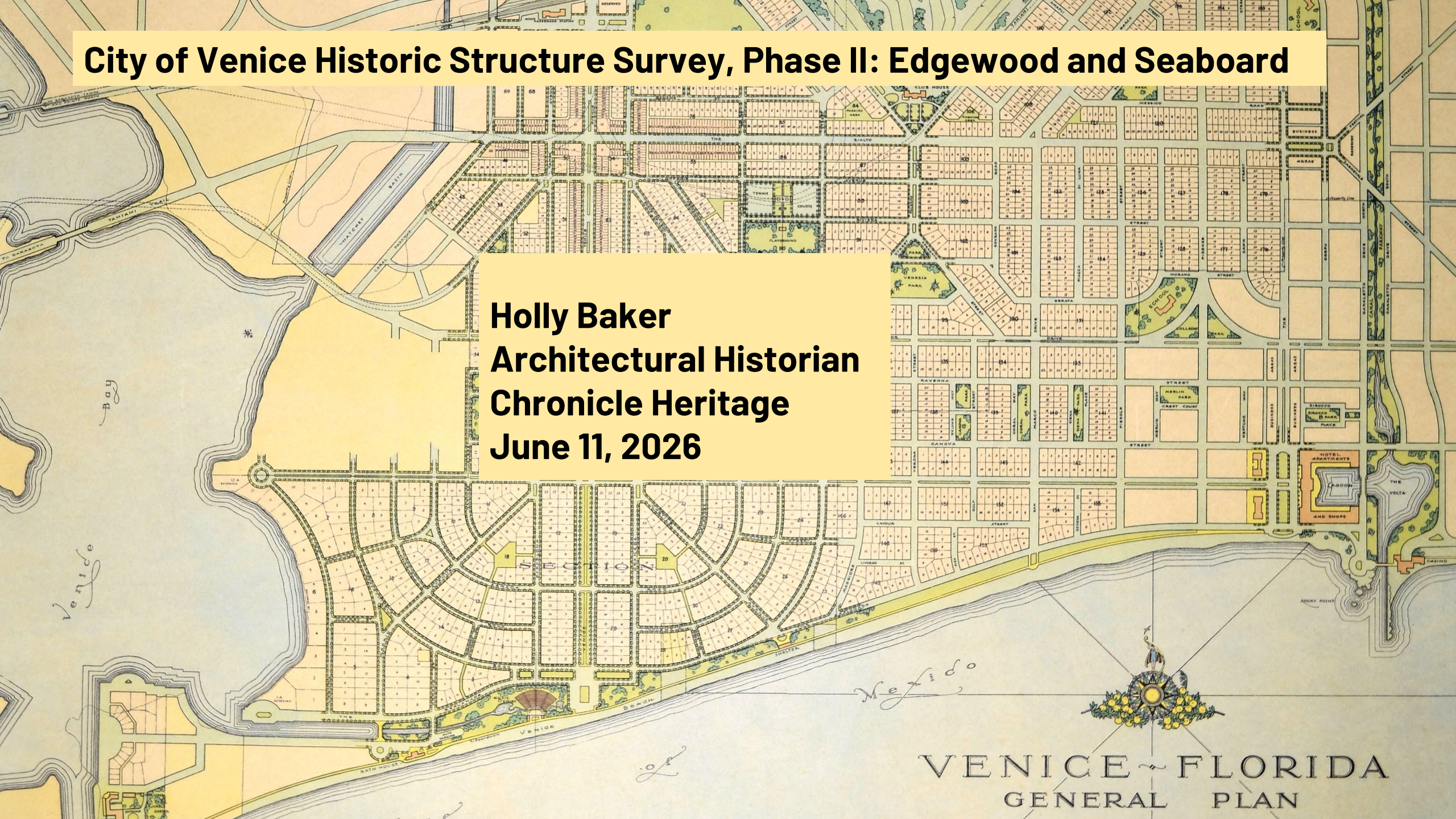


City of Venice Historic Structure Survey, Phase II: Edgewood and Seaboard

Holly Baker
Architectural Historian
Chronicle Heritage
June 11, 2026



VENICE - FLORIDA
GENERAL PLAN

Why This Project Matters

Why conduct a historic survey?

