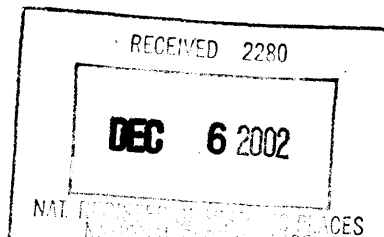


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

1699



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in 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 **Reeveston Place Historic District**

other names/site number

2. Location

street & number **Bounded by South B, South E, South 16th and South 23rd Streets** N/A not for publication

city or town **Richmond** N/A vicinity

state **Indiana** code **IN** county **Wayne** code **177** zip code **47374**

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 36CFR 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.)

Signature of certifying official/Title
Indiana Department of Natural Resources

12.3.02
Date

State or 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.

Signature of the Keeper
Patrick Andrews

Date of Action

1/17/2003

determined eligible for the National Register
See continuation sheet.

determined not eligible for the National Register

removed from the National Register
other, (explain:)

5. Classification

Ownership of Property (Check as many boxes as apply)	Category of Property (Check only one box)	Number of Resources within Property (Do not include previously listed resources in the count)		
		Contributing	Noncontributing	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building	218	84	buildings
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	1	0	sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site	0	0	structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	2	0	objects
	<input type="checkbox"/> object	221	84	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

N/A

0

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)

MID-19th c.: Greek Revival
LATE VICTORIAN: Second Empire
19th & 20th c. REVIVALS: Colonial Revival
19th & 20th c. REVIVALS: Tudor Revival
19th & 20th c. REVIVALS: Mission/Spanish

Materials

(Enter categories from instructions)

foundation: CONCRETE
walls: BRICK
WOOD: Weatherboard
roof: ASPHALT
other: STONE
TERRA COTTA

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.

Narrative Statement of Significance

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

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE
COMMUNITY PLANNING &
LANDSCAPE ARCHITECTURE

Period of Significance

1835-1945

Significant Dates

1853

1867

1911

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Werking, Charles & Paul

Spielman, Henry

Pierre & Wright

9. Major Bibliographic 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:

Ball State University, Drawings & Documents Archives;

10. Geographical Data

Acreage of Property 91 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1	16	681420	4410360	3	16	682280	4410490
	Zone	Easting	Northing		Zone	Easting	Northing
2	16	681890	4410360	4	16	682200	4409900

× 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 Mary E. Crowe

organization for Reeveston Neighborhood Association date 01-14-2002

street & number 2993 Neil Ave, Apt. 63C telephone 614/ 268-6511

city or town Columbus state IN zip code 43202

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.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 1

name of property: Reeveston Place Historic District
county and state: Wayne, Indiana

Narrative Description

General Setting

Reeveston Place is a residential neighborhood located on the southeast side of Richmond, Indiana. The official plat for Reeveston Place, as approved by the Richmond Board of Public Works on 7 September 1911, and as recorded in the Wayne County Recorder's office on 13 September 1911, is composed of eight north-south streets (South Sixteenth through South Twenty-third Streets) and three east-west streets (South B Street, Reeveston Road, and South E Street) laid out in a grid pattern. The only deviations from the grid are the curving of Reeveston Road to the north and south as it exits the neighborhood at the west end, and the dead end of South Seventeenth Street as it runs south. All of the streets, except those that form the border of the neighborhood (South B Street, South E Street, South Sixteenth Street, and South Twenty-third Street), have grassy medians down the middle, many of which contain trees (Photo 1). Several of the mature trees in the medians and yards date to the late 19th and early 20th century. In addition, many trees have been planted in the mid to late 20th century, giving the neighborhood a large amount of foliage and shade for an urban environment (Photo 3).

A unique feature of the neighborhood, in addition to the street medians, is the lack of overhead power and telephone lines. Overhead lines exist only on the above-mentioned border streets. In 1911, the developers found the existence of overhead power lines to be aesthetically unpleasing, and did not want to employ them. This sentiment continued into the 20th century, when television cable lines were installed underground in addition to the power and phone lines.

Many of the sidewalk intersections in Reeveston Place have metal lettering imbedded in the concrete that spell out the street names (Photo 19). It is unknown when the lettering was installed, but it is located throughout the neighborhood, especially at intersections along Reeveston Road and S. B Street. A full list of the locations of all the lettering can be found on pages 38-40 of this nomination. Also, the following information is stamped into the concrete sidewalk at the southeast corner of South B and South Nineteenth Streets: "BUILT BY M. B. KELSEY, RICHMOND, IND., 1914."

Because of its many features that are emblematic of American planned suburbs of the late 19th/early 20th century, the community of Reeveston itself is a contributing site. Elements of this site include the esplanaded streets, sidewalk markings, retaining walls, mature trees, and the overall layout of the neighborhood. As will be discussed in-depth in the Statement of Significance, the developers of Reeveston were careful to create a plan that was not only sensitive to, but also enhanced the natural features of the neighborhood. As the plat of Reeveston was executed, developers tried to avoid destruction of existing trees, incorporated grassy street medians, and platted lots of larger than average size. Residents of the neighborhood have maintained these attributes, and have implemented such landscape features as stone retaining walls. Several are found along S. 21st and S. 23rd Streets. The elements mentioned above greatly enhance Reeveston. The site of the neighborhood is an important character-defining feature of the district.

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name of property: Reeveston Place Historic District
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The neighborhood was originally composed solely of single-family residences. Zoning ordinances did not permit doubles or apartment buildings. Many of the houses were built on large lots, often double or triple the area of the average sized lots in the City of Richmond. The trend of building on large lots was broken in the mid 20th century. A high demand for housing during this time caused a denser type of development, which is mainly concentrated in the east end of the neighborhood (Photos 2, 5 & 7). Many of the houses of this era are examples of the Ranch and Minimal Traditional styles. Overall, when compared to its adjacent neighborhoods, the housing pattern of Reeveston Place is still much less dense.

General Characteristics of the Buildings

The majority of the architecture found in Reeveston Place is that of the early 20th century revivals, mostly being Colonial Revival, Tudor Revival, and Mission/Spanish Colonial Revival (Photos 4, 8 & 17). Another predominant house type is the American Foursquare. Also, a large number of bungalows with Craftsman influence exist. A fair amount of post-WW II architecture is also present, in the form of Ranch houses (Photo 6). One exceptional example of the Art Moderne style is located at 224 S. 21st St. Three 19th century buildings have been retained in the neighborhood: 1710 Reeveston Rd., 425 S. 16th St., and 203 S. 17th St. Two 19th century objects, the Mark E. Reeves Estate gates, are located on S. 16th St. (Photo 18).

The majority of houses of Reeveston Place have not been significantly altered, and retain much of their original fabric. The most common alterations include vinyl siding on some originally wood clapboard buildings, the replacement of original windows with vinyl windows, replacement of original roof materials with asphalt shingles, the addition of aluminum storm windows over original windows, and remodeling efforts that obscure original features and details. When considering the neighborhood as a whole, these alterations are minimal, thus making the majority of the houses dating within the period of significance contributing to the district. Some of the buildings of Reeveston dating from within the period of significance have been determined non-contributing because of a combination of the above-mentioned alterations or because they are architectural styles not reflective of Reeveston's high point (i.e. Ranches). Non-contributing buildings within the period of significance show little evidence of historic materials, massing, or character. They were determined non-contributing because they do not possess enough features and materials to convey a sense of the period of significance.

Many of the houses in the neighborhood have contributing garages that are contemporary to the houses, and that have been built in the same style as the houses.

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Section 7 Page 3

name of property: Reeveston Place Historic District
county and state: Wayne, Indiana

Individual Descriptions of Some of the Important Buildings

425 S. 16th St.—Joseph Plummer House or “Peacedale:” This house is the oldest standing building in Reeveston Place. It was built c.1835 in the Greek Revival style. It is a two-story brick building with a side gable roof with returns and a center gable that breaks the eaveline on the front facade (Photo 9).

1710 Reeveston Rd.—Mark E. Reeves House: This is one of three 19th century buildings located in Reeveston. It is an example of the Second Empire Style. It is a two-story brick building with a metal seam mansard roof. The window openings have arched hoods. A columned front porch runs the facade of the building. Historic photos indicate that the house once had a three-story tower on the east end. It is unknown when the tower was removed (Photo 10).

203 S. 17th St.—Mark E. Reeves Estate Chauffeur’s House: This building is one of three in the neighborhood of the 19th century. It is a simple two-story brick, front gable house. Craftsman elements that were probably added in the early 20th century include brackets under the eaves and a raised front porch. The house has a setback from the street that is about double that of the rest of the dwellings in the neighborhood (Photo 11).

Examples of the Colonial Revival style in Reeveston Place include:

1801 S. B St.—Harper Muff House: This building is a typical example of a side-oriented Colonial Revival House, due to its orientation on a corner lot. It is a two-story wood clapboard clad building. The front porch and side portico have wood columns. The original garage is located beneath the one-story rear portion of the house.

1815 Reeveston Rd.—Jesse Wiechman House: This house is an example of the Dutch Colonial Revival style. It is a two-story brick building with a side gambrel roof, and clapboard shed dormers that run the entire facade of the building.

310 S. 17th St.—Major Paul Comstock House: This large, symmetrical house is a good example of the Georgian Revival style. It is a two-story brick building with a side gable slate roof with gabled dormers. It has a five bay front facade with a rounded entry portico in the center. Twelve over twelve windows have flat arch brick lintels with stone keystones (Photo 12).

Examples of the Tudor Revival style in Reeveston Place include:

1950 Reeveston Rd.—William H. Kelley, Jr. House: The house is located on a corner lot, and the two facades that face the street (south and east) are visually dynamic due to the variety of materials used to compose the walls. Brick, sometimes in a herringbone pattern, stucco, half-timbers of oak, bargeboards of carved oak, and rough-cut stone are some of the materials that were utilized (Photo 13).

1701 Reeveston Rd.—Charles A. McGuire House: Fieldstone, limestone, and half-timbering accent this large stucco house. Two chimneys are a unique combination of fieldstone and corbelled brick. This is one of three known Reeveston houses designed by Cincinnati architect Herbert Spielman (Photo 14).

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name of property: Reeveston Place Historic District
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Examples of the Mission/Spanish Colonial Revival style in Reeveston Place include:

1915 Reeveston Rd.—Delbert B. Davis House: This house's features include a red tile roof, arched openings, and a front facade arcade. Stained glass windows are located on the east side of the house.

218 S. 17th St.—John F. Bartel House: The arched openings, stucco walls, and tile roof are what give this house a Spanish flair.

An example of the American Foursquare style in Reeveston Place is:

311 S. 16th St.—George Kemper House: Like most foursquares, this house has a hipped roof with hipped dormers. Other exterior features include a large front porch, a garage built in the style of the house, and a porte-cochere (Photo 15).

An example of the Bungalow style in Reeveston Place is:

306 S. 23rd St.—R. Bruce Hodgin House: This house has a side gable roof with exposed rafter tails and a recessed front porch under the gable. It also has a gabled front dormer, making it a Dormer-front bungalow.

