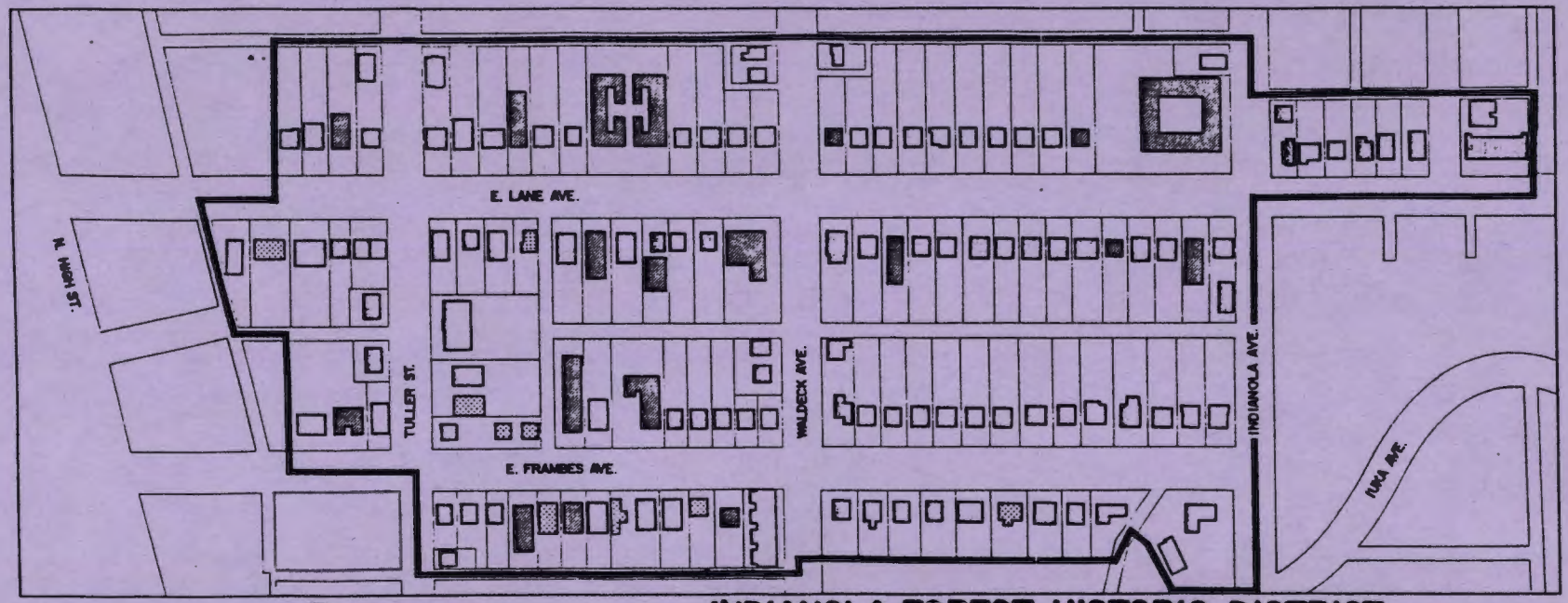


CONTRIBUTING STRUCTURE
NOT CONTRIBUTING
EXTREMELY ALTERED

INDIANOLA FOREST HISTORIC DISTRICT

(PROPOSED FOR LISTING ON THE COLUMBUS REGISTER OF HISTORIC PROPERTIES)

COLUMBUS REGISTER OF HISTORIC PROPERTIES
NOMINATION FORM

After completing all applicable sections, submit form to Historic Resources Commission, Planning Division, Department of Development, 6th floor, 140 Marconi Blvd., Columbus, Ohio 43215

(For historic district nomination continuation sheets will be necessary for Sections 2 & 4)

1. NAME:
Historic Indianola Forest Association Historic District
Common same

2. ADDRESS OF PROPERTY:
Street & Number see Addendum # 1

3. CLASSIFICATION:
Ownership: Public (Private)
Category: (District) Building Structure Site Object Group
Present Use: Residential

4. OWNER OF PROPERTY:
Name: see Addendum # 2
Street & Number:
City, Town State Zip Code

5. CRITERIA UNDER WHICH PROPERTY IS NOMINATED:

(A) The design or architectural design of the property's exterior and/or interior is of significance to the historical, architectural, or cultural development of the City of Columbus.

B. The property is closely and publicly identified with a person who significantly contributed to historical, architectural, or cultural development of the City of Columbus, State of Ohio, or the Nation.

(C) The property is identified as a significant work of an architect or builder whose individual work has influenced the historical, architectural, or cultural development of the City of Columbus, State of Ohio, or the Nation.

(D) The property demonstrates significant craftsmanship in architectural detail, design, or use of materials.

(E) The property is closely and publicly identified with

an event or series of events which has influenced the historical or cultural development of the City of Columbus, State of Ohio, or the Nation.

6. SITE PLAN (Can be attached) see Map # 3

7. STATEMENT OF SIGNIFICANCE:
Dates of construction
Name of Architect, if known
Name of Builder, if known

Explain as concisely as possible why the property, group or district is worthy of preservation. An initial paragraph should summaries the property's significance within a historical or architectural context. This should be followed by a more detailed account of the events and/or individuals associated with the property or properties and an analysis of its architectural style and integrity. Additional sheets may be attached if needed.

