NPS Form 10-900
(Oct. 1990)

OMB No. 1024-0018

FILE COPY

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

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

other names/site number 035-442-44001-44090

2. Location

street & number Roughly bounded by University Av., Dicks, Gilbert and Light Streets N/A ☐ not for publication

city or town Muncie N/A ☐ vicinity

state Indiana code IN county Delaware code 035 zip code 47303

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 — Date 5/14/99

Indiana Department of Natural Resources
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:

	Signature of the Keeper	Date of Action
☐ entered in the National Register. ☐ See continuation sheet.		
☐ determined eligible for the National Register ☐ See continuation sheet.		
☐ determined not eligible for the National Register		
☐ removed from the National Register		
☐ other, (explain:)		

Riverside Historic District
Name of Property

Delaware IN
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- [x] private
- [ ] public-local
- [ ] public-State
- [ ] public-Federal

Category of Property
(Check only one box)

- [ ] building
- [x] district
- [ ] site
- [ ] structure
- [ ] object

Number of Resources within Property
(Do not include previously listed resources in the count

Contributing	Noncontributing	
74	16	buildings
0	0	sites
1	0	structures
0	0	objects
75	16	Total

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

N/A

Number of contributing resources previously listed in the National Register

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)

19th & 20th c. REVIVALS: Colonial Revival
19th & 20th c. REVIVALS: Tudor Revival
19th & 20th c. AMER.: Bungalow/Craftsman
OTHER: American Foursquare

Materials
(Enter categories from instructions)

foundation: CONCRETE
walls: BRICK
WOOD: Weatherboard
roof: ASPHALT
other: METAL: Iron
STONE: Limestone

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

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

Property is:

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

Areas of Significance
(Enter categories from instructions)

ARCHITECTURE
COMMUNITY PLANNING &

Period of Significance

1895-1949

Significant Dates

1895, 1903, 1919

Significant Person
(Complete if Criterion B is marked above)

Cultural Affiliation

N/A

Architect/Builder

Unknown

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

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, Stoeckel Archives

Riverside Historic District
Name of Property

Delaware IN
County and State

10. Geographical Data

Acreage of Property Approx. 21 acres

UTM References
(Place additional UTM references on a continuation sheet.)

	Zone	Easting	Northing
1	16	636280	4450680
2	16	636280	4450440
3	16	635900	4450430
4	16	635900	4450690

☐ 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 Laura Renwick Dreistadt, Graduate Assistant

organization Muncie Community Development date 05/31/97

street & number 300 North High Street telephone (765) 747-4825

city or town Muncie state IN zip code 47305

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.

DESCRIPTION

The Riverside Historic District is located northwest of downtown Muncie, Indiana, and is bounded by University Avenue on the north, Dicks Street on the west, the alley south of Gilbert Street on the south, and Light Street and Greenwood Avenue on the east. These boundaries correspond to those established for the district in the 1985 Delaware County Interim Report, Indiana Historic Sites and Structures Inventory, and represent the far west end of what was Riverside City, an independent suburb of Muncie during the early twentieth century. This portion of Riverside City was chosen for nomination because it is the most intact and representative surviving portion of the town.

The district is composed of ninety residences, seventy-four of which are considered to be contributing buildings. The majority of the homes were built between 1895 and 1940, and a number of architectural styles characteristic of this period are represented, including the Colonial Revival, Tudor Revival, Bungalow/Craftsman, and American Foursquare. The homes are primarily middle class, both historically and currently. Most were constructed as single-family residences and remain so today, although some have been adapted for use as student apartments. Most of the homes are brick or frame construction, and a few are covered with stucco. In general, they have been well-maintained. Only a few have been altered significantly.

In addition to the homes themselves, the layout and character of the neighborhood have also been preserved. Setbacks from the road are relatively uniform throughout each block, as are lot sizes. The neighborhood was laid out with detached garages which were accessible through alleys rather than driveways, and this remains the case for the majority of the homes. No planned open areas such as parks are located within the district, and although three vacant lots are present, they are read as extended yards rather than as holes in the neighborhood fabric. Historically, the development of the neighborhood moved from east to west and from north to south; therefore, the houses along University Avenue and those between Greenwood Avenue and Light Street tend to be the oldest.

University Avenue is the heaviest-traveled thoroughfare in the district, and has the fewest trees lining it. The feeling of openness that this produces is reinforced by the large lawn of the former Kitselman estate, located on the north side of the road and just outside of the district (listed in the National Register, 9-8-94). The houses along the south side of University Avenue date mostly from the 1910s and 1920s, and tend to be set somewhat closer to the street than the later homes found elsewhere in the district (photo 1). Most of the homes are two stories, particularly those west of Greenwood Avenue. Notable residences along University Avenue include those at 1401, 1325, 1309 and 1205, which are excellent examples of the Colonial Revival, Tudor Revival, Craftsman, and American Foursquare styles, respectively (photos 2-5). The two blocks of the street included in the district have only four non-contributing buildings: a 1971 ranch house at 1417 West University; a 1949 Neoclassical-style apartment building at 1413 West University; a heavily altered carpenter-builder home dating from 1910, at 1209 West University; and another greatly modified home at 1201 West University, this one from 1895.

