

EATONVILLE HISTORIC RESOURCES SURVEY

SURVEY UPDATE



National Trust for Historic Preservation
African American
Cultural Heritage Action Fund



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

COMMUNITY PLANNING
COLLABORATIVE



WHAT IS A HISTORIC RESOURCE?



Community Post Office (Built 1959)



Eatonville Memorial Gardens (Established 1917)



Eatonville Water Tower (Built 1956)

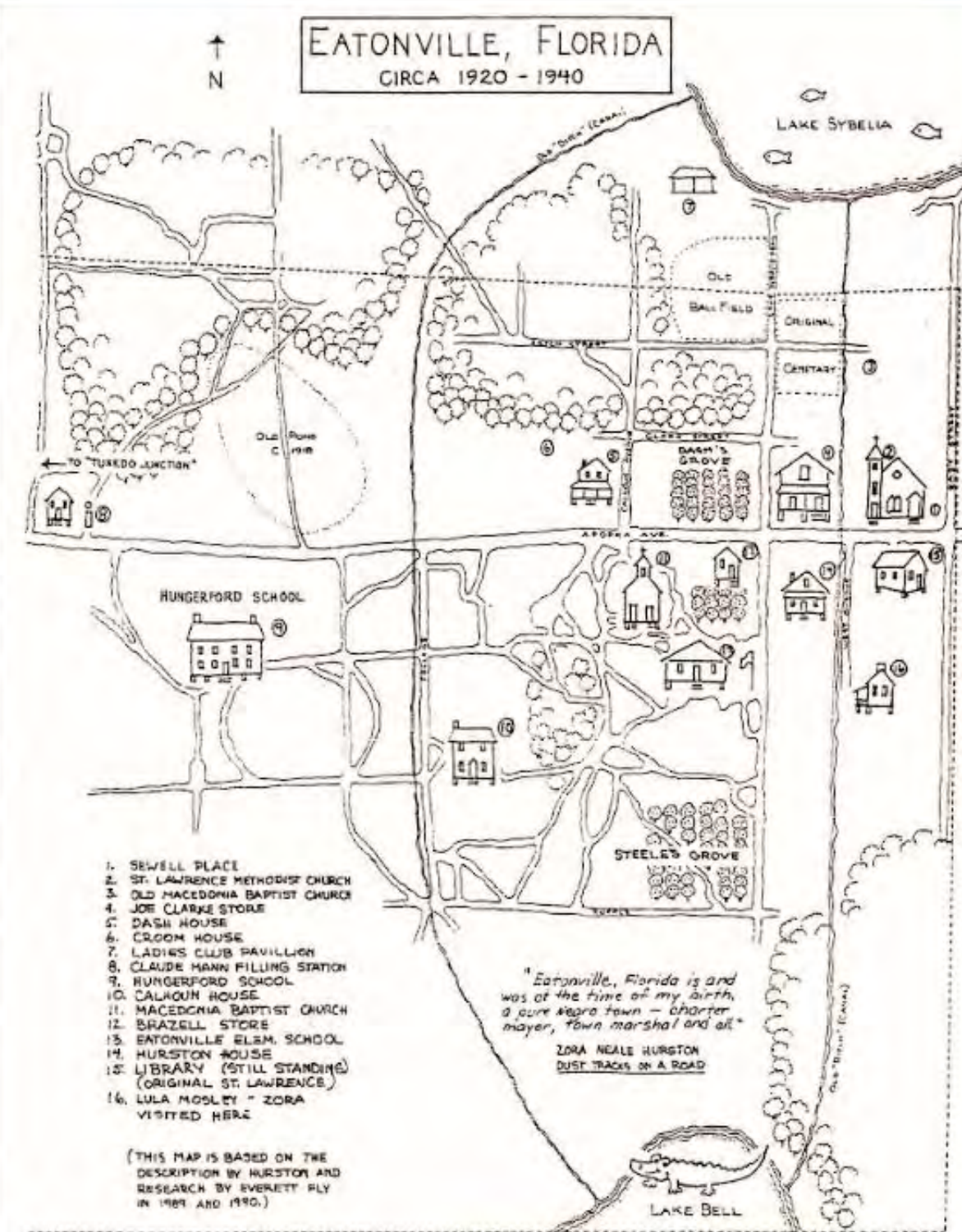


St. Lawrence A.M.E. Church (Built 1970)