The neighborhood's sole example of the Art Moderne style is:

224 S. 21st St.—Ernest J. Borton House: This house has a stream-lined look, and an emphasized horizontal feel. Moderne decorative elements include a glass block wall behind a fountain, an octagonal window above the front entry, and round portal windows on the garage doors (Photo 16).

Contributing Properties

The following is a list of **contributing** properties in the Reeveston Place Historic District. Architects are given in parenthesis when known. Dates of construction are given when known and approximated when not known. Garages and their contributing or non-contributing status are also indicated:

1801 S. B St., Harper H. and Elta Muff House, 1928

1831 S. B St., William J. and Mary Blackmore House, 1929

1901 S. B. St., Marlowe and Faye K. Kluter House, c.1930

1608 Reeveston Rd., Walter C. and Helen Davis House (Herbert Spielman, Cincinnati), 1923

1624 Reeveston Rd., John and Emma Coate House, (Coate), c.1917, non-contributing garage

1710 Reeveston Rd., Mark E. and Caroline Reeves House, 1867

1800 Reeveston Rd., Arthur A. and Bertha Curme House, 1922

1900 Reeveston Rd., Rudolph R. and Mary C. Knode House, c.1935

1950 Reeveston Rd., William H. Kelley, Jr. House (Werking, Werking, and Fallon, Richmond), 1929

2050 Reeveston Rd., Edward H. and Edna F. Harris, Sr. House, c.1925

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2100 Reeveston Rd., George W. Rohe House, c.1927, contributing garage

2114 Reeveston Rd., Clem E. and Ethel Kehlenbrink House, c.1930, non-contributing garage

2200 Reeveston Rd., Hoyt and Maude Boylan House (Werking, Werking, and Fallon, Richmond), c.1929

1607 Reeveston Rd., Harry and Agnes Lontz House, c.1923, contributing garage

1701 Reeveston Rd., Charles A. and Blanche S. McGuire House (Herbert Spielman, Cincinnati), 1922, contributing garage

1807 Reeveston Rd., Howard A. and Mary K. Dill House, c. 1925

1815 Reeveston Rd., Jesse A. and Emma H. Wiechman House (C.E. Werking and Son, Richmond), 1927

1901 Reeveston Rd., Raymond B. and Louise F. Nicholson House, 1925, contributing garage

1915 Reeveston Rd., Delbert B. and Marguerite Davis House (Werking and Son, Richmond), 1928

2001 Reeveston Rd., Benjamin N. and Mary E. Johnson House (Pierre and Wright, Indianapolis), c.1932

2015 Reeveston Rd., Fred F. and Elizabeth Anderson House, c.1927

2201 Reeveston Rd., John J. and Rose Oberle House, c.1940

2000 South E. St., Richard and Eugenia Kleinknecht House, c.1943, contributing garage

2220 South E. St., Earl E. and Manette E. Opel House, c. 1935

2226 South E. St., Earl H. and Letha Bullerdick House, c. 1937, contributing garage

2230 South E. St., Rudolph M. and Helen Crandall House, c. 1930, contributing garage

425 S. 16th St., Joseph Plummer House or "Peacedale," c.1835, non-contributing garage

405 S. 16th St., Anna Nolte House, 1917, contributing garage

311 S. 16th St., George E. and Addie Kemper House (designed by owners), 1916

219 S. 16th St., William P. and Minnie Loehr House, c.1925, contributing garage

S. 16th St., Mark E. Reeves Estate Gates, c.1870

215 S. 16th St., O.C. and Ida E. Krone House, 1913, contributing garage

209 S. 16th St., Omer and Elizabeth Bullerdick House, c.1918, contributing garage

203 S. 16th St., Howard C. and Erma Hunt House (Herbert Spielman, Cincinnati), c.1925, contributing garage

310 S. 17th St., Major and Mrs. Paul Comstock House (Henry Casad Ross, Boston), 1915, contributing garage

218 S. 17th St., John F. and Elizabeth Bartel House, 1924

200 S. 17th St., Augustus F. and Eva Kemper House, c.1922

203 S. 17th St., Mark E. Reeves Estate Chauffeur's House, c.1870

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- 201 S. 17th St., Raymond B. and Girtrude Mather House, 1920, contributing garage
- 420 S. 18th St., John and Edna Grice House, c.1945, non-contributing garage
- 418 S. 18th St., Ralph and Helen A. Campbell House, c.1940, contributing garage
- 416 S. 18th St., William Flag, Jr. House, c.1930, contributing garage
- 414 S. 18th St., Ralph W. and Lillian Case House, 1931, contributing garage
- 410 S. 18th St., Paul R. and Mary Werking House (Paul Werking), c.1923, contributing garage
- 208 S. 18th St., Ed W. Ramler House (Werking and Son, Richmond), 1921, contributing garage
- 200 S. 18th St., Dr. Paul S. Johnson House, c.1920
- 427 S. 18th St., Frank and Myrle Clare House, c.1940, contributing garage
- 425 S. 18th St., William H. and Sylvia I. Eggleton House, c.1945
- 421 S. 18th St., George and Ruth B. Goldenberg House, c.1940, contributing garage
- 417 S. 18th St., House, 1942, non-contributing garage
- 411 S. 18th St., Everet and Grace Gardner House, c.1940
- 409 S. 18th St., Earl and Nina Kinnear House, c.1935
- 405 S. 18th St., W. Ray and Flora A. Stevens, Sr. House, 1920
- 401 S. 18th St., Dr. Guthrie H. and Katherine Wisener House (Fallon and Mills, Richmond), 1936
- 215 S. 18th St., Will M. and Nina Reller House, c.1927, contributing garage
- 211 S. 18th St., Richard A. Booker House, c.1927, contributing garage
- 209 S. 18th St., Ray B. and Frances Mowe House, c.1927, contributing garage
- 207 S. 18th St., Erwin C. and Eunice Cline House, c.1925
- 205 S. 18th St., Dr. Paul W. and Bernice Mann House, c.1925, non-contributing garage
- 203 S. 18th St., Clarence M. and Helen Brown House, c.1925, contributing garage
- 322 S. 19th St., Adolph and Dorothy Fossler House (Werking and Son, Richmond), c.1925, contributing garage
- 320 S. 19th St., Robert E. and Laura Klute House, c.1937, contributing garage
- 224 S. 19th St., Charles and Caroline Runge House, c.1940, contributing garage
- 220 S. 19th St., Harold E. and Mary A. McBride House, c.1930
- 218 S. 19th St., Mrs. Maude R. Tyler House, c.1920, contributing garage
- 214 S. 19th St., Philip W. Smith House (Werking and Son), c. 1925, contributing garage
- 429 S. 19th St., Elder J. Ederhart House, c.1937, contributing garage

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name of property: Reeveston Place Historic District
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- 425 S. 19th St., Robert L. and Hollis P. Hudson, Sr. House, c.1937
- 421 S. 19th St., Dudley and Louise Cartwright House, c.1937, contributing garage
- 409 S. 19th St., House, c.1931, contributing garage
- 323 S. 19th St., William F. Rogge House (Werking and Son, Richmond), 1941
- 321 S. 19th St., Benjamin Vigran House (Werking and Son, Richmond), 1928, contributing garage
- 305 S. 19th St., Harry S. Thomas House, 1940, contributing garage
- 301 S. 19th St., Robert R. and Esther Dill House, c.1937, non-contributing garage
- 225 S. 19th St., John G. and Jesse Sliger House, c.1930
- 221 S. 19th St., Charles and Gertrude W. Plauche House, c.1925
- 209 S. 19th St., H.G. Coleman House, c.1925, contributing garage
- 205 S. 19th St., Orville E. Conner House, c.1930, contributing garage
- 430 S. 20th St., Dr. Russell L. and Bernice Malcom House, c.1940
- 424 S. 20th St., Donald L. and Helen C. Crabtree House (Donald Crabtree), c.1937, contributing garage
- 414 S. 20th St., Huston R. and Louise Marlatt House, c.1935
- 412 S. 20th St., Donald F. and Louise Hipskind House, 1928
- 200 S. 20th St., Dr. and Mrs. Elwood J. Meredith House, (George Courtney, Winchester), c.1940
- 417 S. 20th St., Morris F. and Amy B. Haner House, c.1935
- 321 S. 20th St., Albert F. and Elma C. Sittloh (Werking and Son, Richmond), 1928
- 229 S. 20th St., Luther M. and Ethel N. Feeger House, c.1933, contributing garage
- 225 S. 20th St., Yale and Helen Shively House, c.1924, contributing garage
- 211 S. 20th St., Lydia and Thomas Bell House, 1929, contributing garage
- 201 S. 20th St., Benjamin T. and Ruth M. Hill House, c.1935
- 432 S. 21st St., Emanuel Albert House, c.1940
- 430 S. 21st St., Vern S. and Loraine Gray House, c.1929
- 420 S. 21st St., Myron J. and Florence Klute House, c.1929
- 310 S. 21st St., Edmond L. and Edith N. Hyatt House, c.1937, contributing garage
- 308 S. 21st St., Harry C. and Ethel Doan House, c.1928, contributing garage
- 306 S. 21st St., Roy W. and Josephine Dennis House (Architect's Small House Service Bureau home #6-B-4), 1927
- 224 S. 21st St., Ernest J. and Iva E. Borton House (Fallon and Mills, Richmond), 1935

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NATIONAL REGISTER OF HISTORIC PLACES
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name of property: Reeveston Place Historic District
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- 220 S. 21st St., Horatio N. and Thelma Land House, c.1927, contributing garage
212 S. 21st St., Joseph F. and Blanche D. Harrington House, c.1929, contributing garage
204 S. 21st St., Herbert Keck House, c.1927
200 S. 21st St., Walter E. and Mary B. Land House, c.1927
433 S. 21st St., Harry and Lucille Rittott House, c.1935
429 S. 21st St., Dr. John W. and Lottie G. Gans House, c.1929, contributing garage
421 S. 21st St., Everett and Dorothy McMinn House, 1939, contributing garage
311 S. 21st St., Thomas M. and Mary F. Hoey House, c.1929, contributing garage
309 S. 21st St., Water and Florence Rudolphsen House (C.E. Werking and Son, Richmond), 1936
305 S. 21st St., Roy and Mary Campbell House, 1937
231 S. 21st St., Roland G. and Mildred W. Kemper (John R. Kelley, Indianapolis), 1938, contributing garage
225 S. 21st St., Ernest W. and Elma F. Bendfeldt House, 1929
221 S. 21st St., William E. and Louise M. Ross House, c.1940
215 S. 21st St., Theodore R. and Thelma Anderson House, c.1940
211 S. 21st St., Frank and Gladys Torrence House, c.1927, contributing garage
205 S. 21st St., Dr. Ralph J. and Mrs. Sarah Timmerman House (Werking and Son, Richmond), c.1923, contributing garage
201 S. 21st St., Clarence and Charlotte Kleinknecht House, c.1927
432 S. 22nd St., Carlton A. and Laura E. Commons House, c.1937
424 S. 22nd St., Howard H. and Grace M. Uphaus House, 1941
410 S. 22nd St., Julian Vigran House, c.1945, contributing garage
248 S. 22nd St., Carl and Viola Eggemeyer House (Werking and Son), c.1925, contributing garage
224 S. 22nd St., Amedo Vioni House, c.1930, contributing garage
220 S. 22nd St., Robert L. and Marion F. McIlvaine House, c.1937, contributing garage
212 S. 22nd St., Curtis and Stella W. Wickett House, c.1937
210 S. 22nd St., Marion E. and Ruth Coulter House, c.1930
433 S. 22nd St., James Winn House, c.1940
417 S. 22nd St., Clarence and Helen Kamman House, c.1935, contributing garage
411 S. 22nd St., Hector and Rosemary Vioni House, c.1945, contributing garage

