an opportunity for the Historical Preservation Board and the Planning & Zoning Board of the Town of Eatonville to receive updates and recommendations from the consultant of CPC on the historic survey project for review and discussion. ***There will be no voting on any matters, or any decisions made on any proposition during this Workshop/Presentation***

- I. CALL TO ORDER
- II. CITIZEN PARTICIPATION (Three minutes strictly enforced)
- III. BOARD DECISIONS/DISCUSSION
 1. Discussion of Historic Eatonville Survey Preliminary Review (Planning)
- IV. COMMENTS
 2. Staff Comments
- VI. ADJOURNMENT

The Town of Eatonville is subject to the Public Records Law. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

****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

EATONVILLE HISTORIC RESOURCES SURVEY

SURVEY UPDATE



MAY 7, 2026

COMMUNITY PLANNING COLLABORATIVE



WHY THIS PROJECT MATTERS



Joseph E. Clark at his Eatonville pineapple farm | University of Virginia

A story about place, people, and preservation

- Eatonville = one of the first self-governed Black towns in the U.S.
- History at risk of being lost or overlooked
- Opportunity to document and protect community heritage
- Cultural heritage tourism economic opportunity



PROJECT OVERVIEW



Eatonville Town Hall | Town of Eatonville

- **Funded by National Trust for Historic Preservation**
- **Survey conducted Sept 2025 – July 2026**
- **278 historic structures + 2 cemeteries documented**
- **GIS data + draft historic survey report produced**
- **Draft next step recommendations under consideration**



Town of Eatonville Historic Resources Survey



WHAT IS A HISTORIC RESOURCE?



Community Post Office (Built 1959)



Eatonville Memorial Gardens (Established 1917)



Eatonville Water Tower (Built 1956)

