

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

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only

received FEB 7 1985

date entered MAR 22 1985

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

**1. Name**

historic Riverside Historic District

and/or common N/A

**2. Location**

street & number See Continuation Sheet

N/A not for publication

city, town Jacksonville

N/A vicinity of

state Florida

code 012

county Duval

code 031

**3. Classification**

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input checked="" type="checkbox"/> park
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input checked="" type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	N/A	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

**4. Owner of Property**

name Multiple (Owners notified by newspaper advertisement)

street & number N/A

city, town N/A

N/A vicinity of

state N/A

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Duval County Courthouse

street & number 330 East Bay Street

city, town Jacksonville

state Florida 32202

**6. Representation in Existing Surveys**

title Historical and Architectural Survey of Riverside Annex has this property been determined eligible?  yes  no

date 1984  federal  state  county  local

depository for survey records Riverside-Avondale Preservation, Inc.

city, town 2624 Riverside Avenue, Jacksonville

state Florida

# 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

**Describe the present and original (if known) physical appearance**

Riverside Historic District is a large, mainly residential neighborhood whose architecture represents a period of significance which spans the period from approximately 1871 to 1935. The Riverside Historic District is located southwest of downtown Jacksonville on the west side of the St. Johns River. The District contains over 30 subdivisions and three major parks. At its widest, the district is bounded on the north and east by the Roosevelt Expressway and Seaboard Coastline Railroad, on the south by the St. Johns River, and on the west by Seminole and McDuff Streets. The majority of the buildings in Riverside reflect middle and upper income taste in residential architecture during the late 19th and early 20th centuries. The significant styles represented include Bungalow, Prairie School, Colonial Revival and Mediterranean Revival.

The Riverside Historic District is located southwest of the urban center of Jacksonville, Florida. At its widest, the rough boundaries for the district are the Roosevelt Expressway, Interstate 10, and the Seaboard Coastline Railroad on the north and east, the St. Johns River on the south and a line running between McDuff and Seminole Streets on the west.

The neighborhood is composed of three major subdivisions and more than twenty smaller subdivisions and replats. The three major subdivisions are Riverside, Riverside Annex, and New Riverside. In this district there are approximately 2,120 contributing buildings and 430 non-contributing buildings. In addition to the residential buildings there are three parks, sixteen churches, four public schools, two parochial schools, two fire stations, two hospitals, and a library. Major traffic arteries in the district are Post Street (U.S. 17), Riverside Avenue (State Road 211), Stockton, King and McDuff. In addition to the Interstate and Expressway system, Riverside Avenue and Post Street provide access to the downtown. In the southwestern corner of the district is Willow Branch, a small creek which originally was spring fed and which now forms the core of Willow Branch Park.

Riverside Historic District is dominated by the bungalow architectural style. (photos 1, 44) Almost sixty percent of the buildings in the district display details and influences characteristic of that style. This high frequency of bungalows reflects the developmental period and income levels of the area.

The bungalows of Riverside are typically one story, gable roof, frame structures. (photos 43, 46) The siding of the houses is typically clapboard or wood shingle. Most have porches of one or two bays covered by a gable roof supported by square, tapered wood posts on brick bases and brick balustrades. The windows are generally paired or grouped with either 3/1 double hung sash or multiple/1 double hung sash. By the late twenties, window types changed to 6/1 double hung sash. The houses have the typical wide eaves, flat bargeboards with diamond shaped blocks resembling ends of rafters attached and in many cases large brackets. Most of the bungalows have fireplaces which are as much a design feature as a functional part of the home.

As was common in America, the bungalows built in Riverside resulted from standard plans from builders and were not designed by architects. There were several bungalow builders and construction companies active in Riverside during the first three decades of the twentieth century. Many offered, through newspaper

(See Continuation Sheet)

## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

**Specific dates** 1871-1935 **Builder/Architect** Various

### Statement of Significance (in one paragraph)

The Riverside Historic District encompasses many small subdivisions and three large ones. The three larger subdivisions are Riverside, Riverside Annex and New Riverside. Riverside developed during the late nineteenth and early twentieth centuries, becoming one of Jacksonville's largest and most important neighborhoods. Although archaeological research potential does exist in Riverside due to its lengthy period of prehistoric and historic occupation, this district is primarily significant for its historic association with development in Jacksonville, its association with individuals significant to Jacksonville, and its significant architecture.

Jacksonville is located on the east coast of Florida approximately thirty miles south of the Georgia-Florida stateline. It is situated at the mouth of the St. Johns River. Jacksonville is the county seat of Duval County and since 1968, when the City of Jacksonville annexed the county and absorbed governmental functions, has been the largest and most populous city in the State. It is an industrial and financial center for Florida. Chief industries include paper processing and manufacture, machinery and building products, cigars, drugs, food, fertilizer, furniture, cement and beer. The city also has several major military installations and is a transportation hub for the southeast.

In 1564, the French established Ft. Caroline in the Jacksonville vicinity. This fort did not last very long and did little to encourage settlement in the area. White settlement began in the early 1800s because of a ford across the St. Johns River which was located where downtown Jacksonville is today. A ferry was established and a series of fortifications were installed on both sides of the river to control the passage of ships.<sup>1</sup> For many years the settlement was known as Cowford.

The area near downtown Jacksonville which became Riverside was developed for agricultural production very early in the 19th century. Interest in settlement was encouraged by the British<sup>2</sup> in the eighteenth century and by the Spanish in the eighteenth and nineteenth centuries. As early as 1801, operational plantations existed in the vicinity of Riverside. These plantations continued to expand and multiply throughout the nineteenth century with only a few interruptions during the War of 1812, as a result of Indian unrest, and during various national economic depressions.

Important land owners during the first half of the nineteenth century included Francis Richard, Philip Dell, Francis Ross, James Winter, John Forbes, George Atkinson, Ewell Jamison, Robert Hutcheson, William McKay, Francis Scarlett and Elias Jaudon.<sup>3</sup> As with many plantations in Florida, different crops were planted and operations undertaken in an effort to make the acreage profitable. Cattle, cotton, rice, sugarcane, cotton gins, saw mills, grist mills, corn, sweet potatoes, sheep, molasses and brick making were all part of life on plantations in the vicinity of Riverside.<sup>4</sup>

Elias Jaudon, Sr. was living in Duval County by 1840. In 1850 he purchased Magnolia Plantation in the vicinity of Riverside.<sup>5</sup> The Jaudons remained a significant family in

(See Continuation Sheet)

# 9. Major Bibliographical References

See Continuation Sheet

# 10. Geographical Data

Acreeage of nominated property 687

Quadrangle name Jacksonville

Quadrangle scale 1:24000

### UTM References

A	<u>1</u> <u>7</u>	<u>4</u> <u>3</u> <u>2</u> <u>1</u> <u>6</u> <u>0</u>	<u>3</u> <u>3</u> <u>5</u> <u>3</u> <u>2</u> <u>2</u> <u>0</u>
	Zone	Easting	Northing

B	<u>1</u> <u>7</u>	<u>4</u> <u>3</u> <u>2</u> <u>1</u> <u>6</u> <u>0</u>	<u>3</u> <u>3</u> <u>5</u> <u>2</u> <u>7</u> <u>3</u> <u>0</u>
	Zone	Easting	Northing