- 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



Page 1

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 # **JMB**

Original
 Update

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

LOCATION & MAPPING:

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 **21S** 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**

HISTORY:
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 site 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 _____

DESCRIPTION:

Type (select all that apply) Community Company town Ecclesiastic Family Interment order 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 Caribbean African American American Indian/Alaska Native 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., sq. m., 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: unrestricted restricted how? _____ public parcel on cemetery corner is fully accessible.
Threats (select all that apply) Abandonment Agriculture Mining/Logging 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 _____ SHPO - Appears to meet criteria for NR listing: Yes No Multisent into _____ Date _____ Init _____
KEEPER - Determined eligible: Yes No (see checklist) _____ Date _____
Cover Object: NR Criteria for Evaluation: A B C D (see National Register Bulletin 15 p. 2)

HSR000010, #4/06/02/19 Florida Master Site File of Historical Resources | P. A. Gray III | 568 S. Broadway St., Tallahassee, FL 32304-0208
Phone 904.205.6400 | Fax 904.205.6403 | 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



EATONVILLE'S ORIGINS



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

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



BEFORE EATONVILLE

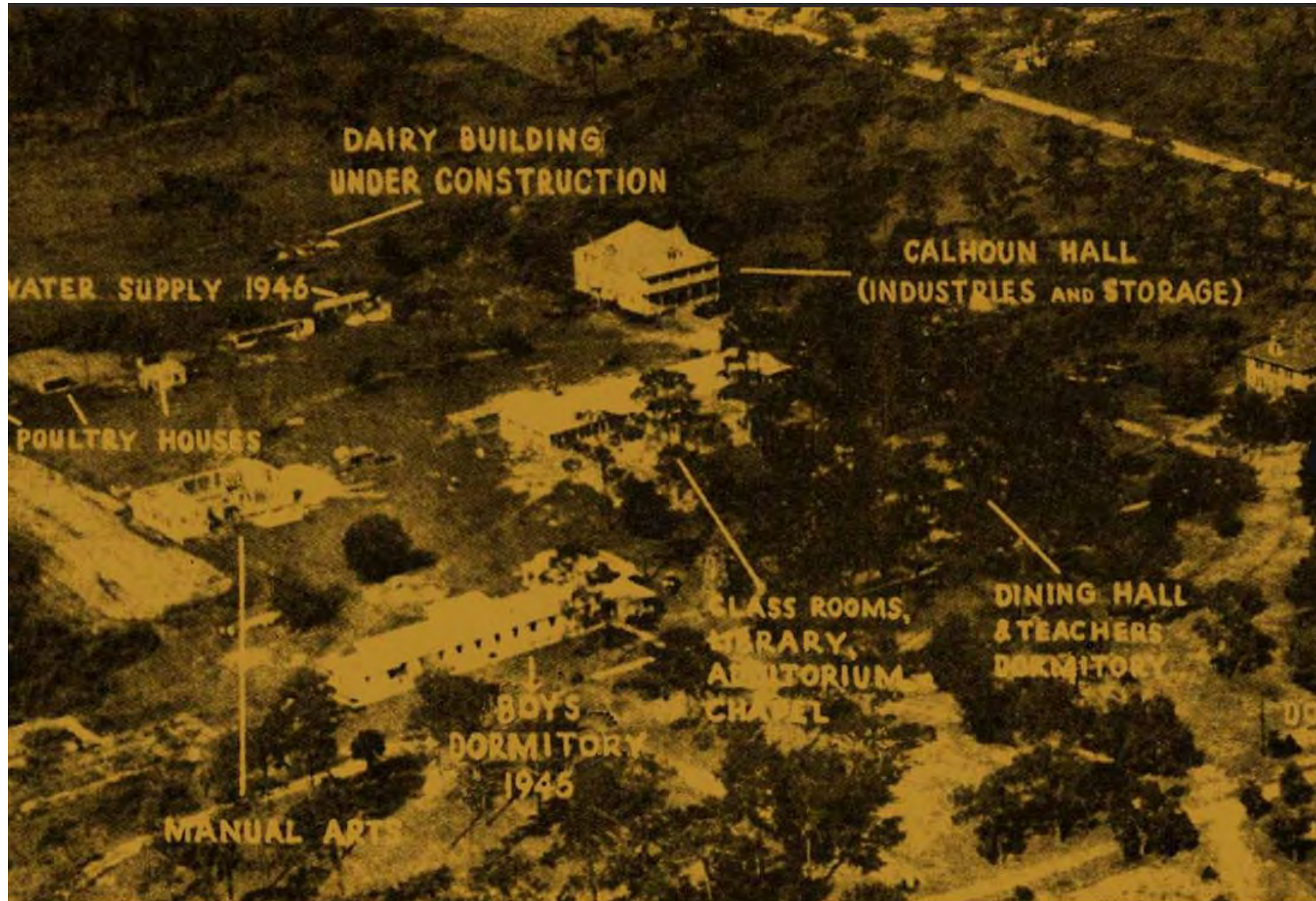


1846 Map of Central Florida and present-day Eatonville | Library of Congress

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



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.



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!

REGALON HOME
LIVE BETTER
ELECTRICALLY

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 Carporte 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

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

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.

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



IMPACT OF INTERSTATE 4



Interstate 4 shortly after its completion in 1965 | Orlando Sentinel

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



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



ARCHITECTURAL STORY



Frame Vernacular (25 Resources)



Masonry Vernacular (29 Resources)



Mid-century Modern (46 Resources)



Ranch (141 Resources)

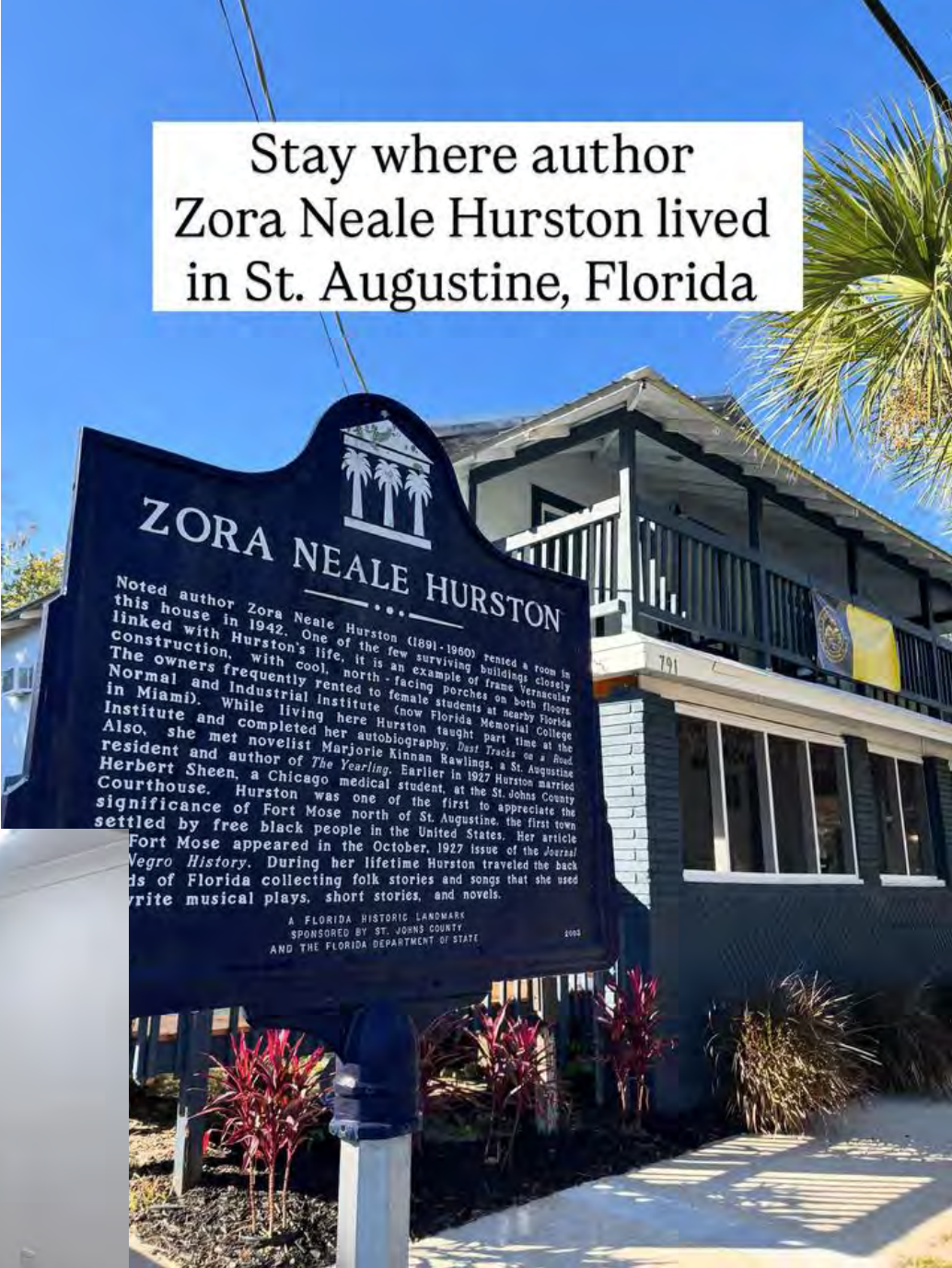
- Early: Folk Victorian, Frame Vernacular
- Mid-century: Ranch, Modern styles
- Mix reflects community evolution



