

BEAUMONT, MATTHES & CHURCH, INC

REAL ESTATE APPRAISERS • CONSULTANTS
603 HILLCREST STREET
ORLANDO, FLORIDA 32803
TELEPHONE (407) 839-3626 FAX (407) 839-3453

Robert G. Beaumont, Jr., MAI
State-Certified General Appraiser RZ 384

Dieter Matthes, MAI, Ph.D.
State-Certified General Appraiser RZ 1413

Larry A. Church, MAI, SRA
State-Certified R.E. Appraiser RZ 599

February 1, 2011

Town of Eatonville
c/o: Mrs. Cheryl Harrison-Lee
Chief Administrative Officer
307 East Kennedy Boulevard
Eatonville, Florida 32751

Dear Mrs. Harrison-Lee:

As per your request, I can prepare an appraisal review of the property located in the southeast quadrant of Wymore Road and East Kennedy Boulevard.

The purpose of the review will be to provide an opinion of the credibility of the appraisal report prepared on this property for Orange County School Board. The intended use of the review will be for internal decision-making by the intended user, Town of Eatonville. The total fee will be \$500. The fee will be due and payable upon completion of the assignment.

The review will be made in compliance with the Uniform Standards of Professional Appraisal Practice and Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute.

I can complete this assignment within 2 weeks of receiving the appraisal report. Please call if you have any questions. Thank you for the opportunity to be of service.

AUTHORIZED BY



Mrs. Cheryl Harrison-Lee



Date

Sincerely yours,

BEAUMONT, MATTHES & CHURCH,
INC.

Dieter Matthes, MAI, Ph.D.
State-Certified General R.E. Appraiser
RZ 1413

QUALIFICATIONS OF APPRAISER

NAME: Dieter Matthes, MAI, Ph.D.

ADDRESS: Beaumont, Matthes & Church, Inc.
603 Hillcrest Street
Orlando, Florida 32803

EDUCATION: Assistant and Associate Professor, Francis Marion College,
Florence, S.C., 1977-1987
Attended University of Pittsburgh, PA, 1973-1977
(Ph.D. in 1977)
Attended Florida Atlantic University, 1971-1973
(B.A. in 1972, M.A. in 1973)
Attended the University of Miami, 1967-1971

APPRAISAL COURSES SUCCESSFULLY COMPLETED:

Sponsored by the Appraisal Institute:

Accrued Depreciation – The Breakdown Method,
Report Writing and Valuation Analysis
Case Studies in Real Estate Valuation
Principles of Income Property Appraising
Standards of Professional Practice
Real Estate Appraisal Principles
Basic Valuation Procedures
Marshall Valuation Service: Calculator Method

LICENSE AND EXPERIENCE:

Appraiser with Bell & Company, Inc. – July 1987 – April 1994
(Sr. Vice-President from January 1993 – April 1994)

Vice President with Beaumont & Matthes Inc.,
May 1994 – May 2009

Beaumont, Matthes & Church, Inc.
June 2009 – Present

State-Certified General R.E. Appraiser - RZ 1413, State of Florida

Member of Appraisal Institute; MAI designation issued October 29,
1992



STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD
1940 N. MONROE ST.
TALLAHASSEE FL 32399-0783

850-487-1395

MATTHES, DIETER
603 HILLCREST STREET
ORLANDO FL 32803

Congratulations! With this license you become one of the nearly one million Floridians licensed by the Department of Business and Professional Regulation. Our professionals and businesses range from architects to yacht brokers, from boxers to barbeque restaurants, and they keep Florida's economy strong.

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Our mission at the Department is: License Efficiently, Regulate Fairly. We constantly strive to serve you better so that you can serve your customers. Thank you for doing business in Florida, and congratulations on your new license!

STATE OF FLORIDA AC# 5361024
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
RZ1413 11/30/10 107040533
CERTIFIED GENERAL APPRAISER
MATTHES, DIETER
IS CERTIFIED under the provisions of Ch.475 FS
Expiration date: NOV 30, 2012 L10113003610

DETACH HERE

AC# 5361024

STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
FLORIDA REAL ESTATE APPRAISAL BD

SEQ# L10113003610

DATE	BATCH NUMBER	LICENSE NBR
11/30/2010	107040533	RZ1413

The CERTIFIED GENERAL APPRAISER
Named below IS CERTIFIED
Under the provisions of Chapter 475 FS.
Expiration date: NOV 30, 2012

MATTHES, DIETER
603 HILLCREST STREET
ORLANDO

FL 32803

CHARLIE CRIST
GOVERNOR

DISPLAY AS REQUIRED BY LAW

CHARLIE LIEM
SECRETARY

Ms. Harrison-Lee

Good Afternoon.

As you requested herein I have provided an assessment of the Hungerford School Site owned by the Orange County School Board. The report in items #1 and #2 describes the existing Comprehensive Plan and Zoning policies as adopted by the Town Council based on the attached maps denoting the respective delineated future land use and zoning policies for the subject property.

Items #3 and #4 below describe findings regarding issues concerning the historic and archaeological significance of the Hungerford site as reported by the State Division of Historic Resources (DHR) based on information contained in the DHR Master Site Files. The documents provided by the DHR are attached.

The attached documents confirm the following facts characterizing the Hungerford School site:

1. The attached Town of Eatonville Comprehensive Plan Map for the Hungerford property denotes the adopted Comprehensive Plan for the Hungerford property.
2. The attached Town of Eatonville Zoning Map denotes the adopted zoning for the Hungerford property.
3. The subject site is not located within the Town of Eatonville Historic District. Reference attached Town of Eatonville Historic District Map from State Division of Historic Resources Master Site File (DHRMSF). Note specifically the following findings:
 - a. The site of the Hungerford School is shaded and designated in the Map Legend as a "potential archaeological site."
 - b. The site of the Hungerford School is not in the Eatonville Historic District. The delineation of the Historic District clearly does not envelop the Hungerford School site as demonstrated by the DHR aerial map of the Town of Eatonville that shows the locations of the archaeological sites described below (i.e., OR5884 & OR5885) as located several blocks west of the southwest boundary of the Town of Eatonville Historic District.. The blue line on the map denotes the Town Boundary as delineated by the DHR and the pink line delineates the boundary of the Town's Historic District.
4. The Hungerford School site is not listed on the National Register but past research and findings relative to the subject site are stated on the two attached Archaeological Site Forms from DHRMSF which describe two sub-areas on the Hungerford School site (i.e., sub-areas designated OR 5884 & OR 5885, respectively, as described on the attached DHR Archaeological Form). Note specifically the following findings:
 - a. Site OR5884 is the main sub area of the Hungerford School site (i.e., sub-area where the main Hungerford School buildings were originally located as well as some successor school buildings). The attached DHR Archaeological Form describes major archaeological characteristics of the sub-area and concludes that the sub-area is: 1) Eligible for the National Register; and 2) Potential contributor to the Town's Historic District which is listed on the National Register of Historic Places.
 - b. Site OR5885 is a sub area of the Hungerford School site located south of Ruffel Street in the SE portion of the school property west of the Denton Johnson Community Center. The attached DHR Archaeological Form describes major archaeological characteristics of the sub-area and concludes that the sub-area is: 1) Eligible for the National Register; and 2) Potential contributor to the Town's Historic District which is listed on the National Register of Historic Places.

~~Also~~ attached is a "Brief History of the Robert Hungerford Normal and Industrial School" is attached.