C	<u>1</u> <u>7</u>	<u>4</u> <u>3</u> <u>2</u> <u>9</u> <u>1</u> <u>0</u>	<u>3</u> <u>3</u> <u>5</u> <u>1</u> <u>9</u> <u>5</u> <u>0</u>
---	-------------------	---	--

D	<u>1</u> <u>7</u>	<u>4</u> <u>3</u> <u>4</u> <u>9</u> <u>0</u> <u>0</u>	<u>3</u> <u>3</u> <u>5</u> <u>3</u> <u>2</u> <u>3</u> <u>0</u>
---	-------------------	---	--

E	<u>1</u> <u>7</u>	<u>4</u> <u>3</u> <u>4</u> <u>6</u> <u>1</u> <u>0</u>	<u>3</u> <u>3</u> <u>5</u> <u>3</u> <u>9</u> <u>9</u> <u>0</u>
---	-------------------	---	--

F	<u>1</u> <u>7</u>	<u>4</u> <u>3</u> <u>4</u> <u>2</u> <u>8</u> <u>0</u>	<u>3</u> <u>3</u> <u>5</u> <u>4</u> <u>2</u> <u>5</u> <u>0</u>
---	-------------------	---	--

G	<u>1</u> <u>7</u>	<u>4</u> <u>3</u> <u>3</u> <u>2</u> <u>1</u> <u>8</u> <u>0</u>	<u>3</u> <u>3</u> <u>5</u> <u>4</u> <u>2</u> <u>1</u> <u>0</u>
---	-------------------	--	--

H	<u>1</u> <u>7</u>	<u>4</u> <u>3</u> <u>2</u> <u>3</u> <u>2</u> <u>0</u>	<u>3</u> <u>3</u> <u>5</u> <u>3</u> <u>5</u> <u>1</u> <u>0</u>
---	-------------------	---	--

### Verbal boundary description and justification

See Continuation Sheet

### List all states and counties for properties overlapping state or county boundaries

state	<u>N/A</u>	code	<u>N/A</u>	county	<u>N/A</u>	code	<u>N/A</u>
-------	------------	------	------------	--------	------------	------	------------

state	<u>N/A</u>	code	<u>N/A</u>	county	<u>N/A</u>	code	<u>N/A</u>
-------	------------	------	------------	--------	------------	------	------------

# 11. Form Prepared By

name/title Philip A. Werndli/ Larry S. Paarlberg, Historic Sites Specialist

organization Florida Division of Archives date January 15, 1984

street & number The Capitol telephone (904) 487-2333

city or town Tallahassee state Florida 32301-8020

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature George W. Percy, SHPO

title George W. Percy, State Historic Preservation Officer date 1/24/85

For NPS use only

I hereby certify that this property is included in the National Register

Beth Grosvenor date 3/29/85  
Keeper of the National Register

Attest: \_\_\_\_\_ date \_\_\_\_\_

Chief of Registration

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only  
received  
date entered MAR 22 1985

Continuation sheet One

Item number 2

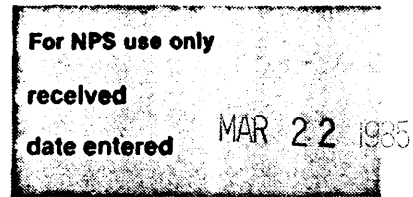
Page 1

STREET

Aberdeen	1500-1710
Acosta	600-1190
Azalea Terrace	1500-1640
Barrs	902-1640
Brown	1100-1190
College	2005-2988
Copeland	648-1805
Cherry	900-1600
Collier	2900-3100
Coral Court	2940-3100
Dellwood	2005-2781
Donald	1200-1600
Downing	2735-2989
Elizabeth Place	1800-1900
Ernest	2001-2767
Forbes	2000-2936
Frederica Place	1130-1290
Gale Court	2620-2680
Gilmore	2018-2678
Goodwin	617-1607
Green	2613-2819
Haldemar Terrace	2550-2600
Herschel	2001-3225
James	760-1790
King	930-1707
Lancaster	500-590
Lancaster Terrace	1520-1590
LaViere	2800-2860
Lomax	540-590
Lydia	2700-2870
Margaret	724-1660
May	1500-1598
Memorial Park Drive	1800-1890
McDuff	1153-1800
Myra	2022-2797
Oak	2057-3204
Olga Place	2870-2990
Orleans Court	1100-1190
Osceola	624-1805
Park	2215-3229

(See Continuation Sheet)

**United States Department of the Interior  
National Park Service  
National Register of Historic Places  
Inventory—Nomination Form**



Continuation sheet Two

Item number 2

Page 2

STREETS

Plaza Place	3200-3230
Powell Place	1800-1900
Post	800-940/2000-2955
Ralph Street	700-760
Remington	2860-3100
River Boulevard	2100-2350
Riverside	2730-3224
Rosselle	2271-2670
Rubel	900-1060
Saint Johns	2750-3225
Selma	2750-3100
Seminole	1500-1791 (Odd Addresses Only)
Simmons	2100-2350
Stockton	647-1635
Sydney	2790-3190
Sydney Place	1300-1390
Vernon Terrace	2750-2780
West	700-880
Willow Branch	966-1716
Willow Branch Terrace	1800-1900
Willow Court	1240-1290
Windsor Place	1260-1445

Rough Boundary Description:

Riverside Historic District is generally bounded on the south by the St. Johns River, on the west by a line running along McDuff and Seminole Streets, on the north by the rights-of-way for the Seaboard Coastline Roadroad, Roosevelt Expressway, and Interstate 10, and on the east by Interstate 10.

Building Count:

Contributing	1,675	(65%)
Contributing but altered	445	(17%)
Non-contributing	430	(16%)
Total	2,550	

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only
received
date entered
MAR 22 1985

Continuation sheet Three

Item number 7

Page 1

advertisements, to build your home on a lot provided by them. J.E. Heagy was such a developer. He developed New Riverside Heights and offered to build bungalows for the buyer. Another major builder was J.W. Hill and the Hill Investment Company. Hill started as a contractor in 1911 and continued to build homes until the late 1920s. Most of his houses were one story bungalows built in the 2600 block of College, 2800 block of Post and the 2700 block of Oak. The Standard Materials Company offered "The Perfect Plan for the Perfect Home" in its Dixie Model, one of which was constructed at 1616 Aberdeen Street.

Even though precast concrete posts in the shape of columns and tapered piers were common in Jacksonville neighborhoods such as Springfield, wood posts are more common in Riverside bungalows. Another interesting feature was the relatively large use of brick veneer in the bungalows in Riverside. In the relatively large comparable concentrations of bungalows in Orlando and Tampa, the use of brick was rare. It may be that as a building material, brick was more readily available in Jacksonville.

An even more unusual material used in these bungalows was coquina block. This material, which is an indigenous material to coastal northern Florida, was widely used in foundations and fireplaces and, in at least 40 instances, was used to construct entire bungalows. (photo 44) Coquina block and rusticated concrete block had become a popular building material in South Florida as early as the 1880s. Its wide use in residential construction began in the 1910s. One Jacksonville company, the Florida-Schub Concrete Company, built many concrete block and reinforced concrete homes in Riverside. (photo 46) Their newspaper advertising promised that their building materials produced houses which were "Fire Proof, Age-Proof, Damp-Proof, and Vermin Proof."

