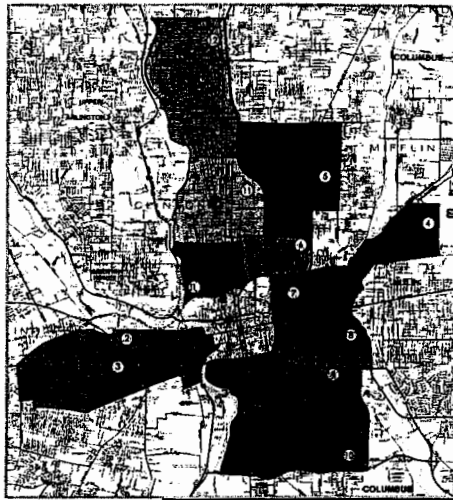
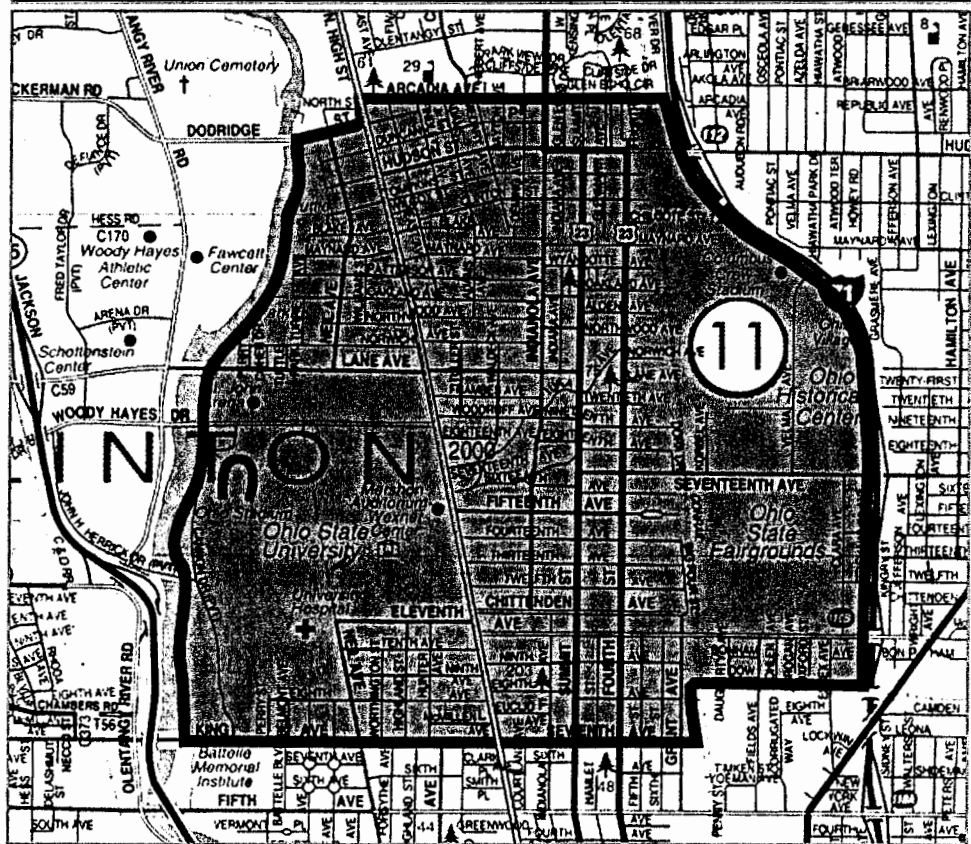


University Area Commission
University Community Business
Association
University District Organization



University and Old North Columbus Neighborhoods



From: Columbus
Neighborhoods.

Progress & Promise

Neighborhood Design Center,
2003

In 1870, while the City of Columbus was gradually moving north into what is now the Near Northside and Short North, development took an enormous leap north with the decision to locate the new Ohio Agriculture & Mechanical College on the Neil Farm. At that time the area east of the College was forest and farmland, with a scattering of farmhouses and log cabins and one grand house, built in 1856, where one of the Neils lived. By 1870 the northern border of Columbus reached only to Chittenden Avenue, just south of the College. In 1871, that border was extended to Arcadia Avenue.