Moving south from University Avenue, North Street is the next parallel street encountered. Development along this street occurred in two stages, and it therefore has two distinct parts. The block from Light Street to Greenwood Avenue was laid out in 1906, and is composed primarily of one and one-and-a-half-story homes from the 1910s and 1920s, set relatively close to the street. Brick paving (the district's only contributing structure) in this block remains exposed, and the street is lined with large, mature trees (photo 6). In the block west of

Greenwood Avenue, the north side of the street was laid out in 1913 and replatted in 1922, while the south side was platted in 1920. Thus, the homes here are generally newer than those on the other block of North Street, with most dating from the 1920s and 1930s. These are also set back farther from the street, and the majority are two stories (photo 7). Several notable homes are found along North Street, including 1426 West North, which is a Regency style home from 1924, and 1418 West North, which is an outstanding Colonial Revival home (photos 8 & 9). The non-contributing houses on North Street include three heavily altered early-twentieth century homes at 1210, 1209 and 1200 West North, and a 1955 Ranch home at 1304 West North Street.

The houses which line Gilbert Street form the southern edge of the Riverside district. Both sides of Gilbert between Dicks Street and Greenwood Avenue were laid out in 1920 as part of the Muncie Home Builders' First Addition to Muncie. This area, therefore, was never officially a part of Riverside City, which had been annexed by Muncie a year earlier. Historically, however, it was considered part of the Riverside neighborhood, and shares its integrity and atmosphere. The majority of homes here are one or one-and-one-half stories, and most date from the mid-1920s or 1930s (photo 10). The setbacks of the houses are uniform and deep. Among the notable homes along this street are 1412 West Gilbert, an English Cottage from 1935, and 1325 West Gilbert, which is a Craftsman home from 1920 (photos 11 & 12). Eight non-contributing houses are found along this street: a 195 Ranch home at 1324 West Gilbert, and significantly altered early twentieth century homes at 1425, 1405, 1404, 1401, 1316, 1313 and 1308 West Gilbert Street.

The following is a description of representative buildings and streetscapes from throughout the district. Construction dates are from the Center Township Assessor's property records in most cases, or from architect's drawings where available.

1401 West University Avenue (photo 2)
This stucco-covered Colonial Revival style home was constructed in 1927. The two-story portion of the main facade is divided into five bays, while a one-story sunroom is located at the east end of the home. As is typical of the style, the front entrance is accentuated with a small arched portico. The front door itself is flanked by sidelights and topped by an elliptical fanlight. Prominent Midwestern architect George Schreiber, who designed several of the buildings on the Ball State University campus as well as Indianapolis's Scottish Rite Cathedral, resided here in the early 1940s.

1309 West University Avenue (photo 4)
Constructed in 1918, this two-story, wood-sided home is an example of the Craftsman style. The gable roof faces the street, and features oversized triangular knee braces and exposed rafter ends. An enclosed front porch runs across the full width of the house, and also has a front-gabled roof with knee braces. Almost identical homes, with slight variations on the porch, are found at 1321 West University Avenue and 1317 West North Street.

1217 West University Avenue (photo 13)
This one-and-a-half-story Craftsman style house was constructed in 1915. The gabled roof faces forward, and is broken by two large gabled dormers, on the east and west sides. The front porch also has a gable roof, whi is supported by tapered wooden piers set atop brick plinths. Vinyl siding has been applied, and the windows, which are set in groups of two or three, are modern one-over-one models.

1205 West University Avenue (photo 5)
An example of the American Foursquare style, this two-story home was constructed in 1915. It is sided in narrow weatherboards, and has a low-pitched hipped roof broken by hipped-roof dormers on the north, east and west sides. The full-width front porch also features a hipped roof, supported by square brick piers. This home was occupied by the same family from the time of its construction until 1974.

West University Avenue, south side (photo 14)
This view of University Avenue, looking west from its intersection with Greenwood Avenue, shows many of the distinctive elements of the Riverside Historic District. Among these features are the wide, tree-lined streets and well-maintained early twentieth century houses in a variety of sizes and styles.

1418 West North Street (photo 9)
This Colonial Revival style home, designed for Walter Jones by local architects Houck and Smenner in 1926, was rated "outstanding" in the Delaware County Interim Report. A two-story brick residence, its main facade is symmetrical and composed of five bays. Among its authentic Colonial-style elements are its end-gabled roof with cornice returns and no overhanging eaves, and six-over-one windows with louvered wooden shutters. Its most notable feature is the entrance, which is marked by a rounded portico supported by slender Doric columns, and a central door with sidelights and an elliptical fanlight.

1413 West North Street (photo 15)
Constructed in 1925, this two-story home is an example of the English Cottage style. It is clad in wide aluminum siding, and features an end-gabled roof with a sweeping front gable. The windows are primarily six-over-six single hung models, although a small gabled dormer on the east end features quarrelled casement windows.

1400 West North Street (photo 16)
This Colonial Revival style home was constructed in 1930. It is two stories and covered in vinyl siding, and features an end-gabled roof with cornice returns and two brick chimneys. The main facade is symmetrical and divided into five bays. The entry is marked by a portico which features fluted columns, a denticulated cornice, and a flat roof with a balustrade. A screened sun porch, located at the west end of the home, has details which match those of the front porch.

1321 West North Street (photo 17)
This two-and-a-half-story Colonial Revival style home was constructed in 1923. Its three-bay facade is asymmetrical, with the front door located at the west end of the house and marked by an arched porch overhang set on square piers. The end-gabled roof features a heavy entablature and a central brick chimney. Like many homes of this era, it has a screened sun porch, found here on the east end of the house.

1305 West North Street (photo 18)
A representative of the Craftsman style, this one-and-a-half-story home was constructed in 1925. The low-pitched roof is cross-gabled, with decorative half-timbering in the front gable and triangular knee braces under the eaves. The exterior of the house is covered with a rough stucco finish. The windows are typical of the Craftsman style, with a single-pane lower sash and an upper sash divided into six unequal panes.

