

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

5
NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Valencia Subdivision Residential District
other names/site number N/A 8BR 1612

2. Location

street & number 14-140 Valencia Rd; 825-827 Osceola Dr; 24-28 Orange Ave not for publication N/A
city, town Rockledge vicinity N/A
state Florida code FL county Brevard code 009 zip code 32956

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>54</u>	<u>15</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u> </u>	<u> </u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>2</u>	<u> </u> structures
	<input type="checkbox"/> object	<u>56</u>	<u>15</u> Total

Name of related multiple property listing: Architectural Resources of Rockledge, Florida
Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.
Suzanne P. Walker (Deputy SHPO) 7/9/92
Signature of certifying official Date
State Historic Preservation Officer, Division of Historical Resources
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.
Signature of commenting or other official Date
State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:
 entered in the National Register. See continuation sheet.
 determined eligible for the National Register. See continuation sheet.
 determined not eligible for the National Register.
 removed from the National Register.
 other, (explain:)
Delores Buss 8/21/92
Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic/Single Dwelling

Current Functions (enter categories from instructions)

Domestic/Single Dwelling

7. Description

Architectural Classification
(enter categories from instructions)

Mediterranean Revival

Materials (enter categories from instructions)

foundation Concrete Block

walls Stucco

roof Clay Tile

other Concrete: Porch

Describe present and historic physical appearance.

See continuation sheet

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Architecture
Community Planning

Period of Significance

1924-1926

Significant Dates

1924

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Rummell, Richard et al

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

See continuation sheet

See continuation sheet

9. Major Bibliographical References

See continuation sheet

Continuation sheet

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acreeage of property Approximately 10 acres

UTM References

A 1 7 5 2 16 8 14 10 3 1 3 4 4 12 10
 Zone Easting Northing

C 1 7 5 2 17 7 10 10 3 1 3 4 2 16 10

B 1 7 5 2 17 7 10 10 3 1 3 14 4 2 0
 Zone Easting Northing

D 1 7 5 2 16 8 14 10 3 1 3 14 2 16 10

See continuation sheet

Verbal Boundary Description

See continuation sheet

See continuation sheet

Boundary Justification

The boundary encompasses all historically significant resources associated with the development of the Valencia Subdivision in the period 1924-1926. The boundaries have been drawn to exlude noncontributing buildings where possible.

See continuation sheet

11. Form Prepared By

name/title Carl Shiver, Historic Sites Specialist
 organization Bureau of Historic Preservation date July 9, 1992
 street & number 500 South Bronough Street telephone (904) 487-2333
 city or town Tallahassee state Florida zip code 32399-0250

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Description

Summary

The Valencia Subdivision Residential District is composed entirely of single family dwellings executed in the Mediterranean Revival style. The majority of the buildings are masonry structures whose exterior walls have been covered with smooth or textured stucco. Most of the residences have clay tile roofs, casement windows and a wide variety of decorative details associated with traditional Spanish and Italian architecture. The district contains 56 contributing buildings and objects and 15 noncontributing buildings.

Present Physical Appearance

The Valencia Subdivision was a product of the Florida Land Boom of the mid-1920s. It is Rockledge's only fully planned historic subdivision. The subdivision consists of five blocks of flat land bounded by Valencia Road, Rockledge Drive, Orange Avenue, and U.S. Highway 1. Valencia Road, the main thoroughfare in the subdivision, is sixty feet wide and runs some 2,500 from Rockledge Drive on the east to Osceola Drive on the west (photo 1). The historic formal entrance to the neighborhood is located near the east end of Valencia Road and is marked by two masonry pillars or gates, that comprise the only contributing objects in the district (photos 2-3). The majority of the contributing buildings are located along Valencia Road; however, two houses are found on the west side of Osceola Drive and three are found on the north side of Orange Avenue. There are few empty lots within the district, as buildings line the roads of the subdivision in a nearly unbroken line.

Building in Valencia during its nascent development was restricted to residential buildings based on Mediterranean design. The buildings are spaced and set back evenly. Most of the lots are landscaped with palm, citrus, or oak trees and various types of shrubs, giving the subdivision a neat, but natural appearance. Collectively, the buildings in Valencia represent a high concentration of important historic and architectural resources. They are for the most part in good to excellent condition and retain their architectural integrity. The noncontributing buildings were all constructed after World War II, mainly on lots which remained undeveloped at the collapse of the Florida Land boom in 1926 (Photos 4 and 14).

