

# **City of Venice Historic Structure Survey, Phase I: Gulf View Section**

**Sarasota County, Florida**

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**JUNE 14, 2024**

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# **City of Venice Historical Structures Survey, Phase I: Gulf View Section, Sarasota County, Florida**

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City of Venice

**Technical Report No.: 23-PC-00025**

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June 14, 2024

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## Executive Summary

On behalf of the City of Venice, Chronicle Heritage, LLC (Chronicle Heritage) conducted an architectural survey of historic resources within the City of Venice Gulf View Section in Sarasota County, Florida (Project). The Project was funded by the City of Venice. The purpose of this Project was to identify, document, and evaluate historic resources constructed through 1960 within the roughly 355-acre City of Venice Gulf View Section survey area, located between the intracoastal waterway and Venice Beach on the Gulf of Mexico and along the north and south sides of Venice Avenue. The Project was undertaken to provide the City of Venice with an updated inventory of contributing and non-contributing resources within the historic districts intersecting the survey area, including the John Nolen Plan of Venice Historic District, the Armada Road Multi-Family District, and the Venice Downtown Business District. Recommendations for amendments to these districts, as well as potential future historic preservation measures, are also included.

Survey methods Chronicle Heritage implemented followed those outlined in *Module 3: Guidelines for Historic Preservation Professionals*. This report conforms to Chapter 1A-46 of the Florida Administrative Code: *Archaeological and Historical Report Standards and Guidelines* (Florida Department of State 2016). Resources were evaluated for listing in the National Register of Historic Places (NRHP). Documentation forms, maps, and GIS shapefiles were submitted to the Florida Master Site File (FMSF).

Two National Register of Historic Places (NRHP)-listed districts were identified as part of the survey area: John Nolen Plan of Venice Historic District (SO06124) and Armada Road Multi-Family District (SO01871). The districts were listed in the NRHP in 2010 and 1989, respectively. The survey area also includes the NRHP ineligible Venice Downtown Business District (SO02343). The Armada Road Multi-Family District and Venice Downtown Business District lie within the boundaries of the much larger John Nolen Plan of Venice Historic District. The boundaries of the survey area of this Project encompass all the Armada Road Multi-Family District but does not encompass the entirety of the John Nolen Plan of Venice Historic District. The survey area also includes six individually NRHP-listed properties: Hotel Venice (SO00404), listed 1984; Senator Copeland House (SO00472), listed 1989; Levillain-Letton House (SO00504), listed 1989; Blalock House (SO00505), listed 1989; Valencia Hotel and Arcade (SO00588), listed 1994; and Johnson-Schoolcraft Building (SO02351); listed 1996. Furthermore, the survey area includes six properties listed on the City of Venice's Local Register of Historical Resources: Fitzhugh Haensel House (SO00591), Johnson-Schoolcraft Building (SO002351), Lord-Higel House (SO14751), Orby Crowley House (SO14690), Rose Hill Apartments (SO00467), and Valencia Hotel and Arcade (SO00588).

Sixty-two previously recorded resources were identified within the survey area during background research conducted prior to the field survey. Three of these were visually inaccessible due to vegetation/walls, and one was being tented at the time of the survey. Additionally, there were three misplotted previously recorded resources and one resource with a duplicate address identified within the survey area. Finally, four of previously recorded resources identified during background research were found to be demolished during the field survey, and a demolished/misplotted resources letter was prepared and submitted to the FMSF for those resources. Accordingly, 12 previously recorded resources identified during background research could not be evaluated in association with this investigation.

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Chronicle Heritage intensively surveyed the survey area between October 30 and November 3, 2023, and collected data via photo documentation, notes, and FMSF form documentation for all resources constructed prior to 1961. In all, Chronicle Heritage documented 257 historical resources, including 53 previously recorded resources (50 structures and 3 resource groups [John Nolen Plan of Venice Historic District and Armada Road Multi-Family District, and Venice Downtown Business District]) and 204 newly recorded resources (196 structures and 8 resource groups (SO14849-SO14856). All of the structures assessed are located within the boundaries of the John Nolen Plan of Venice Historic District; 10 previously recorded resources and four newly recorded resources were documented in the Armada Road Multi-Family District, and 34 previously recorded and 45 newly recorded resources were documented within the Venice Downtown Business District.

Chronicle Heritage recommends that all 50 previously recorded historic structures in the portion of the John Nolen Plan of Venice Historic District covered by the survey retain sufficient integrity to contribute to the district. Additionally, Chronicle Heritage recommends that 152 of the 196 newly recorded structures and all 8 newly recorded resource groups in the John Nolen Plan of Venice Historic District retain integrity and are age-eligible to contribute to the district.

In addition to the six already NRHP-listed historic properties within the John Nolen Plan of Venice Historic District, Chronicle Heritage recommends previously recorded Venice Center Mall (San Marco Hotel, KMI Building) (SO00579) and Hudson House (SO02430) eligible both individually and as contributing resources to the district. Chronicle Heritage also recommends the newly recorded Fletcher Residence (SO14727) eligible both individually and as a contributing resource to the district. Resource SO00579 is recommended individually eligible for the NRHP under Criterion A in the education and community development areas of significance and Criterion C in the architecture area of significance with a period of significance from 1927 to 1960. Resources SO02430 and SO14727 are recommended individually eligible for the NRHP under Criterion C in the architecture area of significance with a period of significance associated with the Sarasota School of Architecture from approximately 1941-1960. As these resources are currently contributing to the district, Chronicle Heritage does not recommend the pursuit of individual listings. Individual listing and contributing status in an NRHP-listed historic district offer the same level of recognition for historic properties and provide access to the same opportunities, such as federal historic tax credits.

Chronicle Heritage also recommends three previously recorded resources eligible for listing in the City of Venice Local Register of Historical Places, Morada del Sur (SO00590), Estes Building (SO02354), and Rogers House (SO02481). In addition, Chronicle Heritage recommends one newly recorded resource eligible for listing in the Local Register, 729 Cadiz Road (SO14684).

Based on the results of the architectural survey of the John Nolen Plan of Venice Historic District, Chronicle Heritage recommends the City of Venice to amend the district period of significance from 1926–1960 to 1926–1974. Chronicle Heritage identified a total of 345 historic structures in the Gulf View Section for survey. During fieldwork, the survey team discovered that 88 historic structures were constructed after 1960. This amendment would potentially add many resources to the NRHP-listed district and reflect significant years of development in the post-war period as well as changing middle-class architectural styles in the mid-twentieth century.

Chronicle Heritage recommends that all 10 previously recorded structures in the Armada Road Multi-Family District retain sufficient integrity to contribute to the district. Of the four newly

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recorded structures in the Armada Road Multi-Family District, Chronicle Heritage recommends that these resources are non-contributing to the district. The newly recorded resources were either constructed beyond the district's period of significance and/or feature a different architectural style than the contributing resources. However, Chronicle Heritage does recommend these four newly recorded resources contributing to the John Nolen Plan of Venice Historic District.

Within the Venice Downtown Business District (SO02343), the field survey noted features such as non-historic infill, demolitions, and post-1960 historic resources with substantial modifications throughout the area. After review of the data obtained during the field survey, and the post survey research, Chronicle Heritage recommends that the Venice Downtown Business District is not eligible for listing in the NRHP. However, resources within the Venice Downtown Business District that retain integrity are recommended contributing to the NRHP-listed John Nolen Plan of Venice Historic District.

The Gulf View Section's first major period of development occurred during the Florida Land Boom Period (1919-1929). The area experienced minimal growth from 1930-1941. The next great period of growth occurred during the WWII and Aftermath Period (1942-1959). In 1960 alone, the Gulf View Section saw the construction of 22 new buildings or structures. Although the current survey did not document historic resources constructed after 1960, Chronicle Heritage recommends expanding the period of significance to 1974 to include those buildings and structures built between 1961-1974 in the Gulf View Section that contribute to their respective district(s). Chronicle Heritage does not recommend expanding the boundaries of either the NRHP-listed Armada Road Multi-Family or John Nolen Plan of Venice Historic Districts. Chronicle Heritage encourages the City of Venice to pursue the recommendations set forth in this report, updating the period of significance for the NRHP-listed John Nolen Plan of Venice Historic District to include additional potentially contributing resources, as well as other recommendations outlined in Section 6.

The results of this study serve as an archival record of the Gulf View Section of Venice at the time of the survey. The historical overview contained in this report provides a historical and developmental context for the Gulf View Section and presents context for resources constructed before 1961. Ultimately, this work forms the basis for future preservation efforts in the Gulf View Section of Venice.

## Acknowledgements

Chronicle Heritage would like to thank the City of Venice for their assistance and extensive knowledge of the survey area. We are particularly appreciative of Harry Klinkhamer, Historical Resources Manager at the City of Venice, for his management of the Project, knowledge of the community, and commitment to historic preservation in the City of Venice. Chronicle Heritage would also like to thank Jonathan Watson, Curator and Collections Manager at the City of Venice, for sharing his knowledge regarding Venice history and permission to use historical photographs in this report.

Our fieldwork team thanks the business owners and residents of the City of Venice, who showed appreciation for their neighborhoods and a desire to preserve their community's shared history. District business owners and residents permitted photographs, answered questions about their properties, and were respectful of Chronicle Heritage's field employees. It is the hope of Chronicle Heritage that this survey will continue to provide helpful information for future historic preservation efforts in the City of Venice.

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**Appendices**

- Appendix A. Updated Inventory List
- Appendix B. Survey Log and Report Maps
- Appendix C. Results Maps

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# 1 Project Location and Purpose

Chronicle Heritage conducted an architectural survey of historic resources within the City of Venice Gulf View Section in Sarasota County, Florida (Figure 1-1). The purpose of this Project was to identify, document, and evaluate historic resources constructed through 1960 within the roughly 355-acre City of Venice Gulf View Section survey area, located between the intracoastal waterway and Venice Beach on the Gulf of Mexico and along the north and south sides of Venice Avenue. The Project was undertaken to provide the City of Venice with an updated inventory of contributing and non-contributing resources within the historic districts intersecting the survey area, including the John Nolen Plan of Venice Historic District, the Armada Road Multi-Family District, and the Venice Downtown Business District. Recommendations for amendments to these districts, as well as potential future historic preservation measures, are also included.

Fieldwork was completed in November 2023 by Secretary of the Interior's Professional Qualification Standards qualified Architectural Historian, Gina Lane, M.A. and field technician Forest Meyers.

The following report is presented in eight chapters. Chapter 1 defines the Project location and purpose, Chapter 2 outlines the Project research designs and methods, Chapter 3 provides research contexts, Chapter 4 provides an architectural context, Chapter 5 is an analysis of the results of the survey, Chapters 6 and 7 provide recommendations and conclusion, and Chapter 8 provides a bibliography of sources. Attached are three appendixes: Appendix A—Resource Tables and Inventory, Appendix B—Survey Log and Report Maps, and Appendix C—Results Maps.

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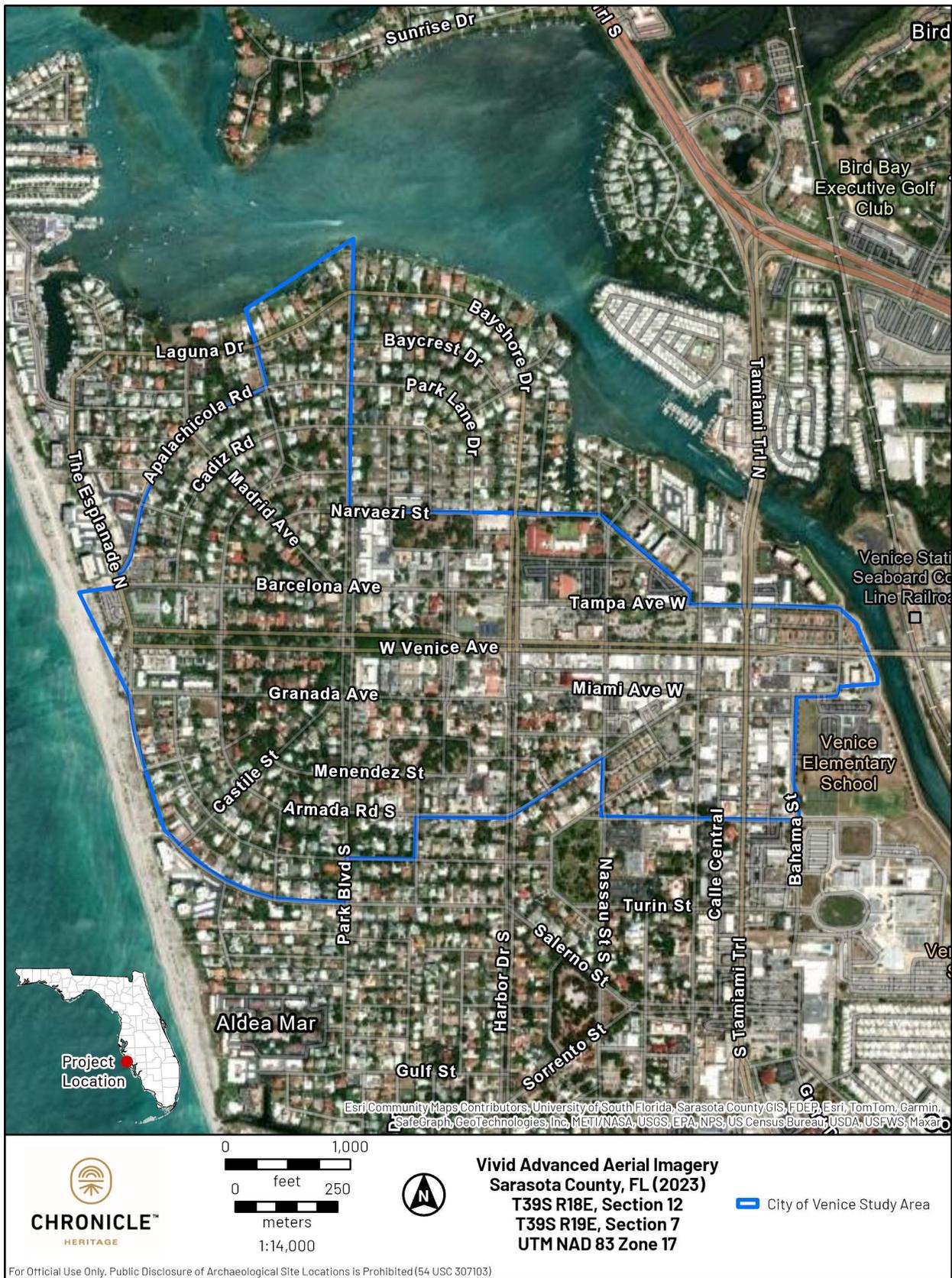


Figure 1-1. Map of Project survey area on aerial photography (2023).

## 2 Research Design and Methods

### 2.1 Historic Preservation Regulations

The laws and regulations that inform historic preservation in the United States are formed at all levels of government, from federal to local. The earliest iteration of historic preservation policy in the United States can be traced to the *Antiquities Act* of 1906. This act authorized the President to designate historic, natural, and scientific landmarks on land owned or controlled by the Federal Government as National Monuments. After signing the act into law, President Theodore Roosevelt established 18 National Monuments, many of which have since been designated as National Parks (U.S. Department of the Interior 2016). The passage of the *Historic Sites Act* of 1935 further developed national historic preservation policy. This act declared it a national policy to preserve historic sites, buildings, and objects of national significance for public use and the benefit of the American people. To accomplish this, the Secretary of the Interior was given the power to create historic and archeological surveys and to secure and preserve data of historic and archaeological sites, buildings, and objects (Anon 2021).

Modern historic preservation legislation emerged in the latter half of the twentieth century with the passage of the *National Historic Preservation Act* (NHPA) of 1966. Spurred by the dismal condition of America's historic resources outlined in the landmark report, *With Heritage so Rich*, the NHPA presented the most comprehensive national preservation policy thus far enacted. It established the National Register of Historic Places (NRHP), the Advisory Council on Historic Preservation, Section 106 Review, and the State Historic Preservation Offices required to maintain state-wide inventories of historic resources. The NRHP extended beyond individual buildings and included structures, districts, objects, and archeological sites, ranging from local to national significance (Anon 2022). In a subsequent amendment to the act, the Certified Local Governments (CLG) program was established. It is a program that allows local governments to become active partners in the Federal Historic Preservation Program. A decade after the passage of the NHPA, Federal Historic Tax Credits were established in the United States Tax Code. This program incentivized private sector investment in the rehabilitation of historic buildings for income-producing uses (Anon).

On the state government level, Florida has established its program of *Historic Property Tax Exemption*. Authorized by Section 196.1997 of the Florida Statutes, the program allows counties and municipalities to adopt ordinances allowing property tax exemptions for up to 100 percent of the increase in assessed improvements of a qualified historic property resulting from rehabilitation (Anon). *The Florida Archives and History Act* of 1967 was the first state-wide historic preservation policy. It recognized the unique heritage of the state and the social, cultural, and economic impacts of the loss of historic resources. The act, changed in name to *The Florida Historic Resources Act* in 1986, was codified in Florida Statute 267, and gave authority to local governments to further historic preservation goals (Abney 1998).

On the local government level, the City of Venice Code of Ordinances, Subpart B – Land Development Regulations, Chapter 87 – Land Development Code, Section 7. – Historic and Architectural Preservation Controls and Standards, 7.2. – Purpose and Intent, Subsection A (Ord. No.m2022-15, § 3(Exh. B), 7-12-22) established the Historic and Architectural Preservation Board (HAPB) to conduct studies and make recommendations on matters of historical and

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architectural interest and preservation; process requests for inclusion of properties, structures, and landmarks to the local historic register; establish local architectural control districts; administer historic preservation, architectural, and aesthetic standards to apply in appropriate areas or districts of the City and further public awareness of the City's past and of preservation in general and to develop programs to stimulate public interest and involvement in historic, architectural, and cultural preservation. Furthermore, Subsection B requires the HAPB to comply with the requirements for attaining and maintaining a Certified Local Government (CLG) designation as required by 16 U.S.C. 470 et seq., as amended. Specifically, the Board shall:

1. Identify and nominate eligible properties to the National Register of Historic Places, and notify appropriate local officials, and owners of record of eligibility to the National Register of Historic Places. The Board shall also act as a complement to the Florida National Register Review Board and shall review and comment on nominations forwarded by the State Historic Preservation Office.
2. Identify and nominate properties for the local register of historic places.
3. Develop and maintain a system for survey and inventory of historic properties. Such inventory shall be compatible with the Florida Master Site File.
4. Assist the Planning Commission in the preparation, implementation, and administration of historic preservation in the City's Comprehensive Plan.
5. Provide educational opportunities and further public participation in local historic preservation and architectural programs.
6. Gather information necessary for drafting, establishing, and maintaining guidelines for best practices for historical preservation and architectural review.
7. Ensure that new buildings are compatible with the historic area standard wherein the structure will reside.
8. Submit an annual report and other documents as necessary to the State Historic Preservation Officer to retain the CLG designation.
9. Perform any other functions which may be designated by City Council.

Through the establishment of Subsection B, the City of Venice created two architectural control districts. A portion of the NRHP-listed John Nolen Plan of Venice Historic District and all of the Armada Road Multi-Family District fall within one or both of these architectural control districts. The Historic Venice Architectural Control District comprises most of the downtown commercial core and a small residential area bounded by West Venice Avenue to the north, Castile Street to the south, Park Boulevard South to the east, and Armada Road South to the west. It also includes a small residential area just south of the Gulf View Section. The Venetian Theme Architectural Control District runs one-two blocks deep along West Venice Avenue from the Venice Avenue Bridge west to the Gulf of Mexico (minus the commercial area covered by the Historic Venice Architectural Control District). It also includes a large area southeast of the Gulf View Section that parallels the South Tamiami Trail.

This assemblage of federal, state, and local historic preservation regulations guides efforts to preserve historic resources. At the federal level, authority is limited to federally owned properties or projects that require federal funding or permitting. States are similarly limited in authority, leaving local governments primarily responsible for the preservation of historic

resources within their communities. The onus of preserving Florida's heritage and historic built environment falls to local governments, elected officials, and community members.

## 2.2 Survey Methods

Selection methods for surveys are often geographic or thematic; the present survey area was defined by geography. A geographic survey focuses on a location, with the goal of recording all age-appropriate resources within established geographic boundaries. The location can include a subdivision, neighborhood, district, or city limit. If a survey area is larger than the scope of work allows, then geographic surveys are often executed in phases. In the case of a thematic approach, a specific theme drives the investigation. For example, a thematic approach may document all churches or wooden bridges within a city or county. The goal of this survey was to identify, document, and evaluate historic resources constructed through 1960 within the City of Venice Gulf View Section survey area and to provide the City of Venice with an updated inventory of contributing and non-contributing resources in the respective districts and recommendations for possible district amendments.

Chronicle Heritage identified all previously recorded resources and all unrecorded resources constructed through 1960 within the survey area using records in the FMSF, Sarasota County Property Appraiser data, and historical maps. Concurrently, historians were conducting research into the Project survey area with the aim of identifying historically significant people, places, and events. As a result of the analysis of the FMSF, property appraiser data, and historical maps, 246 historic structures and eight resource groups constructed 1960 or earlier were identified, in addition to the two historic districts. A small number of the resources were visually inaccessible, had duplicate addresses, or misplotted. Of this group, four previously recorded resources were found to be demolished. A letter was submitted to the FMSF correcting the misplots and identifying demolished resources.

Chronicle Heritage conducted fieldwork according to professional standards, documenting each resource with photographs of elevations, notes on architectural features, and GPS verification. Each resource was evaluated, and integrity was assessed. Field notes focused on describing architectural elements and integrity, which were then used when addressing the site description and eligibility of each individual resource included in the survey. Resources were placed within the surrounding physical context and evaluated individually and, if applicable, considered with respect to a potential district. As surveyors were not permitted to trespass onto private property, they inspected each building from the right of way. Visual assessments from the right of way provided sufficient evidence of alterations and additions. Equipment and materials used in the field included digital data collection devices equipped and a high-quality digital photography camera. Forms were completed for each resource.

Architectural historians then compared the information collected in the field with existing records. This included a review of the parcel ID, architectural features, style type, address, and present and original use. The integrity of each building was evaluated using the guidelines established by the NRHP and the FMSF.

The architectural significance, historical themes, dates of construction, and periods of significance were evaluated according to the Criteria of evaluation for the NRHP. Tables were prepared classifying buildings into periods of historical development, present and original use, and architectural style. Architectural and historical contexts were composed to illustrate development patterns, significant historical events, and the major architectural influences

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represented in the survey areas. This historical context information was obtained from local oral and written histories, newspapers, archival research, and secondary sources.

Following the completion of the survey report and resource assessment, a FMSF form for each surveyed resource was completed. Original forms were completed for newly recorded resources, and updated forms were created for previously recorded resources. These forms were submitted to and are retained by the FMSF. Per Module 3, 1A-46, FAC, Project documents (report, field notes, photographs, etc.) are curated at the Chronicle Heritage office in Tampa Bay, Florida.

## 2.3 Evaluation

Four Criteria are applied during the evaluation of a resource's eligibility for inclusion in the NRHP. Normally, a resource must be at least 50 years of age and meet at least one of the following four Criteria to be considered eligible for listing in the NRHP:

- Be associated with events that have made a significant contribution to the broad patterns of our collective history (at a local, state, or national level) (Criterion A); or
- Be associated with the lives of persons significant in our past (at a local, state, or national level) (Criterion B); or
- Embody the distinct characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represents a significant and discernable entity whose components may lack individual distinction (Criterion C); or
- Yield, or be likely to yield in the future, information significant in prehistory or history (Criterion D).

Chronicle Heritage architectural historians used these Criteria, in conjunction with evaluations of integrity, to provide recommendations concerning the NRHP-eligibility status of all the recorded historical resources. Additionally, each resource was evaluated for its ability to contribute to the NRHP-listed John Nolen Plan of Venice Historic District and Armada Road Multi-Family District.

Resources are recorded in the FMSF regardless of significance. The FMSF is not a register of historic properties but an archive for documents concerning the historical resources of Florida. Each FMSF form is a permanent record of a historical resource. When submitting a resource to the FMSF, a site file number must first be assigned by the Florida Division of Historical Resources. A FMSF form is then completed using this site file number and the record is submitted to the FMSF for archiving.

## 3 Research Contexts

A review of research contexts is a prerequisite for an architectural survey, providing perspective for fieldwork, analysis, and interpretation. The research contexts are presented here in three sections: environmental context, developmental and historical context, and previous research. As the focus of the survey is historic architecture, the developmental and historical context focuses on those periods relevant to this study.

### 3.1 Environmental

The survey area is situated in the Barrier Island Coastal Strip subdistrict of the Southwestern Flatwoods physiographic district. The Southwestern Flatwoods physiographic district is formed primarily from sedimentary rocks and sediments that date to the Miocene and Pliocene geological epochs. The Barrier Island Coastal Strip is bordered by lagoons and islands of recent origin. These barrier chains are very dynamic, and the inlets are prone to shifts in positions (Brooks 1981). Paleoenvironmental reconstructions for this physiographic zone have shown that the vegetation of the region during the last glacial maximum (around 20,000 B.P.) was dominated by southern Diploxylon pines (*Pinus*) (20–40%), oaks (*Quercus*) (20%), and hickories (*Carya*) (20%) (Delcourt and Delcourt 1987a). The glacial conditions, and the expansion of the Laurentide ice sheet, drove some cold-hardy species like the poplars (*Populus*) and ash (*Fraxinus*) into the region, but these remained minor components (Delcourt and Delcourt 1987b). As the climate began to warm, the more northerly vegetation components began to recede (Delcourt and Delcourt 1987b).

The Environmental Protection Agency (EPA) defines the ecoregion of the survey area as the Southwestern Florida Flatwoods within the Southern Coastal Plain (Griffith and Omernik 2008). The Southern Coastal Plain covers a large portion of the state from the panhandle through the peninsula. As such, it contains a wide variety of environments. In general, swampy lowlands are located near the coasts and discontinuous areas of higher elevation towards the interior contain many lakes. Some of the forested areas contain beech, sweetgum, magnolia, pine, and oak, while others are dominated by oak, tupelo, and bald cypress (Griffith and Omernik 2008). The Southwestern Florida Flatwoods contain barrier islands, peninsulas, lowlands and valleys, and some elevated areas. Urbanization is spreading into natural flatwoods and swamps. Other changes to the environment include the creation of pastureland, phosphate mine excavation, and planting citrus groves. The southern boundary of this region has been noted to be somewhat nebulous. The southern portion of this region contains a larger proportion of marshes, swamps, and flooded depressions (Griffith and Omernik 2008). Modern land use in the survey area is commercial and residential development (Figure 3-1).

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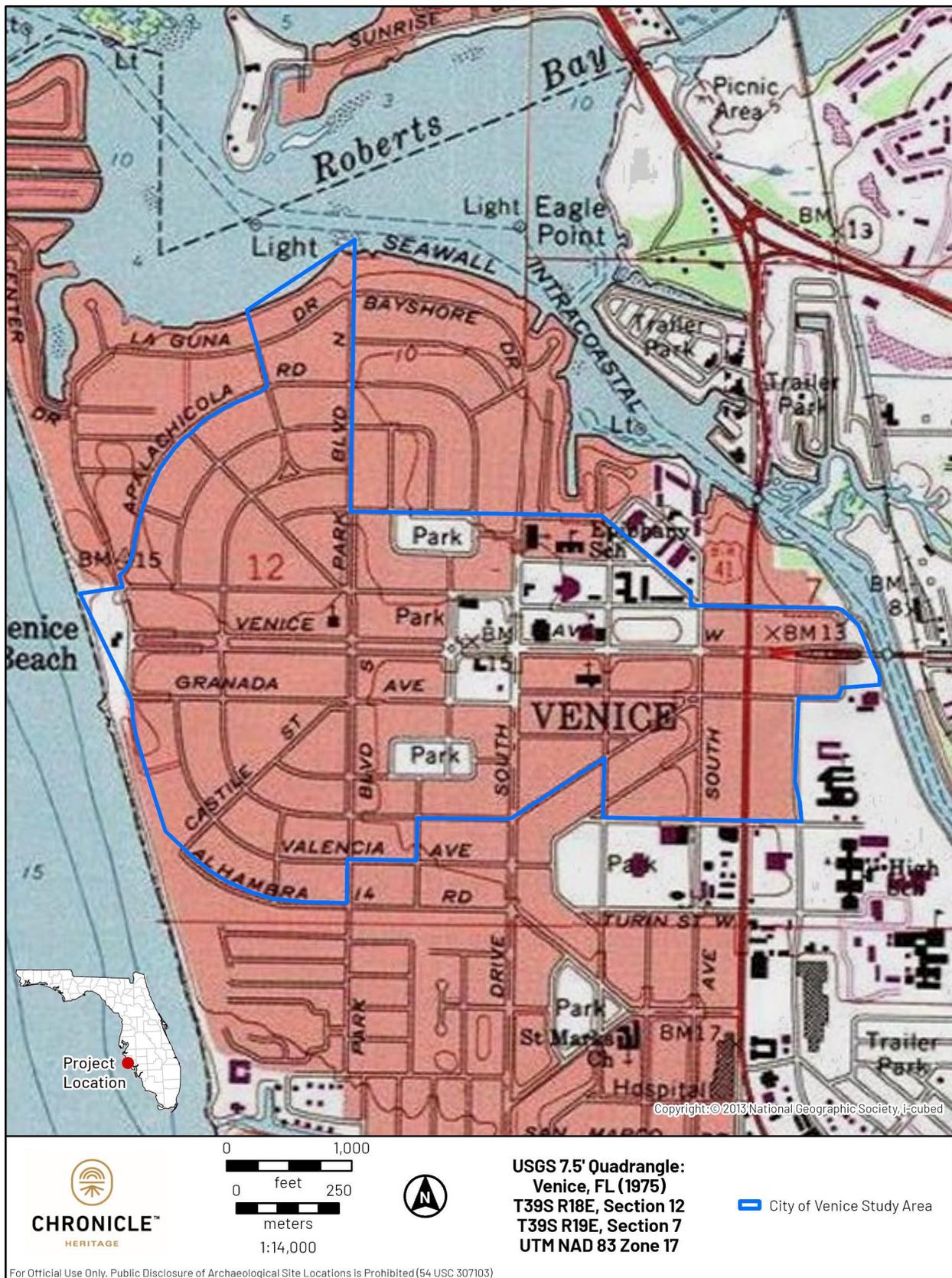


Figure 3-1. Map of Project survey area on topographic layer (1975) with major water features.

## 3.2 Developmental and Historical Context

The area now known as Sarasota County is situated between the lands once inhabited by the Tocobaga around present-day Tampa Bay and those occupied by the Calusa along Florida's southwestern coast (Florida Center for Instructional Technology 2002a, 2002b). The Tocobaga built mounds within their villages for ceremonial and burial purposes, and fishing, hunting, gathering, and corn cultivation were all employed for subsistence (Florida Center for Instructional Technology 2002b; Pinellas County 2023). The Calusa are commonly associated with their shell tools, jewelry, and utensils and exploited local resources, such as fish and shellfish, in their foodways (Florida Center for Instructional Technology 2002a; National Park Service [NPS] 2017). By the mid-seventeenth century, many of the Tocobaga were decimated by disease and violence brought by early Spaniard explorers. By the late eighteenth century, European disease and the slave trade virtually wiped out the Calusa population. Some scholars believe that in 1763, the last of the Calusa left for Cuba when the Spanish turned Florida over to the British with the ratification of the First Treaty of Paris (National Park Service [NPS] 2017).

After the American Revolution, Spain regained Florida with the Peace of Paris in 1783. Spanish colonists and settlers from the newly formed United States began to migrate south into Seminole territory. This encroachment, as well as the haven provided by Seminole tribes to runaway slaves, created tension between America and the Seminoles. In 1817, American troops under the command of General Andrew Jackson invaded Spanish Florida, beginning the First Seminole War. The Seminole tribe was pushed further south and then occupied a large portion of southern and central Florida. Skirmishes continued, and in 1821, Spain ceded Florida to the United States. A portion of Seminoles signed the Treaty of Payne's Landing in 1832, agreeing to relocate to Indian Territory in present-day Oklahoma. Those remaining continued to fight (Florida Department of State 2024).

The Second Seminole War occurred from 1835 to 1842. The war was characterized by guerilla warfare, and the United States spent \$20 million to bolster its efforts during the conflict. By 1842, the fighting subsided as more Seminoles were forced to relocate to Oklahoma. No peace treaty was signed, and hostilities erupted once again in 1855, starting the Third Seminole War. This third wave was largely over land disputes between white settlers and the remaining Seminoles. Military arrests reduced the population to about 200 Seminole members by 1858 (Florida Department of State 2024).

After American acquisition in 1821, the region encompassing the survey area was named Sarasota (History and Preservation Coalition of Sarasota County 2024). By 1844, the first permanent white settler in Sarasota, then part of Hillsborough County, was William A. Whitaker, who built a 199-acre homestead at Indian Beach (Works Progress Administration [WPA] 1939:2). The Whitakers established a cattle ranch along Sarasota Bay by 1847, but a group of Seminoles destroyed the family home in 1856 during a raid. The Whitakers returned to the area soon after the incident and established one of the first citrus groves in the area (Sarasota County Historical Commission 1985).

### 3.2.1 First Settlers of Venice

Originally called Horse and Chaise for the unique tree formation that served as a landmark for fisherman, the area attracted settlers interested in free land for their homestead enterprises. The first permanent white settler in present-day Venice was Richard Roberts, who established a homestead on land south of Dona Bay in the 1870s and grew bananas, sugar cane, potatoes, tobacco, and citrus (Figure 3-2). In the 1880s, he sold part of his land to Frank Higel, who came to the area to grow cassava for millionaire industrialist and real-estate developer Hamilton Disston. When Disston pulled out of the venture, Higel stayed in the area and established a business growing and canning citrus products. Other pioneers soon followed, and the area slowly developed into a small fishing and farming community (Aumann and Youngberg, Sr. 1995:17–20).



Figure 3-2. RR Roberts banana plantation, circa 1880 (image courtesy of Florida Memory).

### 3.2.2 Advent of the Railroad

The Seaboard Airline Railway Company extended its tracks to Sarasota in 1903 and Fruitville in 1905. Around this time, the area began attracting many influential figures interested in Florida's pleasant winter climate. Bertha Honore Palmer, a widowed Chicago socialite and businesswoman, bought large tracts of land for cattle ranching and real estate development in

1910 (Figure 3-3). She was responsible for facilitating the extension of the railroad line from Fruitville to just south of Roberts Bay in 1911. It is said Mrs. Palmer had an affinity for the name Venice and asked that it be transferred to the new depot terminus (Aumann and Youngberg, Sr. 1995:17–20). Originally, an 1888 post office just north of Roberts Bay was named Venice. When the U.S. Postmaster General elected to move the existing Venice Post Office closer to the new rail depot, many residents protested the change. The controversy ended several years later with the residents north of Roberts Bay renaming their community Nokomis in 1917 (Berry 2008:97).



Figure 3-3. Bertha Honore Palmer (image courtesy of Venice Division of Historical Resources).

Bertha Palmer's land development business, the Sarasota-Venice Company, filed a plat of Venice in 1915. Lots were offered for sale, and a million-dollar hotel was proposed for the area, but the project never got off the ground because of complications associated with World War I and Mrs. Palmer's death in 1918 (Aumann and Youngberg, Sr. 1995:23–24). The area continued to grow slowly until the Florida land boom of the 1920s.

### 3.2.3 A New Era

In 1917, Dr. Fred H. Albee, a world-renowned orthopedic surgeon, purchased the village of Nokomis and large tracts of land in what is now the City of Venice from Bertha Palmer. Shortly after, in 1922, he built the first luxury hotel in Nokomis called the Pollyanna Inn (Aumann and Youngberg, Sr. 1995:30–31). In 1925, Albee hired fellow Harvard graduate, John Nolen, a prominent landscape architect, to develop plans for Venice. The goal was to create a master plan for a model city on the Gulf of Mexico featuring wide boulevards, parks, and buildings

designed in the Mediterranean Revival style popular in Florida during this period. Not long after hiring Nolen, Albee realized building a project on such a grand scale was a time consuming and expensive endeavor and sold the land to the Brotherhood of Locomotive Engineers for a quick profit (Stephenson 2021:192–193).