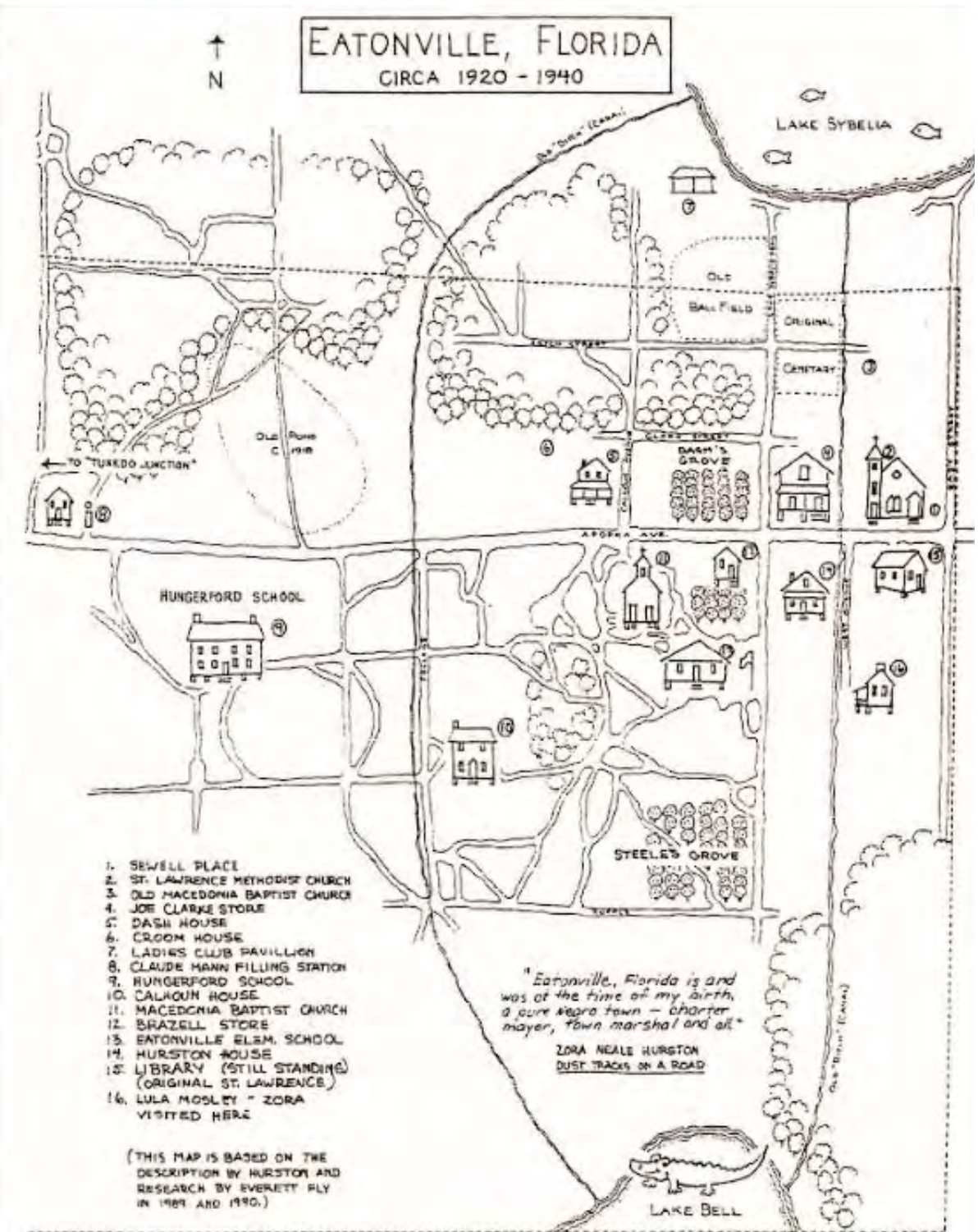


St. Lawrence A.M.E. Church (Built 1970)

- Buildings, sites, structures, objects (typically 50 years of age and over)
- Includes homes, churches, schools, businesses
- Captures history through the built environment



FROM INVENTORY TO STORY



Eatonville circa 1920-1940 sketch | Everett Fly



HISTORICAL CEMETERY FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site # **OR12445**
Field Date **10-16-2025**
Form Date **11-13-2025**
Recorder # **326**

LOCATION & MAPPING

Cemetery Name: **Old City Cemetery / Eatonville Cemetery** Multiple Listing (DHR only) _____
 Project Name: **Eatonville Historic Resources Survey** Survey # (DHR only) _____
 Ownership: State/county Private-nonprofit Private-individual Inter-namely City County State Federal Native American Unknwn Unknown

USGS 7.5 Map Name: **ORLANDO WEST** USGS Date _____ Plat or Other Map: **Lawrence's Eatonville**
 City/Town (with 3 miles): **Eatonville** In City Limits? Yes Unknown County: **Orange**
 Township: **11S** Range: **21E** Section: **36** 1/4 section NW SW SE NE Irregular Sect Name _____
 Township: _____ Range: _____ Section: _____ 1/4 section NW SW SE NE
 Landgrant: _____ Tax Parcel # **multiple**
 UTM Coordinates: Zone 16 17 Easting: _____ Northing: _____
 Other Coordinates: X _____ Y _____ Coordinate System & Datum _____
 Address / Vicinity / Route to: _____
 General vicinity: **north of Clark Street, northwest corner of Lawrence's Eatonville Subdivision.**
 Public Tract Containing Cemetery (e.g. park name): **Lewis Lawrence's Eatonville Subdivision**

DESCRIPTION

Year Cemetery Established: **1890** approximately year listed or earlier year listed or later Check Other Dates _____
 Ownership History (especially original owner): _____
 Walking tour brochure: **land for the cemetery donated by Sam Noweley, one of Eatonville's pioneers & 5th mayor, and Mr. Newton a previous slave holder**
 Year Burials Ceased, if applicable: _____ Reason(s) Burials Ceased (describe below): _____
 Burial(s) active until 1931 and today is covered by residential development; per OR9101 NR Nomination: _____
 Range of Death Dates: Earliest Year: _____ Most Recent Year: _____
 Acreage Expansions/Dates: _____
 List People Important in Local, State, or National History Buried in Cemetery: _____
 per brochure: **Sam Noweley, Joseph Clark, Other families mentioned include the Bogers, Westons, Jeffers, and the Joneses.**
 Describe Previous Repair, Cleaning or Restoration Efforts: _____

