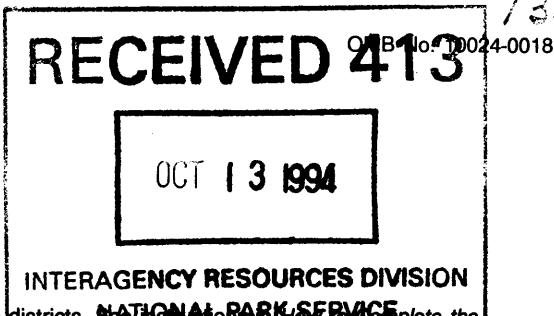


United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions on how to complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name VALENCIA HOTEL AND ARCADE

other names/site number El Verano Hotel; El Patio Hotel; 8S0588 (Site File)

2. Location

street & number 229 West Venice Avenue N/A not for publication

city or town Venice N/A vicinity

state Florida code FL county Sarasota code 115 zip code 34285

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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. I recommend that this property be considered significant  nationally  statewide  locally. ( See continuation sheet for additional comments.)

Suzanne P. Walker / Deputy SHPO 10/3/94  
Signature of certifying official/Title Date

**Florida State Historic Preservation Officer, Division of Historical Resources**  
State of Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official/Title Date

\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the 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.) \_\_\_\_\_

for  
Edson H. Beall Signature of the Keeper 11.10.94 Date of Action

Entered in the  
National Register

**Valencia Hotel and Arcade**  
Name of Property

**Sarasota Co., Fl.**  
County and State

**5. Classification**

**Ownership of Property**

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

**Category of Property**

(Check only one box)

- building(s)
- district
- site
- structure
- object

**Number of Resources within Property**

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

**Name of related multiple property listing**

(Enter "N/A" if property is not part of a multiple property listing.)

**Number of contributing resources previously listed in the National Register**

108

**Venice Multiple Property Group**

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)

**DOMESTIC/ hotel**

**COMMERCE/TRADE/ speciality store**

**Current Functions**

(Enter categories from instructions)

**DOMESTIC/ hotel**

**COMMERCE/TRADE/ speciality store**

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

**LATE 19th & 20th CENTURY REVIVALS/**

**Mission/Spanish Colonial Revival**

**Materials**

(Enter categories from instructions)

foundation **concrete**

walls **stucco**

roof **ceramic tile**

other

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

**Areas of Significance**

(Enter categories from instructions)

**COMMERCE**  
**COMMUNITY PLANNING AND DEVELOPMENT**  
**ARCHITECTURE**

**Period of Significance**

**1926-1927**

**Significant Dates**

**1926-1927**

**Significant Person**

(Complete if Criterion B is marked above)

**N/A**

**Cultural Affiliation**

**N/A**

**Architect/Builder**

**Blder: George Fuller Company**

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

**9. Major Bibliographical References**

**Bibliography**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**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 # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

**Valencia Hotel and Arcade**  
Name of Property

**Sarasota Co., Fl.**  
County and State

**10. Geographical Data**

**Acreage of Property** less than one acre

**UTM References**

(Place additional UTM references on a continuation sheet.)

1 

1	7
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3	5	6	5	4	0
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Zone Easting Northing

3 

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Zone Easting Northing

4 

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 See continuation sheet

**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet.)

**11. Form Prepared By**

name/title Sherry Piland/ Historic Sites Specialist

organization Bureau of Historic Preservation date September 1994

street & number R.A. Gray Bldg., 500 S. Bronough telephone (904) 487-2333

city or town Tallahassee state Fl. zip code 32399-0250

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative **black and white photographs** of the property.