### 3.2.4 Brotherhood of Locomotive Engineers

The Florida land boom of the mid-1920s drew the speculation of investors throughout the country, including the Brotherhood of Locomotive Engineers (BLE) (Stephenson 2021:173) (Figure 3-4 and Figure 3-5). Originally founded as the Brotherhood of the Footboard by Michigan Central Railroad engineers in 1863, the railway union originated as an insurance agency for members (Matthews 1989:219). By the 1920s, the BLE had accrued approximately \$200 million in sickness, life, and accident protection for locomotive engineers, established a pension association for its members, and published a journal. They also owned twelve cooperative banks across the country (Matthews 1989:220). Despite holding significant assets, the BLE bore some financial losses that motivated the company to speculate in the Florida land rush of the time. (Matthews 1989:223).

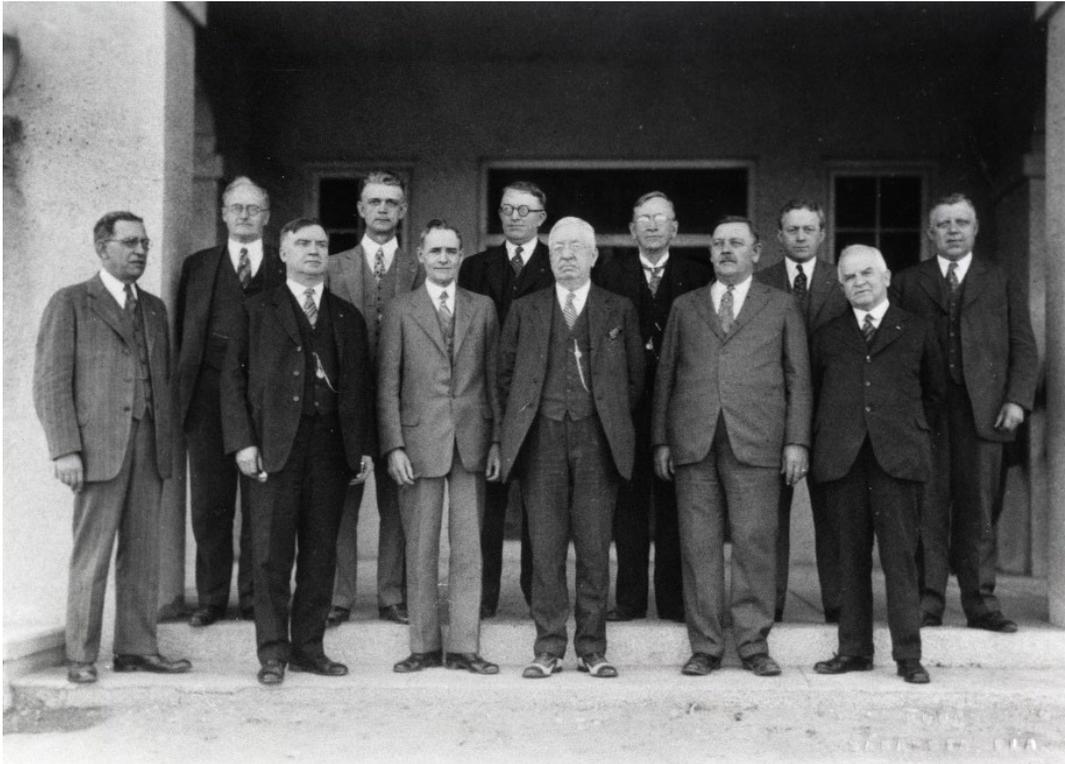


Figure 3-4. Brotherhood of Locomotive Engineers Directors, 1926 (image courtesy of Venice Division of Historical Resources).



**Figure 3-5. A sixteen passenger Fageol "Parlor Car" used by the Brotherhood of Locomotive Engineers to show prospective land and home buyers around Venice, circa 1920 (image courtesy of Florida Memory).**

In 1925, the BLE sought developable land along a railroad line in a warm, sunny climate with easy access to a natural feature, like a beach (Matthews 1989:224). The Venice area fit the BLE's requirements with lots of developable land and a mainland beach on the Gulf of Mexico. Representatives set out acquiring acreage from the Higel family, Bertha Palmer's trustees, Dr. Fred H. Albee, and other landowners. In total the BLE paid roughly \$4 million for approximately 30,000 acres (Matthews 1989:230–231). The BLE organized a subsidiary named the Venice Company to market the development. They also agreed to retain city planner and landscape architect John Nolen for the project (Stephenson 2021:173).

### 3.2.5 John Nolen (1869-1937)

John Nolen was born in Philadelphia, Pennsylvania, on June 14, 1869 (Figure 3-6). He grew up in relative poverty, losing both his father and two sisters by the time he was eight years old. His mother remarried but Nolen's stepfather refused to support the young boy (Stephenson 2021:8).

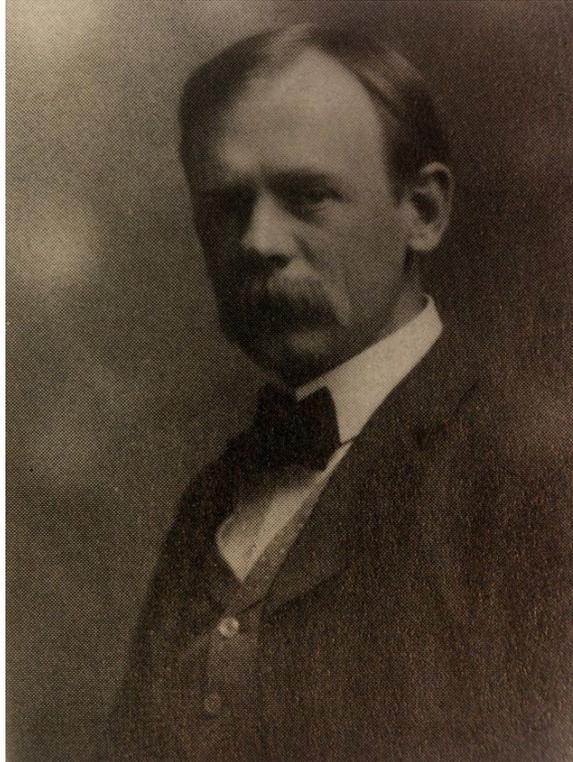


Figure 3-6. John Nolen, circa 1900 (image courtesy of Venice Division of Historical Resources).

Nolen's mother left Philadelphia and moved to New Jersey with her new husband when John was nine years old. Nolen was sent to the Girard College for fatherless boys in Philadelphia. Girard College offered Nolen the opportunity to be educated similarly to middle- and upper-class white males. Students lived on campus and were able to focus solely on their educational pursuits. Nolen excelled in art, history, and literature. He also learned to speak French and German. Nolen graduated first in his class from Girard College in 1884 (Stephenson 2021:9–10).

Nolen worked for the Girard estate after graduation, saving money to further his education. In 1891, Nolen enrolled in the prestigious Wharton School of Finance and Economics at the University of Pennsylvania (Stephenson 2021:10). Nolen graduated with distinction in 1893. In the same year, the nation was in a recession with high unemployment. Unable to find a suitable job after graduation, Nolen went back to a former summer job in the Catskill Mountains of New York. He oversaw an inn, tended to the grounds, and immersed himself in nature (Stephenson 2021:13).

Within the year, Nolen returned to Philadelphia securing himself a position as an assistant secretary to the American Society for the Extension of University Teaching (ASEUT). His new position introduced him to the world of civic reform as the program sought to offer a well-rounded liberal arts education to tradesmen and professionals. During his time with the ASEUT, Nolen was promoted several times and helped to establish ASEUT programs in Pennsylvania, New Jersey, and Washington, D.C. (Stephenson 2021:19).

Although Nolen's work with the ASEUT was stimulating, he yearned for greater challenges. In 1901, Nolen took a year sabbatical and completed post-graduate work at the University of Munich in Germany. While in Europe, he discovered clean and orderly cities with attractive gardens, parks, and tree-lined promenades. Many of the working-class neighborhoods he encountered in Europe stood in stark contrast to those in American cities and towns (Stephenson 2021:25).

Inspired by his time in Europe, Nolen sold his house and used the money to enroll in the newly established Harvard School of Landscape Architecture in 1902. At Harvard, Nolen studied under famous instructors like Frederick Law Olmsted, Jr., Arthur A. Shurtleff, and Benjamin M. Watson. Olmsted's design philosophies in particular prioritized healthy living, the availability of scenic recreational spaces, and the importance of maintaining a landscape's inherent beauty. His design work included projects such as Central Park in New York City and the National Mall, Jefferson Mall, and White House gardens in Washington, D.C. Olmsted's work in the nation's capital as well as his design philosophies no doubt inspired John Nolen's work (National Park Service 2023).

In 1905, Nolen graduated from Harvard and began practicing landscape architecture and city planning. He established an office in Cambridge, Massachusetts and started his career with re-planning projects in Reading, Pennsylvania and Madison, Wisconsin. John Nolen's approach to city planning was rooted in his early childhood experiences, the social reform movements of the day, and his landscape architecture role models. In an essay published in 1917, Nolen lamented on the depressing character of the modern home and city, especially for people confined to the lower end of the socio-economic ladder. He regarded the factory towns of the day as rows of ugly houses and tenements constructed with great sacrifice of human values (Nolen 1917:1-2).

Nolen believed exceptional city planning should take into consideration the common welfare of all people, regardless of their socio-economic status. He believed everyone deserved to enjoy fine city streets and boulevards, open green spaces and plazas, convenient playgrounds, orderly railroad approaches, and beautiful, functional public buildings (Nolen 1919:17-18). By the end of his career, Nolen was regarded as one of America's greatest city planners, responsible for designing approximately 400 projects, including the creation of new communities like Mariemont, Ohio and Venice, Florida (The Architectural Archives University of Pennsylvania and Cooperman 2008:3).

When Nolen was hired to develop a plan for Venice in 1925, his social reform ideals were already tightly woven with his approach to city planning. Nolen envisioned Venice to be a new type of garden city, seamlessly marrying residential and commercial growth with agriculture, tourism, and industrial development (Stephenson 2021:197).

### 3.2.6 A Plan Takes Shape

John Nolen had previously produced planning documents for several other Florida municipalities, including Belleair in Clearwater, Clewiston, San Jose Development in Jacksonville, St. Petersburg, and West Palm Beach. He looked at Venice as his biggest opportunity to date (Matthews 1989:234). The land was under single ownership, had

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committed financial backers, and natural landscape features that offered Nolen the chance to create a full-scale regional plan (Stephenson 2021:193).

BLE leadership hired Nolen to draft plans for the 27,000-acre property at a cost of \$10,000. The plans included plotting at least one townsite and an overall analysis of the project with recommendations. In 1926, Nolen's *Venice, Florida, General Plan* was being used to market the project (Figure 3-7). Not long after the general plan was developed, the BLE asked Nolen to extend the plan to include the *Venice, Florida, General Plan East Half*. The general plan was modified again in 1927 creating the *Venice, Florida, Revisions and Extensions of the General Plan*. From 1925-1928, Nolen produced several townsite and regional plans for the BLE, some of which were not developed (Korwek and Shiver 2011:23).

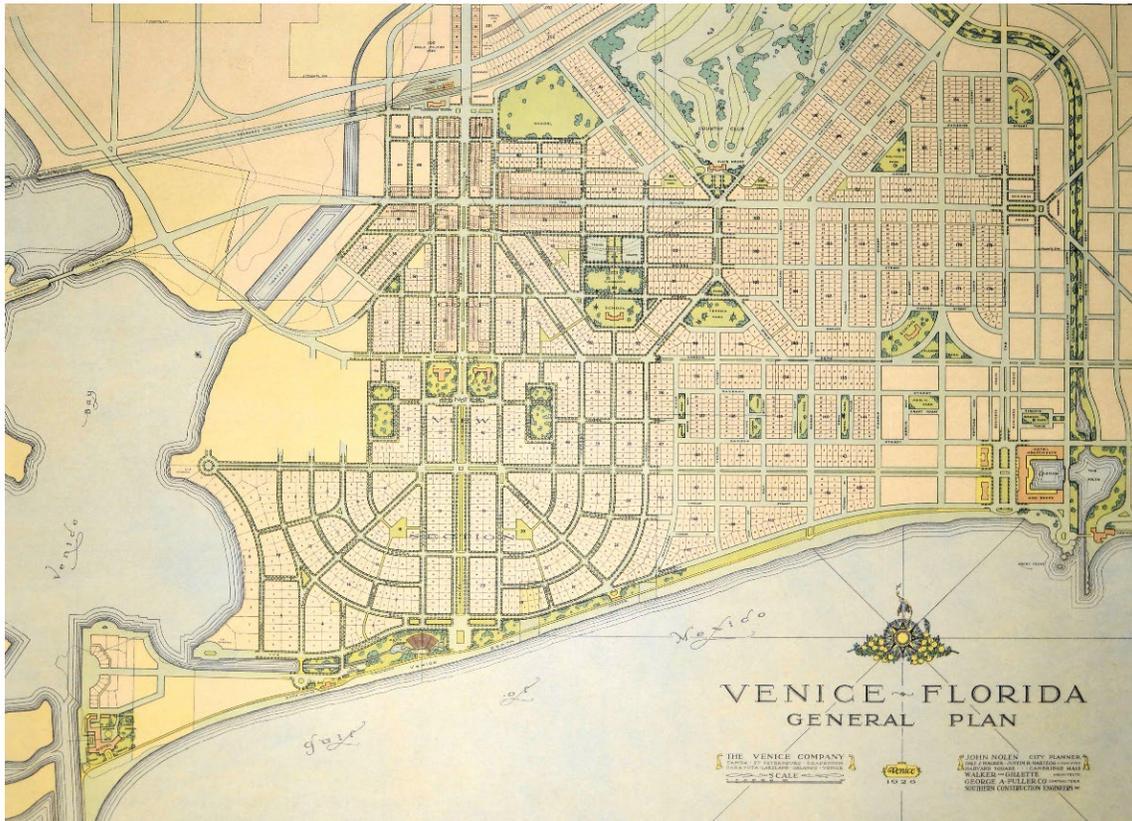


Figure 3-7. John Nolen's 1926 Venice, Florida General Plan (image courtesy of Venice Division of Historical Resources).

At the request of Nolen, the BLE hired landscape architect Prentiss French to aid in the transformation of Venice. French was also a graduate of the Harvard School of Landscape Architecture and had Nolen's confidence. The BLE also hired the prestigious New York architectural firm of A. Stewart Walker and Leon N. Gillette as the supervising architects of the Venice project. The George A. Fuller Company was hired as the contractor (Stephenson 2021:193).

Nolen's plan for the Venice area called for preserving the Myakka River and its floodplain, reserving land for agricultural and industrial purposes, and creating a viable, walkable city. The plan for Venice itself consisted of a commercial core with a bank, shops, train depot, and hotels. Neighborhoods intermingled single-family homes and apartments. Venice's amenities included parks, greenbelts, a golf course, and beach for recreational pursuits. Natural features like Roberts Bay (Venice Bay) and the Gulf of Mexico formed the northern and western borders of the plan. Venice Avenue served as the spine of the community flowing east to west through the industrial zone and commercial core to the residential neighborhoods and beachfront park. Nolen's plan also incorporated tree-lined parkways to aesthetically guide people from one end of the community to the other (Stephenson 2021:193). Sites for schools and other civic buildings were placed within walking distance of residential neighborhoods (Stephenson 2021:197). All residential lots were planned to never be more than a couple of blocks away from a neighborhood park with the largest homes fronting the parkways. Deed restrictions were put into place to regulate important issues like density, size, and setbacks. (Korwek and Shiver 2011:47).

The plan for Venice called for all buildings to be constructed in the Northern Italian style, now known as Mediterranean Revival. The style includes a conglomeration of architectural features popular throughout the Mediterranean, such as stucco facades, arched windows and doorways, balconies, high ceilings, tiled roofs, and open courtyards, which were meant to evoke Old World extravagance and evoke Florida's Spanish past. The style was a popular choice in Florida during the 1920s and was a practical and architecturally compatible choice for the tropical climate. Nolen designed the style and arrangement of structures to project a sophisticated lifestyle surrounded by the natural beauty of the area (Stephenson 2021:193). Specific street names such as Barcelona Avenue, Valencia Road, Armada Road, Menendez Street, and Alhambra Road were chosen to define each neighborhood and further enhance the Northern Italian or Mediterranean Revival theme. Bigger, more costly buildings followed the theme more closely, often featuring more elaborate Mediterranean architectural features while smaller, less expensive structures, were finished with less detail. Everything was purposefully rooted in aesthetic beauty and practicality (Korwek and Shiver 2011:47). Within a year of beginning the project, Nolen filed his first plat for the Gulf View Section of Venice.

### 3.2.7 The Gulf View Section

The Gulf View Section was the first and largest subdivision platted in Venice. It includes much of the city west of the railroad to the Gulf of Mexico and encompasses both the commercial core and residential neighborhoods. (Figure 3-8 and Figure 3-9). Street names in the Gulf View Section are named for cities in Spain and Florida. Harbor Drive and Park Boulevard describe destinations on their northern boundaries. Six parks greater than one acre were designed for the Section (Centennial, City Hall, Hecksher, Heritage, John Nolen, and Prentiss French parks). Four parks of less than one acre were planned (Albee, Fountain, Grazer, and Ponce de Leon). Two unnamed pocket parks and four unnamed mid-block parks were also planned (Korwek and Shiver 2011:47).

Today, the entire Gulf View Section lies within the NRHP-listed John Nolen Plan of Venice Historic District, roughly bounded by Laguna Drive on the north, Home Park Road on the east, The Corso on the south, and The Esplanade on the west. The entire NRHP-listed Armada Road

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Multi-Family District lies within the southwestern portion of the Gulf View Section, roughly bounded by Granada Avenue to the north, Harbor Drive South to the east, Armada Road South to the south, and Park Boulevard South to the west.

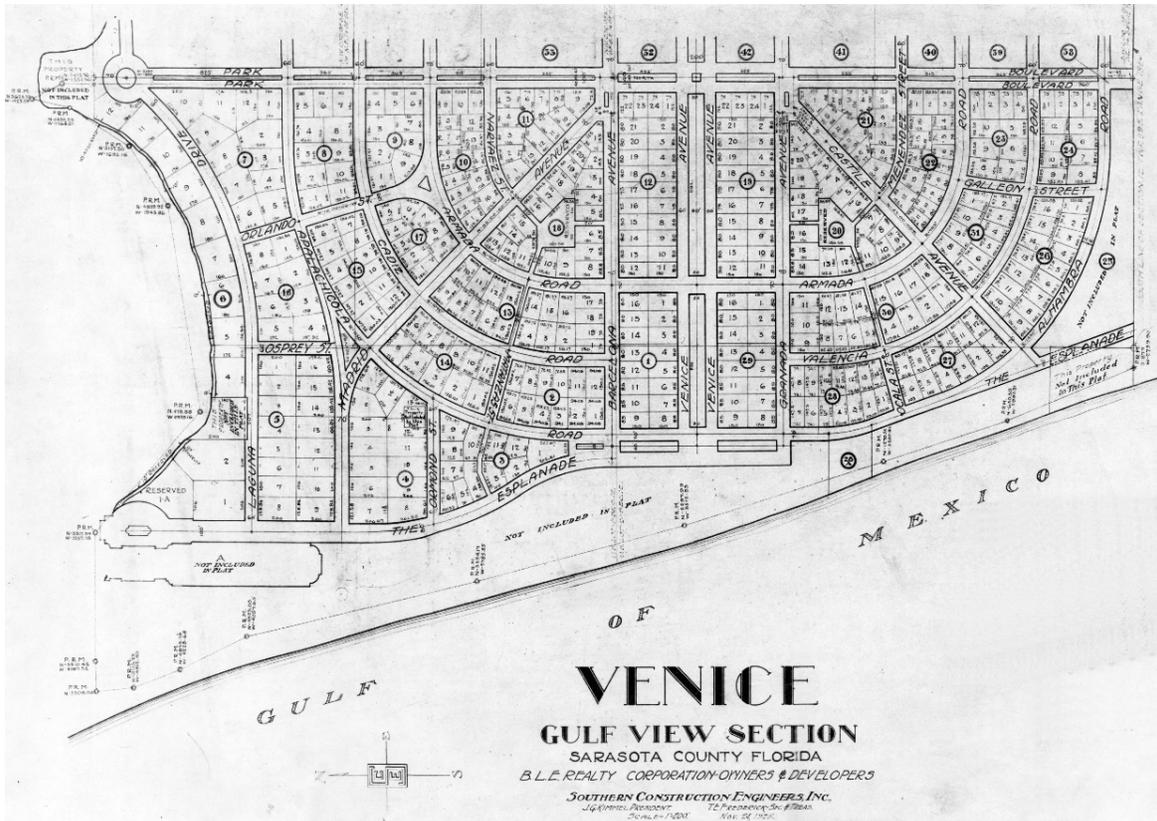


Figure 3-8. John Nolen's Venice Gulf View Section (west), 1925 (image courtesy of Venice Division of Historical Resources).

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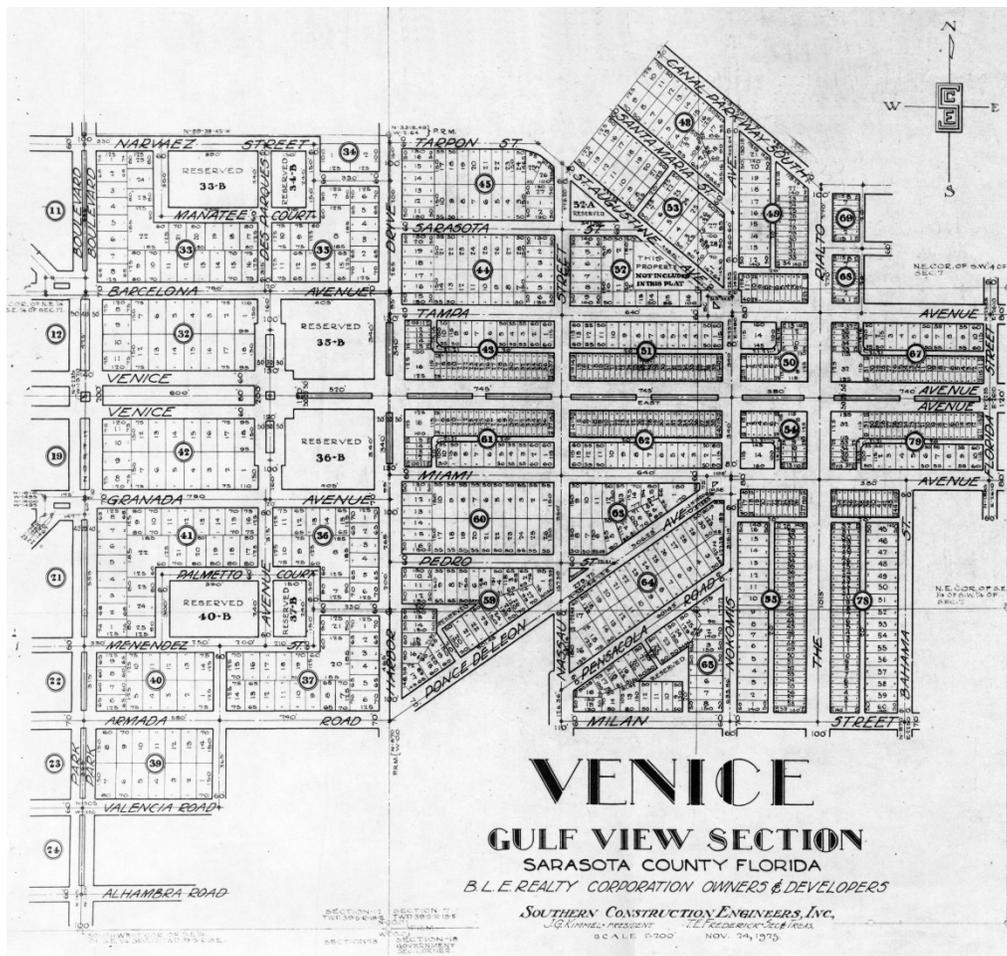


Figure 3-9. John Nolen's Venice Gulf View Section (east), 1925 (image courtesy of Venice Division of Historical Resources).

Residential lot prices in the Gulf View Section ranged from \$5,000 to \$15,000; commercial lots were valued at \$100 per foot of street frontage. Lots increased in cost and size based on proximity to the Gulf of Mexico. The largest homes in the Gulf View Section sold for approximately \$40,000 to \$50,000. Deed restrictions for this section regulated density, setbacks, signs, fences, and outbuildings.

The first building constructed in the Gulf View Section was the Hotel Venice, designed by Leon N. Gillette. Construction on the three-story hotel began in March 1926. Upon completion, the hotel sported seventy-eight guest rooms, an elegant dining room, piazzas with rocking chairs, and administrative offices for the Venice Company (Matthews 1989:250–251). The hotel also contained a patio with a fountain, orange trees, and illuminated glass orange lights. The patio, known as the “Orange Grove,” drew guests for evening dances and music performances. (Matthews 1989:270).

Two additional hotels were built shortly after the Hotel Venice. Construction on the Hotel Park View (now demolished) and the San Marco began in 1926. In 1927, all three hotels were

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operating at capacity with the BLE considering constructing additional hotels to accommodate visitors and construction staff (Matthews 1989:252) (Figure 3-10).

In the spring of 1926, many different entities were busy implementing John Nolen's plan. Employees of the George A. Fuller Company graded streets, installed streetlights, sewers, and other utilities. Prentiss French focused on planting regimens for streets, parks, and residences. French preferred using mostly native tree and shrub species from a six-acre nursery he created offsite for the project (Stephenson 2021:198) (Figure 3-11). Tile manufacturer Emil Jahnn's family business supplied local roof and floor tiles for Venice businesses and residences. Various architects designed residential homes in the Gulf View Section (Matthews 1989:252–253).

The first major commercial buildings in Venice were built on West Venice Avenue, including the Boissevain and Schoolcraft buildings. The Venice Pharmacy was the Schoolcraft Building's first major tenant. The building had solid mahogany and black walnut finishes with a pink onyx soda fountain counter (Venice MainStreet 2020a). In January 1927, the Valencia Hotel and Arcade was completed (Figure 3-12). The first-floor arcade contained retail shops and the Venice Post Office while the second floor functioned as a thirty-room hotel (Piland 1994). By early 1927, Venice had grown considerably with a bustling downtown area.



Figure 3-10. Aerial view of Venice with the Venice Hotel (S000404) in the center and the San Marco Hotel (S000579) to the upper right, circa 1927 (image courtesy of Florida Memory).



Figure 3-11. Construction workers planting palms, Venice, Florida, circa 1920 (image courtesy of Florida Memory).

### 3.2.8 Harlem Village

A major deed restriction of the Gulf View Section was that only whites could own property (Matthews 1989:234). In compliance with Florida's Jim Crow laws, Nolen designed a segregated district outside of Venice comprised of 230 acres. Dubbed Harlem Village, the plan included 705 residential lots, a commercial section with 120 apartments, town green, parks, playgrounds, and a bathhouse on a two-acre lake. In 1926, Nolen completed the plan for Harlem Village, but it was put on hold by the BLE and never built due to the Florida land bust (Stephenson 2021:198).

### 3.2.9 From Boom to Bust

The Florida real estate bubble burst in the late 1920s and was swiftly followed by the Great Depression. Venice was incorporated as a city in 1927, but it struggled to grow and prosper because of the economic downturn. Land sales ceased in 1928. The promise of easy money had failed to materialize for the BLE. In one of French's last letters to Nolen, he wrote that nothing was happening in Venice and lamented on how he had no faith in BLE management (Stephenson 2021:203). John Nolen officially stopped work on the Venice project in the summer of 1928 when the BLE withdrew its financial support (Korwek and Shiver 2011:14–15).

The BLE struggled against more than a dozen pending lawsuits. John Nolen, and others performing work for the BLE, demanded payment for their services rendered. Ultimately, Nolen settled for what he could get in the economic downturn (Stephenson 2021:203). Nolen's business never fully recovered from the financial losses it suffered while working in Florida (Stephenson 2021:205).



Figure 3-12. Ennes Building (S000588) also known as the Valencia Hotel and Arcade and Post Office, circa 1927 (image courtesy of Venice Division of Historical Resources).

### 3.2.10 Venice Continues On

Venice received its first economic boost when the Kentucky Military Institute (KMI) made the community their winter quarters for cadets, leasing the Venice Hotel and San Marco Hotel from the BLE in 1932. Both buildings were eventually purchased by the KMI in 1939 (Humes 2021). The influx of students and faculty helped bolster Venice's stalled economy. The advent of World War II gave Venice its second economic boost. In 1942, the U.S. Army established an airbase as a Service Group Training Center on donated land just south of the city (Figure 3-13). Housing thousands of enlisted men and military personnel stimulated growth in Venice once more. After the war, the federal government decommissioned the property and deeded it to the City of Venice (Historical Marker Database 2022). Venice further benefited from this period when many enlisted men and military personnel returned to Venice after the war, bought houses, and settled into retired life.

To manage the influx of new residents, the South Venice subdivision was built in the 1950s south of the city on the Tamiami Trail. The success of the subdivision spurred a building boom with dozens of subdivisions sprouting up across the region. From 1954-1961, approximately 500 homes were constructed in South Venice. As many as 667 homes were also constructed on vacant lots within the city limits of Venice, including the Gulf View Section. The fourth economic boost to the city came in an announcement on December 19, 1959, when the Ringling Brothers Barnum and Bailey Circus announced it was moving its winter headquarters from Sarasota to Venice (Aumann and Youngberg, Sr. 1995:61-63) (Figure 3-14). The relocation

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of the circus infused a new energy into Venice not seen since the previous decade. In only a couple of decades, Venice had grown from a sleepy waterfront city into a popular destination for retirees and tourists looking for their own special paradise.



Figure 3-13. Main entrance of the Venice Army Air Base, circa 1943 (image courtesy of Venice Division of Historical Resources).



Figure 3-14. Ringling Brothers and Barnum Bailey circus parade from depot to arena, taken at corner of Tamiami Trail and Venice Avenue, 1960 (image courtesy of Venice Division of Historical Resources).

### 3.2.11 Venice Today

Today, Venice is a vibrant and diverse community with a population of 28, 271 residents. It has a thriving economy based on tourism and healthcare. It is designated as a Florida MainStreet City and is extremely active in preserving its unique past. Along with Venice Main Street, the Venice Museum and Archives, Venice Heritage, Inc., and Venice Area Historical Society promote public awareness, understanding, and preservation of Venice's history and built environment. Currently, Venice has eight properties individually listed in the NRHP and five National Historic Districts. Venice is especially proud of its association with the prominent American landscape architect, John Nolen. City officials and private citizens achieved recognition for the John Nolen Plan of Venice Historic District when it was listed in the NRHP in November 2010. As Venice continues to grow and change over time, these cultural stewards will be especially vital in making sure the unique heritage of Venice is properly interpreted and protected for future generations.

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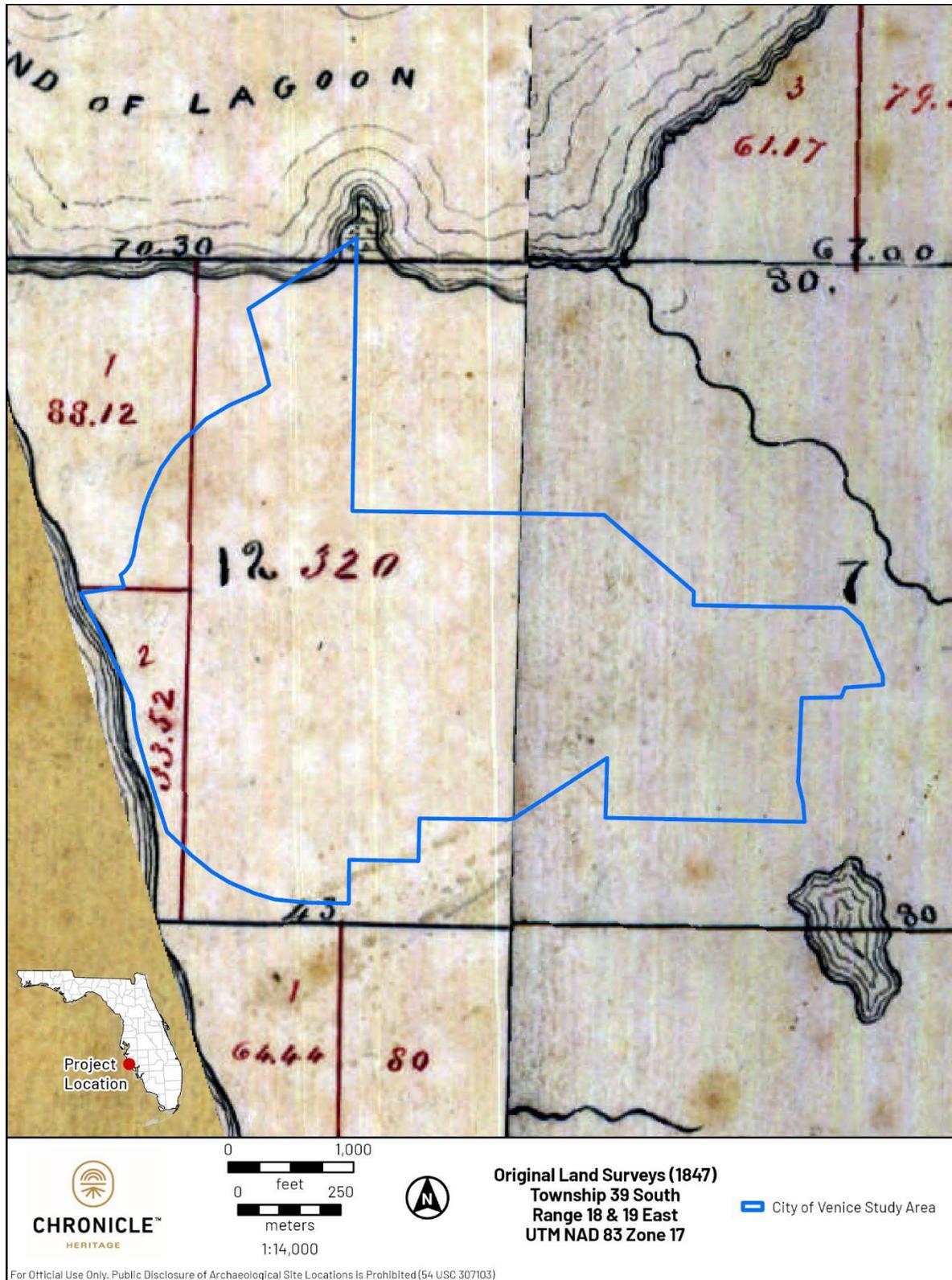


Figure 3-15. Original land survey with survey boundaries overlain (GLO 1847).



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Figure 3-17. Historical 1948 aerial photograph with survey boundaries overlain (USDA 1948).

### 3.3 Previous Research

Chronicle Heritage examined records in the FMSF to determine the location of any previously conducted cultural resource surveys or previously recorded components of the historical built environment within 0.8 kilometers (km) (0.5 miles [mi]) of the Project survey area (Figure 3-18). Twenty-one cultural resource surveys have been conducted within the site file search area between 1985 to 2018. Of these 21 cultural resources surveys, six are built environment surveys (FMSF Manuscript Numbers 1618, 4419, 12328, 21225, 23175, and 24509); six are archaeological surveys (FMSF Manuscript Numbers 1619, 2618, 14519, 18675, 23870, and 25292); one is a marine archaeological survey (FMSF Manuscript Number 22823); and eight are combination surveys that include both archaeological and built environment data (FMSF Manuscript Numbers 2517, 3728, 3922, 10770, 13274, 14992, 20055, and 20606). Nine of the 21 surveys within the site file search are located within or partially overlap the Project survey area (Table 3-1).