1304 West North Street (photo 19)
This one-story modern style house was constructed in 1955. It features a cross-gabled roof and is primarily covered in a veneer of red brick, although the gable ends are clad with aluminum siding.

1220 West North Street (photo 20)
Constructed in 1914, this two-story home is an example of the American Foursquare style. It features a low-pitched hipped roof with a central brick chimney, and a south-facing hipped-roof dormer containing a vent. The house is sided in narrow weatherboards and has Craftsman style windows. The front porch, which is full-width, features square, tapered wooden piers set above clapboard walls. This home was pictured in a 1915 souvenir book of Muncie, as the residence of C.F. Grouleff, the manager of Muncie Lumber.

1205 West North Street (photo 21)
This one-and-a-half-story home was constructed in 1940 in the Tudor Revival style. The roof is end-gabled, while two smaller cross gables face the street and contain the front door and a large arched window. The majority of the exterior is covered in red brick, with limestone trim around the windows and front door. Thin, recessed ver are located in the gable ends.

West North Street, south side (photo 22)
This view, looking west from in front of 1320 West North, shows deep, uniform building setbacks along a tree-lined street. This street-scape is typical of the Riverside Historic District in general, and North Street in particular. The Tudor Revival (1401 West North Street) and Colonial Revival (1405 West North Street) homes visible in the foreground of the picture illustrate two of the district's most prevalent architectural styles.

1416 West Gilbert Street (photo 23)
This Tudor Revival/English Cottage style home was constructed in 1928. It is one-and-a-half stories and is faced in stucco-covered brick. The roof is end-gabled, while a smaller, half-timbered cross gable contains the front door. The front facade also features a small, three-sided bay containing one window on each side.

1413 West Gilbert Street (photo 24)
Constructed in 1920, this one-story home is an example of the Colonial Revival style. The roof is end-gabled with heavy cornice returns, and also features two arched metal vents. The front porch runs across the width of the house and is supported by four simple wooden columns. The central section of the porch features an arched roof, while the east end has been enclosed.

1324 West Gilbert Street (photo 25)
This single-story, Ranch style house was constructed in 1951 on one of the few remaining vacant lots in the neighborhood. It is faced in stone veneer, and has a small concrete slab front porch on the west end. It has be used as rental housing throughout most of its existence.

1317 West Gilbert Street (photo 26)
This one-and-a-half-story Craftsman style home was constructed in 1920. It is sided in narrow weatherboards and features a jerkinhead gable roof with triangular knee braces under the eaves. The enclosed front porch, which runs across the width of the house, has a matching roof and eave treatment.

1305 West Gilbert Street (photo 27)
Constructed in 1925, this one-story home is an example of the English Cottage style. It is covered in stucco, and has a cross-gabled jerkinhead roof and jerkinhead porch overhang. It also features multipane casement and sash-type windows, and brick chimneys.

1304 West Gilbert Street (photo 28)
This one-story bungalow was constructed in 1925. It is covered in aluminum siding, and features a low-pitched, end-gabled roof. Wooden triangular knee braces are found under the wide eaves, and the windows are composed of a sash with five vertical panes over a single-pane sash; both of these features are typical elements of Craftsman design.

West Gilbert Street, north side (photo 29)
This view of Gilbert Street, looking east from in front of 1417 West Gilbert, illustrates the diversity of building styles and sizes found in the Riverside Historic District. Large trees line part of the street, but not to the same extent as on North Street (compare to photo 6).

INVENTORY

Bldg. No.	Type	Address	Date / Style / Rating
1.	Apartment	1417 W. University	1971 / Ranch / non-contributing
2.	Apartment	1413 W. University	1949 / Neoclassical / non-contributing
3.	House	1407 W. University	1924 / Colonial Revival / contributing
4.	House	1401 W. University	1927 / Colonial Revival / contributing
5.	House	1325 W. University	1925 / Tudor Revival / contributing
6.	House	1321 W. University	1920 / Craftsman / contributing
7.	House	1317 W. University	1910 / Bungalow / contributing
8.	House	1313 W. University	1930 / American Foursquare / contributing
9.	House	1309 W. University	1918 / Craftsman / contributing
10.	House	1305 W. University	1905 / American Foursquare / contributing
11.	House	1301 W. University	1920 / American Foursquare / contributing
12.	House	1221 W. University	1913 / Bungalow / contributing
13.	House	1217 W. University	1915 / Craftsman / contributing
14.	House	1213 W. University	1904 / Bungalow / contributing
15.	Apartment	1209 W. University	1900 / Craftsman / non-contributing