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- 405 S. 22nd St., Ural and Kay (Hadley) Grooms House, c.1943
- 309 S. 22nd St., Earl H. and Letha C. Bullerdick House, c.1940, contributing garage
- 301 S. 22nd St., Dr. W.E. Ballenger House (C.E. Werking and Son, Richmond), 1936
- 225 S. 22nd St., Ed F. and Alberta Scheffler House (Werking and Son, Richmond), 1936
- 221 S. 22nd St., Benjamin F. and Evalyn Harris House, c.1937
- 215 S. 22nd St., Charles E. and Jane Kemper House, c.1937
- 211 S. 22nd St., Robert G. and Mary Helen Backmeyer House, c.1940, contributing garage
- 432 S. 23rd St., Robert Hudson, Jr. House, c.1937, non-contributing garage
- 426 S. 23rd St., Yale R. and Helen N. Schively House, c.1935, contributing garage
- 420 S. 23rd St., Terry LeGrande House, c.1930, non-contributing garage
- 416 S. 23rd St., Olin W. and Dorothy Scott House, c.1935, contributing garage
- 412 S. 23rd St., William B. and Margaret Williams House, c.1940
- 410 S. 23rd St., Daniel F. and Madonna Casey House, c. 1926, contributing garage
- 408 S. 23rd St., George and Francis Tricolos House, c.1926, contributing garage
- 400 S. 23rd St., George O'Brian House, c.1927, contributing garage
- 316 S. 23rd St., Clyde A. and Marie Martin House, c.1927, non-contributing garage
- 306 S. 23rd St., R. Bruce and Esther Hodgin House (Sears "Vallonia" House), c.1927, contributing garage
- 304 S. 23rd St., Hubert and Grace Smith House, c.1927, contributing garage
- 230 S. 23rd St., House, c.1927, non-contributing garage
- 228 S. 23rd St., Robert E. and Catherine Sharp House, c.1927, contributing garage
- 226 S. 23rd St., Harry B. and Eva Reeves House, c.1927, contributing garage
- 220 S. 23rd St., Wilber Roy and Lelah Gaible House, c.1927, contributing garage
- 216 S. 23rd St., William R. and Nettie B. Crawford House, c.1927, contributing garage

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Non-Contributing Properties

Ten of the non-contributing buildings of Reeveston Place date to within the period of significance. Five of these buildings date to circa 1945, the cut-off date of the period of significance. Five of the circa 1945 buildings are Ranch, Minimal Traditional, or Cape Cod style homes that do not reflect the type of architecture that was found in Reeveston during its high point. They are indicated on the list with an asterisk. Another Ranch house, also indicated with an asterisk, was constructed in 1940. Two of the pre-1945 buildings have been altered with synthetic materials and appear to have a massing that is not original. The buildings have been altered to such a degree that a determination of their original style and appearance cannot be made. They are indicated on the list with a diamond. The house at 324 S. 21st St. has experienced alterations made with synthetic materials that obscure original features, most notably, the front facade chimney. The house at 428 S. 23rd St. has replacement windows that differ in proportion and location from the original windows.

The following is a list of **non-contributing** properties in the Reeveston Place Historic District. Architects are given in parenthesis when known. Dates of construction are given when known and approximated when not known. Garages and their contributing or non-contributing status are also indicated:

2121 S. B St., Harrison and Dorothy M. Scott, Jr. House, c.1960

2205 S. B St., Charles Bowen House, 1961

2211 S. B St., Esther Kellner House, c.1955

1814 Reeveston Rd., Loren H. and Virginia Grimm House, c.1950

2244 Reeveston Rd., Virginia Knowles House, c.1946

2101 Reeveston Rd., Frank H. and Oattie Thompson House, c.1950

2121 Reeveston Rd., Mrs. Rose Oberle House, c.1965

1900 S. E St., Dr. Edward B. Weinstein House (U.S. Steel Gunnison Prefabricated Homes), c.1948, non-contributing garage

411 S. 16th St., H. Norman and Jane A. Shute House (Norman Shute), c.1955

325 S. 16th St., Arthur M. and Katherine Vivian House, c.1955

301 S. 16th St., Oliver P. and Mayme N. Nusbaum House, 1950, non-contributing garage

404 S. 17th St., Richard Freeman House, 1988, non-contributing garage

210 S. 17th St., William F. and Anna M. Brandenburg House, 1954, non-contributing garage

415 S. 17th St., House, 1978

407 S. 17th St., David A. and Elizabeth C. Herbst House, c.1980

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- 227 S. 17th St., Charles F. and Carol Travers House (Richmond Homes), c.1960
- 223 S. 17th St., Timothy M. and Mary T. Gomez House, c.1955
- 432 S. 18th St., William J. and Mary L. Cox House, c.1950, non-contributing garage
- 404 S. 18th St., Walter W. Bicknell House, 1990
- 220 S. 18th St., Dr. Loren Ake House, c.1960
- 218 S. 18th St., Helen Frankel House, c.1955, non-contributing garage
- 214 S. 18th St., Marvin H. and Merium Picket House, c.1955
- 429 S. 18th St., Charles W. Dew House (U.S. Steel Gunnison Prefabricated Houses), c.1948
- 231 S. 18th St., Royal and Eunice M. Hirst House, 1950
- 430 S. 19th St., Norville and Audrey M. Arbogast House, c.1950, non-contributing garage
- 428 S. 19th St., J. Turner and Betty J. Watson House, c.1950
- 420 S. 19th St., Joseph D. and Pauline Cutler House, c.1950
- 418 S. 19th St., Howard W. Hammer House, c.1945*
- 302 S. 19th St., William and Gertrude Tieke House, 1955
- 300 S. 19th St., House, c.1947
- 419 S. 19th St., Harry and Marilyn Voyles House, c.1995
- 215 S. 19th St., Norman and Mabel Pilgrim House (Bertram A. Weber for American Home Magazine, 1951), 1954
- 436 S. 20th St., Carl J. and Mildred H. White House, c.1953
- 420 S. 20th St., House, c.1953
- 410 S. 20th St., Horace N. and Louise Todd House, c.1953, non-contributing garage
- 404 S. 20th St., Roy Headington House, c.1950
- 400 S. 20th St., Delbert B. Davis House, c.1953, non-contributing garage
- 300 S. 20th St., Allan and Jane McCrea House (Grant, Dayton), 1950
- 226 S. 20th St., Nicholas H. and Lillian F. Cokins House, c.1965
- 218 S. 20th St., Merle E. and Doris V. Anderson House, c.1965
- 214 S. 20th St., Mildred Klute House, c.1940*
- 429 S. 20th St., Albert J. and Ruth G. Shini House, c.1940♦
- 421 S. 20th St., James F. and Mary A. Peelle House, c.1950
- 415 S. 20th St., George E. Kemper House, c.1950

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- 405 S. 20th St., Clarence A. and Charlotte Kleinknecht House, c.1950
- 324 S. 21st St., Edgar Hawekotte House, c.1929, non-contributing garage
- 320 S. 21st St., George B. and Barbara G. Keenan House, c.1945*
- 425 S. 21st St., Mrs. Dorothy T. Sanders House, c.1950
- 229 S. 21st St., Gus and Martha J. Phillis House, 1947
- 420 S. 20th St., Howard and Grace Uphaus House (Grace Uphaus), 1946, non-contributing garage
- 414 S. 22nd St., House, c.1955
- 412 S. 22nd St., James and Lucille Wiechmann House, c.1953, non-contributing garage
- 404 S. 22nd St., Harry Chenoweth, Sr. House, c.1945*
- 421 S. 22nd St., Dewey and Eliza Dotson House, c.1953, non-contributing garage
- 413 S. 22nd St., Harry Schuler House, 1945, non-contributing garage*
- 217 S. 22nd St., Benjamin E. and Marion Berman House, 1945*
- 201 S. 22nd St., Lindley Johnson House, c.1960
- 428 S. 23rd St., Ross R. Robinson House, c.1937, contributing garage
- 224 S. 23rd St., Herbert C. and Mary B. Shouse House, c.1930, contributing garage ♦

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Narrative Statement of Significance

Summary

Reeveston Place Historic District is significant under Criteria A and C. Some of the best examples of early-to-mid-twentieth century architecture in Richmond can be found in Reeveston Place. Reeveston is a unique Richmond neighborhood because its plan and development were primarily influenced by the trends and styles of the early and mid-twentieth century. It is one of the few planned historic suburbs in Richmond. As it grew, Reeveston was primarily a neighborhood for the upper-middle class and upper-class citizens of Richmond, and several prominent architects were employed to design the houses. While the architecture of Reeveston is typical in the sense that it was the same as that which was popular throughout the rest of the country, the setting of Reeveston produced a result that differed from many contemporary suburbs. The large lots and developed landscaping of the neighborhood created a unique setting for the variety of styles that were employed. Reeveston Place is the best example of a group of intact early 20th century architecture in the City of Richmond. The period of significance, 1835-1945, includes the early, significant homes of the district and extends through its high water mark as a leading suburb of Richmond.

Early History

The 91-acre neighborhood of Reeveston was first deeded to James and Miriam Johnson by the United States in the year 1813.¹ Johnson sold the land to Joseph Pemberton Plummer in 1834. Plummer was a local merchant who had moved to Richmond from Cincinnati in 1823. Plummer built a farmhouse on the land, and lived there until his wife, Lydia's death; then he moved to town to live with his children.² During Plummer's residence, the farm was known as "Peacedale."³ The house Plummer built still stands at 425 South Sixteenth Street.

It was in 1853 that the namesake of the current neighborhood, Mark Ewen Reeves, purchased the farm from Plummer. Reeves was born in New Jersey on 8 January 1811, and as a boy came to Indiana with his family in 1823.⁴ Because of his father's ill health, Reeves entered the workforce soon after his family's arrival in Richmond. Reeves worked for merchants in various towns of Wayne County until he ventured into the mercantile business on his own in 1830. Reeves partnered with his brother James to purchase a store in 1836, and in 1840 he began a business partnership with merchant James W. Scott. In 1847, the Reeves brothers decided to leave Wayne County and try their hand at the mercantile business in Cincinnati.⁵

¹Eloise Beach, "Pioneer Home's Charm Retained by Its Owners," *Richmond Palladium-Item*, 15 September 1968, sec. B, p. 9.