One previous cultural resources survey of relevance to the current Project is FMSF Manuscript Number 1618, the *Historical and Architectural Study City of Venice, Florida*. It was undertaken on behalf of the City of Venice in 1985 by Florida Preservation Services and authored by Betty Arnall. The survey recorded all structures built in the 1920s and identified any potentially historic and archaeological sites. The survey included a written background history of the city, compilation of a bibliography on the survey area, coordination with the Venice Historical Commission in researching selected buildings, preparation, and review of FMSF forms, and the completion of a final report with NRHP nomination recommendations. The survey recorded 120 building sites within the city limits. The 1985 survey resulted in three historic districts and four individual properties being recommended for listing in the NRHP. One of the districts, the Armada Road Multi-Family District (SO01871) is located within the current survey area. Three of the individually listed properties are located within the current survey area and so fall within the John Nolen Plan of Venice Historic District (SO06124): the Senator Copeland House (SO00472), Levillain-Letton House (SO00504), and Blalock House (SO00505).

A second survey of relevance to the current Project was not found in the FMSF records. The survey titled *Districts and Structures on the National Register: Venice, Nokomis, Laurel, Osprey, Florida* was undertaken by the Venice Archives and Area Historical Collection, City of Venice in 1999. It was authored by Dorothy Korwek, Mary Charles, Jamie Ruiz, Jeanne Scheno, and Barbara Schramm. The survey describes the NRHP properties located in the City of Venice and surrounding area. The document focuses on the history and characteristics of contributing structures located within the historic districts as well as individually listed structures. By the time the project was completed, the City of Venice had added an additional historic district and five individual properties to their tally of NRHP-listed resources. Of this group, only the Valencia Hotel and Arcade (SO00588) and Johnson-Schoolcraft Building (SO002351) are located within the current survey area. As such, they are also within the John Nolen Plan of Venice Historic District (SO06124).

The document also discusses efforts to nominate the downtown commercial district and entire land area of John Nolen's plan for Venice to the NRHP. In 1989, the city hired a consulting firm to survey downtown commercial structures for a potential NRHP listing. The downtown commercial district nomination was ultimately rejected because of the scattered nature of the structures. After the rejection, the community turned to listing significant commercial structures individually to the NRHP and/or Local Register of Historical Resources. The Valencia

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Hotel and Arcade and Johnson-Schoolcraft Building are listed both in the NRHP and Venice's Local Register of Historical Resources. Other structures within the current survey area with a local designation include the Lord-Higel House (SO14751), listed 2010; Rose Hill Apartments (SO00467), listed 2014; Fitzhugh Haensel House (SO00591), listed 2020; and Orbry Crowley House (SO14690), listed 2022.

Over the years, the community also worked diligently to get the substantial John Nolen Plan of Venice Historic District (SO06124) listed in the NRHP. Despite Nolen's plan remaining largely intact, the nomination was initially rejected because of the widely separated nature of the structures built during the Brotherhood of Locomotive Engineers development period. In 2010, the district was finally listed in the NRHP under Criteria A and C in the areas of community planning and development, landscape architecture, and architecture.

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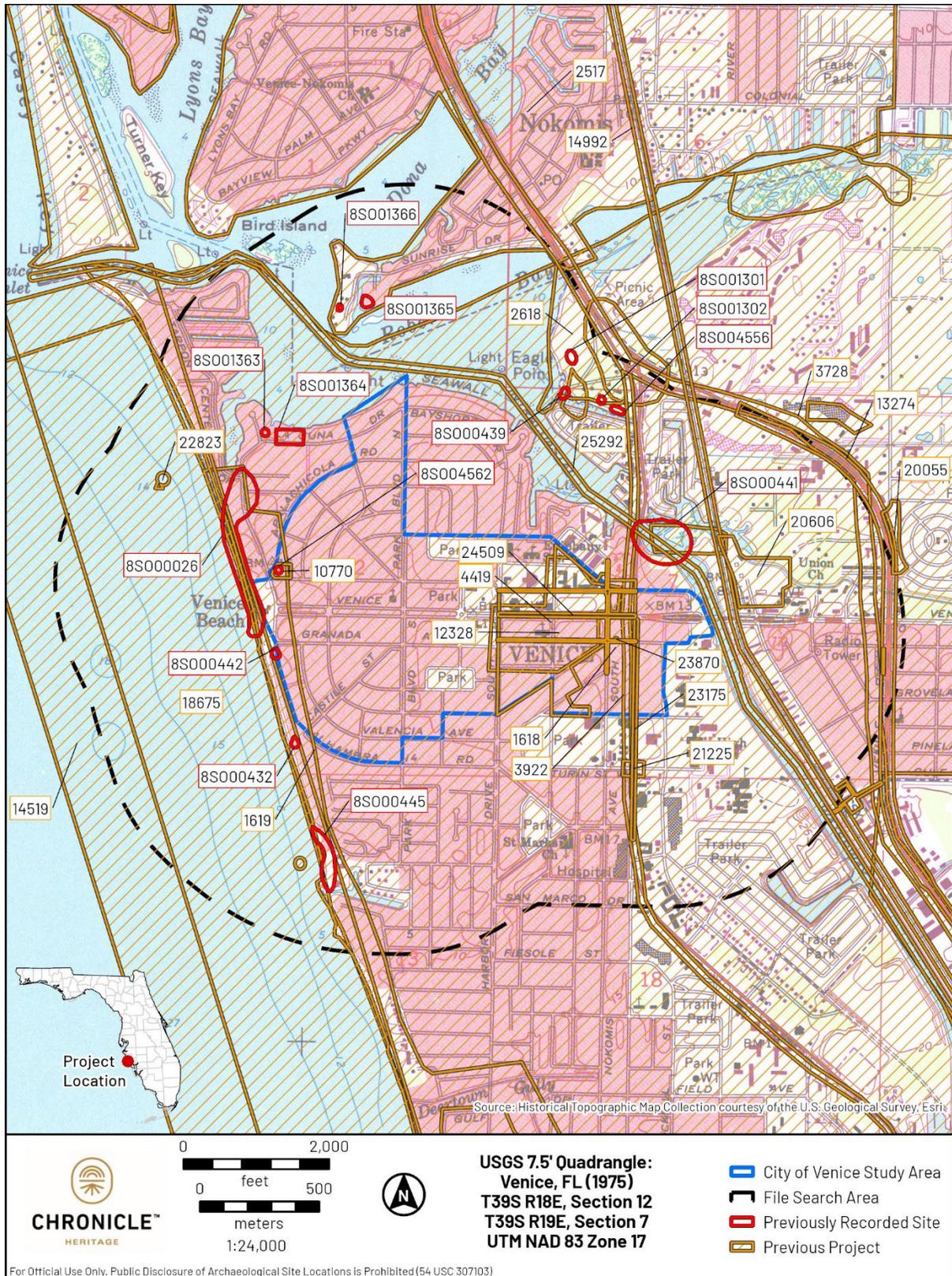


Figure 3-18. Site file search overview of previously recorded surveys within 0.8 km of the Project survey area.

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**Table 3-1. Table of Previous Surveys in the Site File Search Area**

<b>FMSF No</b>	<b>Title</b>	<b>Date Published</b>	<b>Author</b>	<b>Sponsor</b>
1618	Historical and Architectural Study City of Venice, Florida	1985	Arnall, Betty	City of Venice
1619	An Archaeological Survey of Selected Portions of the City of Venice, Florida	1985	Almay, Marion M.	Venice Historical Survey Committee
2517	An Historic Resources Survey of the Coastal Zone of Sarasota County, Florida	1990	Carender, Patricia, Delahaye, Daniel, Deming, Joan	Department of Environmental Regulation
2618	An Archaeological Survey of the Eagle Point Property, Venice, Florida	1989	Almay, Marion M.	Richard W. Bass Associates
3728	US 41 (SR 45 & 45A) from Center Road to SR 681 in the City of Venice, Sarasota County, Florida	1993	Almay, Marion M., Deming, Joan G., Snyder Matthews, Janet	Michael Baker, Jr., Inc.
3922	Cultural Resource Assessment Survey Business U.S. Highway 41, Sarasota County, Florida	1992	Almay, Marion M., Deming, Joan G., Snyder Matthews, Janet	Florida Department of Transportation
4419	Venice Downtown Business District Survey and 1992 Venice Multiple Resource Nomination	1992	The Historic Works	City of Venice
10770	Technical Memorandum: Phase I Cultural Resources Assessment of Loufek parcels, City of Venice, Florida	2004	Burger, B.W.	City of Venice
12328	Venice Downtown Business District Survey	1992	Elliott, Brenda J., Logsdon, Donna G.	City of Venice
13274	Cultural Resource Assessment Survey Technical Memorandum US 41 (Venice Bypass) Design Change Re-Evaluation of the Project Development and Environmental (PD&E) Study from Center Road to South of US 41 Business North, Sarasota County, Florida	2006	Archaeological Consultants	Wade-Trim, Inc.
14519	A Submerged Cultural Resources Remote-Sensing Survey of Five	2007	Watts, Gordon P., Jr.	Coastal-Tech Corporation
14992	An Archaeological and Historical Survey of the Sarasota County, Florida	2005	Hughes, Skye W.	Sarasota County Procurement Office
18675	Sarasota Beach Erosion Control Cultural Resources Survey: Remote Sensing of Four Offshore Borrow Areas, Nearshore and Shoreline Survey, Sarasota County, Florida	2011	Faught, Michael K., Lydecker, Andrew D.W., Murray, Michael	Unknown
20055	Final Cultural Resources Assessment Survey Addendum Stormwater Management Facilities U.S. 41 Venice ByPass From Center Road to Bird Bay Drive, Sarasota County, Florida	2011	ACI	Florida Department of Transportation

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<b>FMSF No</b>	<b>Title</b>	<b>Date Published</b>	<b>Author</b>	<b>Sponsor</b>
20606	Cultural Resource Assessment Survey Legacy Park, City of Venice, Sarasota County, Florida	2013	ACI	DMK Associates
21225	Cultural Resource Assessment Reconnaissance Survey and Effects Determination Technical Memorandum, US 41 Business, Turin/Indian Avenue Intersection Improvements, City of Venice, Sarasota County, Florida; FPID No.: 430041-1-58/68-01	2014	Archaeological Consultants	Florida Department of Transportation
22823	Archaeological Diver Identification of Remote Sensing Anomalies in Hillsborough, Pinellas, and Sarasota Counties, Florida	2016	Krivor, Michael	CESAJ-CT
23175	Cultural Resource Assessment Reconnaissance Survey and Effects Determination Technical Memorandum, US 41 from Palermo Pl to Venice Ave, Sarasota County, Florida; FPID No.: 434961-1-52-01	2016	Archaeological Consultants	Florida Department of Transportation
23870	FCC/TCNS #148643 Proposed 120-Foot Overall Height Cellular Pole Structure 9FLX002592A/TA90XCRZAA, Miami Avenue W/Nokomis Avenue S, Venice, Sarasota County, Florida ECA #S2211	2017	Anderson, Joe	Mobilitie LLC
24509	Cultural Resource Assessment Reconnaissance Survey and Effects Determination Technical Memorandum, Venice Ave from Harbor Drive to US 41 Business, Sarasota County, Florida; FPID No.: 435092-1-58-01	2017	Archeological Consultants	Florida Department of Transportation
25292	Gulf Inland Waterway Federal Navigation Project, Submerged and Terrestrial Cultural Resources Survey, Sarasota County, Florida	2018	Gifford, Erica	Jacksonville District

\*Shaded rows indicate surveys that are within or overlap the Project survey areas.

There are four previously recorded resource groups and one historical bridge in the site file search area (Table 3-2). Of the four previously recorded resource groups, three are within or overlap the Project survey area, including Armada Road Multi-Family District (SO01871), Venice Downtown Business District (SO02343), and John Nolen Plan of Venice Historic District (SO06124). Each of these resource groups was revisited during the survey and detailed descriptions of each are provided later in this document.

**Table 3-2. Table of Previously Recorded Resource Groups and Bridges in the Site File Search Area.**

<b>Resource Groups</b>			
<b>FMSF No.</b>	<b>Site Name</b>	<b>Resource Type</b>	<b>SHPO Evaluation</b>
SO01853	Eagle Point/Tamiami Trail	Linear Resource	Ineligible for NRHP

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<b>Resource Groups</b>			
<b>FMSF No.</b>	<b>Site Name</b>	<b>Resource Type</b>	<b>SHPO Evaluation</b>
S001871	Armada Road Multi-Family District	District	NRHP Listed
S002343	Venice Downtown Business District	District	Not Evaluated by SHPO
S006124	John Nolen Plan of Venice Historic District	District	NRHP Listed
S006931	Venice Avenue (CR-772) / Intercoastal Waterway	Bridge	Not evaluated by SHPO

\*Shaded rows indicate previously recorded resources that are within or overlap the survey areas.

Eight NRHP-listed resources were identified within the site file search area, all of which are found within or overlapping a portion of the Project survey area (Table 3-3). Armada Road Multi-Family District was listed in the NRHP on December 18, 1989, under Criterion A in the social/humanitarian and community planning and development areas of significance, and under Criterion C for architecture. The John Nolen Plan of Venice Historic District was listed in the NRHP on November 8, 2010, under Criteria A and C in the community planning and development, landscape architecture, and architecture areas of significance.

**Table 3-3. Table of NRHP-Listed Resources in the Site File Search Area**

<b>FMSF No.</b>	<b>Site Name</b>	<b>Resource Type</b>	<b>Year NRHP Listed</b>
S000404	Hotel Venice	Building	1984
S000472	Senator Copeland House	Building	1989
S000504	Levillain-Letton House	Building	1989
S000505	Blalock House	Building	1989
S001871	Armada Road Multi-Family District	District	1989
S000588	Valencia Hotel and Arcade	Building	1994
S002351	Johnson-Schoolcraft Building	Building	1996
S006124	John Nolen Plan of Venice Historic District	District	2010

According to the FMSF, there are 62 previously recorded historic structures located within the site file search area. However, 12 of these previously recorded structures identified during background research could not be evaluated due to factors such as incorrect locations, demolition, or visual obstruction. Therefore, 50 remaining structures meet the pre-1961 construction date criteria and are within the current Project survey area (Table 3-4). The highest concentration of previously recorded historic structures are categorized as private residences (42%). Historic apartments (20%) and commercial structures (38%), including one house of worship, make up the remaining percentage. Of the historic structures listed in the FMSF with a designated style, the majority are categorized as Mediterranean Revival (88%), followed by International (4%), Commercial (2%), Eclectic (2%), Masonry Vernacular (2%), and New Traditional (2%). Most of the previously recorded historic structures (88%) in the Project survey area are listed in the FMSF as unevaluated by the SHPO. Of the remaining historic structures, six (12%) are listed in the NRHP.

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**Table 3-4. Table of Previously Surveyed Structures within the Project Survey Area**

<b>FMSF No.</b>	<b>Address</b>	<b>Year Built</b>	<b>Style</b>	<b>SHPO Evaluation</b>
SO00404	200 Nassau Street N	c. 1926	Mediterranean Revival	NRHP Individually Listed
SO00463	408 Armada Road S	c. 1926	Mediterranean Revival	Not Evaluated by SHPO
SO00464	424 Armada Road S	c. 1925-1927	Mediterranean Revival	Not Evaluated by SHPO
SO00465	428 Armada Road S	c. 1925-1927	Mediterranean Revival	Not Evaluated by SHPO
SO00466	432 Armada Road S	c. 1925-1927	Mediterranean Revival	Not Evaluated by SHPO
SO00467	504 Armada Road S	c. 1925-1927	Mediterranean Revival	Not Evaluated by SHPO
SO00469	512 Armada Road S	c. 1925-1927	Mediterranean Revival	Not Evaluated by SHPO
SO00470	608 Armada Road S	1951	Masonry Vernacular	Not Evaluated by SHPO
SO00471	708 Armada Road S	1938	New Traditional	Not Evaluated by SHPO
SO00472	710 Armada Road S	c. 1926	Mediterranean Revival	NRHP Individually Listed
SO00474	613 Granada Avenue	c. 1926	Mediterranean Revival	Not Evaluated by SHPO
SO00475	625 Granada Avenue	c. 1926	Mediterranean Revival	Not Evaluated by SHPO
SO00504	229 Harbor Drive S	c. 1926	Mediterranean Revival	NRHP Individually Listed
SO00505	241 Harbor Drive S	c. 1926-1927	Mediterranean Revival	NRHP Individually Listed
SO00523	417 Menendez Street	c. 1925-1927	Mediterranean Revival	Not Evaluated by SHPO
SO00524	429 Menendez Street	c. 1925-1927	Mediterranean Revival	Not Evaluated by SHPO
SO00525	517 Menendez Street	c. 1925-1927	Mediterranean Revival	Not Evaluated by SHPO
SO00526	221-223 Miami Avenue W	c. 1925-1926	Mediterranean Revival	Not Evaluated by SHPO
SO00528	232 Milan Avenue	c. 1926	Mediterranean Revival	Not Evaluated by SHPO
SO00529	236 Milan Avenue	c. 1926	Mediterranean Revival	Not Evaluated by SHPO
SO00551	410 Palmetto Court	c. 1925-1927	Mediterranean Revival	Not Evaluated by SHPO
SO00552	309 Pedro Street	c. 1926	Mediterranean Revival	Not Evaluated by SHPO
SO00553	321 Pedro Street	c. 1946	Mediterranean Revival	Not Evaluated by SHPO
SO00554	326 Pedro Street	c. 1926	Mediterranean Revival	Not Evaluated by SHPO
SO00556	239 Pensacola Road	c. 1926	Mediterranean Revival	Not Evaluated by SHPO
SO00557	243 Pensacola Road	c. 1926	Mediterranean Revival	Not Evaluated by SHPO
SO00559	255 Pensacola Road	c. 1926	Mediterranean Revival	Not Evaluated by SHPO
SO00560	212 Ponce De Leon Avenue	c. 1926	Mediterranean Revival	Not Evaluated by SHPO
SO00562	308 Ponce De Leon Avenue	1946	Mediterranean Revival	Not Evaluated by SHPO
SO00564	332 Ponce De Leon Avenue	c. 1926	Mediterranean Revival	Not Evaluated by SHPO
SO00579	238 Tampa Avenue	c. 1926	Mediterranean Revival	Not Evaluated by SHPO
SO00587	219-221 W Venice Avenue	c. 1925-1926	Mediterranean Revival	Not Evaluated by SHPO

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<b>FMSF No.</b>	<b>Address</b>	<b>Year Built</b>	<b>Style</b>	<b>SHPO Evaluation</b>
S000588	229 W Venice Avenue	1927	Mediterranean Revival	NRHP Individually Listed
S000589	311 W Venice Avenue	c. 1925-1927	Mediterranean Revival	Not Evaluated by SHPO
S000590	605 W Venice Avenue	c. 1926-1927	Mediterranean Revival	Not Evaluated by SHPO
S000591	613 W Venice Avenue	c. 1926	Mediterranean Revival	Not Evaluated by SHPO
S000592	625 W Venice Avenue	c. 1926	Mediterranean Revival	Not Evaluated by SHPO
S002350	303-305 W Venice Avenue	c. 1925-1927	Mediterranean Revival	Not Evaluated by SHPO
S002351	201-203 W Venice Avenue	1926	Mediterranean Revival	NRHP Individually Listed
S002352	247-251 W Venice Avenue	c. 1926-1927	Mediterranean Revival	Not Evaluated by SHPO
S002353	205-207 W Venice Avenue	c. 1925-1926	Commercial	Not Evaluated by SHPO
S002354	307-309 W Venice Avenue	c. 1926-1927	Mediterranean Revival	Not Evaluated by SHPO
S002355	213-217 W Venice Avenue	c. 1925-1926	Mediterranean Revival	Not Evaluated by SHPO
S002356	201-217 Miami Avenue W	c. 1925-1926	Mediterranean Revival	Not Evaluated by SHPO
S002357	225 Miami Avenue W	c. 1926	Mediterranean Revival	Not Evaluated by SHPO
S002358	229-237 Miami Avenue W	c. 1925-1926	Mediterranean Revival	Not Evaluated by SHPO
S002359	312 Miami Avenue W	1926, 1939	Commercial, Eclectic	Not Evaluated by SHPO
S002361	310 Ponce De Leon Avenue	c. 1926	Mediterranean Revival	Not Evaluated by SHPO
S002430	616 Valencia Road	1953	International	Not Evaluated by SHPO
S002481	512 Valencia Road	1956	International	Not Evaluated by SHPO

## 4 Architectural Context

Historical buildings in the City of Venice Gulf View Section survey area consist of common architectural styles with some regional variability affected by materials, design type, environment, and/or functionality. Within the Gulf View Section, the earliest built resources consist of commercial and residential buildings and several multi-family residences. Most of the buildings in the Gulf View Section are Ranch style buildings, with a lesser number representing the Masonry Vernacular, Mediterranean Revival, and Commercial styles. Buildings dating from World War II up to the contemporary periods (1942-1959) reflect changing architectural and building trends and represent the highest number of structures in the Gulf View Section. The various architectural styles described below include those documented in the Gulf View Section that also lie within the Armada Road Multi-Family District (SO01871), downtown commercial core along Venice Avenue, and part of the northwest and northcentral portions of the John Nolen Plan of Venice Historic District (SO06124) (Table 4-1; Figure 4-1).

**Table 4-1. Total Numbers of Architectural Styles Surveyed**

<b>Architectural Style*</b>	<b>Total Surveyed</b>
Commercial	40
Eclectic	5
Frame Vernacular	2
International	2
Masonry Vernacular	49
Mediterranean Revival	48
Mid-Century Modern	11
Minimal Traditional	2
New Traditional	3
Ranch	90

\*Note: These styles only represent those structures that were surveyed within this Project and are not intended to represent or reflect all of Venice.

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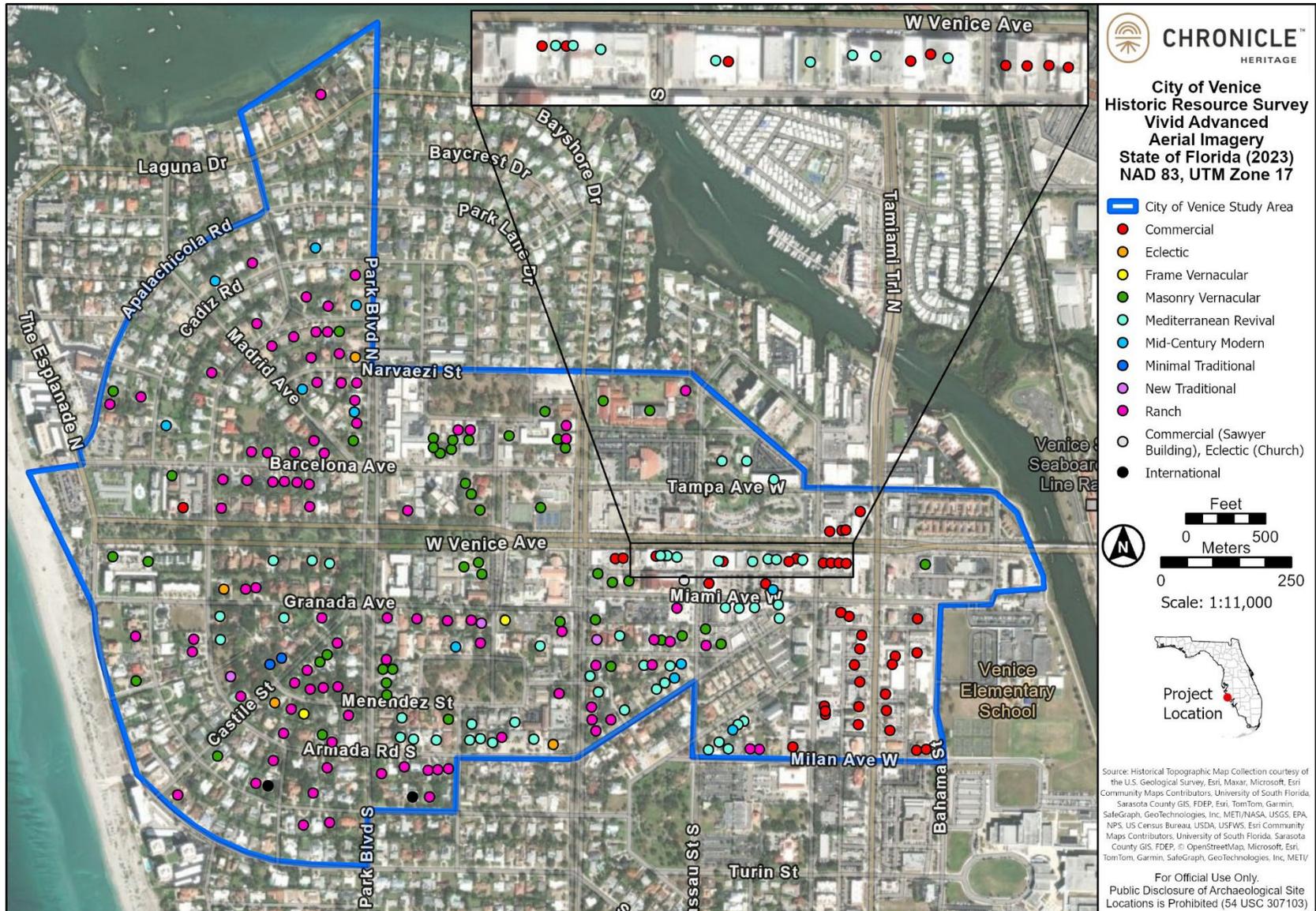


Figure 4-1. Aerial results map depicting the architectural style of structures surveyed in the Gulf View Section.

## 4.1 Commercial

The term Commercial style or Commercial Vernacular style may be used to describe a building with commercial use that lacks a defined style. Commercial Vernacular architectural style reflects utilitarianism; the form of the building follows its function. However, vernacular commercial buildings can be found in a wide variety of types. These types include two- and one-part commercial block, enframed window walls, stacked vertical block, two- and three-part vertical block, temple front, vault, enframed block, central block with wings, and arcaded blocks, as well as combinations of types. Commonly, smaller vernacular commercial buildings are of the two-part commercial block type. This type is characterized by a horizontal division of two distinct zones and is typically between two to four stories tall. The first story has a commercial use, while the upper stories are reserved for private spaces. The one-part commercial block is comprised of only the first commercial story of the two-part commercial block. The enframed window wall type is common to small- or moderate-sized commercial buildings and is characterized by an enframed center section of windows. Buildings of five or more stories with three horizontal divisions are of the stacked vertical block type, while two- and three-part vertical block commercial buildings are characterized by two or three distinct horizontal divisions, respectively, on buildings of four or more stories. Temple front and vault type commercial buildings are characterized by their use of full-height classical columns and a large vault-like opening, respectively. Classical columns are also often employed in the enframed block type, which differs from the temple front type with the addition of end bays that frame the building's façade. The central block with wings type further accentuates the building's façade with subordinate flanking wings. Arcaded blocks, designed primarily for banks and large retail stores, feature evenly spaced large round-arched openings (Longstreth 2000). Often, vernacular commercial buildings reflect regional building materials and traditions and are typical of early commercial districts. Many of Venice's early commercial buildings were built in the Mediterranean Revival style. Later commercial buildings built in the 1940s and 1950s are often much plainer in style (Figure 4-2).



Figure 4-2. A Commercial style building at 335 W Venice Avenue (S014773) looking southwest.

## 4.2 Eclectic

Not all architectural resources adhere to the strict confines of defined styles or building types. Buildings may exhibit characteristics of several styles and reflect transitional periods between popular architectural styles, resulting in eclectic designs. The residence at 640 Granada Avenue has several characteristics of the Mediterranean Revival style with its exterior stucco cladding, and flat and ceramic tiled roofs. It also evokes elements of the Ranch style with its long, close-to-the-ground profile and wide-open layout (Figure 4-3 and Figure 4-4).



Figure 4-3. An Eclectic style residence at 640 Granada Avenue (S14698) looking northeast.



Figure 4-4. An Eclectic style residence at 640 Granada Avenue (S14698) looking east.

### 4.3 Frame Vernacular

Frame Vernacular is the dominant architectural style in many residential areas throughout the nation. This stylistic description applies to common wood-frame or masonry-frame construction techniques by lay or self-taught builders. The style uses available resources and is responsive to the local environment. Common features of the Frame Vernacular style include, but are not limited to, a gable or hip roof, horizontal board siding (such as weatherboard or novelty construction materials), front porches with a separate or secondary roof structure, symmetrical window patterns, and minor detailing or ornamentation such as exposed rafter-tails, corner board, or porch brackets.

One of the earliest and most recognized Frame Vernacular building typologies in Florida is referred to as Florida Cracker. Florida Cracker-type buildings date to the nineteenth century and were constructed with the harsh Florida environment in mind. Characteristics, including raised foundations, large porches, high ceilings, and large windows, helped cool the building's interiors. These homes were often constructed of locally sourced pine or cypress and were unpainted.

Another popular nineteenth-century Frame Vernacular typology was the Shotgun home. This small house, named for its long and narrow plan consisting of one room wide and several rooms deep, was common in lower-income areas due to its affordable construction. Other Frame Vernacular typologies of the nineteenth century include single- and double-pen, saddlebag, hall-and-parlor I-house, gable-front house, and gabled-ell house. Early twentieth-century Frame Vernacular building types include pyramidal, American Foursquare, and the American small house. In the twentieth century, Frame Vernacular typologies were often constructed with design elements influenced by popular styles, such as Craftsman, through the addition of exposed rafter tails or wide roof eaves. The Great Depression and War years resulted in more modest Frame Vernacular buildings with very few decorative elements, such as the American small house. Contemporary versions of the Frame Vernacular style also exist that combine traditional coastal forms with a more modern style like the residence at 613 Menendez Street (Figure 4-5). By the 1950s, the common wood frame style began to be replaced by cheaper and longer-lasting masonry materials such as concrete block (Upton and Vlach 1986).



Figure 4-5. A contemporary Frame Vernacular style residence at 613 Menendez Street (SO14727) looking southwest.

#### 4.4 International

The International style was brought to the United States by European architects during the 1920s and 1930s as they fled conflicts in their homelands. The style's key principles, "architecture as volume, regularity, and avoiding the application of ornament," were established in Henry-Russell Hitchcock and Philip Johnson's 1932 book *The International Style*. These principles are reflected in the characteristics of the style: simple flat roofs, smooth and unadorned exterior walls, metal windows, often casements, with no decorative elements, and asymmetrical facades (Figure 4-6). These design elements were made possible by the use of lightweight structural skeletons, often steel, as opposed to masonry or wood frame. This allowed for greater flexibility in fenestration, such as windows wrapped around corners or large expanses with no windows. This somewhat avant-garde style is relatively rare and was often architect-designed. In 1945, symmetrical variations of the International style with courtyards gained in popularity, followed by variations with large window walls opening to private areas during the 1950s through the 1970s. In 1970, the style's earliest iteration with stark, white stucco-clad walls reemerged and has remained popular through the early 2000s (McAlester 2015:617–621).



Figure 4-6. The Rogers House, an International style residence at 512 Valencia Road (S002481) looking northeast.

## 4.5 Masonry Vernacular

With Frame Vernacular, Masonry Vernacular is one of the most common architectural styles within residential buildings. Masonry Vernacular buildings tend to be most commonly used as commercial or residential buildings and are mostly unornamented, simple, and constructed out of readily available materials. Also, like the Frame Vernacular style, Masonry Vernacular style's guiding principle is the long tradition of simple masonry construction techniques used in Western architecture. Windows and doors are symmetrically spaced on a façade to form a regular rhythm of functional and the negative space is referred to as bays. When there is more than one floor on a Masonry Vernacular style building, openings are aligned from floor to floor for structural purposes. Decoration is simple and usually limited to string courses, window and/or door lintels, and cornices.

The use of ready-mixed concrete revolutionized building techniques after 1920, and many times, concrete block was covered in a veneer of brick, stone, or stucco to make composite masonry walls and to enhance the exterior appearance (Upton and Vlach 1986). Rusticated concrete block, blocks molded to appear like cut stone, were also a popular building material used in the construction of Masonry Vernacular resources during the early twentieth century (Figure 4-7).



Figure 4-7. A Masonry Vernacular style residence at 312 Pedro Street (S014764) looking north.

## 4.6 Mediterranean Revival (1880–1940)

Mediterranean Revival style became immensely popular in Florida during the land boom of the 1920s. The style was influenced by the architecture of the Mediterranean Coast and incorporated Italian, Byzantine, and Moorish themes, resulting in an eclectic and fanciful style. Mediterranean Revival style was particularly popular in vacation and resort developments on Florida and California's coasts. The style is characterized by a symmetrical façade, exterior stucco cladding, and flat or ceramic tiled roofs. Common ornamentation includes arched fenestration, ornate entries and balconies with classical details, cornices, carved stonework, and parapets. Frequently patios, balconies, and courtyards were included in designs and featured wrought iron or wooden railings (City of Miami Planning Department 2024; Miami Design Preservation League 2024). The Mediterranean Revival style is the architectural style most associated with the City of Venice. During the 1920s, the style was incorporated into the design of single-family residential dwellings, apartment buildings, hotels, and commercial buildings throughout the Gulf View Section (Figure 4-8).



Figure 4-8. Rose Hill East Apartments, a Mediterranean Revival style apartment building at 504 Armada Road S (S000467) looking north.

#### 4.7 Mid-Century Modern (1945–1969)

The Mid-Century Modern movement is an American design movement in interior, product, graphic design, architecture, and urban development that was popular from roughly 1945 to 1969 during the United States post-war period. The Mid-Century Modern movement in the United States was an American reflection of the International and Bauhaus movements. Although the American component was slightly more organic in form and less formal than the International style, it is more firmly related to it than any other. Mid-Century architecture was frequently employed in residential buildings with the goal of bringing modernism into America's post-war suburbs.

This style emphasized creating buildings with ample windows and open floor plans, with the intention of opening interior spaces and bringing the outdoors inside. Many Mid-Century houses used then-groundbreaking post-and-beam architectural designs that eliminated bulky support walls in favor of walls seemingly made of glass. Function was as important as form in mid-century designs, with an emphasis placed on targeting the needs of the average American and their family. Roofs were often flat, cantilevered, or gabled, and much of the fluidity and importance of clean lines that can be found in Prairie Style is also reflected in Mid-Century Modern style buildings (Dordick 2022). The residence at 729 Cadiz Road is an excellent local example of Mid-Century Modern style (Figure 4-9).



Figure 4-9. A Mid-Century Modern style residence at 729 Cadiz Road (S014684) looking southeast.

#### 4.8 Minimal Traditional (1935–1950)

Minimal Traditional is an architectural style that evolved from Depression-era homes. The style is considered restrained and draws heavily from a wide range of previous architectural styles such as American Colonial, Colonial Revival, Spanish Revival, Tudor Revival, and American Craftsman. Minimal Traditional was the most abundant architectural style, second only to Frame Vernacular, between the period of 1930 and 1950, when its popularity was replaced by the Ranch style. This style is common in residential construction. It typically has compact or simple floor plans (L-shaped, rectangular, square, etc.), a low-pitch gable roof, and little to no eaves (Figure 4-10). Exterior elevations are often finished with wood siding, smooth stucco, brick, asbestos tile, or masonry veneers (such as concrete block). Windows include casement, picture, multi-pane, or one-over-one sash. Another common trait of the Minimal Traditional style is austerity and a lack of ornamentation, not unlike the Modern style (Baker 2018).



Figure 4-10. A Minimal Traditional style residence at 116 Castile Street (S014707) looking north.