The absence of second floor sleeping porches also distinguishes bungalow houses in Jacksonville from bungalows elsewhere in the State. In Riverside, full two story houses or apartment buildings with bungalow features were much more common than single story bungalows with an attached sleeping porch on the second floor. (photo 35)

Although the bungalow is the most common architectural style in Riverside, other styles contribute to the character of the district. Prairie School and Colonial Revival style buildings are also present in significant concentrations. These buildings are generally located along St. Johns and Riverside Avenues and were generally built for wealthier clients. It is also more likely that these houses were individually designed by architects.

Prairie School style homes are particularly notable for their influence on local building tastes. (photos 10, 12, 21) Prairie School architecture was seldom used anywhere in Florida at the turn of the century other than Jacksonville.

The best examples of this style are located along St. Johns and Riverside Avenues and are two story structures with a distinctly horizontal emphasis. As originally designed, the exterior finish tended to be either stucco or brick on the first floor with a cement belt course separating a stucco wall finish above. The hip roof of these homes might have roof or wall dormers and were often covered with barrel tile. The windows are generally multi-light casement windows grouped in bands. The houses often have a

(See Continuation Sheet)

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only
received
date entered
MAR 22

Continuation sheet Four

Item number 7

Page 2

one-story, wide, low verandah under a hipped roof supported by concrete or brick pillars. Many of the pillars have banded decoration.

Although local tradition suggests that H.J. Klutho designed many of the Prairie School homes in Riverside, building records do not support tradition. Many of the landmark designs of this style in Riverside were, in fact, designed by other architects. The Roberts House at 1804 Elizabeth Place is one of the finest examples of the style and was designed by W.D. Camp in 1914.

Mr. Ransom Buffalow was a contractor who significantly influenced the Prairie School style in Riverside. Mr. Buffalow began his business in 1911 and, in addition to several known homes, he may have been the designer for the fine homes at 3305 Riverside and 3037 Riverside.

Colonial Revival buildings developed along two distinct lines in Riverside. Shortly before and immediately after the turn of the century many Colonial Revival homes were built which retained the irregular floor plan and massing of Queen Anne style homes, but which also reflected classical influences in columns, cornices, pediments and porches. (photo 9) These homes were generally two or two and one half stories and had weatherboard siding. The Lowenstein House at 2814 Riverside is an excellent example of this Colonial Revival interpretation. Other excellent examples are the Wright House at 2831-33 St. Johns Avenue and the Martha Washington.

In the 1920s, smaller bungalow style residences began to reflect a shift in decorative treatment and architectural details reminiscent of a simplified Colonial Revival style. As in the case of bungalow homes, these smaller Colonial Revival style homes were generally developed by builders and not designed by architects. (photo 7)

Mediterranean Revival is represented to a lesser extent in Riverside although there are some fairly significant individual examples. This style is characterized by stucco wall finishes, tile roofs, irregular floor plans, Moorish and Spanish details and decoration. (photos 20, 40, 50, 54) Mediterranean Revival was much more common in the major subdivision adjoining Riverside on the west. This style may be represented to a lesser degree in Riverside because of the earlier period of development.

Although most of the Mediterranean Revival homes are smaller and are scattered throughout the district, many of the apartments buildings in Riverside utilize Mediterranean Revival details and decoration. The use of brick which was not stuccoed is another variation on Mediterranean Revival style architecture in Riverside which is not common elsewhere in the State. (photos 11, 42, 53)

H.J. Klutho, the most prominent local architect, is credited with the design of at least three Mediterranean Revival style buildings. The Broome House at 1855 Elizabeth Place, the Lau House at 2755 Riverside Avenue and West Riverside Elementary School are all examples of his work.

Other architectural styles represented in Riverside include Georgian Revival which became popular in the 1920s, Tudor Revival style, and a few isolated examples of Queen Anne architecture. (photos 14, 33) In addition, frame and brick vernacular houses may be found throughout the district. (photos 36, 37, 49)

(See Continuation Sheet)



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only
received
date entered
MAR 22

Continuation sheet Five

Item number 7

Page 3

In the 1910s and 1920s, many multi-family housing units began appearing alongside the single family homes in Riverside. In response to population increases, duplex and quadruplex units were designed and built. These buildings are especially prevalent in Riverside Annex. While some of these multi-family units are designed in the Mediterranean Revival style, most are either frame or masonry vernacular in style. (photos 17, 41, 42) The frame structures are generally two stories with drop siding. They have either one or two story verandahs and hip roofs. Gable roofs were used on some of the buildings built before 1915. The windows are generally one-over-one, double hung sash.

Very functional, plain brick duplexes and quadruplexes became increasingly common in the late 1920s. These buildings tended to be two stories and were highlighted by a centrally placed two-story porch. The period of low-rise apartment construction initiated in the 1920s continued until the 1950s.

The most significant apartment building in the district was built in 1924. (photo 25) This is the cooperative apartment building constructed at 1846 Margaret Street called Park Lane Apartments. This was the first of many high rise developments in Riverside and, although controversial when it was built, has become a landmark in Riverside.

Commercial architecture in Riverside was, and is, very modest. There are four concentrations of 1910s and later commercial storefront developments in the area. (photos 16, 39, 48) The most concentrated commercial development from the 1910s and 1920s is called Five Points and is located in the northeast corner of the district. This concentration is composed of one and two story stucco clad buildings. The largest of the buildings is the Five Points Theater located on the north side of Park Street. All of the storefronts in the other commercial areas along King, Barrs and McDuff are simple brick or stucco buildings set at the property lines with large plate glass windows and transoms. The use of glazed bricks on some of these buildings is probably the most significant element.

Throughout the Riverside Historic District there are many significant churches, schools and other public buildings. These buildings generally date from between 1910 and 1930 and are of masonry construction. Riverside Baptist Church was designed in 1925 by Addison Mizner. (photo 40) It is a very good example of the Mediterranean Revival style. The building has a cruciform design with a central, octagonal nave. It was individually listed in the National Register on September 22, 1972.

Other significant churches in the District include Riverside Presbyterian Church designed by the Jacksonville architectural firm of Mark and Sheftall. (photo 19) This is an imposing Jacobethan structure with significant stained glass work. The Church of the Good Shepard was designed by Mellon Greely and is located on Stockton Street. Mr. Greely grew up in Riverside. The building reflects the Gothic Revival style and uses Ohio Sandstone and Indiana Limestone on the exterior. The use of stained glass is also a significant element in the design of this building.

Riverside Avenue Christian Church has a basilica plan and reflects the Jacobethan Revival style. St. Paul's Roman Catholic Church is another good example of the Mediterranean Revival style.

(See Continuation Sheet)

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

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only	
received	
date entered	MAR 22 1985

Continuation sheet

Six

Item number

7

Page 4

Mediterranean Revival architectural style proved to be popular for the public schools in Riverside. (photo 53) West Riverside Elementary, designed by H.J. Klutho, and Robert E. Lee High School, designed by Mark and Sheftall, both reflect this design style.