WHY IT MATTERS TODAY



A stay that doesn't just rest you, but reminds you of what came before - Zora's Sojourn.



Stay where author Zora Neale Hurston lived in St. Augustine, Florida

ZORA NEALE HURSTON
 Noted author Zora Neale Hurston (1891-1960) rented a room in this house in 1942. One of the few surviving buildings closely linked with Hurston's life, it is an example of frame Vernacular construction, with cool, north-facing porches on both floors. The owners frequently rented to female students at both Normal and Industrial Institute (now Florida Memorial College in Miami). While living here Hurston taught part-time at the Institute and completed her autobiography, *Dust Tracks on a Road*. Also, she met novelist Marjorie Kinnan Rawlings, a St. Augustine resident and author of *The Yearling*. Earlier in 1927 Hurston married Herbert Sheen, a Chicago medical student, at the St. Johns County Courthouse. Hurston was one of the first to appreciate the significance of Fort Mose north of St. Augustine, the first town settled by free black people in the United States. Her article "Fort Mose" appeared in the October, 1927 issue of the *Journal of Negro History*. During her lifetime Hurston traveled the back roads of Florida collecting folk stories and songs that she used to write musical plays, short stories, and novels.
 A FLORIDA HISTORIC LANDMARK
 SPONSORED BY ST. JOHNS COUNTY
 AND THE FLORIDA DEPARTMENT OF STATE
 2005