#### 4.9 New Traditional (1935 – Present)

New Traditional houses with more historically accurate proportions, forms, and details are still being sought by clients today. New Traditional homes are being designed in nearly all the earlier styles. Homes are commonly based on styles popular in the early 20<sup>th</sup> century and include Colonial Revival, Tudor, Neoclassical, French, Italian Renaissance, Spanish, Craftsman, and Prairie. Romantic and Victorian era styles are also popular. The many styles of New Traditional are geographically spread throughout the United States. Some styles are favored locally, often with a nod to earlier traditions in communities or geographic areas. In traditional house design, both the overall composition and the individual details of each style are important (McAlester 2015:717). More recent construction dates make it easy to distinguish New Traditional homes from their predecessors (Figure 4-11).



Figure 4-11. A New Traditional style residence at 330 Pedro Street (S014766) looking east.

#### 4.10 Ranch (1935–1985)

The most predominant style in the Gulf View Section, the Ranch architectural style is a specifically residential style. The Ranch style originated in California designs in the 1930s and reached widespread use during the post-WWII housing boom when it became popular in residential construction. The most obvious characteristics include a wide, horizontal emphasis from a broad roof line and a rectangular-shaped plan. However, there are numerous examples of Ranch style homes with L-shaped, Y-shaped, and other shaped plans.

The Ranch style house is noted for its long, close-to-the-ground profile and wide-open layout (Figure 4-12). Window details within this style are often asymmetrical. Entryways, while often simple, are usually recessed below the roofline and feature a single-entry door flanked by sidelights or simple ornamentation on a concrete or masonry porch. Chimney features or slightly offset roofs are often used within this style to accentuate the long horizontal roof line, and carport attachments are common (Salant 2006).

This style is sometimes easy to confuse with Frame Vernacular buildings clad in brick; however, the window placement, roof line, and detailing set the two styles apart. In addition to plain Ranch style, stylized Ranch style homes were popular from the mid- to late-twentieth century. Stylized ranches incorporate one or more historical design elements, commonly borrowing from styles including Spanish Revival, Colonial Revival, Neoclassical, and Tudor Revival. These iterations of Ranch style peaked in popularity in the 1970s and were prominent in house pattern books of the decade (McAlester 2015:597–614).



Figure 4-12. A Ranch style residence at 132 Castile Street (SO14705) looking north.

## 5 Survey Results

This section presents an overview of survey results, a summary of evaluations, and analysis. Chronicle Heritage intensively surveyed the survey area and collected data via photo documentation, notes, and FMSF form documentation for all resources constructed prior to 1961. In all, Chronicle Heritage documented 257 historical resources, including 53 previously recorded resources (50 structures and 3 resource groups [John Nolen Plan of Venice Historic District, Armada Road Multi-Family District, and Venice Downtown Business District]) and 204 newly recorded resources (196 structures and 8 resource groups (SO14849-SO14856)). All of the structures assessed are located within the boundaries of the John Nolen Plan of Venice Historic District; 10 previously recorded resources and four newly recorded resources were documented in the Armada Road Multi-Family District, and 34 previously recorded and 45 newly recorded resources were documented within the Venice Downtown Business District.

Two NRHP-listed districts were identified as part of the survey area: John Nolen Plan of Venice Historic District (SO06124) and Armada Road Multi-Family District (SO01871). The districts were listed in the NRHP in 2010 and 1989, respectively. The survey area also includes the NRHP ineligible Venice Downtown Business District (SO02343). The Armada Road Multi-Family District and Venice Downtown Business District lie within the boundaries of the much larger John Nolen Plan of Venice Historic District. The boundaries of the survey area of this Project encompass all the Armada Road Multi-Family District but does not encompass the entirety of the John Nolen Plan of Venice Historic District. The survey area also includes six individually NRHP-listed properties: Hotel Venice (SO00404), listed 1984; Senator Copeland House (SO00472), listed 1989; Levillain-Letton House (SO00504), listed 1989; Blalock House (SO00505), listed 1989; Valencia Hotel and Arcade (SO00588), listed 1994; and Johnson-Schoolcraft Building (SO02351); listed 1996. Furthermore, the survey area includes six properties listed on the City of Venice's Local Register of Historical Resources: Fitzhugh Haensel House (SO00591), Johnson-Schoolcraft Building (SO002351), Lord-Higel House (SO14751), Orbry Crowley House (SO14690), Rose Hill Apartments (SO00467), and Valencia Hotel and Arcade (SO00588).

Sixty-two previously recorded resources were identified within the survey area during background research conducted prior to the field survey. Three of these were visually inaccessible due to vegetation/walls, and one was being tented at the time of the survey. Additionally, there were three misplotted previously recorded resources and one resource with a duplicate address identified within the survey area. Finally, four of previously recorded resources identified during background research were found to be demolished during the field survey (Table 5-1), and a demolished/misplotted resources letter was prepared and submitted to the FMSF for those resources. Accordingly, 12 previously recorded resources identified during background research could not be evaluated in association with this investigation.

Synthesized evaluations and analysis of results of surveyed resources in the Gulf View Section are presented below. An inventory of surveyed resources is presented in Appendix A.

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**Table 5-1. Demolished Previously Recorded Resources in the Gulf View Section**

FMSF No.	Address
SO00555	233 Pensacola Road
SO00561	244 Pensacola Road
SO00561 (duplicate number to be resolved)	261 Ponce De Leon Avenue
SO00593	641 W Venice Avenue

## 5.1 Context for NRHP-Listed Districts: SO06124 and SO01871

The development of Venice, Florida was a unique experiment that combined the development boom, following the introduction of railroads to Florida, with the American labor movement of the early twentieth century, and wrapped it up in a “Northern Italian” style package. Because the initial development plan took decades to reach fruition, the consideration of historic Venice is based more on the John Nolen plan, its related landscape and the city’s unique development history. As described in the most recent scholarship of the district from the NRHP nomination of the Triangle Inn, the most recent addition to the John Nolen Multiple Property Selection (MPS) explained in greater detail below:

The City of Venice is the result of a development project of the Brotherhood of Locomotive Engineers (BLE). The Florida land boom was at its peak in 1925, when the BLE paid top dollar to purchase its Venice property from Dr. Fred Albee. Prior to the sale, Dr. Albee had commissioned fellow Harvard graduate, John Nolen, to design a city plan for Venice. On Albee’s recommendation, the BLE hired Nolen and commissioned this original plan for Venice. Nolen’s plan included landscaped boulevards and numerous parks close to residential neighborhoods. Zoning restrictions specified single family, multi-family, commercial, industrial, and agricultural areas. The BLE hired the George A. Fuller Company of Chicago and New York as general contractor; the New York City firm of Walker and Gillette as supervising architects; and Prentiss French as landscape architect.

By 1927, although the Florida real estate market was slowing, the BLE continued its promotional activities, convinced that the Venice development was immune from the general economic downturn affecting other Florida real estate ventures. Financial realities, however, forced the BLE’s real estate operations into receivership. By 1928, Venice was a virtual ghost town with over 200 commercial and residential structures, 141 apartments, over ten miles of paved streets, sidewalks, sewers, and a water treatment plant.

The BLE, on the recommendation of John Nolen, established an architectural review process for construction in Venice. Howard Patterson, resident architect for Walker and Gillette in Venice, Prentiss French, and Harold Heller, a landscape architect hired by French, reviewed all construction plans for conformance to the city’s “Northern Italian” theme and architectural guidelines. In practice, the designs they approved incorporated many variations of the Mediterranean Revival style. Prentiss French, who served on the review panel, corresponded frequently with Nolen, and noted that serving on the panel required the skills of a diplomat.

### **Historic Districts & Chronology of NRHP Listings in Venice**

The majority of the listings on the NRHP for Venice, Florida are the result of the Multiple Property Selection (MPS) efforts that began in 1989. These efforts are directly related to the

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recognition of the John Nolen Plan for the city. An MPS establishes the history and significance of a geographic area enabling the more efficient listing of districts and individual resources withing the MPS. The City of Venice has been very successful in using the MPS tool for listing additional resources.

Prior to the Venice MPS, the lone previous listing was the Hotel Venice from 1984. There is one National Register listing in the City of Venice not related to the John Nolen Plan, the Eagle Point Historic District of the Eagle Point Camp, a recreation destination which predates the development of the City of Venice and has no historic relation to the later Nolen-directed development of the City of Venice. The initial John Nolen Plan NRHP listing for Venice included the following subdivisions: east Gulf View, West Gulf View, South Gulf View, Venezia Park, South Venezia Park, Edgewood, and North Edgewood.

From Venice MPS Document:

The Venice Multiple Property Group is significant under Criteria A and C on the local level in the areas of Social History and Community Planning and Development, properties included are significant in the area of community planning as elements of the work of pioneer American city planner John Nolen, Nolen's plan of Venice followed his philosophy of comprehensive planning through its inclusion of housing, industry, public services, green spaces, commercial needs, and traffic circulation. They are also significant in the area of social history for their association with the Labor Capitalism movement as initiated by the developer of the community, the Brotherhood of Locomotive Engineers. Finally, the resources are architecturally significant as examples of the Mediterranean Revival style constructed in Florida's Boom period of the 1920s. (Welcher 1989:E1)

### **Venice Multiple Property Selection**

The MPS approach to historic preservation was innovative when first implemented in Venice. The subsequent number of resources and districts added to the NRHP following its implementation in Venice is a testament to success of this ongoing approach. The MPS supplies detailed background information, which allows each individual listing that follows to focus on the details of the individual resources.

As indicated by the text from the listing the MPS is intended to honor the Nolen Plan and its intent.

To be eligible for inclusion under the Venice Multiple Property Cover Nomination, all green spaces, avenues, and landscape features must fall within the limits of the original town plan. They must have been constructed during the period of growth from 1925-1928 and follow the city plan as created by John Nolen and carried out by the Brotherhood of Locomotive Engineers. The identified feature must retain the integrity of its original use. ((Welcher 1989:F.1-5))

As often repeated in the individual MPS listings of the John Nolen Historic District:

The significance of the Nolen Plan in Venice relates to its provision for comprehensive planning under the auspices of the Mediterranean Revival architectural style. In doing so, the development of Venice was directly linked to the architectural style of the historic period and reflects the implementation of

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the Nolen Plan by the Brotherhood of Locomotive Engineers. (City of Venice 2024)

The MPS approach employed by the City of Venice allows for great flexibility in including different properties and districts within the larger framework of the NRHP nomination process. The following resources are a result of this effort.

The Armada Road Multi-Family District encompasses the higher density portion of the original John Nolen Plan for Venice and contributes to the Venice Multiple Property Group under Associated Property Types: F. 1, Buildings of Venice, Florida 1925—1928; and F. 2, Landscape Features of the Nolen Plan of Venice, Florida. The district contains 11 contributing and 8 non-contributing structures and a large central green space for a total of 12 contributing resources.

The Armada Road Multi-Family District serves as a higher-density residential buffer between the commercial area along Venice Avenue to the north, and the single-family residential neighborhoods to the west and south. This district is characterized by a concentration of similar two-story apartment houses. The Mediterranean Revival architecture of the apartments follow the Venice style. They have more restrained details than the nearby single-family houses.

The district encompasses John Nolen (formerly Menendez) Park, a large green open space that was part of the original plan for Venice. The park contains green spaces with open lawns, longleaf and Australian pines. Seven structures were completed in 1927 by Tampa builder, M. G. Worrell, on the 400 and 500 blocks of Armada Avenue. Four other apartment complexes surround John Nolen Park.

The district appears today much as it did during the historic period with the addition of contemporary infill housing that matches the original usage and setback standards originally used in the development of the district.

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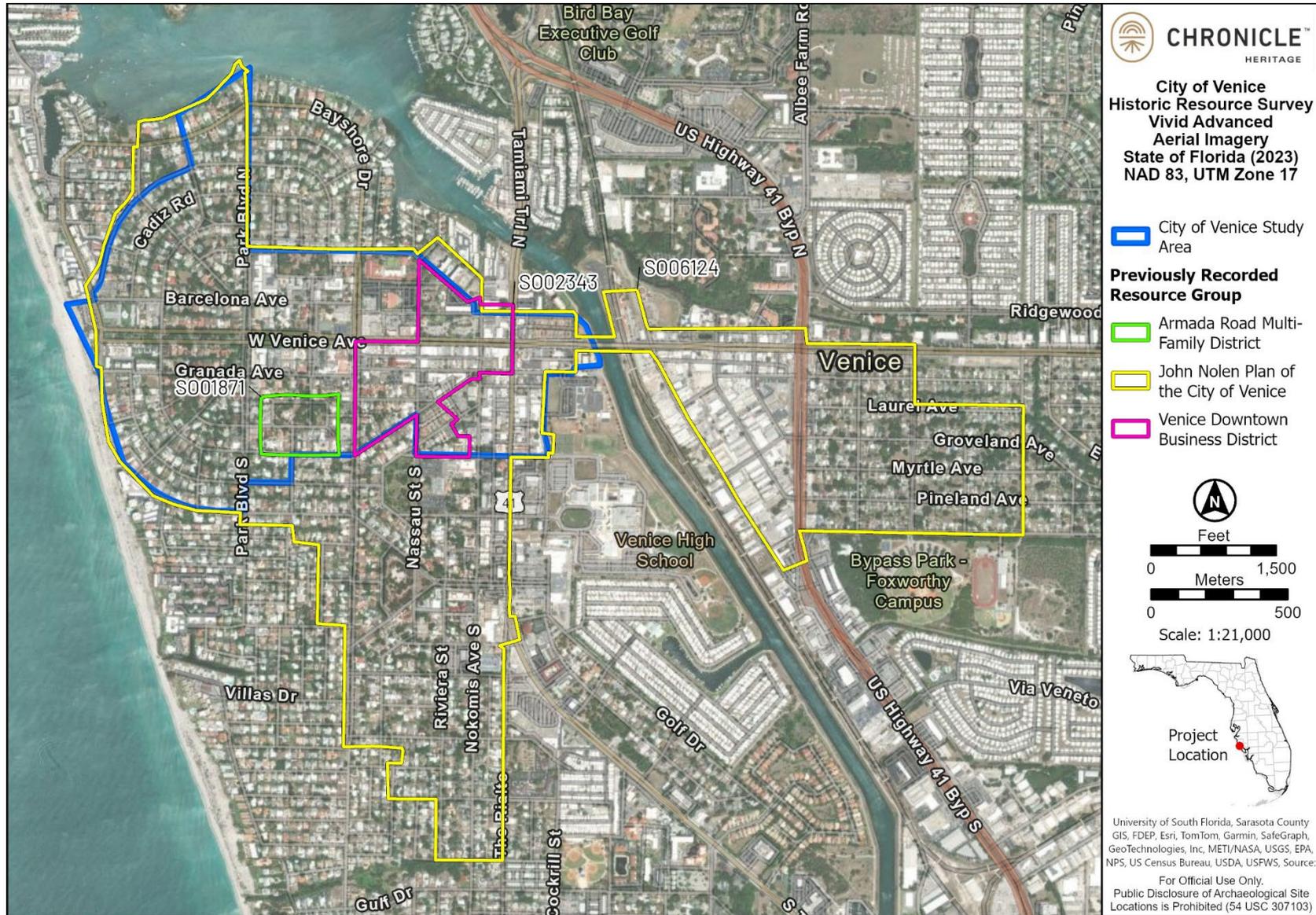


Figure 5-1. Aerial map depicting the historic districts within the survey area.

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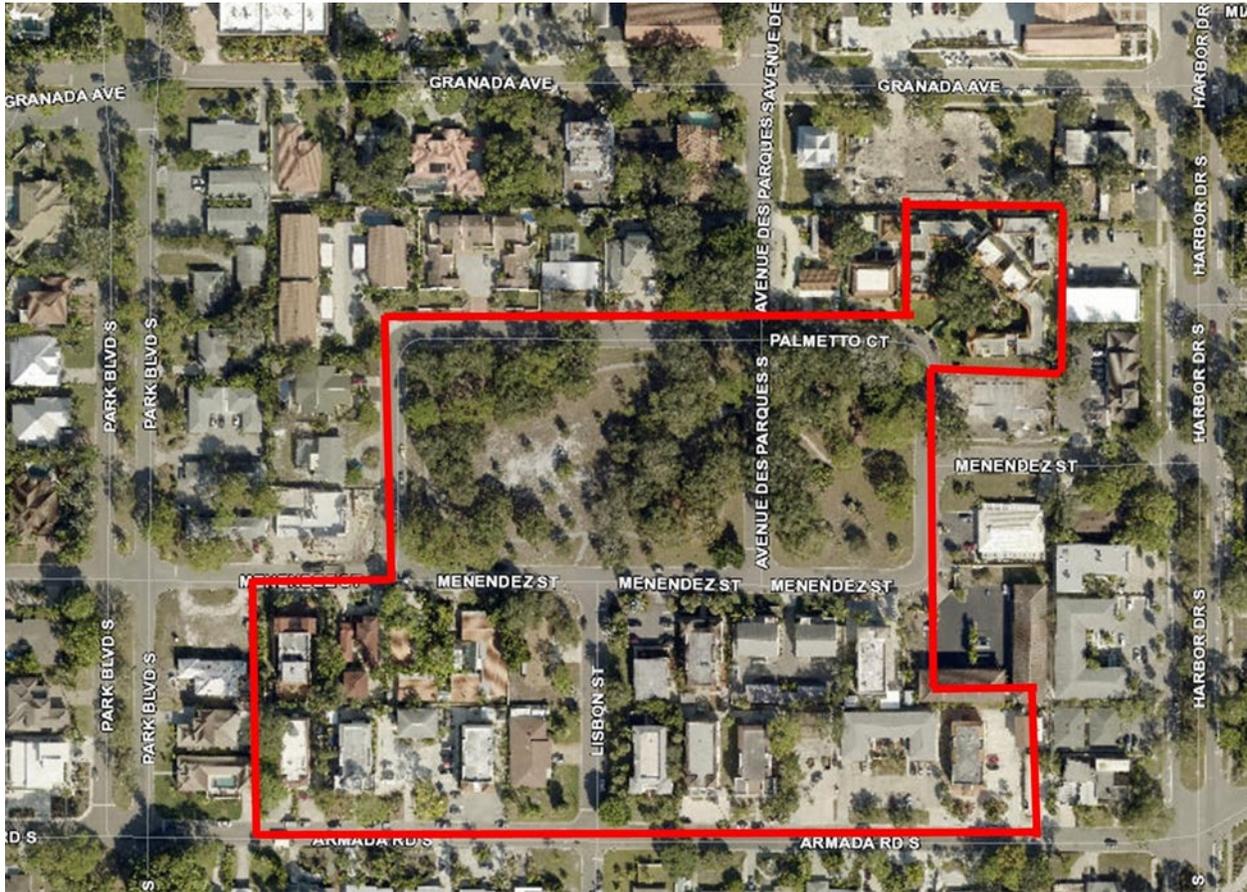
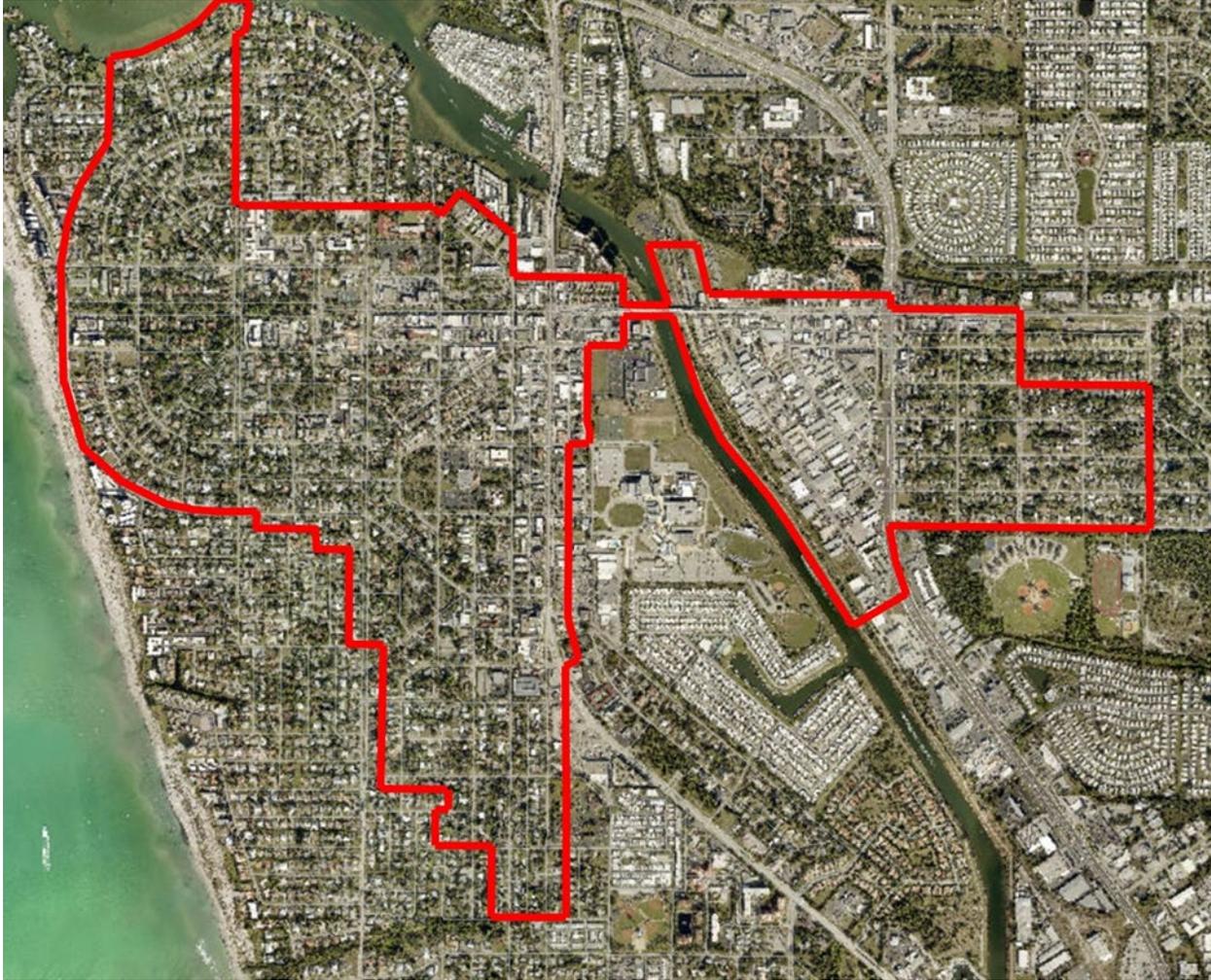


Figure 5-2. Armada Road Multi-Family District, roughly bounded by Granada Ave., Harbor Dr. S., Armada Rd. S., and Park Blvd. S. (image courtesy of The City of Venice, Florida).



**Figure 5-3. John Nolen Plan of Venice Historic District, roughly bounded by Laguna Dr on north, Home Park Rd on east, The Corso on south, The Esplanade on west (image courtesy of the City of Venice).**

The John Nolen Plan of Venice Historic District comprises major portions of the City of Venice that were completed following the John Nolen Plan of the city of Venice, Florida, which was platted between 1926 and 1929. The Florida real estate bubble prevented major elements of the plan from realization in the late 1920s. However, John Nolen's Plan was revived in the Post World War II era and completed in 1960.

The original 1926 plan drawn up by John Nolen was distributed for marketing purposes only and was never intended to be completed exactly as shown. Not included in the historic district are those portions of the city lying outside the boundaries of the Nolen Plan as formally platted and those which were platted but never developed. The portions of the Nolen Plan being nominated include the subdivisions of Gulf View East, Gulf View West, South Gulf View, Venezia Park, South Venezia Park, Edgewood, and North Edgewood.

These subdivision plats define not only the street layout and lot geometry, but also the zoning for each area. With minor alterations, the streets, lot arrangements, and zoning defined by John Nolen's plan are intact. The historic district comprises approximately 847 acres of the original 1,150 acres of the projected subdivisions in the Nolen Plan. The Nolen Plan features broad,

curvilinear streets with landscaped medians, distinctive public parks, recreational areas reserved for public use. Zoning for residential, commercial, and governmental land use remains in effect today.

The district also incorporates three National Register listed historic districts that were listed in 1989 as part of the Venice Multiple Property Submission and eight individual properties also listed under the MPS. Including the three existing National Register historic districts and the properties individually listed in the National Register, the John Nolen Plan of Venice Historic District contains 1475 buildings, of which 683 are contributing (those constructed between 1926 and 1960) and 792 are noncontributing, for a ratio of 46 percent contributing to 54 percent noncontributing. There are 109 buildings that were previously listed in the National Register. The district also has 14 named city parks which are counted as contributing features. The many unnamed parks and greenways are also considered contributing, even though they are not included in the count.

## 5.2 Summary of Evaluations for Individually Eligible or Listed Structures

The survey area includes six individually NRHP-listed properties: Hotel Venice (SO00404), listed 1984; Senator Copeland House (SO00472), listed 1989; Levillain-Letton House (SO00504), listed 1989; Blalock House (SO00505), listed 1989; Valencia Hotel and Arcade (SO00588), listed 1994; and Johnson-Schoolcraft Building (SO02351); listed 1996. Furthermore, the survey area includes six properties listed on the City of Venice's Local Register of Historical Resources: Fitzhugh Haensel House (SO00591), Johnson-Schoolcraft Building (SO002351), Lord-Higel House (SO14751), Orbry Crowley House (SO14690), Rose Hill Apartments (SO00467), and Valencia Hotel and Arcade (SO00588).

Of the 246 documented historic buildings, Chronicle Heritage recommends three individually eligible for listing in the NRHP: SO00579, SO02430, and SO14727 (Table 5-2). However, Chronicle Heritage does not recommend the pursuit of individually listing these resources as they are currently contributing resources to the NRHP-listed John Nolen Plan of Venice Historic District. Individual listing and contributing status in an NRHP-listed historic district offer the same level of recognition for historic properties and provide access to the same opportunities, such as federal historic tax credits. Although Chronicle Heritage does not recommend the pursuit of an individual listing, resources SO00579, SO02430, and SO14727 are discussed below.

Chronicle Heritage also recommends three previously recorded resources eligible for listing in the City of Venice Local Register of Historical Places, Morada del Sur (SO00590), Estes Building (SO02354), and Rogers House (SO02481). In addition, Chronicle Heritage recommends one newly recorded resource eligible for listing in the Local Register, 729 Cadiz Road (SO14684).

The remaining historical buildings documented in the Gulf View Section are recommended individually not eligible for listing in the NRHP. These resources did not meet Criteria A or B, as no significant historical associations were determined at a local, state, or national level. None were found eligible under Criterion C, as the buildings were not exemplary or unique samples of their style or had been altered to such a point as to diminish significant historical integrity in building materials, design, or style.

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**Table 5-2. Resources Recommended NRHP Individually Eligible**

FMSF No	Address	Name	Const. Date	Criterion
SO00579	238 Tampa Avenue W	Venice Center Mall (a.k.a. San Marco Hotel, Kentucky Military Institute (KMI) Building)	c. 1926	A, C
SO02430	616 Valencia Road	Hudson House	c. 1953	C
SO14727	613 Menendez Street	Fletcher Residence	c. 1956	C

### 5.2.1 SO00404: Hotel Venice

The first NRHP listing for Venice in 1984 related to the John Nolen plan is the Hotel Venice. This hotel was a central location for housing future investors while the city of Venice was in its initial phases of development. According to and adapted from the NRHP listing.

The Hotel Venice was built in 1927. The Hotel Venice was designed by architect Leon Gillette of the same firm in the Renaissance Revival style. The Hotel Venice was the original example of what the buildings of Venice would become. An Architectural Department was established to review the design of all proposed buildings to ensure architectural unity within the city. The scale, texture, materials, color, and landscaping were regulated with the intent of creating a Mediterranean style image for the new city.

The Architect of the Hotel Venice was Leon Narcisse Gillette (1877-1945) of the partnership of Walker and Gillette of New York. Some of Gillette's New York commissions included the New York Historical Society Building, the City Bank of New York and the Chemical Bank and Trust Company. The firm received a gold medal from the Architectural League of New York in 1922 for excellence in residence work and another from the American Institute of Architects in 1925 for excellence in domestic architecture.

The building was the central focus of the planned community of Venice and as such contributed significantly to the community's growth and promotion. Constructed in 1927, the Hotel Venice is a three story, U-shaped building designed in the Renaissance Revival style. The building is of frame and stucco construction and displays the typical classically derived details associated with the style, including a modillioned cornice, corner quoining and belt coursing. (Sherwood and Zimny 1983:2).



Figure 5-4. The Hotel Venice (S000404) looking southeast.

### 5.2.2 S000505: Blalock House

The structure located at 241 South Harbor Drive, constructed in 1925 is a two-story Mediterranean Revival style residence constructed of rough cast stucco over a wood frame. The house contributes to the Venice Multiple Property Group under Associated Historic Context: Initial Period of Development of the City of Venice, Florida 1925-1928, and Associated Property Type-P1-Buildings of Venice under Category/subcategory-Housing Facilities, Medium-sized Residences. It was listed in the NRHP in 1989.

Located between Venezia Park and John Nolen (Menendez) Park (Armada Drive area), the Blalock House conforms to the standards imposed by both the John Nolen plan and the Brotherhood of Locomotive Engineers, the developer of Venice for medium income residential neighborhoods. Unlike the larger residences of the executive officers, the property lacks a garage and the more ornamental landscaping. Although not of high style, the residence reflects the ability of the style to conform to modest residences.



Figure 5-5. The Blalock House (SO00505) looking east.

### 5.2.3 SO00504: Levillain-Letton House

The structure located at 229 South Harbor Drive, constructed in 1925 is significant at the local level under Criterion C as a good example of the Mediterranean Revival style as applied to a medium-sized residence. The house contributes to the Venice Multiple Property Group under Associated Historic Context: Initial Period of Development of the City of Venice, Florida 1925-1928, and Associated Property Type-FI-Buildings of Venice under Category/Subcategory-Housing Facilities, Medium-sized Residences. It was listed in the NRHP in 1989.

Levillain-Letton House is one of the original medium-sized residences planned for Venice by John Nolen in 1925. Located between Venezia Park and John Nolen (Menendez) Park (Armada Road area), the Levillain-Letton House conforms to the standards imposed by both the city planner and the developer in the completion of residential neighborhoods for medium income families. Unlike the larger residences of the executive officers, the property lacks a garage and the more ornamental landscaping. In contrast, the lot provides a comfortable sized yard and is landscaped, unlike those found in the Edgewood Subdivision for the lower income families.



Figure 5-6. The Levillain-Letton House (S000504) looking east.

#### 5.2.4 SO00472: Senator Copeland House

The structure located at 710 Armada Road South, constructed in 1925, contributes to the Venice Multiple Group under Associated Property Type FI, of Venice. The Senator Copeland House is a two-story Mediterranean Revival style residence constructed of hollow clay tile with a smooth stucco finish. The residence is typical of the Category, Housing Facilities, Large-sized. The large-sized house at 710 Armada Road South, commonly referred to as the Senator Copeland House, is one of the original large-sized residences planned for Venice by John Nolen in 1925. Like the larger residences of the executive officers, the property contains a garage/servants quarters facility and ornamental landscaping. The lot provides a comfortable-sized landscaped yard, unlike those found in the Edgewood Subdivision for the lower income families or the subdivisions in the Venezia Park area for medium income families.

The property is an excellent example of the use of the Mediterranean Revival style and retains its historic integrity through location, design, materials, workmanship, feeling and association. Of high style, the residence reflects the ability of the style to accommodate the lifestyles of the more successful members of the Venice community.

The Mediterranean revival style residence at 710 Armada Road South is significant at the local level under Criterion C as an excellent example of the Mediterranean style as applied to a large-sized residence in Venice, Florida. It is also significant under criterion A at the local level as contributing to the social history of the development of Venice. The house contributes to the Venice Multiple Property Group under Associated Historic Context: Initial Period of Development of the City of Venice, Florida 1925-1928, and Associated Property Type PI: Buildings of Venice under Category/Subcategory-Housing Facilities. It was listed in the NRHP in 1989.



Figure 5-7. The Senator Copeland House (S000472) looking east.

#### 5.2.5 SO00588: Valencia Hotel and Arcade

The Valencia Hotel and Arcade at 229 West Venice Avenue, Venice, Florida, is locally significant under Criterion A in the areas of Commerce and Community Planning and Development. Built in 1926, it was one of the earliest buildings to be erected in the downtown area of Venice. It has further significance under Criterion C in the area of architecture as an example of a Mediterranean Revival Style commercial building. The building is a significant element in the commercial area of Venice as envisioned in John Nolen's 1925 comprehensive plan of the city.

The Valencia Hotel and Arcade contributes to the Venice Multiple Property Group under the historic context: Initial Period of Development of the City of Venice, Florida, 1925-1928 and Associated Property Type F.1, B: Buildings of Venice, Florida 1925-1928, Commercial Facilities. It was listed in the NRHP in 1994.

The Valencia Hotel and Arcade is one of the largest buildings in the downtown area of Venice. The hollow tile and brick walls of the structure are surfaced with stucco. The foundation is concrete. The building has two parallel gable roofs, surfaced with tile. The building was constructed as two parallel rectangular blocks, joined by an encircling balcony on the second floor. This design provided an open-ended commercial arcade on the first floor, with shops along the length of the arcade. The second floor was designed to function as a hotel.

The Valencia Hotel and Arcade is located in the middle of a commercial block in the downtown commercial area of Venice. It fronts onto West Venice Avenue, a major east/west corridor with a landscaped central median. To the east and west are one-story commercial structures.



Figure 5-8. The Valencia Hotel and Arcade (S000588) looking southwest.

### 5.2.6 SO02351: Johnson-Schoolcraft Building

The Johnson-Schoolcraft Building at 201-203 West Venice Avenue, Venice, Florida, contributes to the Venice Multiple Property Group under associated property type: F.I, B: Buildings of Venice, Florida, 1925-1928, Commercial Facilities. It was listed in the NRHP in 1996.

The two-story, rectangular building was constructed in 1926, utilizing hollow clay tile. The exterior is surfaced with stucco. The building rests on a reinforced concrete slab foundation. It has a flat, built-up roof with a perimeter pent roof of barrel tile.

The Johnson-Schoolcraft Building occupies a prominent corner location on the principal commercial block in downtown Venice. It fronts onto West Venice Avenue, a major east-west corridor with a landscaped central median. To the east, west, and south are other commercial buildings.

The Johnson-Schoolcraft Building is locally significant under Criterion A in the areas of Commerce, and Community Planning and Development. It has further significance under Criterion C in the area of architecture as a good local example of a Mediterranean Revival Style commercial building. The building is a significant element in the commercial area of Venice as envisioned in John Nolen's 1925 comprehensive plan of the city. It contributes to the Venice Multiple Property Group under the historic context: Initial Period of Development of the City of Venice, Florida, 1925-1928 and Associated Property Type F.I, B: Buildings of Venice, Florida 1925-1928, Commercial Facilities.

The Johnson-Schoolcraft Building was erected on one of the main commercial intersections in the downtown area of Venice, adjacent to a scenic landscaped plaza area along Venice Avenue. The Johnson-Schoolcraft Building was erected for Johnson- Schoolcraft, Inc. Principals in the firm were C. P. Johnson and W. D. Schoolcraft. Additionally, D. P. Deberry served as president

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of the organization and John R. DeBerry was secretary treasurer. D. P. DeBerry was an officer in the Venice Civitan Club, Venice's first civic organization, formed in December 1926 to promote community spirit, civic pride, and good fellowship among the business and professional men of the city.

The building was designed to serve a dual function; retail space was provided on the first floor and the second floor was divided into five apartment units. Housing was scarce in the early days of the development of Venice and the five apartment units were rented in October 1926, before the building was completed in November. The Venice Pharmacy occupied the first floor and opened for business on December 7, 1926. In 1928 the Peninsular Telephone Company leased space in the building from which it operated its switchboard, providing local phone service for several years. A red signal light on top of the building, switched on by the central operator, was used to signal police. Over the years, various other tenants occupied the building, including Higel's Appliances, Taylor Hardware, Matika Motor Sales, and the B & B Grill, and an antique and flower shop. The second floor continues to be used as apartments.