LESTER L. SOLIN JR, FAICP

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BRIEF HISTORY OF THE ROBERT HUNGERFORD NORMAL AND INDUSTRIAL SCHOOL

In 1919 the Town of Eatonville annexed the property of the Robert Hungerford Normal and Industrial School, an academic-vocational school for African-American children founded in 1889 just two years after incorporation of the town. Joseph Clarke and other community leaders appealed to Booker T. Washington at the Tuskegee Institute in Alabama to assist Eatonville in the establishment of a school or academy for the education of black children in the community and elsewhere in Florida. In 1888, Washington sent Russell C. Calhoun and his wife, Mary, to set up the school. They both had attended Tuskegee Institute. Using Tuskegee as their model, the Calhouns began to forge a school that would eventually provide vocational and academic training for black students in central Florida. The basic goal of the school was to teach a vocational trade or skill to black boys and girls. In addition, a good work ethic, sound morals and human values, and proper social graces were fundamental to all of the educational programs. By the middle of the 1890s, several important institutional buildings were found in Eatonville, along Apopka Road, as were the residences of some of the town's early settlers:

- St. Lawrence A.M.E. Church (circa 1882)
- Macedonia Missionary Baptist Church (1895)
- Clarke's Store (pre-1890, housed Eatonville town hall and post office)
- Odd Fellows Hall (pre-1890)
- Robert Hungerford Normal and Industrial School (1889)

Initially, the Robert Hungerford Normal and Industrial School campus was established on a 36 acre tract just outside the western town limits. Growth of the school proceeded slowly, but ten years after their arrival in Eatonville, the Calhouns had established a viable school. Russell Calhoun spent a considerable amount of his time soliciting funds and other kinds of assistance for the school. A noteworthy event assuring the continued growth and success of the school came in 1898 with the donation of 160 acres of land adjacent to Eatonville by Edward C. Hungerford, his wife Anna, and several of their relatives and friends. The Hungerfords were residents of Chester, Connecticut, who owned a winter home in Maitland. The campus and farm became the Robert Hungerford Industrial School, named for the Hungerfords' son, a medical doctor, who had died after contracting malaria while treating Negro children in Louisiana who had been afflicted with the disease.

Other benefactors made cash contributions that enabled the school to increase and improve its facilities. Among these was Booker T. Washington, founder of the Tuskegee Institute. In 1899, the foundation was laid for Booker T. Washington Hall (Attachment #10), a two-story multi-purpose building. Later, George B. Cluett, a manufacturer from Troy, New York, gave \$8,000 toward the construction of other campus buildings, including dormitories for boys and girls. By 1900, the campus had grown to 340 acres and was a dominant physical and cultural presence in the area. It became known throughout the region as an excellent place of learning for Negro children. Administrative, classroom and dormitory buildings were located on the northern half of the original site. Barns, workshops, animal pens, and garden plots were located on the southern half. The main approach to the campus was from Old Apopka Road (now Kennedy Boulevard). The school functioned as a self-sustaining unit.

All students were required to spend the school term in residence on campus, whether they were from Eatonville or not. In addition to their studies, the boys and girls in attendance tended crops, prepared their own meals, and learned a trade. Gardens were used for teaching and were also the main source of vegetables for students and staff. Poultry operations included production of eggs and meat for the institution. By the early 1900s additional land was acquired by Hungerford and developed for agricultural production. Eventually the school had its own citrus grove on Old Apopka Road. It also featured a saw mill, a dairy and workshops for the teaching of a wide variety of vocational skills. A full-time gardener and at least two horticulturists were included on staff. Lake Hungerford, located northwest of I-4, was created circa 1900 to supply water for the cultivation of vegetables and citrus. It remains a significant part of the town today.

When Hungerford School was incorporated into the Eatonville town limits, its 340 acres comprised approximately 62 percent of Eatonville's land area and the school and the Town enjoyed a mutual support system. At its height the Hungerford School had twelve teachers and 132 students, many of whom resided on the campus and came to Eatonville from all over Florida and the southern states. Photographs of the school taken in the early twentieth century show a group of large, well-built wood frame buildings that included dormitories for resident students, classrooms, and living quarters for the teachers. By the 1920s, however, the institution began to suffer a shortage of financial backing. The buildings fell into disrepair, and student enrollment declined sharply. During the 1920's and 1930's the declining economic conditions forced the school to sell the farm land in a piecemeal fashion. In 1930, a wood frame elementary school was constructed on the property at the corner of West Avenue and Lime Street. The administrative and classroom core remained on the original tract. The current Wymore Career Education Center is located directly on this tract.

The school was temporarily rescued from oblivion by L.E. Hall who came to Hungerford as principal in 1931. Assisted by generous contributions by supporters of the Institution, the older structures were renovated and a new building, Wright Hall, was erected. In 1942, Cluett Hall, a large multi-purpose building was destroyed by fire. Shortly after the war, Hungerford began the transition from a private to a public institution as Eatonville began to lose its distinctive rural character as urbanization occurred. Following World War II, new subdivisions were developed in Eatonville. The first of these, Campus View (1950) and Catalina Park (1952), were built at the western extremity of town on land that had previously been part of the Hungerford School property.

In 1950, the trustees of the Hungerford School turned administration of the school over to the Orange County Public School System. When the school became part of the Orange County School District, a number of improvements were made to the physical plant. In 1951, six classrooms and a small administrative building were added. The new construction required the demolition of Calhoun Hall. A year later a cafeteria was built and the old Home Economics Building removed. Other construction included a gymnasium, a music unit, and six more classrooms.

The school provided instruction for children in grades one through six until a new and larger facility was erected south of the Hungerford School in 1960. The building was demolished many years ago but it is immortalized by Zora Neale Hurston in her biographical novel, *Dust Track on a Road* as "the brown with white trim modern public school with its well kept yards and playgrounds" By the time Hurston began to consciously study black folklore and culture, Eatonville had entered another period of evolution. Hungerford School had reached its maximum size and dominated the town's land area. Many of the early pioneers had died and new leaders had emerged. Residents started to sell portions of their land to meet financial demands.

In 1965, a new elementary school was built on the southern end of the Hungerford school grounds. In 1967, the Orange County Public Schools Board changed the name and mission of the historic Hungerford School, which had been in existence for nearly eighty years. The Orange County School Board decided that school would no longer function as an academic-vocational school but as an alternative school providing vocational training and career education for non-college bound students. The name of the school was changed to the Wymore Career Education Center (photo 15). By this time the last of the historic wood frame buildings had been removed or fallen victim to fire. The Robert Hungerford Memorial Auditorium was added to the Wymore Career Education Center in 1996 and the Wymore Career Education Center (photo 15) dominated the southwestern part of Eatonville east of I-4.

Many areas of Eatonville offer potential for the archaeological investigation of the historic development of Eatonville. These include the Hungerford School property, the old cemetery site, the vicinity of the shorelines of Lakes Bell and Sybelia, and the site of the first Eatonville Elementary School. With the exception of the buildings found on the Hungerford School property, most of the construction of new buildings in Eatonville during the nineteenth century took place in those blocks that formed the Town's original plat in 1887.

Principal Sources:

1. The State Division of Historic Resources Packet Nominating the Town of Eatonville Historic District to the National Register of Historic Places; and
2. The US. Department of the Interior. *Negro Education, A Study of the Private and Higher Schools for Colored People in the United States*. Vol. I. "Robert Hungerford Normal and Industrial School," pp. 175-176. Washington D.C.: Government Printing Office, 1917.