Bldg. No.	Type	Address	Date / Style / Rating
16.	House	1205 W. University	1915 / American Foursquare / contributing
17.	House	1201 W. University	1895 / indeterminate / non-contributing
18.	House	1426 W. North	1924 / Regency / contributing
19.	House	1422 W. North	1949 / Tudor Revival / contributing
20.	House	1418 W. North	1926 / Colonial Revival / contributing
21.	House	1414 W. North	1928 / English Cottage / contributing
22.	House	1408 W. North	1924 / Colonial Revival / contributing
23.	House	1404 W. North	1924 / Colonial Revival / contributing
24.	House	1400 W. North	1930 / Colonial Revival / contributing
25.	House	1328 W. North	1924 / Colonial Revival / contributing
26.	House	1320 W. North	1921 / Colonial Revival / contributing
27.	House	1316 W. North	1937 / Colonial Revival / contributing
28.	House	1312 W. North	1937 / Colonial Revival / contributing
29.	House	1308 W. North	1937 / Colonial Revival / contributing
30.	House	1304 W. North	1955 / Modern / non-contributing
31.	House	1300 W. North	1918 / Bungalow / contributing
32.	House	1224 W. North	1910 / Bungalow / contributing
33.	House	1220 W. North	1914 / American Foursquare / contributing
34.	House	1214 W. North	1928 / Bungalow / contributing
35.	House	1210 W. North	1918 / Bungalow / non-contributing
36.	House	1206 W. North	1916 / Bungalow / contributing
37.	House	1200 W. North	1918 / Bungalow / non-contributing
38.	House	1427 W. North	1927 / English Cottage / contributing
39.	House	1421 W. North	1925 / Colonial Revival / contributing
40.	House	1417 W. North	1930 / English Cottage / contributing
41.	House	1413 W. North	1925 / English Cottage / contributing
42.	House	1409 W. North	1924 / American Foursquare / contributing
43.	House	1405 W. North	1928 / Colonial Revival / contributing
44.	House	1401 W. North	1924 / Tudor Revival / contributing
45.	House	1327 W. North	1926 / Craftsman / contributing
46.	House	1321 W. North	1923 / Colonial Revival / contributing
47.	House	1317 W. North	1922 / Craftsman / contributing

Bldg. No.	Type	Address	Date / Style / Rating
48.	House	1313 W. North	1929 / Eclectic / contributing
49.	House	1309 W. North	1925 / Colonial Revival / contributing
50.	House	1305 W. North	1925 / Craftsman / contributing
51.	House	1301 W. North	1924 / Colonial Revival / contributing
52.	House	1225 W. North	1915 / Bungalow / contributing
53.	House	1221 W. North	1920 / Bungalow / contributing
54.	House	1217 W. North	1922 / Colonial Revival / contributing
55.	House	1213 W. North	1929 / Colonial Revival / contributing
56.	House	1209 W. North	1904 / indeterminate / non-contributing
57.	House	1205 W. North	1940 / Tudor Revival / contributing
58.	House	1201 W. North	1904 / Free Classic Cottage / contributing
59.	House	1428 W. Gilbert	1924 / Craftsman / contributing
60.	House	1424 W. Gilbert	1929 / Colonial Revival / contributing
61.	House	1420 W. Gilbert	1926 / English Cottage / contributing
62.	House	1416 W. Gilbert	1928 / English Cottage / contributing
63.	House	1412 W. Gilbert	1935 / English Cottage / contributing
64.	House	1408 W. Gilbert	1929 / Craftsman / contributing
65.	House	1404 W. Gilbert	1930 / Colonial Revival / non-contributing
66.	House	1400 W. Gilbert	1924 / Colonial Revival / contributing
67.	House	1328 W. Gilbert	1927 / English Cottage / contributing
68.	Apartment	1324 W. Gilbert	1951 / Ranch / non-contributing
69.	House	1320 W. Gilbert	1929 / English Cottage / contributing
70.	House	1316 W. Gilbert	1922 / English Cottage / non-contributing
71.	House	1312 W. Gilbert	1924 / Craftsman / contributing
72.	House	1308 W. Gilbert	1928 / English Cottage / non-contributing
73.	House	1304 W. Gilbert	1922 / Bungalow / contributing
74.	House	1300 W. Gilbert	1925 / Bungalow / contributing
75.	House	1429 W. Gilbert	1925 / Craftsman / contributing
76.	House	1425 W. Gilbert	1925 / Bungalow / non-contributing
77.	House	1421 W. Gilbert	1925 / Craftsman / contributing
78.	House	1417 W. Gilbert	1925 / Craftsman / contributing
79.	House	1413 W. Gilbert	1920 / Colonial Revival / contributing

Bldg. No.	Type	Address	Date / Style / Rating
80.	House	1409 W. Gilbert	1927 / Bungalow / contributing
81.	House	1405 W. Gilbert	1920 / Colonial Revival / non-contributing
82.	House	1401 W. Gilbert	1932 / Modern / non-contributing
83.	House	1329 W. Gilbert	1929 / Craftsman / contributing
84.	House	1325 W. Gilbert	1920 / Craftsman / contributing
85.	House	1321 W. Gilbert	1923 / English Cottage / contributing
86.	House	1317 W. Gilbert	1920 / Craftsman / contributing
87.	House	1313 W. Gilbert	1928 / English Cottage / non-contributing
88.	House	1309 W. Gilbert	1928 / Colonial Revival / contributing
89.	House	1305 W. Gilbert	1925 / English Cottage / contributing
90.	House	1301 W. Gilbert	1930 / English Cottage / contributing

STATEMENT OF SIGNIFICANCE

The Riverside Historic District is important under National Register Criterion C, as an architecturally significant and distinguishable entity, and under Criterion A as an example of characteristic suburban development. The neighborhood is largely unchanged in form and appearance since the time of its development in the first decades of the twentieth century, and features a variety of middle class homes representative of that era. Its period of significance is from 1895, the date of construction of the district's oldest surviving building, to 1949, the date of construction of the district's newest contributing building. The latter building, a home designed by architect C. Wave Garrard in the Tudor Revival style for Mr. and Mrs. Archie Lapin, is located at 1422 West North Street (photo 30). The homes constructed later are non-contributing Ranch or modern-style buildings.

Many events in the history of Muncie are clearly reflected in the development of the Riverside neighborhood. Munseytown, as it was first known, was laid out in 1826 by Goldsmith Gilbert, Lemuel Jackson and William Brown. Although it became the county seat soon afterward, the town grew relatively slowly until the 1886 discovery of natural gas in the area. The ensuing 'gas boom' lasted for approximately fifteen years and brought great increases in population and prosperity to East Central Indiana. Manufacturers flocked to the area because of the inexpensive fuel, and Muncie quickly became a major Midwestern industrial center. The city experienced a brief period of stagnation after the depletion of natural gas, but rebounded in the 1910s and 1920s due to the manufacturing demands of World War I and the growth of the auto industry [1]. Each of these key occurrences in Muncie's history had a direct impact on Riverside.