The College, which became The Ohio State University in 1878, did not grow significantly until the period from 1900 to 1925 under President



2.

1836 N. High St.
Long's Bookstore

William Oxley Thompson. Long's Book Store was built in 1905 and in 1915 (photo 2), the formal entrance to the campus was built across High Street at 15th Avenue. Fashionable residential suburbs grew up around the campus including what are now the Iuka Ravine (photo 18), Indianola Forest (photo 17), Northwood Park (photo 21), and New Indianola Historic Districts. Most of these areas were laid out in the 1890s, but many, like Iuka Ravine, had no houses until after the turn of the century. Indianola Forest was annexed in 1870, but was not platted until 1905.

At the end of World War II, there were more homeowners than renters in the district, but this was soon to change. After the War, the University multiplied in size until it was one of the largest campuses in the United States by the 1960s. In 1945, there were 12,015 students; by 1950, there were 20,512; and by 1965, there were 35,120. (Currently,

there are over 47,000.) The University constructed high-rise dormitories at each end of the campus, but that was not enough to handle all of the students. Homes east and south of campus were first converted to rooming houses and rental units and then many were torn down to make way for a hodge-podge of apartment units. Many homes became multifamily dwellings without their owners seeking rezoning. Ugly, poorly constructed, crowded buildings resulted from this neglect. Soon the campus became an area of "severe problems of human and vehicular congestion, crime and trash disposal". (Proposals for Change, page 1) Large areas which in 1945 had been owner-occupied single family neighborhoods, became entirely



3.

15th Ave. and N. High St. tenant-occupied. Only the historic districts maintained their original character though they, too, suffered decline as families abandoned the area. The riots that resulted from Vietnam War protests also contributed to the decline of the residential and commercial sectors.

In 1961, the remaining homeowners and other concerned citizens formed the University Community Association to address these issues. In 1971, it was followed by the University District Organization and in 1972 the City created the University Area Commission. (The Area Commission is now responsible for an area bounded on the east by the railroad tracks, the west by the Olentangy River, the north by Glen Echo Ravine and the south by Fifth Avenue.) A series of pocket parks were developed in 1974 in the area east of the University and by 1978, the City adopted a down-zoning to begin restoring controls on the area. By this time, many of the students were now leaving the

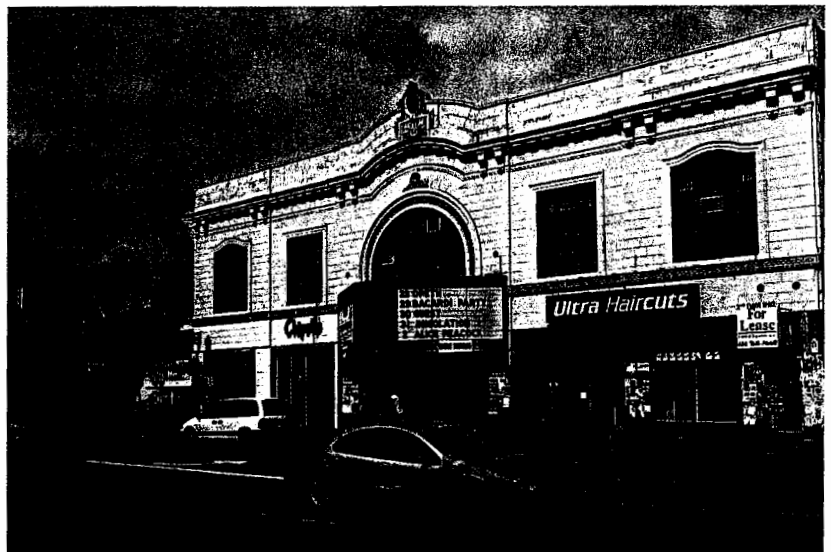
12-24 E. 12th Ave.
Colors Barber Shop

4.