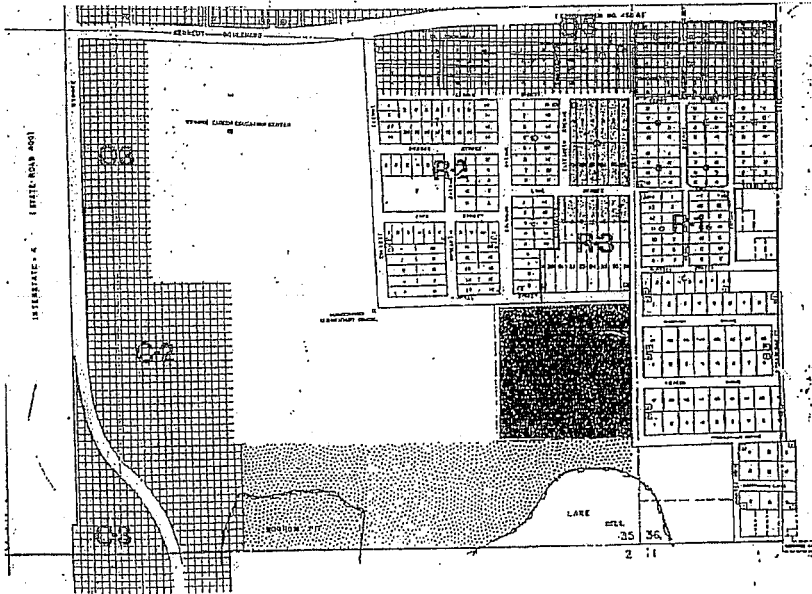
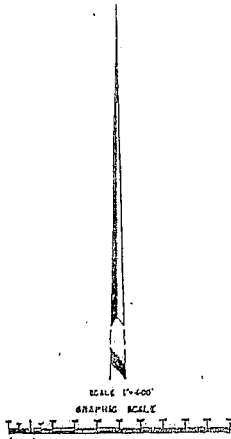
Document prepared by Solin and Associates, Inc., based on above cited publications, February 2011.

FUTURE LAND-USE MAP SERIES:

MAP OF THE TOWN OF EATONVILLE
ORANGE COUNTY, FLORIDA











TOWN OF EATONVILLE OFFICIALS:

MAYOR.....	ADA SIMS
VICE MAYOR.....	HERRILIA GLOVER
COUNCILMAN.....	HARRY BING
COUNCILMAN.....	EDWARD COLE
COUNCILMAN.....	CHARLES BERGINNER
COUNCILMAN.....	VALERIE FLOWERS
TOWN CLERK.....	RUBY THOMAS
FINANCE DIRECTOR.....	WANDA HORTEN
PLANNING DIRECTOR.....	ARTHUR THREATS
PUBLIC WORKS DIRECTOR.....	ALLEN H. SCOTT, JR
CHIEF OF POLICE.....	THEODORE HOOD
FIRE CHIEF.....	WILLIAM J. GRIFFEN
ENGINEER.....	ALBERT B. O'NEALL



- R-1 SINGLE FAMILY LOW DENSITY.
- R-2 SINGLE FAMILY MEDIUM DENSITY
- R-3 MULTI FAMILY HIGH DENSITY
- C-1 PLANNED BUSINESS
- C-2 PLANNED OFFICE
- C-3 GENERAL COMMERCIAL
- P-O PROFESSIONAL OFFICE
- I-O ENCLAVE

FUTURE LAND-USE MAP SERIES:

- 1. RESIDENTIAL USE 
- 2. COMMERCIAL USE 
- 3. INDUSTRIAL USE 
- 4. AGRICULTURAL USE 
- 5. RECREATIONAL USE 
- 6. CONSERVATION USE 
- 7. EDUCATIONAL USE 
- 8. PUBLIC BUILDING AND GROUNDS 
- 9. EXISTING LAND USE TO REMAIN 
- 10. HEALTH RELATED 



ARCHAEOLOGICAL SITE FORM FLORIDA MASTER SITE FILE Version 2.2 3/97

Site # 8OR5884
Recorder Site# _____
Field Date 07/15/03
Form Date 08/14/03

Original
 Update
(give site#)

Consult *Guide to Archaeological Site Form* for detailed instructions.

Site Name(s) Hungerford School 1 *Multiple Listing(DHR only)*
Project Name An Archaeological and Historical Survey of the Hungerford School Project Area in Orange County, Florida. FMSF Survey # 9354
Ownership: private-profit private-nonprofit private-individual private-unspecified city county state federal foreign Native American unknown
USGS 7.5 Map Name & Date Orlando West, Fla. 1956 [PR 1980] County Orange
Township 21 S Range 29 E Section 35 Check if Irregular Section; Qtr. Section (check all that apply): NE NW SE SW
Landgrant _____ Tax Parcel # (s) 35-21-29-000-00-090 and 35-21-29-000-00-072
City / Town (if within 3 mi.) Eatonville In Current City Limits? yes no unknown
UTM Zone 16 17 Easting 462620 Northing 3165500
Address / Vicinity of / Route Located at the southwest corner of the intersection of East Kennedy Boulevard and South College Avenue, in Eatonville, Florida.

Name of Public Tract (e.g., park) _____

TYPE OF SITE (Check all clauses that apply, if recorded with others in an inventory)

SETTING *	STRUCTURES - OR - FEATURES *	FUNCTION *	
<input checked="" type="checkbox"/> Land - terrestrial <input type="checkbox"/> Cave/Sink - subterranean <input type="checkbox"/> terrestrial <input type="checkbox"/> aquatic <input type="checkbox"/> Intermittently flooded <input checked="" type="checkbox"/> Wetland - palustrine <input type="checkbox"/> usually flooded <input type="checkbox"/> sometimes flooded <input type="checkbox"/> usually dry	<input type="checkbox"/> Lake/Pond - lacustrine <input type="checkbox"/> River/Stream/Creek - riverine <input type="checkbox"/> Tidal - estuarine <input type="checkbox"/> Saltwater - marine <input type="checkbox"/> marine unspecified <input type="checkbox"/> "high energy" marine <input type="checkbox"/> "low energy" marine	<input type="checkbox"/> aboriginal boat <input type="checkbox"/> agrifarm building <input type="checkbox"/> burial mound <input checked="" type="checkbox"/> building remains <input type="checkbox"/> cemetery/grave <input type="checkbox"/> dump/refuse <input type="checkbox"/> earthworks <input type="checkbox"/> fort <input type="checkbox"/> midden <input type="checkbox"/> mill unspecified <input type="checkbox"/> mission <input type="checkbox"/> mound unspecified <input type="checkbox"/> plantation <input type="checkbox"/> platform mound <input checked="" type="checkbox"/> road segment <input type="checkbox"/> shell midden <input type="checkbox"/> shell mound <input type="checkbox"/> shipwreck <input checked="" type="checkbox"/> X subsurface features <input checked="" type="checkbox"/> X surface scatter <input type="checkbox"/> well	<input type="checkbox"/> none specified <input type="checkbox"/> campsite <input type="checkbox"/> extractive site <input type="checkbox"/> habitation (prehistoric) <input type="checkbox"/> homestead (historic) <input type="checkbox"/> farmstead <input type="checkbox"/> village (prehistoric) <input type="checkbox"/> town (historic) <input type="checkbox"/> quarry
<input checked="" type="checkbox"/> Other Function is a historic school.			

HISTORIC CONTEXTS (Check all that apply, use most specific subphase, e.g., if Glades Ia only, don't also use Glades I)