Creates a permanent record of historic resources.

Updates the Florida Master Site File.

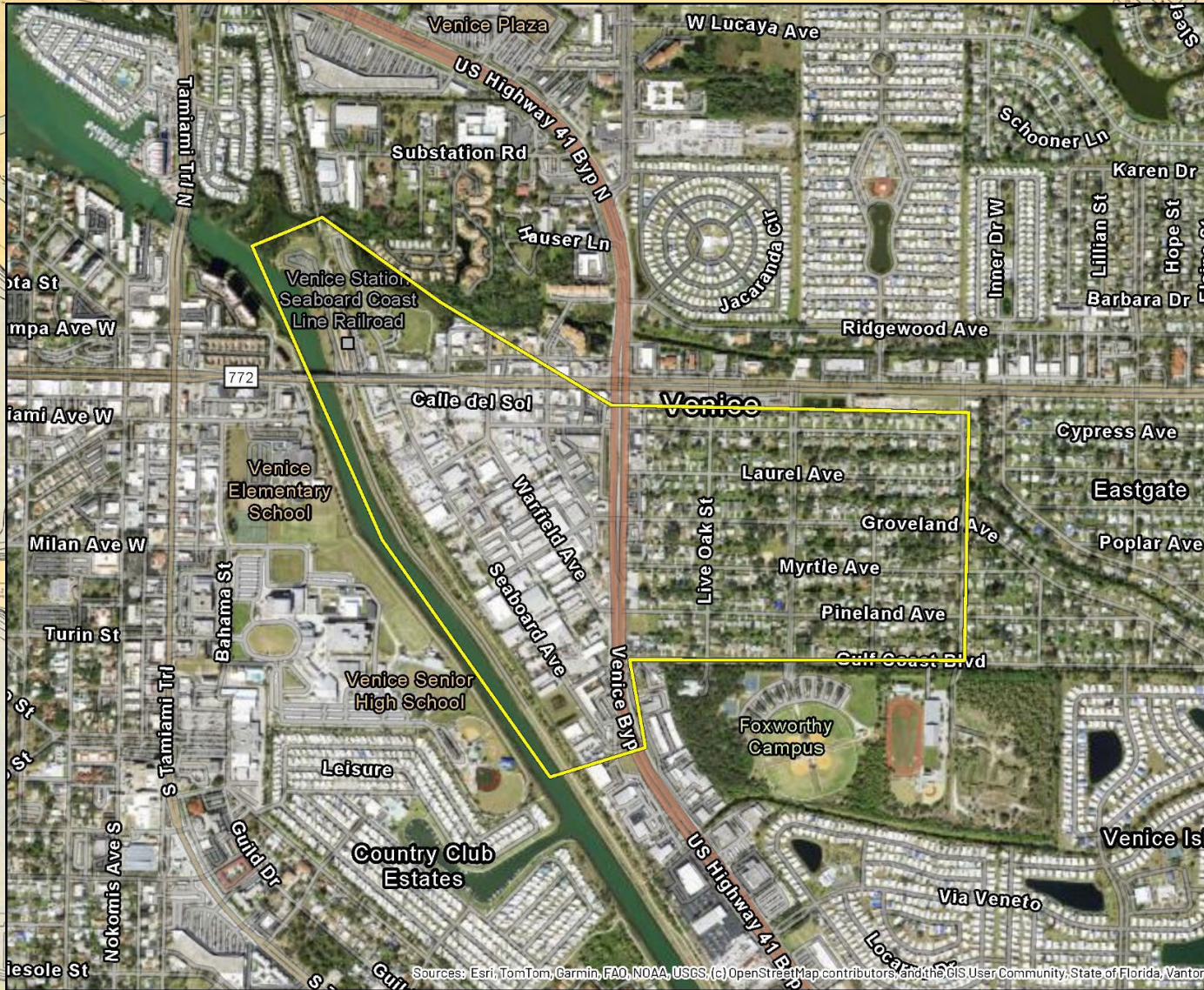
Helps guide preservation planning.