**Additional items**

(Check with the SHPO or FPO for any additional items)

**Property Owner**

(Complete this item at the request of SHPO or FPO.)

name \_\_\_\_\_

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*)

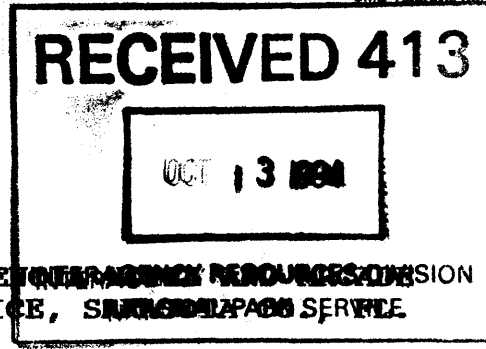
**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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National Park Service

# National Register of Historic Places Continuation Sheet

Section number 7 Page 1

VALENCIA HOTEL AND ARCADE  
VENICE, FLORIDA



## SUMMARY

The Valencia Hotel and Arcade at 229 West Venice Avenue, Venice, Florida, contributes to the Venice Multiple Property Group under associated property type: F.1, B: Buildings of Venice, Florida, 1925-1928, Commercial Facilities.

The two-story, rectangular building was built in 1926. 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.

## SETTING

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. Beyond West Venice Avenue, to the north, is a rectangular block of land that was originally an open green space known as Memorial Park. The park has since been converted to a landscaped surface parking lot. Another surface parking lot is south of the building. To the east and west are one-story commercial structures.

The majority of the commercial buildings in the downtown area of Venice are 1-2 stories in height and rectangular in plan. Most are constructed of hollow clay tile, and feature stucco exterior walls and barrel tile roofs. Ceramic tiles, ornate carving, and wrought iron balconies add to the character of the downtown commercial area.

## DESCRIPTION

### EXTERIOR

The Valencia Hotel and Arcade is one of the largest buildings in the downtown area of Venice. 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.

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Continuation Sheet

VALENCIA HOTEL AND ARCADE  
VENICE, SARASOTA CO., FL.

Section number 7 Page 2

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The main facade of the building faces north (photo 1). Across the first floor of this facade is a series of modernized store fronts (photo 2). The second floor of the main facade is fenestrated with aluminum awning windows. Historic photographs indicate that the balcony has probably been widened. It extends ten feet over the sidewalk and is supported by slender, fluted metal columns. It has also been lengthened to extend over shops to the east and west of the hotel that were erected at later dates. The balcony has a solid wood wall, instead of the original turned wood balusters. In the center of the balcony is a small enclosed solarium for use by hotel guests.

Balconies along the east and west elevations of the second floor serve the hotel rooms and overlook the roofs of adjacent one-story buildings (photo 3). Each room is fenestrated by paired 6/6, double hung, sash windows. Each room also has a solid wood door behind a screened louvered door, opening onto the balcony. A transom is over each door.

The rear (south) elevation originally also featured arched openings on the first floor (photo 4). Although these openings have been filled-in, their outlines remain visible. A doorway near the center of the rear facade leads to the interior. The second floor of this elevation is fenestrated with aluminum awning windows. A balcony extends across the east half of the second floor (photo 5).

#### INTERIOR

The original broad open arcade of the first floor no longer exists. Interior walls have been rearranged to utilize this former open space as additional rental space. The first floor is now divided into five shops of various sizes, a hotel lobby with a stairway leading to the second floor, and a narrow hallway that leads from the rear of the lobby to the rear exterior of the building. Three of the shops have entrance doors on the north (main) facade. The other two shops are accessed by the rear hallway. A secondary stairway to the second floor is also located off this rear hallway.

The second floor retains its original floor plan. Each wing is divided into sixteen hotel rooms. The rooms are arranged in

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VALENCIA HOTEL AND ARCADE  
VENICE, SARASOTA CO., FL.

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pairs, joined by a small hallway. Each pair shares a bath. Half of the rooms exit onto exterior balconies, on the east and west elevations of the building. The remaining rooms open onto a central rectangular space that contains the stairway from the hotel lobby (photo 6).

**ALTERATIONS**

The space between the two wings on the second floor was enclosed by the mid-1930s. The balcony railing across the main facade was replaced with wood panels in the mid-1940s. Most other alterations to the building took place around 1972, including the modernization of the original arched display windows on the first floor of the main facade and the replacement of the 8/8 sash windows on the second floor with aluminum awning windows. Although the building has been altered over time, it retains its integrity of location, setting, materials, workmanship, feeling and association.