Aboriginal *	Nonaboriginal *
<input type="checkbox"/> Alachua <input type="checkbox"/> Archaic, Early <input type="checkbox"/> Archaic, Middle <input type="checkbox"/> Archaic, Late <input type="checkbox"/> Archaic unspecified <input type="checkbox"/> Belle Glade I <input type="checkbox"/> Belle Glade II <input type="checkbox"/> Belle Glade III <input type="checkbox"/> Belle Glade IV <input type="checkbox"/> Belle Glade unspcific. <input type="checkbox"/> Cades Pond <input type="checkbox"/> DeSoto <input type="checkbox"/> Other (Less common phases are not check-listed. For historic sites, also give specific dates if known.)	<input type="checkbox"/> Englewood <input type="checkbox"/> Fort Walton <input type="checkbox"/> Glades Ia <input type="checkbox"/> Glades Ib <input type="checkbox"/> Glades I unspcific. <input type="checkbox"/> Glades IIa <input type="checkbox"/> Glades IIb <input type="checkbox"/> Glades IIc <input type="checkbox"/> Glades II unspcific. <input type="checkbox"/> Glades IIIa <input type="checkbox"/> Glades IIIb <input type="checkbox"/> Glades IIIc <input type="checkbox"/> Glades III unspcific. <input type="checkbox"/> Glades unspcific. <input type="checkbox"/> Hickory Pond <input type="checkbox"/> Leon-Jefferson <input type="checkbox"/> Malabar I <input type="checkbox"/> Malabar II <input type="checkbox"/> Manasota <input type="checkbox"/> Mount Taylor <input type="checkbox"/> Norwood <input type="checkbox"/> Orange <input type="checkbox"/> Paleocidian <input type="checkbox"/> Pensacola <input type="checkbox"/> Perico Island <input type="checkbox"/> Safety Harbor <input type="checkbox"/> St. Augustine <input type="checkbox"/> St. Johns Ia <input type="checkbox"/> St. Johns Ib <input type="checkbox"/> St. Johns I unspcific <input type="checkbox"/> St. Johns IIa <input type="checkbox"/> St. Johns IIb <input type="checkbox"/> St. Johns IIc <input type="checkbox"/> St. Johns II unspcific <input type="checkbox"/> St. Johns unspcific <input type="checkbox"/> Santa Rosa <input type="checkbox"/> Santa Rosa-Swift Creek <input type="checkbox"/> Seminole: Colonization <input type="checkbox"/> Seminole: 1st War To 2d <input type="checkbox"/> Seminole: 2d War To 3d <input type="checkbox"/> Seminole: 3d War On <input type="checkbox"/> Seminole unspecified <input type="checkbox"/> Swift Creek, Early <input type="checkbox"/> Swift Creek, Late <input type="checkbox"/> Swift Creek, unspcific <input type="checkbox"/> Transitional <input type="checkbox"/> Weeden Island I <input type="checkbox"/> Weeden Island II <input type="checkbox"/> Weeden Island unspcific. <input type="checkbox"/> Prehistoric nonceramic <input type="checkbox"/> Prehistoric ceramic <input type="checkbox"/> Prehistoric unspecified

* Consult *Guide to Archaeological Site Form* for preferred descriptions not listed above (data are "coded fields" at the Site File).

SUBJECTIVE EVALUATION OF SITE

Potentially eligible for a local register? yes: name register at right no insufficient info Name of local register if eligible: _____
Individually eligible for National Register? yes no insufficient info _____
Potential contributor to NR district? yes no insufficient info _____
Explanation of Evaluation (Required if evaluated; limit to 3 lines; attach full justification) This site is associated with the Robert Hungerford Normal and Industrial School, a vocational school for African-Americans founded in 1899. It was modeled after the Tuskegee Institute in Alabama, with the support of Booker T. Washington. This site was the location of the principal's residence. The intact archaeological deposits and the presence of structural remains indicate that this site could provide information important to history.
Recommendations for Owner or SHPO Action Preservation of the site is recommended.

DHR USE ONLY		OFFICIAL EVALUATIONS		DHR USE ONLY	
NR DATE	KEEPER-NR ELIGIBILITY:	<input type="checkbox"/> yes <input type="checkbox"/> no	Date	/	/
DELIST DATE	SHPO-NR ELIGIBILITY:	<input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> potentially elig. <input type="checkbox"/> insufficient info.	Date	/	/
	LOCAL DESIGNATION:	_____	Date	/	/
	Local office	_____			
National Register Criteria for Evaluation <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (See National Register Bulletin 15, p. 2)					

ARCHAEOLOGICAL SITE FORM

Site # 8OR5884

Consult *Guide to Archaeological Site Form* for detailed instructions.

FIELD METHODS (Check one or more methods for detection and for boundaries)

SITE DETECTION*

- no field check
- literature search
- informant report
- remote sensing
- exposed ground
- posthole digger
- auger--size: _____
- unscreened shovel
- screened shovel
- metal detector

SITE BOUNDARIES*

- bounds unknown
- none by recorder
- literature search
- informant report
- remote sensing
- insp exposed ground
- posthole tests
- auger--size: _____
- unscreened shovel
- screened shovel
- block excavations
- estimate or guess

Other methods; number, size, depth, pattern of units; screen size (attach site plan) Thirty-five shovel tests were dug in the site area. They measured 50 cm in diameter, and were dug to a minimum depth of 1 m below surface. All soil was screened through 1/4-in. hardware cloth mesh. A surface inspection was made of all exposed ground.

SITE DESCRIPTION

Extent Size (m²) 17,500 Depth/stratigraphy of cultural deposit The deposit was located in strata I (a layer of dark gray 10YR 4/1 sand from 0 to 15 cmbs) and strata II (a layer of light gray 10YR 7/1 sand from 15 to 60 cmbs) at depths ranging from 0 to 60 cmbs.

Temporal Interpretation* - Components (check one): single prob single prob multiple multiple uncertain unknown
Describe each occupation in plan (refer to attached large scale map) and stratigraphically. Discuss temporal and functional interpretations: This site is associated with the early- to mid-twentieth century principal's residence of the Hungarford School.

Integrity Overall disturbance*: none seen minor substantial major redeposited destroyed-document! unknown
Disturbances/threats/protective measures _____
Surface: area collected 17,500 m² # collection units 1; Excavation: # noncontiguous blocks _____

ARTIFACTS

Total Artifacts # 236 (C)ount or (E)stimate? Surface # 34 (C) or (E) Subsurface # 202 (C) or (E)

COLLECTION SELECTIVITY*

- unknown
- unselective (all artifacts)
- selective (some artifacts)
- mixed selectivity

SPATIAL CONTROL*

- uncollected
- unknown
- Other _____
- general (not by subarea)
- controlled (by subarea)
- variable spatial control

ARTIFACT CATEGORIES* and DISPOSITIONS* (example: A_bone-human)

- Pick exactly one code from Disposition List ⇒ ⇒ ⇒
- A bone-animal
 - bone-human
 - bone-unspecified
 - bone-worked
 - A brick/building debris
 - ceramic-aboriginal
 - A ceramic-nonaboriginal
 - daub
 - exotic-nonlocal
 - A glass
 - lithics-aboriginal
 - A metal-nonprecious
 - A metal-precious/coin
 - shell-unworked
 - shell-worked
 - Others: _____

Disposition List*

- A - category always collected
- S - some items in category collected
- O - observed first hand, but not collected
- R - collected and subsequently left at site
- I - informant reported category present
- U - unknown

Artifact Comments

DIAGNOSTICS (Type or mode, and frequency; e.g., *Suwanee ppk, heat-treated chert, Deptford Check-stamped, ironstone/whiteware*)

- | | | | | | |
|--------------------------------|--------------|--------------------------|-------------|-----------|----------|
| 1. <u>cow rib bone</u> | N= <u>3</u> | 5. <u>roof shingle</u> | N= <u>1</u> | 9. _____ | N= _____ |
| 2. <u>window glass (clear)</u> | N= <u>5</u> | 6. <u>belt buckle</u> | N= <u>1</u> | 10. _____ | N= _____ |
| 3. <u>whiteware</u> | N= <u>23</u> | 7. <u>picture hanger</u> | N= <u>1</u> | 11. _____ | N= _____ |
| 4. <u>amethyst glass</u> | N= <u>1</u> | 8. _____ | N= _____ | 12. _____ | N= _____ |