Type (select all that apply): Community Company town Ecclesiastic Family Interfaith Memorial park Military (not national) Municipal National Potter's field Prison Religious Rural Movement Other (describe) _____
 Ethnic Group(s) Inferred (select all that apply): White non-Hispanic Hispanic Asian African American American Indian/Alaska Native Caribbean Other (describe) _____
 Current Status: still used for burials no longer used for burials, but maintained abandoned
 Condition: well maintained some areas maintained poorly maintained not maintained, but easily identifiable not maintained, hard to identify not identifiable but known to exist (explain) _____ See Eatonville NR Nomination
 Total # of Graves: _____ Does Total # include Unmarked Graves? Yes No
 Describe Evidence of Unmarked Graves (include count): _____
 Total Cemetery Size (give length by width or area, specify ft., m., sq. ft., etc.): **3 acres per brochure**
 Describe Cemetery Boundary (e.g. 'cast iron fence', stone or brick wall, hedge, etc.): _____
 Historical Vegetation (trees, shrubs, flowers): _____
 Public Access: unlimited restricted how? _____ public parcel on cemetery corner is fully accessible.
 Threats (select all that apply): abandonment agriculture mining/quarrying public development private development desecration/vandalism other (explain) _____ **most of cemetery is built on except a public parcel**
 Associated Historical Properties/Archaeological Remains (non-cemetery): _____

Check if Historical Structure Form completed Check if Archaeological Site Form completed

DHR USE ONLY		OFFICIAL EVALUATION		DHR USE ONLY	
NR List Date	SHPD - Appears to meet criteria for NR listing	Yes	No	multiselect into	Date
Keeper - Determined eligible		Yes	No	See National Register Bulletin 15 p. 2	Date
Coverage Option	NR Criteria for Evaluation	A	B		

Florida Master Site File of Historical Resources | P. A. Gray Rely | 508 S. Broadway St., Tallahassee, FL 32304-8298
 Phone: 904.225.6400 | Fax: 904.245.6403 | E-mail: SHF@flda.gov

Inventory = What exists

Survey Report = Why it matters

- Patterns of development
- Cultural and historical significance
- Community identity



COMMUNITY PLANNING COLLABORATIVE



Town of Eatonville Historic Resources Survey

HOW WE DID THE WORK



- Field surveys (photography + documentation)
- Archival research (maps, records, photos)
- Community workshops
- GIS mapping and analysis



Town of Eatonville Historic Resources Survey

EATONVILLE'S ORIGINS



- **Founded in 1887**
- **Created by formerly enslaved African Americans**
- **Built on land ownership and self-governance**

Early 20th century Eatonville | Association to Preserve the Eatonville Community



Town of Eatonville Historic Resources Survey

BEFORE EATONVILLE



- Indigenous communities lived here for thousands of years
- Spanish, British, and U.S. territorial influences
- Early settlement patterns shaped the region