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# National Register of Historic Places Continuation Sheet

VALENCIA HOTEL AND ARCADE  
VENICE, SARASOTA CO., FL.

Section number 8 Page 1

## SUMMARY

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.

## HISTORIC SIGNIFICANCE

Construction in Venice during the Initial Period of Development, 1925-1928.

The downtown commercial area was part of the over-all plan for Venice conceived by prominent city planner, John Nolen. The Brotherhood of Locomotive Engineers Union (B.L.E.) organized themselves to develop the land while the Venice Company was to market and sell the property, beginning in September 1925. The Company hired George A. Fuller as the contractor, Walker and Gillette of New York as supervising architects, and Prentiss French as the landscape architect. By 1927 Venice had sewers, streets, and other amenities under construction and the commercial/retail section was quite active.

The B.L.E. erected three hotel buildings, including the city's first, the Venice Hotel (NR 2/6/84) which opened in July of 1926. The B.L.E. considered hotels to be essential to creating a positive opinion of the city by visitors. Hotel facilities were also important for providing accommodations for potential investors and homeowners in the city and for promoting the city as a resort center. One means of attracting visitors to the city, and one that necessitated hotel accommodations, was the annual Venice-Nokomis Tarpon Derby, which was initiated in 1926.



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VALENCIA HOTEL AND ARCADE  
VENICE, SARASOTA CO., FL.

Section number 8 Page 2

One of the first hotels to be erected by a private investor was the Valencia Hotel and Arcade. The building was owned by Stanton Ennes, the general manager of the Brotherhood of Locomotive Engineers Realty Corporation. Ennes, who had worked with railroad financial operations for 25 years, was the general manager of the Venice project from 1925 until the spring of 1928.

The Valencia Hotel and Arcade was completed in January, 1927 at an estimated cost of \$125,000. It was built as a multipurpose building. The first floor, designed as an arcade, provided space for retail shops and the Venice Post Office. The second floor functioned as a thirty-room hotel. The location was ideal for a building with this dual purpose. It was located in one of the principal downtown commercial blocks, yet was adjacent to the scenic landscaped plaza area along Venice Boulevard. Within six months after opening, a clothing store, barber shop, hardware store, newsstand, and a utility company occupied the building, in addition to the post office.

By 1936 the property was known as the El Verano Hotel and was under the management of W.V. Cookson. That year a glass-enclosed solarium was added to the sun-deck of the hotel between the two upper-floor wings. Newspaper accounts note that in May of 1937 the dining room of the hotel was being renovated and decorated prior to the opening of the annual Venice-Nokomis Tarpon Derby.

In 1938 the name was again changed and the building became known as the El Patio Hotel. It was leased to Val Tresher. According to newspaper accounts the hotel was "completely renovated and re-decorated and refurnished." Repairs were also made to the "sun lounge which will be reroofed and sky lights added."

Mrs. Thelma Tresher sold the hotel in September, 1946 to Mr. and Mrs. J. M. McClure. Two years later the McClures sold it to W.L. Miles, an Indianapolis, Indiana hotel man. That year the hotel housed the post office, a Rexall Store, the Arcade Barber Shop, Knowles Jewelers and the Venice Electric Shop. Mr. Miles' son currently operates the hotel.

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**VALENCIA HOTEL AND ARCADE  
VENICE, SARASOTA CO., FL.**

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**ARCHITECTURAL SIGNIFICANCE**

At Nolen's suggestion, the developers of Venice instituted a design stipulation with all deeds, requiring that all new construction had to conform to a "Northern Italian" design, more commonly known today as a variation of the Mediterranean Revival style. The New York architectural firm of Walker and Gillette supervised and approved all design work prior to construction. This established the existing character of the commercial core of Venice. The design standards included: sloping roofs of colored tile, smooth stucco walls, limited ornamentation, and regulation of awning colors, and door and window locations.

