

NOV 03 1989

2049

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 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 Armada Road Multi-Family District  
other names/site number 8SO 1871

### 2. Location

street & number Menendez Park and the 400 & 500 Blocks Armada Road S. N/A not for publication  
city, town Venice N/A vicinity  
state Florida code FL county Sarasota code FL 115 zip code 34285

### 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>11</u>	<u>8</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>1</u>	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	_____	_____ objects
		<u>12</u>	<u>8</u> Total

Name of related multiple property listing:  
Venice Multiple Property Group

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.

[Signature] State Historic Preservation Officer  
Florida Dept. of State-Bureau of Historic Preservation

Date 10/30/89

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:) \_\_\_\_\_

[Signature] \_\_\_\_\_ 12/18/89

Signature of the Keeper \_\_\_\_\_ Date of Action \_\_\_\_\_

**6. Function or Use**

Historic Functions (enter categories from instructions)

• DOMESTIC/multiple dwelling  
RECREATION & CULTURE/outdoor recreation  
\_\_\_\_\_  
\_\_\_\_\_

Current Functions (enter categories from instructions)

DOMESTIC/multiple dwelling  
RECREATION & CULTURE/outdoor recreation  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

Architectural Classification  
(enter categories from instructions)

SPANISH COLONIAL REVIVAL  
\_\_\_\_\_  
\_\_\_\_\_

Materials (enter categories from instructions)

foundation CONCRETE  
walls OTHER/hollow clay tile  
STUCCO  
roof OTHER/clay barrel tile  
other WOOD  
\_\_\_\_\_  
\_\_\_\_\_

Describe present and historic physical appearance.

**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  
SOCIAL HISTORY  
COMMUNITY PLANNING & DEVELOPMENT

Period of Significance

1925-1928  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates

1926, 1927  
\_\_\_\_\_  
\_\_\_\_\_

Cultural Affiliation

N/A  
\_\_\_\_\_  
\_\_\_\_\_

Significant Person

N/A  
\_\_\_\_\_

Architect/Builder

Worrell, W. G.-builder  
\_\_\_\_\_  
\_\_\_\_\_

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

See continuation sheet

**9. Major Bibliographical References**

PLEASE SEE COVER NOMINATION

**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:**

Bureau of Historic Preservation

**10. Geographical Data**

Acreage of property approximately 16 acres

**UTM References**

A 

1	7	3	5	5	8	7	0	2	9	9	7	9	4	0
Zone		Easting						Northing						

C 

1	7	3	5	6	1	7	0	2	9	9	7	7	0	0
Zone		Easting						Northing						

B 

1	7	3	5	6	1	7	0	2	9	9	7	9	4	0
Zone		Easting						Northing						

D 

1	7	3	5	6	8	7	0	2	9	9	7	7	1	0
Zone		Easting						Northing						

See continuation sheet

**Verbal Boundary Description**

See continuation sheet

**Boundary Justification**

The boundary of the Armada Road Multi-Family District conforms as closely as possible to the historic neighborhood as to include as many contributing, and as few non-contributing, resources as possible. Historic resources outside the boundary were excluded as to limit the modern infill.

See continuation sheet

**11. Form Prepared By**

name/title Vicki L. Welcher - Historic Sites Specialist  
 organization Bureau of Historic Preservation date October 18, 1989  
 street & number 500 South Bronough Street telephone 904-487-2333  
 city or town Tallahassee state Florida zip code 32399-0250

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 7 Page 1

Armada Road Multi-Family District

## SUMMARY

Armada Road Multi-Family District, encompassing the higher density portion of the comprehensive plan of John Nolen, 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.

## SETTING

The Armada Road Multi-Family District provides a multi-family buffer between commercial Venice Avenue to the north, and single family residential neighborhoods to the west and south. The district is characterized by a concentration of two story apartment houses similar in architectural detail, massing, setbacks, and size. The exception is Granada Apartments, a complex historically known as Tuscan Gardens. It is a walled grouping of one and two story apartment wings surrounding a central courtyard. The district encompasses Menendez Park, a large green open space that was part of the original Nolen plan. The park, sectioned in two pieces, contains long-leaf pines and Australian pines with cleared green spaces.

## ORIGINAL AND PRESENT PHYSICAL DESCRIPTION

The Armada Road Multi-Family District, provides a series of two story Mediterranean Revival style apartment blocks surrounding a park for multi-family housing units. 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 Menendez Park.

The district appears today much as it did during the historic period with the exception of modern infill housing. Most infill has been multi-family in nature and, rather than compromise the integrity of the district, is well integrated in usage and setback.