Suburban settlement north of the White River, in the area that would eventually become Riverside, first began in 1887. The discovery of gas the year before and the subsequent flood of new industries and people into the area necessitated the development of new housing, away from the densely populated city center. The Riverside Addition was officially platted in April 1893, with a free trip to the Columbian Exposition offered to buyers of lots in the suburb [2]. The boundaries of this new development were Riverside Avenue, Light, Main and Reserve Streets, just east of the portion of the neighborhood included in this nomination. Riverside was developed solely as a suburb of Muncie, and as such had very little commercial development and no industry. There was discussion in a Muncie newspaper in 1892 about a university being an appropriate addition to the neighborhood, "as it brings a quiet and progressive class of people," although this plan was never realized [3]. Eastern Indiana Normal University, predecessor of Ball State University, opened seven years later a short distance to the west. Two residential additions were laid out to the east and the north of the original plat in the next few years, and the area became a popular middle class residential district.

Two factors concerning Riverside came to a head shortly after the turn of the century, and caused a change in the suburb's situation. First, the suburb's streets, sidewalks, and other infrastructure elements needed to be repaired and modernized, and there was no established way to fund these improvements other than by voluntary assessment. Second, leaders in both Muncie and Normal City, a suburb just to the west of Riverside, began to look covetously at this "beautiful suburb to the north." Muncie in particular was interested in annexing Riverside, to increase its tax base during this period of stagnation for the city's economy [4]. In order to avoid annexation by either of these rival towns, and to enable taxation to pay for civic improvements, Riverside was incorporated in May 1903.

Riverside City was divided into five wards and was administered by five trustees, a clerk, a treasurer and a marshal [5]. Additions made in 1906 and 1913 expanded the town limits westward, to include most of the area of this nomination.

Annexation, the next major occurrence in the history of Riverside, occurred in 1919 and again was closely related to events in Muncie. Just days before the Muncie City Council passed the annexation ordinance in March 1919, General Motors announced that it was planning to locate a plant in Muncie [6]. Anticipating an increase in population because of the plant, and hoping to increase the number of taxpayers within the city limits, Muncie officials moved to annex all the platted territory within the township. The annexation of these areas would also increase the city's bond limit, and push it into the category of second class city. This latter designation would allow Muncie to keep pace with Ft. Wayne, Evansville, Terre Haute and South Bend, an important consideration in that age of intense civic pride and boosterism [7]. Normal City and the other suburbs went along with the annexation with little controversy, but Riverside City residents fought the change by filing a remonstrance. Supporters of an autonomous Riverside cited the suburb's lower tax rates, adequate public services, and solvency, as well as the negative moral influence of the big city. Their opponents argued that city taxes could be lowered if the tax base was increased, and that Riverside residents were already essentially a part of Muncie, enjoying a of its benefits without helping to pay the costs [8]. After a bitter battle, annexation eventually carried the day, and Riverside City officially became part of Muncie in June 1919.

The Riverside neighborhood continued to grow after annexation, and the majority of its homes were constructed by the mid-1930s. Since that time all but three of the remaining vacant lots in the nominated district have been built upon. No homes have been demolished in the district, and the generally good maintenance of the homes has precluded the need for any significant restoration activity. The growth of Ball State University nearby has increased the demand for rental housing for students, but the majority of homes in the district remain owner-occupied.

Riverside is significant as an example of characteristic early suburban development. In Muncie's early years, as in most cities, the majority of the population lived downtown, and the traffic was predominantly pedestrian. Rich and poor tended to live side by side, and there was little differentiation of "good" and "bad" neighborhoods. As roads and transportation methods were improved during the late 1800s, however, the upper and middle classes were able to move away from the city center, while the poorer, less mobile residents remained downtown. As transportation continued to improve, particularly with the invention and mass production of the automobile, suburbs gradually moved farther and farther away from downtown. Riverside City followed this pattern. Its earliest subdivisions were located close to downtown and along a major street, while later development moved westward, away from the city center. Streetcar service, which was introduced in Muncie in 1890, was particularly important in allowing the growth of suburbs such as Riverside and Normal City. At the time of its incorporation in 1903, streetcar lines ran along the east and southwest edges of Riverside City [9]. The interurban electric traction system, which provided relatively rapid access to more distant communities, also ran through the area by the turn of the century.

The increased noise and pollution which came as a result of industrialization also contributed to the suburban migration in Muncie and other cities in the late Victorian era. This would eventually lead to greater separation between residential and industrial areas, a distinction which was not common in earlier cities. Like today,

suburban living at that time was designed to remove residents as far away from the crowded, chaotic city as possible (or at least give that illusion), while still being close enough to allow easy access to services and a convenient commute to work. The ultimate manifestation of this idea was the garden suburb of the early- to mid-twentieth century. These were carefully planned developments with winding roads, many trees, greenspaces, and large lots combined to give the feeling of country living without sacrificing the conveniences of the city. Riverside represents a transition phase between city and garden suburb living, both in time and in style. It offered relatively spacious 50' x 125' lots and tree-lined streets, but still had a rigid grid of streets inherited from the city. It also grew in bits and pieces, rather than being planned and laid out all at once, as many later suburbs were.