Zora's Sojourn in St. Augustine, FL



Books To Read During Your Stay

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



NATIONAL REGISTER INSIGHTS

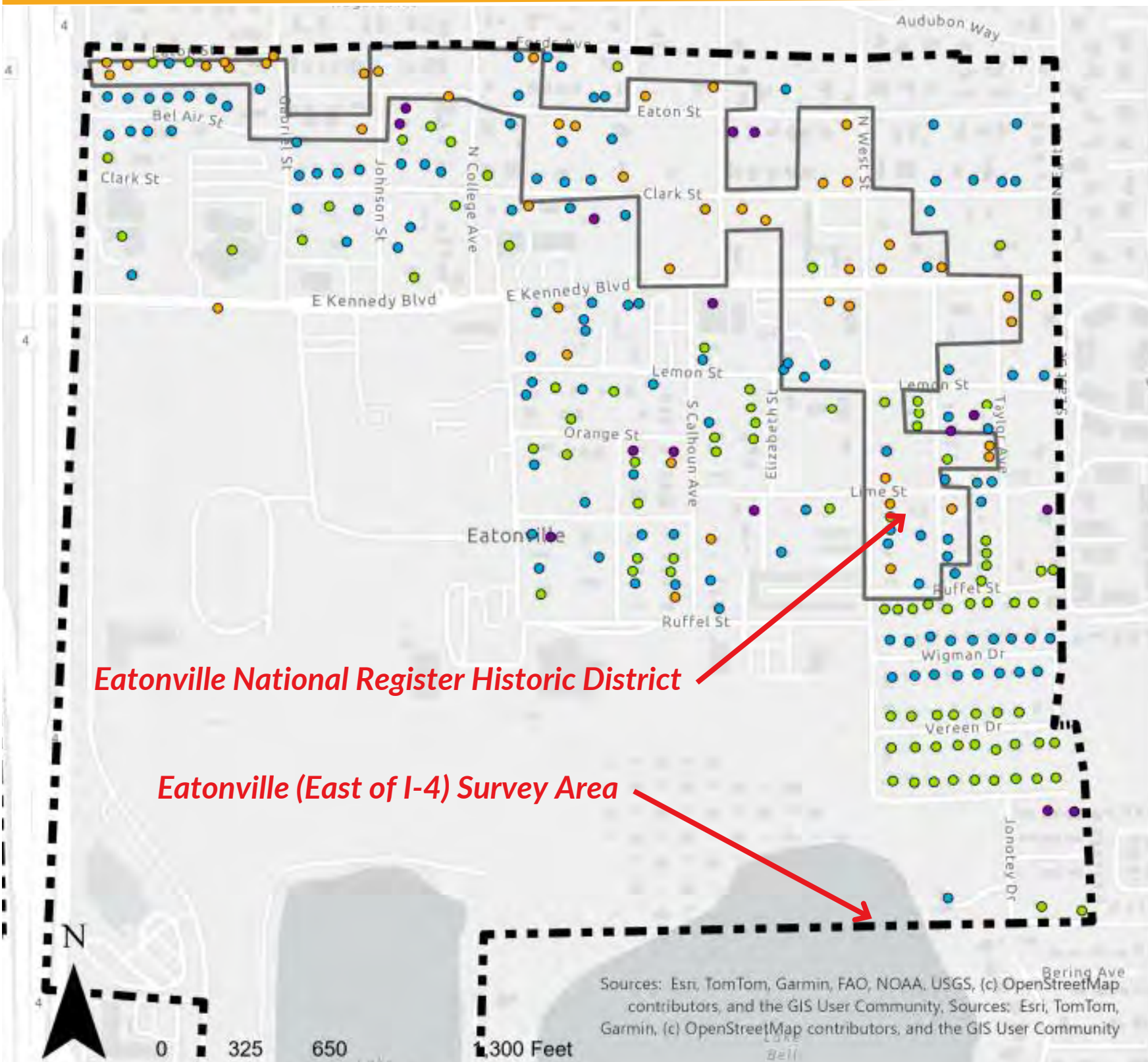


- Eatonville Historic District listed in 1998
- Needs updating to reflect current conditions
- 11 potentially eligible individual resources identified