The Valencia Hotel and Arcade was built by the George E. Fuller Construction Company of Chicago; the identity of the architect is unknown. The design incorporates those features characteristic of Venice construction during the period 1925-1928: tile roofing material, limited ornamentation, and smooth stucco walls.

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VALENCIA HOTEL AND ARCADE  
VENICE, SARASOTA CO., FL.

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- 
- "Downtown Hotel Now Under New Ownership." Sarasota Herald, 2 October 1938.
- "El Verano Hotel Opens Dining Room for Derby." Sarasota Herald, 15 May 1937.
- "El Verano Hotel to Add Solarium." Sarasota Herald, 28 November 1936.
- "Erection of Arcade In Venice Boulevard Planned; Announcement." This Week in Venice, 5 June 1926.
- "Hotel is Preparing for Winter Season." Sarasota Herald, 20 July 1938.
- "Hotel to Entertain Guests on June 27." Sarasota Herald, 13 June 1936.
- "Hotel Verano Will Be Repaired." Sarasota Herald, 12 October 1936.
- Mathews, Janet Snyder. Venice: Journey from Horse and Chaise. Sarasota: Pine Level Press, 1989.
- "Prominent Sportsmen of Nation Sent Invitations to Tarpon Tourney Here." This Week in Venice, 5 June 1926.
- Scanlan, Norah and Bennett, Shirley. Venice: Yesterday, Today, and Tomorrow. Sarasota: Lindsay Curtis Publishing Company, 1984.
- "Work Starts on Three Projects." Sarasota Herald, 3 October 1936.

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**VALENCIA HOTEL AND ARCADE  
VENICE, SARASOTA CO., FL.**

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**VERBAL BOUNDARY DESCRIPTION**

Lots 25, 26, 27, and 28, less easement, Block 62, Gulf View  
Section of Venice.

**BOUNDARY JUSTIFICATION**

The nominated property includes the entire parcel  
historically associated with the Valencia Hotel and Arcade.

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**VALENCIA HOTEL AND ARCADE  
VENICE, SARASOTA CO., FL.**

Section number Photo Page 1

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1. Valencia Hotel and Arcade, 229 West Venice Avenue
2. Venice, Sarasota Co., Florida
3. Frances Miles
4. December 1993
5. P.O. Box 1525, Venice, Fl.
6. Main (north) facade, view looking southwest
7. Photo 1 of 6

Numbers 1 and 2 are the same for the remaining photographs.

3. Donna Logsdon
4. April 1992
5. Venice Area Historical Collection, City of Venice, 401 W. Venice Avenue, Venice, Fl.
6. Main (north) facade, view looking southwest
7. Photo 2 of 6