Identifies contributing resources.

Supports future grant and preservation efforts.

Historic surveys are the foundation of preservation planning. You can't protect or interpret resources if you don't know what you have.


Project Area




 **CHRONICLE**
HERITAGE

Aerial Location Map

Sarasota County Orthos
State of Florida (2023)
T39S R19E Sec. 7, 8, 17, 18
NAD 83, UTM Zone 17


 Survey Area



feet
0 1,000

meters
0 400

Scale: 1:15,000



Project Location

For Official Use Only.
Public Disclosure of Archaeological Site
Locations is Prohibited (54 USC 307103)

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, State of Florida, Vantor

A Planned City on the Gulf



Bertha Honore Palmer



Brotherhood of Locomotive Engineers

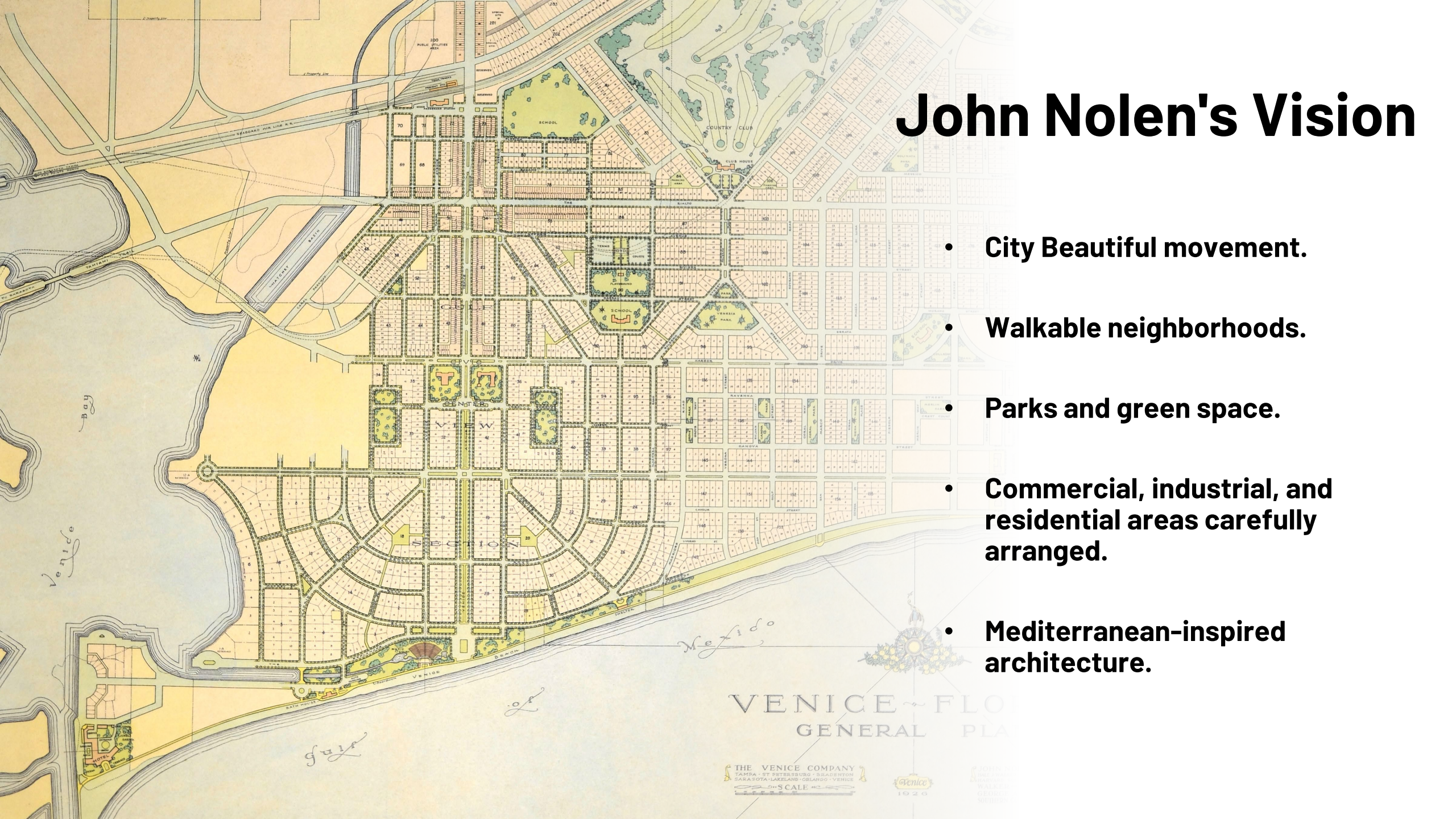


John Nolen

VENICE ~ FLORIDA
GENERAL PLAN

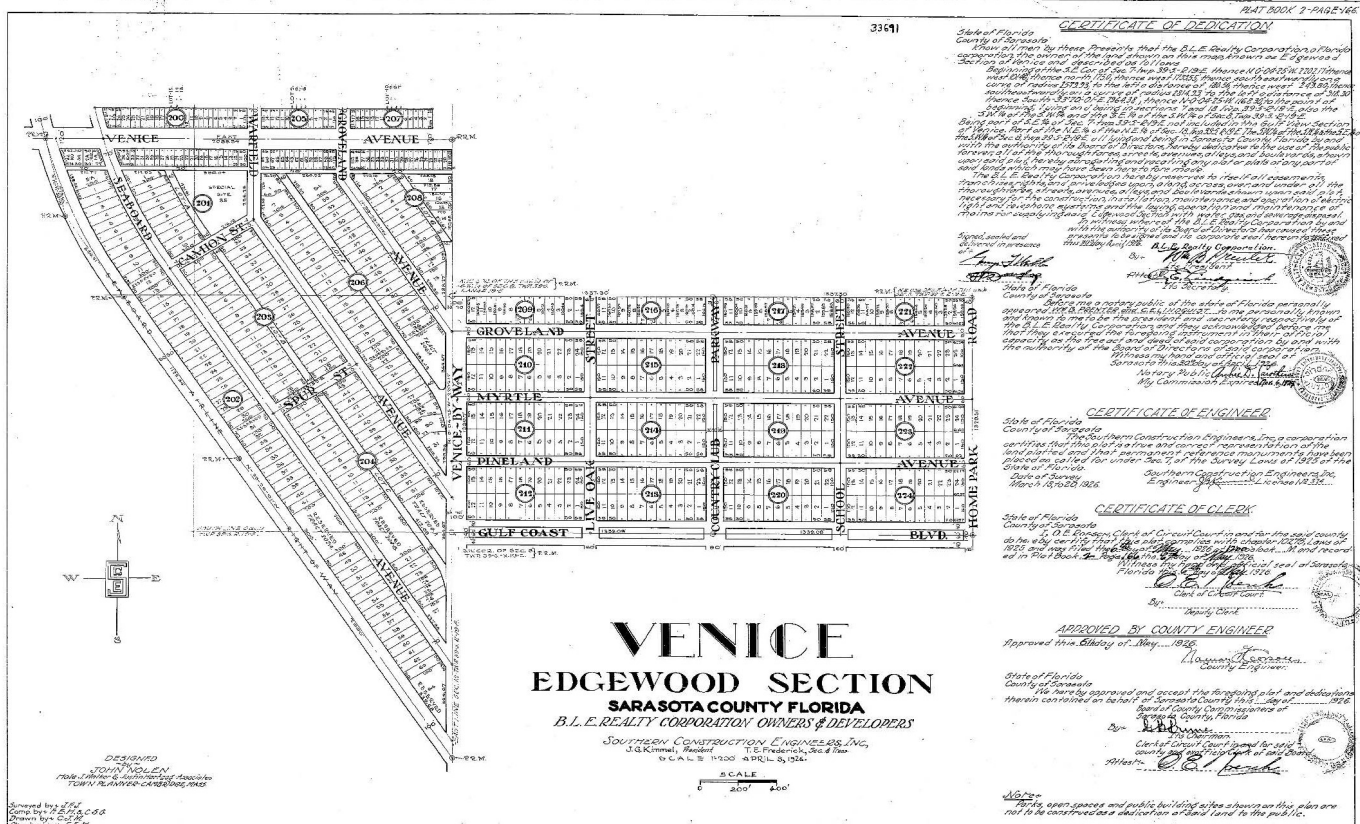
John Nolen's Vision

- City Beautiful movement.
- Walkable neighborhoods.
- Parks and green space.
- Commercial, industrial, and residential areas carefully arranged.
- Mediterranean-inspired architecture.