ENVIRONMENT

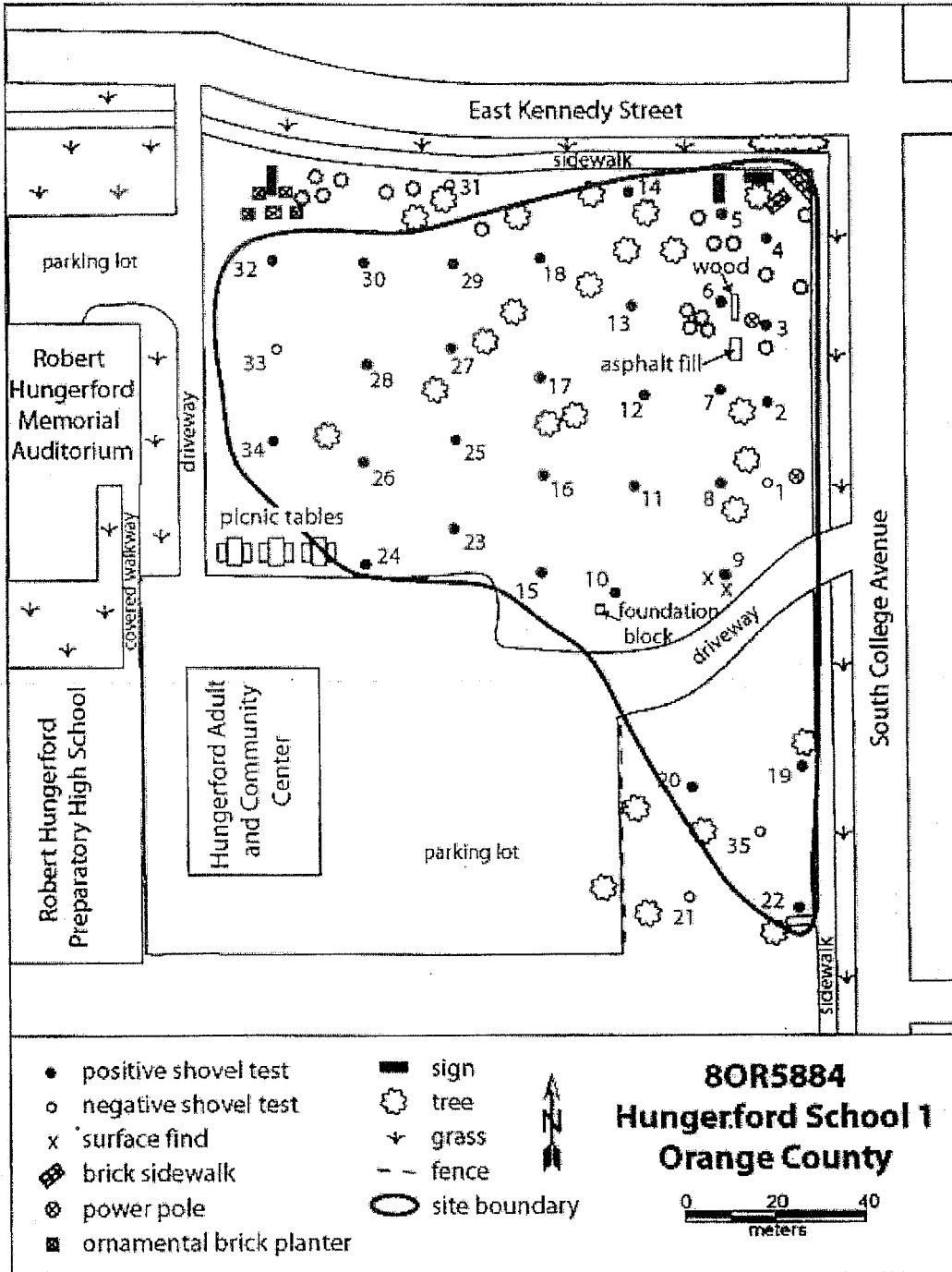
Nearest fresh water type* & name (incl. point source) Lake Bell Distance (m)/bearing 400 m/SE
Natural community (FNAI category* or leave blank) Mesic flatlands: mesic flatwoods
Local vegetation grass, oak trees Min Elevation 27 meters Max Elevation 29 meters
Topography* hill-slope
Present land use vacant lot Soil association Urban land-Smyrna-Pomello
SCS soil series Smyrna soil

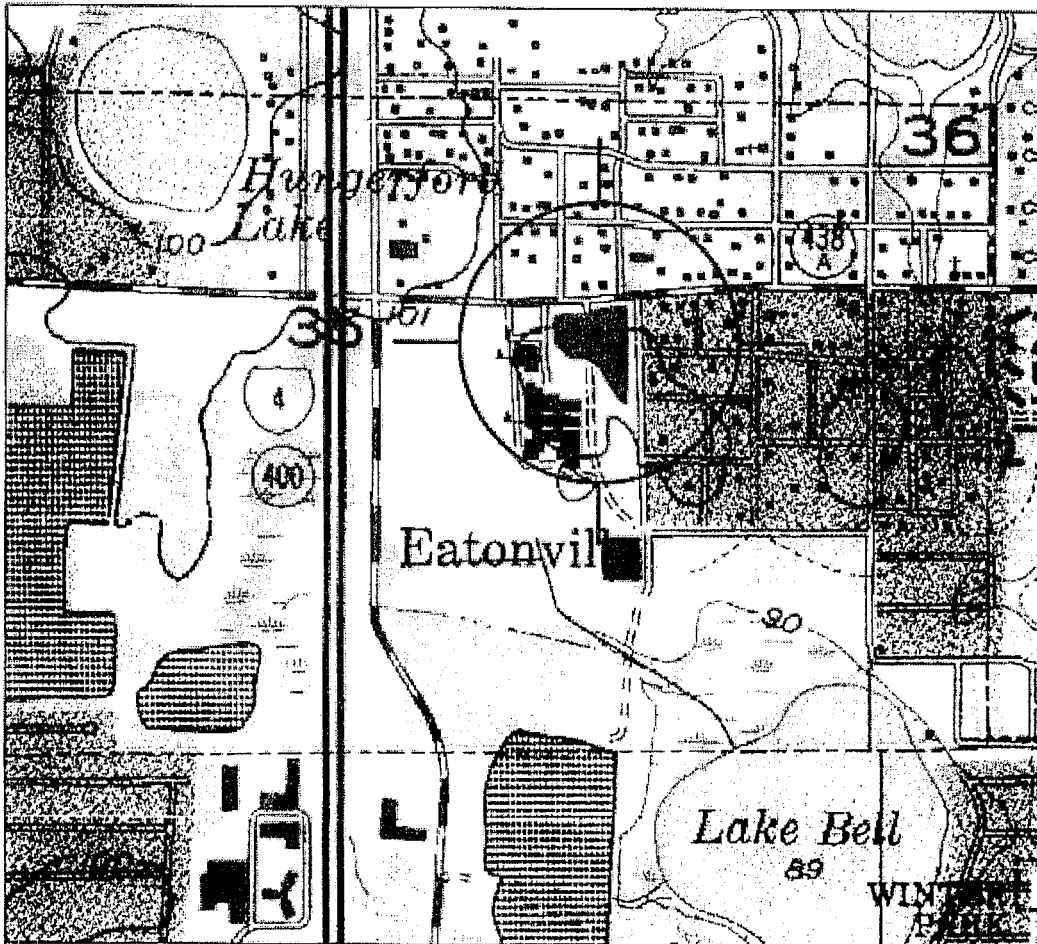
NORTHWEST INFORMATION

Informant(s): Name/Address/Phone/Email Louise Franklin/133 Thompson Avenue, Maitland, Florida, 32751/(407) 599-3960
Describe field & analysis notes, artifacts, photos. For each, give type*(e.g., notes), curating organization*, accession #s, and short description.
Field notes, maps, and photographs are on file at PCI, Tampa. All artifacts will be returned to the landowner at the conclusion of the investigation.
Manuscripts or Publications on the site (Use continuation sheet, give FASFP if relevant) 2003, Lamb, Lisa N. and Kelly Notte, An Archaeological and Historical Survey of the Hungarford School Project Area in Orange County, Florida. Prepared for the Town of Eatonville, Eatonville, Florida, Panamerican Consultants, Inc., Tampa, Florida.
Recorder(s): Name/Addr./Phone/Email Lisa N. Lamb/5313 Johns Road, Suite 205, Tampa, Florida 33634/(813) 884-6351/lisalamb@mindspring.com
Affiliation* or FAS Chapter Panamerican Consultants, Inc.