Beyond its value as an example of suburban development, the primary significance of Riverside is its architecture. Both the architecture and the overall character of the neighborhood are highly representative of the decades of its development, and are virtually unchanged from that time. The architectural styles found in Riverside are typical of a middle class suburb of the early twentieth century. Contrasting to the ostentation of the Gilded Age, these styles tended to stress relatively simple forms which emphasize economy and efficiency rather than ornamentation. The bungalow and the American Foursquare are prime examples of this tendency, and are two of the most common styles in the Riverside neighborhood. The Colonial Revival grew out of the nation's Centennial celebration to become the most ubiquitous architectural style from the late-1800s to the mid-1900s. It is represented in Riverside by a wide variety of examples, from modest one-story cottages like those found at 1413 and 1424 West Gilbert, to large, elaborate examples at 1401 West University and 1400 West North. The Tudor Revival, another common style in the district, also arose from the growing interest in this nation's roots, and was widely used in residential architecture during this period.

Like many middle class suburbs of the time, most of the homes here were not architect-designed, and the plans and materials for some could have been purchased from mail-order catalogs. The exterior materials visible on these homes, primarily brick veneer and wood siding, are also typical of the period and have largely been retained. These representative styles and authentic materials, as well as the brick streets, contribute to the sense of time past. Subtle elements, such as the presence of front porches and the lack of driveways, also indicate that this neighborhood is the product of a different era. Other than the growth of the trees, which were originally saplings, the neighborhood appears much as it would have in the early twentieth century.

The Riverside district is a unit, with distinct boundaries and character. To the north, the expansive lawn of the former Kitselman estate and the relatively heavy traffic of University Avenue break up the intimate feeling of the neighborhood, while to the east and west, the houses have generally been more heavily altered. Alterations are also common immediately south of the district, and a factory there breaks up the residential nature of the area.

When compared to other Muncie neighborhoods of similar vintage, Riverside is unique in both the integrity and the origins of its homes. Westwood, a National Register district dating from the 1920s-1940s, overlaps the latter half of Riverside's period of significance. It was a planned garden suburb, however, and as such has a much different layout and developmental history than Riverside. Westwood was also a relatively elite neighborhood, housing many of Muncie's industrial leaders, and therefore offers a view of a different segment of society than does Riverside. Wysor Heights, another National Register district, was founded as a result of Muncie's gas boom, as was Riverside. In Wysor Heights' case, however, the neighborhood was developed by industrialist Henry Wysor primarily for himself and employees of his plant. Normal City, the neighboring suburb whose development

paralleled that of Riverside, retains much less of its integrity. It is located adjacent to the Ball State University campus and many of the homes have been converted for use as student housing, and as such have generally not been appropriately altered or well-maintained. A similar fate has befallen much of Riverside City to the east and south of this nominated portion.

Although Riverside was and is a middle class neighborhood, it nonetheless has always featured a diverse population. Lawyers, doctors, professors and business owners have lived side by side with factory workers, shop clerks and students throughout Riverside's history. Generally, the more prosperous residents have lived on University Avenue and North Street, while Gilbert Street residents were more likely to be laborers. The presence of the Ontario Silver Company, which was located in a factory just south of the district by 1896, is partially responsible for the presence of smaller, working-class houses along Gilbert Street. However, this general tendency of larger houses in the north and smaller in the south should not be overstated; large and small houses, and more or less prosperous residents have always been intermingled throughout the neighborhood.

The Riverside neighborhood deserves recognition for its excellent collection of architecturally significant homes. They are remarkably intact, as a whole, and represent a variety of styles typical of the first decades of th twentieth century. The neighborhood also offers a view of the historical development of a typical middle class suburb of that era. For these reasons, the Riverside neighborhood deserves the protection and honor of listing in the National Register of Historic Places.

NOTES:

1. Hoover, Magic Middletown, p. 5.
2. Advertisement, Muncie Morning Star, July 8, 1893, p.8.
3. "Riverside: Residents Want to Locate ...." August 11, 1892, p.1.
4. "Incorporate for Self-Protection," April 8, 1903, p.5.
5. "Now 'Riverside City,' Incorporation Wins," May 19, 1903, p.3.
6. "General Motors Concern Buys Inter-State Plant," March 21, 1919, p.1.
7. "Opposition in Suburbs Not Feared," March 22, 1919, p.8.
8. "Rough Sailing for Annexation Ordinance Seen," February 3, 1919, p.3.
9. Emerson's Muncie Directory, 1903-04, p.21.

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"City has Right to Annex Riverside, Rules Judge," Muncie Evening Press (June 7, 1919), 1, 12.

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"Muncie's Suburbs," Muncie News (August 28, 1892), 1.

"Now 'Riverside City,' Incorporation Wins," Muncie Morning Star (May 19, 1903), 3.

"Opposition in Suburbs Not Feared," Muncie Evening Press (March 22, 1919), 8.

Plat Maps of Muncie, Indiana, Books 1 and 4. Recorder's Office, Delaware County Courthouse.

"Riverside Alone Remains Outside Greater Muncie," Muncie Star (April 20, 1919), 17-18.

"Riverside: Residents Want to Locate an Educational Institution in This Beautiful Suburb," Muncie News (August 11, 1892), 1.

"Rough Sailing for Annexation Ordinance Seen," Muncie Evening Press (February 3, 1919), 3.

Sanborn Insurance Company. Fire Insurance Maps of Muncie, Indiana. 1896, 1902, 1911, 1931, 1932-44.