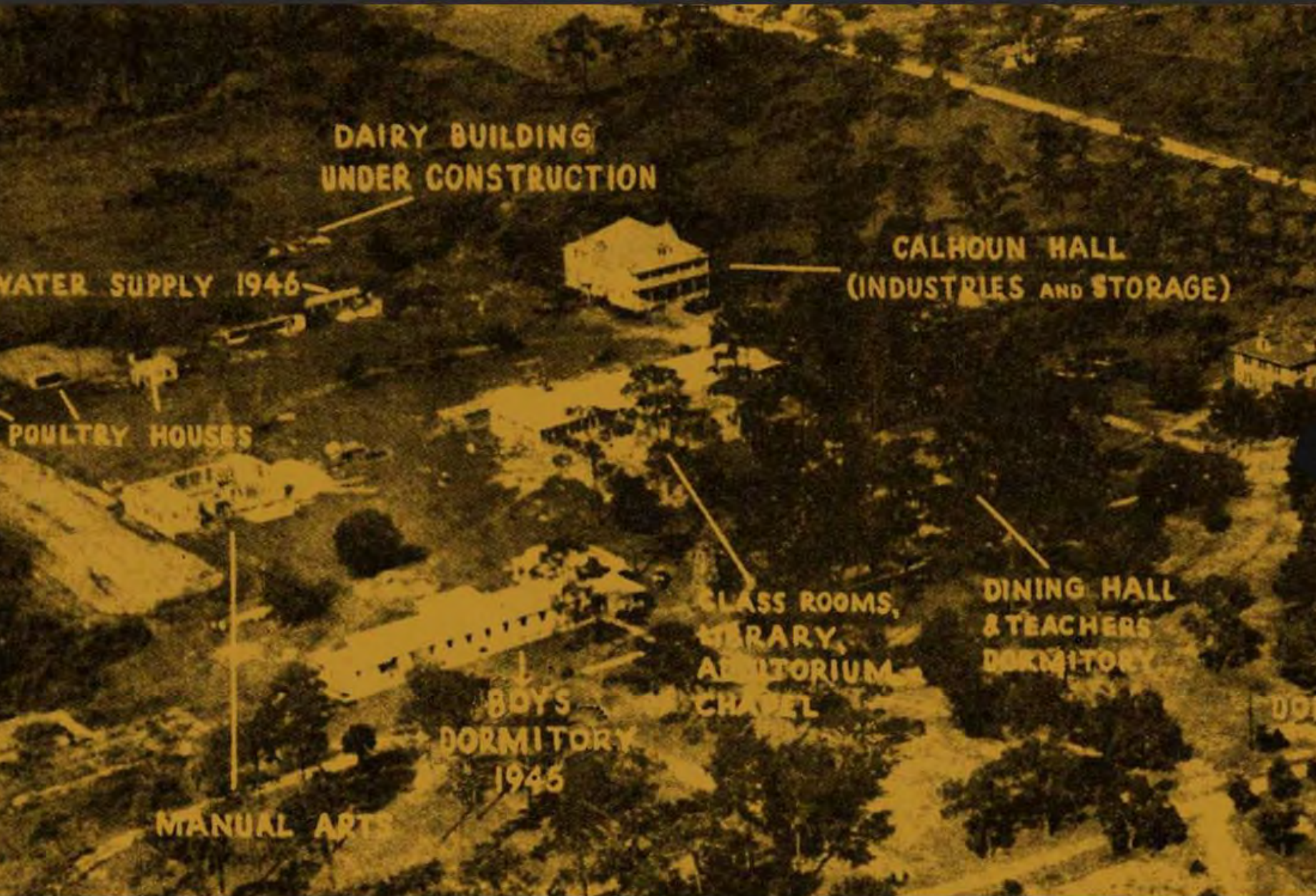
1846 Map of Central Florida and present-day Eatonville | Library of Congress