**Figure 5-9. The Johnson-Schoolcraft Building (S002351) looking west.**

### 5.2.7 SO00579: Venice Center Mall (San Marco Hotel, KMI Building)

The Venice Center Mall (also known as the San Marco Hotel or KMI Building) at 238 Tampa Avenue West, is a circa 1926, previously recorded three-story mixed-use building. It is recommended individually eligible for listing in the NRHP. If the City of Venice wishes to pursue individually listing the building, it is recommended to utilize the successful Multiple Property Selection (MPS) approach that the city has used in the recent past to include more of the significant historic resources of downtown Venice. The building has a significant history

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extending from the BLE's founding of the City of Venice on the John Nolen Plan. According to the marker erected by the Venice Area Historical Society in 2012:

The San Marco Hotel was built in 1926 by the Brotherhood of Locomotive Engineers (BLE) as part of the initial development of the City of Venice. The hotel opened in November of that year after only 90 days of construction. The hotel had a decorative ground floor lobby and space for 13 shops plus a restaurant. The upper floors had 92 residential rooms with private baths. (Venice Area Historical Society 2012)

The current plan and form of the building is substantially the same as its original construction. While the windows have been replaced, the majority of the character defining features of the exterior and extant public spaces, notably the upper-level arched balconies and the interior retail arcade still reflect the original 1926 period of construction.

While the hotel's construction and initial opening period is significant due to the connection with the BLE's development period for the city, its significance continues with its connection to the Kentucky Military Institute (KMI) and its relocation to the city in 1932 following the failure of the BLE's initial development plan for Venice. The relocation to Venice continued the tradition of having a winter semester in Florida. They had been located at Eau Gallie, near Melbourne, but required new quarters when that location burned.

The hotel was a showpiece of the newly emerging "City on the Gulf," and then fell into disuse following the financial failure of the BLE in 1928 and subsequent effects of the Great Depression. The hotel sat empty until 1932, when it reopened as part of the winter campus for the Kentucky Military Institute (KMI), the oldest private prep school in the country. From January through Easter, cadets were quartered in rooms on the two upper floors and attended classes in the space available on the ground floor. This seasonal operation continued up to 1970 when KMI closed the Venice campus due to dwindling funds and the political winds of the time. (Venice Area Historical Society 2012)

Following the departure of the KMI, the building stood vacant until the current mixed-use redevelopment continued the retail spaces on the main floor and converted the former barrack spaces to private condominiums. The use of the term "Mall" and Venice Center to describe the property indicates this retail heritage while updating the terminology to that of the early 1970's when enclosed shopping malls were in direct competition with traditionally developed downtown areas.

While the Venice Center Mall/San Marco Hotel/KMI Building was included as a contributing building within the John Nolen Plan of Venice Historic District as part of the overall MPS effort in 2010, its significance extends beyond the overall landscape of Venice to being a foundational building not just in the early development period of the city but also in the ongoing endurance of the city through the Great Depression to the contemporary period.

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Figure 5-10. The San Marco Hotel (S000579), Venice, Florida, circa 1920s (image courtesy of Florida Memory).



Figure 5-11. Aerial view of the Kentucky Military Institute Parade, circa 1949 (image courtesy of Florida Memory).



Figure 5-12. Contemporary view of the Venice Center Mall (S000579), facing northwest.

### 5.2.8 SO02430: Hudson House

The Hudson House at 616 Valencia Road is a circa 1953 previously recorded one-story single-family residence built in the Sarasota Modern International style. The building was designed by one of the founding members of the Sarasota School of Architecture, Ralph Twitchell and his partner, Jack West (USModernist 2024).

The Sarasota School of Architecture, also known as Sarasota Modern, is a unique regional architectural style that emerged on Florida's west-central coast during the post-World War II period from approximately 1941-1960. The style is recognized for its open-plan layouts and extensive use of glass, which allows for ample natural light and adequate ventilation, making it well-suited to the region's climate. The emergence of the Sarasota School was influenced by several factors including the post-World War II residential building boom, the development of new construction technologies, and the evolution of new architectural concepts. Many of the architects of the Sarasota School became world-renowned and several of their buildings remain in the Sarasota area today (20th Century Architecture 2024).

Ralph Twitchell, considered the founder of the Sarasota School, was one of the first architects to experiment with the use of reinforced concrete in construction. In 1946, he partnered with Paul Rudolph who was a student of Walter Gropius, the founder of the Bauhaus School. Over the next few years, the pair developed a unique design philosophy that combined elements of organic-modern and International styles. Twitchell and Rudolph parted ways in 1951. After Rudolph's departure, Twitchell partnered with Jack West until 1954. West was a graduate of Yale University's School of Architecture and had already been working under the tutelage of Twitchell and Rudolph. In the 1960s, Ralph Twitchell partnered with his son Tollyn Twitchell. Ralph Twitchell practiced architecture into the 1970s, passing away in Sarasota in 1978 (Architecture Sarasota 2023).

The Hudson House exhibits character-defining features of the International style including a flat roof, smooth wall surfaces, metal windows, and asymmetrical fenestration and massing. The use of locally sourced materials, large sliding glass walls, and an open concept floor plan merge the International style with the architectural philosophies of the Sarasota School.

The Hudson House has an irregular-shaped plan with a total finished living area of 2,104 square feet. It has a flat roof covered with built-up materials and masonry walls comprised of Ocala block arranged in a stacked bond pattern. The building's main entryway is on the east (front) elevation via a concrete walkway that leads past a block privacy wall to a recessed entrance with a double panel front door. A one-car garage also dominates the front elevation (Figure 5-13).

One of the building's most prominent architectural features are the large sliding glass walls that lead to tropical courtyards bringing the outdoors inside. The glass walls are most prevalent on the east (front), west (rear), and south elevations. Privacy walls comprised of Ocala block screen the glass walls and courtyards from the street and adjacent houses on the east and west elevations.

The building is recommended individually eligible for listing in the NRHP under Criterion C as an excellent local sample of the International style with a period of significance associated with the Sarasota School of Architecture from approximately 1941-1960. If the City of Venice wishes to pursue individually listing the building, it is recommended to utilize the successful Multiple

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Property Selection (MPS) approach that the city has used in the recent past to include more of the significant historic resources of downtown Venice.



Figure 5-13. Contemporary view of the Hudson House (S002430), facing west.



Figure 5-14. Contemporary view of the Hudson House (S002430), facing northwest.

### 5.2.9 SO14727: Fletcher Residence

The residence at 613 Menendez Street is a circa 1956 newly recorded one and a half story single-family residence built in a Sarasota Modern Frame Vernacular style. The building was designed by one of the founding members of the Sarasota School of Architecture, Paul Rudolph, according to archival sources from the Paul Rudolph Institute for Modern Architecture collection (Paul Rudolph Institute for Modern Architecture 2021).

Paul Rudolph first worked as an intern for Ralph Twitchell during the summer of 1941 before he began attending Harvard University's School of Architecture. During his time at Harvard, Rudolph studied under the internationally famous Bauhaus founder, Walter Gropius. Rudolph reunited with Ralph Twitchell in 1946, becoming his full partner in 1950. When he split with Twitchell in 1951, he remained in Sarasota, practicing architecture and honing his craft. In 1960, he was hired as the Chair of Yale University's Department of Architecture. After his time at Yale University, Rudolph established a practice in New York City designing buildings around the world. Today, he is widely considered one of the most famous members of the Sarasota School (Architecture Sarasota 2023).

The Fletcher Residence was designed for Walter G. and Marion B. Fletcher who moved to Venice in 1953. The building is unlike the other residences in the Gulf View Section with its tall windows, wood cladding, and pagoda-like second story (Figure 5-15, Figure 5-16, and Figure 5-17). Although the building was built in 1956, the structure evokes a timeless coastal vernacular feel popular in construction today (Paul Rudolph Institute for Modern Architecture 2021).

The Fletcher Residence has a square-shaped plan with a total finished living area of 2,133 square feet. It has a hipped roof covered with asphalt shingles and wide eaves. The building is comprised of wood and/or steel stud bearing walls clad with wood siding. The building's main entryway is on the east (front) elevation, consisting of a single panel front door flanked by two 1/1 metal or vinyl sash windows. The front elevation is symmetrical and fenestrated with two large rectangular windows covered by slatted timber screens on either side of the main entryway.

One of the most prominent architectural features of the building is the square, pagoda-like second story. Like the first story, it contains a hipped roof with wide eaves covered with asphalt shingles and wood siding. The east and south elevations of the second story contain a single metal or vinyl jalousie window. The north and west elevations were not visible during the survey.

The building is recommended individually eligible for listing in the NRHP under Criterion C as a unique sample of a building associated with the architect Paul Rudolph and a period of significance associated with the Sarasota School of Architecture from approximately 1941-1960. If the City of Venice wishes to pursue individually listing the building, it is recommended to utilize the successful Multiple Property Selection (MPS) approach that the city has used in the recent past to include more of the significant historic resources of downtown Venice.



Figure 5-15. Contemporary view of the Fletcher Residence (S014727), facing west.



Figure 5-16. Contemporary view of the Fletcher Residence (S014727), facing northwest.

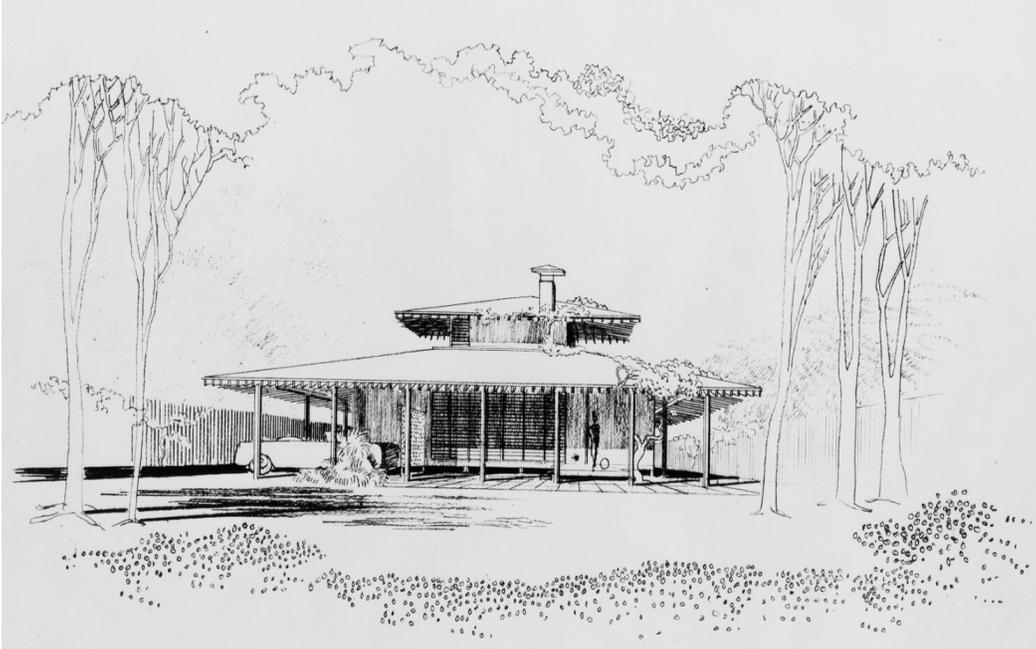


Figure 5-17. Exterior Perspective Rendering of the Fletcher Residence (S014727) (image courtesy of the Paul Rudolph Collection, Prints & Photographs Department, Library of Congress).

#### 5.2.10 Locally Designated Resources (Not NRHP-Eligible)



Figure 5-18. Rose Hill Apartments (S000467) facing north.



Figure 5-19. Fitzhugh Haensel House (S000591) facing southwest.



Figure 5-20. Orbry Crowley House (S014690) facing north.



Figure 5-21. Lord-Higel House (SO14751) facing northeast.

### 5.2.11 Resource Groups SO014849 – SO14860: Parks and Building Complexes

The 12 newly recorded resource groups include three building complexes, five larger public parks, and four pocket parks that are original to the John Nolen Plan of Venice. The nine parks were singled out from other parks and greenspaces in the Gulf View Section for their amenities, distinctive features, and association with John Nolen. All nine parks are considered contributing to their respective districts but are recommended not individually eligible for listing in the NRHP.

Resource Group SO14849, Heritage Park, is a linear resource in the center median of West Venice Avenue that runs west from the Avenue de Parques South to The Esplanade South for approximately 750 m (2,460 ft). Historic Mediterranean Revival style residences and more modern apartment and condominium buildings front both sides of the park.



**Figure 5-22. Heritage Park (SO14849) facing west.**

Resource Group SO14850, Centennial Park, comprises a city block bounded by Tampa Avenue West to the north, West Venice Avenue to the south, Nokomis Avenue North to the east, and Nassau Street North to the west. The park is approximately 80 m (262 ft) wide by 210 m (690 ft) long and is centrally located between the old Hotel Venice and San Marco buildings to the north and the commercial buildings on West Venice Avenue to the south. The park contains modern structures, including a gazebo, greenspace, and a parking lot.

Resource Group SO14851, Hecksher Park, comprises a city block bounded by Barcelona Avenue to the north, West Venice Avenue to the south, Harbor Drive North to the east, and Avenue des Parques North to the west. The park is approximately 113 m (371 ft) wide by 125 m (410 ft) long and is centrally located between the commercial and residential districts. The park has basketball, racquetball/handball, shuffleboard, and tennis courts. It also contains a playground and one newly recorded restroom building (SO14822) built circa 1960. Prior to the building being constructed, the park contained a structure built by the BLE circa 1926 for civic functions like concerts and graduations (USDA 1948, 1957; Venice Museum & Archives 1926, n.d.).

Resource Group SO14852, John Nolen Park, is located within the Armada Road Multi-Family District. It is bisected by Avenue des Parques South and bounded by Palmetto Court to the north, east, and west and Menendez Street to the south. The park is approximately 80 m (262 ft) wide by 192 m (630 ft) long. The park has a playground and greenspace. Historic Mediterranean Revival style apartment buildings and more modern apartment and condominium buildings front all sides of the park.

Resource Group SO14853, Prentiss French Park, is bounded by Narvaezi Street to the north, Manatee Court to the south, east, and west. The park is approximately 85 m (279 ft) wide by

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192 m (630 ft) long. The park has a playground and greenspace. A mixture of historic and more modern apartment, condominium, and duplexes front all sides of the park.



**Figure 5-23. Centennial Park (SO14850) facing southeast.**

Three newly recorded resource groups are associated with building groups. Resource Group SO14854, Venice Beach Villas, is located at 501 West Venice Avenue. The resource group contains three 2-story Masonry Vernacular style vacation rental apartment buildings built in 1952. The buildings (SO14840, SO14841, and SO14842) are considered contributing to the John Nolen Plan of Venice Historic District but are recommended not individually eligible for listing in the NRHP.

Resource Group SO14855, 225 Park Boulevard South, contains three 1-story Masonry Vernacular style apartment buildings built in 1952. The buildings (SO14843, SO14844, and SO14845) are considered contributing to the John Nolen Plan of Venice Historic District but are recommended not individually eligible for listing in the NRHP.

Resource Group SO14856, Epiphany Cathedral School, is located at 317 Tarpon Street. The resource group contains eleven buildings. Three of the buildings were built pre-1961. Building 1 (SO14846) is a 1-story Masonry Vernacular style church built in 1960. The church is rectangular shaped in plan and comprises approximately 12,716 square feet. Building 2 (SO14847) is a 1-story Masonry Vernacular style school built in 1960. The school is irregular shaped in plan and comprises approximately 21,774 square feet. Building 3 (SO14848) is a Ranch style residence built in 1953. The ranch is rectangular shaped in plan and comprises approximately 1,669 square feet. All three buildings are considered contributing to the John Nolen Plan of Venice Historic District but are recommended not individually eligible for listing in the NRHP.



Figure 5-24. Venice Beach Villas Centennial Park (SO14854) facing west.



Figure 5-25. Resource SO14846, part of Epiphany Cathedral School (SO14856) facing northeast.

A unique feature of the Gulf View Section of Venice includes four pocket parks original to the John Nolen Plan of Venice: Granada Nolen Green, Madrid Nolen Green, Harbor Nolen Green, and Milan Nolen Green. The pocket parks are hidden behind commercial and residential buildings on small plots of land. Access paths into the parks are marked by terra cotta posts.

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The name of each pocket park is associated with the street where the main access path into the park is located.



**Figure 5-26. Terra cotta post marking the main access path to Harbor Nolen Green from Harbor Drive S (SO14859) facing east.**

Resource Group SO14857, Granada Nolen Green, is an irregularly shaped pocket park bounded by Granada Avenue to the north, Castile Street to the south and east, and Armada Road S to the west. The park is roughly 44,270 square feet in size. It has three access paths located between 621 and 625 Granada Avenue, between 120 and 128 Castile Street, and between 708 and 710 Armada Road S. In addition to the three access paths, Ocala Street provides a linkage from the park southwest toward the beach. The park is mostly wooded with dirt drives crisscrossing the parcel. The park features a bench and trash receptacle, signage, and some modest landscaping. The park is surrounded by residential buildings on all sides.

Resource Group SO14858, Madrid Nolen Green, is an irregularly shaped pocket park bounded by Madrid Avenue to the north and east, Barcelona Avenue to the south, and Armada Road N to the west. The park is roughly 46,424 square feet in size. It has three access paths located between 621 and 625 Madrid Avenue, between 624 and 628 Barcelona Avenue, and between 709 and 713 Armada Road N. The park consists of a manicured grassy field with a few clusters of live oak and palm trees and features a bench, picnic table, trash receptacle, and signage. The park is surrounded by residential buildings on all sides.

Resource Group SO14859, Harbor Nolen Green, is a triangular shaped pocket park bounded by Pedro Street to the north, Ponce de Leon Avenue to the south and east, and Harbor Drive S to the west. The park is roughly 17,313 square feet in size. It has three access paths located between 229 and 241 Harbor Drive S, between 332 and 336 Ponce de Leon Avenue, and between 312 and 316 Pensacola Road (an extension of the path southward from Ponce de

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Leon Avenue). In addition to the three access paths, a dirt drive provides a linkage between Harbor Drive S and Ponce de Leon Avenue. The park consists of a manicured grassy field with clusters of live oak and palm trees and features a bench, bicycle rack, two picnic tables, trash receptacle, signage, and some moderate landscaping. The park is surrounded by residential buildings on all sides.

Resource Group SO14860, Milan Nolen Green, is a triangular shaped pocket park bounded by Pensacola Avenue to the north, Milan Avenue W to the south, Nokomis Avenue S to the east, and Nassau Street S to the west. The park is roughly 23,738 square feet in size. It has two access paths located along a driveway behind the commercial buildings that face 208 Milan Avenue W and 256 Nokomis Avenue S and between 229 and 233 Pensacola Road. The park consists of a manicured grassy field bisected by a dirt drive and contains a few clusters of live oak and palm trees. The park features a picnic table, trash receptacle, two dumpsters, signage, and some modest landscaping. The park is surrounded by a mixture of commercial and residential buildings.



**Figure 5-27. Granada Nolen Green (SO14857) facing east.**



Figure 5-28. Madrid Nolen Green (S014858) facing northeast.



Figure 5-28. Harbor Nolen Green (S014859) facing northeast.



Figure 5-29. Milan Nolen Green (S014860) facing southeast.

### 5.3 Analysis of Results

The following analysis includes a statistical review of the survey findings and, when combined with the “Architectural Context” section, is a narrative of the historical evaluation of the architectural styles documented in Gulf View Section. A list of building addresses, styles, construction dates, and recommended eligibility is in a comprehensive inventory found in Appendix A.

The surveyed structures among the resources of the Gulf View Section are consistent with national and statewide architectural trends. These shared traits lend themselves to a sense of time, place, and physical historical development of the City of Venice through their workmanship, materials, design, date, and association. The period of historical significance for the survey has been established as previously recorded and unrecorded historic resources constructed through 1960 (pre-1961) within the City of Venice Gulf View Section survey area.

The survey revealed that most of the 246 evaluated structures, 176 (71.50%) were constructed during the WWII and Aftermath Period (1942-1959) (Table 5-3). There were 46 (18.50%) resources that were constructed during the Florida Land Boom Period (1919-1929). Of the remaining resources, 21 (8.50%) date to the first year of the Contemporary Period (1960-1973), 2 (1%) date to the Great Depression and the New Deal Period (1930-1941), and 1 (.50%) date to the Progressive Era (1890–1918). The distribution of documented resources across periods of development reflects the historical developmental booms in the Gulf View Section, most notably from the Florida Land Boom period to the fulfillment of John Nolen’s plan during the WWII and Aftermath period.

**Table 5-3. Development Periods of Documented Buildings and Structures in the Gulf View Section**

Period	Total	Percentage
Progressive Era (1890–1918)	1	.50%
Florida Land Boom (1919–1929)	46	18.50%
Great Depression and the New Deal (1930–1941)	2	1.00%
WWII and Aftermath (1942–1959)	176	71.50%
Contemporary (1960)	21	8.50%

The resources recorded in the Gulf View Section are predominantly residential in nature, comprised of approximately 4% duplexes, 11% apartments/condominiums, and 45% single family residences. These numbers are in keeping with the mixed-use vision of John Nolen’s plan for the City of Venice and the developmental history of the Gulf View Section (Table 5-4).

The highest concentration of single-family residences is located between the Gulf of Mexico and Park Boulevard. This area contains some of the largest single-family residences in the Gulf View Section. It has also seen a recent rise in the number of single-family infill development. A smaller concentration of residential structures is located from Pedro Street southward to Milan Avenue. The area around Ponce De Leon Avenue and Pensacola Road has seen the greatest number of demolitions and conversion of single-family residences into office/retail space. The highest concentration of apartments/condominiums and duplexes is centered between Park Boulevard and Harbor Drive, including the NRHP listed Armada Road Multi-Family District. The

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area between Park Boulevard and Harbor Drive is a mixture of 1920s Mediterranean Revival style apartment buildings and later additions (apartments, condominiums, duplexes, and villas) constructed from the 1940s through 1960 and beyond.

Commercial buildings comprise approximately 26% of the Gulf View Section and are primarily found in Venice’s Downtown Business District. This percentage was further broken down to include commercial retail (shops and restaurants) comprising roughly 17% and commercial office buildings (real estate, law, medical, etc.) making up approximately 9% of the Gulf View Section. The highest concentration of historic commercial buildings is located along West Venice Ave. and Miami Avenue West. A second smaller concentration of historic commercial buildings dating from the 1930s to 1960 and beyond are located along South Tamiami Trail. This corridor, as well as Bahama Street one block east, provide some of the greatest opportunities for future commercial infill development. Thoughtful infill development should always respect the integrity of the existing historic buildings and the character of the neighborhood.

Approximately 3% of the documented resources are religiously affiliated with the First Baptist Church, Catholic Charities, and Epiphany Cathedral School. The remaining 11% of documented resources represent assisted living facilities/nursing homes, club or lodge buildings, garage apartments and garages, museums, park restroom facilities, and vacant or transitional buildings where the usage was unclear.

Approximately 80% of the documented resources in the Gulf View Section date from 1942-1960 with the highest concentration contributing to the WWII and Aftermath Period (1942-1959). These resources reflect the continued residential and commercial development of the Gulf View Section during the latter half of the twentieth century.

**Table 5-4. Approximate Current Use in the Survey Area**

Structure Use	Total	Percentage
Assisted Living/Nursing Home	3	1%
Apartment/Condominium	26	11%
Commercial	42	17%
Duplex	10	4%
Office	23	9%
Other	20	8%
Religiously Affiliated	7	3%
Single Family Residential	110	45%
Unknown	5	2%

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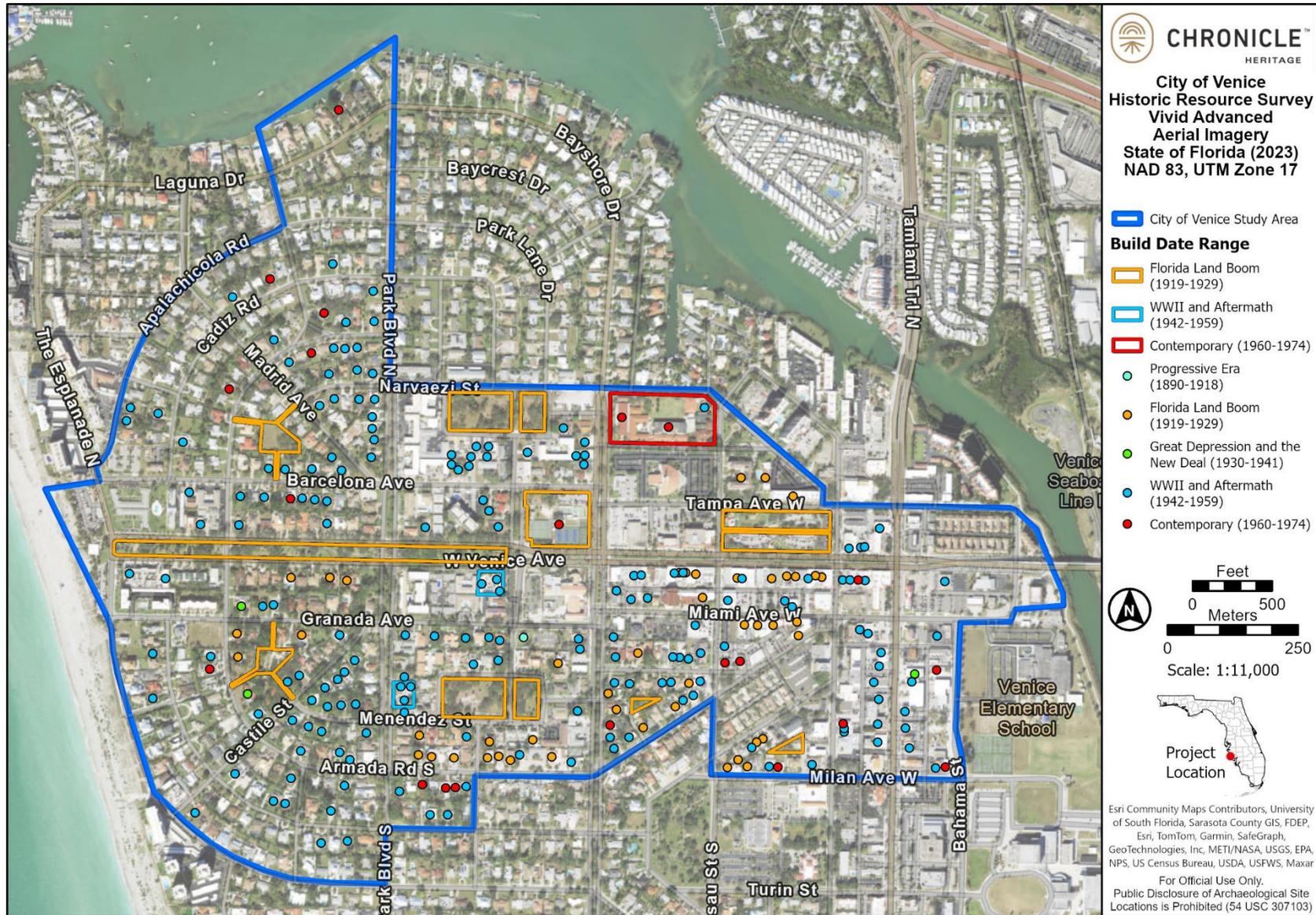


Figure 5-30. Aerial results map depicting the build date of resources surveyed in the survey area.

## 5.4 Final District Evaluations and Recommendations

Overall, previously recorded resources in the Gulf View Section retain integrity, with alterations limited to minimally impactful interventions such as window replacements and siding alterations with in-kind designs. Additions were found to have generally been constructed within the period of significance or located to the rear of buildings and thus less visually impactful.

Based on the results of the survey, Chronicle Heritage recommends that all 50 previously recorded structures within the survey area retain sufficient integrity to contribute to their respective districts (Table 3-4 and Figure 5-31). Of the newly recorded resources in the Gulf View Section, Chronicle Heritage recommends 160 of 204 retain integrity and are age-eligible to contribute to the district. Chronicle Heritage surveyed historic buildings and structures constructed pre-1961. Historic buildings and structures built between 1961 and 1974 were not surveyed.

The Armada Road Multi-Family District was listed in the NRHP under Criteria A and C in the architecture, community planning and development, and social history areas of significance, with a period of significance from 1925-1949. Significant years include 1926-1927. Chronicle Heritage recommends that all 10 previously recorded resources in the Armada Road Multi-Family District retain sufficient integrity to contribute to the district. Of the four newly recorded structures in the Armada Road Multi-Family District, Chronicle Heritage recommends that these resources are non-contributing to the district. The newly recorded resources were either constructed beyond the district's period of significance and/or feature a different architectural style than the contributing resources.

Within the Venice Downtown Business District (SO02343), the field survey noted features such as non-historic infill, demolitions, and post-1960 historic resources with substantial modifications throughout the area. After review of the data obtained during the field survey and the post-survey research, Chronicle Heritage recommends that the Venice Downtown Business District is not eligible for listing in the NRHP. However, resources within the Venice Downtown Business District that retain integrity are recommended contributing to the NRHP-listed John Nolen Plan of Venice Historic District.

The Gulf View Section's first major period of development occurred during the Florida Land Boom Period (1919-1929). The area experienced minimal growth from 1930-1941. The next great period of growth occurred during the WWII and Aftermath Period (1942-1959). In 1960 alone, the Gulf View Section saw the construction of 22 new buildings or structures. Although the 1960 date does not correspond with the 50-year-age-eligibility cut-off, currently 1974, Although the current period of significance appears appropriate for the Gulf View Section, Chronicle Heritage does recommend expanding the period of significance to 1974 to protect those buildings and structures built between 1961-1974 in the Gulf View Section that contribute to their respective district(s). Chronicle Heritage does not recommend expanding the boundaries of either NRHP-listed district. Chronicle Heritage recommends the City of Venice pursues these amendments and updates the NRHP-listed districts inventory accordingly based on the results of this survey.

## 5.5 Local Register Recommendations

Chronicle Heritage recommends four buildings eligible for listing in the City of Venice Local Register of Historical Resources: SO00590, SO02354, SO02481, and SO14684 (Table 5-5). Historic resources may be considered for the Local Register even if they are not located in one of the City of Venice Architectural Control Districts (Historic Venice or Venetian Theme district). Local Register designation offers historic resources located within the City of Venice additional protections and incentives. Nominated historic resources can be from any significant historical style, time period, method of construction, or have other cultural merits. Historic resources on the Local Register are subject to additional review for additions, alterations, repairs, restoration, relocation, and demolition and benefit from incentives like the ability to restore a property in a floodplain, exemptions from fees normally required for development review permits, and a 10-year Ad Valorem Tax Exemption for qualified improvements. Resources SO00590, SO02354, SO02481, and SO14684 are discussed below.

**Table 5-5. Resources Recommended Eligible for Local Register**

FMSF No	Address	Name	Const. Date	Local Criterion
SO00590	605 West Venice Avenue	Morada del Sur (a.k.a. Morado de Sur, Lambert House)	c. 1926-1927	1, 4, 8
SO02354	307-309 West Venice Avenue	Estes Building	c. 1926-1927	1, 4, 8
SO02481	512 Valencia Road	Rogers House	1956	4, 8
SO14684	729 Cadiz Road	None	1959	4, 8

### 5.5.1 SO00590: Morada del Sur

The building at 605 West Venice Avenue is a circa 1926-1927 previously recorded two-story single-family residence built in the Mediterranean Revival style (Figure 5-32). The building was one of the first large residential homes built by the BLE. Its first occupant was reportedly the President of the Venice Company, George T. Webb, and his family. The building is also known as the Lambert House for James N. Lambert, who owned the residence from approximately 1949-1990 (State Library and Archives of Florida, Florida Memory 2024). Like the Fitzhugh Haensel House (SO00591), Resource SO00590 should be considered a Local Register candidate due to its architectural style, association with the BLE, and period of significance from 1926-1927.



Figure 5-31. View of the Morada del Sur Residence (SO00590), facing southwest.

### 5.5.2 SO02354: Estes Building

The building at 307-309 West Venice Avenue is a circa 1926-1927 previously recorded two-story commercial structure built in the Mediterranean Revival style (Figure 5-33). In 1927, the building was occupied by the construction firm of Latimer and Lee, Meare's Men's Shop, and Venice Stationary Company. In the 1940s, it was occupied by the Venice Gondolier and a radio and television store. According to the Venice Main Street website, a public TV was set up in the window for people without a TV to watch programs on a bench in front of the store (Venice MainStreet 2020b). Resource SO02354 should be considered a Local Register candidate for its relatively unchanged appearance, contribution to local history, and period of significance from 1926-1927.



Figure 5-32. View of the Estes Building (SO02354), facing south.

### 5.5.3 SO02481: Rogers House

The building at 512 Valencia Road is a circa 1956 previously recorded one-story single-family residence built in the International style. The building has an irregular-shaped plan with a total finished living area of 1,961 square feet. It has a flat roof covered with built-up materials and masonry walls comprised of concrete block (Figure 4-6). According to the Sarasota County Property Appraiser website, a pool area and second building with a total finished living area of 736 square feet was added to the rear of the property between 2004-2006. Although it appears the property may have been remodeled in the early 2000s, Resource SO02481 should be considered a Local Register candidate due to its rare architectural style and potential association with the Sarasota School of Architecture.

### 5.5.4 SO14684: 729 Cadiz Road

The building at 729 Cadiz Road is a circa 1959 newly recorded one-story single-family residence built in the Mid-Century Modern style. The building has a rectangular-shaped plan with a total finished living area of 1,672 square feet. It has a low-pitch gable roof with asphalt shingles and masonry walls comprised of concrete block. Other than clerestory windows, the building is simple in its form and lacks ornamentation (Figure 4-9). The building is an excellent local sample of an unaltered Mid-Century Modern residence and should be considered a Local Register candidate.

## 6 General Recommendations

Architectural surveys such as this one are an essential step in a community's preservation programming and can provide a valuable historical and architectural catalog upon which educated decisions about preservation within the community can be made. However, these surveys are only one of many steps a community may take to strengthen its preservation programming or planning. Further steps in preserving significant resources within these communities will depend on continued planning and the decisions of local government officials and residents. To assist the City of Venice in deciding what steps are available, Chronicle Heritage offers the following recommendations.

1. Chronicle Heritage encourages the City of Venice to pursue the recommendations set forth in this report, updating the period of significance for the NRHP-listed John Nolen Plan of Venice Historic District to include additional potentially contributing resources.
2. City staff, elected officials, and interested residents can use the information within this report to promote awareness of the historical fabric of the Gulf View Section. Possible steps to disseminate the information within the report include making the report available online or in public spaces, such as local libraries or community centers.
3. Chronicle Heritage encourages the City of Venice to continue collaborating with residents and advocacy groups to locate, identify, and assess resources for potential eligibility for listing in the NRHP, both within its existing historic districts and in previously unsurveyed areas. First, Chronicle Heritage recommends focusing on the other remaining portions of John Nolen's plan, beyond the Gulf View Section, that would include surveying the Edgewood and Venezia Park Historic Districts.
4. There is also great potential to survey and include those areas, developed after the Nolen plan had been platted that follow the original design intent of the plan. These later developed areas continue the style and intent of the original Nolen design. The original design for Venice promoted by the Brotherhood of Locomotive Engineers continues in the later designed landscapes that follow the street pattern, lot sizes and direct connections to the original Nolen planned areas.
5. The City of Venice can produce a pamphlet, signs, and/or a story map (an online and interactive educational tool) to share the findings of this survey with the community. The unique history of the development of Venice is a resource that should continue to be promoted by the community.
6. The upkeep of historical buildings can be expensive. The City of Venice can work with a consultant or internally to gather information on tax incentives provided by the state and federal government that may be able to ease the financial burden associated with preservation efforts. Expanding the areas listed on the National Register of Historic Places allows more residents to be able to take advantage of the available tax credit and incentive programs.
7. It is often the goal for preservation to go hand in hand with sustainability. Most historical buildings are designed for their environment, making them energy

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- efficient. Rehabilitating and adaptively reusing buildings is one way to revitalize, restore, or upcycle an existing building. Chronicle Heritage encourages the City of Venice to promote the use of historic tax credits and to embrace historical buildings as the greenest development option.
8. Chronicle Heritage recommends addressing disaster preparedness in a preservation planning capacity. Hurricanes pose a regular threat to historical resources in Florida. It is recommended that a disaster preparedness plan be developed and regularly updated for the historic resources of the City of Venice.
  9. Development of high-rise condominiums and inappropriately massed single-family homes have the potential to diminish the overall characteristics of the Gulf View Section and John Nolen's plan. Chronicle Heritage recommends expanding the current boundaries of the architectural control districts to maintain the architectural integrity and limit infill development, such as buildings with unsympathetic mass, setbacks, and style. These guidelines can reflect the wide variety of types and styles found in Venice beyond the initial Mediterranean Revival style and do not necessarily require a review process.
  10. The unique nature of the historic preservation efforts in Venice, using the Multiple Property Selection Process, has a basis in the underlying plan and landscape rather than just the architecture of the individual buildings. This gives the city an opportunity to also include those areas of Venice that emulate the John Nolen plan for their design and development, such as the neighborhood east of Park Boulevard North roughly between Roberts Bay and Prentiss French Park and the area west of Harbor Drive South roughly between Alhambra Road and Golden Beach Boulevard.