Descriptions of Representative Buildings in the District

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Description

The two-story residence at 28 Valencia Road embodies a number of elements characteristic of the Mediterranean Revival style (photo 5). It features a flat roof with parapet and smooth stucco exterior wall fabric. A one-story entrance porch and room extension runs the length of the main facade. The entrance porch has a flat roof and round arch openings. Fenestration consists of casement windows. Decorative features include a terra-cotta crest above the central bay of the porch and cast surrounds on the central round arch window in the second story. With only a few minor alterations, the building retains much of its original architectural integrity.

The most distinctive residence in the proposed district is the two-story residence at 106 Valencia Road (photo 6). Designed utilizing Moorish and Spanish precedents, the building has a flat roof with a castellated parapet and a large flat roof entrance porch with round arch openings. A one-story flat roof room extension with an arcaded round arch porch projects from the facade. On the southwest corner of the main two-story unit is located a round tower with a castellated parapet rising above the roof line. The building is clad with smooth stucco. Except for the replacement of the original casements with metal awning windows, the building retains a high degree of its architectural integrity.

Another building featuring a distinctive tower is located at 130 Valencia Road (photo 7). Its Mediterranean Revival styling is expressed by a low pitched hip roof with barrel tile surfacing and cross hip extensions. A circular tower is located in the L formed by the junction of a cross hip extension and the main block of the house. The tower features a conical roof crowned by an urn finial and a round arch entrance opening. The exterior fabric of the building is stucco.

A one-story example of the Mediterranean Revival style can be found at 122 Valencia Road (photo 8). It features a flat roof with a parapet and stucco exterior wall fabric. An entrance porch is recessed under the main roof in the southeast corner of the building. A shed roof porte cochere with barrel tile surfacing extends from the east side of the building. Alterations to the original structure include the replacement of the original windows with metal awnings.

There are three smaller scale examples of the Mediterranean Revival style located along Osceola Drive. Typical of the scale

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Description

of those structures is the building located at 825 Osceola Drive (photo 9). Its design is composed of a flat roof with parapet and stucco exterior wall fabric. A gable roof room extension projects from the main facade. Fenestration consists of double hung sash windows with 3/3 lights.

Finally, there are three buildings located next to one another on Orange Avenue. While surrounded by noncontributing structures, those buildings represent the extent to which the subdivision was developed during the historic period. The most impressive of the three buildings is the one at 26 Orange Avenue (photo 10). It features multiple intersecting gable roof planes on units of one and two stories. A front facing cross gable extension contains an end, exterior chimney stack flanked by two round arch windows. The exterior fabric of the building is stucco. The windows are ten light casements. The building retains a high degree of its original architectural integrity.

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Resource List

List of Of Contributing Buildings and ObjectsObjects

Two pillars constructed in 1924 that mark the east entrance to the Valencia Subdivision located on the north and south sides of Valencia Road.

Contributing Buildings

<u>Address</u>	<u>Date</u>
<u>Orange Avenue</u>	
24	1925
24 Rear	1925
26	1925
26 Rear	1925
28	1925
<u>Osceola Drive</u>	
825	1926
827	1926
<u>Valencia Road</u>	
14	1925
15	1924
20	1924
20 Rear	1924
25	1924
25 Rear	1924
26	1926
26 Rear	1926
28	1924
31	1925
32	1924
32 Rear	1924
34	1925
34 Rear	1925
40	1924
40 Rear	1924
42	1925
42 Rear	1925
47	1926

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Resource List

Valencia Road (cont.)

48	1924
48 Rear	1924
50	1924
50 Rear	1924
102	1925
104	1924
104 Rear	1924
106	1925
107	1924
107 Rear	1924
112	1925
112 Rear	1925
115	1924
115 A	1924
119	1924
119 Rear	1924
122	1925
122 Rear	1925
123	1925
123 Rear	1925
127	1924
127 Rear	1924
129	1924
130	1926
130 Rear	1926
133	1924
140	1925
140 Rear	1925

List of Noncontributing Buildings

Address

Valencia Road

7
8
10
11
16
19

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Resource List

Valencia Road (cont.)