Town of Eatonville Historic Resources Survey



BUILDING A COMMUNITY

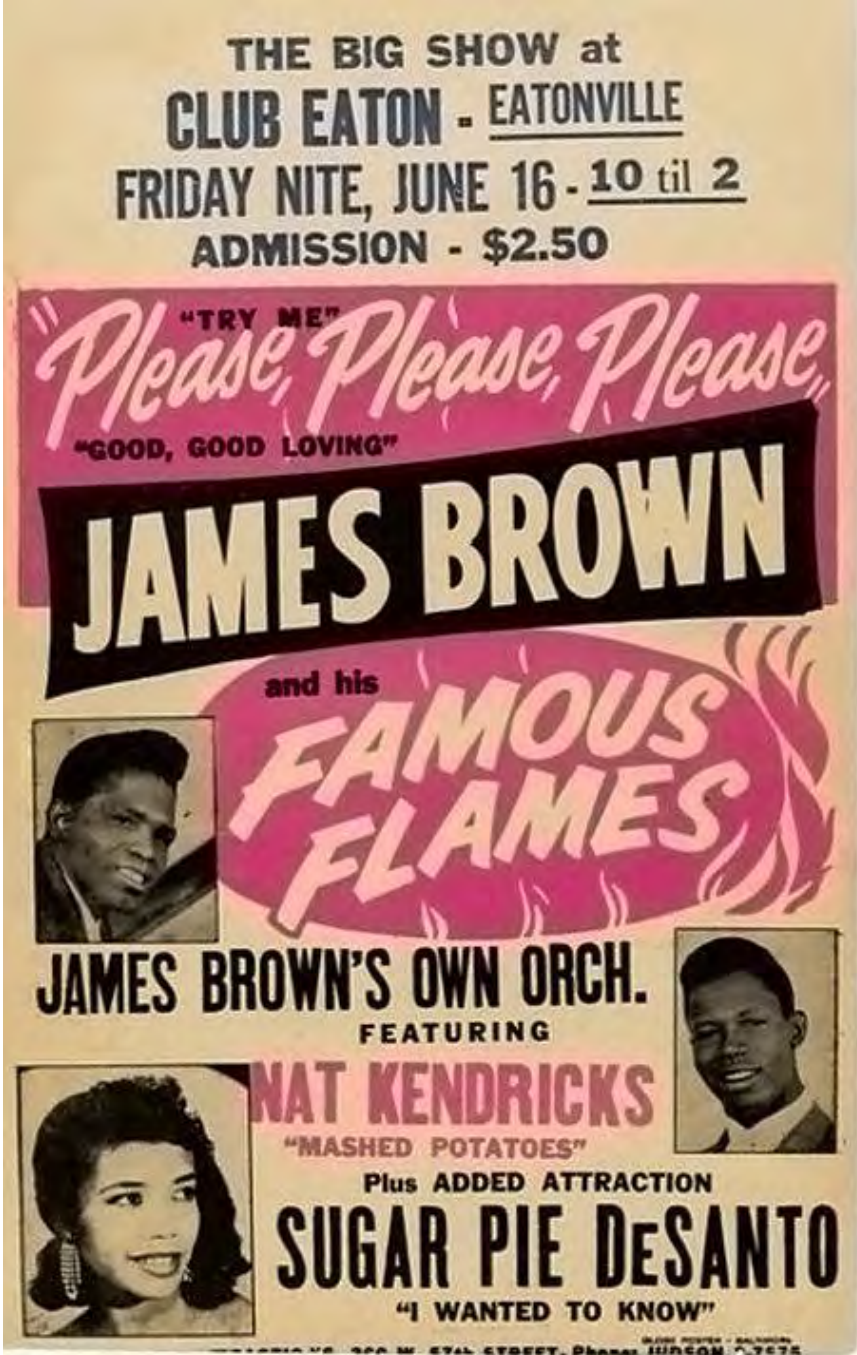


Robert Hungerford Normal and Industrial School | Florida Memory

- Churches, schools, and homes formed the foundation
- Hungerford School (1889) as a major institution
- Strong culture of self-reliance



A CENTER OF CULTURE & COMMERCE



- Kennedy Boulevard as main corridor
- Black-owned businesses and entertainment venues
- Part of the “Chitlin’ Circuit”



Various photographs, articles and advertisements related to Eatonville during the 1940s, 50s and 60s.



Town of Eatonville Historic Resources Survey

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GROWTH & CHANGE

- Post-WWII suburban expansion
- New neighborhoods and housing styles
- Growing Black middle class



Eaton Estates Advertisement in 1965 | Orlando Sentinel

NOW SHOWING! . . .

Eaton Estates

in EATONVILLE



Mr. & Mrs. Roosevelt King are enjoying their new home built by Lloyd's of Orlando. Mr. King is Chief of Police of Eatonville.

". . . The Surest Way to More Pleasant Living!"

Deluxe 3-BEDROOM - 1½ & 2 BATH HOMES

Here are homes you will be proud to own, situated in a charming location, built in the midst of a beautiful orange grove. Location is convenient to schools, churches and shopping including the much talked about Winter Park Mall. Just a short distance from the new super Interstate 4 Highway, that brings you within easy reach of all Florida, EATON ESTATES is the ideal location for you! ONLY MINUTES TO DOWNTOWN ORLANDO!



OUTSTANDING FEATURES INCLUDE:

- Spacious, Attractive Kitchens with Provincial Cabinet Doors, Built-In Stove, Double Sink, Nu-Tone Exhaust Fan & Hood and Breakfast Bar
- "Roman" sunken tub with "Queen Mary" shower arms & Dramatic Marlite Mural
- Large Screened Porch
- Double Carports with Concrete Driveway
- Built-In Formica Vanities
- Choice of Electric or Oil Heat
- 4-Inch Insulation
- Street Lights & Sidewalks
- Marble Sills & Terrazzo Floors
- Lock-Tight Awning Windows
- Landscaped Lots with 70 ft. frontage

VA and FHA FINANCING
PRICE RANGE \$11,850 to \$15,300



DIRECTIONS: Drive North on 17-92 to Maitland, — turn left at Fairway Market to Club Eaton, then turn left on West Street to Model Homes.