The Indianola Forest Association Historic District joins with the Iuka Ravine Historic District along its western boundary on Indianola and East Lane Avenue (see Map # 3). The IFA northern boundary is Bain Alley, the southern boundary is south side of Frambes, and its eastern boundary falls just short of Pearl Alley, close to High Street.

The IFA survey area contains 138 houses. Five different subdivisions make up the survey area (see Map # 2). The earliest of these areas to be plotted was Tuller Brothers Addition (1873), containing the south side of Frambes, from High Street to Waldeck; Thomas R. Heads (1885), the south side of Lane and the north side of Frambes, from Indianola to High Street; Indianola Heights Addition (1890), including the north side of Lane, from Indianola to Summit; Indianola View (1906), the north side of Lane, Indianola to High; and Thomas R Heads Waldeck, subdivision of Reserve A (1908), the south side of Frambes, from Waldeck to Indianola.

The survey area was evidently not part of a single planned development. However, the survey reveals a general argreement in the style and design of the houses. All the properties on East Lane and Frambes between Waldeck and Indianola, for instance, were originally single family units. The Title contained deed restrictions against use of two family dwelling units.

The area was developed as a middle- to upper-class neighborhood

during the 1900 - 1920 period. The growth was largely in response to the expansion of the Ohio State University and the accessibility of the housing to downtown Columbus via trolley and automobile.

Oral histories of several of the original residents of East Lane and Frambes are incorporated into a slide tape titled "Lest We Forget", sponsored by the University District Organization. The first owners included doctors, lawyers, university professors and staff, business professionals and trades people. Among the first families' names were Arps, Groff, Harper, Rapp, Boda, Saile, McLean, and Cox. The East Lane / Frambes neighborhood was seen in its early days as a "nice quite residential" area, as Lucille Rapp noted about her family home at 182 East Lane, when her father moved there, he thought that this part of the city would not go down because the University would not permit it to go beyond a certain level.

The survey area is a harmonious blend of early 1900's Architecture. Many revival influences are represented including Craftsman, Tudor Revival, Early English, and Dutch Colonial, to name a few. These are all styles that compliment each other, creating a pleasurable scene for the eye to enjoy. Following is an analysis of the representative architectural character of the Indianola Forest Association District:

Although the central plan style is not numerously represented throughout the district, it manages to capture the serene harmony of this turn of the century neighborhood. Being perhaps the most ornate of the styles, it is readily identifiable by its oculus window, displayed prominently above the central entry way. It is this stained glass oval about which all the other elements revolve.

208 East Frambes - is a fine example of features typical to this style. The plain entablature of the front porch is supported by fluted Roman Doric columns. These shortened wood columns, resting on brick pedestals, along with the simple wood rail, give the house a delicate finish. This finesse in detailing is continued by the flat brackets beneath the eaves on all three roof lines. The plain lug lintels frame the 4/1 lancet fenestration.

212 East Frambes - located next door is this exemplary specimen of the Four Square plan. In addition to the elements discussed above, this house also features a return cornice roof line, and a continuous facade up to the dormer. A wrap around porch completes the design.

8. DOCUMENTATION:

A. If nominating a single building, please attach a minimum of two black and white photographs. For a district or group nomination, please include a sampling that is representative both with regard to geographical distribution and style. Each photo submitted to the HRC should have a label affixed to the back containing the following information:

(1) name and address of property
(2) name of district or group
(3) the name of the photographer
(4) date photograph was taken
(5) location of negatives
(6) direction photographer was facing when taking photograph

For a district nomination each photo label should contain a number that corresponds to the property's map number.

B. Color slides must also be provided. In the case of a district, please provide a representative sampling.

C. Bibliography:

D. Legal Description of Property: For groups or districts, Sanborn or Tax Assessor's Maps may be used with the boundaries outlined in red.

Each property located in a historic district should be identified with an assigned number on the map.

The boundaries of the survey area are as follows:

West property line of 44 East Lane Avenue,
South to the south side of East Lane Avenue,
West to Pearl Alley,
West property line of 31 East Lane Avenue,
East on center line of alley between Lane and Frambes,
West property line of 36 East Frambes,
South to center line of Frambes,
East to the center line of Tuller,
South to alley between Frambes and East Woodruff,
East along center line of alley to east side of Waldeck,
East along rear property lines of south side of Frambes,
West property line of 2021 Indianola Avenue,
South property line of 2021 Indianola Avenue,
North on Indianola Avenue to East Lane Avenue
East on East Lane Avenue to Summit Street,
East property line of 2081 Summit Street,
North property line of 2081 Summit Street,
North along center line of alley between Indiana and Summit,

North property line 274-284 East Lane Avenue
West to west side of Indiana Avenue,
West along center line of alley between East Lane Avenue and Northwood Ave,
West along center line of Bain Alley to West property line of 44 Lane.