²Andrew W. Young, *History of Wayne County, Indiana* (Cincinnati: Robert Clarke and Co., Print., 1872), 427.

³Beach, sec. B, p. 9.

⁴Henry Clay Fox, ed. *Memoirs of Wayne County and the City of Richmond, Indiana*. (Madison, WI: Western Historical Association, 1912), 208.

⁵Ibid.

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The Reeves brothers remained partners in Cincinnati until 1855, when James decided to return to Richmond, but they worked together again in 1863 when they helped found the First National Bank of Richmond.⁶ Mark Reeves continued the business in Cincinnati without his brother for approximately a decade. According to historian Henry Fox, Reeves was busy during the Civil War when he “took an active part as a prominent member of the Sanitary Commission, visiting many of the battle fields and performing important services.”⁷ Probably his best-known service was that of lending the State of Indiana \$100,000, at the request of Governor Oliver P. Morton, to pay recently enlisted troops. Fox states that Reeves raised the money through his “individual credit.”⁸

While Reeves was a businessman in Cincinnati, he and his family resided in Cincinnati most of the year, and spent their summers in Richmond.⁹ It is unclear where the family stayed before Reeves purchased the former Plummer farm in 1853. After purchasing the farm, the family apparently stayed in Richmond for more than just the summer on at least one occasion. Workmen remodeling the Plummer house in the mid-nineteenth century discovered the following inscription on a board in one of the house’s door frames: “The 10th month, 18th day, 1859. Mark E. Reeves and his wife, Caroline and three-year-old son first occupied this room.”¹⁰

Although it is unclear how much time the Reeves family spent in Richmond during the 1850s and early 1860s, by 1867 they had once again become permanent residents of the city. In that year, the Reeves’ new home on their Richmond farm was completed.¹¹ The house still stands at 1710 Reeveston Road. Although it has been altered over time, the house is still an imposing Second Empire style building. The original iron entrance gates to the Reeves estate still stand on South Sixteenth Street between the shared drive for 215 and 219 South Sixteenth Street.¹² The former chauffeur’s house for the Reeves estate is located at 203 South Seventeenth Street.¹³

The Reeves estate was no ordinary farm. Fox wrote that Reeves “continued to make substantial improvements, including a lake and deer park, upon this tract, which contains some ninety acres of land, and a long winding drive leads from the road to

⁶Annette Warfel, “Reeves Worked Hard,” *Richmond Palladium-Item*, 13 December 1993, sec. A, p. 7, cols. 2-4.

⁷Fox, 209.

⁸Ibid.

⁹Warfel, “Reeves Worked Hard,” sec. A, p. 7, cols. 2-4.

¹⁰Beach, sec. B, p. 9.

¹¹Fox, 209.

¹²Annette Warfel, “Reeveston still has Aura,” *Richmond Palladium-Item*, 6 December 1993, sec. A, p. 7, cols. 1-3.

¹³Charles W. McGuire, interview by author, 17 December 1999, Richmond, tape recording in possession of author.

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the residence, which is hid from view by large trees and shrubbery. It is one of the most beautiful residence locations in Richmond.”¹⁴

Although the nature and number of all the improvements Reeves made to the estate are not fully documented, their substantial character can be seen through the rise in property values during Reeves’ ownership of the farm. *The United States Census of Agriculture* recorded in 1850 the value of the sixty-one acres of “improved” and 30 acres of “unimproved” land of Joseph Plummer as \$4,000.¹⁵ By 1860, Reeves had owned the former Plummer property for six years, but his name could not be found in the *Census of Agriculture*. In 1870, however, it was recorded that Mark E. Reeves owned 91 acres of “improved” land, with 20 acres of that being “wood-land,” that totaled \$50,000 in “percent cash value.”¹⁶ The value of Reeves’ land was quite high when compared to other farms in the same township, and the value of the land continued to increase with time. The *Census of Agriculture* for 1880 broke down the categories of land more descriptively, and recorded the following information for Mark E. Reeves:

- 46 acres of “tilled [land], including fallow and grass in rotation (whether pasture or meadow)”
- 25 acres of “permanent meadows, permanent pastures, orchards, vineyard”
- 20 acres of “woodland and forest”¹⁷

The census also recorded that the Reeves’ farm, “including land, fences, and buildings,” was worth \$100,000.¹⁸ Again, the value of Reeves’ land was quite high when compared to other farms of the township. An 1874 atlas of Wayne County shows that a residence, windmill, grape house, greenhouse, and fish ponds, as well as other unidentified buildings, were present on the 91-acre Reeves’ estate.¹⁹ The estate was not that of a typical Wayne County farmer, but that of a country gentleman. It is evident from more than the census reports that Reeves spent many years improving and cultivating his land, perhaps according to the estate and park planning principles of Andrew Jackson Downing and Frederick Law Olmstead. A July 1911 article in the *Richmond Evening Item* boasted:

¹⁴ Fox, 209.

¹⁵ United States Bureau of the Census, *United States Census of Agriculture, 1850*, Wayne County, Wayne Township, Indiana, entry for Joseph Plummer.

¹⁶ United States Bureau of the Census, *United States Census of Agriculture, 1870*, Wayne County, Wayne Township, Indiana, entry for Mark E. Reeves.

¹⁷ United States Bureau of the Census, *United States Census of Agriculture, 1880*, Wayne County, Wayne Township, Indiana, entry for Mark E. Reeves.

¹⁸ Ibid.

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...few estates in this country rival this one in landscape beauty and variety of trees and shrubbery. The estate represents years of careful thought and planning; of untold care and nurture. There are many stately trees here, secured from every country on the globe, which can only be grown in a lifetime. From the front lot of the old homestead one has an enchanting view of greensward, dotted with clusters of beautiful shrubbery, magnolia, chestnut and fir trees, an endless variety...As one goes over this estate, he is impressed with the fact that, in the first place, 'the Creator wrought mightily,' and within the last fifty years great creative genius, combined with unlimited means, has truly made this the show place of Indiana.²⁰

Mark Reeves lived on his Richmond estate until his death from cancer on 13 May 1883.²¹ His obituary stated that he "died one of the three wealthiest men in Wayne County."²² Reeves' will attested to the success of his business endeavors through the years. The document was recorded on 21 May 1883, and mentioned, among other things, Reeves' stock in two banks in Cincinnati and one bank in Richmond, ownership of two stores in Iowa, a bank property in Richmond, and two brick houses in Richmond.²³ Reeves' farm, which was referred to as "Reeveston," along with "all the household goods, horses, carriages, farming implements, live stock, etc., belonging to the home place," were left to his wife Caroline because Reeves wanted her to "maintain the same as at present so long as she may desire."²⁴ The only portion of the farm not left to Caroline was that of the southwest corner, which was the site of the former Plummer house. This portion of land and the Plummer house were left to Reeves' sister, Martha R. Ferguson. Ferguson was already in residence at the Plummer house at the time of Reeves' death, as Reeves' will stated his sister would be given "use of the property she has so long occupied as long as she desires it."²⁵ Caroline Reeves lived in the house that she and her husband had built for the next thirty years, and made a name for herself through her many civic activities.²⁶ Mrs. Reeves died on 19 April 1911 of Bright's disease. She was survived by her daughter Mary (Mrs. William Dudley Foulke), and four granddaughters.²⁷ Reeveston had already been left to Mrs. Foulke in a transaction that had taken place a year earlier. According to deed records, on 29 March 1910 Caroline Reeves gave her daughter Mary "all the property of said Caroline M. Reeves both real and personal, wherever situated...[in consideration for]...one dollar and love and affection."²⁸ Mrs. Foulke never returned to the Reeves mansion to reside, nor, it seems, did she ever have any intention of doing so.

19 D.J. Lake, *Atlas of Wayne County, Indiana* (Philadelphia: Griffing, Stevenson and Company, 1874; reprint, Knightstown, Ind.: Bookmark, 1974), 39.

20 "Reeveston Place will be Platted," *Richmond Evening Item*, 14 July 1911, p. 1, col. 5.

21 Fox, 209.

22 "Death of Mark E. Reeves," *Richmond Telegram*, 17 May 1883, p. 3, col. 4.

23 "Mark E. Reeves's Will," *Richmond Telegram*, 24 May 1883, p. 3, col. 3.

24 Ibid.

25 Ibid.

26 "Mrs. Reeves Dies Today, Following a Long Sickness," *Richmond Palladium and Sun-Telegram*, 19 April 1911, p. 1, col. 1.

27 Ibid.

28 Deed Book 163, page 280, Wayne County Recorder's Office, Wayne County Administration Building, Richmond, Indiana.

29 "Reeveston Place is Purchased by Indianapolis Co.," *Richmond Palladium and Sun-Telegram*, 14 July 1911, p. 1, col. 1.

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Only a few months after Mrs. Reeves' death, plans were underway for Reeveston to be subdivided. *The Richmond Palladium and Sun Telegram* announced on 14 July 1911 that the estate had been purchased by "Indianapolis parties," and indicated that the subdivision plans had been somewhat predetermined: "Mrs. Reeves desired the estate will not be split up into small city lots, but will be subdivided into properties of an acre or more, it is understood."²⁹ This sentiment of making Reeveston an area different than that which was typical of the city, was to be pursued throughout the neighborhood's development.

Development of Reeveston Place

On 14 July 1911, the land formerly owned by the Reeves family, and formerly known as "Reeveston" and "The Reeveston Homestead," was officially given its new name of "Reeveston Place" by its purchasers. A.D. Gayle of the First National Bank of Richmond represented the Reeves' heirs in the transaction. The selling price was reported to have been between \$75,000 and \$80,000.³⁰ At first undisclosed, the names of the purchasers were later revealed to be Fletcher Johnson and W.H. Alford of Indianapolis, Indiana.³¹

The local newspaper indicated that Johnson and Alford were eager to begin the development of the land and the building of homes. *The Richmond Palladium and Sun-Telegram* reported on 14 July 1911 that it was "desired to have the estate ready for public inspection within two weeks, if possible."³² The platting of the land did not occur quite that quickly, however, and not without some thought and planning. The plan of Reeveston Place was to be influenced by the prestige of its former owners, and by historical trends within the American suburban movement. Reeveston is locally significant because it is one of few neighborhoods in Richmond that embody the characteristics of American planned suburbs of the late 19th/early 20th centuries. Some of the key features of this trend include an overall street plan, an attempt at naturalistic circulation patterns or plantings, and a dependence on rail or auto transportation. Often, legal regulations helped enforce community goals. According to newspaper articles after the sale of the Reeves' land, it seems the developers of Reeveston intended to make their neighborhood a Romantic suburb. *The Richmond Palladium and Sun-Telegram* stated: "In plotting the ground the sites for homes will be irregularly located. There will be no cement walks and the boulevards which will intersect will be irregular and winding."³³ *The Richmond Evening Item* reported in July 1911 that it was the owners' plan to "lay out the streets according to the contour of the land, eliminating grades and cuts, thereby making prominent the knolls for buildings sites."³⁴

30 Ibid.

31 "Mysterious Blaze in Reeveston Barn," *Richmond Evening Item*, 22 August 1911, p. 1, col. 3.