Although Riverside Historic District is primarily a residential district there are areas of significant institutional development. Two major hospitals are located along Riverside Avenue between King and Margaret Streets. The development of these two major complexes with their associated commercial and office development has resulted in the demolition of almost all of the large river front mansions along Riverside Avenue north of King Street. Most of these mansions were built prior to 1920 and only the Cheek Mansion remains to give an idea as to their quality.

In addition to hospital expansion and consequent demolition, this area of the historic district is threatened by increased traffic flow. Riverside Avenue is heavily travelled because it connects the downtown with major residential areas. Park Street, Stockton, and Post are also high traffic areas.

The development activity in this area is particularly serious because the area bounded by Margaret Street, Forbes Street, Riverside Avenue, and by a line northeast of King Street is one of the oldest of the residential areas in Riverside. It is also one of the most architecturally diverse areas. (photo 52) It was almost fully developed by 1919 and contained significant homes, churches, parks, schools, and commercial areas. The residential architectural styles found in this area included Colonial Revival, Queen Anne, and Prairie School.

Significant development in the area bounded by Margaret Street, Myra Street, King and Forbes took place in the 1920s. In 1927 there was sparse development in this area except for homes along Post Street and near Riverside Park. By 1920, Post Street was a shell surfaced road in Riverside and had already been paved with cement to the west of Riverside. Post Street was paved because it was an important road to the downstate cities of Gainesville, Orlando and Tampa. This area was also marked by architectural diversity. (photos 42, 47, 48) There were significant examples of single family homes, but there were also many apartment buildings built in this area immediately after World War I. This was a popular residential sector in the early 1920s because the paving of Post Street facilitated the use of the automobile.

The residential nature of the area along Post Street, College Street and along Margaret Street has changed in recent years. Along these traffic corridors there is a higher concentration of rental properties. Many single family homes along Post and College Streets have been converted to multi-family housing. Along Margaret Street many older buildings have been demolished and replaced with newer facilities.

Along the River, the neighborhood bounded by Cherry, Park, King and St. Johns Streets was subdivided and platted early in the twentieth century. The largest subdivision was known as Riverside Annex. Two-thirds of the homes in this neighborhood have weatherboard exterior siding while the remaining third is clad in brick. The dominant architectural styles are Prairie School and Colonial Revival. St. Vincent's Hospital, one of the significant intrusions in the district, is located in this

*outside boundaries*

(See Continuation Sheet)

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only

received

date entered

MAR 22

Continuation sheet Seven

Item number 7

Page 5

area. Expansion of the hospital complex has significantly affected the residential character of the neighborhood.

As with the neighborhood near Riverside Park, the area bounded by Cherry, Seminole, the River and the Railroad developed primarily in the late 1910s and 1920s. This area contains significant examples of Colonial Revival, Georgian Revival, and Mediterranean Revival. Several large estates are located on the waterfront. Also located in this corner of the District is Willow Branch Park, the largest public area in the District. Condominium development represents the only current threat to the residential character of this area. One condominium has already been built along the waterfront. This area is also significant as it may include the site of the Jaudon Plantation House which was built in the 1840s.

Finally, the area bounded by Park Street on the south, the Railroad and Interstate on the north, McDuff on the west and Margaret on the east began to develop in the late nineteenth century. This large area includes several small subdivisions, part of Riverside subdivision and all of New Riverside. The lots in this portion of the district tend to be smaller and there are fewer trees than in the rest of Riverside. The earliest construction in this area started with small farm houses in the 1880s and 1890s. As the pace of development quickened in the 1910s, these individual farm houses were quickly replaced by bungalow subdivisions. From the mid 1910s until the early 1930s, bungalows continued essentially unchanged, the decoration and detailing on later bungalows is noticeably simpler than that on earlier ones. This area retains much of its architectural integrity and most of the houses continue to be owner occupied.

Overall, the condition of Riverside remains good, with the ratio of contributing structures being 83% to 16% for non-contributing structures. As indicated previously the Interstate and Railroad right-of-ways bound the District on the north. Demolition and alteration have significantly altered the character of the area north of these intrusions. McDuff and Seminole bound the district on the west and separate it from the Avondale subdivision development. The St. Johns River forms the southern boundary and the eastern limits of the District are defined by an irregular line from the Interstate to the River. Although the District retains much of its architectural integrity, significant non-contributing areas along the River and along the eastern boundary have been excluded.

Definition used to determine building contribution to the District.

A. Contributing (Dark Star)

Contributing structures are those at least 50 years old which have suffered either no alterations visible from the street or those so minor in character that they do not seriously affect the visual or structural integrity of the building. What constitutes a "minor" alteration may vary from structure to structure depending upon style, construction material, and other factors that need not apply in every case. For instance, some changes may be obviously temporary in nature in order to stabilize a structure while it is under repair.

B. Altered but Contributing (White Star)

(See Continuation Sheet)

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only

received

date entered MAR 22 1985

Continuation sheet Eight

Item number 7

Page 6

An altered but contributing structure is one which has undergone alterations inconsistent with its original character or one in which inappropriate materials have been used, but which retains most of its original visual character and which can be returned with reasonable effort and cost to approximately its historic form. Altered but contributing covers a lot of territory but some guidelines are fairly evident. The removal or covering of original exterior siding is considered a serious alteration. This is true even when the new material (aluminum or vinyl) visually approximates the original material (weatherboard). This alteration in particular concerns itself with short term benefits to the detriment of the original fabric of the building. Enclosing porches, the removal of decorative architectural features, wholesale replacement of windows, the construction of nonconforming additions, all generally cause a building to be labeled "altered." It has to be evident, however, that these changes are remedial in order to gain the designation "altered but contributing" rather than "non-contributing." Altered but contributing buildings are considered certifiable as contributing to the district under the tax program.

C. Non-contributing (Dot)

Any structure erected after 1935 shall be considered non-contributing. Any structure erected before 1935 which has lost the greater part of its architectural integrity, can not be returned to a condition approximating its original appearance and use of inappropriate materials shall also be considered non-contributing.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only
received
date entered MAR 22

Continuation sheet Nine

Item number 8

Page 1

this area throughout the 1850s and 1860s and it was the death of Elias Jaudon, Sr. in 1871 which signaled the decline of agricultural production in Riverside and marked the beginning of residential development. Magnolia Plantation had existed for approximately 70 years but with the death of Jaudon it, as well as his other property, was divided between his wife and four children.<sup>6</sup>

During the 1870s, Ewell Jamison sold parts of his 65 acre farm in 15-20 acre strips along the St. Johns River. Those who bought these tracts continued to farm them, but gradually these owners subdivided their parcels into building lots and offered them for sale. The first such sale was to Robert Lightbody. In 1878, Lightbody subdivided the first tract of land for residential development in Riverside Annex. The subdivisions ran along the northeastern side of James Street between St. Johns and Lydia.<sup>8</sup>

By the 1880s, pressure from growing Jacksonville resulted in increased interest in the subdivision of Riverside, immediately north of Riverside Annex. In 1887, the city limits were extended to the section line which corresponds with the north-south alignment of King Street.<sup>9</sup> This extension encouraged the development of both Riverside and Riverside Annex.