21
27
56
115 Rear
116
120
126
134
136

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Photo List

List of Photographs

1. Valencia Road, Valencia Subdivision Residential District
2. Rockledge (Brevard County), Florida
3. Stephen A. Olausen
4. 1991
5. Historic Property Associates
6. Looking West from Intersection of Rockledge Drive
7. Photo 1 of 18

1. South Pillar, Valencia Subdivision Residential District
2. Rockledge (Brevard County), Florida
3. Stephen A. Olausen
4. 1991
5. Historic Property Associates
6. Looking Southwest
7. Photo 2 of 18

1. North Pillar, Valencia Subdivision Residential District
2. Rockledge (Brevard County), Florida
3. Stephen A. Olausen
4. 1991
5. Historic Property Associates
6. Looking Southwest
7. Photo 3 of 18

1. 126 Valencia Road, Valencia Subdivision Residential District
2. Rockledge (Brevard County), Florida
3. Stephen A. Olausen
4. 1991
5. Historic Property Associates
6. Looking Northwest
7. Photo 4 of 18

1. 28 Valencia Road, Valencia Subdivision Residential District
2. Rockledge (Brevard County), Florida
3. Stephen A. Olausen
4. 1991
5. Historic Property Associates
6. Looking North
7. Photo 5 of 18

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Photo List

1. 106 Valencia Road, Valencia Subdivision Residential District
2. Rockledge (Brevard County), Florida
3. Stephen A. Olausen
4. 1991
5. Historic Property Associates
6. Looking North
7. Photo 6 of 18

1. 130 Valencia Road, Valencia Subdivision Residential District
2. Rockledge (Brevard County), Florida
3. Stephen A. Olausen
4. 1991
5. Historic Property Associates
6. Looking North
7. Photo 7 of 18

1. 122 Valencia Road, Valencia Subdivision Residential District
2. Rockledge (Brevard County), Florida
3. Stephen A. Olausen
4. 1991
5. Historic Property Associates
6. Looking North
7. Photo 8 of 18

1. 825-827 Osceola Drive, Valencia Subdivision Residential District
2. Rockledge (Brevard County), Florida
3. Stephen A. Olausen
4. 1991
5. Historic Property Associates
6. Looking West
7. Photo 9 of 18

1. 26 Orange Avenue, Valencia Subdivision Residential District
2. Rockledge (Brevard County), Florida
3. Stephen A. Olausen
4. 1991
5. Historic Property Associates
6. Looking North
7. Photo 10 of 18

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Photo List

1. 14 Valencia Road, Valencia Subdivision Residential District
2. Rockledge (Brevard County), Florida
3. Stephen A. Olausen
4. 1991
5. Historic Property Associates
6. Looking North
7. Photo 11 of 18

1. 129 Valencia Road, Valencia Subdivision Residential District
2. Rockledge (Brevard County), Florida
3. Stephen A. Olausen
4. 1991
5. Historic Property Associates
6. Looking South
7. Photo 12 of 18

1. 127 Valencia Road, Valencia Subdivision Residential District
2. Rockledge (Brevard County), Florida
3. Stephen A. Olausen
4. 1991
5. Historic Property Associates
6. Looking South
7. Photo 13 of 18

1. 28 Orange Avenue, Valencia Subdivision Residential District
2. Rockledge (Brevard County), Florida
3. Stephen A. Olausen
4. 1991
5. Historic Property Associates
6. Looking North
7. Photo 14 of 18

1. 133 Valencia Road, Valencia Subdivision Residential District
2. Rockledge (Brevard County), Florida
3. Stephen A. Olausen
4. 1991
5. Historic Property Associates
6. Looking South
7. Photo 15 of 18

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Photo List

1. 102-106 Valencia Road, Valencia Subdivision
Residential District
2. Rockledge (Brevard County), Florida
3. Stephen A. Olausen
4. 1991
5. Historic Property Associates
6. Looking Northwest from Intersection of Seminole Avenue
7. Photo 16 of 18