1714-1726 N. High St.
Newport Theater

5.



1728 N. High St.
Bento-A-Go-Go

6.



area as well, with many living on the west side of the Olentangy River and in other areas north and west of the University. The University Community Business Association was formed in 1984. In the early and mid-'80s numerous studies finally resulted in a Planning Overlay in 1987, and High Street lighting and streetscape improvements in 1988.

In the early 1990s, several notorious crimes and the general decline of the businesses along High Street caused the University to become concerned with the state of the neighborhood. In 1995, the University formed the Campus Partners for Community Urban Redevelopment, Inc. "as a non-profit community redevelopment corporation charged with developing a comprehensive neighborhood revitalization plan and implementation program and promoting positive change in the University District". (A Plan for High Street: Creating a 21st Century Main Street, page 4)

CVS Pharmacy
Lane Ave. and N. High St.

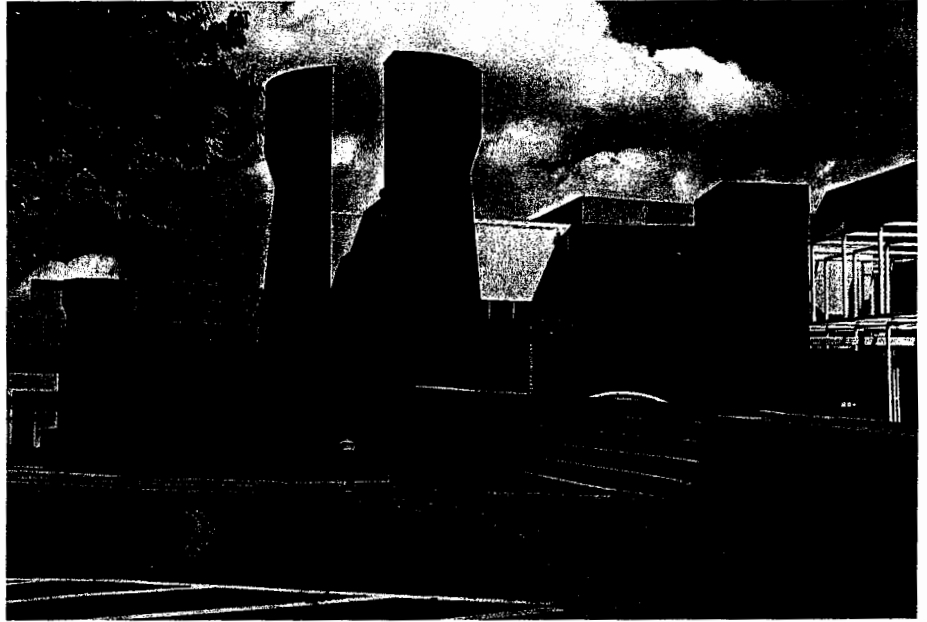


7.

This organization's goal was not only to promote physical revitalization, but also homeownership, education, employment opportunities and health and human services. Its revitalization plan was adopted in 1997 by the University and the City as a framework for comprehensive change in the area. Significant involvement in area schools and an increase in homeownership in the area by University faculty and staff, particularly in the area north of the University and west of High Street, has resulted (photos 19, 22, 23). Campus Partners' most visible effort to date, however, is the complete removal of all buildings from five city blocks on the southern edge of the Campus. This open space will be replaced by the South Campus Gateway, an exciting, greatly enhanced entrance to the University District (photo 24). The University is planning more student housing and university offices in the area in order to attract significant retail development. Infrastructure improvements

The Ohio State University
Wexner Center

8.