Riverside Annex, the most extensive and well promoted subdivision in Riverside, was developed by the Riverside Company and handled by A.J. Hedrick. The subdivision had 150 lots ranging in price from \$250 to \$600. The Jacksonville street car line reached Riverside Annex and promoters emphasized that the streets were graded and that water was supplied from seven artesian wells in the area.<sup>10</sup> The output of these wells was reported to be greater than that of the City Waterworks.

No figures are available for the number of houses actually built during the early stages of development in Riverside. In 1894, it was estimated that over \$110,000 worth of housing had been built in the area. By 1895, Riverside could boast a total population of 2,500 residents and a direct connection with downtown Jacksonville by a viaduct over McCoy's Creek. Riverside Avenue was described as being "lined with handsome residences, and many new ones [are] being erected every year."<sup>11</sup>

John Forbes had set aside twelve acres in his plat for a city park. Until 1891, the city had done very little to improve the park. In 1895, the underbrush was cleared and walks created. Five artificial lakes were created and bridges were built to cross them. Riverside Park had become the largest park in the city.<sup>12</sup>

Between 1890 and 1901, two other areas of Riverside were opened to development. These areas included land owned by Captain William James who had, by this time, become known as much as a real estate owner as a farmer.<sup>13</sup> During this period there was a definite shift in development in Riverside as speculative development began to replace the sale of individual lots by residents. Development in the Riverside area occurred primarily along the St. Johns River and near the city limit and street car line. All development occurred south of Lydia prior to 1901.<sup>14</sup>

1901 was a major turning point in the history of Jacksonville. In 1901, a great fire burned 146 city blocks downtown destroying 2,368 buildings.<sup>15</sup> As a direct result of the fire, many of Jacksonville's leading families who had lost their homes relocated to Riverside. Riverside Avenue soon became known as the Row. Three of the large estates

(See Continuation Sheet)

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only
received
date entered MAR 22

Continuation sheet Ten

Item number 8

Page 2

along this avenue were built for the Cummer family, lumber dealers and shippers. Their complex of homes later became the site of the Cummer Art Gallery. In addition to the Cummers, Bishop Weed of the Episcopal Diocese; Captain Charles E. Garner, president of the Jacksonville Board of Trade; and A.J. Hedrick, a real estate developer all settled in Riverside. Unfortunately all of these houses have been lost to demolition and the area is not included in the District.

After the Great Fire, Jacksonville emerged as one of Florida's most important cities. Shipping and the lumber industry both boomed. Between 1900 and 1910, the population increased from 28,429 to 57,699.<sup>16</sup> This growth rate was double that for the State of Florida for the same period. This tremendous growth rate pushed development in Riverside beyond Stockton.

Prior to 1901 only four subdivisions were platted. By contrast, between 1901 and 1939 over twenty subdivisions were created in Riverside. Smaller subdivisions were developed by individuals, but larger ones were generally developed by companies such as Riverside Improvement Company, the New Riverside Company, Better Homes Company, the Riverside<sub>17</sub> Company, Haldemar Corporation, Pipes Improvement Company and the Riverfront Company.

In 1909, Albert Fendig and Company announced the availability of lots in the first major expansion of Riverside after 1900. This was called New Riverside and was advertised with the slogan, "In New Riverside Happiness reigns supreme." In New Riverside a lot could be purchased for 10% down and 10% every six months. Using awkward street intersections, developers created parks and medians which were touted as an important feature of the development. Within one week of its opening, over 100 lots were sold.<sup>18</sup>

Expansion in the area north and west of Riverside was rapid during the prewar years. In 1914, J.G. Heagy was promoting his development west of King Street between Green and Ernest Street. He was a major contractor in the housing industry in Riverside. As such, he did not sell vacant lots but only ones on which he built custom houses for \$2,500 and up. He specialized in Bungalows and did not allow two story houses to be built in the subdivision.<sup>19</sup>

Fluctuations in the economy had always played a role in the growth of Riverside. A drop in the economy in 1914 seriously affected Jacksonville. The collapse of businesses in Jacksonville also hit the housing market very hard. Estimates indicate that as many as fifty per cent of the houses in Jacksonville were unoccupied.

Although this economic downturn hit Riverside, it did not last long. Entry of the United States into World War I brought renewed vigor to all sectors of Jacksonville's economy. The shipyards shifted to war production, industrial production increased and training camps for soldiers opened.

The extension of the street car line to Willow Branch Park and street paving increased pressure for land development in Riverside during these years. Between 1918 and 1930 twelve subdivisions opened in Riverside and by 1930 every farm in Riverside had been lost to residential development.

By 1919 all of Riverside and Riverside Annex were incorporated into the city.

(See Continuation Sheet)

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

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only

received

date entered

MAR 22

Continuation sheet Eleven

Item number 8

Page 3

Paving, sidewalks, parks and other improvements all followed. In 1911, Willow Branch Park had been purchased and set aside for public use. Throughout the 1910s the Park was improved. In addition to Willow Branch Park, a third major park was developed in Riverside. The city bought and created Memorial Park after World War I. It was landscaped by the Olmstead Firm and a major sculpture designed by Charles Adrian Pillars was erected commemorating the Florida soldiers who died in the war. After annexation, new schools, police stations, fire stations and Riverside Library were all added to the building stock in Riverside.

Many of Jacksonville's and Florida's most prominent architects worked in Riverside between 1871 and 1935. As mentioned previously Riverside Baptist Church was designed by Addison Mizner, while the Mediterranean Revival style home of Mrs. Joseph R. Parrott at 3116 St. Johns Avenue was designed by New York architect Marion Simms Wyeth.

Although local tradition regarding the scope of work completed in Riverside by H.J. Klutho may be inflated, Mr. Klutho was responsible for several homes and some public buildings. Klutho is generally regarded as Jacksonville's most significant architect. He came to Jacksonville immediately after the fire in 1901 and as a result of his work with Frank Lloyd Wright, he introduced the Prairie School Style of design to the area. Several examples of Klutho's work elsewhere in the City of Jacksonville, such as the Florida Baptist Building, Morocco Temple, St. James Building, and the Klutho Home, have been recognized for their architectural significance by listing in the National Register. Two homes designed by Klutho in Riverside are the Broome House at 1855 Elizabeth Place and the Lou House at 2755 Riverside Avenue. Klutho is also credited with the design of West Riverside Elementary School.

Perhaps one of the most influential firms to work in Riverside during the period of significance was that of Marsh and Saxlebye. This partnership produced several of Jacksonville's most significant homes, including Epping Forest (the DuPont Estate) and the Lane-Towers House, both listed in the National Register. Mr. Marsh was born and trained in Jacksonville. Mr. Saxlebye was born in England and was educated at the Royal Institute of Architects. After moving to and working in New York City for ten years, Saxlebye moved to Jacksonville and formed his partnership with Marsh in 1914. The firm of Marsh and Saxlebye was responsible for more homes in Riverside than any other architectural firm. Examples of their work are located along Riverside Avenue, St. Johns Avenue, Elizabeth Place, Windsor Place and Mallory. Specific examples include the Reaves House at 1807 Elizabeth Place, the Armstrong House at 1256 Windsor Place and the Spaulding House at 1252 Windsor Place.