## 7 Conclusion

On behalf of the City of Venice, Chronicle Heritage conducted an architectural survey of historic resources within the City of Venice Gulf View Section in Sarasota County, Florida. The Project was funded by the City of Venice. The purpose of this Project was to identify, document, and evaluate historic resources constructed through 1960 within the roughly 355-acre City of Venice Gulf View Section survey area, located between the intracoastal waterway and Venice Beach on the Gulf of Mexico and along the north and south sides of Venice Avenue. The Project was undertaken to provide the City of Venice with an updated inventory of contributing and non-contributing resources within the historic districts intersecting the survey area, including the John Nolen Plan of Venice Historic District and Armada Road Multi-Family District.

Two National Register of Historic Places (NRHP)-listed districts were identified as part of the survey area: John Nolen Plan of Venice Historic District (SO06124) and Armada Road Multi-Family District (SO01871). The districts were listed in the NRHP in 2010 and 1989, respectively. The survey area also includes the NRHP ineligible Venice Downtown Business District (SO02343). The Armada Road Multi-Family District and Venice Downtown Business District lie within the boundaries of the much larger John Nolen Plan of Venice Historic District. The boundaries of the survey area of this Project encompass all the Armada Road Multi-Family District but does not encompass the entirety of the John Nolen Plan of Venice Historic District. The survey area also includes six individually NRHP-listed properties: Hotel Venice (SO00404), listed 1984; Senator Copeland House (SO00472), listed 1989; Levillain-Letton House (SO00504), listed 1989; Blalock House (SO00505), listed 1989; Valencia Hotel and Arcade (SO00588), listed 1994; and Johnson-Schoolcraft Building (SO02351); listed 1996. Furthermore, the survey area includes six properties listed on the City of Venice's Local Register of Historical Resources: Fitzhugh Haensel House (SO00591), Johnson-Schoolcraft Building (SO002351), Lord-Higel House (SO14751), Orbry Crowley House (SO14690), Rose Hill Apartments (SO00467), and Valencia Hotel and Arcade (SO00588).

Sixty-two previously recorded resources were identified within the survey area during background research conducted prior to the field survey. Three of these were visually inaccessible due to vegetation/walls, and one was being tented at the time of the survey. Additionally, there were three misplotted previously recorded resources and one resource with a duplicate address identified within the survey area. Finally, four of previously recorded resources identified during background research were found to be demolished during the field survey, and a demolished/misplotted resources letter was prepared and submitted to the FMSF for those resources. Accordingly, 12 previously recorded resources identified during background research could not be evaluated in association with this investigation.

Chronicle Heritage intensively surveyed the survey area between October 30 and November 3, 2023, and collected data via photo documentation, notes, and FMSF form documentation for all resources constructed prior to 1961. In all, Chronicle Heritage documented 257 historical resources, including 53 previously recorded resources (50 structures and 3 resource groups [John Nolen Plan of Venice Historic District, Armada Road Multi-Family District, and Venice Downtown Business District]) and 204 newly recorded resources (196 structures and 8 resource groups (SO14849-SO14856)). All of the structures assessed are located within the boundaries of the John Nolen Plan of Venice Historic District; 10 previously recorded resources

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and four newly recorded resources were documented in the Armada Road Multi-Family District, and 34 previously recorded and 45 newly recorded resources were documented within the Venice Downtown Business District.

Chronicle Heritage recommends that all 50 previously recorded historic structures in the portion of the John Nolen Plan of Venice Historic District covered by the survey retain sufficient integrity to contribute to the district. Additionally, Chronicle Heritage recommends that 152 of the 196 newly recorded structures and all 8 newly recorded resource groups in the John Nolen Plan of Venice Historic District retain integrity and are age-eligible to contribute to the district.

In addition to the six already NRHP-listed historic properties within the John Nolen Plan of Venice Historic District, Chronicle Heritage recommends previously recorded Venice Center Mall (San Marco Hotel, KMI Building) (SO00579) and Hudson House (SO02430) eligible both individually and as a contributing resource to the district. Chronicle Heritage also recommends the newly recorded Fletcher Residence (SO14727) eligible both individually and as a contributing resource to the district. Resource SO00579 is recommended individually eligible for the NRHP under Criterion A in the education and community development areas of significance and Criterion C in the architecture area of significance with a period of significance from 1927 to 1960. Resources SO02430 and SO14727 are recommended individually eligible for the NRHP under Criterion C in the architecture area of significance with a period of significance associated with the Sarasota School of Architecture from approximately 1941-1960. As these resources are currently contributing to the district, Chronicle Heritage does not recommend the pursuit of individual listings. Individual listing and contributing status in an NRHP-listed historic district offer the same level of recognition for historic properties and provide access to the same opportunities, such as federal historic tax credits.

Chronicle Heritage also recommends three previously recorded resources eligible for listing in the City of Venice Local Register of Historical Resources, Morada del Sur (SO00590), Estes Building (SO02354), and Rogers House (SO02481). In addition, Chronicle Heritage recommends one newly recorded resource eligible for listing in the Local Register, 729 Cadiz Road (SO14684).

Based on the results of the architectural survey of the John Nolen Plan of Venice Historic District, Chronicle Heritage recommends the City of Venice to amend the district period of significance from 1926–1960 to 1926–1974. Chronicle Heritage identified a total of 345 historic structures in the Gulf View Section for survey. During fieldwork, the survey team discovered that 88 historic structures were constructed after 1960. This amendment would potentially add many resources to the NRHP-listed district and reflect significant years of development in the post-war period as well as changing middle-class architectural styles in the mid-twentieth century.

Chronicle Heritage recommends that all 10 previously recorded structures in the Armada Road Multi-Family District retain sufficient integrity to contribute to the district. Of the four newly recorded structures in the Armada Road Multi-Family District, Chronicle Heritage recommends that these resources are non-contributing to the district. The newly recorded resources were either constructed beyond the district's period of significance and/or feature a different architectural style than the contributing resources. However, Chronicle Heritage does recommend these four newly recorded resources contributing to the John Nolen Plan of Venice Historic District.

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Within the Venice Downtown Business District (SO02343), the field survey noted features such as non-historic infill, demolitions, and post-1960 historic resources with substantial modifications throughout the area. After review of the data obtained during the field survey, and the post survey research, Chronicle Heritage recommends that the Venice Downtown Business District is not eligible for listing in the NRHP. However, resources within the Venice Downtown Business District that retain integrity are recommended contributing to the NRHP-listed John Nolen Plan of Venice Historic District.

The Gulf View Section's first major period of development occurred during the Florida Land Boom Period (1919-1929). The area experienced minimal growth from 1930-1941. The next great period of growth occurred during the WWII and Aftermath Period (1942-1959). In 1960 alone, the Gulf View Section saw the construction of 22 new buildings or structures. Although the current survey did not document historic resources constructed after 1960, Chronicle Heritage recommends expanding the period of significance to 1974 to include those buildings and structures built between 1961-1974 in the Gulf View Section that contribute to their respective district(s). Chronicle Heritage does not recommend expanding the boundaries of either the NRHP-listed Armada Road Multi-Family or John Nolen Plan of Venice Historic Districts. Chronicle Heritage encourages the City of Venice to pursue the recommendations set forth in this report, updating the period of significance for the NRHP-listed John Nolen Plan of Venice Historic District to include additional potentially contributing resources, as well as other recommendations outlined in Section 6.

The results of this Project serve as an archival record of the Gulf View Section at the time of the survey. The historical overview contained in this report provides a historical and developmental context for the Gulf View Section and presents context for resources constructed pre-1961. Ultimately, this work forms the basis for future preservation efforts in the Gulf View Section of Venice. Chronicle Heritage commends the City of Venice for its dedication to historic preservation and its forward-thinking in surveying the Gulf View Section and bringing renewed recognition to John Nolen's work.

Project documentation, including field notes, photographs, and research are located at 916 East Park Avenue, Tallahassee, Florida 32301, under Project number 23-PC\_00025.

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# **Appendix A. Updated Inventory List**

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Table A-10. Inventory of Surveyed Resources within the Survey Area

Site ID	Newly Recorded	Tax Parcel	Address or Site Name	Const. Date	Architectural Style	Recommended Eligibility	Potentially Contributing to District
<b>Previously Surveyed Resources</b>							
S000404	No	0407130059	Hotel Venice, 200 Nassau Street N	c. 1926	Mediterranean Revival	NRHP Individually Listed	Contributing
S000463	No	0176090049	Armada Apartments, 408 Armada Road S	c. 1926	Mediterranean Revival	Not Eligible	Contributing (S001871)
S000464	No	0176090045	Apartments, 424 Armada Road S	c. 1925-1927	Mediterranean Revival	Not Eligible	Contributing (S001871)
S000465	No	0176090044	Apartments, 428 Armada Road S	c. 1925-1927	Mediterranean Revival	Not Eligible	Contributing (S001871)
S000466	No	0176090043	The Valencia Apartments, 432 Armada Road S	c. 1925-1927	Mediterranean Revival	Not Eligible	Contributing (S001871)
S000467	No	0176090038	Rose Hill East Apartments, 504 Armada Road S	c. 1925-1927	Mediterranean Revival	Not Eligible, Local Register Listed	Contributing (S001871)
S000469	No	0176090038	Venice Arms Apartments, 512 Armada Road S	c. 1925-1927	Mediterranean Revival	Not Eligible	Contributing (S001871)
S000470	No	0176100039	608 Armada Road S	1951	Masonry Vernacular	Not Eligible	Contributing
S000471	No	0176070005	Main House and Outbuilding, 708 Armada Road S	1938 (both)	New Traditional	Not Eligible	Contributing
S000472	No	0176070002	Senator Copeland House, 710 Armada Road S	c. 1926	Mediterranean Revival	NRHP Individually Listed	Contributing

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Site ID	Newly Recorded	Tax Parcel	Address or Site Name	Const. Date	Architectural Style	Recommended Eligibility	Potentially Contributing to District
SO00474	No	0176070017	Caspersen House and Outbuilding, 613 Granada Avenue	c. 1926 (both)	Mediterranean Revival	Not Eligible	Contributing
SO00475	No	0176070020	Wheeler House, 625 Granada Avenue	c. 1926	Mediterranean Revival	Not Eligible	Contributing
SO00504	No	0408050082	Levillain-Letton House, 229 Harbor Drive S	c. 1926	Mediterranean Revival	NRHP Individually Listed	Contributing
SO00505	No	0408050084	Blalock House, 241 Harbor Drive S	c. 1926-1927	Mediterranean Revival	NRHP Individually Listed	Contributing
SO00523	No	0176090022	Village Green Apartments, 417 Menendez Street	c. 1925-1927	Mediterranean Revival	Not Eligible	Contributing (SO01871)
SO00524	No	0176090025	Apartments, 429 Menendez Street	c. 1925-1927	Mediterranean Revival	Not Eligible	Contributing (SO01871)
SO00525	No	0176090032	Apartments, 517 Menendez Street	c. 1925-1927	Mediterranean Revival	Not Eligible	Contributing (SO01871)
SO00526	No	0408050030	The Wimmers Building, 221-223 Miami Avenue W	c. 1925-1926	Mediterranean Revival	Not Eligible	Contributing
SO00528	No	0408120053	C. Franklyn Wheeler House, 232 Milan Avenue	c. 1926	Mediterranean Revival	Not Eligible	Contributing
SO00529	No	0408120052	George and Mary McGhan House, 236 Milan Avenue	c. 1926	Mediterranean Revival	Not Eligible	Contributing
SO00551	No	0176080041	Granada Apartments, 410 Palmetto Court	c. 1925-1927	Mediterranean Revival	Not Eligible	Contributing (SO01871)
SO00552	No	0408050044	Ira A Hines House, 309 Pedro Street	c. 1926	Mediterranean Revival	Not Eligible	Contributing

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Site ID	Newly Recorded	Tax Parcel	Address or Site Name	Const. Date	Architectural Style	Recommended Eligibility	Potentially Contributing to District
SO00553	No	0408050047	321 Pedro Street	c. 1946	Mediterranean Revival	Not Eligible	Contributing
SO00554	No	0408050054	326 Pedro Street	c. 1926	Mediterranean Revival	Not Eligible	Contributing
SO00556	No	0408120047	239 Pensacola Road	c. 1926	Mediterranean Revival	Not Eligible	Contributing
SO00557	No	0408120048	243 Pensacola Road	c. 1926	Mediterranean Revival	Not Eligible	Contributing
SO00559	No	0408120051	255 Pensacola Road	c. 1926	Mediterranean Revival	Not Eligible	Contributing
SO00560 (see SO02356)	No	0408050024	Burgundy Square, 212 Ponce De Leon Avenue (south part of building forming "v" shape)	c. 1926	Mediterranean Revival	Not Eligible	Contributing
SO00562	No	0408050041	308 Ponce De Leon Avenue	1946	Mediterranean Revival	Not Eligible	Contributing
SO00564	No	0408120007	Harrison House and Outbuilding, 332 Ponce De Leon Avenue	c. 1926 (both)	Mediterranean Revival	Not Eligible	Contributing
SO00579	No	0407131031	Venice Center Mall, 238 Tampa Avenue W (a.k.a. San Marco Hotel, Kentucky Military Institute (KMI) Building)	c. 1926	Mediterranean Revival	Eligible	Contributing
SO00587	No	0408040051	H.L. Nickell Building, 219-221 W Venice Avenue	c. 1925- 1926	Mediterranean Revival	Not Eligible	Contributing
SO00588	No	0408040054	Valencia Hotel and Arcade (a.k.a. Ennes Arcade), 229 W Venice Avenue	1927	Mediterranean Revival	NRHP Individually Listed, Local Register Listed	Contributing
SO00589	No	0408040105	Mohler Building, 311 W Venice Avenue	c. 1925- 1927	Mediterranean Revival	Not Eligible	Contributing
SO00590	No	0176020026	Morada del Sur, 605 W Venice Avenue	c. 1926- 1927	Mediterranean Revival	Eligible for Local Register	Contributing

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Site ID	Newly Recorded	Tax Parcel	Address or Site Name	Const. Date	Architectural Style	Recommended Eligibility	Potentially Contributing to District
S000591	No	0176020037	Fitzhugh Haensel House, 613 W Venice Avenue	c. 1926	Mediterranean Revival	Local Register Listed	Contributing
S000592	No	0176020032	625 W Venice Avenue	c. 1926	Mediterranean Revival	Not Eligible	Contributing
S002350	No	0408040100	Blackburn Building, 303-305 W Venice Avenue	c. 1925-1927	Mediterranean Revival	Not Eligible	Contributing
S002351	No	0408040042	Johnson-Schoolcraft Building, 201-203 W Venice Avenue	1926	Mediterranean Revival	NRHP Individually Listed, Local Register Listed	Contributing
S002352	No	0408040065	Saunders Building, 247-251 W Venice Avenue	c. 1926-1927	Mediterranean Revival	Not Eligible	Contributing
S002353	No	0408040044-0408040046	Boissevain Building, 205-207 W Venice Avenue	c. 1925-1926	Commercial	Not Eligible	Contributing
S002354	No	0408040103	Estes Building, 307-309 W Venice Avenue	c. 1926-1927	Mediterranean Revival	Eligible for Local Register	Contributing
S002355	No	0408040048-0408040049	Sarasota Bronx Building (a.k.a. Shaw Building), 213-217 W Venice Avenue	c. 1925-1926	Mediterranean Revival	Not Eligible	Contributing
S002356 (see S00560)	No	0408050025	Green Building (north portion of building forming "v" shape that is part of Burgundy Square, 201-217 Miami Avenue W	c. 1925-1926	Mediterranean Revival	Not Eligible	Contributing
S002357	No	0408050026	L.M. Teal Building, 225 Miami Avenue W	c. 1926	Mediterranean Revival	Not Eligible	Contributing
S002358	No	0408050030	Lawton Building, 229-237 Miami Avenue W	c. 1925-1926	Mediterranean Revival	Not Eligible	Contributing

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SO02359	No	0408040096	First Baptist Church, 312 Miami Avenue W	c. 1926, 1939	Commercial (Sawyer Building – “D” portion), Eclectic (rest of church)	Not Eligible	Contributing
SO02361	No	0408050040	310 Ponce De Leon Avenue	c. 1926	Mediterranean Revival	Not Eligible	Contributing
SO02430	No	0176100011	Hudson House, 616 Valencia Road	1953	International	Eligible	Contributing
SO02481	No	0176160057	Rogers House, 512 Valencia Road	1956	International	Eligible for Local Register	Contributing
<b>Newly Surveyed Resources</b>							
SO14653	Yes	0175020018	606 Laguna Drive	1960	Stylized Ranch	Not Eligible	Contributing
SO14654	Yes	0175070005	620 Cadiz Road	1959	Mid-Century Modern	Not Eligible	Contributing
SO14655	Yes	0175070001	630 Cadiz Road	1960	Ranch	Not Eligible	Contributing
SO14656	Yes	0175100014	636 Cadiz Road	1959	Mid-Century Modern	Not Eligible	Contributing
SO14657	Yes	0175100027	624 Armada Road N	1958	Ranch	Not Eligible	Contributing
SO14658	Yes	0175100030	612 Armada Road N	1960	Ranch	Not Eligible	Contributing
SO14659	Yes	0175100031	608 Armada Road N	1952	Ranch with 2-story addition	Not Eligible	Non-Contributing
SO14660	Yes	0175100033	301 Park Boulevard N	1954	Mid-Century Modern	Not Eligible	Contributing
SO14661	Yes	0175100017	309 Park Boulevard N	1953	Ranch	Not Eligible	Contributing
SO14662	Yes	0175100036	605 Armada Road N	1953	Masonry Vernacular	Not Eligible	Contributing
SO14663	Yes	0175100037	609 Armada Road N	1954	Ranch	Not Eligible	Contributing
SO14664	Yes	0175100038	613 Armada Road N	1959	Ranch	Not Eligible	Contributing
SO14665	Yes	0175100040	621 Armada Road N	1960	Ranch	Not Eligible	Contributing
SO14666	Yes	0175100042	629 Armada Road N	1956	Stylized Ranch	Not Eligible	Contributing
SO14667	Yes	0175100045	612 Narvaezi Street	1950	Ranch	Not Eligible	Contributing

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S014668	Yes	0175199947	604 Narvaezi Street	1958	Stylized Ranch	Not Eligible	Contributing
S014669	Yes	0175100048	600 Narvaezi Street	1954	Eclectic	Not Eligible	Non-Contributing
S014670	Yes	0175150008	708 Armada Rd N	1960	Ranch	Not Eligible	Contributing
S014671	Yes	0175150031	617 Narvaezi Street	1955	Mid-Century Modern	Not Eligible	Contributing
S014672	Yes	0175150043	613 Narvaezi Street	1950	Ranch	Not Eligible	Contributing
S014673	Yes	0175150041	605 Narvaezi Street	1958	Stylized Ranch	Not Eligible	Contributing
S014674	Yes	0175150040	221 Park Boulevard N	1953	Ranch	Not Eligible	Contributing
S014675	Yes	0175150039	217 Park Boulevard N	1954	Ranch	Not Eligible	Contributing
S014676	Yes	0175150038	213 Park Boulevard N	1953	Mid-Century Modern	Not Eligible	Contributing
S014677	Yes	0175150037	209 Park Boulevard N	1953	Ranch	Not Eligible	Contributing
S014678	Yes	0175150036	201 Park Boulevard N	1953	Masonry Vernacular	Not Eligible	Contributing
S014679	Yes	0175150022	610 Barcelona Avenue	1953	Stylized Ranch	Not Eligible	Contributing
S014680	Yes	0175150023	605 Madrid Avenue	1955	Ranch	Not Eligible	Contributing
S014681	Yes	0175150020	616 Barcelona Avenue	1956	Stylized Ranch	Not Eligible	Contributing
S014682	Yes	0175150018	624 Barcelona Avenue	1953	Ranch	Not Eligible	Contributing
S014683	Yes	0175150017	628 Barcelona Avenue	1954	Ranch	Not Eligible	Contributing
S014684	Yes	0175140003	729 Cadiz Road	1959	Mid-Century Modern	Eligible for Local Register	Contributing
S014685	Yes	0175140009	728 Cadiz Road	1959	Ranch	Not Eligible	Non-Contributing
S014686	Yes	0175140012	725 Apalachicola Road	1950	Masonry Vernacular	Not Eligible	Contributing
S014687	Yes	0175140013	729 Apalachicola Road	1958	Ranch	Not Eligible	Contributing
S014688	Yes	0176030018	704 W Venice Avenue	1950	Commercial	Not Eligible	Non-Contributing

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SO14689	Yes	0176020011	641 Barcelona Avenue	1956	Ranch	Not Eligible	Contributing
SO14690	Yes	0176020012	Orbry Crowley House, 640 W Venice Avenue	1948	Ranch	Local Register Listed	Contributing
SO14691	Yes	0176020009	633 Barcelona Avenue	1953	Ranch	Not Eligible	Contributing
SO14692	Yes	0176020007	625 Barcelona Avenue	1960	Stylized Ranch	Not Eligible	Contributing
SO14693	Yes	0176020006	621 Barcelona Avenue	1953	Stylized Ranch	Not Eligible	Contributing
SO14694	Yes	0176020005	619 Barcelona Avenue	1958	Ranch	Not Eligible	Contributing
SO14695	Yes	0176020004	613 Barcelona Avenue	1953	Ranch	Not Eligible	Contributing
SO14696	Yes	0176020019	612 W Venice Avenue	1958	Ranch	Not Eligible	Contributing
SO14697	Yes	0176030024	Inn on the Beach, 725 W Venice Avenue	1952	Masonry Vernacular	Not Eligible	Contributing
SO14698	Yes	0176070023	640 Granada Avenue	1940	Eclectic	Not Eligible	Non-Contributing
SO14699	Yes	0176070025	632 Granada Avenue	1946	Ranch	Not Eligible	Contributing
SO14700	Yes	0176070026	628 Granada Avenue	1948	Ranch	Not Eligible	Contributing
SO14701	Yes	0176060016	745 Valencia Road	1948	Ranch	Not Eligible	Contributing
SO14702	Yes	0176060003	725 Armada Road S	1958	Ranch	Not Eligible	Contributing
SO14703	Yes	0176060002	721 Armada Road S	1960	Ranch	Not Eligible	Contributing
SO14704	Yes	0176060012	720 Ocala Street	1951	Masonry Vernacular	Not Eligible	Non-Contributing
SO14705	Yes	0176070007	132 Castile Street	1958	Ranch	Not Eligible	Contributing
SO14706	Yes	0176070010	120 Castile Street	1948	Minimal Traditional	Not Eligible	Contributing
SO14707	Yes	0176070011	116 Castile Street	1948	Minimal Traditional	Not Eligible	Contributing
SO14708	Yes	0176070015	601 Granada Avenue	1952	Ranch with 2-story addition	Not Eligible	Non-Contributing
SO14709	Yes	0176150015	405 Castile Street	1950	Stylized Ranch	Not Eligible	Non-Contributing

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S014710	Yes	0176100006	636 Valencia Road	1959	Masonry Vernacular	Not Eligible	Non-Contributing
S014711	Yes	0176100023	300 Galleon Drive	1954	Ranch	Not Eligible	Contributing
S014712	Yes	0176100010	620 Valencia Road	1951	Ranch	Not Eligible	Non-Contributing
S014713	Yes	0176150035	615 Valencia Road	1956	Ranch	Not Eligible	Contributing
S014714	Yes	0176150033	605 Valencia Road	1953	Ranch	Not Eligible	Contributing
S014715	Yes	0176100013	608 Valencia Road	1951	Ranch	Not Eligible	Contributing
S014716	Yes	0176100020	605 Armada Road S	1957	Ranch	Not Eligible	Contributing
S014717	Yes	0176090073	525 Armada Road S	1953	Ranch	Not Eligible	Non-Contributing
S014718	Yes	0176090070	517 Armada Road S	1960	Ranch	Not Eligible	Contributing
S014719	Yes	0176090068	509 Armada Road S	1960	Ranch	Not Eligible	Contributing
S014720	Yes	0176090067	505 Armada Road S	1960	Ranch	Not Eligible	Contributing
S014721	Yes	0176090066	501 Armada Road S	1956	Ranch	Not Eligible	Contributing
S014722	Yes	0176160059	508 Valencia Road	1951	Ranch	Not Eligible	Contributing
S014723	Yes	0176090037	Venice Arms Apartments, 516 Armada Road S	1925	Mediterranean Revival	Not Eligible	Non-Contributing (S001871) Contributing (S006124)
S014724	Yes	0176090028	Duplex, 227 Lisbon Street	1958	Masonry Vernacular	Not Eligible	Non-Contributing (S001871) Contributing (S006124)
S014725	Yes	0176100040	604 Armada Road S	1950	Ranch	Not Eligible	Contributing
S014726	Yes	0176100043	601 Menendez Street	1953	Ranch	Not Eligible	Contributing
S014727	Yes	0176100046	Fletcher Residence, 613 Menendez Street	1956	Frame Vernacular	Eligible	Contributing
S014728	Yes	0176100047	617 Menendez Street	1954	Ranch	Not Eligible	Contributing
S014729	Yes	0176100048	125 Castile Street	1955	Eclectic	Not Eligible	Non-Contributing

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S014730	Yes	0176100036	620 Armada Road S	1952	Ranch	Not Eligible	Non-Contributing
S014731	Yes	0176070042	121 Castile Street	1953	Ranch	Not Eligible	Contributing
S014732	Yes	0176070043	612 Menendez Street	1952	Ranch	Not Eligible	Contributing
S014733	Yes	0176070044	608 Menendez Street	1952	Ranch	Not Eligible	Contributing
S014734	Yes	0176070045	604 Menendez Street	1950	Ranch	Not Eligible	Contributing
S014735	Yes	0176070041	117 Castile Street	1950	Ranch	Not Eligible	Non-Contributing
S014736	Yes	0176070040	113 Castile Street	1950	Masonry Vernacular	Not Eligible	Non-Contributing
S014737	Yes	0176070039	109 Castile Street	1949	Masonry Vernacular	Not Eligible	Non-Contributing
S014738	Yes	0176070038	105 Castile Street	1947	Ranch	Not Eligible	Contributing
S014739	Yes	0176080029	Apartments, 533 Granada Avenue	1954	Ranch	Not Eligible	Contributing
S014740	Yes	0176080025	525 Granada Avenue	1949	Ranch	Not Eligible	Contributing
S014741	Yes	0176080024	513 Granada Avenue	1951	Ranch	Not Eligible	Contributing
S014742	Yes	0176080022	505 Granada Avenue	1956	Ranch	Eligible	Contributing
S014743	Yes	0176080021	501 Granada Avenue	1950	New Traditional	Not Eligible	Non-Contributing
S014744	Yes	0176090001	217 Park Boulevard S	1952	Ranch	Not Eligible	Contributing
S014745	Yes	0176090004	Duplex, 528 Menendez Street	1950	Masonry Vernacular	Not Eligible	Contributing
S014746	Yes	0176080036	432 Palmetto Court	1952	Mid-Century Modern	Not Eligible	Non-Contributing (S001871) Contributing (S006124)
S014747	Yes	0176080038	Duplex, 202 Avenue Des Parques	1951	Ranch	Not Eligible	Non-Contributing
S014748	Yes	0176090046	Duplex, 420 Armada Road S	1950	Ranch	Not Eligible	Non-Contributing (S001871) Contributing (S006124)

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SO14749	Yes	0176090051	244 Harbor Drive S	1942	Eclectic	Not Eligible	Contributing
SO14750	Yes	0176090016	224 Harbor Drive S	1949	Ranch	Not Eligible	Contributing
SO14751	Yes	0176080016	Lord-Higel House, 409 Granada Avenue	1896	Frame Vernacular	Not Eligible (moved), Local Register Listed	Contributing
SO14752	Yes	0176080015	Apartments, 200 Harbor Drive S	1956	Masonry Vernacular	Not Eligible	Non-Contributing
SO14753	Yes	0176080044	204 Harbor Drive S	1952	Ranch	Not Eligible	Contributing
SO14754	Yes	0408120004	344 Ponce De Leon Avenue	1959	Ranch	Not Eligible	Contributing
SO14755	Yes	0408120003	249 Harbor Drive S	1959	Ranch	Not Eligible	Contributing
SO14756	Yes	0408120001	247 Harbor Drive S	1960	Ranch	Not Eligible	Contributing
SO14757	Yes	0408120005	336 Ponce De Leon Avenue	1955	Ranch with 2-story addition	Not Eligible	Non-Contributing
SO14758	Yes	0408050080	227 Harbor Drive S	1959	Ranch	Not Eligible	Contributing
SO14759	Yes	0408050051	337 Pedro Street	1955	Masonry Vernacular	Not Eligible	Contributing
SO14760	Yes	0408050046	317 Pedro Street	1958	Stylized Ranch	Not Eligible	Contributing
SO14761	Yes	0408050043	220 Nassau Street	1957	Mid-Century Modern	Not Eligible	Non-Contributing
SO14762	Yes	0408050042	306 Ponce De Leon Avenue	1959	Mid-Century Modern	Not Eligible	Contributing
SO14763	Yes	0408050060	308 Pedro Street	1951	Ranch	Not Eligible	Contributing
SO14764	Yes	0408050059	312 Pedro Street	1958	Masonry Vernacular	Not Eligible	Contributing
SO14765	Yes	0408050058	316 Pedro Street	1953	Ranch	Not Eligible	Contributing
SO14766	Yes	0408050077	330 Pedro Street	1952	New Traditional	Not Eligible	Non-Contributing
SO14767	Yes	0408050075	209 Harbor Drive S	1950	Masonry Vernacular	Not Eligible	Contributing
SO14768	Yes	0408050064	Church offices, 301-305 Miami Avenue W	1952	Masonry Vernacular	Not Eligible	Contributing

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SO14769	Yes	0408040092	328 Miami Avenue W	1948	Masonry Vernacular	Not Eligible	Non-Contributing
SO14770	Yes	0408040090	330 Miami Avenue W	1948	Masonry Vernacular	Not Eligible	Contributing
SO14771	Yes	0408040086	125 Harbor Drive	1947	Masonry Vernacular	Not Eligible	Contributing
SO14772	Yes	0408040118	339 W Venice Avenue	1951	Commercial	Not Eligible	Contributing
SO14773	Yes	0408040116	335 W Venice Avenue	1957	Commercial	Not Eligible	Contributing
SO14774	Yes	0408040108	319 W Venice Avenue	1956	Commercial	Not Eligible	Contributing
SO14775	Yes	0408040106	315 W Venice Avenue	1949	Commercial	Not Eligible	Contributing
SO14776	Yes	0408050036	217 Nassau Street S	1960	Ranch	Not Eligible	Non-Contributing
SO14777	Yes	0408050034	211 Nassau Street S	1959	Masonry Vernacular	Not Eligible	Contributing
SO14778	Yes	0408050019	232 Pedro Street	1960	Masonry Vernacular	Not Eligible	Non-Contributing
SO14779	Yes	0408040070	248 Miami Avenue W	1958	Commercial	Not Eligible	Non-Contributing
SO14780	Yes	0408040063	243 W Venice Avenue	1946	Commercial	Not Eligible	Contributing
SO14781	Yes	0408040079	220 Miami Avenue W	1956	Commercial	Not Eligible	Non-Contributing
SO14782	Yes	0408040080	214 Miami Avenue W	1957	Mid-Century Modern	Not Eligible	Contributing
SO14783	Yes	0408030090	141 W Venice Avenue	1954	Commercial	Not Eligible	Non-Contributing
SO14784	Yes	0408030089	133 W Venice Avenue	1951	Commercial	Not Eligible	Non-Contributing
SO14785	Yes	0408030087	125 W Venice Avenue	1960	Commercial	Not Eligible	Contributing
SO14786	Yes	0408030085	121 W Venice Avenue	1950	Commercial	Not Eligible	Non-Contributing
SO14787	Yes	0408060065	121 Miami Avenue W	1953	Commercial	Not Eligible	Contributing
SO14788	Yes	0408060067	125 Miami Avenue W	1956	Commercial	Not Eligible	Contributing
SO14789	Yes	0408060055	212 S Tamiami Trail	1957	Commercial	Not Eligible	Contributing
SO14790	Yes	0408060052	220 S Tamiami Trail	1952	Commercial	Not Eligible	Contributing

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SO14791	Yes	0408060050	230 S Tamiami Trail	1952	Commercial	Not Eligible	Contributing
SO14792	Yes	0408060046	236 S Tamiami Trail	1954	Commercial	Not Eligible	Contributing
SO14793	Yes	0408060027	215 S Tamiami Trail	1939	Commercial	Not Eligible	Contributing
SO14794	Yes	0408060032	229 S Tamiami Trail	1954	Commercial	Not Eligible	Contributing
SO14795	Yes	0408060007	220 Bahama Street	1960	Commercial	Not Eligible	Contributing
SO14796	Yes	0408060013	True Value Hardware (eastern building), 140 Miami Avenue E	1957	Commercial	Not Eligible	Non-Contributing
SO14797	Yes	0408110046	105 Milan Avenue E	1958	Commercial	Not Eligible	Contributing
SO14798	Yes	0408110047	113 Milan Avenue E	1960	Commercial	Not Eligible	Non-Contributing
SO14799	Yes	0408060039	Servis 1 <sup>st</sup> Bank, 247 S Tamiami Trail	1955	Commercial	Not Eligible	Non-Contributing
SO14800	Yes	0408110033	251 S Tamiami Trail	1956	Commercial	Not Eligible	Non-Contributing
SO14801	Yes	0408110038	261 S Tamiami Trail	1958	Commercial	Not Eligible	Contributing
SO14802	Yes	0408110020	258 S Tamiami Trail	1951	Commercial	Not Eligible	Contributing
SO14803	Yes	0408110027	250 S Tamiami Trail	1956	Commercial	Not Eligible	Non-Contributing
SO14804	Yes	0408110009	263 Nokomis Avenue S (southern building)	1958	Commercial	Not Eligible	Non-Contributing
SO14805	Yes	0408110008	249 Nokomis Avenue S (northern building)	1960	Commercial	Not Eligible	Non-Contributing
SO14806	Yes	0408120060	256 Nokomis Avenue S	1956	Commercial	Not Eligible	Non-Contributing
SO14807	Yes	0408120057	220 Milan Avenue W	1960	Ranch	Not Eligible	Contributing
SO14808	Yes	0408120055	224 Milan Avenue W	1955	Ranch	Not Eligible	Contributing
SO14809	Yes	0408120049	247 Pensacola Road	1953	Mid-Century Modern	Not Eligible	Contributing