GEOGRAPHICAL DATA

Acreage of Property: Approximately 21

UTM References:

	Zone	Easting	Northing		Zone	Easting	Northing
1	16	635900	4450700	3	16	636350	4450450
2	16	636350	4450700	4	16	635900	4450450

Verbal Boundary Description: The boundaries of the Riverside Historic District are indicated by a dotted line on the enclosed map, "Aerial Map of Riverside Historic District (1992)"

Boundary Justification: Constitutes the most representative and intact portion remaining of the former Riverside City, Indiana.

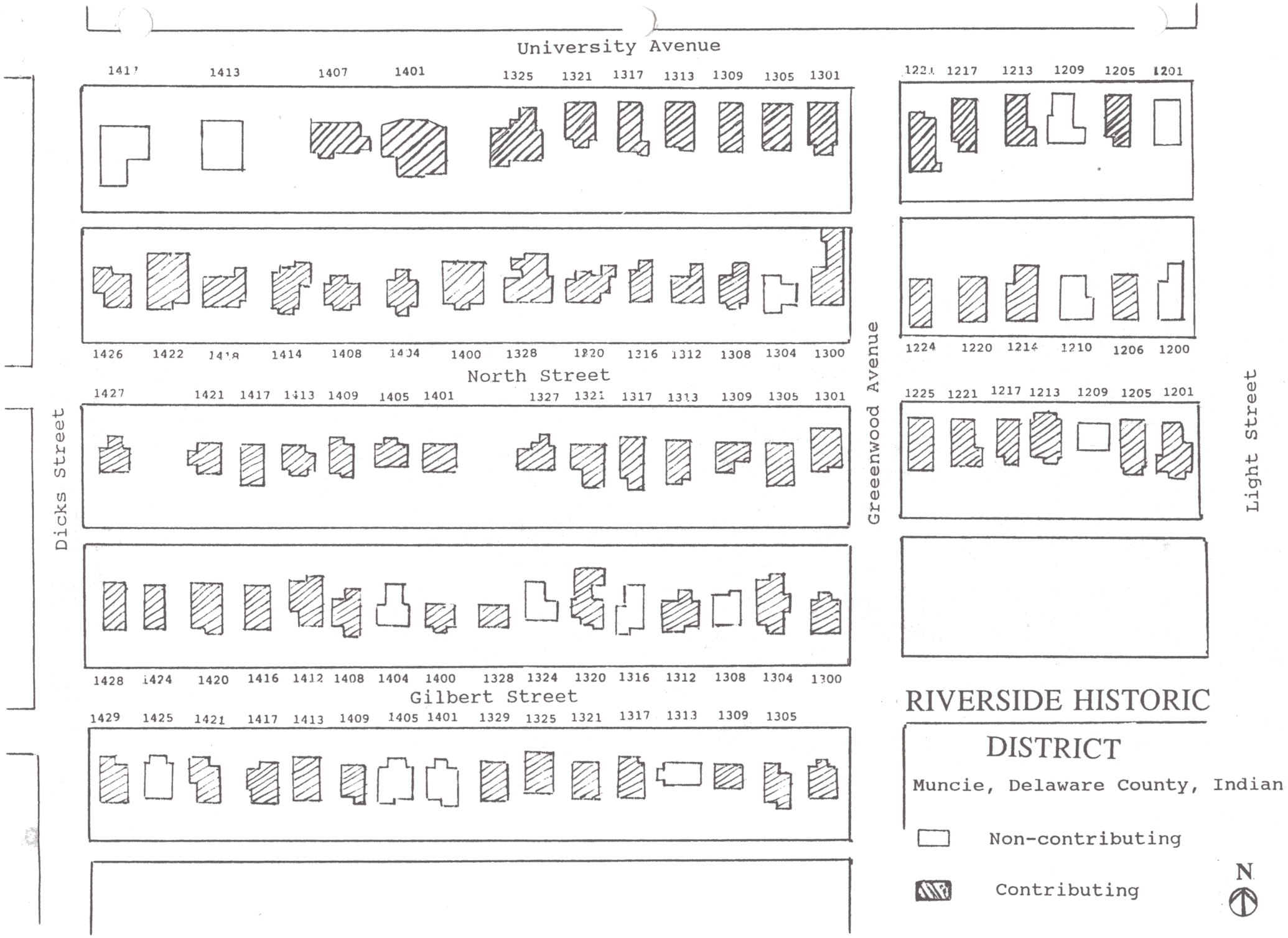
The following information is common to all photographs:

1) ..., Riverside Historic District
2) Muncie, Delaware County, Indiana
3) Laura Renwick Dreistadt
4) April 1997
5) Muncie Community Development, 300 North High Street, Muncie, Indiana 47305

Items 1, 6, and 7 vary as described below, starting with the photo number:

#1 South side of University Avenue; looking southeast
#2 1401 West University Avenue, north facade; looking south
#3 1325 West University Avenue, north facade; looking southeast
4 1309 West University Avenue, north facade; looking southwest
#5 1205 West University Avenue, north facade; looking south
#6 North Street; looking west
#7 North side of North Street; looking northeast
#8 1426 West North Street, south facade; looking north
#9 1418 West North Street, south facade; looking north
#10 South side of Gilbert Street; looking southeast
#11 1412 West Gilbert Street, south facade; looking north
#12 1325 West Gilbert Street, north facade; looking south
#13 1217 West University Avenue, north facade; looking south
#14 South side of West University; looking southwest
#15 1413 West North Street, north facade; looking south
#16 1400 West North Street, south facade; looking north
#17 1321 West North Street, north facade; looking south
#18 1305 West North Street, north facade; looking south
#19 1304 West North Street, south facade; looking north
#20 1220 West North Street, south facade; looking north
#21 1205 West North Street, north facade; looking south
.22 South side of West North Street; looking southwest
#23 1416 West Gilbert Street, south facade; looking north
#24 1413 West Gilbert Street, north facade; looking south
#25 1324 West Gilbert Street, south facade; looking north