32 "Reeveston Place is Purchased," p. 1, col. 1.

33 "Reeveston Place is Purchased," p. 1, col. 1.

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What happened between the conceptual phase and the physical platting of Reeveston is unclear, but the neighborhood does not have winding, meandering streets, and it never did. The official plat for Reeveston Place, as approved by the Richmond Board of Public Works on 7 September 1911 and as recorded in the Wayne County Recorder's office on 13 September 1911, is laid out in a grid pattern. While the plat of Reeveston did not contain any Romantic winding drives, it did contain the grassy medians, mentioned in Section 7.

Why winding roads were not incorporated into the plan as intended is not the only mystery surrounding the plat of Reeveston Place. It is also unknown who actually laid out the plat for the neighborhood. This author never found the name of the landscape engineer. In a booklet produced by the Richmond Commercial Club, the names "Messrs. Jeup & Moore, engineers and landscape gardeners of Indianapolis," were given as the men who would direct the platting of Reeveston.³⁵ The firm of Jeup and Moore was listed in the 1911 Indianapolis city directory as the partnership of Bernard J.T. Jeup and Alfred H. Moore, "civil and sanitary engineers."³⁶ Neither of these names, however, was recorded in conjunction with the plat map at the County Recorder's Office.

Although the plat of Reeveston may not have been that of an ideal Romantic suburb, it did end up meeting the expectations of the *Richmond Palladium and Sun-Telegram*. In a July 1911 article, the paper was quite specific in its ambitions for Reeveston Place, and mentioned an established Indianapolis neighborhood that it was to emulate:

The [Reeves] estate will become one of the most fashionable residence districts in the city and in offering its advantages to the general public, the plan will be to proceed along lines similar to the arrangement of Woodruff Place in Indianapolis, only the natural advantages of Reeveston are much better than Woodruff Place.³⁷

Woodruff Place, a National Register listed historic district, is located on the eastside of Indianapolis, Indiana. It was laid out in 1872-73, and James O. Woodruff is thought to have been the designer.³⁸ According to the Woodruff Place Civic League, the eighty acres were platted to be an "exclusive suburban town far from the noise and distractions in the Mile Square."³⁹

34 "Reeveston Place Platted," p. 1, col. 5.

35 "Trees will not be Disturbed." *Richmond Evening Item*, 20 September 1911, p. 14, cols. 5-7.

36 Polk, *Indianapolis City Directory* (1911), 824.

37 "Reeveston Place is Purchased," p. 1, col. 1.

38 *A Walk Through Woodruff Place* (Indianapolis: Woodruff Place Civic League, Inc., Spring 1980).

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Woodruff Place is, according to its Civic League, a neighborhood that is known for its "parklike atmosphere."⁴⁰ It is a neighborhood composed of three north-south boulevards crossed by a regular street in the center. The boulevards are tree-lined, and they contain decorative statuary on the grassy medians. Large fountains are located at the intersections of the north-south boulevards and the middle east-west street. No fountains or statuary were used in the public spaces of Reeveston. The most noticeable similarities between the plans of Woodruff Place and Reeveston Place are the large amount of trees in the lots and along the boulevards, the planted medians, and the large size of the majority of the building lots.

On 12 September 1911, only five days after the plan of Reeveston Place had been approved by the Board of Public Works, the first of a barrage of newspaper ads promoting the sale of lots in the neighborhood appeared in the local papers. A half-page ad placed in the *Richmond Evening Item* on the twelfth proclaimed, "With its large lots, its broad streets, its parkways, its high elevation, its rare trees, Reeveston Place for all time to come is destined to be the most exclusive residence district of Richmond."⁴¹ The lots in Reeveston were 60 to 124 feet wide, with depths of 143.8 to 215 feet deep.⁴² The 1923 Zoning Ordinance for the City of Richmond testifies to the fact that Reeveston's lots were larger than most in the City. On the Zoning Map prepared by the City Plan Commission, Reeveston was one of only two neighborhoods in Richmond listed as A7500. This designation indicated a residential area of 7,500 square feet per family. Other residential areas were much more dense, and had 600, 1,200, 2,400, or 4,800 square feet per family.⁴³ In addition to Reeveston having large lots to begin with, buyers were encouraged to "purchase more than one lot in order to get still larger sites for elegant homes."⁴⁴ The tree-lined streets of Reeveston also offered more than the average street in Richmond.

Several restrictions that were considered desirable at the time were placed on the deeds to the lots of Reeveston Place. The aforementioned ad summarized these restrictions:

A forty foot building line, cost of house, liquor clause, African clause, no doubles, business houses or flats. Only one house may be built on a single lot. No outbuildings except a garage may be built on certain lots. All this done to preserve this beauty spot for all time to come as a strictly high grade residence district of Richmond. It is hoped that the good people of Richmond will fully appreciate this important feature of our proposition.⁴⁵

39 Ibid.

40 Ibid.

41 Reeveston Place newspaper ad, *Richmond Evening Item*, 12 September 1911, p. 4, cols. 4-7.

42 Ibid.

43 "Zoning City of Richmond," *Richmond Item*, 11 May 1923, pp. 18-21. For a copy of the Zoning Map, see Appendix D.

44 Newspaper ad, 12 September 1911, p. 4, cols. 4-7.

45 Ibid. The "African clause" was intended to prohibit the purchase of lots by African-Americans. This clause was a common racist practice during the era.

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Ads invited the public to “drive in and let us show you over the addition. Appointments may be made for any reasonable hour. Our automobiles are at your service.”⁴⁶ An open house of the estate was held on 17 September 1911. Ads promoting the event asked the people of Richmond to “spend Sunday at Reeveston Place. Bring your dinners and enjoy the beautiful lawns and rare trees. Do not fail to view Richmond from the tower of the old homestead. Representatives will be at the old homestead all day to show you over the addition.”⁴⁷ Apparently, Reeveston intrigued the people of Richmond. The day after the open house, the *Richmond Palladium and Sun-Telegram* reported “many lots have already been disposed of. The addition was the center of attraction for hundreds of people who visited the estate yesterday.”⁴⁸

Given how prevalent the amenities, it is surprising that seemingly little building activity followed in the subsequent years. Perhaps most buyers had been speculators and investors waiting for land prices to rise. Several years past before any real development took place in Reeveston. On 26 August 1914, an ad was placed in the *Richmond Palladium and Sun-Telegram* by “[Richmond] Home Builders or Edwin G. Kemper of the Colonial Building in Richmond [the Miller-Kemper Company].”⁴⁹ The ad touted the opening sale of lots the next day on South Nineteenth Street on what the company called a “model street,” and the “most modern improved street in Richmond.”⁵⁰ A drawing that depicted the completion of the “model street” was also featured in the ad. Apparently the Home Builders company was going to make improvements to South Nineteenth Street, and then sell 15 lots along the street. This author did not find any more items about the activity in Reeveston Place for several years. It is likely that with the onset of World War I, building activity was slowed throughout the City of Richmond. Historian Kenneth Jackson states that “during World War I, severe shortages almost doubled the cost of living again...”⁵¹ Therefore, circumstances did not favor the construction of new homes. The United States fared better during World War I than most of its allies, and after the fighting ended in 1919, a decade of prosperity ensued. Jackson says that between 1922 and 1929, “new homes were begun at the rate of 883,000 per year, a pace more than double that of any previous seven-year period.”⁵² Jackson attributes the growth of the construction industry during this time period in part to rising wages and falling housing prices.⁵³

46 Reeveston Place newspaper ad, *Richmond Palladium and Sun-Telegram*, 17 September 1911, p. 12, cols. 5-7.

47 Ibid.

48 “Beautiful Estate becomes Residence District,” *Richmond Palladium and Sun-Telegram*, 18 September 1911, p. 5, cols. 3-5.

49 Home Builders newspaper ad, *Richmond Palladium and Sun-Telegram*, 26 August 1914, p. 7, cols. 3-7.

50 Ibid.

51 Kenneth T. Jackson, *Crabgrass Frontier: The Suburbanization of the United States* (New York: Oxford University Press, 1985), 168.

52 Ibid., 175.

53 Ibid.

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Local newspaper ads from Richmond confirmed that the city was caught up in the construction frenzy as much as any other in the nation. A full page collage of ads placed in the *Richmond Palladium and Sun-Telegram* on 28 April 1917 by several local real estate men told readers to “BUY A HOME,” and declared that the following week had been set aside as a time for realtors to show home buyers the “big values.”⁵⁴ Reeveston Realty promoted the neighborhood by mentioning the “magnificent hardwood forest trees,” and the fact that “tens of thousands of dollars have been spent in building streets and sidewalks and installing sewers, water and gas mains.”⁵⁵ The company also had promotional give-aways to entice buyers. The Reeveston Realty ads targeted not only individuals and families looking to build a new home, but contractors and builders as well. One ad stated that the “easy terms of sale will enable contractors to operate with little capital and realize their profits quickly.”⁵⁶

The next major auction of lots in Reeveston Place for which this author found documentation occurred on 6 November 1924. It was conducted by Dayton Real Estate Development Company of Dayton, Ohio, which had been commissioned to sell the holdings of Hubbell and Williamson, real estate agents from Dayton.⁵⁷ The company produced a 10-page brochure that featured many photos of existing houses in Reeveston and the available lots, in order to impress buyers with the potential of the empty lots. The lots to be auctioned were located in various places from South Nineteenth through Twenty-third Streets.

The preparations that had been made for Reeveston Place from 1911-1919 began to yield some of the finest houses in Richmond. In the 1 July 1928 edition of the *Richmond Item*, a special section celebrating the newspaper’s fiftieth anniversary contained a page entitled “Reasons why Richmond is Called a ‘City of Beautiful Homes.’” Six of the seventeen homes featured were located in Reeveston Place.⁵⁸ As the years passed, Reeveston Place continued to fill its grid-patterned streets with a variety of styles and sizes of houses.

54 “Buy A Home” real estate newspaper ad, *Richmond Palladium and Sun-Telegram*, 28 April 1917, p. 12.

55 Reeveston Place newspaper ad, *Richmond Item*, 26 June 1919, p. 3.

56 Reeveston Place newspaper ad, *Richmond Item*, 29 June 1919, sec. 2, p. 3.

57 “Reeveston Homesites at Auction.” Advertising brochure for 1924 auction held by Dayton Real Estate Development Company. Original copy owned by Charles W. McGuire of Richmond.

58 These homes were the Charles Plauche House at 221 South Nineteenth Street, the Jesse Wiechman House at South Nineteenth and Reeveston Road, the Roy W. Dennis House at 306 South Twenty-first Street, the A.L. Fossler House at 322 South Nineteenth Street, the R. B. Nicholson House at South Nineteenth and Reeveston Road, and the H.G. Coleman House at 209 South Nineteenth Street. From “Reasons why Richmond is Called a ‘City of Beautiful Homes,’” *Richmond Item*, 1 July 1928, special 50th anniversary section, no page number.