* Consult *Guide to Archaeological Site Form* for preferred descriptions not listed above (data are "coded fields" at the Site File).

SITE PLAN & USGS REQUIRED At 1"=300' (1:3600) or larger scale, show: site boundaries, scale, north arrow, datum, test/collection units, landmarks, mappers, date.





Base Map: Orlando West, Fla. 1958 [PR 1980] USGS 7.5' topographic quadrangle
 Township 21 South, Range 29 East

Legend:

- 80R5884
 (Hungerford School 1)

Hungerford School
 Orange County, Florida



- X Original
- Update (give date)



ARCHAEOLOGICAL SITE FORM

FLORIDA MASTER SITE FILE

Version 2.2 3/97

Consult Guide to Archaeological Site Form for detailed instructions.

Site # 8QR6885
 Recorder Site# _____
 Field Date 07/17/03
 Form Date 08/14/03

Site Name(s) Hungerford School 2 *Multiple Listing/DHFI only!*
 Project Name An Archaeological and Historical Survey of the Hungerford School Project Area in Orange County, Florida. FMSF Survey # 93541
 Ownership: private-profit private-nonprofit private-individual private-unspecified city county state federal foreign Native American unknown
 USGS 7.5 Map Name & Date Orlando West, Fla. 1956 (PR 1990) County Orange
 Township 21 S Range 29 E Section 35 Check if Irregular Section; Qtr. Section (check all that apply): NE NW SE SW
 Landgrant _____ Tax Parcel # (s) 95-21-29-000-00-090
 City / Town (if within 3 mi.) Eatonville In Current City Limits? yes no unknown
 UTM: Zone 16 17 Easting 462770 Northing 3165100
 Address / Vicinity of / Route Located on the property of the Hungerford Elementary School, immediately to the east of the driveway, and approximately 50 m south of Rufel Street, in Eatonville, Florida.

Name of Public Tract (e.g., park) _____

TYPE OF SITE - Check all choices that apply. If needed, write others in on bottom.

SETTING *	STRUCTURES - OR - FEATURES *	FUNCTION *
<input checked="" type="checkbox"/> Land - terrestrial <input type="checkbox"/> Cave/Sink - subterranean <input type="checkbox"/> terrestrial <input type="checkbox"/> aquatic <input type="checkbox"/> intermittently flooded <input type="checkbox"/> Wetland - palustrine <input type="checkbox"/> usually flooded <input type="checkbox"/> sometimes flooded <input type="checkbox"/> usually dry	<input type="checkbox"/> Lake/Pond - lacustrine <input type="checkbox"/> Bay/Stream/Creek - riverine <input type="checkbox"/> Tidal - estuarine <input type="checkbox"/> Saltwater - marine <input type="checkbox"/> marine unspecified <input type="checkbox"/> "high energy" marine <input type="checkbox"/> "low energy" marine <input type="checkbox"/> aboriginal boat <input type="checkbox"/> agrifarm building <input type="checkbox"/> burial mound <input type="checkbox"/> building remains <input type="checkbox"/> cemetery/grave <input type="checkbox"/> dump/refuse <input type="checkbox"/> earthworks <input type="checkbox"/> fort <input type="checkbox"/> midden <input type="checkbox"/> pit unspecified <input type="checkbox"/> mission <input type="checkbox"/> mound unspecified <input type="checkbox"/> plantation <input type="checkbox"/> platform mound <input type="checkbox"/> road segment <input type="checkbox"/> shaft midden <input type="checkbox"/> stall mound <input type="checkbox"/> structure <input type="checkbox"/> subsurface features <input type="checkbox"/> surface scatter <input type="checkbox"/> well	<input type="checkbox"/> none specified <input type="checkbox"/> campsite <input type="checkbox"/> extractive site <input type="checkbox"/> habitation (prehistoric) <input type="checkbox"/> homestead (historic) <input type="checkbox"/> homestead <input type="checkbox"/> village (prehistoric) <input type="checkbox"/> town (historic) <input type="checkbox"/> quarry <input checked="" type="checkbox"/> Other: Function is a historic school

PREVIOUS OCCUPANTS - (Check all that apply; use letter specific subphases, e.g., if needed, write others in on bottom.)

Aboriginal *	Nonaboriginal *
<input type="checkbox"/> Anasazi <input type="checkbox"/> Archaic, Early <input type="checkbox"/> Archaic, Middle <input type="checkbox"/> Archaic, Late <input type="checkbox"/> Archaic, unspecified <input type="checkbox"/> Belle Glade I <input type="checkbox"/> Belle Glade II <input type="checkbox"/> Belle Glade III <input type="checkbox"/> Belle Glade IV <input type="checkbox"/> Belle Glade unspecified <input type="checkbox"/> Cades Pond <input type="checkbox"/> Deptford <input type="checkbox"/> Other (Less common phases are not specified. For historic sites, also give specific dates if known.)	<input type="checkbox"/> Englewood <input type="checkbox"/> Fort Walton <input type="checkbox"/> Glades Ia <input type="checkbox"/> Glades Ib <input type="checkbox"/> Glades I unspecified <input type="checkbox"/> Glades IIa <input type="checkbox"/> Glades IIb <input type="checkbox"/> Glades IIc <input type="checkbox"/> Glades II unspecified <input type="checkbox"/> Glades IIIa <input type="checkbox"/> Glades IIIb <input type="checkbox"/> Glades IIIc <input type="checkbox"/> Glades III unspecified <input type="checkbox"/> Hicory Pond <input type="checkbox"/> Leon-Jefferson <input type="checkbox"/> Malabar I <input type="checkbox"/> Malabar II <input type="checkbox"/> Manasota <input type="checkbox"/> Mount Taylor <input type="checkbox"/> Norwood <input type="checkbox"/> Orange <input type="checkbox"/> Paleoindian <input type="checkbox"/> Pensacola <input type="checkbox"/> Perote Island <input type="checkbox"/> Safety Harbor <input type="checkbox"/> St. Augustine <input type="checkbox"/> St. Johns Ia <input type="checkbox"/> St. Johns Ib <input type="checkbox"/> St. Johns Ic <input type="checkbox"/> St. Johns II unspecified <input type="checkbox"/> St. Johns IIa <input type="checkbox"/> St. Johns IIb <input type="checkbox"/> St. Johns IIc <input type="checkbox"/> St. Johns II unspecified <input type="checkbox"/> St. Johns unspecified <input type="checkbox"/> Santa Rosa <input type="checkbox"/> Santa Rosa-Swift Creek <input type="checkbox"/> Seminole: Colonization <input type="checkbox"/> Seminole: 1st War To 2d <input type="checkbox"/> Seminole: 2d War To 3d <input type="checkbox"/> Seminole: 3d War On <input type="checkbox"/> Seminole unspecified <input type="checkbox"/> Swift Creek, Early <input type="checkbox"/> Swift Creek, Late <input type="checkbox"/> Swift Creek, unspecified <input type="checkbox"/> Transitional <input type="checkbox"/> Weeden Island I <input type="checkbox"/> Weeden Island II <input type="checkbox"/> Weeden Island unspecified <input type="checkbox"/> Prehistoric nonceramic <input type="checkbox"/> Prehistoric ceramic <input type="checkbox"/> Prehistoric unspecified

* Consult Guide to Archaeological Site Form for preferred descriptions not listed above (data are "coded fields" at the Site File).

SURVEYOR'S EVALUATION OF SITE

Potentially eligible for a local register? yes: name register at right no insufficient info Name of local register if eligible: _____

Individually eligible for National Register? yes no insufficient info

Potential contributor to NR district? yes no insufficient info

Explanation of Evaluation (Required if evaluated; limit to 3 lines; attach full justification.) This site is associated with the Robert Hungerford Normal and Industrial School, a vocational school for African-Americans founded in 1899. It was modeled after the Tuskegee Institute in Alabama, with the support of Booker T. Washington. This site was the location of the principal's residence. The intact archaeological deposits and the possibility of subsurface features indicate that this site could provide information important to history.