DOWN PAYMENT - ONLY
\$100 UP TO \$500

Designed and Built by LLOYDS of ORLANDO • Phone GA 647-0781 or 365-3805



Town of Eatonville Historic Resources Survey



IMPACT OF INTERSTATE 4



- Built through Eatonville in the 1960s
- Divided the community physically
- Changed development patterns

Interstate 4 shortly after its completion in 1965 | Orlando Sentinel



WHAT WE FOUND



Smith's Eatonville Motel was built in 1967 and is a potential Mid-Century Modern National Register eligible resource.

- 280 historic resources documented
- Many new properties identified
- Some historic buildings lost over time



Town of Eatonville Historic Resources Survey



ARCHITECTURAL STORY



Frame Vernacular (25 Resources)



Masonry Vernacular (29 Resources)



Mid-century Modern (46 Resources)



Ranch (141 Resources)

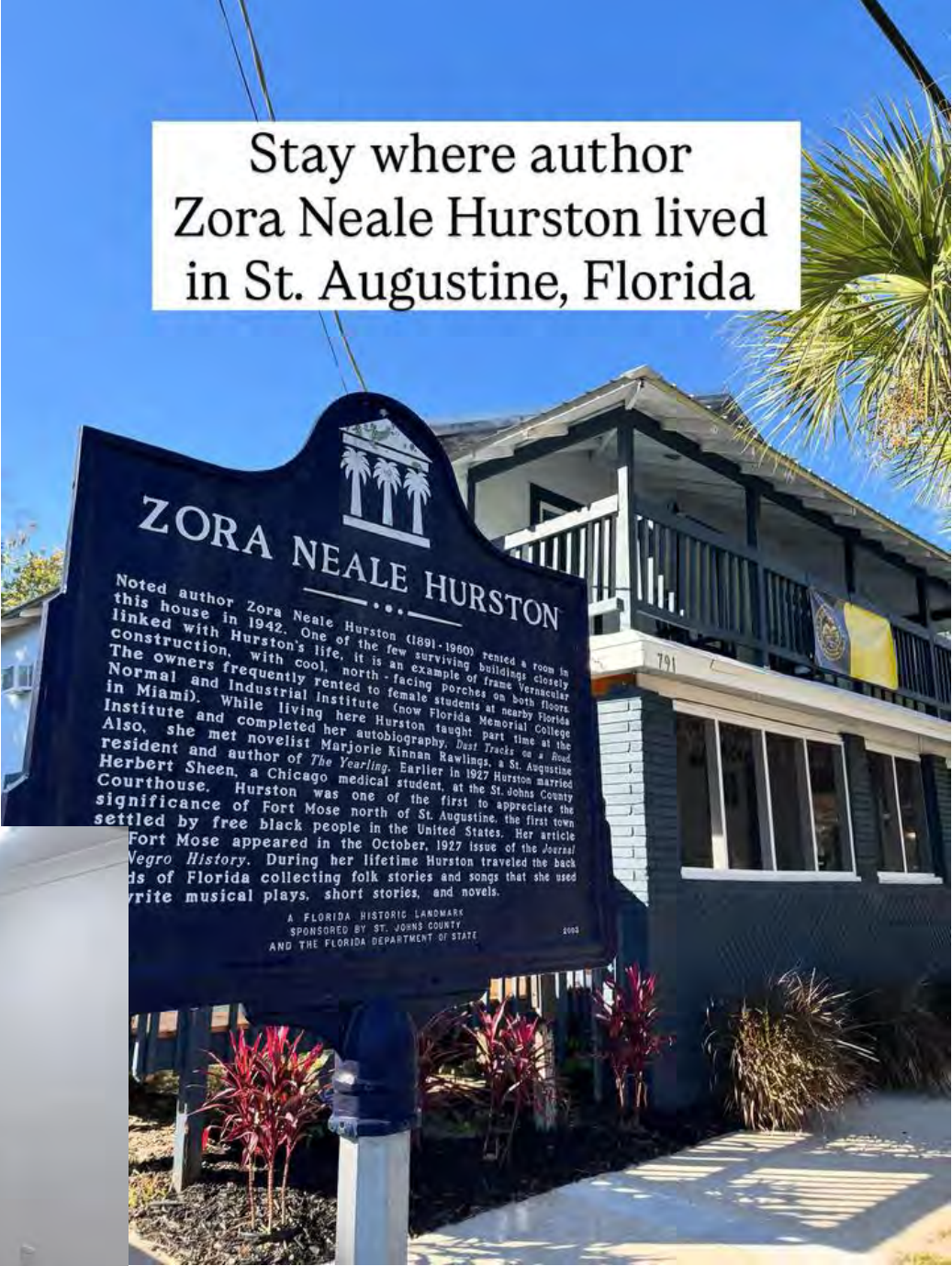
- Early: Folk Victorian, Frame Vernacular
- Mid-century: Ranch, Modern styles
- Mix reflects community evolution