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The 1920s was a decade in which many houses were built in Reeveston Place. It was more than just a post-war boom, however, that spurred the development of Reeveston Place and other similar neighborhoods across the country. During the 1920s, a new type of suburb began to emerge, the automobile suburb. Jackson notes that “the decade after World War I was the first in which the road and the car had full impact.”⁵⁹

Across the country, the rise in popularity and accessibility of the automobile allowed more families to move into newer suburban areas away from the city and therefore, Jackson points out, “undeveloped land on the metropolitan fringes became prime residential real estate.”⁶⁰ Whereas suburbs of past decades had usually depended upon mass transit for their success, automobile suburbs could be developed anywhere a road would lead. Historian Joseph Interrante states that by 1922, 135,000 suburban homes in 60 cities across the country were “wholly dependent upon cars for transportation.”⁶¹ Reeveston Place was such a car-dependent neighborhood. It was not developed around a mass transit transportation system, as many suburbs of earlier decades had been.

The rise in popularity of the automobile affected the architecture as well as the plan of American suburbs. Residential architecture changed over time to reflect the growing prominence of the automobile in Americans’ lives. Many of the earlier, larger homes of Reeveston have what historian Folke T. Kihlstedt calls “garage-houses.” These buildings were typically found on estates, and were “substantial, architect-designed buildings; more often than not, they harmonized, in style and materials, with the main house.”⁶² Many of the houses of Reeveston have garages that are a part of the main structure of the house, but with openings on a facade other than the front or are located under a rear wing of the house. Therefore, most of the early garages of Reeveston are detached and conform to the style of the house or conform to the style of the house because they are a hidden part of it. Kihlstedt says that the “aesthetic shock of large, blank garage doors” disturbed many homeowners and architects, and caused them to “camouflage its function.”⁶³

The next wave of new construction for Reeveston Place and the nation, after that of the 1920s, occurred after World War II. At this time, a great demand for housing existed. According to Jackson, just before and during the war, marriage and birth rates increased because “the possibility of separation added a spur to decision-making,” and a baby was a “tangible reminder of a father who could not know when, or if, he would return.”⁶⁴ This rise in family creation produced an “unprecedented” demand for housing.⁶⁵ Jackson says that the ranch style house was one of the most prevalent built after World

59 Jackson, 175.

60 Jackson, 174.

61 Joseph Interrante, “The Road to Autopia: The Automobile and the Spatial Transformation of American Culture,” *Michigan Quarterly Review* XIX (Fall 1980): 506.

62 Ibid., 558.

63 Ibid., 563.

64 Jackson, 232

65 Ibid.

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War II, and several examples can be found in Reeveston Place. Only a handful of houses were constructed in Reeveston Place throughout the 1960s, 1970s, 1980s, and 1990s

Architectural Significance

According to the *Richmond Evening Item*, the first house was not built in Reeveston Place until 1913. The paper reported in November of that year the following information concerning the building:

O.C. Krone, a well known merchant, is the first to take out a permit for constructing a new house in the Reeveston addition, in the southeast part of the city. The permit shows the house will cost \$3,500 and will be constructed out of boulders. The house, according to those who have seen the plans, will be one of the most attractive in the city.⁶⁶

If the plans were carried out as indicated in the newspaper article, the Krone house is most likely located at 215 South Sixteenth Street. This is the only house in the neighborhood that is constructed of boulders. Drawings dating from circa 1915 by Richmond architect Charles E. Werking were found for a frame bungalow for O.C. Krone and F. Johnson (most likely Fletcher Johnson, one of the purchasers of the Reeves estate). In addition to a difference in building materials, the porch and roofline of the Werking drawings and the existing house at 215 South Sixteenth Street differ as well. The drawings by Werking indicate the house was to be built on Lot 119 in Reeveston Place. Lot 119, however, is not located on South Sixteenth Street; rather it is at the southeast corner of South Nineteenth and South B Streets. The houses located at this corner, however, are neither bungalows nor made of fieldstone. Otto C. Krone, proprietor of O.C. Krone Realty Company and secretary of Reeveston Realty, was listed as living at 215 South Sixteenth Street in the 1916 Richmond city directory.⁶⁷ Perhaps the drawings prepared by Werking were modified when constructing the house. Lot 119 did not end up being the lot on which Krone actually built, but it is unclear what exactly happened.

About five months later on 10 April 1914, the *Richmond Evening Item* reported that Captain and Mrs. Paul Comstock were going to build "one of the most pretentious" houses on Reeveston Road and South Seventeenth Street, "the most desirable location in the Reeveston addition."⁶⁸ Perhaps the paper found the plot of land so desirable because of its semi-circular shape and its location at the branching of Reeveston Road. The paper also reported that the house would be built across four lots, and would cost \$15,000.⁶⁹ The Comstock's imposing house was designed by architect Henry Casad Ross of Boston, Massachusetts, and is located on a large semi-circular piece of land at 310 South Seventeenth Street.⁷⁰

66 "First to Erect House in Addition," *Richmond Evening Item*, 29 November 1913, p. 7, col. 7.

67 Polk, *Richmond City Directory* (1916), 265.

68 "Comstock House to Cost \$15,000," *Richmond Evening Item*, 10 April 1914, p. 6, col. 5.

69 Ibid.

70 Owner response card (To gather information about the houses of Reeveston, the preparer sent a form letter to each individual homeowner. Homeowners were asked to fill out and return a postcard that asked basic questions about their house. All response cards received by the preparer are still in possession of the preparer).

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In 1917, the Mr. and Mrs. George Kemper house in Reeveston was featured in a building ad in the *Richmond Palladium and Sun-Telegram*. A picture and description of the house were surrounded by ads for businesses in the construction industry. The ad was one of several placed in the early months of 1917 that featured what were considered well-built houses of Richmond. The narrative stated that the house had been built the previous year by Mr. and Mrs. Kemper, and that they had designed it themselves. Some exterior features of the house mentioned in the article were a large front porch, a garage built in the general style of the house, and a porte-cochere. The noteworthy interior elements included quarter-sawn oak woodwork, eight rooms and a bath with the "latest fixtures," a full basement, electric lighting in every room, a built-in bookcase and buffet, individual dressing rooms with running water, and a built-in vacuum cleaning system.⁷¹

It is unknown exactly how much building activity occurred in Reeveston Place in the years immediately following the construction of the first house in 1913, and before the building rush of the 1920s began. Several houses were constructed in styles that were popular from circa 1900 to 1920, especially at the extreme eastern and western ends of the neighborhood, which seem to have been the first areas to develop. These styles include the American Foursquare, the bungalow, the Craftsman style, the Colonial Revival style, the Georgian Revival style, the Dutch Colonial Revival style, Garrison houses (twentieth century revival), the Williamsburg style, the Spanish Colonial Revival, the Tudor Revival style, the English Cottage, and one example of the Art Moderne style.

The styles found in Reeveston followed the national and local trends. According to the Washington Township style guide, the last years of the Depression brought a shift in Indiana's architectural styles:

The academic styles of the late 1920s and early 1930s were phased out as tastes changed. More restrained, simpler styles became favored over the intricate and detailed Period Revival styles. Heavily influenced by the Modern Movements, these new houses achieved a balance between new trends in architecture and familiar and favorite styles and house types.⁷²

Some of these styles with ties to the past and present included the Post-depression bungalow, Post-depression modern, and Minimal Traditional. The most prevalent of these styles in Reeveston Place is Minimal Traditional. The end of World War II brought another dramatic change in the type of houses being built. The traditional styles were left behind for more modern forms. Roth thinks this flood of modern styles was a reaction to years of little or no building activity during the Depression and World War II: "Perhaps this is why, when the economy returned to civilian production after the war, the masterworks of modernism appeared so quickly, for they had been in gestation a long time."⁷³ According to the Washington Township style guide, three main factors that influenced domestic architecture from 1946 to 1959 were: "cheap transportation, new

⁷¹ Building ad, *Richmond Palladium and Sun-Telegram*, 13 March 1917, p. 7.

⁷² Historic Landmarks Foundation of Indiana, *Washington Township Interim Report*, xxi.

⁷³ Leland M. Roth, *A Concise History of American Architecture* (New York: Harper and Row, 1979), 273.

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construction methods, and the availability of land...⁷⁴ Masses of Americans wanted to build their dream homes after the war, and the predominant style that emerged was the ranch house.

Jackson states that ranch houses were so popular because they “suggested spacious living and an easy relationship with the outdoors. Mothers with small children did not have to contend with stairs. Most importantly, the postwar ranch home represented newness.”⁷⁵ Ranch houses had their popularity in Reeveston as in any other neighborhood. The Traditional Ranch and Minimal Ranch are the most common subtypes found throughout the neighborhood.

Residents of Reeveston Place

Newspaper ads for Reeveston Place boasted the neighborhood’s unique design and many amenities as a sign of distinction and exclusivity. As the neighborhood developed, Reeveston did become an area where the upper-middle class and upper-class citizens resided. This can be discerned through the architecture of the houses, and through the occupations of the residents.

As previously mentioned, Reeveston Place has a housing density much lower than other neighborhoods in the City of Richmond. This is in part due to the larger lot sizes, but is also because many residents purchased more than one lot on which to build their homes. The 1911 plat of Reeveston Place indicated that 302 lots were available for sale.⁷⁶ The fact that 205 houses were built shows that doubling of lots occurred frequently. The residents of Reeveston Place had the means to build large homes and have larger yards, and they took the opportunity. Many of the residents of Reeveston Place employed some of the best architects of the area to design their homes. The office of Charles Werking, a prominent Richmond firm of the early to mid 20th century, had sixteen known Reeveston commissions, and perhaps others are yet to be identified. Architects from Indianapolis and Cincinnati, bustling metropolises of the time, were also employed by Reeveston residents. It also appears that several Reeveston residents, perhaps of more modest incomes than those employing architects, followed popular trends of the 1920s-1930s by constructing catalog or kit houses. Two known examples are 306 S. 23rd Street, an example of the “Vallonia” model from Sears, and 306 S. 21st Street, which matches design #6-B-4 from the Architect’s Small House Service Bureau.

By examining city directories of the time, the occupations of Reeveston residents were found to be those of high financial status. Many were owners or officers of prominent Richmond businesses, and legal and medical practices, for example. While many citizens of lower status jobs did obtain homes in Reeveston, it was understood early on by the upper classes that this neighborhood was “the place to be.”

⁷⁴ Historic Landmarks Foundation of Indiana, *Washington Township Interim Report*, xxii.

⁷⁵ Jackson, 240.

⁷⁶ Plat Book 4, pages 149-151, “Reeveston Place,” Wayne County Recorder’s Office, Wayne County Administration Building, Richmond, Indiana.