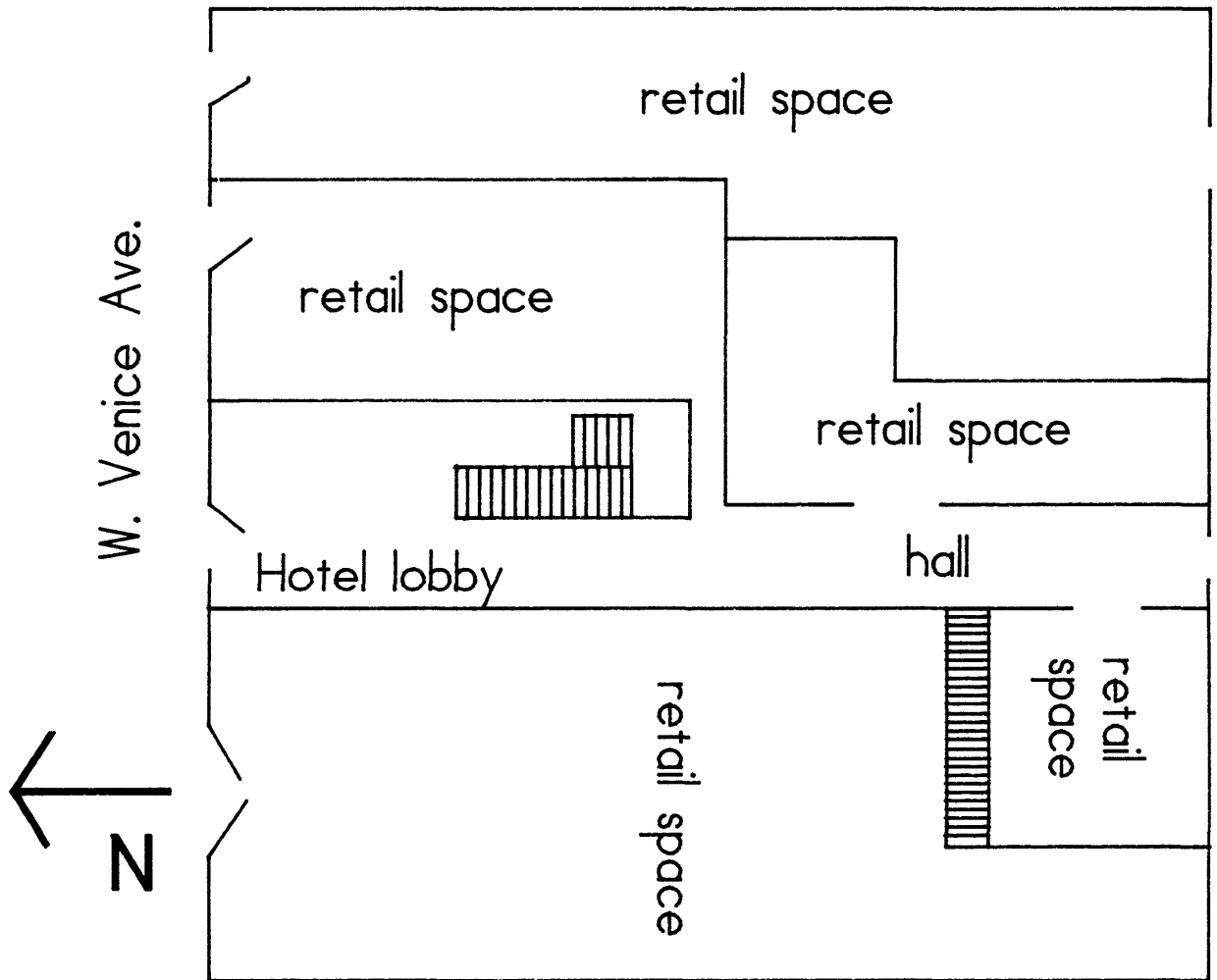
3. Frances Miles
4. December 1993
5. P.O. Box 1525, Venice, Fl.
6. Second floor balcony area, east elevation; view looking northwest
7. Photo 3 of 6

3. Frances Miles
4. December 1993
5. P.O. Box 1525, Venice, Fl.
6. Rear (south) elevation; view looking northeast
7. Photo 4 of 6

3. Frances Miles
4. December 1993
5. P.O. Box 1525, Venice, Fl.
6. Rear (south) elevation; view looking northwest
7. Photo 5 of 6

3. Frances Miles
4. December 1993
5. P.O. Box 1525, Venice, Fl.
6. Interior detail, central open space, second floor; view looking north.
7. Photo 6 of 6

VALENCIA HOTEL AND ARCADE  
Venice, Sarasota Co., Fl.  
First Floor Plan  
Approx. Scale: 1" = 20'



**VALENCIA HOTEL AND ARCADE**

Venice, Sarasota Co., FL.

Boundary -----

Photo Direction ○→

Approx. scale: 0.4" = 50'

Nassau St.

Tampa Ave

N  
↑



Memorial Park / Parking

W. Venice Ave.

Miami Ave.

Nokomis St.

253-55

247-51

241-243

239

233-235

229

223

219-21

213-17

211

205-07

201-03

120



VALENCIA HOTEL AND ARCADE

Venice, Sarasota Co., Fl.

Second Floor Plan

Photo Direction  $\circ \rightarrow$

Approx. Scale: 1" = 20'