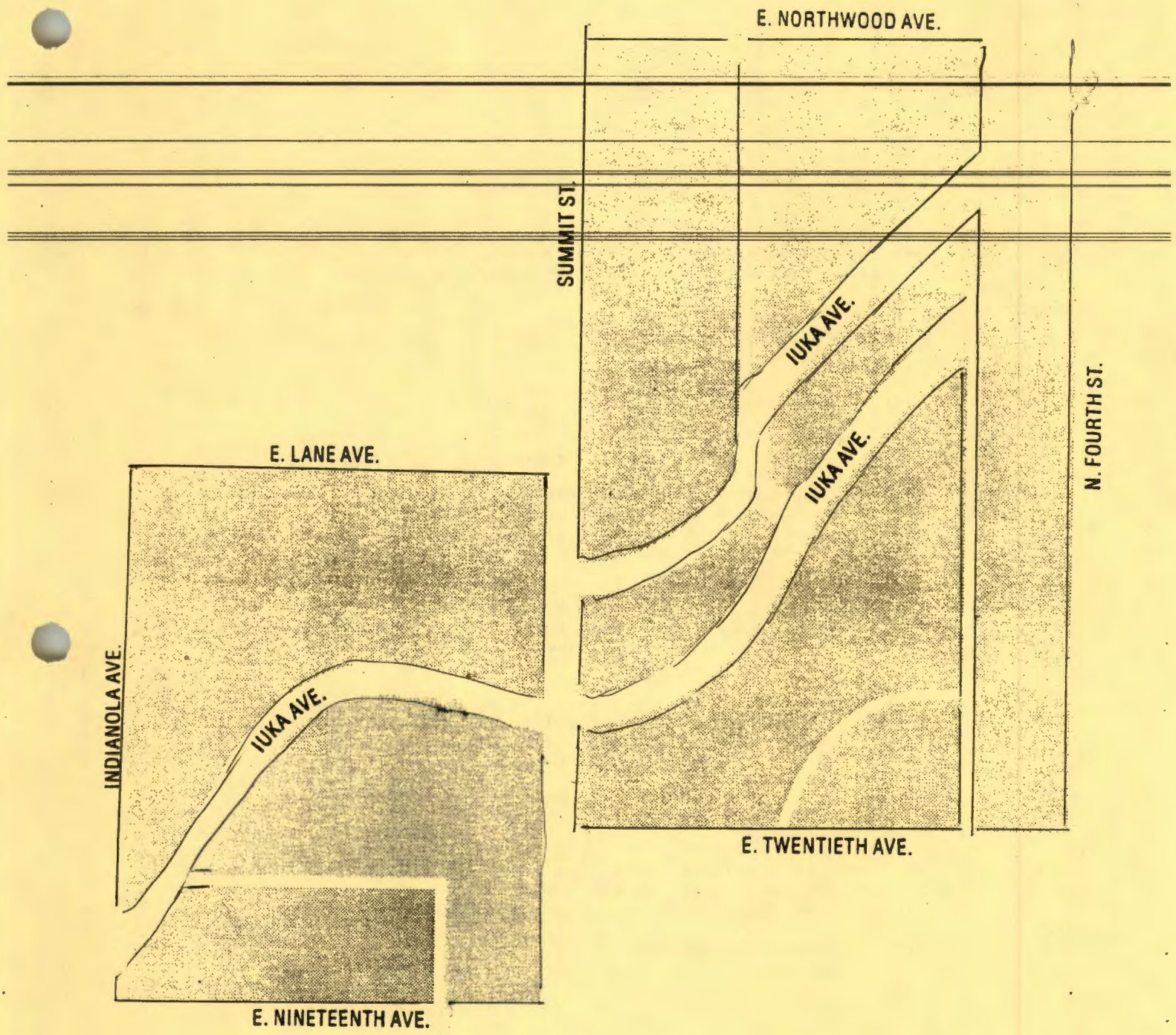
E. Ohio Historical Inventory forms should be included if none have previously been completed.

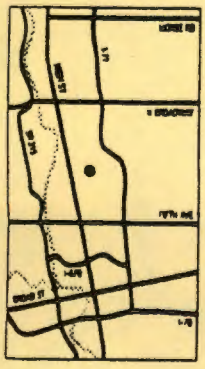
9. FORM PREPARED BY:

Name/Title Lina Bozzelli, Oliver Jones, Mary Riley
Organization Indianola Forest Association
Street & Number 169 East Lane Avenue Telephone 291-8337
City Columbus State Ohio

Addendum # 1: ADDRESS OF PROPERTY
Addendem # 2: OWNER OF PROPERTY

Map # 1: SURVEY AREA MAP
Map # 2: BOUNDARIES AND SUBDIVISIONS
Map # 3: SITE MAP
Map # 4: INDEX MAP





NORTH

Iuka Ravine Historic District

City of Columbus
Development Department
Planning Division

CR-38

COLUMBUS REGISTER OF HISTORIC PROPERTIES
NOMINATION FORM

After completing all applicable sections, submit form to Historic Resources Commission, Jobs Development Department, 140 Marconi Boulevard, Columbus, Ohio 43215.

1. NAME:

Historic: Tuka Having Historic District

Common: Same

2. ADDRESS OF PROPERTY:
Street & Number Multiple - see attached map Zip Code

3. CLASSIFICATION:
Ownership: Public Private
Category: District Building Structure Site Object Group
Present Use: residential

4. OWNER(S) OF PROPERTY:
Name: Multiple
Street Number:
City, Town State Zip Code

5. CRITERIA UNDER WHICH PROPERTY IS NOMINATED:

A. The design or architectural style of the property's exterior and/or interior is of significance to the historical, architectural, or cultural development of the City of Columbus.

B. The property is closely and publicly identified with a person who significantly contributed to the historical, architectural, or cultural development of the City of Columbus, State of Ohio, or the Nation.

C. The property is identified as a significant work of an architect or builder whose individual work has influenced the historical or cultural development of the City of Columbus, State of Ohio, or the Nation.

D. The property demonstrates significant craftmanship in architectural design, detail or use of materials.

E. The property is closely and publicly identified with an event or series of events which has influenced the historical or cultural development of the City of Columbus, State of Ohio, or the Nation.