Town of Eatonville Historic Resources Survey



WHY IT MATTERS TODAY



Zora's Sojourn in St. Augustine, FL



- Historic resources shape identity
- Support tourism and education
- Guide future planning decisions



NATIONAL REGISTER INSIGHTS



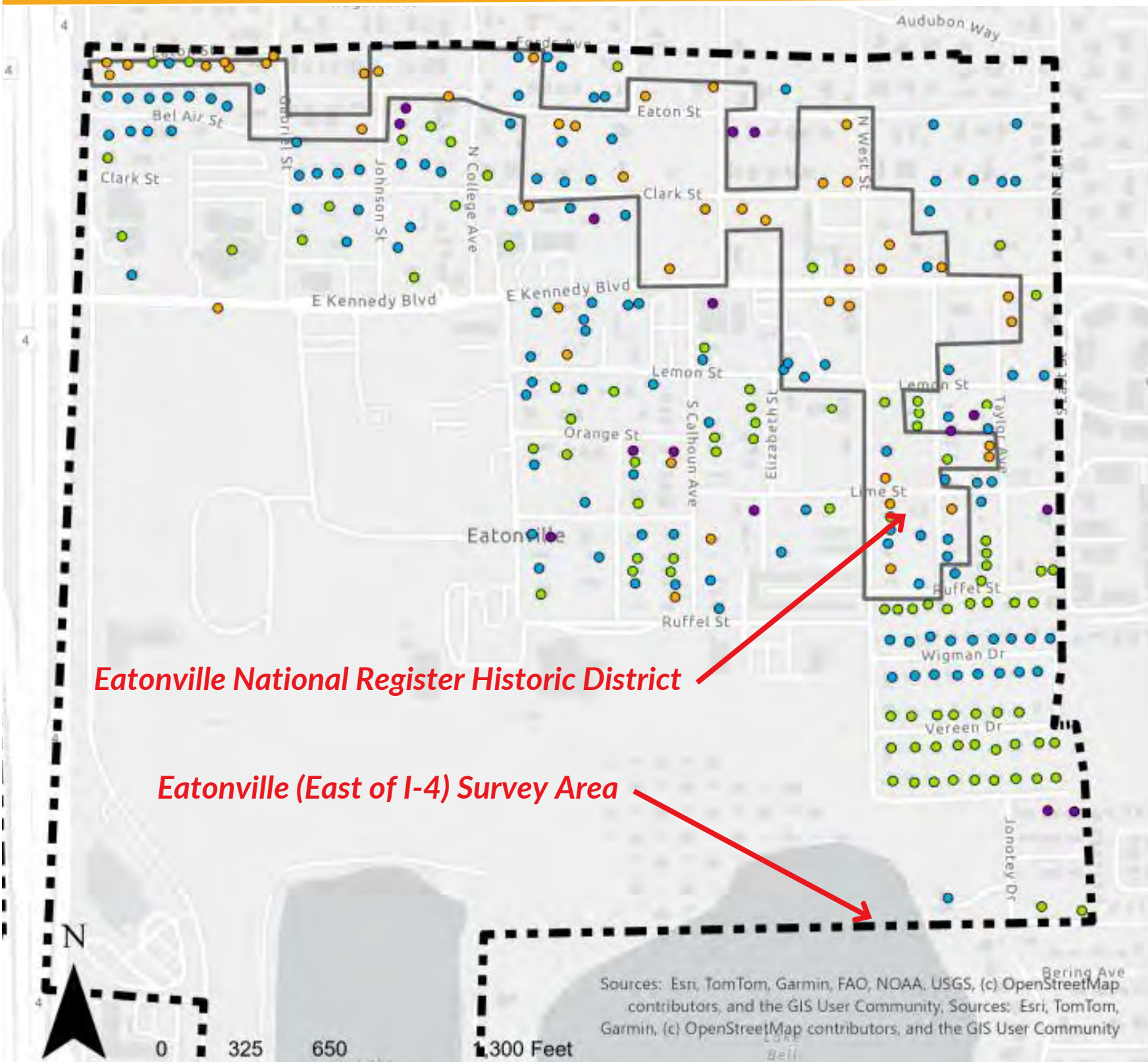
- Eatonville Historic District listed in 1998
- Needs updating to reflect current conditions
- 11 potentially eligible individual resources identified