1. 15-25 Valencia Road, Valencia Subdivision
Residential District
2. Rockledge (Brevard County), Florida
3. Stephen A. Olausen
4. 1991
5. Historic Property Associates
6. Looking Southwest
7. Photo 17 of 18

1. 123-129 Valencia Road, Valencia Subdivision
Residential District
2. Rockledge (Brevard County), Florida
3. Stephen A. Olausen
4. 1991
5. Historic Property Associates
6. Looking Southwest
7. Photo 18 of 18

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Significance

Summary

The Valencia Subdivision Historic District is significant under criterion C on the local level in the areas of architecture and Community Planning. The subdivision is the only planned development in Rockledge that was completed during the Florida Land Boom. All of the contributing buildings are Mediterranean Revival style residences constructed between 1924 and 1926. These houses make free use of the various planning and decorative elements that were typical of the architectural style that distinguished Florida architecture during the 1920s. Although eclectic in character, the buildings in the district display the influence of trained architects and exhibit a great deal of visual variety within the narrow stylistic vocabulary. Several of the residences would meet the criteria for individual nomination to the National Register in the area of architecture.

Statement of Significance

Valencia was the most significant subdivision platted in Rockledge during the Florida Land Boom of the mid-1920s and the only one that was largely completed. The Valencia Homes Company was formed in 1924 by Cocoa businessmen for the purpose of developing a residential neighborhood in Rockledge. The company purchased a twenty-two acre tract of land that was formerly the site of the Plaza Hotel (destroyed by fire several years before) and occupied in part by an orange grove. The subdivision was named in part for the type of orange that had grown in the grove and also because the developers intended to restrict construction to houses modelled the "Spanish" style.

An article that appeared in the Cocoa Tribune soon after the Valencia was platted in January 1924 described the subdivision as follows:

From the artistic gates to the subdivision to the very end of it, the place will be one of beauty when all the modern improvements are made and houses are built. The gates are of old Spanish design, designed by Architect Richard Rummell, of this city. Valencia Road is the only street in the place, and all homes are to be of Spanish or Italian type, there being a restriction to this effect placed in the contract.

Valencia's fortunes were greatly enhanced as the rush for Florida land hit full stride during the Spring and Summer of

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Significance

1924. The Great Florida Land Boom brought thousands of visitors and potential investors through Rockledge between 1924 and 1926. Those years were marked by increased prosperity in the city. In an effort to promote building activity, the Rockledge Town Council offered aid in the form of paving subsidies to land developers. The Valencia Homes Company received one-third the cost of grading and paving Valencia Road. Unlike in previous subdivisions in Rockledge, roads were paved, sidewalks and curbs laid, lots landscaped, and sewer and water lines installed before any buildings were constructed.

The first home construction in the subdivision was begun in May 1924. By early fall, twelve homes had been completed and two more were being built. Buoyed by its success, the Valencia Homes Company constructed an office building in Cocoa and made plans to develop other residential neighborhoods in the area. In all, sixteen homes were constructed in the subdivision by the end of 1924. During 1925 building continued at a rapid pace. That summer, the Valencia Homes Company declared that all available lots in the subdivision had been sold.

The collapse of the Florida Land Boom in 1926, however, brought an abrupt end to development in Valencia. Investors who had speculated on lots in the subdivision in hopes of selling them quickly at a profit found few buyers. Many could not meet payments on the lots and lost the rights to their property, which reverted back to the Valencia Homes Company. Forced to pay delinquent taxes on the properties and overextended by other ventures it had undertaken, the Valencia Homes Company went bankrupt in early 1927.

In a brief, but intensive period of development between 1924 and 1926 thirty-seven homes were constructed in Valencia. The subdivision represented a trend that swept the nation during the early twentieth century as a result of the City Beautiful Movement. Adhering to the tenets of that movement, the Valencia Homes Company placed emphasis on providing buyers with fully developed building sites complete with water mains, sewer lines, electricity, paved streets, street lighting, sidewalks, and attractive landscaping. Deed restrictions placed on building style, setback, and cost were included in a conscious effort to produce a fully cohesive neighborhood.