Edgewood and Seaboard

- **Edgewood**
- Planned residential neighborhood.
- Working- and middle-class housing.
-
- **Seaboard**
- Industrial center.
- Railroad-related development.



The
Edgewood Section

The beautiful Edgewood Section of Venice contains only low priced lots. Here the man of modest means can buy a homesite within five minutes' walk of the coming business section of the city.

The above photograph shows the moderate priced homes in this choice low-price section, where complete city improvements are rapidly being installed.

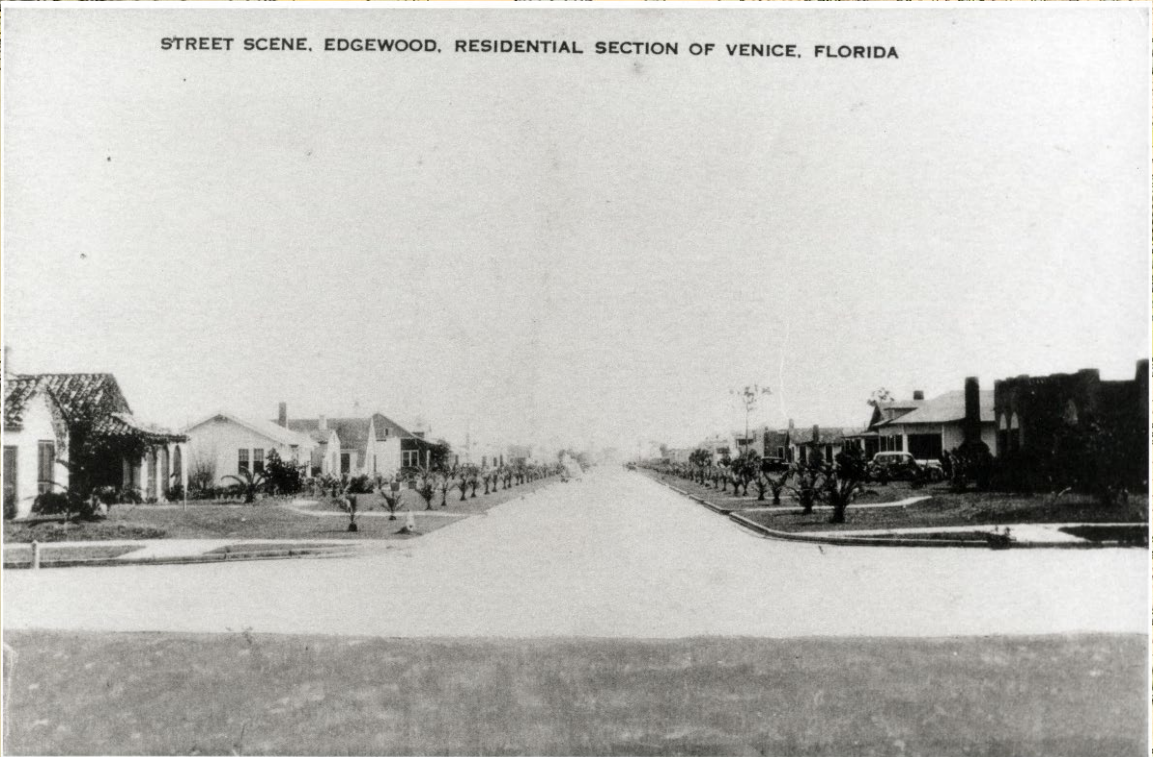
Turn to the inside pages of this folder for lot locations. The master map on the back page shows the exact relation of the Edgewood Section to the rest of the vast Venice holdings.