The World Wide Revival Center is an example of a resource that is eligible as an individually listed National Register site



Town of Eatonville Historic Resources Survey

RECOMMENDATIONS



- Update historic district boundaries
- Expand survey west of I-4
- Strengthen preservation policies
- Continue community engagement

Legend

Construction Year

- 1881 - 1946
- 1946 - 1965
- 1965 - 1975
- 1975 - 1994

▭ NRHD Boundary




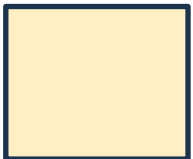
Town of Eatonville Historic Resources Survey



RECOMMENDED NRHD BOUNDARY

- Expanded National Register Historic District boundary should include all resources built prior to 1975

 1998 Eatonville NRHD Boundary

 Recommended Expanded Eatonville NRHD Boundary



Legend

Construction Year

-  1881 - 1946
-  1946 - 1965
-  1965 - 1975
-  1975 - 1994
-  NRHD Boundary



Town of Eatonville Historic Resources Survey

COMMUNITY PLANNING COLLABORATIVE



WHAT THE NATIONAL REGISTER DOES AND DOESN'T DO



National Register of Historic Places

DOES

- Formally recognizes the historic significance of a place
- Makes listed properties eligible for certain grants and tax credits

National Register of Historic Places

DOES NOT

- Impose any restrictions on a property
- Prevent demolition of a property



LOOKING AHEAD



- Preservation as a planning tool
- Opportunities for grants and funding
- Community-led storytelling and stewardship

The Thomas House is an example of a resource that is eligible as an individually listed National Register site



Town of Eatonville Historic Resources Survey

COMMUNITY PLANNING COLLABORATIVE



EATONVILLE HISTORIC RESOURCES SURVEY

SURVEY UPDATE

EMAIL: INFO@PLANNINGCOLLAB.COM

WEBSITE: WWW.PLANNINGCOLLAB.COM

INSTAGRAM | TWITTER | LINKEDIN: [@PLANNINGCOLLAB](#)



HISTORIC TOWN OF EATONVILLE, FLORIDA SPECIAL WORKSHOP/PRESENTATION

HISTORIC PRESERVATION AND PLANNING & ZONING BOARD

MAY 7, 2026, AT 6:30 PM

Cover Sheet

****NOTE**** Please do not change the formatting of this document (font style, size, paragraph spacing etc.)

ITEM TITLE: Historic Eatonville Survey Preliminary Review (**Planning**)

BOARD ACTION:

PROCLAMATIONS, AWARDS, AND PRESENTATIONS		Department: PLANNING
CONSENT AGENDA		Exhibits: • Eatonville Historic Resources Survey – Presentation
BOARD DECISION/ DISCUSSION	YES	
ADMINISTRATIVE		

REQUEST: Request Board Discussion on the Survey Project for the Town of Eatonville

SUMMARY: The consultant from CPC will provide draft recommendations on the historic survey project for board review and discussion.

RECOMMENDATION: Recommend Board Discussion on the Survey Project for the Town of Eatonville

FISCAL & EFFICIENCY DATA: N/A