6. SITE PLAN (Can be attached)

7. STATEMENT OF SIGNIFICANCE
Date(s) of Construction: 1905 - 1925
Name of Architect
Name of Builder

Explain as concisely as possible why the property, group of district is worthy of preservation. An initial paragraph should summarize the property's significance within a historical or architectural context. This should be followed by a more detailed account of the events and/or individuals associated with the property or properties and an analysis of its architectural style and integrity. Additional sheets may be attached if needed.

The Iuka Ravine Historic District is an early 20th century neighborhood in Columbus, Ohio, between Indianola Avenue and North Fourth Street approximately 35 blocks north of the center of town. It contains 95 houses and apartment buildings, most of which are located on the edge of the wooded ravine.

Iuka Avenue breaks the rectilinear grid of streets that surround it as it curves through the ravine. It travels east under two arched neoclassical bridges which carry Indianola and Summit Streets over the ravine and then separates to form Iuka Park in the eastern section of the development.

The brick streets and stone curbs are largely intact although they have been damaged in some places by sewer excavation in recent years.

The bridges are filled arch concrete span structures with sandstone balustrades, abutment and wings cut in a rusticated stone pattern and highly detailed classical moldings. The Indianola Avenue bridge has a sixty-five foot span and the Summit Street bridge has a sixty foot span. Stairways lead from the bridges down to the ravine. The bridges originally had ornamented iron lighting standards attached to the balustrades.

The architecture of the ravine is a varied collection of craftsman and early 20th century revival styles. Charles Inscho and Frank L. Packard are two of the well known Columbus architects represented.

The front lots of the houses facing the ravine are generally wooded with ground cover and often have meandering stone steps, walkways and retaining walls that travel down the slope to the road.

The following buildings in the Iuka Ravine Historic District are representative of the quality and diversity of the architecture found there. They are keyed with numbers to the attached map.

1. 2112 Iuka Avenue (Ca. 1906): This hybrid building has some Dutch Colonial influence with its partial gambrel roof and flared, wood shingled second floor. The exposed basement and first floor are built of rock faced concrete block. One of the first houses built on Iuka, it is sited closer to the road and park than the other houses, but its turn-of-the-century rustic feeling sets the tone for the area. (Photo #31)

2. 2104 Iuka (Ca. 1914): This house, influenced by the English Cottage style, was built for J. Willis Blue. It has irregular massing around a high spreading gable that takes in the second and third floors. (Photo #25)

3. 2098 Iuka (1914): This Tudor Revival House also has Craftsman influences. It features a brick first floor, stucco and half-timbering on the second floor, grouped casement windows and an open porch with projecting scrolled rafters. The architect was Charles Inscho who designed several houses in the area. (Photo #24)

4. 2076 Iuka (Ca. 1914): This house has English and Craftsman influences. Its most impressive feature is a large octagonal bay that projects out into the wooded front lot. Entirely enclosed in 6/12 leaded casements, it creates a beautiful interior space that looks out over the ravine. (Photo #21)

5. 2044, 2048, 2054 Iuka (1923, 1928): These three apartment buildings were built for Emma Bolin in the 1920s. Designed in the same style, they complement one another and form a cohesive grouping. (Photo #16)

6. 2000 Indianola (Ca. 1910): This Tudor Revival fraternity house appears to have been built for that purpose although it has been greatly enlarged over the years. It faces the southwest corner of Iuka and Indianola, but looks out over the ravine in the rear. (Photo #2)

7. 2032 Iuka (Ca. 1917): Built for Everett M. Stacy, this is one of several houses on the ravine influenced by the English Cottage style. It has a round arched entrance, stopped windows at the stairwell and a gable with flared eaves on the ravine side. (Photo #8)

8. 2058 Indianola (Ca. 1910): This is the first house built by the architect, Charles Inscho as his residence. The interior has much custom work including copper relief panels done by Inscho, personally. It was originally one large lot with formal garden and pond overlooking the ravine. Inscho later subdivided the property and built a more imposing house for himself behind this one, closer to the ravine. (Photo #11)

9. 2017 Iuka (1917): This Tudor Revival residence is probably the most important house in the district. Designed by architect Charles Inscho, it was the second house he built for himself on a large lot overlooking the ravine. In an interesting approach from Indianola Avenue, the entrance is found in a diagonal center section that connects the two opposing wings of the house, forming a broken L-shaped plan. On the other side of the diagonal connector is a terrace on a raised stone base that is an extension of the foundation. Nestled between the two wings, this terrace maintains its privacy, but enjoys a fine view of the wooded ravine. The interior has much fine custom detailing and hand carved mantels. (Photo #13)

10. 2068 Summit and 2093-2101 Iuka (1923): This rambling Tudor Revival apartment building contains several fine apartments, all with wood-burning fireplaces. This is a large building of irregular massing and accentuated with half-timbering, projecting gables and prominent chimneys. It is situated on a large lot and is oriented toward Summit Street and Iuka Park. (Photo #20)

11. 2090 Summit Street (1909): Part of a group of four beautifully preserved Craftsman chalets. These houses feature stained siding on the first floor, stucco on second floor, exposed rafters, brackets and fine intact detailing. The rear yards look out over the ravine. (Photo #47)

12. 2100 Summit Street (1909): Part of the same group described in 11. (Photo #48)