Recommendations for Owner or SHPO Action Preservation of the site is recommended.

DHR USE ONLY 10-10-10-10-10 OFFICIAL EVALUATIONS 10-10-10-10-10 DHR USE ONLY			
NR DATE <u>7/17/03</u>	KEEPER-NR ELIGIBILITY: <input type="checkbox"/> yes <input checked="" type="checkbox"/> no	Date	
DELIST DATE	SHPO-NR ELIGIBILITY: <input type="checkbox"/> yes <input checked="" type="checkbox"/> no <input type="checkbox"/> potentially elig. <input type="checkbox"/> insufficient info.	Date	
	LOCAL DESIGNATION: _____	Date	
Local office			
National Register Criteria for Evaluation <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (See National Register Bulletin 15, p. 2)			

ARCHAEOLOGICAL SITE FORM

Site #6OR5885

Consult Guide to Archaeological Site Form for detailed instructions

FIELD METHODS (Check one or more methods for detection and for boundaries)

SITE DETECTION*

- no field check
- literature search
- informant report
- remote sensing
- exposed ground
- posthole digger
- auger--size: _____
- unscreened shovel
- screened shovel
- metal detector

SITE BOUNDARIES*

- bounds unknown
- none by recorder
- literature search
- informant report
- remote sensing
- insp exposed ground
- posthole tests
- auger--size: _____
- unscreened shovel
- screened shovel
- block excavations
- estimate or guess

Other methods; number, size, depth, pattern of units; screen size (attach site plan) Eighteen shovel tests were dug in the site area. They measured 50 cm in diameter, and were dug to a minimum depth of 1 m below surface. All soil was screened through 1/4-in. hardware cloth mesh. A surface inspection was made of all exposed ground.

SITE DESCRIPTION

Extent Size (m²) 3,600 Depth/stratigraphy of cultural deposit The deposit was located in strata I (a layer of dark gray 10YR 4/1 sand from 0 to 15 cmbs) and strata II (a layer of light gray 10YR 7/1 sand from 15 to 80 cmbs) at depths ranging from 0 to 40 cmbs.

Temporal Interpretation* - Components (check one): single prob single prob multiple multiple uncertain unknown
 Describe each occupation in plan (refer to attached large scale map) and stratigraphically. Discuss temporal and functional interpretations: This site is associated with the early- to mid-twentieth century vocational school known as the Rybert Hungerford Normal and Industrial School.

Integrity Overall disturbance: none seen minor substantial major redeposited destroyed-document! unknown

Disturbances/threats/protective measures _____

Surface: area collected 3,600 m² # collection units 1; Excavation: # noncontiguous blocks _____

ARTIFACTS

Total Artifacts # 38 (C)ount or (E)stimate? Surface # 0 (C) or (E) Subsurface # 38 (C) or (E)

COLLECTION SELECTIVITY*

- unknown
- unselective (all artifacts)
- selective (some artifacts)
- mixed selectivity

SPATIAL CONTROL*

- uncollected
- unknown
- Other _____
- general (not by subarea)
- controlled (by subarea)
- variable spatial control

ARTIFACT CATEGORIES* and DISPOSITIONS* (example: A_bone-human)

Pick exactly one code from Disposition List ⇔ ⇔ ⇔

- A_bone-animal
- bone-human
- bone-unspecified
- bone-worked
- A_brick/building debris
- ceramic-aboriginal
- A_ceramic-nonaboriginal
- daubi
- exotic-nonlocal
- A_glass
- lithics-aboriginal
- A_metal-nonprecious
- A_metal-precious/com
- shell-unworked
- shell-worked
- Others: _____

Disposition List*

- A - category always collected
- S - some items in category collected
- O - observed first hand, but not collected
- R - collected and subsequently left at site
- I - informant reported category present
- U - unknown

Artifact Comments

DIAGNOSTICS (Type or mode, and frequency, e.g., Suwanee ppk, heat-treated chert, Deptford Check-stamped, ironstone/white ware)

1. <u>wire nails</u>	N= <u>4</u>	5. <u>milk glass</u>	N= <u>1</u>	9. _____	N= _____
2. <u>window glass (clear)</u>	N= <u>5</u>	6. _____	N= _____	10. _____	N= _____
3. <u>white ware</u>	N= <u>1</u>	7. _____	N= _____	11. _____	N= _____
4. <u>agua glass</u>	N= <u>2</u>	8. _____	N= _____	12. _____	N= _____

ENVIRONMENT

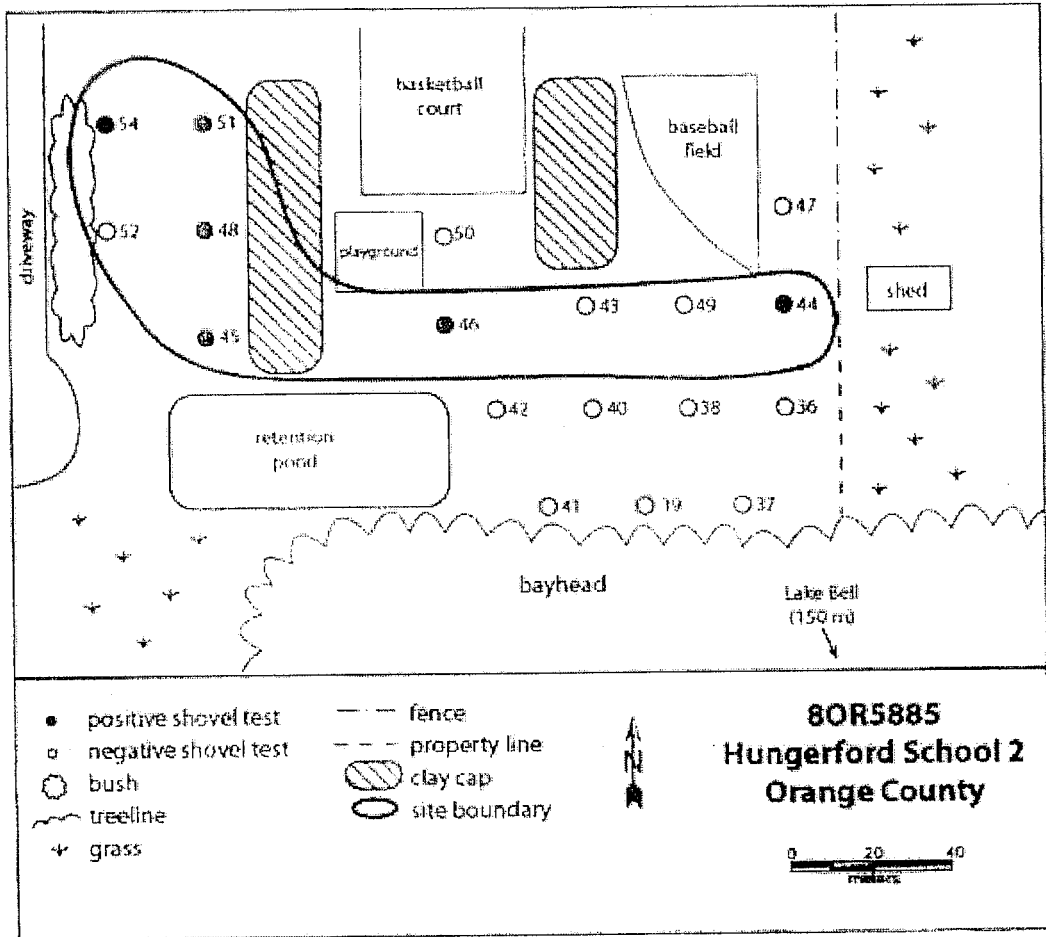
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 Natural community (FNAI category* or leave blank) Mesic flatlands; mesic flatwoods
 Local vegetation grass, oak trees, cypress, wetland vegetation
 Topography* hill-slope Min Elevation 27 meters Max Elevation 29 meters
 Present land use vacant lot
 SCS soil series Smyrna soil Soil association Urban land-Smyrna-Pomelo