Venice
FLORIDA

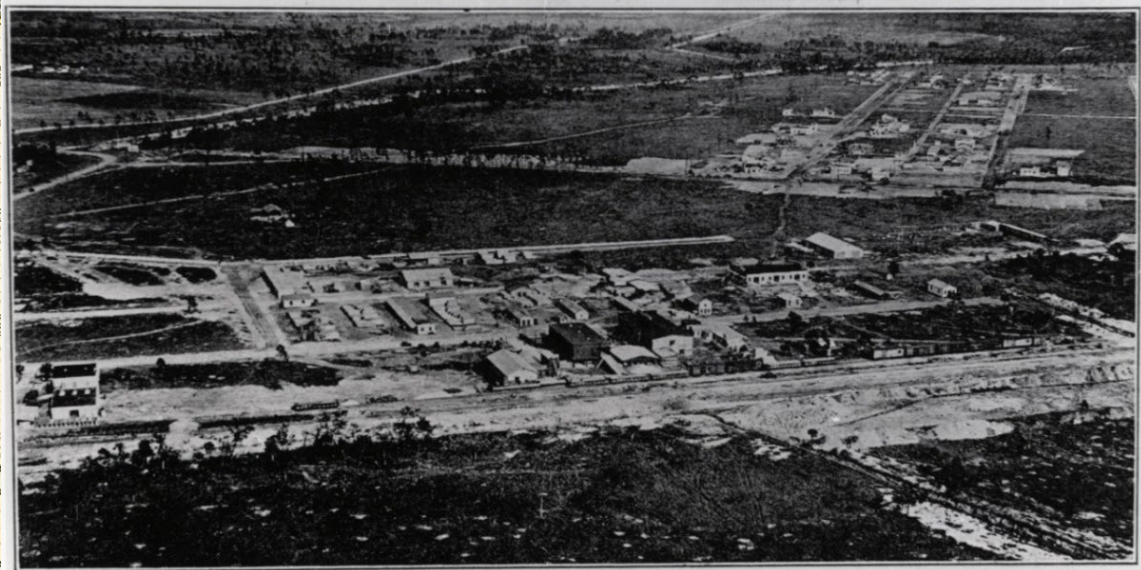
The Venice Company
Venice Florida,

Edgewood and Seaboard

STREET SCENE, EDGEWOOD, RESIDENTIAL SECTION OF VENICE, FLORIDA



VENICE INDUSTRIAL SECTION



Industries at Venice as seen from the air showing marked growth of industrial section in few months. Edgewood residential section of city seen in background.

VENICE ~ FLORIDA
GENERAL PLAN



Research and Fieldwork

- Reviewed previous records.
- Field survey.
- Photography.
- GIS mapping.
- Florida Master Site File documentation.
- Evaluation of historic significance.
- Documented every eligible resource from the public right-of-way.

Results at a Glance

**184
Historic
Resources
Identified**

143 newly recorded resources

41 previously recorded resources

177 extant resources
documented

7 resources documented as
demolished

2 National Register districts
evaluated

Architectural Diversity



Tudor Revival



Mid-Century Modern



Mission



Mediterranean Revival



Bungalow



Ranch



Minimal Traditional



Commercial

Development Over Time



Edgewood Cottage



Why it matters

- Strong architectural character.
- Represents early neighborhood development.

Venice Railroad Depot



- Gateway to Venice.
- Passenger rail service.
- World War II connections.
- Circus connections.
- Recommendation to extend the NRHP period of significance through 1971.
- Incorporate Transportation as an additional area of significance.



Union Missionary Baptist Church

- Important to Venice's African American community.
- Religious and social center.
- Recommended individually eligible for the National Register.
- Ethnic Heritage: Black, Social History, and Religion.

Recommendations

Recommendation 1

Expand and update the Edgewood Historic District:

- Extend period of significance.
- Expand boundaries.
- Capture postwar development.

Recommendation 2

Update the John Nolen Plan Historic District:

- Extend period of significance.
- Better represent mid-century development.

Recommendation 3

- Continue surveying later resources.
- 1960s and 1970s
- Mid-century resources becoming historic.