13. 2107 Iuka (Ca. 1914): This craftsman semi-bungelow is one of several in the district. Its detailing includes exposed rafters and open porch supported by paired square posts with diagonal bracing on high boulder stone bases. (Photo #29)

14. 2123 Iuka (Ca. 1910): This small lodge was moved here from the Ohio State Fairground in 1906 by William J. Davidson who used it as a residence while his own home was being constructed on adjacent property. (Photo #)

15. 2132 Iuka (1918): This English Country House is L-shaped with exposed basement on the north side. It has a two story gabled bay window on facade and a brick segmentally arched open porch on the south side. (Photo #34)

16. 2139 Iuka (Ca. 1923): A fine Dutch Colonial Revival house located on a triangular lot where Iuka and Northwood converge at N. Fourth Street. Random coursed stone extends around the first floor. The main entrance has sidelights and fan light transoms. (Photo #37)

The following buildings are considered intrusive to the Iuka Ravine Historic District due to the use of modern construction materials and incompatible styling. Although they are non-conforming it is not felt that they greatly distract from the overall integrity of the district.

1. 2135 Iuka: A three story stone apartment building (Photo #35)

2. 2127 Iuka: A three story brick apartment building (Photo #32)

3. 2108 Iuka: A three story brick apartment building (Photo #27)

4. 2020-2030 Iuka: A two story frame apartment building. (Photo #8)

5. 2016-2018 Iuka: A two story stone and frame apartment building. (Photo #6)

The Iuka Ravine Historic District was the first development in Columbus, Ohio to take advantage of an existing natural landscape, retaining old forest trees and using curvilinear street patterns. It is significant for its architecture and landscape architecture, the combination of which sets an example for many early 20th century developments in and around the city.

Iuka Avenue is the most important and intact component in a group of curvilinear streets in rolling or ravine-like terrain that travels between North Fourth Street and High Street just east of Ohio State University. Developed in the early twentieth century, these streets are the first break in the otherwise relentless rectilinear grid street pattern that travels north from downtown Columbus.

This area developed as a middle to upper middle class neighborhood with many substantial homes. It was known as the Indianola District, named for Indianola Farm, which encompassed the entire area during much of the nineteenth century. This farm was part of the extensive land holdings of William Neil, who came to Columbus in 1818 and eventually became one of the city's most prominent businessmen.

During the period of 1900-1920, Ohio State University was experiencing its first large stage of growth, with the Oval at the center of campus taking the basic shape and appearance that it has today. It is probable that the proximity to the University as well as the beauty of the terrain were influential in causing the upper middle class nature of the area.

While there were Ohio State University professors who built homes here, they were not in the majority originally. An examination of City Directories of the period shows that the original residents were mainly businessmen and professionals. Several presidents and vice presidents of various firms as well as doctors, lawyers and architects are listed. There are two fraternity houses on Iuka Ravine that appear to have been built for that purpose around 1910. In the 1920s, 1940s and 1950s the area did become something of an O.S.U. professors' enclave.

Formed from two different real estate additions, Iuka Ravine evolved into its final configuration over a period of about twenty years. There does not appear to have been an initial master plan, and several people had a hand in its development at various times. This makes the result all the more remarkable.

Among the more prominent people who were involved were Eli P. Evans and Edgar P. Kinhead, both Common Pleas Court judges, Robert Thompson, the Franklin County Recorder in the 1890s and William J. Davidson, a business and real estate man.

The eastern half of the district between North Fourth Street and Summit Street was platted in 1892 as part of a larger area called the Indianola Summit Addition. This addition was owned and promoted by the Summit Land Company of which Eli P. Evans was president. No houses were built on the ravine until 1906 when William J. Davidson purchased most of the property in the eastern half and built a large house for himself. Now demolished, this house was on a large piece of ground encompassing several lots near the corner of Iuka Avenue and North Fourth Street. As Davidson sold these lots his home eventually became surrounded with the smaller houses that remain today. The rubble stone wall with pylons that surround many of the properties on the north side of the ravine is a remnant from his original property.

The western half of the district between Summit Street and Indianola Avenue was platted in 1906 as the Indianola Forest Addition. The original intention as indicated on the plat map was to mirror the divided avenue and park found in the eastern half. However, this was not carried out since Iuka Avenue runs down the center of the ravine. When the brick roadway was constructed in 1908, the ravine was made shallower by placing its creek bed in a vaulted storm drain under the road.

At this point both halves of the district were cut off from each other since Summit Street was carried across the ravine on a high dirt fill. At the western end of the district Indianola Avenue was broken by the steep ravine banks. This situation was rectified in 1912 when construction began on the two bridges, which unified and defined the ravine development as it exists today.

These beautifully proportioned, segmentally arched bridges are faced with cut sandstone, topped with stone balustrades and classical moldings. The Summit Street bridge was identified as being eligible for the National Register through the Ohio Department of Transportation bridge survey. Both bridges are an essential and integral part of the ravine district. The quality of their material and detailing is the finest in Columbus.

The architecture found on or near the ravine is a fine collection of interesting early, twentieth century residences and apartment buildings, mostly constructed between 1905 and 1920. English revival styles such as Tudor Cottage and Country House are common as well as Dutch Colonial and Craftsman styles. Newspaper accounts from the period indicate that most of the houses were designed by architects. Charles Inscho designed several houses including the exceptional ones for himself. Frank Packard designed the large house at 2096 Iuka for Frank Davis.