The architecture of the apartments follows the Mediterranean Revival style required in the planned community; however, they are more modest in detail than the single family houses. The Granada Apartment building is the exception to this, bearing

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section number 7 Page 2

Armada Road Multi-Family District

---

extensive detailing in woodwork, wrought iron, applied concrete ornamentation and complex rooflines and facades. The apartments are in excellent condition and remain unaltered except for the replacement of steel casement windows with aluminum awnings.

Non-contributing structures are limited to modern infill of multi-family housing including two story apartment buildings at 421 and 425 Menendez Avenue and a one story complex of apartment buildings at 505 Menendez Avenue. Two story buildings at 508 and 412 Armada Road South continue the multi-family density of the district. One structure, at 227-229 Lisbon Street, is a c. 1975 duplex.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 3

Armada Road Multi-Family District

---

CONTRIBUTING STRUCTURES

408 Armada Road  
424 Armada Road  
428 Armada Road  
432 Armada Road  
504 Armada Road  
512 Armada Road  
516 Armada Road

410 Palmetto Court

417 Menendez Avenue  
429 Menendez Avenue  
517 Menendez Avenue

Menendez Park

NON-CONTRIBUTING STRUCTURES

420 Armada Road  
412 Armada Road

421 Menendez Avenue  
423 Menendez Avenue  
425 Menendez Avenue  
433 Menendez Avenue  
505 Menendez Avenue

227-229 Lisbon Street

TOTAL CONTRIBUTING RESOURCES	12
TOTAL NON-CONTRIBUTING RESOURCES	8
TOTAL RESOURCES	20

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 8 Page 1

Armada Road Multi-Family District

The Armada Road Multi-Family District is significant at the local level under Criterion C as an excellent collection of medium-sized Mediterranean Revival style residences constructed in 1926-1927 in Venice, Florida. It is also significant under Criterion A at the local level in the areas of Social History and Community Planning and Development. The district 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 Types: F.1 Buildings of Venice, Category- Residential/Multi-Family Housing; and F.2 Landscape Features of the Nolen Plan for Venice, Florida.

The developers of the Nolen Plan for Venice, the Brotherhood of Locomotive Engineers, encouraged substantial building activity in Venice to provide adequate housing for all income ranges. The Menendez Park area of the Plan was designed to provide multi-family housing. The Armada Road Multi-Family District of Venice represents that portion of the 1925 Nolen Plan calling for the provision of multi-family, modest income housing. The character and design of the district are significant elements of the framework of development in Venice.

The apartment buildings of Armada Road Multi-Family District conform to the required architectural criteria of the Venice Company, as described in the associated property type. The District embodies that portion of the plan calling for a significant concentration of Mediterranean Revival styled apartments organized around a large park. This district is significant as an important element of the plan in providing a variety of housing opportunities, and in the architectural merits of the individual structures, especially the Granada Apartment complex. The buildings and park relate as an urban planning unit.

Menendez Park is a focal element in the surrounding area of medium density dwellings. The park forms an open space and recreation area for residents. It is neatly laid out and retains its integrity. It successfully retains its original use as a park and green space as described in the Associated Property Type. As Venice was designed to accommodate workers of the BLE who were already jobless, the integration of multi-family dwellings into the plan assured low and modest income families a place of residence until their social and financial status improved.



**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section number   8   Page   2  

Armada Road Multi-Family District

---

The provision of a variety of housing opportunities was paramount to the 1925 comprehensive plan by John Nolen. The plan addressed lot size, density, income of residents, and as implemented by the Brotherhood of Locomotive Engineers, architectural style. Venice Company price schedules depict the values placed on various lots and the intensity of development that would be permitted. When this schedule is transposed to actual land use, it is apparent the developers closely adhered to the plan requirements. Block 37 permitted multi-family dwellings and, in 1927, was the site of a major project by W. G. Worrell, a Tampa builder, to construct seven 24-unit apartment buildings.

The district is distinguished from the surrounding single family area through the size, scale, and height of the apartments. The district provides an urban feeling in the setback of the buildings, their connection by sidewalks, and the higher density. The modern buildings surrounding the district do not detract from the observance or experience of the multi-family area, but enhance the compatibility in land uses.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section number 10 Page 1

Armada Road Multi-Family District

---

ARMADA ROAD

Commence at the northeast corner of Lot 15, Block 36, Gulf View, thence south to the southeast corner of Lot 8, Block 36, Gulf View, thence west to the east boundary of Palmetto Court, thence south to the southeast corner of Palmetto Court and Menendez Avenue, thence south to the northwest corner of Lot 8, Block 37, Gulf View, thence east to the northeast corner of Lot 7, Block 37, Gulf View, thence south to the north side of Armada Road, thence west to the southwest corner of Lot 5, Block 40, Gulf View, thence north to the north side of Menendez Avenue, thence east to the southeast corner of Block 41, Gulf View, thence north to the northwest corner of Palmetto Court, thence east to the southwest corner of Lot 9, Block 36, Gulf View, thence north to the northwest corner of Lot 12, Block 36, thence west to the point of beginning.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number      Photos      Page   1  