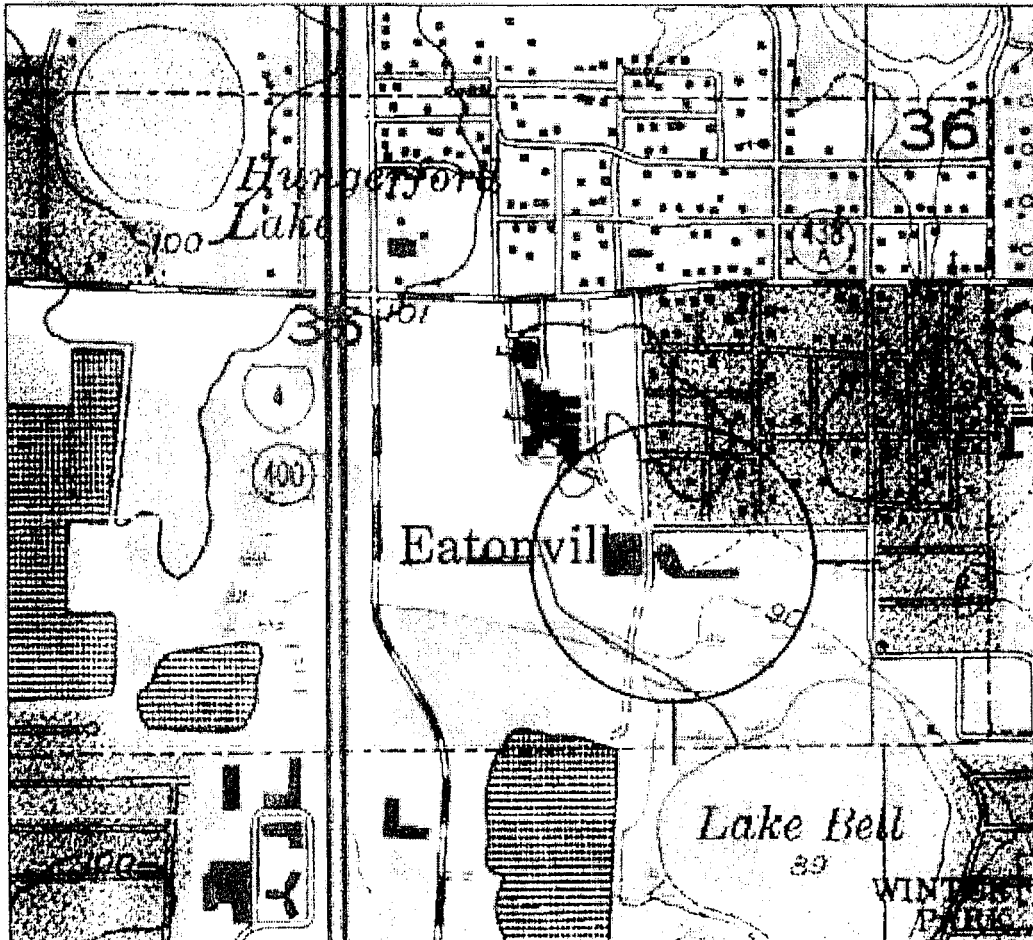
FURTHER INFORMATION

Informant(s): Name/Address/Phone/Email _____
 Describe field & analysis notes, artifacts, photos. For each, give type*(e.g., notes), curating organization*, accession #s, and short description.
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Panamerican Consultants, Inc., Tampa, Florida.
 Recorder(s): Name/Addr./Phone/Email Lisa N. Lamb/5313 Johns Road, Suite 205, Tampa, Florida 33634/(813) 884-6951/lisalamb@mindspring.com
 Affiliation* or FAS Chapter Panamerican Consultants, Inc.

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 Township 21 South Range 29 East

Legend:

- 80R5885
 (Hungerford School 2)

Hungerford School
 Orange County, Florida

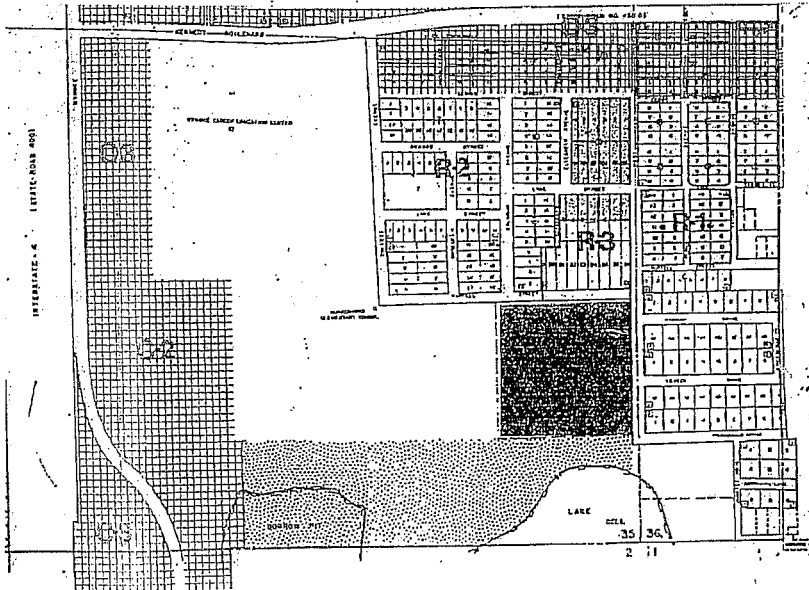
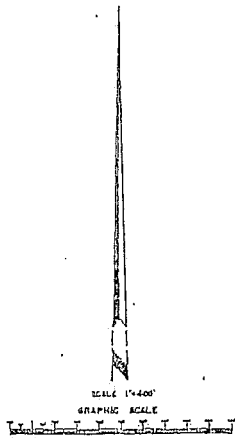


FUTURE LAND-USE MAP SERIES:

MAP OF THE TOWN OF EATONVILLE
ORANGE COUNTY, FLORIDA










TOWN OF EATONVILLE OFFICIALS:

MAYOR.....ADA SIMS
 VICE MAYOR.....MERRILA CLOVER
 COUNCILMAN.....HARRY BING
 COUNCILMAN.....EDWARD COTE
 COUNCILMAN.....CHARLES BERGINNER
 COUNCILWOMAN.....VALERIE FLOWERS
 TOWN CLERK.....RUBY THOMAS
 FINANCE DIRECTOR.....WANDA NORTEN
 PLANNING DIRECTOR.....ARTHOR THREATS
 PUBLIC WORKS DIRECTOR.....ALLEN H. SCOTT, JR
 CHIEF OF POLICE.....THEODORE HOOD
 FIRE CHIEF.....WILLIAM J. GRIFFEN
 ENGINEER.....ALBERT B. O'NEALL



- R-1 SINGLE FAMILY LOW DENSITY.
- R-2 SINGLE FAMILY MEDIUM DENSITY
- R-3 MULTI FAMILY HIGH DENSITY
- C-1 PLANNED BUSINESS
- C-2 PLANNED OFFICE
- C-3 GENERAL COMMERCIAL
- P-O PROFESSIONAL OFFICE
- I-O ENCLAVE

FUTURE LAND-USE MAP SERIES:

- 1. RESIDENTIAL USE 
- 2. COMMERCIAL USE 
- 3. INDUSTRIAL USE 
- 4. AGRICULTURAL USE 
- 5. RECREATIONAL USE 
- 6. CONSERVATION USE 
- 7. EDUCATIONAL USE 
- 8. PUBLIC BUILDING AND GROUNDS 
- 9. EXISTING LAND USE TO REMAIN 
- 10. HEALTH RELATED 