As landscape architecture, Iuka Ravine is an example of an existing natural landscape that has been artfully manipulated by man made works in the tradition of Frederick Law Olmstead. The Indianola bridge on the west forms an entrance from which the ravine slowly reveals itself as the road curves through lush wooded greenery. On either side of the road the ravine rises to the houses above, which are screened by trees and plantings interspersed with a variety of meandering stone steps, garden walls, boulders and wild flowers. After one rounds a curve the Summit Street bridge appears, forming an entrance to the eastern half. Here, the road divides and forms a park, finally ending at North Fourth Street. Isolated by its bridges from the heavy traffic of the north-south streets, Iuka Ravine becomes a separate, hidden environment beneath and behind the surrounding rectilinear streets.

8. DOCUMENTATION:

A. If nominating a single building, please attach a minimum of two black and white photographs. For a district or group nomination, please include a sampling that is representative both with regard to geographical distribution and style. Each photo submitted to the HRC

should have a label affixed to the back containing the following information: (1) name and address of property; (2) name of district or group; (3) the name of photographer; (4) date photograph was taken; (5) location of negatives; and (6) direction photographer was facing when taking the photograph. For a district nomination each photo label should contain a number that corresponds to the property's map number.

B. Color slides must also be provided. In the case of a district, please provide a representative sampling.

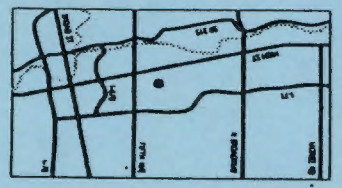
C. Bibliography:

Baist Property Atlases 1899, 1910, 1920
The Columbus Dispatch
Franklin County Plat Maps
City Directories

D. Legal Description of Property: For groups or districts, Sanborn or Tax Assessor's Maps may be used with the boundaries outlined in red. Each property located in a historic district should be identified with an assigned number on the map.

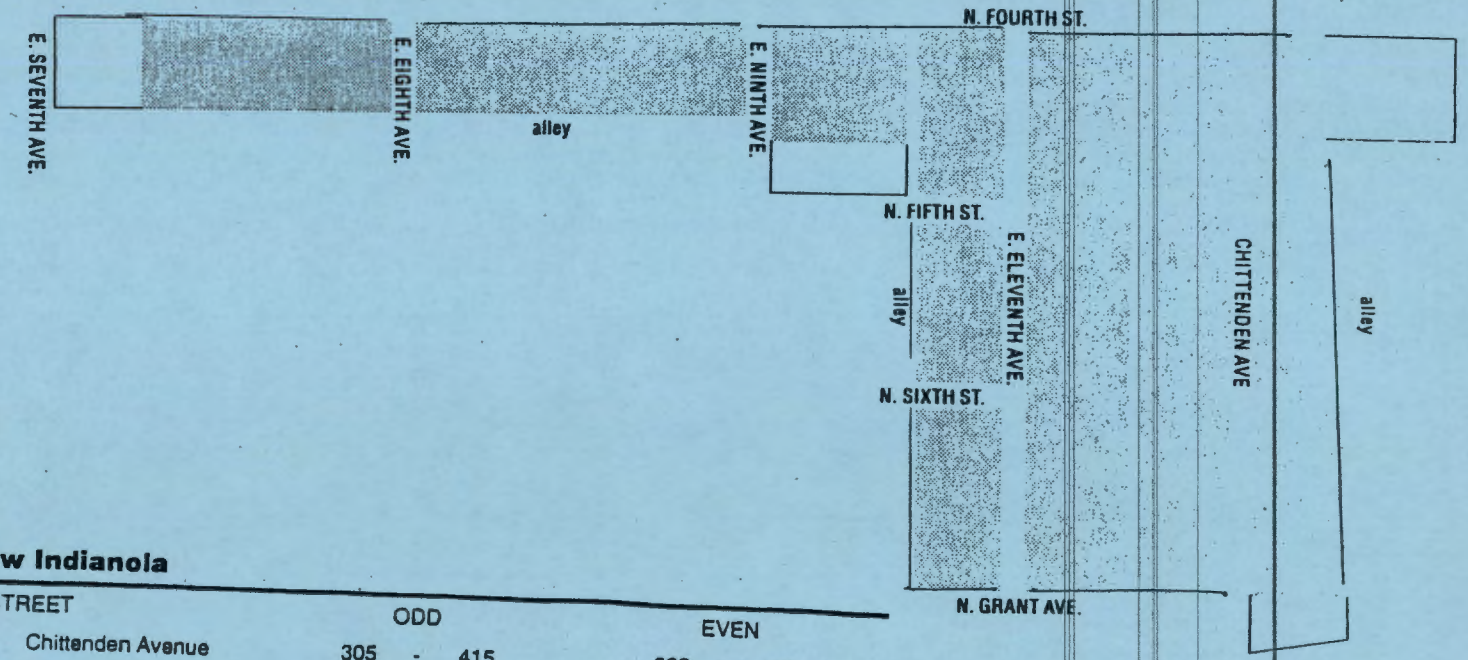
E. Ohio Historic Inventory forms should be included if none have previously been completed.