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Final Summary of Significance

Reeveston followed the national trends in architecture, and a wide variety of styles can be found throughout the neighborhood. While the architecture of Reeveston is typical in the sense that it was the same as that which was popular throughout the rest of the country, the setting of Reeveston produced a result that differed from many contemporary suburbs. The large lots and desirable landscaping of the neighborhood created a unique setting for the variety of styles that were employed.

Reeveston Place is a unique neighborhood in the City of Richmond. While its design was influenced in part by Romantic suburbs of the past, its development was also affected by and depended upon twentieth century trends. The economic and cultural influences of both World Wars, and the impact of the automobile are some of the factors that made Reeveston Place an area different from its predecessors in Richmond.

Just as in other early twentieth century suburbs of America, Reeveston Place experienced a great deal of building activity after both World Wars. The neighborhood also grew in popularity as the automobile's popularity rose. Its plan was not based on mass transit systems as were neighborhoods of the nineteenth century, but catered to the growing number of families who owned automobiles. Perhaps its most important feature, a feature that set it apart from its contemporaries, was the street plan of a grid of wide boulevards with planted medians.

Building activity occurred in the neighborhood for nearly a half-century, and the result is an eclectic mix of architectural styles. Some of the best examples of early-to-mid-twentieth century architecture in Richmond can be found in Reeveston Place. Throughout its years of growth, Reeveston Place was primarily a neighborhood for the upper-middle class and upper-class citizens of Richmond, and some prominent architects of the area were employed to design their houses. Reeveston Place is significant because it has retained many of the landscaping and horticultural features cultivated by Mark Reeves, who was a prominent Richmond citizen of the nineteenth century. It also has a unique street plan of wide boulevards with planted medians, a variety of intact architecture, and an association with several prominent citizens of Richmond. Influenced by the Downing and Olmsted tradition in park and suburb designs, by Woodruff Place in Indianapolis, and by the automobile, Reeveston Place is representative of what Historian Steven J. Hoffman says is a "transition stage in American suburbanization between the streetcar era of the late nineteenth century and the highway suburbs of the post-war world war [World War II] era."⁷⁷ Reeveston's historical and architectural significance are such that it is eligible for the National Register under Criteria A and C.

⁷⁷ Steven J. Hoffman, "'A Plan of Quality': The Development of Mt. Lebanon, a 1920s Automobile Suburb," *Journal of Urban History* 18 (February 1992): 142.

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Verbal Boundary Description

The district of Reeveston Place is located in the Northeast quarter of Section 4, Township 13, North Range 1 west in the City of Richmond, State of Indiana. The boundary is described as follows: Beginning in the center of said section 4 along the east line of South 16th Street and running thence north to the south line of South B Street; thence East along the south line of South B Street to the west line of South 23rd Street; thence south along said line to the north line of South E Street; thence west along the last mentioned line to the place of beginning.

Boundary Justification

The nominated district includes the parcel historically known as the Mark E. Reeves Estate, and later as the neighborhood of Reeveston Place as it was first platted and recorded in 1911.

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Photographs

The following information common to all photographs:

1. Name of Property: Reeveston Place Historic District
2. County, State: Wayne, Indiana
3. Photographer: Mary E. Crowe
4. Date of Photographs: Photos taken on November 23, 2001
5. Location of Negatives: Indiana Division of Historic Preservation and Archaeology

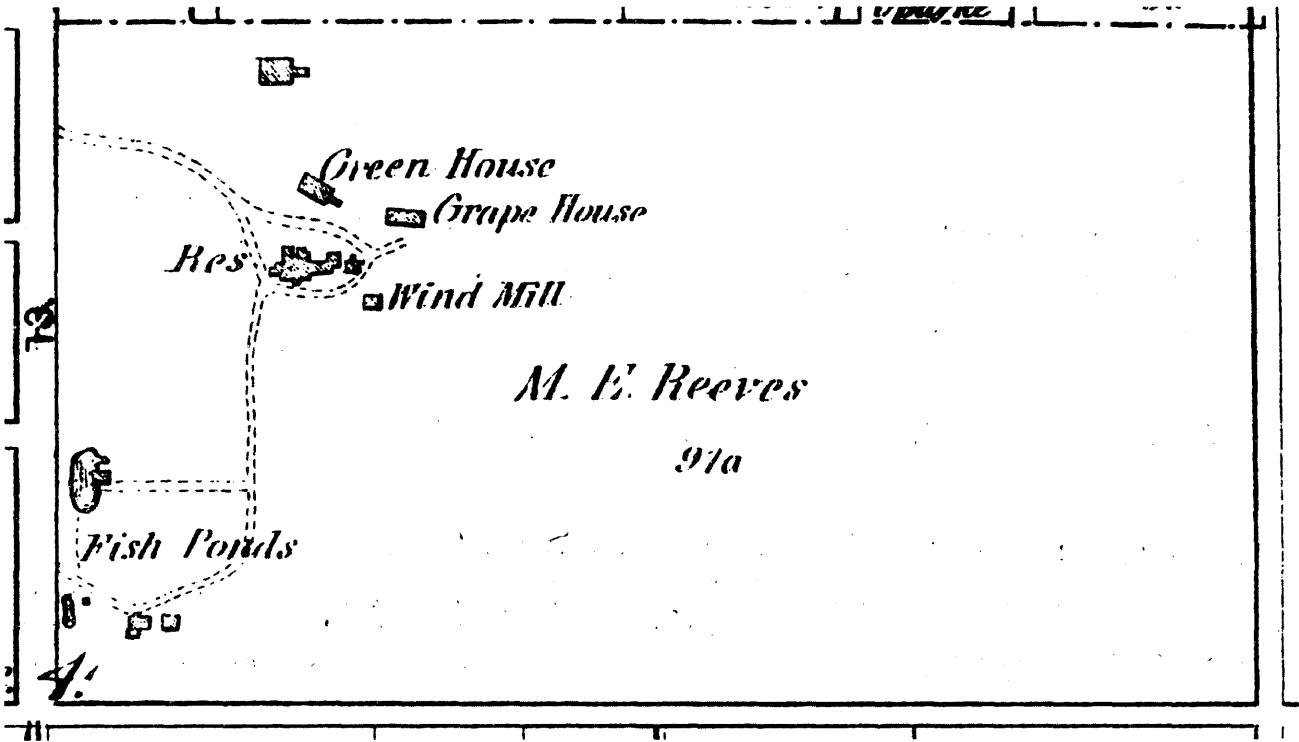
Description of Photograph Views:

1. Looking north down S. 22nd St. from S. E St.
2. Looking northwest along S. 23rd St.
3. Looking northwest along the north circle of Reeveston Rd.
4. Looking southwest along S. 22nd St.
5. Looking northwest along S. 20th St.
6. Looking northwest along S. 21st St.
7. Looking southwest along S. 23rd St. from Reeveston Rd.
8. Looking west at 416-414 S. 18th St.
9. Looking southwest at "Peacedale" (425 S. 16th St.)
10. Looking east at the Mark E. Reeves House (1710 Reeveston Rd.)
11. Looking east at the chauffeur's house of the Mark E. Reeves Estate (203 S. 17th St.)
12. Looking west at the Major Paul Comstock House (310 S. 17th St.)
13. Looking northwest at the William H. Kelley, Jr. House (1950 Reeveston Rd.)
14. Looking east at the Charles A. McGuire House (1701 Reeveston Rd.)
15. Looking east at the George Kemper House (311 S. 16th St.)
16. Looking northwest at the Ernest J. Borton House (224 S. 21st St.)
17. Looking west at the A. L. Fossler House (322 S. 19th St.)
18. Looking northeast at the gates of the original Mark E. Reeves estate (215 S. 16th St. in background)
19. Looking at sidewalk lettering at the northeast corner of S. 18th St. and Reeveston Rd.

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Mark E. Reeves' land and buildings as recorded in an 1874 atlas.
From Lake, D.J. *Atlas of Wayne County, Indiana*. Philadelphia: Griffing, Stevenson and Company,
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The Mark E. Reeves House as it appeared in 1911.

From Warfel, Annette. "Reeveston Worked Hard." *Richmond Palladium-Item*, 13 December 1993, sec. A, p. 7, cols. 2-4.

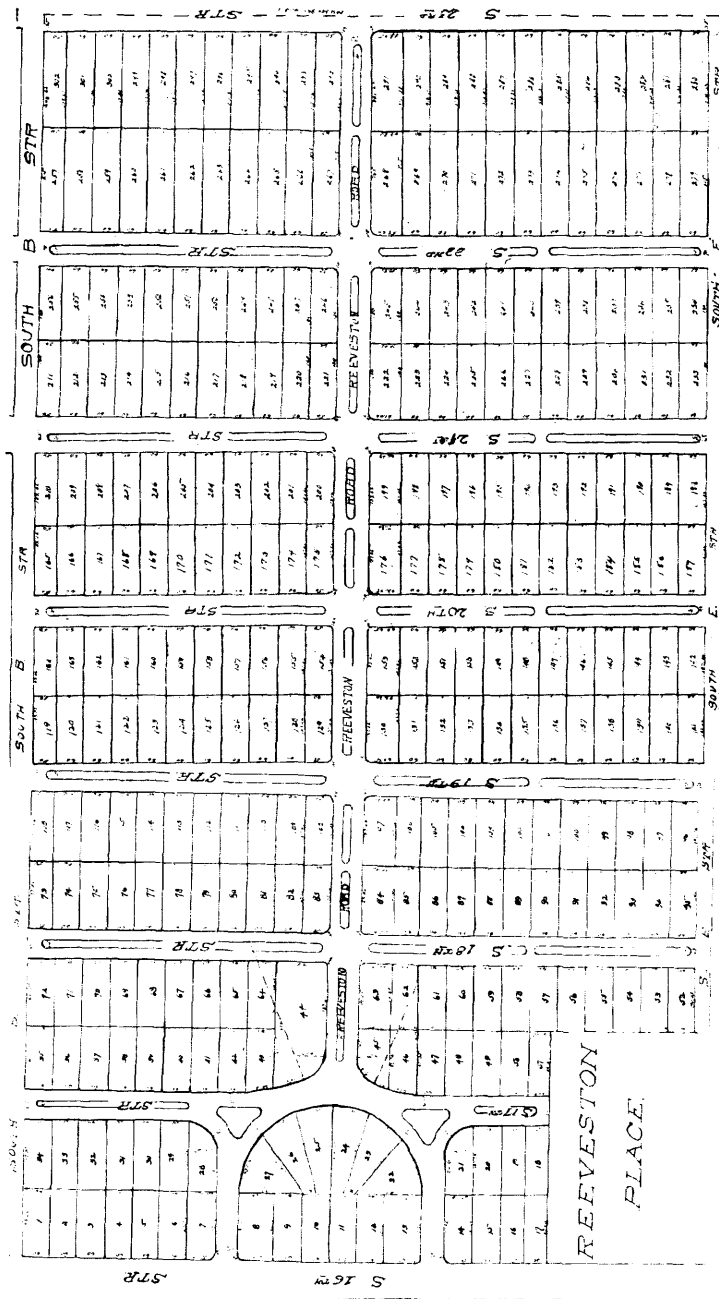
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Original Plat of Reeveston Place.