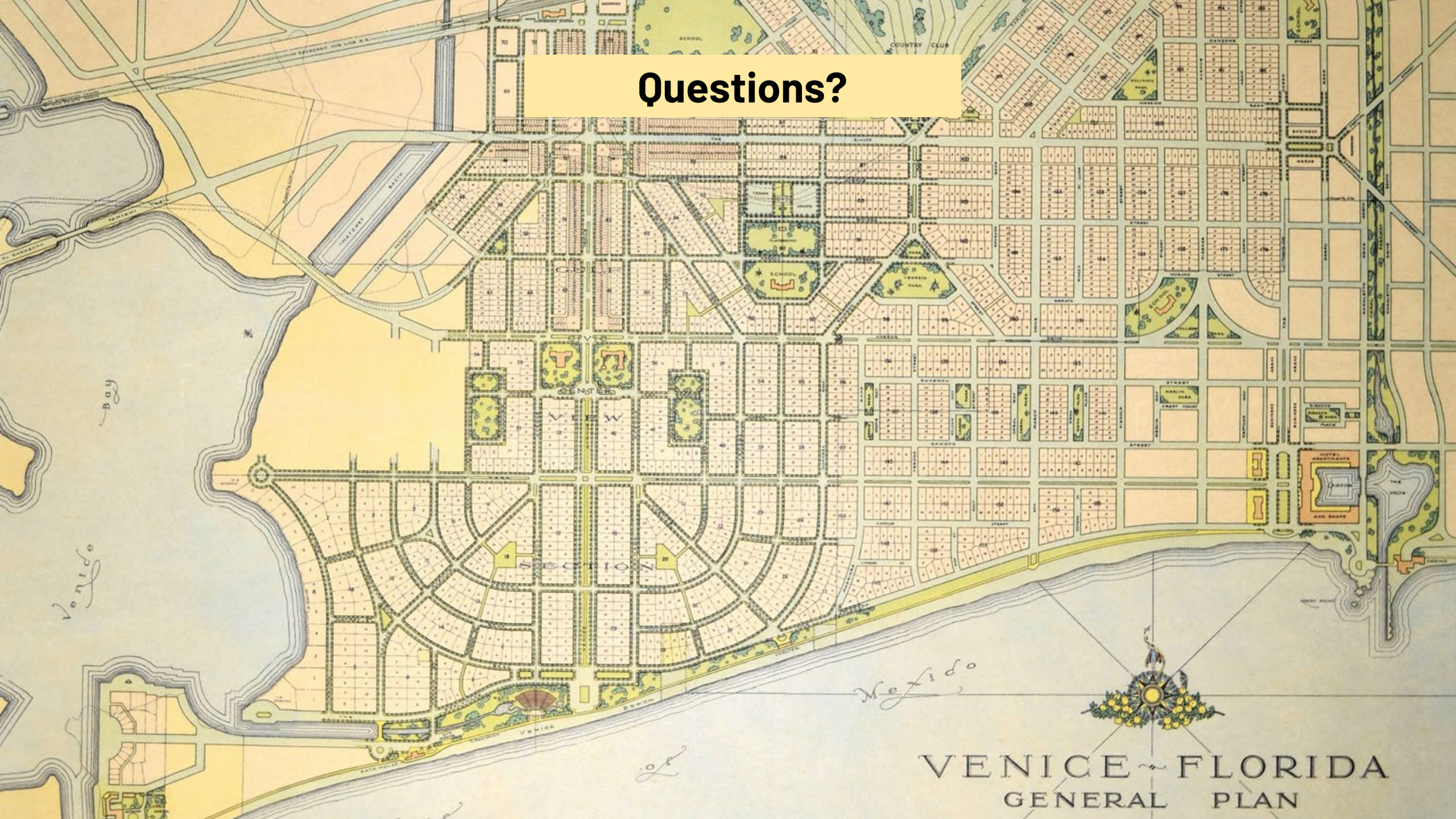


Looking Forward

- Preservation planning
- Public education
- Heritage tourism
- Future surveys
- Potential nominations and district amendments

This survey is not the end of the process. It creates a roadmap for future preservation efforts in Venice.

Questions?



VENICE - FLORIDA
GENERAL PLAN