Another firm which contributed to the built environment in Riverside is that of Mark and Sheftall. Mark and Sheftall were responsible for the Masonic Temple in downtown Jacksonville, which was listed in the National Register on September 22, 1980. In Riverside, the firm was responsible for designing pivotal buildings such as the Jacobethan style, Riverside Presbyterian Church and the Mediterranean Revival, Robert E. Lee High School.

Other architects, designers and builders involved with important buildings in Riverside are W.D. Camp and Ransom Buffalow, who were proponents of the Prairie School

(See Continuation Sheet)

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Inventory—Nomination Form

For NPS use only

received

date entered 1/22/82

Continuation sheet Twelve

Item number 8

Page 4

style, H.F. McAden and I. Edlestein, who were involved with the multifamily housing, Mellon Greely, who was an architect born and raised in Riverside, and Roy Benjamin, who was responsible for the Fenimore Apartments, the Cheek Mansion and the Park Lane Apartments.

During the period of significance, Riverside was a cross section of the white population of Jacksonville. Subdivision advertising made clear that Riverside was intended to be a white neighborhood.

As the area developed, Riverside and St. Johns Avenues were populated by corporate leaders, lawyers, bankers and real estate developers. In spite of this impressive development along the waterfront, the majority of Riverside consisted of middle-class, middle-income families. Railroad employees, service station owners, dry cleaners, managers and teachers are just a sampling of occupations of Riverside residents.

Some portions of the district, such as that from Riverside to Lydia, were primarily middle class with duplexes and apartment buildings. The area between Lydia and the Railroad consists almost entirely of smaller, one-story bungalows.

By 1935, Riverside had been virtually completely developed and building activity shifted to the new subdivisions of Avondale and Ortega. After World War II, the Riverside area began to decline as original owners died or moved. Single family homes were subdivided and used as rentals and for low income residences. This decline of the building stock continued through the 1960s and early 1970s. During this period of decline, Riverside Hospital and St. Vincents Hospital both continued to expand their facilities resulting in the loss of older homes along the waterfront. The interstate and expressway system also impacted the neighborhood.

In the mid 1970s, the decline of the area slowed as new owners with families began to return. The Riverside-Avondale Preservation organization was also formed at this time. This organization has provided much of the direction for and impetus behind the revitalization of Riverside. Fortunately, the revitalization efforts in Riverside have been successful. Many of the significant examples of late nineteenth and early twentieth century architecture have been preserved, thereby preserving information on the historic pattern of development in this area and on stylistic evolution in Jacksonville architecture.

FOOTNOTES

<sup>1</sup>James Robertson Ward, Old Hickory's Town: An Illustrated History of Jacksonville, (Jacksonville, 1982), pp. 51-66, passim.

<sup>2</sup>T. Frederick Davis, History of Jacksonville and Vicinity, 1513 to 1924, (St. Augustine, 1925), p. 26; Charlton W. Tebeau, A History of Florida, (Coral Gables, Florida, 1971), pp. 101-102; Affidavit of Don Guillermo Lawrence, February 17, 1816; Survey of the lands of Robert Hutchinson, n.d. Affidavit of George Atkinson, February 17, 1816. All in File #838, Robert Hutchenson, Probate Records, Duval County.

(See Continuation Sheet)



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only
received
date entered
MAR 22 1984

Continuation sheet Thirteen

Item number 8

Page 5

<sup>3</sup>File #838; Territory of Florida, Government Surveys, T2S, R26E, 1833 Duval County Courthouse; Tebeau, A History of Florida, p. 102; Deed, Whipple Aldrich to William McKay, March 19, 1936, "Duplicate Original Abstract of Title to parts of Avondale," (Jacksonville, n.d.), p. 20.

<sup>4</sup>Inventory of the Personal Property of William McKay at Magnolia Plantation, Inventory of Personal Property at San Pablo Plantation, Report of Administratrix, October 4, 1841, File #1500, William McKay, Probate Records, Duval County; U.S. Bureau of the Census, Agricultural Census Schedules 1850, Microfilm; U.S. Bureau of Census, Agricultural Census Schedules 1860, microfilm.

<sup>5</sup>Deed, Francis Scarlett to Elias G. Jaudon, April 11, 1850, Abstract, p. 24, Duval County. Clerk of the Circuit Court, Archibald Plat Books, 1823-1901.

<sup>6</sup>Will of Elias G. Jaudon, January 24, 1870, File #1144, Probate Records, Duval County; Order, March 10, 1872, File #1144, Probate Records, Duval County.

<sup>7</sup>Duval County, Archibald Plat Book, passim.

<sup>8</sup>Duval County, Plat Books 1901-present, Book 3, p. 95.

<sup>9</sup>City of Jacksonville, Charter and Ordinances of the City of Jacksonville, (Jacksonville, 1889).

<sup>10</sup>Paul S. Brown, The Book of Jacksonville. A History, (Poughkeepsie, 1895), p. 139.

<sup>11</sup>Brown, p. 139.

<sup>12</sup>Brown, p. 139. John Forbes began selling tracts from his plantation in the 1860s and as a result had a plat created showing the ownership of several of these tracts. Forbes called this plat Riverside, thus giving this area of Jacksonville its neighborhood name.

<sup>13</sup>Duval County, Plat Book 1, pp. 136, 147.

<sup>14</sup>Duval County, Plat Book 1, pp. 51, 106, 136.

<sup>15</sup>Allen Morris, The Florida Handbook, 1981-1982, (Tallahassee: The Peninsula Publishing Company, 1981), p. 12.

<sup>16</sup>Davis, History of Jacksonville, Florida, p. 238.

<sup>17</sup>Plat Books, passim.

<sup>18</sup>Florida Times Union, May 26, 1909

<sup>19</sup>Florida Times Union, May 16, 1914.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only
received
date entered

MAR 22

Continuation sheet Fourteen

Item number 9

Page 1

MANUSCRIPTS - GOVERNMENT

City of Jacksonville, FL. Building Permits 1903-1930. Transcribed copies. Riverside Avondale Preservation. Jacksonville, FL.

City of Jacksonville. Charter and Ordinances of the City of Jacksonville (Jacksonville, 1889).

Columbia County. Tax Assessor. Tax Rolls, 1846-1872. Microfilm. Dorothy Dodd Room. Florida State Archives, Tallahassee.

Confederate States of America. War Department. Service Records of Confederate Soldiers. Microfile. Florida State Archives. Tallahassee.

Duval County. Clerk of the Circuit Court. Archibald Plat Books, 1823-1901. Clerk of the Circuit Court. Duval County Courthouse, Jacksonville, FL.

Duval County. Clerk of the Circuit Court. Marriage Records 1823-1931. Clerk of the Circuit Court. Duval County Courthouse, Jacksonville, FL.

Duval County. Clerk of the Circuit Court. Plat Book 1. Florida Title and Trust. Jacksonville, FL.

Duval County. Clerk of the Circuit Court. Plat Books No. 2-14. Clerk of the Circuit Court, Duval County Courthouse, Jacksonville, FL.