From Plat Book 4, p. 149-151, "Reeveston Place," Wayne County Recorder's Office, Wayne County Administration Building, Richmond, Indiana.

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Reeveston Place

Surrounded by Richmond's Most Refined Homes.

**Sale of Lots Will Open Nine A. M.
Wednesday, September 13th.**

What Reeveston Place Is.

Reeveston Place is an addition of 302 choice lots, being a subdivision of the beautiful estate of the late Mark A. Reeves. It is located right in the heart of Richmond's most refined homes. Originally it was intended to serve as a permanent home for those who loved the better things of life and had the money and good sense to obtain them. Nothing that money could buy was overlooked. The forest of the Tropics, the enchantments of Magnolia and Orange Blossoms, the poetry of the Hawthorn, were transplanted bodily. The best landscape talent available was employed and what Nature overlooked Art supplied till the end was a production of beauty unsurpassed.

In the platting of Reeveston Place great care has been taken to preserve all this beauty for those who will avail themselves of this rare opportunity to purchase a home site amid such environments. To this end the lots have been platted big, alleys have been left out, parkways have been dedicated in the center of all streets and a 40 foot building line has been established over the whole addition.

All to the end that Reeveston Place may be preserved for all time to come, not as a home for one aristocrat, but as a home for 302 prosperous, refined families of Richmond.

Size of Lots in Reeveston Place.

All but a few odd lots have a frontage of from 60 to 124 feet, with depths of 143.8 feet to 215 feet. It is hoped that many will purchase more than one lot in order to get still larger sites for elegant homes.

Streets in Reeveston Place.

Reeveston Place is bounded on the north by South B street, on the south by South E street, on the west by Sixteenth street, and on the east by Twenty-third street.

South C and South D streets on the west have been merged by graceful curves into a wide 70 foot drive through the center of the addition and has been dedicated as Reeveston Road.

Seventeenth street, Eighteenth street, Nineteenth street, Twentieth street, Twenty-first street and Twenty-second street run through the addition from north to south, each being dedicated sixty-five or seventy feet wide with parkways in the center.

Restrictions on Lots in Reeveston Place.

All lots will be deeded subject to the following restrictions: A forty foot building line, cost of house, liquor clause, African clause, no doubles, business houses or flats. Only one house may be built on a single lot. No outbuildings except a garage may be built on certain lots.

All this is done to preserve this beauty spot for all time to come as a strictly high grade residence district of Richmond. It is hoped that the good people of Richmond will fully appreciate this important feature of our proposition.

Reeveston Place as a Home Site.

With its large lots, its broad streets, its parkways, its high elevation, its rare trees, Reeveston Place for all time to come is destined to be the most exclusive residence district of Richmond.

Reeveston Place as An Investment.

In consideration of all that has been said above concerning the merits of Reeveston Place located in it is in so prosperous a city as Richmond with its busy facilities, its day roll of six million dollars annually, its exceptional educational advantages, and its fertile agricultural region roundabout, there could not possibly be offered to you a safer or a more sure investment than lots in this addition.

Our prices are so low and our terms so reasonable that your investment here will surely and rapidly grow in value. We have submitted our price list to the best real estate men and bankers of the city and it is given that the prices are way under values of anything that surrounds the addition.

Prices and Terms of Lots in Reeveston Place.

The prices range from the ridiculously low figure of \$250.00 up to \$1,200.00, with a few large choice corners at \$1,500.00. Do not forget that these are 60 foot lots or more. Lots may be selected at any of the following prices: \$240.00, \$300.00, \$400.00, \$425.00, \$450.00, \$475.00, \$500.00, \$525.00, \$550.00, \$575.00, \$600.00, \$650.00, \$750.00, \$800.00, \$850.00, \$900.00, \$950.00, \$1,000.00, \$1,100.00, \$1,150.00, \$1,200.00, \$1,400.00 and \$1,500.00. All sixty foot lots or more.

All lots may be purchased one-third cash, on delivery of deed, balance in 1, 2 and 3 years. All deferred payments to bear interest at the rate of 6 per cent per annum. No taxes until 1912.

All deeds will be executed and all moneys paid to the Dickinson Trust company, who now holds the title in trust. Abstract of title furnished with each lot.

What Reeveston Place Means to You.

Reeveston Place means your last chance to obtain a permanent and satisfactory home site in Richmond. It means your opportunity to make an investment which will undoubtedly advance in value far beyond your expectations; it means a home with all of the most approved modern conveniences at hand; it means your chance to live in a neighborhood which will have no objectionable features whatsoever; in short it means that you now have the opportunity to obtain the thing you have been looking forward to for years, and which until now has not been available—namely, A HOME THAT YOU WILL BE PROUD TO OWN.

How to Get a Home in Reeveston Place.

Representatives of the Reeveston Realty company have established temporary office in the Reeveston Homestead and can be communicated with by telephone. The number is 2154. The entrance to the office is located immediately south of South B street on Sixteenth street. Drive in and let us show you over the addition. Appointments may be made for any reasonable hour. Our automobiles are at your service. Get to Reeveston while it is at once, tomorrow the very lot you have your heart set on may be gone.

The Reeveston Realty Company
Office—Reeves Homestead
Telephone—2154
Richmond, Indiana

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National Park Service

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Put That New Home Here in
REEVESTON

The "Beauty Spot" of Richmond

\$20.00
Per Front Foot
Buys a Lot

In the most beautiful and most modern residence district of Richmond.

Beautiful Reeveston

People have often asked the question, what will a lot in Reeveston cost me by the time all improvements are in? The contract has been let, the price is guaranteed, and your opportunity is here to get located on the best street in Richmond. It already has the name of "The Model Street." Here are the improvements that will be put in and are included in the price: Sewer, cement sidewalk, curb and gutters, cement street, boulevard in center, 4 or 6 cluster lights in the boulevard, water to each lot and all telephone wires underground (no poles). The prospective drawing gives you a slight idea of what the street will look like.

The Biggest
Real Estate
Value
Ever
Offered
in Eastern
Indiana.
Act Quickly

A Home
or Lot
in This
Addition
Will
in a
Few Years
Mean Dollars

This is a Perspective View of How the Street Will Look When Complete Contract Calls for Completion November 1st. We Guarantee All Improvements.

The Price You Pay

This has been the bone of contention. A good many people told us we would have to sell the lots at \$2,000.00 each, but listen to our opening price and our guarantee. We are going to make the low price of

\$20.00

per front foot for your choice of any lot. This includes all improved street, sewer, sidewalk, water, electric light, telephone wires brought to your lot line. Just think of it: on basis of 40 ft. lot this would be \$800.00 (corners same price except purchaser will have to pay side street improvements).

First come, first served! This price only holds good until Oct 1st, after which date the price positively advances ten per cent. And a further advance on the first day of January and July of \$50.00 per lot until disposed of.

Look!

From *Richmond Palladium Item and Sun-Telegram*, 27 August 1914, p. 7, cols. 3-7.

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"LIVE AND BUILDING - REEVESTON THE BEAUTIFUL"

40
Homesites
in
Reeveston

REEVESTON
HOMESITES
at
ABSOLUTE AUCTION

40
Homesites
in
Reeveston

Thursday
Nov.
6th
1 P. M.

Reeveston Road—Southeast Richmond
at South 19, 20, 21, 22, 23rd Streets

Thursday
Nov.
6th
1 P. M.

FACTS
All Conven-
iences
Available

Beautiful
Homes

Live and
Building

One Day Only



FACTS
Sold at
Absolute
Auction

No Set Price

Liberal
Terms

One Day Only

\$100.00
FREE
In Gold

A BEAUTIFUL DRIVE IN REEVESTON

A Free Booklet at

Our Local Representative C. D. Shideler, 910 1/2 Main Street

DAYTON REAL ESTATE DEVELOPMENT CO.

Write us your realty problem. Home Office, Custer Bldg., Dayton, O.

Band
Concerts
on the
Grounds

From *Richmond Item*, 2 November 1924, p. 5, cols. 1-4.

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Sidewalk lettering in Reeveston Place by intersection.
The capitalization and punctuation are typed exactly as they exist.

South 16th and South B Streets	southeast corner:	S. B. ST.
South 17th and South B Streets	southwest corner:	S. B. ST.
	southeast corner:	S. 17 TH ST
South 18th and South B Streets	southwest corner:	S. B. ST.
	southeast corner:	S. 18 TH ST
South 19th and South B Streets	southwest corner:	S B ST.
		S. 19 TH . ST
	southeast corner:	none
South 20th and South B Streets	southwest corner:	S. B. ST.
		S. 20 TH ST.
	southeast corner:	S. B. ST.
		S. 20 TH S .
South 21st and South B Streets	southwest corner:	S 21 ST ST
	southeast corner:	none
South 22nd and South B Streets	southwest corner:	none
	southeast corner:	none
South 23rd and South B Streets	southwest corner:	none
South 16th and South C Streets	northeast corner:	REEVESTON ROAD
	southeast corner:	REEVESTON ROAD
South 16th and South D Streets	northeast corner:	REEVESTON ROAD
	southeast corner:	REEVESTON ROAD
South 17th Street and northern curve of Reeveston Road	northwest corner:	none
	southwest corner:	none
	northeast corner:	S. 17 TH ST.
	southeast corner:	none
South 17th Street and southern curve of Reeveston Road	northwest corner:	none
	southwest corner:	none
	northeast corner:	REEVESTON ROAD
	southeast corner:	S. 17 TH ST.

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South 18th Street and Reeveston Road northwest corner: none
southwest corner: REEVESTON ROAD.
S. 18TH.
northeast corner: REEVESTON ROAD
S. 18TH. ST.
southeast corner: REEVESTON ROAD.
S 18TH. ST.

South 19th Street and Reeveston Road northwest corner: none
southwest corner: S. 19TH ST.
northeast corner: none
southeast corner: none

South 20th Street and Reeveston Road northwest corner: S 20TH ST.
northeast corner: S. 20TH ST.
southwest corner: S. 20TH ST
southeast corner: none

South 21st Street and Reeveston Road northwest corner: S. 21ST ST.
REEVESTON ROAD
southwest corner: S. 21ST ST.
REEVESTON ROAD.
northeast corner: none
southeast corner: none

South 22nd Street and Reeveston Road northwest corner: none
southwest corner: none
northeast corner: none
southeast corner: none

South 23rd Street and Reeveston Road northwest corner: S. 23RD ST.
southwest corner: S. 23RD ST.

South 16th and South E Streets northeast corner: none

South 18th and South E Streets northwest corner: S. 18TH ST.
northeast corner: S. 18TH ST.

South 19th and South E Streets northwest corner: none
northeast corner: none

South 20th and South E Streets northwest corner: none
northeast corner: none

South 21st and South E Streets northwest corner: S. 21ST ST.
northeast corner: none

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South 22nd and South E Streets		northwest corner:		S. 22 ^D ST.
		northeast corner:		none
South 23rd and South E Streets		northwest corner:		S. 23 RD ST.