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SO14810	Yes	0408030054	Venice Masonic Lodge, 118 E Venice Avenue	1958	Masonry Vernacular	Not Eligible	Contributing
SO14811	Yes	0408030101	125 N Tamiami Trail	1949	Commercial	Not Eligible	Non-Contributing
SO14812	Yes	0408030092	132 W Venice Avenue	1946	Commercial	Not Eligible	Contributing
SO14813	Yes	0408030096	124 W Venice Avenue	1948	Commercial	Not Eligible	Contributing
SO14814	Yes	0408030096	120 W Venice Avenue	1948	Commercial	Not Eligible	Contributing
SO14815	Yes	0175160021	Our Mother's House, 405 Manatee Court	1959	Masonry Vernacular	Not Eligible	Contributing
SO14816	Yes	0175160016	213 Harbor Drive N	1955	Ranch	Not Eligible	Non-Contributing
SO14817	Yes	0175160015	207 Harbor Drive N	1955	Ranch	Not Eligible	Non-Contributing
SO14818	Yes	0175160014	205 Harbor Drive N	1959	Masonry Vernacular	Not Eligible	Contributing
SO14819	Yes	0175160023	Apartments, 220 Avenue Des Parques N	1956	Masonry Vernacular	Not Eligible	Contributing
SO14820	Yes	0176010003	505 Barcelona Avenue (pink house in front)	1958	Masonry Vernacular	Not Eligible	Contributing
SO14821	Yes	0176010014	Our Mother's House, 500 W Venice Avenue	1951	Masonry Vernacular	Not Eligible	Contributing
SO14822	Yes	0176010001	Hecksher Park Restroom Building, 450 W Venice Avenue	1960	Masonry Vernacular	Not Eligible	Contributing
SO14823	Yes	0176010012	Duplex, 524 W Venice Avenue	1955	Ranch	Not Eligible	Contributing
SO14824	Yes	0175160003	Apartments, 514 Barcelona Avenue	1958	Masonry Vernacular	Not Eligible	Contributing
SO14825	Yes	0175160004	Barcelona Apartments, 512 Barcelona Avenue	1957	Masonry Vernacular	Not Eligible	Contributing

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SO14826	Yes	0175160027	Apartments, 517 Manatee Court	1959	Masonry Vernacular	Not Eligible	Contributing
SO14827	Yes	0175160026	Duplex, 513 Manatee Court (front building)	1959	Masonry Vernacular	Not Eligible	Contributing
SO14828	Yes	0175160025	Duplex, 505 Manatee Court (front building)	1958	Masonry Vernacular	Not Eligible	Contributing
SO14829	Yes	0176030003	Duplex, 709 Barcelona Avenue	1945	Masonry Vernacular	Not Eligible	Non-Contributing
SO14830	Yes	0176030024	Apartments or Condominiums, 725 W Venice Avenue	1952	Masonry Vernacular	Not Eligible	Non-Contributing
SO14831	Yes	0175160026	Duplex, 513 Manatee Court (rear building)	1959	Ranch	Not Eligible	Contributing
SO14832	Yes	0175160025	Duplex, 505 Manatee Court (rear building)	1958	Ranch	Not Eligible	Contributing
SO14833	Yes	0175160015	Apartments, 207 Harbor Drive N	1957	Masonry Vernacular	Not Eligible	Contributing
SO14834	Yes	0175160003	Apartments, 514 Barcelona Avenue	1958	Masonry Vernacular	Not Eligible	Contributing
SO14835	Yes	0176010003	505 Barcelona Avenue (blue house in back)	1958	Masonry Vernacular	Not Eligible	Contributing
SO14836	Yes	0408050064	Church offices, 301-305 Miami Avenue W	1952	Ranch	Not Eligible	Contributing
SO14837	Yes	0408110009	263 Nokomis Avenue S (center building)	1958	Commercial	Not Eligible	Non-Contributing
SO14838	Yes	0408040046	211 W Venice Avenue	1959	Commercial	Not Eligible	Contributing
SO14839	Yes	0407131054	San Marco Pool House, 238 Tampa Avenue	c. 1926	Mediterranean Revival	Not Eligible	Contributing

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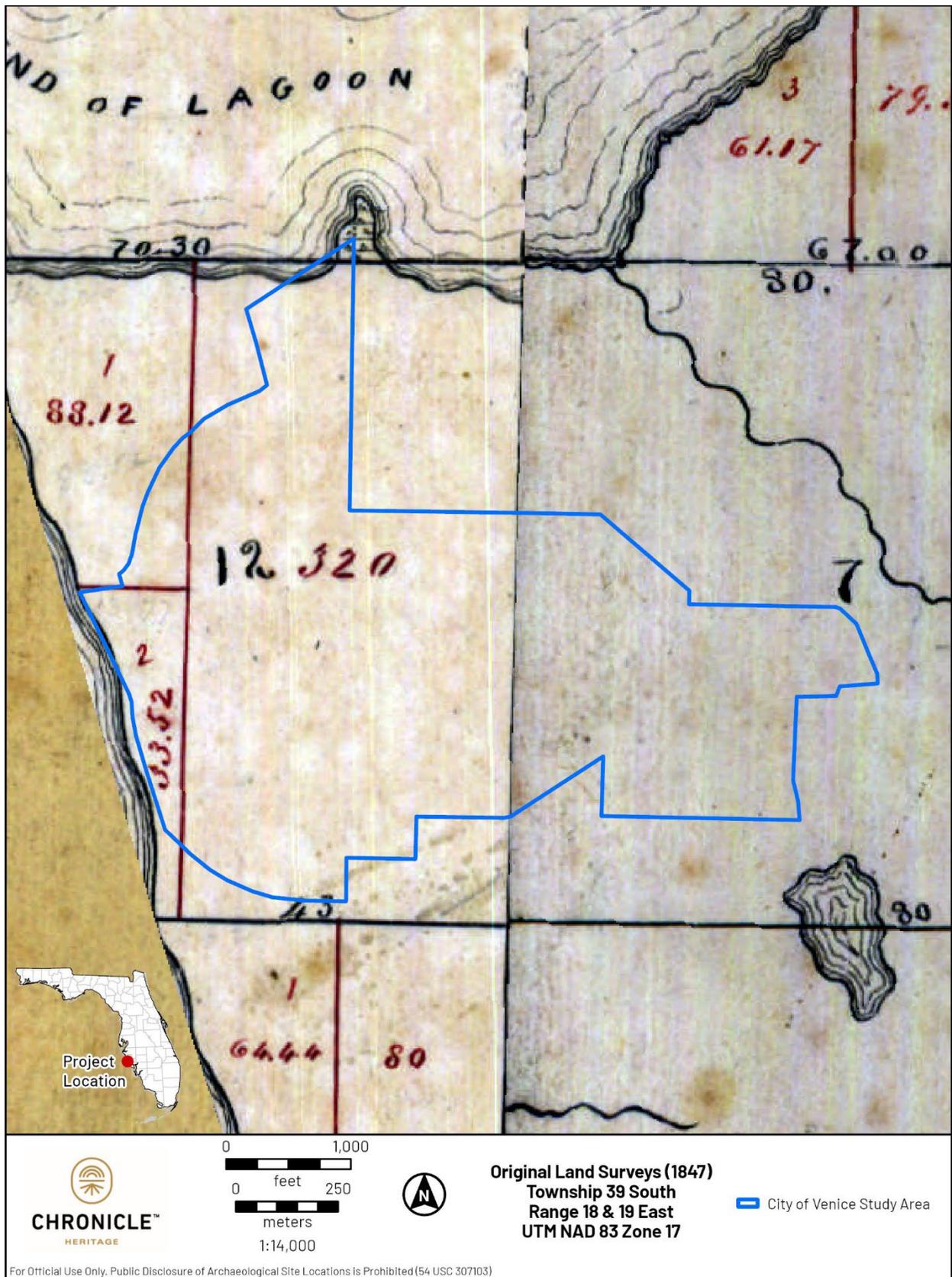
Site ID	Newly Recorded	Tax Parcel	Address or Site Name	Const. Date	Architectural Style	Recommended Eligibility	Potentially Contributing to District
SO14840	Yes	0176080002	Venice Beach Villas (Building 1), 501 W Venice Avenue	1952	Masonry Vernacular	Not Eligible	Contributing
SO14841	Yes	0176080002	Venice Beach Villas (Building 2), 501 W Venice Avenue	1952	Masonry Vernacular	Not Eligible	Contributing
SO14842	Yes	0176080002	Venice Beach Villas (Building 3), 501 W Venice Avenue	1952	Masonry Vernacular	Not Eligible	Contributing
SO14843	Yes	0176090002	Apartments (Building 1), 225 Park Boulevard S	1952	Masonry Vernacular	Not Eligible	Contributing
SO14844	Yes	0176090002	Apartments (Building 2), 225 Park Boulevard S	1952	Masonry Vernacular	Not Eligible	Contributing
SO14845	Yes	0176090002	Apartments (Building 3), 225 Park Boulevard S	1952	Masonry Vernacular	Not Eligible	Contributing
SO14846	Yes	0407130029	Epiphany Cathedral School (Church), 317 Tarpon Street	1960	Masonry Vernacular	Not Eligible	Contributing
SO14847	Yes	0407130029	Epiphany Cathedral School (School Building), 317 Tarpon Street	1960	Masonry Vernacular	Not Eligible	Contributing
SO14848	Yes	0407130029	Epiphany Cathedral School (House), 317 Tarpon Street	1953	Ranch	Not Eligible	Contributing
New Resource Groups							
SO14849	Yes	N/A	Heritage Park Resource Group, W Venice Avenue	c. 1925-1927	Public Park	Not Eligible	Contributing
SO14850	Yes	N/A	Centennial Park Resource Group, 200 W Venice Avenue	c. 1925-1927	Public Park	Not Eligible	Contributing
SO14851	Yes	0176010001	Hecksher Park Resource Group, 450 W Venice Avenue	c. 1925-1927	Public Park	Not Eligible	Contributing

City of Venice Historical Structures Survey, Phase I: Gulf View Section,  
Sarasota County, Florida

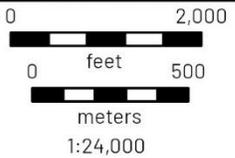
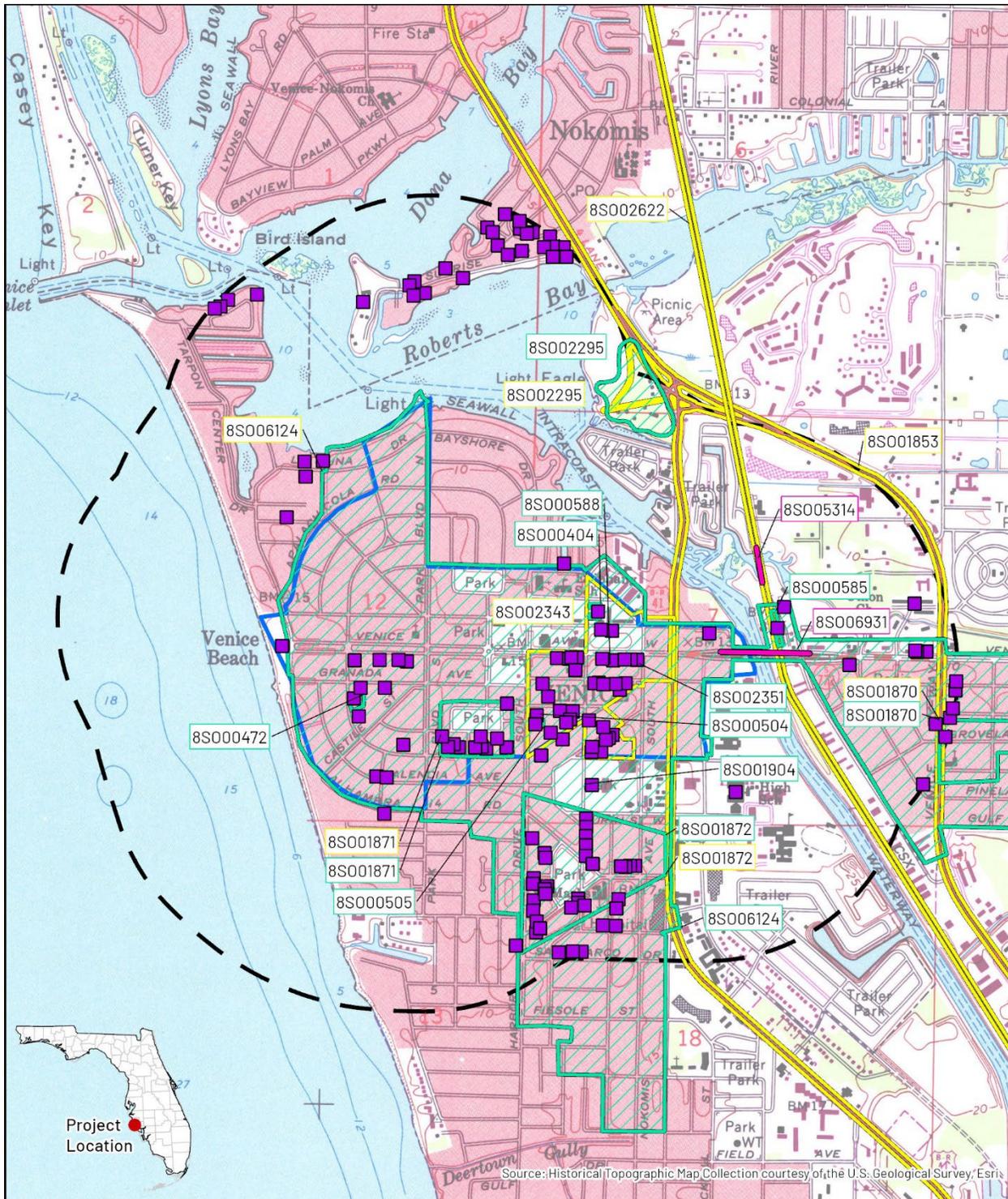
Site ID	Newly Recorded	Tax Parcel	Address or Site Name	Const. Date	Architectural Style	Recommended Eligibility	Potentially Contributing to District
SO14852	Yes	0176090008, 0176090010	John Nolen Park Resource Group, 425 Palmetto Court	c. 1925-1927	Public Park	Not Eligible	Contributing (SO01871)
SO14853	Yes	0175160031- 0175160032	Prentiss French Park, 500 Manatee Court	c. 1925-1927	Public Park	Not Eligible	Contributing
SO14854	Yes	0176080002	Venice Beach Villas Resource Group, 501 W Venice Avenue	1952	Masonry Vernacular	Not Eligible	Contributing
SO14855	Yes	0176090002	225 Park Boulevard S Resource Group	1952	Masonry Vernacular	Not Eligible	Contributing
SO14856	Yes	407130029	Epiphany Cathedral School Resource Group, 317 Tarpon Street	1960	Masonry Vernacular, Ranch	Not Eligible	Contributing
SO14857	Yes	0176070004	Granada Nolen Green Resource Group, 623 Granada Avenue	c. 1925-1927	Public Park	Not Eligible	Contributing
SO14858	Yes	0175150012	Madrid Nolen Green Resource Group, 623 Madrid Avenue	c. 1925-1927	Public Park	Not Eligible	Contributing
SO14859	Yes	0408050085	Harbor Nolen Green Resource Group, 233 Harbor Drive S	c. 1925-1927	Public Park	Not Eligible	Contributing
SO14860	Yes	0408120063	Milan Nolen Green Resource Group, 200 Milan Avenue W	c. 1925-1927	Public Park	Not Eligible	Contributing

# **Appendix B. Survey Log and Report Maps**

City of Venice Historical Structures Survey, Phase I: Gulf View Section,  
Sarasota County, Florida



City of Venice Historical Structures Survey, Phase I: Gulf View Section,  
Sarasota County, Florida

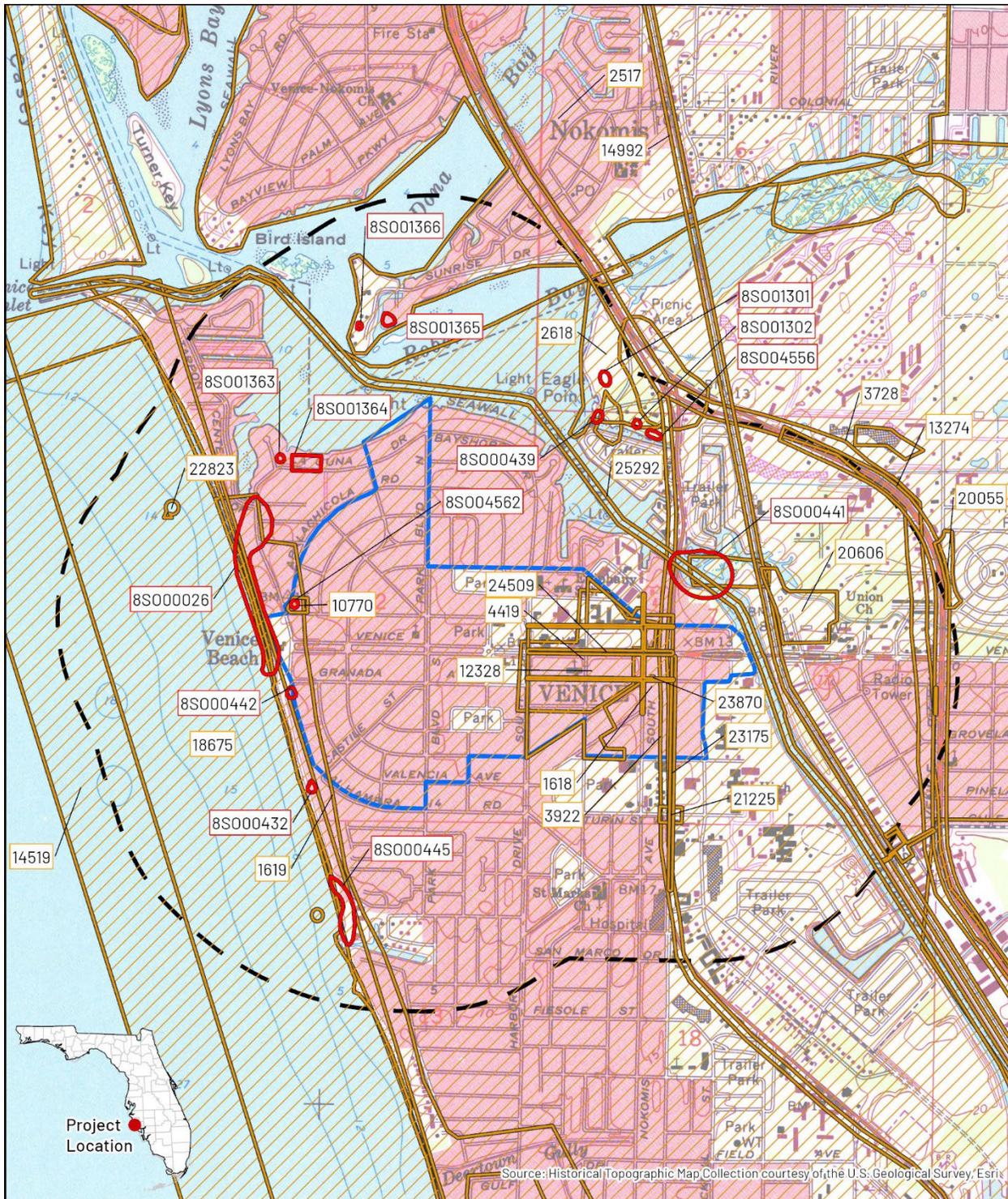


USGS 7.5' Quadrangle:  
Venice, FL (1975)  
T39S R18E, Section 12  
T39S R19E, Section 7  
UTM NAD 83 Zone 17

- ▭ City of Venice Study Area
- ▭ File Search Area
- ▭ National Register Resource
- ▭ Resource Group
- ▭ Historic Bridge
- ▭ Historic Structure

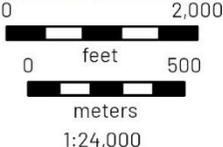
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City of Venice Historical Structures Survey, Phase I: Gulf View Section,  
Sarasota County, Florida





**CHRONICLE™**  
HERITAGE



0 2,000  
0 feet 500  
meters  
1:24,000

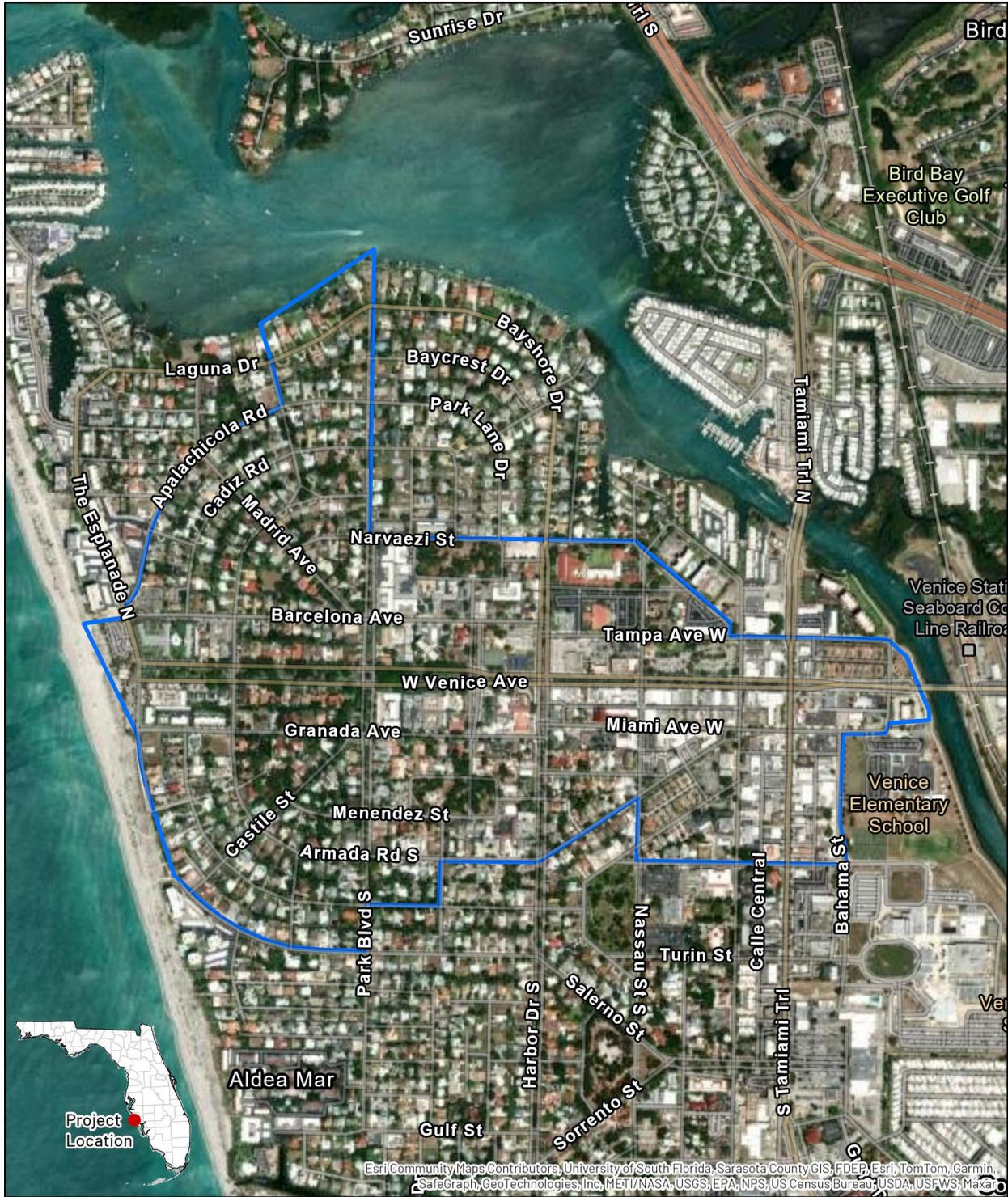


**USGS 7.5' Quadrangle:**  
**Venice, FL (1975)**  
**T39S R18E, Section 12**  
**T39S R19E, Section 7**  
**UTM NAD 83 Zone 17**

- ▭ City of Venice Study Area
- File Search Area
- Previously Recorded Site
- Previous Project

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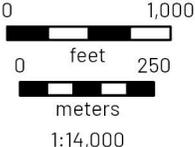
City of Venice Historical Structures Survey, Phase I: Gulf View Section,  
Sarasota County, Florida



Esri, Community Maps Contributors, University of South Florida, Sarasota County GIS, FDEP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Maxar



**CHRONICLE™**  
HERITAGE



0 1,000  
0 feet 250  
0 meters  
1:14,000

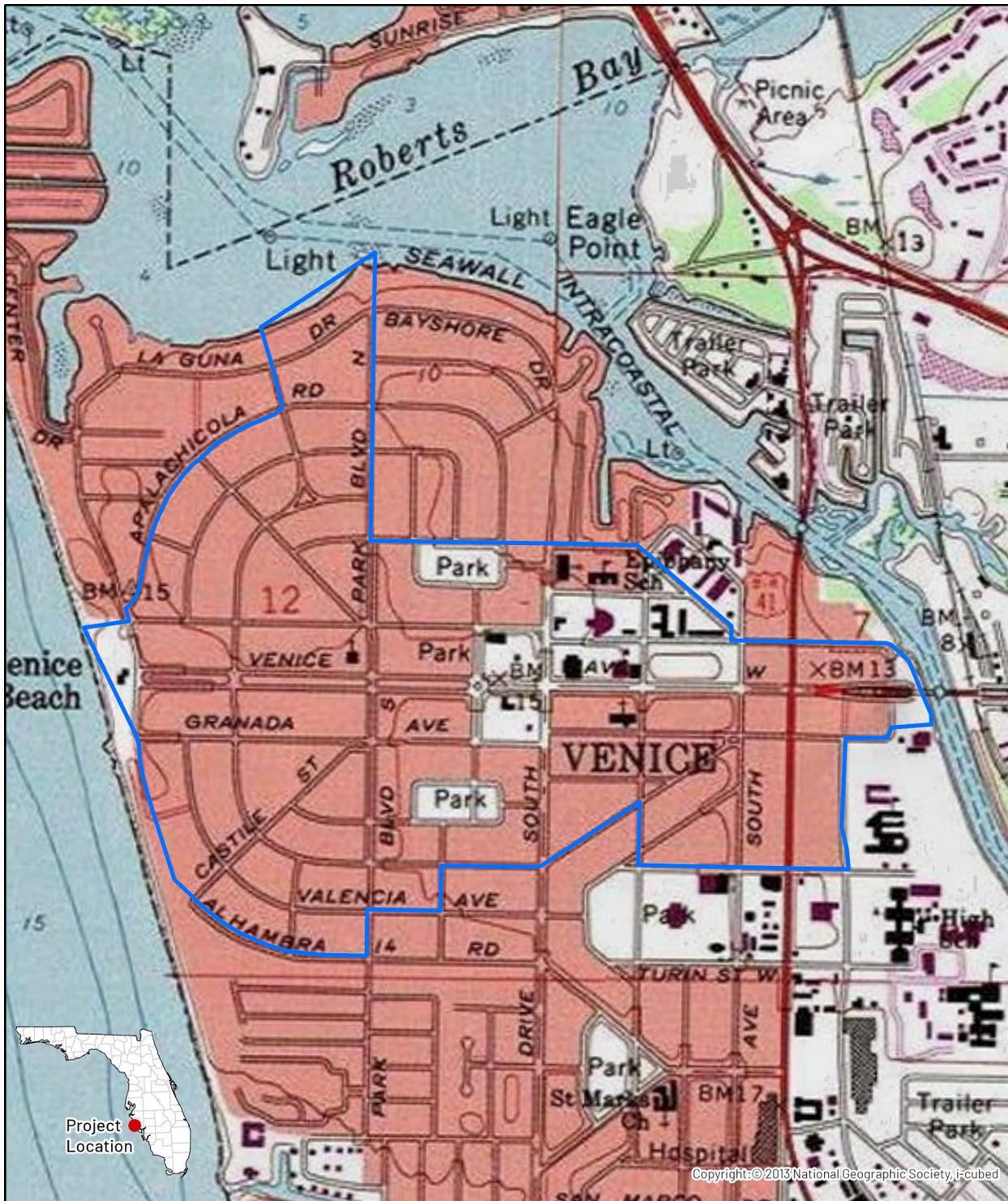


**Vivid Advanced Aerial Imagery**  
**Sarasota County, FL (2023)**  
T39S R18E, Section 12  
T39S R19E, Section 7  
UTM NAD 83 Zone 17

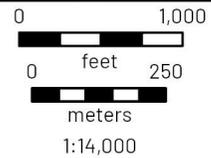
 City of Venice Study Area

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City of Venice Historical Structures Survey, Phase I: Gulf View Section,  
Sarasota County, Florida



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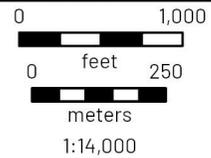
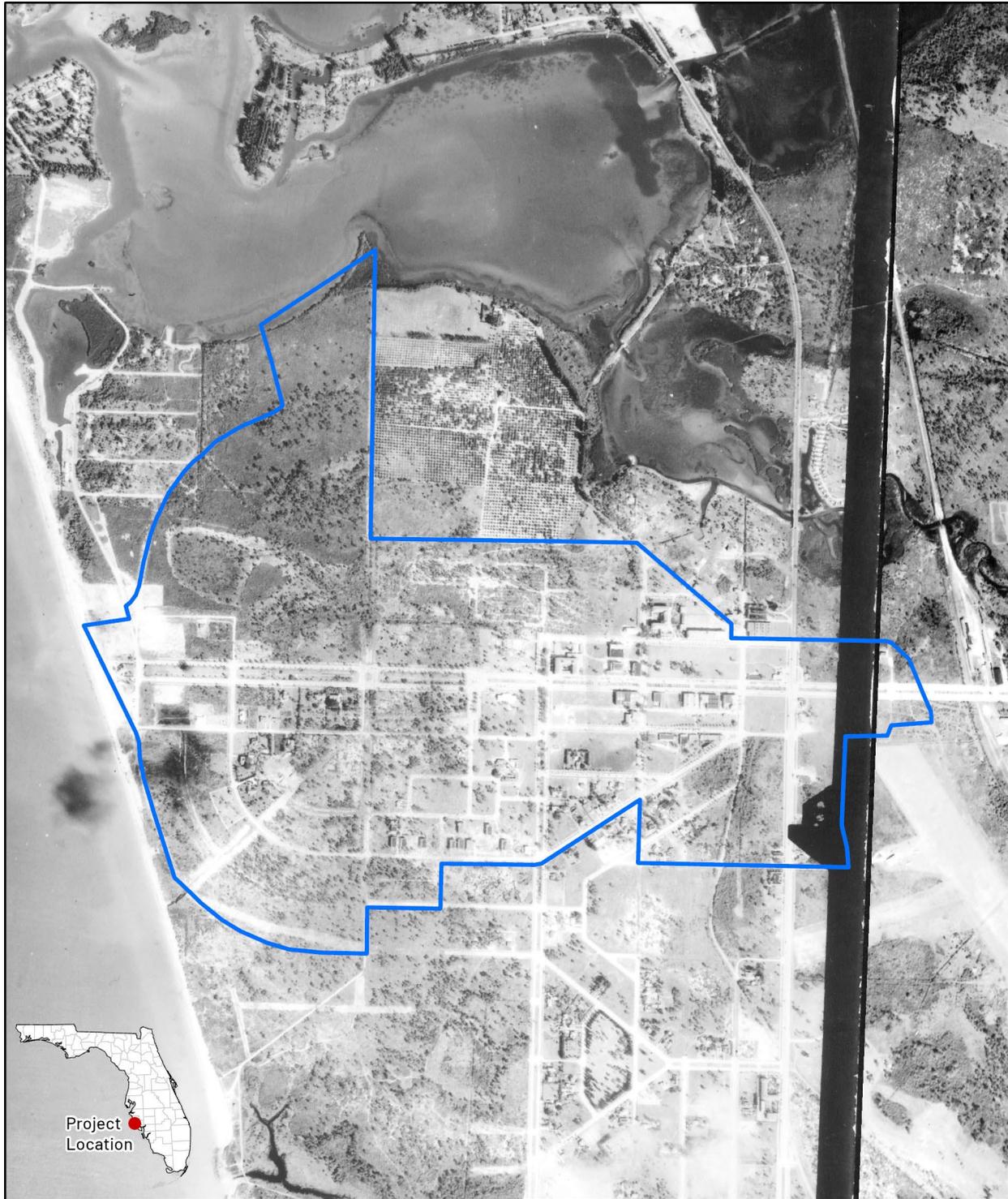


**USGS 7.5' Quadrangle:**  
**Venice, FL (1975)**  
T39S R18E, Section 12  
T39S R19E, Section 7  
UTM NAD 83 Zone 17

City of Venice Study Area

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City of Venice Historical Structures Survey, Phase I: Gulf View Section,  
Sarasota County, Florida

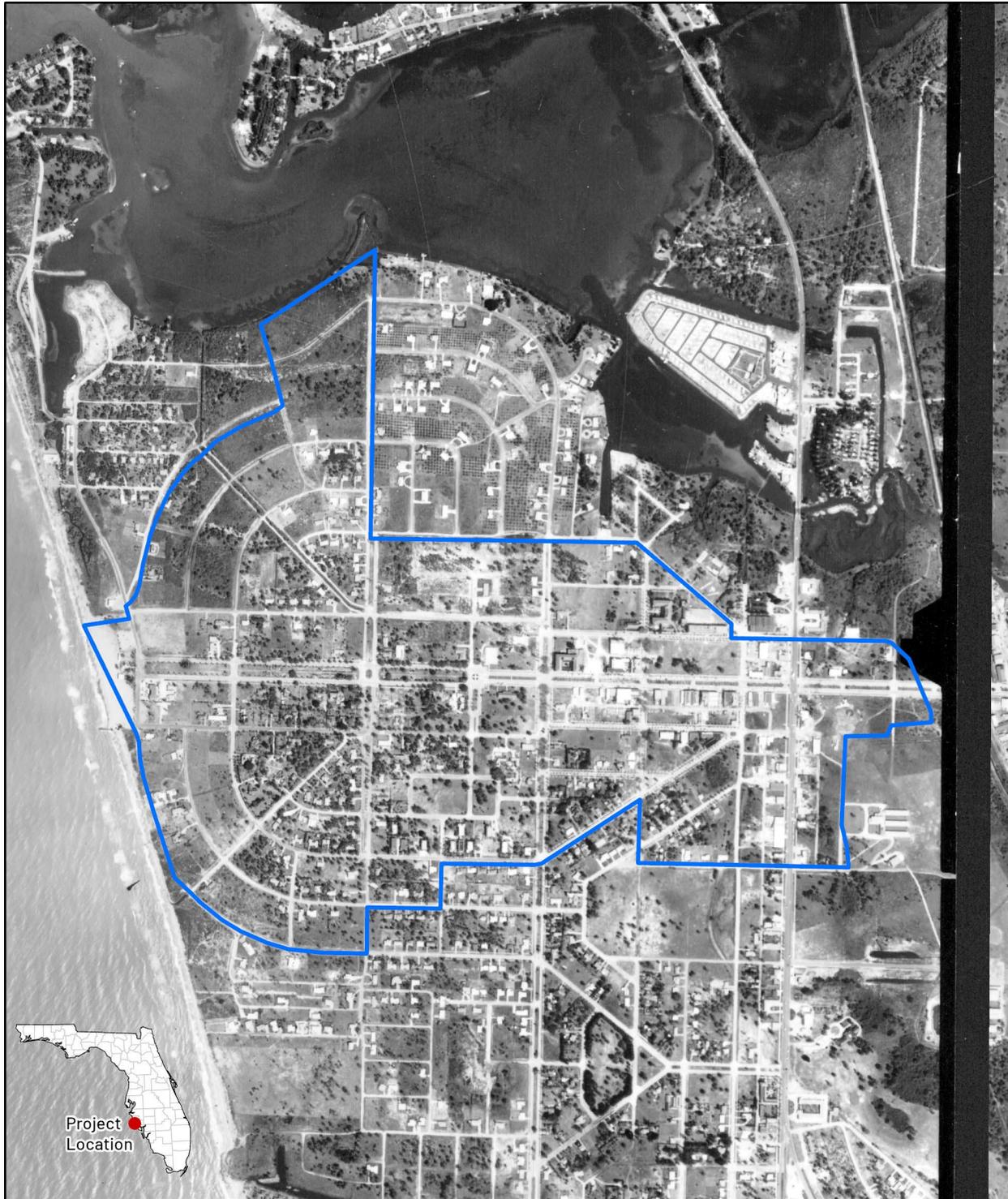


USDA Historic Aerial  
Sarasota County, FL  
Flight 2D (1948)  
UTM NAD 83 Zone 17

