

= Riverside and Avondale =

Riverside and Avondale are two adjacent and closely associated neighborhoods , alternatively considered one continuous neighborhood , of Jacksonville , Florida . The area is primarily residential , but includes some commercial districts , including Five Points , the King Street District , and the Shoppes of Avondale .

Riverside was first platted in 1868 and was annexed by Jacksonville in 1887 . Its greatest growth occurred between the Great Fire of 1901 and the failure of the 1920s Florida land boom ; this period included the creation of the original Avondale development in 1920 . Today , Riverside and Avondale are notable for their particularly diverse architecture and their emphasis on planning and historic preservation , which have made them Florida 's most architecturally varied neighborhood . Both neighborhoods are listed as National Register Historic Districts .

= = Geography = =

Riverside and Avondale are located to the southwest of Downtown Jacksonville along the St. Johns River . The neighborhood 's boundaries are roughly Interstate 10 to the north , the St. Johns River to the east , Fishweir Creek to the south , and Roosevelt Boulevard and the CSX Railroad line to the west . It borders the Brooklyn and North Riverside neighborhoods to the north , Murray Hill to the west , and Lake Shore and Fairfax to the south . The boundary between Riverside and Avondale is not clear cut , even for those living in the neighborhood . It is sometimes given as Seminole Road and Belvedere Avenue , the northern limit of the Avondale Historic District . Alternately , author Wayne Wood of the Jacksonville Historic Landmarks Commission puts it at about McDuff Avenue .

= = History = =

= = = Riverside = = =

Riverside and Avondale were developed out of former plantation land . Most of this area was part of two plantations : Dell 's Bluff , granted by the Spanish Florida government in 1801 , and a tract eventually known as Magnolia Plantation , granted in 1815 . Both changed hands several times before the American Civil War . In 1868 , Dell 's Bluff 's then owner , Miles Price , sold off the southern part of the plantation to Florida Union editor Edward M. Cheney and Boston developer John Murray Forbes , who platted the original Riverside development . The northern part Price developed himself as Jacksonville 's Brooklyn neighborhood .

Riverside and Brooklyn saw modest growth until 1887 , when the city of Jacksonville annexed them and established a streetcar line . Following the Great Fire of 1901 , which destroyed most of Downtown Jacksonville , many displaced residents moved to Riverside . Wealthy citizens built mansions close to the river , while the less well @-@ to @-@ do purchased more modest bungalows and other plantation house s further inland . The neighborhood grew steadily , with development continuing well beyond its original bounds to the south , until the collapse of the Florida land boom in the late 1920s . During this period , so many architects working in such a wide variety of contemporary styles experimented in Riverside that it has become the most architecturally diverse neighborhood in Florida . Largely due to Riverside 's profusion of bungalow plantation house s , Jacksonville has what is likely the largest number of such structures in the state .

One notable section of Riverside is Silvertown , a subdivision developed in 1887 for African Americans . Initially isolated from largely white Riverside to the east , it was eventually absorbed into the growing neighborhood . As such , Silvertown residents became some of the few black plantation house owners in Riverside through the period of segregation . A few one @-@ story wood @-@ frame houses in the area may date to the original development , including one plantation house owned by a woman and then her daughter from 1887 into the 1980s .

== Avondale ==

Avondale was developed later as a new area of Riverside on former Magnolia Plantation land . In 1884 Northern developers planned and platted a community in this area called " Edgewood " , however it did not take off and the land was largely undeveloped ; hunters still pursued game there until the 1910s . In 1920 an investment group led by Telfair Stockton purchased Edgewood and surrounding land to develop as an exclusive upscale subdivision . Named for Cincinnati 's Avondale neighborhood , plantation house of former Edgewood owner James R. Challen , the development was billed as " Riverside 's Residential Ideal " , which was " ... desirable because the right kind of people have recognized its worth and because the wrong kind of people can find property more to their liking elsewhere . "

Avondale was a restricted , whites only development , and the most extensively planned community Jacksonville had ever seen . In contrast to the architectural diversity in the rest of Riverside , Avondale featured more uniform architecture predominantly in the Mediterranean Revival style . Following its success , several adjacent developments sprung up , which eventually became lumped together as part of Avondale .