#26 1317 West Gilbert Street, north facade; looking south
#27 1305 West Gilbert Street, north facade; looking southwest
#28 1304 West Gilbert Street, south facade; looking north
#29 North side of West Gilbert Street; looking northeast
#30 1422 West North Street, south facade; looking north


University Avenue
1417 1413 1407 1401 1325 1321 1317 1313 1309 1305 1301
1221 1217 1213 1209 1205 1201
1426 1422 1418 1414 1408 1404 1400 1328 1320 1316 1312 1308 1304 1300
1224 1220 1214 1210 1206 1200
North Street
1427 1421 1417 1413 1409 1405 1401 1327 1321 1317 1313 1309 1305 1301
1225 1221 1217 1213 1209 1205 1201
Dicks Street
Greeenwood Avenue
Light Street
1428 1424 1420 1416 1412 1408 1404 1400 1328 1324 1320 1316 1312 1308 1304 1300
Gilbert Street
1429 1425 1421 1417 1413 1409 1405 1401 1329 1325 1321 1317 1313 1309 1305
RIVERSIDE HISTORIC
DISTRICT
Muncie, Delaware County, Indian
Non-contributing
Contributing
N

AERIAL MAP OF RIVERSIDE HISTORIC DISTRICT (1992)

Muncie, Delaware County, Indiana
Scale: 1" = 200'
- - - - - - = boundary

N →

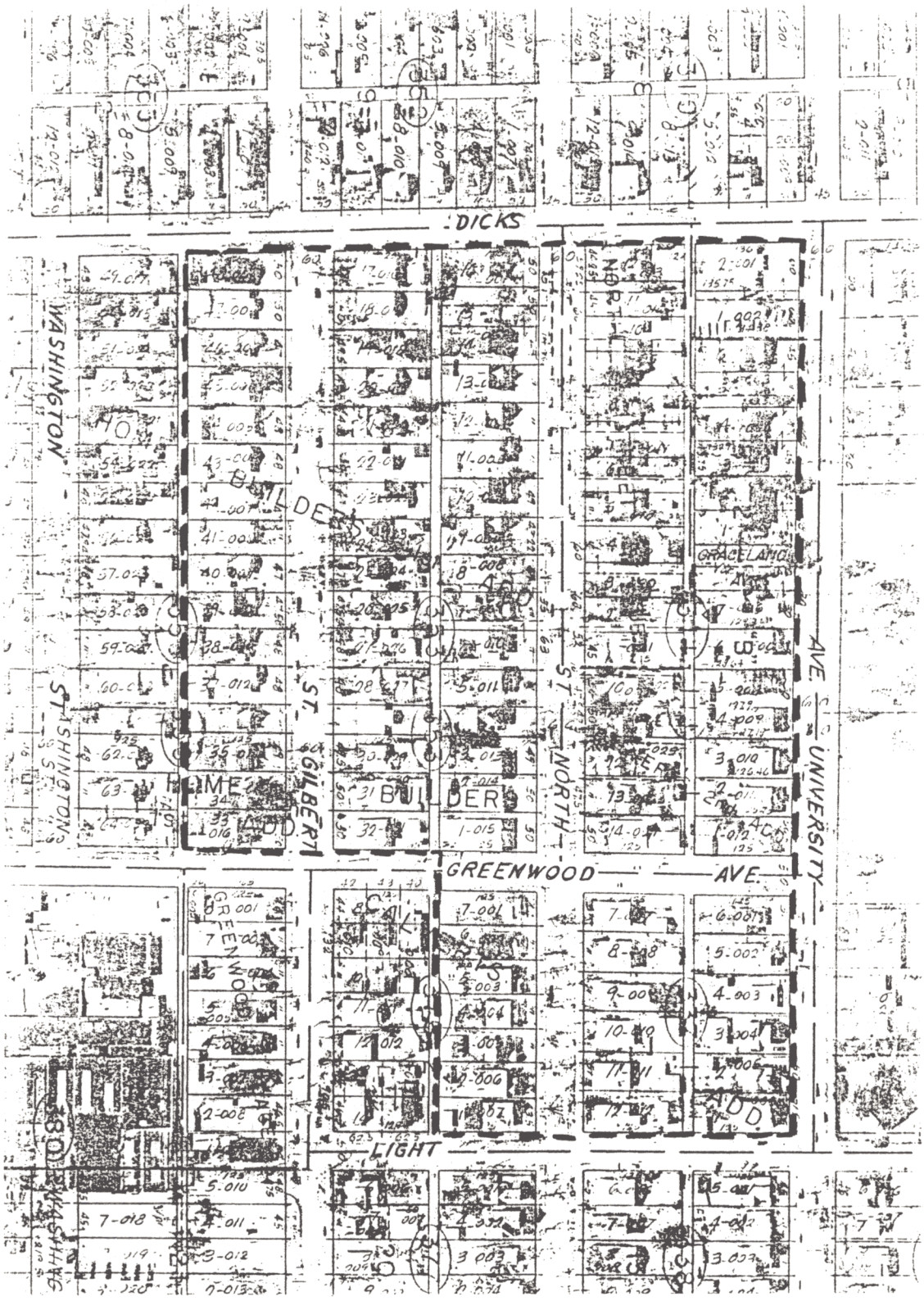


PHOTO MAP - RIVERSIDE HISTORIC DISTRICT

Muncie, Delaware County, Indiana

(X) = photo number