Armada Road Multi-Family District

---

1. Streetscape of Armada Road Multi-Family District
  2. Venice, Florida
  3. John McCarthy
  4. July, 1985
  5. Venice Planning Department
  6. 400 Block of Armada Road South facing northwest
  7. Photo 1 of 15
- 
1. 408 Armada Road South-Armada Road Multi-Family District
  2. Venice, Florida
  3. John McCarthy
  4. July, 1985
  5. Venice Planning Department
  6. Front elevation facing northwest
  7. Photo 2 of 15
- 
1. 412 Armada Road South-Armada Road Multi-Family District
  2. Venice, Florida
  3. Vicki L. Welcher
  4. February, 1989
  5. Florida Department of State
  6. Front elevation facing north
  7. Photo 3 of 15
- 
1. 508 Armada Road South-Armada Road Multi-Family District
  2. Venice, Florida
  3. Vicki L. Welcher
  4. February, 1989
  5. Florida Department of State
  6. Front elevation facing north
  7. Photo 4 of 15
- 
1. 512 Armada Road South-Armada Road Multi-Family District
  2. Venice, Florida
  3. Vicki L. Welcher
  4. February, 1989
  5. Florida Department of State
  6. Front elevation facing north
  7. Photo 5 of 15
- 
1. 516 Armada Road South-Armada Road Multi-Family District
  2. Venice, Florida
  3. Vicki L. Welcher

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number          Photos          Page     2    

Armada Road Multi-Family District

---

4. February, 1989
5. Florida Department of State
6. Front elevation facing northwest
7. Photo 6 of 15

1. 429 Menendez Avenue-Armada Road Multi-Family District
2. Venice, Florida
3. Vicki L. Welcher
4. February, 1989
5. Florida Department of State
6. Front elevation facing southeast
7. Photo 7 of 15

1. 505 Menendez Avenue-Armada Road Multi-Family District
2. Venice, Florida
3. Vicki L. Welcher
4. February, 1989
5. Florida Department of State
6. Front elevation facing southwest
7. Photo 8 of 15

1. 517 Menendez Avenue-Armada Road Multi-Family District
2. Venice, Florida
3. Vicki L. Welcher
4. February, 1989
5. Florida Department of State
6. Front elevation facing southwest
7. Photo 9 of 15

1. Streetscape of Armada Road Multi-Family District
2. Venice, Florida
3. Phillip Werndli
4. September, 1985
5. Venice Planning Department
6. 400 Block of Menendez Avenue facing southwest
7. Photo 10 of 15

1. Menendez Park-Armada Road Multi-Family District
2. Venice, Florida
3. Vicki L. Welcher

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number      Photos      Page   3  