9. FORM PREPARED BY:
Name/Title: Rex Hagerling, Intern; Kay Benton, Historic Preservationist
Organization: City of Columbus, Jobs Development Department
Street Number: 140 Marconi Blvd. Telephone 222-8172
City: Columbus State: Ohio



New Indianola Historic District

City of Columbus
Development Department
Planning Division



New Indianola

STREET	ODD	EVEN
Chittenden Avenue	305 - 415	328 - 416
N. Grant Street	1521	not in district
N. Sixth Street	in district / no addresses	in district / no addresses
N. Fifth Street	1499 - 1505	not in district
N. Fourth Street	not in district	1332 - 1590
E. Eighth Avenue	271 - 277	in district / no addresses
E. Ninth Avenue	287 - 293	28 - 294
E. Eleventh Avenue	297 - 403	306 - 406

COLUMBUS REGISTER OF HISTORIC PROPERTIES
NOMINATION FORM

After completing all applicable sections, submit form to Historic Resources Commission, Planning Division, Dept. of Development, 6th Floor, 140 Marconi Blvd., Cols., Ohio 43215

(For historic district nomination continuation sheets will be necessary for Sec. 2 & 4)

1. NAME:

Historic NEW INDIANOLA HISTORIC DISTRICT

Common _____

2. ADDRESS OF PROPERTY:

Street & Number MULTIPLE ADDRESSES Zip Code _____

3. CLASSIFICATION:

Ownership: Public /Private/

Category: /District/ Building Structure Site Object Group

Present Use: RESIDENTIAL

4. OWNER OF PROPERTY:

Name: MULTIPLE OWNERS

Street & Number: _____

City, Town _____ State _____ Zip Code _____

5. CRITERIA UNDER WHICH PROPERTY IS NOMINATED:

/A./ The design or architectural style of the property's exterior and/or interior is of significance to the historical, architectural, or cultural development of the City of Columbus.

/B./ The property is closely and publicly identified with a person who significantly contributed to historical, architectural, or cultural development of the City of Columbus, State of Ohio, or the Nation.

/C./ The property is identified as a significant work of an architect or builder whose individual work has influenced the historical, or cultural development of the City of Columbus, State of Ohio, or the Nation.

D. The property demonstrates significant craftsmanship in architectural design, detail, or use of materials.

/E./ The property is closely and publicly identified with an event or series of events which has influenced the historical or cultural development of the City of Columbus, State of Ohio, or the Nation.

6. SITE PLAN (Can be attached)

7. STATEMENT OF SIGNIFICANCE

Date(s) of Construction 1910 - 1921

Name of Architect, if known

Name of Builder, if known CHARLES F. JOHNSON, DEVELOPER

Explain as concisely as possible why the property, group or district is worthy of preservation. An initial paragraph should summarize the property's significance within a historical or architectural context. This should be followed by a more detailed account of the events and/or individuals associated with the property or properties and an analysis of its architectural style and integrity. Additional sheets may be attached if needed.

STATEMENT OF SIGNIFICANCE

The District is Significant under Criteria A because it is an outstanding example of many different types of rental residential architecture from the early twentieth century. The District is significant under Criteria B and C because of its development by and association with Robert W. Johnson, one of Columbus' leading real estate developers in the early twentieth century. The District is significant under Criteria E because it was development of better quality apartments on or near the major streets of the city.

DESCRIPTION

The district includes 116 parcels of land which contain a variety of residential rental structures of a remarkably unified character.

The land within the district boundaries was platted in 1916 partly as the New Indianola Parcels and partly as the New Indianola Addition; a small piece at the northern end was platted as Dennison's Summit Addition. By 1921 Columbus developer Charles F. Johnson had built all the presently standing structures in the district, with the exception of two intrusions.

The district contains no structures which could be considered pivotal; but apart from the two minor intrusions, all the structures contribute to the district's character.

All the district's structures are two or two-and-a half stories in height, and all but a few are built of brick. Some buildings have lost their porches, but at one time front porches were universal throughout the district, and on many structures the parches are the principal architectural elements. Slate roofs are common throughout the district on the single-family structures and duplexes; flat built-up roofs prevail on the multi-family rows and on the "court" buildings which were built in four pairs set perpendicular to Fourth Street.

Boundaries correspond to those of the National Register District and were selected because they enclose an area of remarkable architectural cohesiveness; photos are included that show how distinctly the area's character changes once one leaves the district. As discussed in the Statement of Significance, research for this nomination included a study of similar residential rental structures throughout Columbus. Nowhere was there the same concentration of rental housing, and no area had the same level of integrity as the proposed district.

The two intrusions are a two-story gable-roofed apartment building at 359-361 Chittenden, and a service station at the northeast corner of Fourth Street and Eleventh Avenue (though it should be noted that this site has been used as a service station site since about 1920).

SIGNIFICANCE

The New Indianola Historic District is of architectural significance for the following reasons:

It is a district composed entirely of rental housing, and the structures there were built as and have always been used as rental housing.

The district has a density of rental housing that is found nowhere else in the city of Columbus.

The district has at least one example of every type of rental housing found in the city of Columbus, ranging from single-family and duplexes through four-families, multi-family rows and multi-family "courts" of paired structures set perpendicular to main streets.

The district has an unusually high degree of integrity. On Chittenden Avenue, there is one incompatible structure where a house has been replaced; and along Fourth Street there is a gasoline station which is incompatible. Otherwise there are no intrusions which compromise the area's character.

The district has an unusual degree of architectural harmony which results from the nearly-100% use of brick as a building material; a common setback line which may vary from street to street but which is generally observed on a given street; a pattern of repeating porch designs, roof shapes and parapets which ties the street views together; and a similarity of rental unit size which results in a repeated pattern of building proportions: duplexes are approximately twice the size of single-family rentals, four-families are about twice the size of duplexes, and so on.