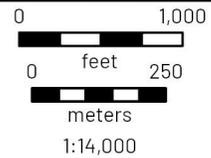
 City of Venice Study Area

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City of Venice Historical Structures Survey, Phase I: Gulf View Section,  
Sarasota County, Florida



Project Location

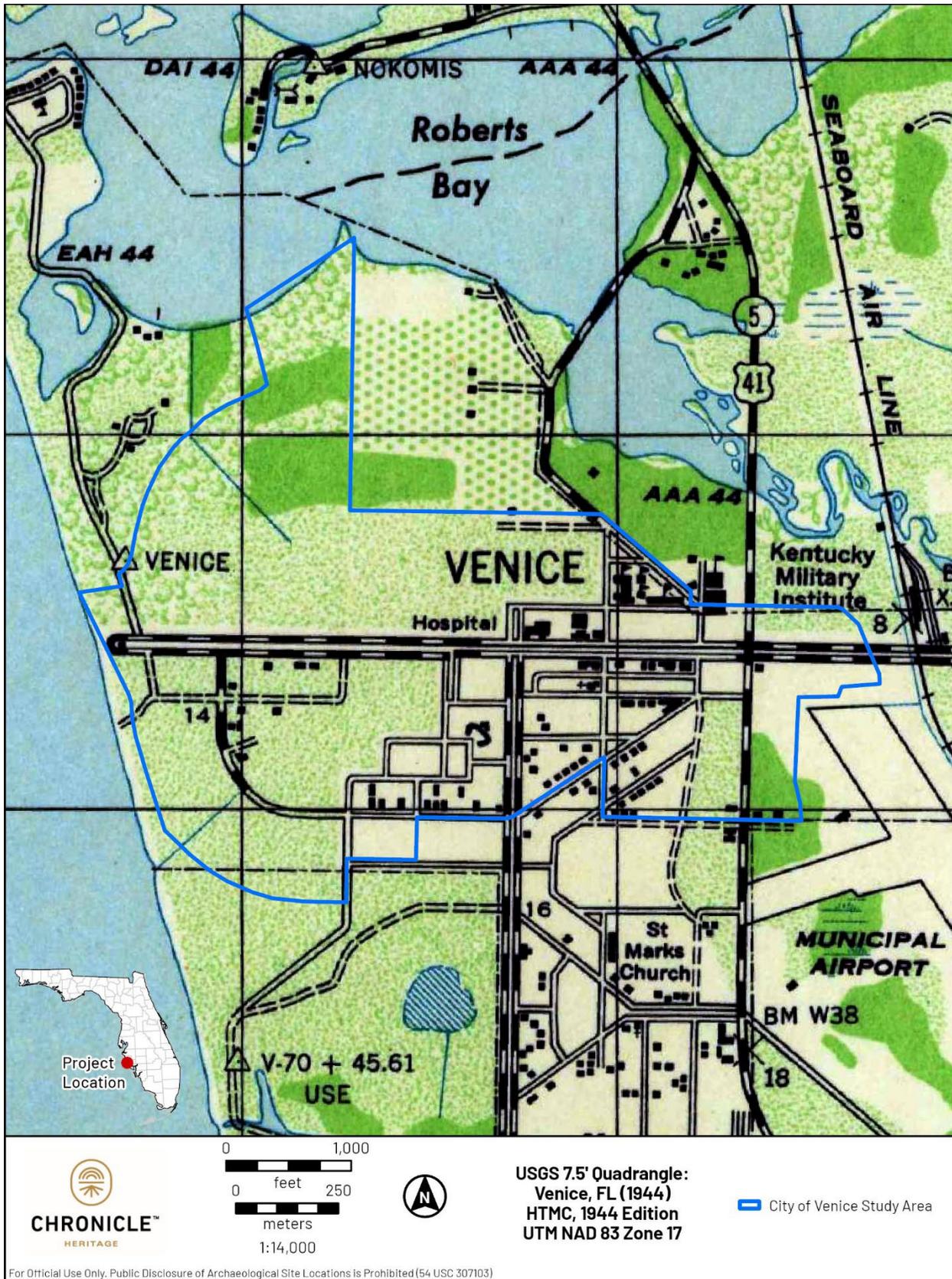


USDA Historic Aerial  
Sarasota County, FL  
Flight 1T (1957)  
UTM NAD 83 Zone 17

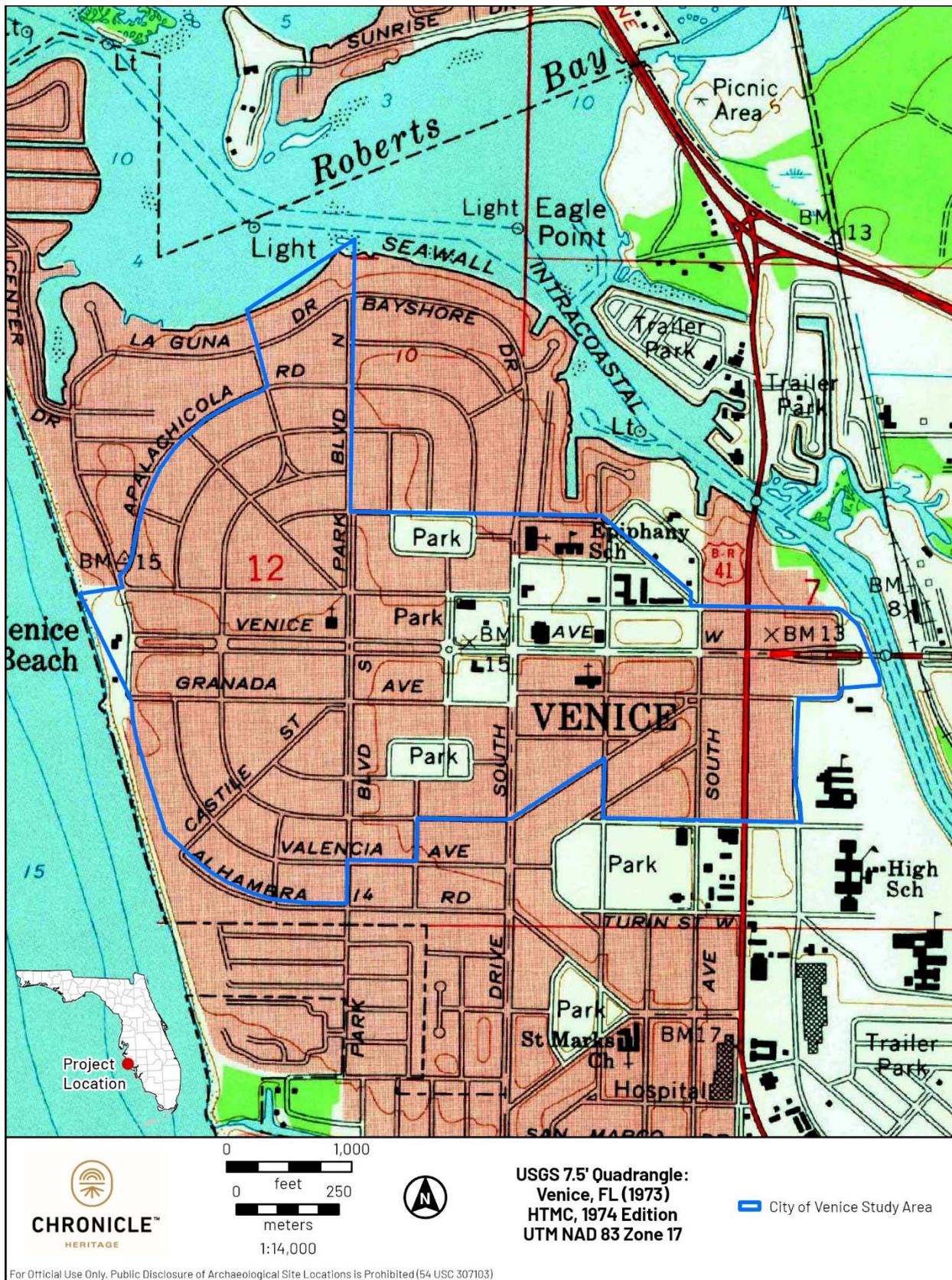
 City of Venice Study Area

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City of Venice Historical Structures Survey, Phase I: Gulf View Section,  
Sarasota County, Florida



City of Venice Historical Structures Survey, Phase I: Gulf View Section,  
Sarasota County, Florida



# **Appendix C. Results Maps**

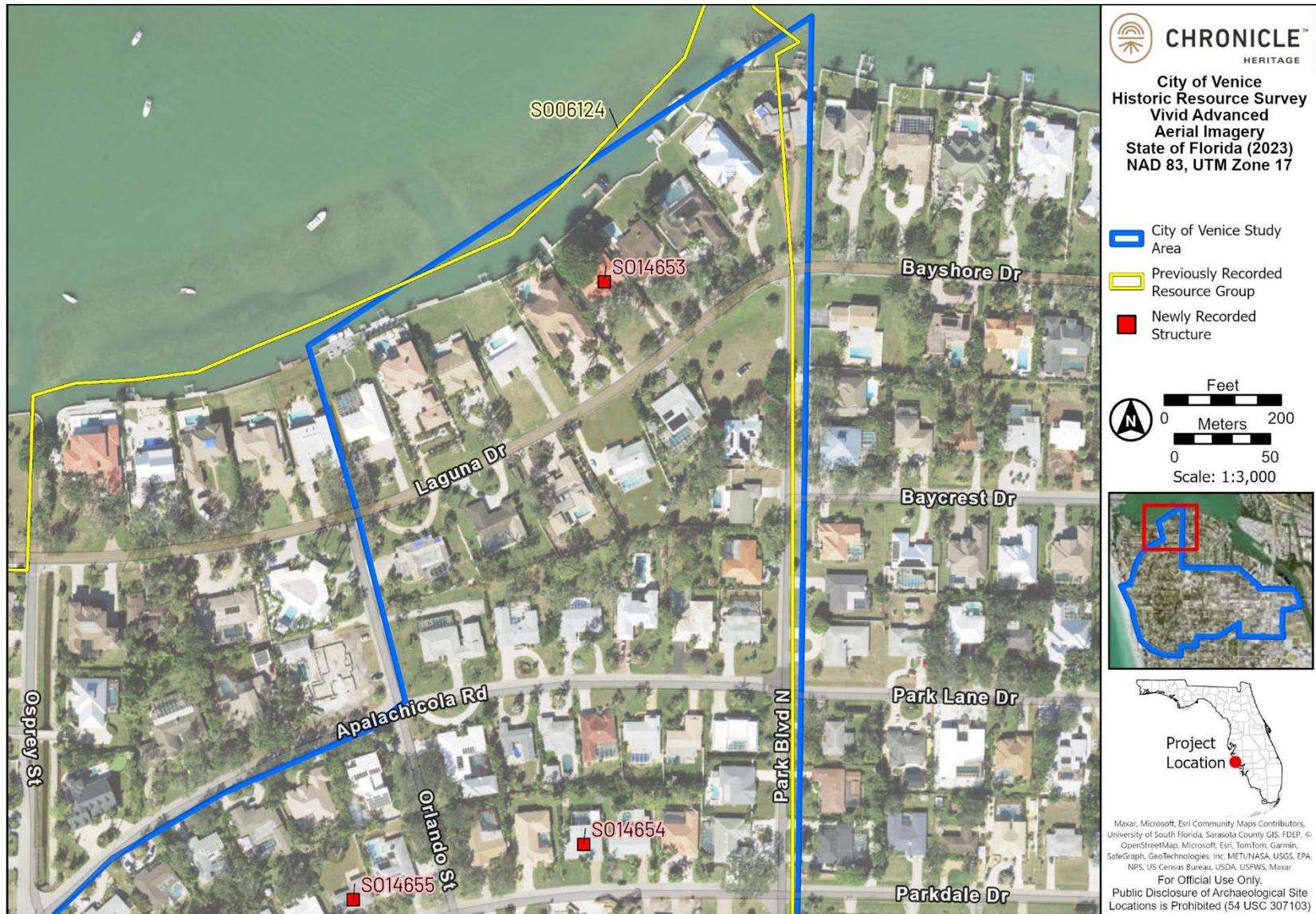


Figure C 1. Aerial results map of the Venice Gulf View Section depicting resource locations with FMSF Sites IDs (Map A).

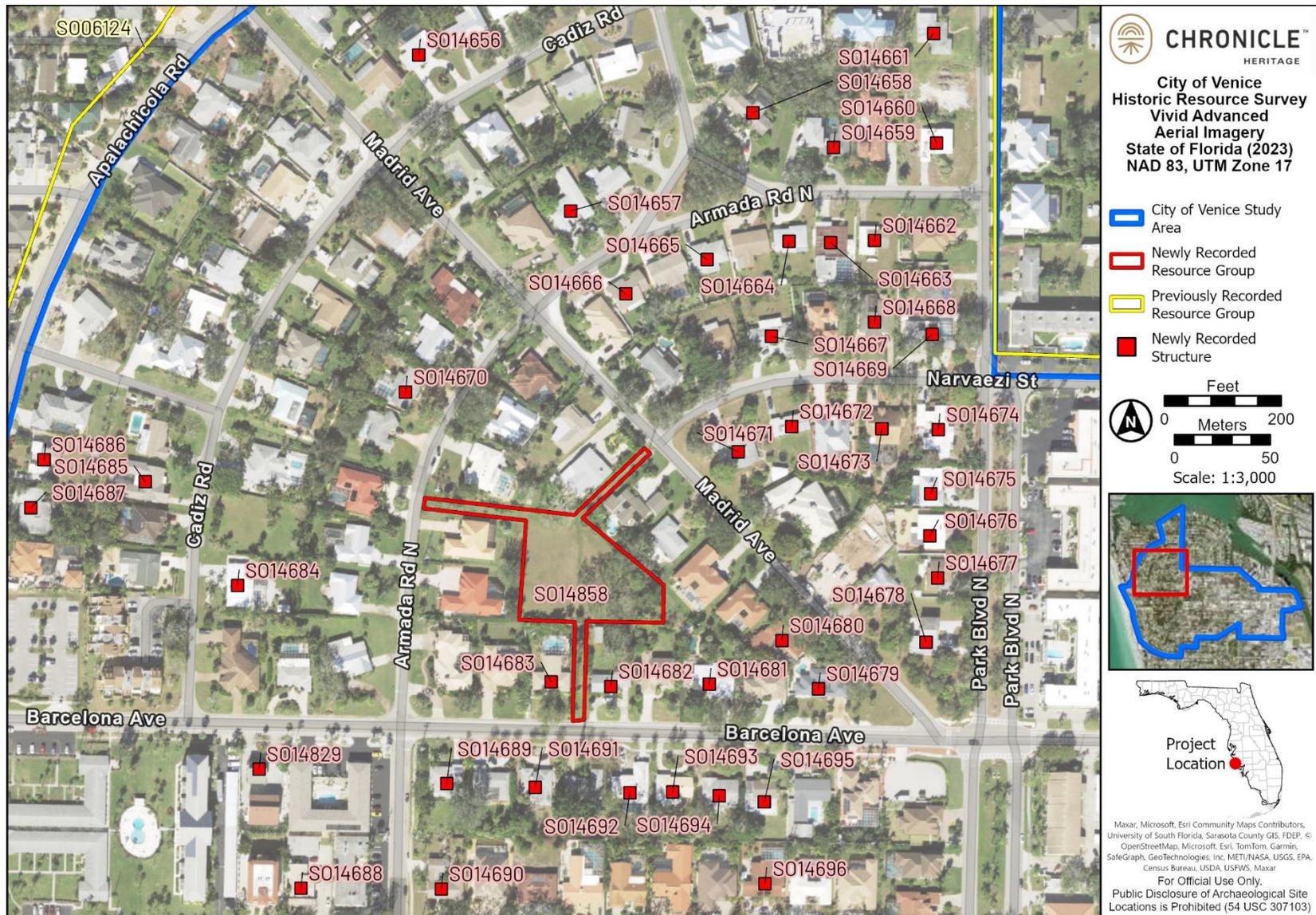


Figure C 2. Aerial results map of the Venice Gulf View Section depicting resource locations with FMSF Sites IDs (Map B).

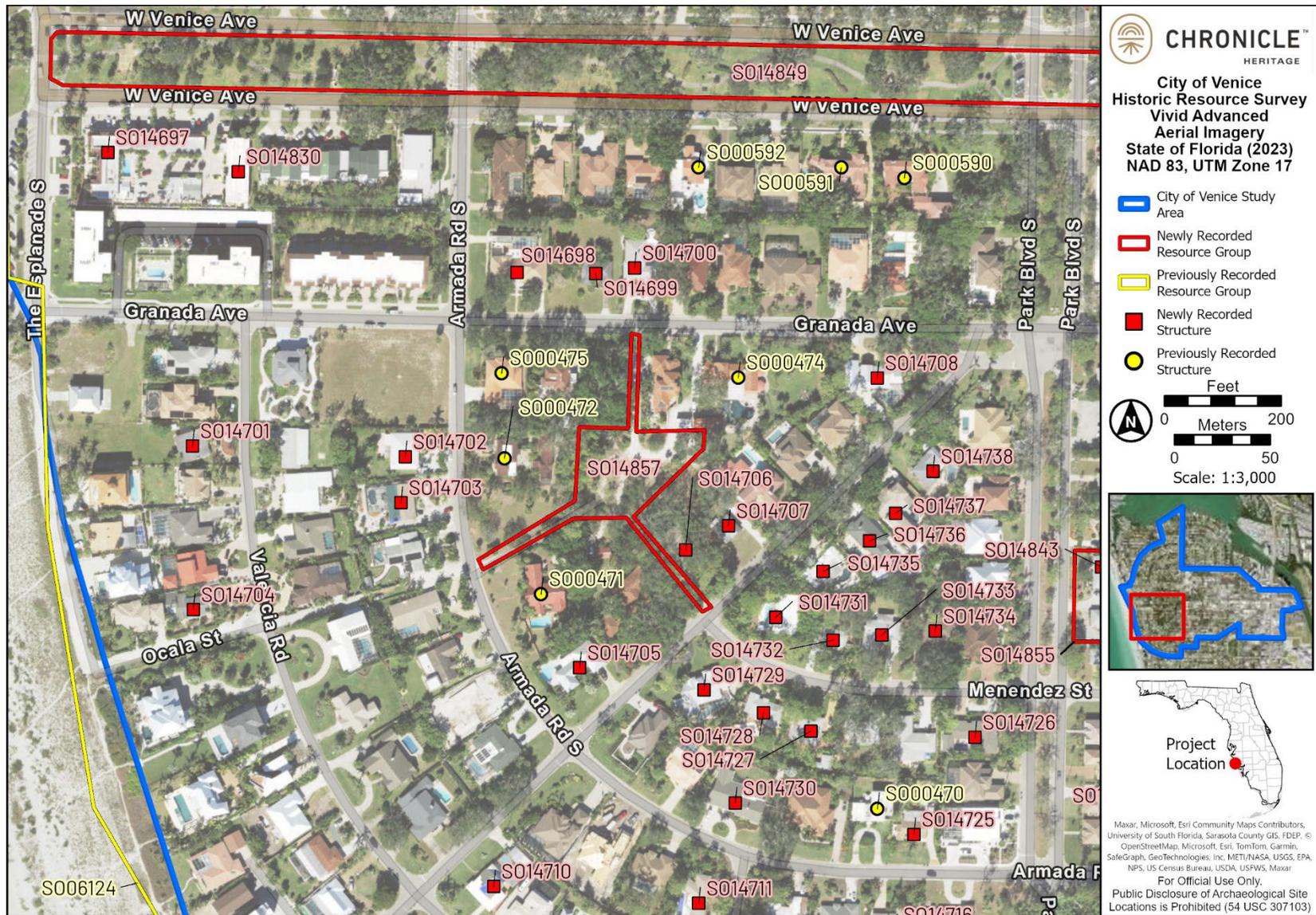


Figure C 3. Aerial results map of the Venice Gulf View Section depicting resource locations with FMSF Sites IDs (Map C).

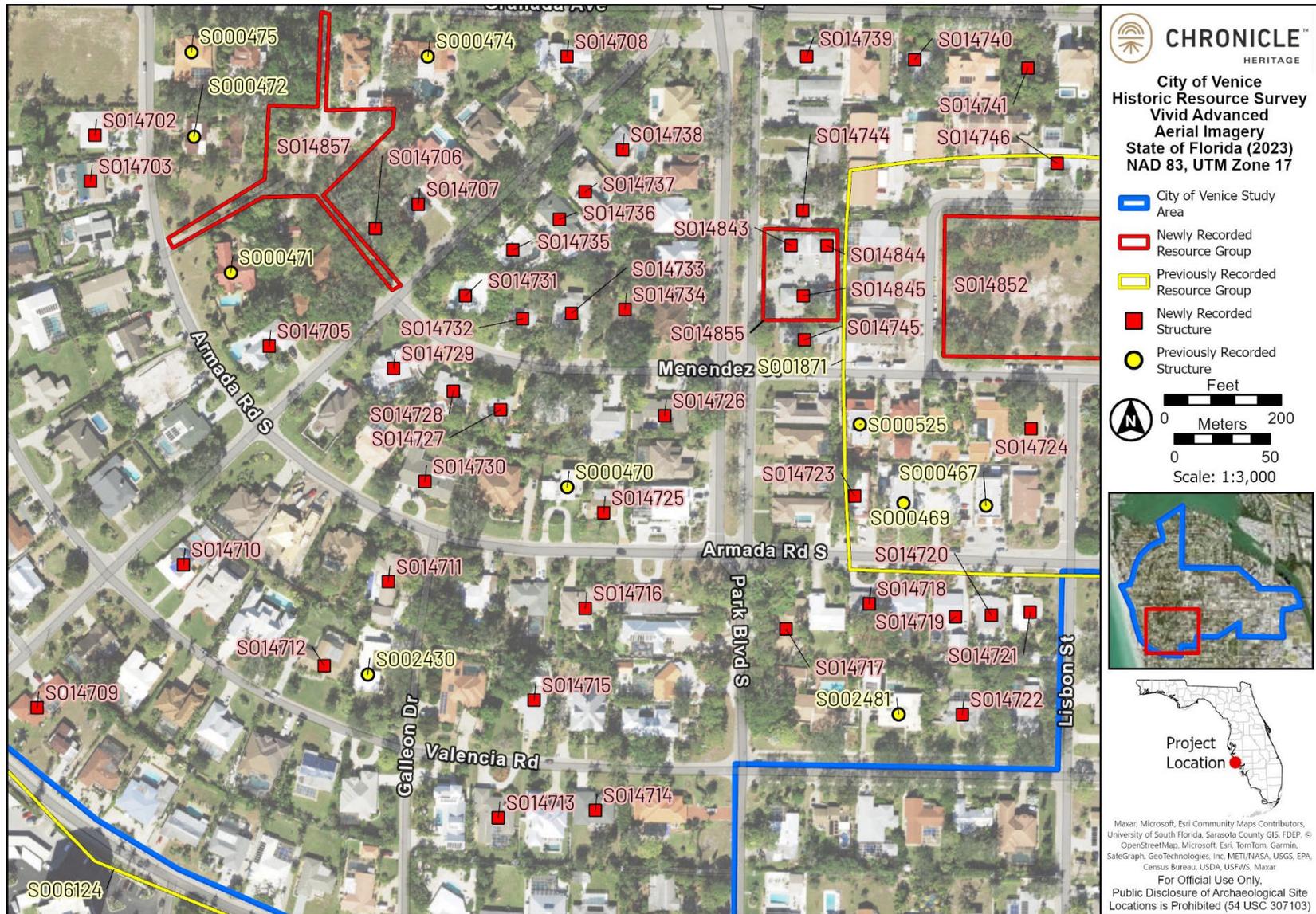


Figure C 4. Aerial results map of the Venice Gulf View Section depicting resource locations with FMSF Sites IDs (Map D).

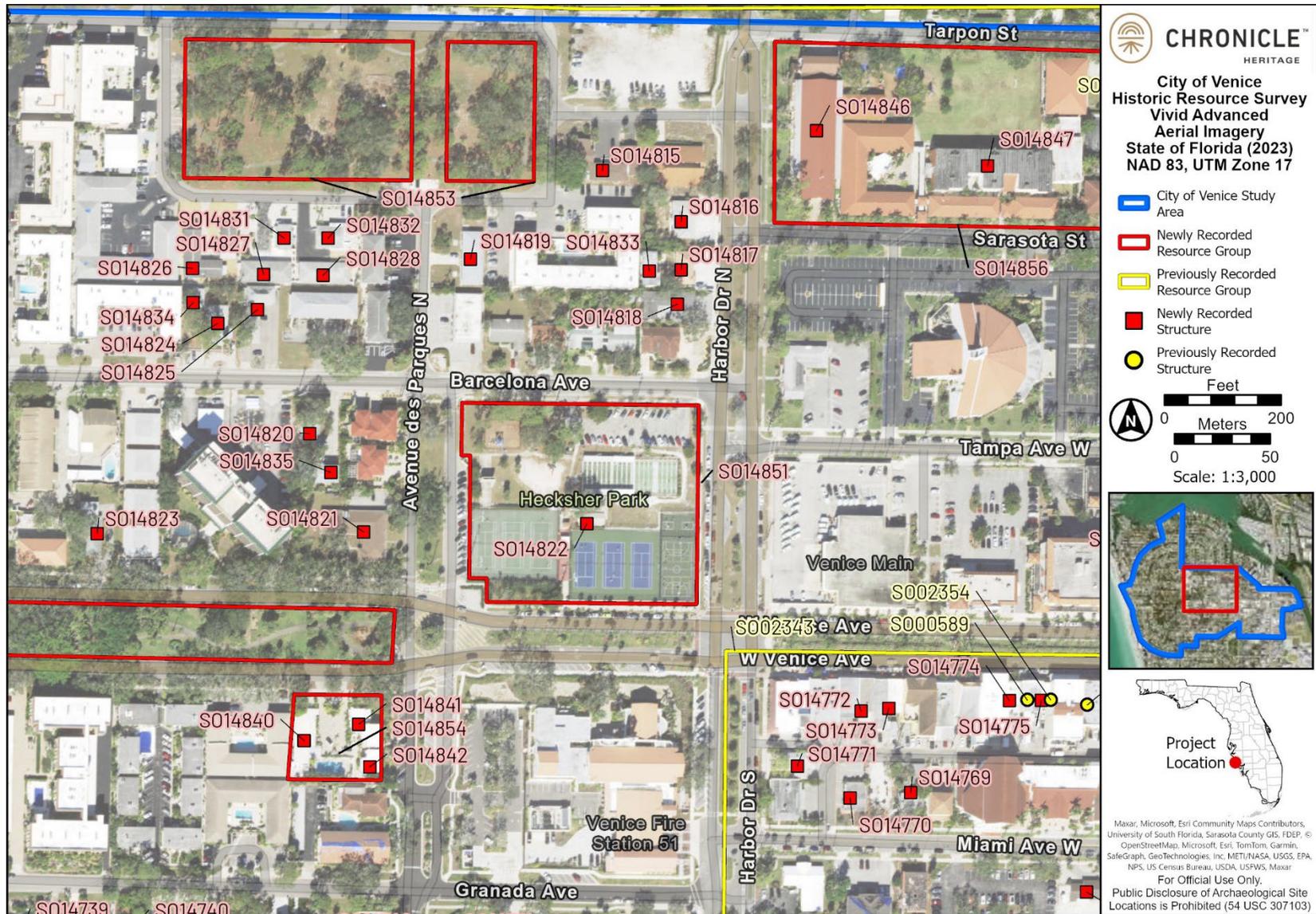


Figure C 5. Aerial results map of the Venice Gulf View Section depicting resource locations with FMSF Sites IDs (Map E).

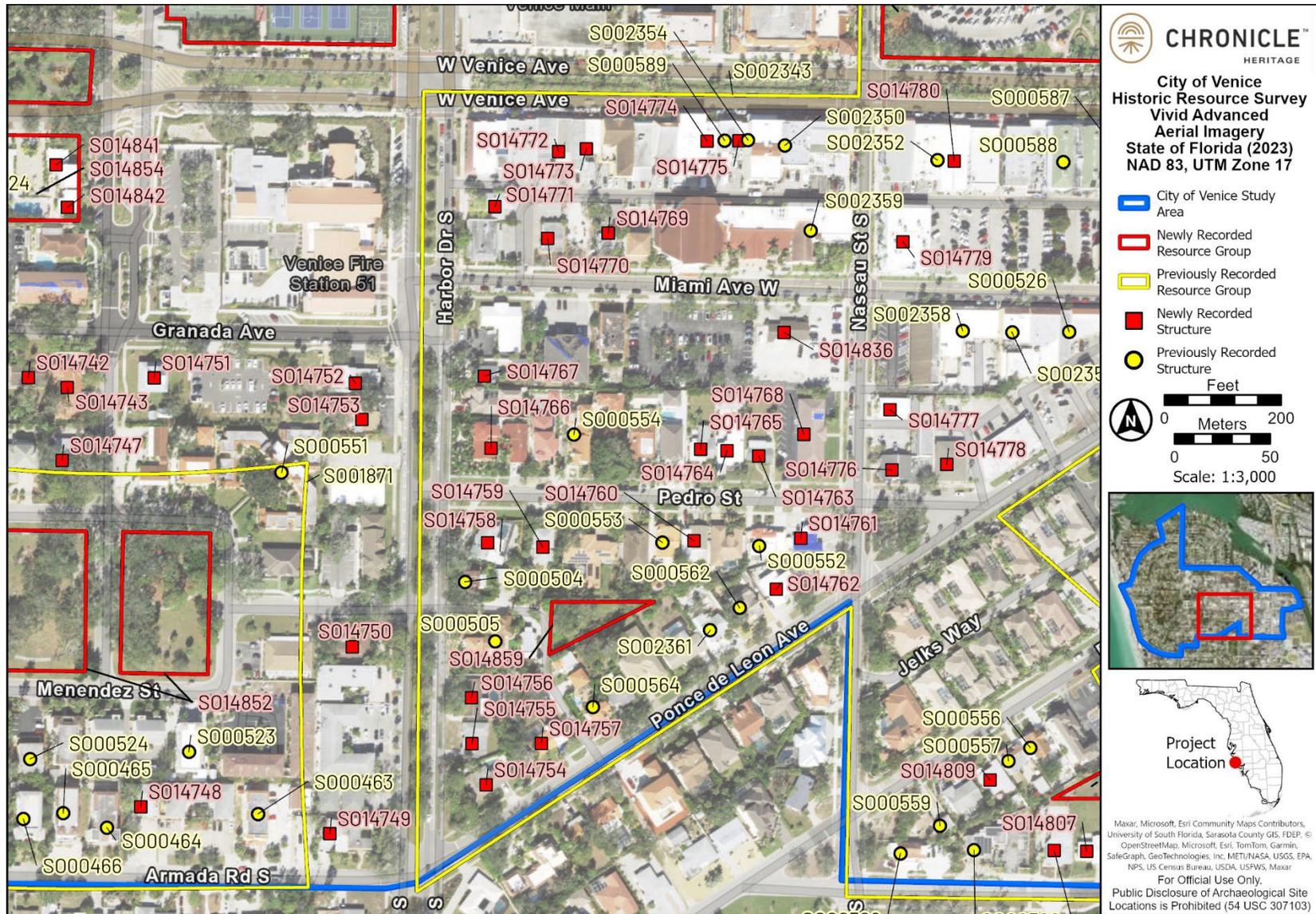


Figure C 6. Aerial results map of the Venice Gulf View Section depicting resource locations with FMSF Sites IDs (Map F).



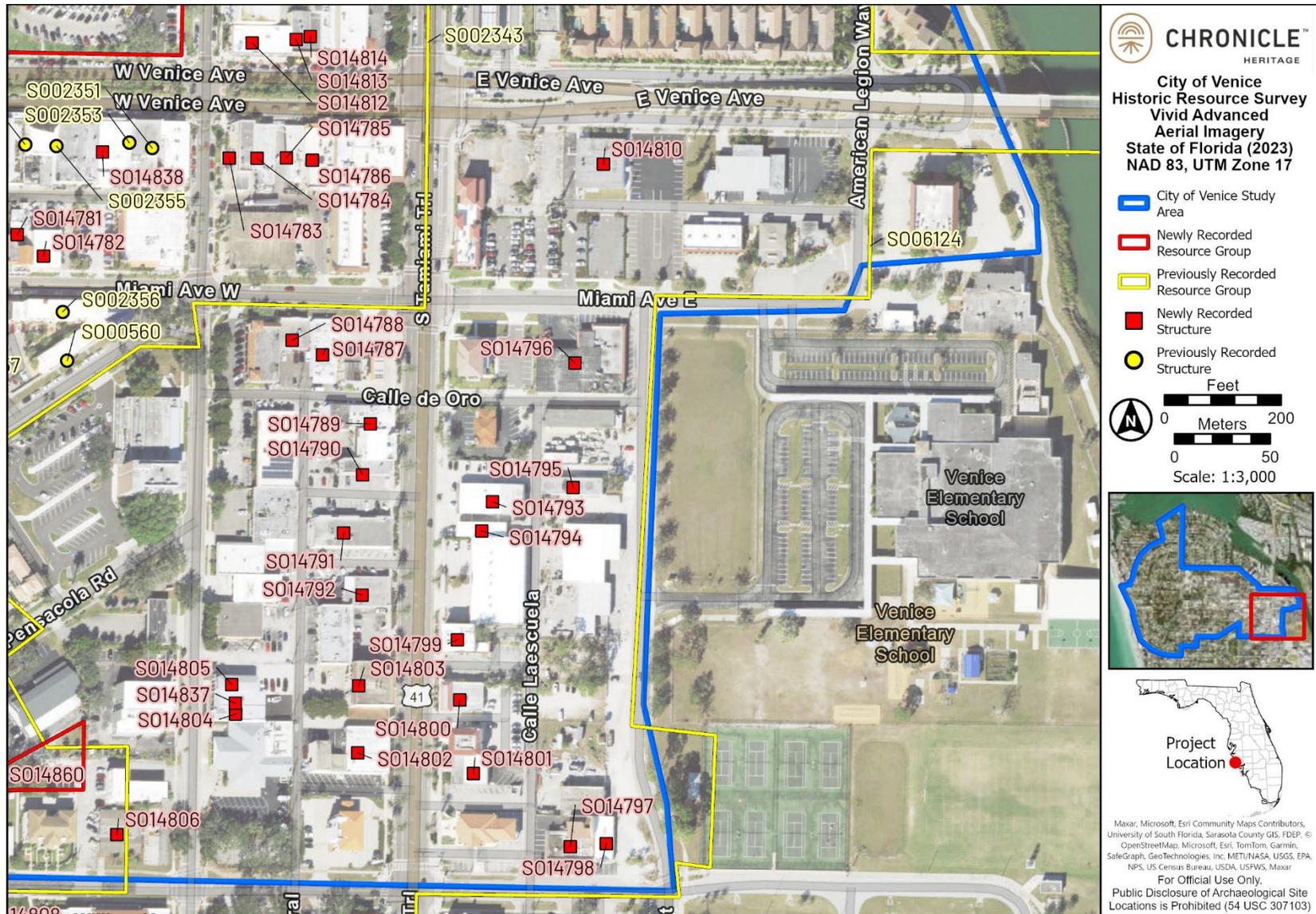


Figure C 8. Aerial results map of the Venice Gulf View Section depicting resource locations with FMSF Sites IDs (Map H).