Duval County. Clerk of the Circuit Court. Probate Records, 1823-Present. Clerk of the Circuit Court, Duval County Courthouse, Jacksonville, FL. (These records contain materials which predate the establishment of magestratical authority in the area in 1823).

Duval County. Tax Assessor. Tax Rolls 1846-1875. Microfilm, Dorothy Dodd Room, Florida State Library, Tallahassee, FL.

United States. Bureau of the Census. Agriculture Census Schedules 1850. Microfile Series, Washington, D.C.

United States. Bureau of the Census. Census Population Schedules, 1860. Microfile Series, Washington, D.C.

United States. Works Project Administration. Federal Writers' Project. "Interviews of Local Jacksonville Residents (1936-1941) Memories and Personal Reminecenses." Manuscript, Jacksonville Public Library.

(See Continuation Sheet)

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only
received
date entered MAR 22 1985

Continuation sheet Fifteen

Item number 9

Page 2

MAPS

Duval County. County Commission. "Duval County, Florida, 1884." Francis LeBaron.  
Jacksonville, FL: 1884.

Duval County. County Commission. "Duval County, 1898." Francis LeBaron, Jacksonville,  
FL: 1898.

Duval County. County Commission. Map of Duval County Francis LeBaron. 1888.  
Jacksonville, FL: DaCosta Printing and Publishing, 1888.

Sanborn Map and Publishing Company, Jacksonville, FL. New York: Sanborn Map and  
Publishing Company, 1913, 1921.

United States. "Preliminary Chart of St. John's River, Florida from Brown's Creek to  
Jacksonville." Washington, D.C. 1856.

United States. "Coast Chart #158, From St. Mary's Entrance Southwest to Latitude 30  
Degrees N." Washington, D.C., 1882.

United States Corps of Engineers. "Jacksonville and Vicinity, Florida." Washington:  
National Archives, Record Group 77, Records of the Office of the Chief of Engineers,  
June 1865.

NEWSPAPERS

Florida Times Union, February 19, 1897, February 26, 1909, May 26, 1909, February 19,  
1911, February 25, 1911, May 16, 1914.

PUBLICATIONS

Brown, Paul S. The Book of Jacksonville, A History. Poughkeepsie: A.V. Haight,  
Printer and Bookbinder, 1895.

City of Jacksonville. Charter and Ordinances of the City of Jacksonville. Jacksonville:  
DaCosta Printing and Publishing, 1889.

Davis, T. Frederick. History of Jacksonville and Vicinity, 1513 to 1924. St. Augustine,  
FL: The Record Company.

Duval County. County Commission. Duval County, Florida. Showing its Statistics,  
Resources, Lands, Products, Climate, and Population. Jacksonville, FL: DaCosta  
Printing and Publishing, 1888.

(See Continuation Sheet)

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only

received

date entered

22

Continuation sheet Sixteen

Item number 9

Page 3

Eastgate, James. Jacksonville, the Metropolis of Florida. A Description of Its History, Industries, and Other Institutions with Sketches of Some of Its Businesses and Professional Men. Boston, Mass.: W.G.J. Perry, 1885.

Edwards, Lucy Ames. "Grave Markers of Duval County 1808-1916." Typescript. Jacksonville, FL: n.p. 1955.

Florida. Board of State Institutions. Soldiers of Florida in the Seminole Indian, Civil, and Spanish American Wars. Tallahassee: n.p. 1903.

Gold, Pleasant Daniel. History of Duval County. St. Augustine: The Record Company, 1928.

"Growth of the Suburbs." Papers III (1954).

Hallam, George. Riverside Remembered. Jacksonville, FL: Drummond Press, 1976.

Higginson, Thomas Wentworth. "The Reoccupation of Jacksonville in 1863." Civil War Reports, Commandery of Massachusetts, 1900.

"Jacksonville and the Seminole War, 1835-1836." The Florida Historical Quarterly, XXXIII (January, 1954).

Jacksonville City Directory and Business Advertiser for 1870. Jacksonville, FL: Florida Union Book and Job Office, 1870.

Martin, Richard A. The City Makers. Jacksonville, FL: Convention Press, 1972.

Morris, Allen. The Florida Handbook, 1981-82. Tallahassee: The Peninsula Publishing Company, 1981.

Proctor, Samuel. "Jacksonville During the Civil War." Florida Historical Quarterly, XLI (April, 1963).

Ribaut, Jean. The Whole and True Discoverye of Terre Florida. Jeannette Thurber Conner, ed. Deland: The Florida State Historical Society, 1929.

Rohrabacher, C.A. Live Towns and Progressive Men in Florida. Jacksonville, FL: n.p. 1887.

Seaboard Air Line Railway, Industrial Department. Merchantile and Industrial Review of Jacksonville, Florida. Portsmouth, Va.: Seaboard Air Line Railway, n.d.

(See Continuation Sheet)

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only

received

date entered

22

Continuation sheet Seventeen

Item number 9

Page 4

Tebeau, Charlton W. A History of Florida. Coral Gables: University of Miami Press, 1971.

Ward, James Robertson. Old Hickory's Town An Illustrated History of Jacksonville. Jacksonville, FL: Florida Publishing Company, 1982.

Webb, Wanton S. Webb's Jacksonville and Consolidated Directory, 1887. Jacksonville, FL: 1887.

Webb, Wanton S. Jacksonville City Directory 1894. Jacksonville: 1894.

Wood, Wayne. A Bicycling-Walking Tour of Riverside and Avondale. Jacksonville, FL: Riverside Avondale Preservation, Inc. 1976.

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

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only	
received	
date entered	MAR 22 1985