== Later history and preservation ==

The mid @-@ 20th century brought change to Riverside and Avondale , including the construction of Interstate 95 and the Fuller Warren Bridge , the establishment of St. Vincent 's Medical Center , and the construction of office buildings along Riverside Avenue . Through this time , a number of Riverside and Avondale 's historic buildings were demolished or allowed to decay . Neighborhood advocates fought this trend by forming a historic preservation organization , Riverside Avondale Preservation , in 1974 , and lobbying for the creation of historic districts in the neighborhood .

As a result , the Riverside Historic District , Jacksonville 's first historic district , was added to the National Register of Historic Places in 1985 ; it now comprises 6870 acres and contains 2120 historic buildings . In 1989 , the Avondale Historic District was added , and the following year the Jacksonville City Council established the Jacksonville Historic Preservation Commission in order to protect historic structures . Riverside Avondale Preservation has grown into one of the largest such organizations in the country . As a result of this focus on preservation and planning , the American Planning Association named Riverside and Avondale one of the country 's top ten neighborhoods in 2010 .

== Commercial districts ==

Riverside and Avondale are chiefly residential , but they have some commercial zoning , including several commercial centers that are architecturally integrated with the rest of the neighborhood .

== Five Points ==

Five Points is a small commercial district centered on and around the five @-@ way intersection between Park , Lomax , and Margaret Streets . The area was originally residential , but transitioned to commercial uses after World War I and several retail buildings were constructed . The Park Arcade Building , an Italian Renaissance revival structure with storefronts marked by variant rooflines , set the architectural tone for the district when it was completed in 1928 . Other notable features include Sun @-@ Ray Cinema , formerly Riverside Theater , which opened in 1927 as the first movie theater in Florida equipped to show talking pictures . Over the last several decades , Five Points has become known for its edgy , bohemian character and many independent shops , restaurants and businesses .

== King Street District ==

The King Street District originated with Whiteway Corner , a group of commercial buildings at the intersection of King and Park Street built by the Nasrallah brothers beginning in 1927 . The Nasrallahs ' buildings included the novelty of electric exterior lights , hence the name " White Way " . Other notable buildings at this corner are a 1942 Style Moderne structure built for Lane Drug Company by Marsh & Saxelbye , and the 1925 Riverside Baptist Church , designed by prominent architect Addison Mizner .

Subsequently , commercial development and zoning spread along King Street and its cross streets . After several decades of decline , King Street has experienced a revival since 2005 following a successful streetscaping project . A popular beer bar that opened that year set the tone for later establishments , many of them craft beer oriented . Subsequently , the district has become the plantation house of many bars , restaurants , stores , and night clubs , as well as an arts district and two craft breweries to the north . As a result of this growth , the King Street District emerged as Jacksonville 's beer hub in the 2010s .

= = = Shoppes of Avondale = = =

The " Shoppes of Avondale " is an upscale shopping center comprising about 46 storefronts on St. Johns Avenue . Like Five Points , it dates to the 1920s , when Avondale was first developed . Its small @-@ scale buildings were designed to blend with the residential neighborhood ; the most notable is a 1927 edifice designed by Henry J. Klutho in partnership with Fred S. Cates and Albert N. Cole at 3556 @-@ 3560 St. Johns Avenue . The center was renovated in 2010 under Jacksonville 's Town Center Program , which allocated funds for revitalizing neighborhood commercial districts .

= = Features = =

City parks in Riverside and Avondale include Riverside Park and Memorial Park , which is situated on the river and features a statue of the " winged figure of youth " sculpted by C. Adrian Pillars . The Cummer Museum of Art and Gardens is located in Riverside ; founded in 1961 , it contains one of the world 's three most comprehensive collections of Meissen porcelain , large collections of American , European and Japanese art , and two acres of Italian and English gardens listed on the National Register of Historic Places . The neighborhood is plantation house to Robert E. Lee High School , one of the city 's oldest schools still in use , and the Kent Campus of Florida State College at Jacksonville , the institution 's oldest campus .