All buildings in the subdivision were designed in the Mediterranean Revival style, reflecting a statewide stylistic trend during Florida's land boom years. Several of the houses in

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Significance

the district were designed by Richard Rummell, the most important architect working in the Cocoa/Rockledge area during the 1920s. Beside his important commissions while working for the Valencia Homes Company, Rummell designed a number of buildings in the commercial area of Cocoa, including the office building that housed the Valencia Homes Company. He also designed the Rockledge Municipal Building, which was constructed during the 1920s.

Rummell's first commission in Valencia was the design of the two gates that flank the entrance to the subdivision (photos 2-3). The gates, which constitute the two historic objects, were designed to reflect the Mediterranean theme of the subdivision. Constructed of brick and covered with pink stucco, the gates originally sported electric lanterns and were designed as one writer noted to "make (the subdivision) so attractive that a passerby must stop to investigate." Among the first of the homes in the Valencia Subdivision designed by Rummell was the house at 14 Valencia Road (Photo 11). The two-story home is an excellent local example of Mediterranean Revival architecture. It features a low-pitched gable roof surfaced with barrel tile, a tiered porch, wrought iron balconettes, and arched entrances.

Other Rummell designs include the house at 127 Valencia Road (Photo 13) and the residence at 28 Orange Avenue (Photo 14). The house at 127 Valencia Road mixes classical elements with Spanish influences to produce a unique design. Significant features present include a low-pitched, cross-gable roof with ceramic barrel tile surfacing, one-story shed roof room extension, a gable entrance porch with Tuscan column and quoins. The Orange Avenue house is a more traditional Mediterranean Revival style design, reflected by its flat roof with a stepped parapet and rough stucco exterior wall fabric. Rummell designed as his own residence the house at 133 Valencia Road (Photo 15). The house features a split level design with a two-story central block and a one-story gable roof extension.

Rummell was the most prominent of all the architects that worked in the Valencia Subdivision, the names of some of which are not presently available; however, the developers of the subdivision maintained standards of excellence of design and craftsmanship that persisted until the collapse of the Boom in 1926. The district demonstrates an unusual amount of diversity and imagination in the design and execution of the residences for such a small, compact subdivision.

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Bibliography

Major Bibliographical References

Brevard County, Public Records, Brevard County Courthouse,
Titusville

City of Rockledge, City Council Minutes, 1915-1940.

Caron, Eric C. One Hundred Years of Rockledge, The Centennial
History of Brevard County's Oldest City. Rockledge,
Florida, 1986.

Cocoa Tribune, 1924-1927.

Nolan, David. Fifty Feet in Paradise: the Booming of Florida.
New York, 1984.

Sanborn Map Company. Fire Insurance Map of Cocoa, Brevard
County, Florida New York, 1919-1949.

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Boundary Description

Verbal Boundary Description

Begin at the northeast corner of the intersection of Valencia Road and Osceola Drive and run south along the east curb line of Osceola Drive to a point parallel with the south property line of 827 Osceola Drive, then run west along said line to the west line of the property, then run north along said line to the north property line of 825 Osceola Drive, then run east along said line to the east curb line of Osceola Drive, then run north along said curb line to a point parallel with the north property line of 140 Valencia Road, then run east along said property line and continue along the north property lines of the buildings fronting on the north side of Valencia Road to a point parallel with the east property line of 14 Orange Avenue, then run south along said line to the north property line of 14 Orange Avenue, then run west along said line to the east property line of 24 Orange Avenue, then run south along said line to the north curb line of Orange Avenue, then run west along said curb line to a point parallel with the west property line of 28 Orange Avenue, then run north along said line to the north line of the property, then run west along said line to the west property line of 31 Valencia Road, then run north along said line to the south curb line of Valencia Road, then run west along said curb line to a point parallel with the east property line of 47 Valencia Road, then run south along said line to the south line of the property, then run west along said line to the west line of the property, then run north along said line to the south curb line of Valencia Road, then run west along said curb line to a point parallel with the east property line of 107 Valencia Road, then run south along said line to the south line of the property, then run west along said line and continue along the south property lines of the buildings fronting on the south side of Valencia Road to the west property line of 133 Valencia Road, then run north along said line to the north curb line of Valencia Road, then run west along said curb line to the northeast corner of the intersection of Valencia Road and Osceola Drive, the point of beginning.