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



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


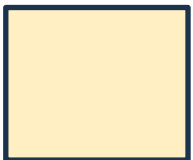
▭ NRHD Boundary

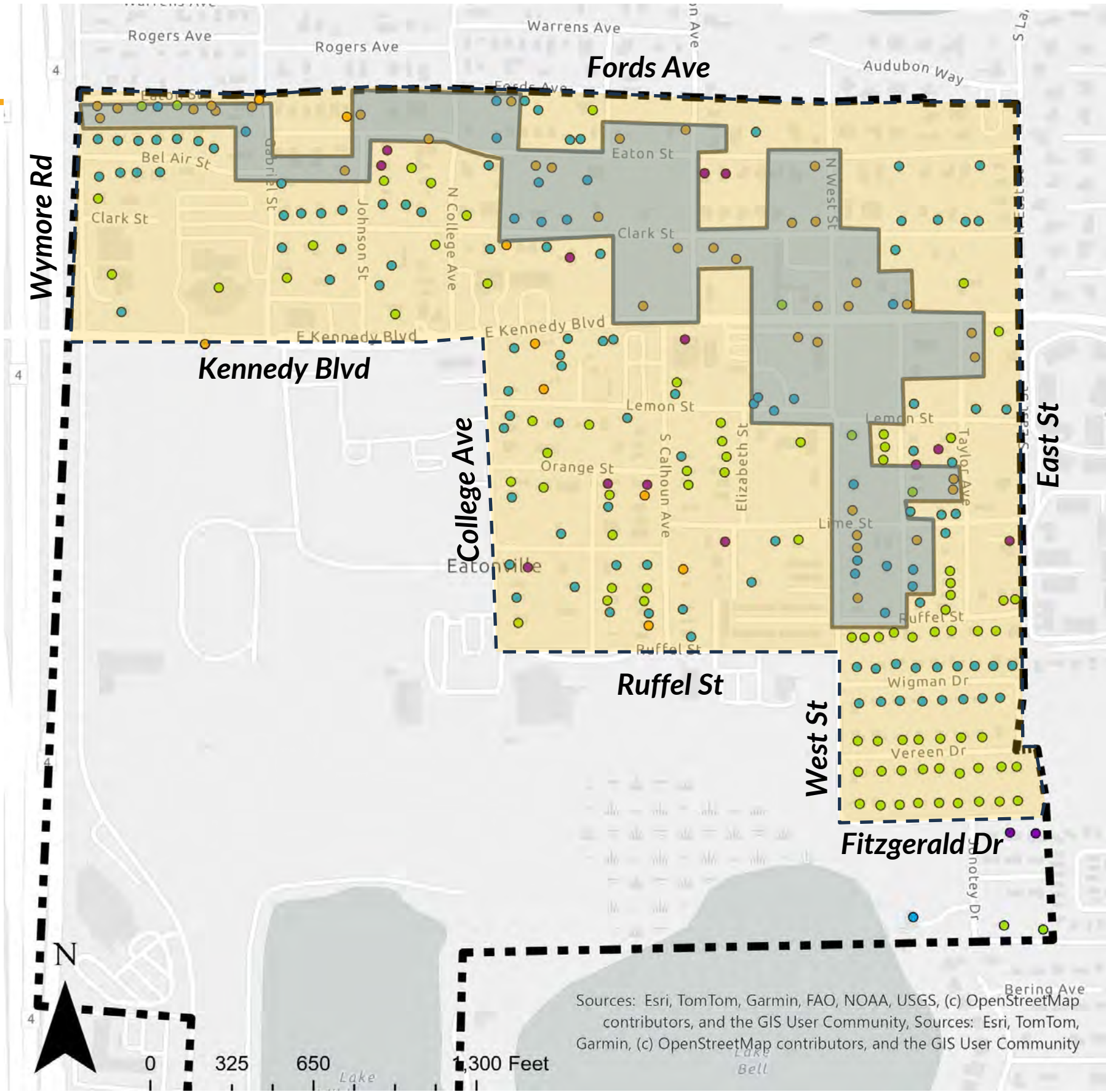





Town of Eatonville Historic Resources Survey

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



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



EATONVILLE HISTORIC RESOURCES SURVEY

SURVEY UPDATE

EMAIL: INFO@PLANNINGCOLLAB.COM

WEBSITE: WWW.PLANNINGCOLLAB.COM

INSTAGRAM | TWITTER | LINKEDIN: [@PLANNINGCOLLAB](https://www.instagram.com/planningcollab)