Armada Road Multi-Family District

---

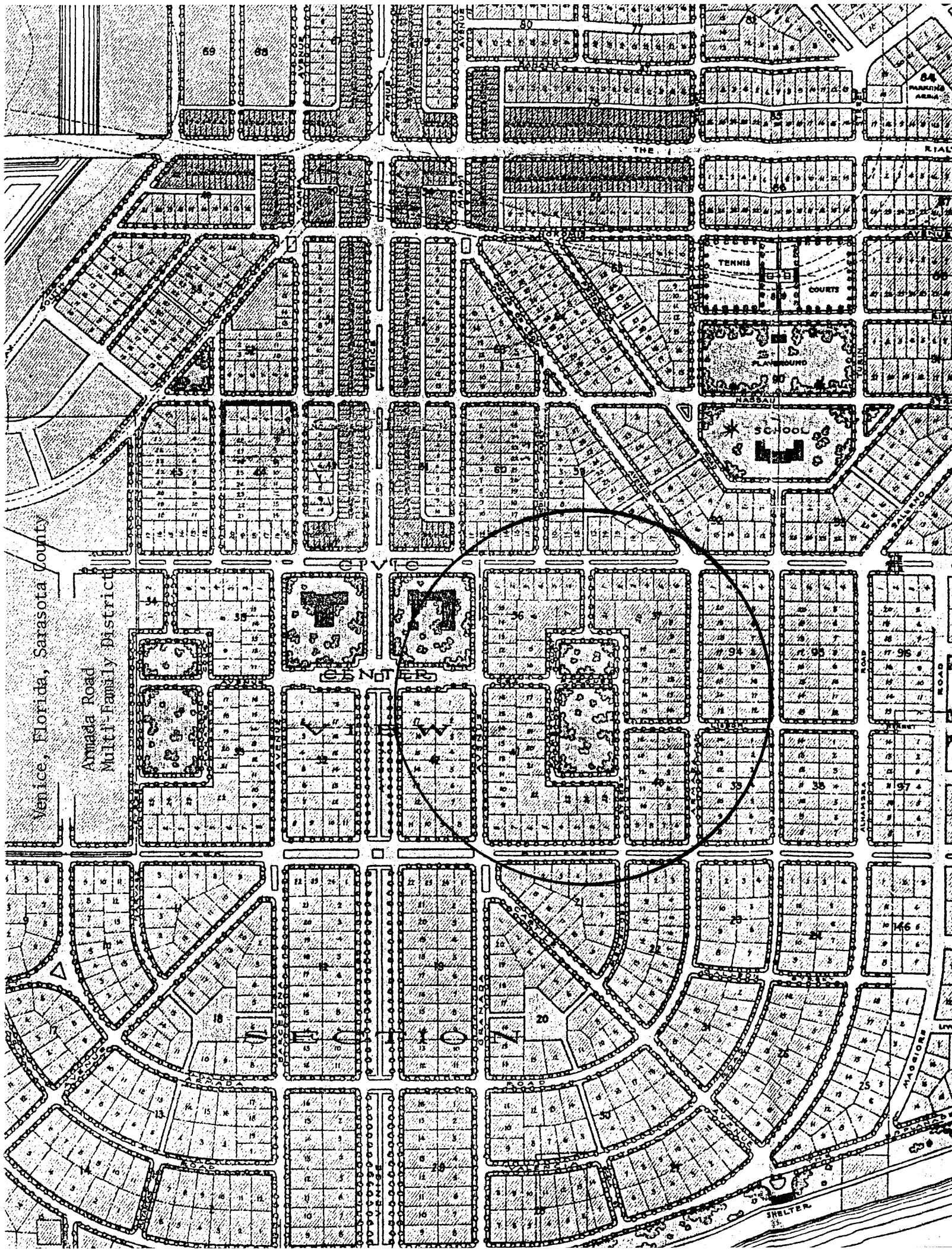
4. February, 1989
5. Florida Department of State
6. Menendez Park facing southwest from Granada Apts.
7. Photo 11 of 15

1. Menendez Park-Armada Road Multi-Family District
2. Venice, Florida
3. Vicki L. Welcher
4. February, 1989
5. Florida Department of State
6. Menendez Park and Menendez Avenue facing southwest
7. Photo 12 of 15

1. Granada Apartments-Armada Road Multi-Family District
2. Venice, Florida
3. Vicki L. Welcher
4. February, 1989
5. Florida Department of State
6. 410 Palmetto Court facing north
7. Photo 13 of 15

1. Granada Apartments-Armada Road Multi-Family District
2. Venice, Florida
3. Vicki L. Welcher
4. February, 1989
5. Florida Department of State
6. Side elevation facing southeast
7. Photo 14 of 15

1. Granada Apartments-Armada Road Multi-Family District
2. Venice, Florida
3. John McCarthy
4. July, 1985
5. Venice Planning Department
6. 410 Palmetto Court facing east
7. Photo 15 of 15



Venice, Florida, Sarasota County

Amada Road  
Multi-Family District

69

68

64  
PARKING  
AREA

THE ... RIAL

TENNIS  
COURTS

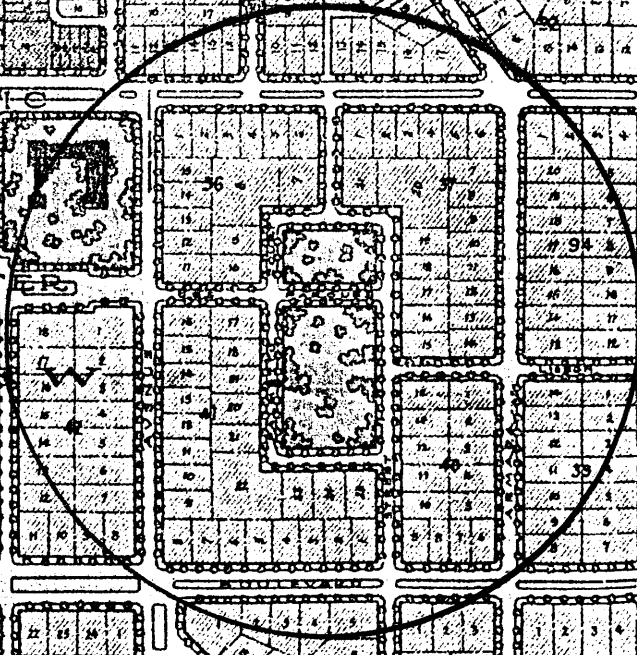
PLAYGROUND

SCHOOL

VENICE AVENUE

MAJOR ROAD

SHELTER



# Armada Road Multi-Family District



- - CONTRIBUTING
- - NON CONTRIBUTING
- ▤ - BOUNDARY

0 50  
APPROXIMATE SCALE 1" = 50'