The Ohio State University
College of Law

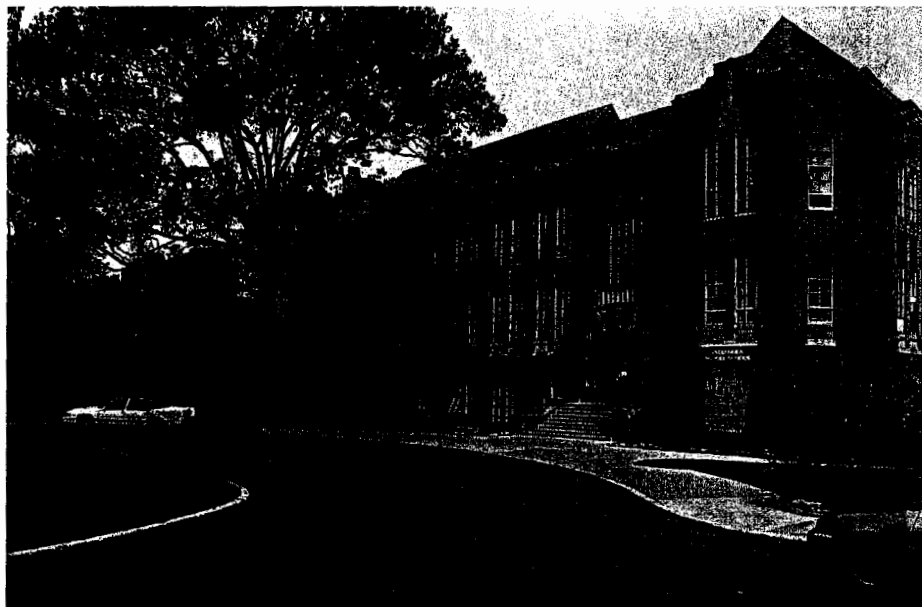
9.



for that area began in the Spring of 2003 and buildings will follow, including a large parking garage east of High Street beginning in 2004.

In 2002, City Council adopted a Plan for High Street, which sets forth the University/High Street Development & Design Guidelines to preserve and restore High Street from Fifth Avenue to Glen Echo Ravine at the entrance to Clintonville. These Guidelines and the City's Urban Commercial Overlay, which was adopted in 2000, have already resulted in the restoration of a solid streetscape in two locations where large national chain drugstores were built (photo 7).

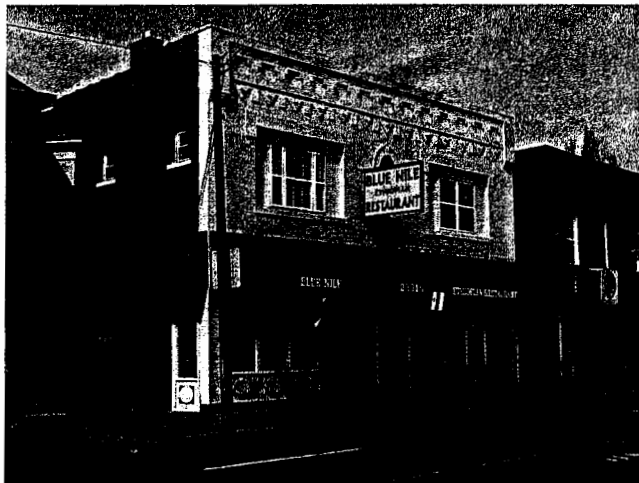
420 E. 19th Ave.
Indianola Middle School
Columbus Register of
Historic Properties



10.



11.



12.

2361-2363 N. High St.
Blue Nile Restaurant
before (top)
after (bottom)

2598-2604 N. High St.



13.

North Columbus

In 1810, a grist mill was built near the present day intersection of High Street and Arcadia Avenue and with the addition of an Indian trading post, a sawmill, a tavern and a school, the settlement known as North Columbus began. In 1820, the State Legislature appropriated funds for a state road from Columbus to North Columbus. In 1842, an area between what is now Woodruff and Arcadia Avenues and from the Olentangy River to the railroad east of High was staked out as North Columbus. However, North Columbus was officially incorporated in 1852 in a substantially smaller area from Duncan to North Streets and Adams to Neil Avenues, along the Columbus & Sandusky Turnpike (High Street). Two additions were added on the east in 1859 and 1870. An 1856 map of Clinton Township shows North Columbus as the only platted area in the entire township. In 1861, Civil War Camp Thomas was established on the east side of High from Arcadia to Maynard Avenues. (The last building of the Camp was razed in 1965.)