Continuation sheet    Eighteen    Item number 10    Page 1

Commence at the NW corner of the intersection of McDuff and the Roosevelt Boulevard Expressway, thence south along the west side of McDuff to the NE corner of lot 508 of Avondale Subdivision, thence SE along the NE boundary of Avondale to Park, thence across Park along the SW boundary of Seminole, thence SE along said boundary to the SE side of St. Johns, thence NE to the point where St. Johns intersects the SW boundary of Elizabeth Place Subdivision, thence SE to the St. Johns River, thence NE along the shore of the St. Johns River to the intersection of King and the St. Johns River, thence NW along the NE boundary of DeGrove's Subdivision, to the E corner of Powell Place thence NW along the NE boundary of Powell Place to the N corner of Lot 7, Powell Place, thence along the NW boundary of said lot to Powell Place, thence NW along the NE boundary of Powell Place to the SE corner of the intersection of Powell Place and St. Johns, thence along the SE boundary of St. Johns to a point in line with the SW boundary of Lot 7, Block 6 of Lightbody's Subdivision, thence NW along said boundary to the NW corner of said lot 7, Block 6, thence NE along the NW boundary of said lot to the SW corner of Lot 5, Block 11, Riverside Annex thence NW along the SW boundary of said lot 5, Block 11 to the NW corner of said lot, thence NE along the SE boundary of Riverside Avenue to the SW corner of Riverside and King, thence S along the W boundary of King to the NW corner of King and St. Johns, thence NE to the SE corner of Lot 7, Block 2, Riverside Annex, thence along the E boundary of said lot to the NE corner of said lot, thence NE along the SE boundary of Lot 5, Block 2, Riverside Annex to the SE corner of said lot, thence NW along the NE boundary of said lot across Riverside to the NW boundary of Riverside, thence SW along the NW boundary of Riverside to the NE corner of Riverside and King, thence NW along the NE boundary of King to the SW corner of Lot 6, Block 3, Riverside Annex, thence NE along the center line of Block 3, Riverside Annex to the SW corner of Lot 5, Block 46, Riverside Subdivision, thence NE along the center line of Block 46, Riverside across Barrs and continuing along the center line of Block 47, Riverside to the NE corner of Lot 4, Block 47, Riverside, thence south along the East boundary of said lot continuing across Riverside Avenue to the center line of Philips Replat of Block 44, Riverside, thence NE along the center line of said block to the NE boundary of Stockton. Thence SE along the NE boundary of Stockton to the intersection of said boundary and an imaginary line extending from the NW boundary of Lot 3, Block B, of Mark's Replat of Block 43, Riverside, thence NE along said imaginary line to the NW corner of said lot, thence SE along the SW boundary of Block B, of Mark's Replat of Block 43, Riverside to the St. John's River, thence NE along the shore of said river to the SE corner of Memorial Park Drive and the shoreline, thence N along the E boundary of Memorial Park Drive to the SW corner of Lot 9, Lancaster Terrace, thence E along the S boundary of said lot to the NW corner of Lot 4, Lancaster Terrace, thence SE along the SW boundary of said lot to Lancaster Terrace to the shoreline of the St. Johns River, thence along the shoreline to the NE corner of the shoreline and Lancaster Street, thence NW along the NE boundary of Lancaster Street to the SE corner of Lot 5, Hedricks Subdivision, Water Lot 2, thence along the E boundary of said lot to the NE boundary of Lot 5, Hedricks Subdivision, Water Lot 2, thence to the back property line of the lot for 521 Lomax Street thence along the E boundary of said lot to the S boundary of Lomax, thence NW along the S boundary of

(See Continuation Sheet)

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

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only	
received	
date entered	MAR 22

Continuation sheet Nineteen

Item number 10

Page 2

Lomax across Riverside Avenue to the SW corner of the intersection of Riverside and Lomax, thence along the W boundary of Riverside to the NE corner of Lot 3A, Block 8, Riverside thence NW along the NE boundary of said lot to the NW corner of said lot, thence SW along the rear boundary of said lot to the NE corner of Lot 8A, Block 8, Riverside, thence NE along the NE boundary of said lot to the NW corner of said lot, thence NE along the SE boundary of May across Lomax to the W corner of Lot 6, Block 9, Riverside, thence SE along the NE boundary of Lomax to the SE corner of said lot, thence NE along the rear boundary of said lot to the NE corner of said lot, thence NW along the NE boundary of said lot across May continuing along the NE boundaries of Lot 5, Block 18, Riverside subdivision, to the N corner of said lot, thence NE to the NE corner of Lot 8, Block 18, Riverside to the NW corner of Lot 8, Block 18, Riverside, thence SW along the SE boundary of Oak to the W corner of Lot 12, Block 19, Riverside, thence SE along the SW boundary of said lot to the E corner of said lot, thence SE along the center line of Block 19, Riverside to the S corner of Lot 9, Block 19, Riverside, thence E along the N boundary of Oak Street Lane to the N corner of Oak Street Lane and May, thence SW along the NW boundary of May across Riverside to the NW corner of Memorial Park, thence SW along the S boundary of Riverside across Margaret, across Goodwin to the SE corner of Copeland and Riverside, thence NW along the E boundary of Copeland to the NW corner of Lot 5, Block 50, Riverside, thence NE along the center line of Block 50, Riverside continuing across Goodwin to the NW corner of Lot 5, Block 51, Riverside, thence NW along the E boundary of Goodwin to the SE corner of Goodwin and Oak, thence NE along the S boundary of Oak to the NE corner of Lot 6, Block 51, Riverside, thence NW across Oak continuing along the NE boundary of Lot 5, Block 52, Riverside to the NE corner of said lot, thence NE along the center line of Block 52, Riverside to the S corner of Block 20, Riverside, thence NW along the E boundary of Margaret to a point intersecting an imaginary line of the center line of Block 63, Riverside, thence SW along said line across Margaret to the SW corner of Lot 10, Block 63, Riverside, thence NW along the SW boundary of said lot across Park continuing along the SW boundary of Lot 1, Block 64, Riverside to the NW corner of said lot, thence NE along the N boundary of said lot to the NE corner of said lot, thence across Margaret to the S corner of Lot 7, Block 29, Riverside. Thence SE along the N boundary of Lomax to the SE corner of Lot 6, Block 21, Riverside, thence NE along the center line of Block 21, Riverside across Post Street to the W corner of Lot 5, Block 22, Riverside, thence SE along Post to the SE corner of Lot 5, Block 17, Riverside, thence to the NE corner of said lot and NW to the NW corner of said lot thence NE along the center line of Block 17, Riverside to the NE corner of Lot 9, Block 17, Riverside, thence NW across Oak to the SE corner of Lot 10, Block 22, Riverside, thence NE to the NE corner of said lot, thence NW along the NE boundary of said lot and across Park to the SE boundary of Riverside Park, thence NE along the SE boundary of said park to the NE corner of said park, thence NW along the N boundary of said park following the curve along the Expressway entrance, thence SW along the NW boundary of said park to the SW corner of said park, thence SW across Margaret to the SE corner of Lot 1, Block 86, Riverside, thence SW along the N boundary of College to the SW corner of Lot 2, Block 86, Riverside, thence NW along the W boundary of said lot

(See Continuation Sheet)

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

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only

received

date entered

APR 22

Continuation sheet Twenty

Item number 10

Page 3

continuing along the W boundary of Lot 10, Block 86, Riverside continuing across Myra to the NW corner of Lot 1, Block 87, Riverside, thence NE across Margaret to the E boundary of Margaret, thence N along the E boundary of Margaret to the S corner of Block 36, Riverside, thence NE along the NW boundary of Dellwood to the NE corner of said block, thence NW along the NE boundary of said block to the N corner of Block 97, Riverside, thence NW across Gilmore to the NW corner of the intersection of Gilmore and Margaret, thence SW along N boundary of Gilmore to the E corner of Lot 5, Block 105, Riverside, thence N along the E lot line of Lot 5 to the NE corner of said lot, thence SW along the center line of said block across Goodwin continuing along the center line of Block 104, Riverside to the SE corner of Lot 6, Block 104, Riverside, thence N along the NE boundary of said lot to the NE corner of said lot, thence along the S boundary of Rosselle to the NW corner of Lot 9, Block 103, Riverside Subdivision. Thence N to the S boundary of Interstate 10, thence W along the S boundary of Interstate 10 to the NW corner of Stockton and Rosselle, thence NW along the SW boundary of Stockton to the NE corner of Block 6, Riverside Improvement Comp. Add., thence to the NW corner of Phyllis and Stockton, thence along the N boundary of Phyllis to the Seaboard Coastline Railroad right-of-way, thence SW along the SE boundary of said right-of-way to the intersection of said right-of-way and the Roosevelt Boulevard Expressway right-of-way, thence S and W along the said right-of-way to the point of beginning.