Transportation was the key to the growth of North Columbus. As early as 1816, present-day High Street was a regular stagecoach route. In 1826, the Columbus & Sandusky Turnpike, a toll road, was built. It was replaced in 1849 with Columbus & Worthington Plank Road. In 1865, the first horse-drawn streetcar, owned and operated by the North Columbus Railroad Company, linked Columbus near Chittenden Avenue to North Columbus. The streetcar was electrified in 1893. There was also an interurban route on High Street to North Columbus in the early

20th century. The terminus of Columbus streetcars was at Arcadia until after World War II.

Even though there was considerable farm and forest open space between the North Columbus settlement and Columbus, it was annexed to Columbus in 1871 when the University was established. Shortly after, High Street was paved in North Columbus. In the late 19th century a wide variety of stores, saloons and stables were

Hudson St. and N. High St. located in North Columbus. Many of the handsome brick buildings remain today in this area.

There was also a brickyard, pipe manufacturing and a rug weaving factory.

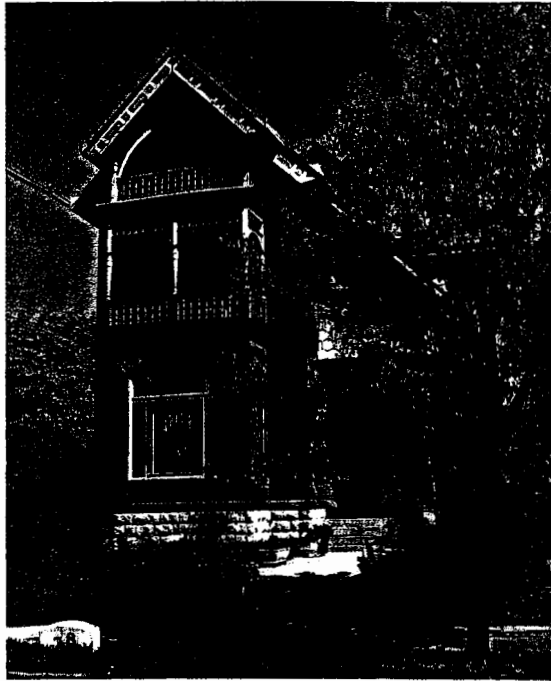
Because of the woods and grazing land in between it and the University, North Columbus retained its separate identity even though it had been annexed. In 1890, The Ohio State University had 1,000 students. Residential development grew rapidly north of the University. The electric streetcar was extended to North Columbus in 1893. By 1910, Ohio State had 3,000 students and the connection to Columbus was complete.

The revitalization of what is now called Old North Columbus has been in progress for many years. In the 1980s, the section of High Street between the Campus and Clintonville was designated a Neighborhood Commercial Revitalization (NCR) area which



1571 N. 4th Street has led to considerable improvement (photos 11-15). The elimination of some entertainment venues as a result of Campus Partners' efforts on the south end of the Campus has led to the development of an entertainment center serving the students in the southern end of Old North Columbus. Further improvements are inevitable.

home in Dennison Place



16.

home in Indianola Forest
Historic District



17.

home in Iuka Ravine
Historic District



18.

home on W. Patterson
Ave.



19.

housing near campus



20.

homes in Northwood
Park Historic District



21.

home on W. Hudson Ave.



22.

home on W. Patterson
Ave.



23.

Sources:

A Plan for High Street: Creating a 21st Century Main Street. Published by the Campus Partners for Community Urban Redevelopment, Inc., 2000.

A Preservation Plan for the Commercial District of North Columbus. Prepared for the University Area Commission, 1988.

Campus Partners'
proposed development



24.

Columbus Citizen. February 10, 1957.

Proposals for Change. Published by the University Community Business Association, 1990.

Ravinia, An Advocate for Community Resources. Published by Friends of the Ravines, Fall, 2002 issue.

University/High Street Development & Design Guidelines. Prepared by Goody, Clancy & Associates. Published by the Columbus Department of Development, 2002.