The district has a historic cohesiveness due to the fact that it was all developed over a very short period of time by a single developer. This developer, Charles F. Johnson, was a major force in the suburbanization of Columbus and is associated with a total of 99 suburban subdivisions in the city. The New Indianola Historic District was bought and platted by Johnson literally within days of the incorporation of his development firm in 1916 and thus is one of his earliest projects. The district is a well-preserved example of a World War I-era "streetcar suburb" that began the trend, in Columbus as elsewhere, away from the central city and toward the fringe areas. The District faces Fourth Street then and now a major thoroughfare on the north side of the City.

In the area of the New Indianola district, a web of streetcar lines provided, by World War I, the technological base that was needed to make it feasible to live some four miles from downtown Columbus and still maintain necessary ties to the city center.

In summary, the New Indianola Residential District is dense, well-preserved area of early twentieth century rental housing which in its individual structures shows a good deal of variety in architectural design and detailing; and which, taken as a whole, has the unified character, the clear boundaries and the feeling of association and integrity essential to a historic district.

As part of the research for this nomination, a study was undertaken to identify the locations of individual examples and groupings of rental housing in the city of Columbus. The results are plotted on the accompanying map, where the red areas show concentrations of rental housing. The survey work was done on Sanborn insurance maps from 1921 and 1922.

In addition to the Sanborn maps, the author used his own extensive familiarity with Columbus architecture, together with field work, in reaching conclusions about the rental housing stock in the New Indianola district.

Research showed that the area had been platted in the late nineteenth century by Henry Chittenden, a prominent Columbus businessman. By the turn of the century, however, only a few frame structures had been built on widely scattered sites in the L-shaped area of the district.

In 1916 Charles F. Johnson, a major twentieth century developer in Columbus who developed some 99 subdivisions, purchased the land in the district. He re-named the northern portion along Chittenden Avenue the New Indianola Parcels, and the area to the south along Fourth Street became the New Indianola Addition.

The Sanborn maps show that by 1921 and 1922, every extant structure in the district, except the intrusions, had been built. This represented a large amount of construction over a short period of time, and it was undoubtedly done to tap the residential rental market created by the presence of the Jeffrey Manufacturing company (mining machinery) a few blocks to the south, and The Ohio State University a few blocks to the west. In addition, the city's streetcar system by this time provided easy access to downtown Columbus via Fourth Street, making this relatively "suburban" location a feasible place to live even without an automobile.

Research in Columbus city directories from 1914, 1918 and 1924 provided a revealing picture of how the New Indianola district changed the area in which it was built. Residential listings from 1914, when what would become the Indianola district was still largely vacant land, indicate that most residents of the area were working-class people. The directory for 1914 listed contractors, machinists, painters, cashiers, railroad employees, policemen and grocers as area residents.

By 1918, when considerable construction had occurred on Chittenden Ave., Eleventh Ave., and Fourth Street, a change in the population mix was evident. Southard Court, one of four built on the east side of Fourth Street, had been completed and occupied, and its occupants included the secretary/treasurer of a milling company, the secretary of a building and loan association, several commercial travelers (traveling salesmen), a teacher, and an insurance agent.

The four court developments appeared to be the most desirable (and probably the most expensive) housing, for nearly every occupant held some kind of middle-class (office, professional or self-employed) job rather than a working-class (service, manual labor) position. Such middle-class people later spilled over into rental properties nearby on Chittenden, Eleventh and Fourth.

Thus the New Indianola district worked both an architectural and a social change upon its area of the city; it helped to draw higher-status and higher-income people out of the city toward the suburban areas. In Columbus, the New Indianola district is important because it has survived essentially intact; we today can see the same physical environment that proved so attractive to the early residents of the area.

The area's rapid development in a few years contributed in large part to its consistent architectural character. While individual structures have a good deal of trim and detailing, in an effort to give them some character and individuality, overall the district's structures fit together well, giving the area a unified feeling.

In other areas of the city there was, of course, extensive construction of rental housing, much of it similar in design to that in the New Indianola district. Some areas, especially to the west and north where the University rental market was even stronger, approached the density of the New Indianola district, but none has survived so intact.

8. DOCUMENTATION:

A. If nominating a single building, please attach a minimum of two black and white photographs. For a district or group nomination, please include a sampling that is representative both with regard to geographical distribution and style. Each photo submitted to the HRC should have a label affixed to the back containing the following information: (1) name and address of property; (2) name of district or group; (3) the name of photographer (4) date photograph was taken; (5) location of negatives; (6) direction photographer was facing when taking the photograph. For a district nomination each photo label should contain a number that corresponds to the property's map number.

B. Color slides must also be provided. In the case of a district, please provide a representative sampling.

C. Bibliography:

DARBEE, JEFFREY
"NEW INDIANOLA HISTORIC DISTRICT"
NATIONAL REGISTER INVENTORY AND NOMINATION FORM. 1985

D. Legal Description of Property: For groups or districts, Sanborn or Tax Assessor's Maps may be used with the boundaries outlined in red.

Each property located in a historic district should be identified with an assigned number on the map.

E. Ohio Historic Inventory forms should be included if none have previously been completed.

9. FORM PREPARED BY:

Name/Title JEFFREY DARBEE

Organization BENJAMIN D. RICKEY AND ASSOCIATES

Street & Number 285 LIBRARY PARK SOUTH Telephone

City COLUMBUS State OHIO

Edited for Columbus Register by Ty Potterfield.

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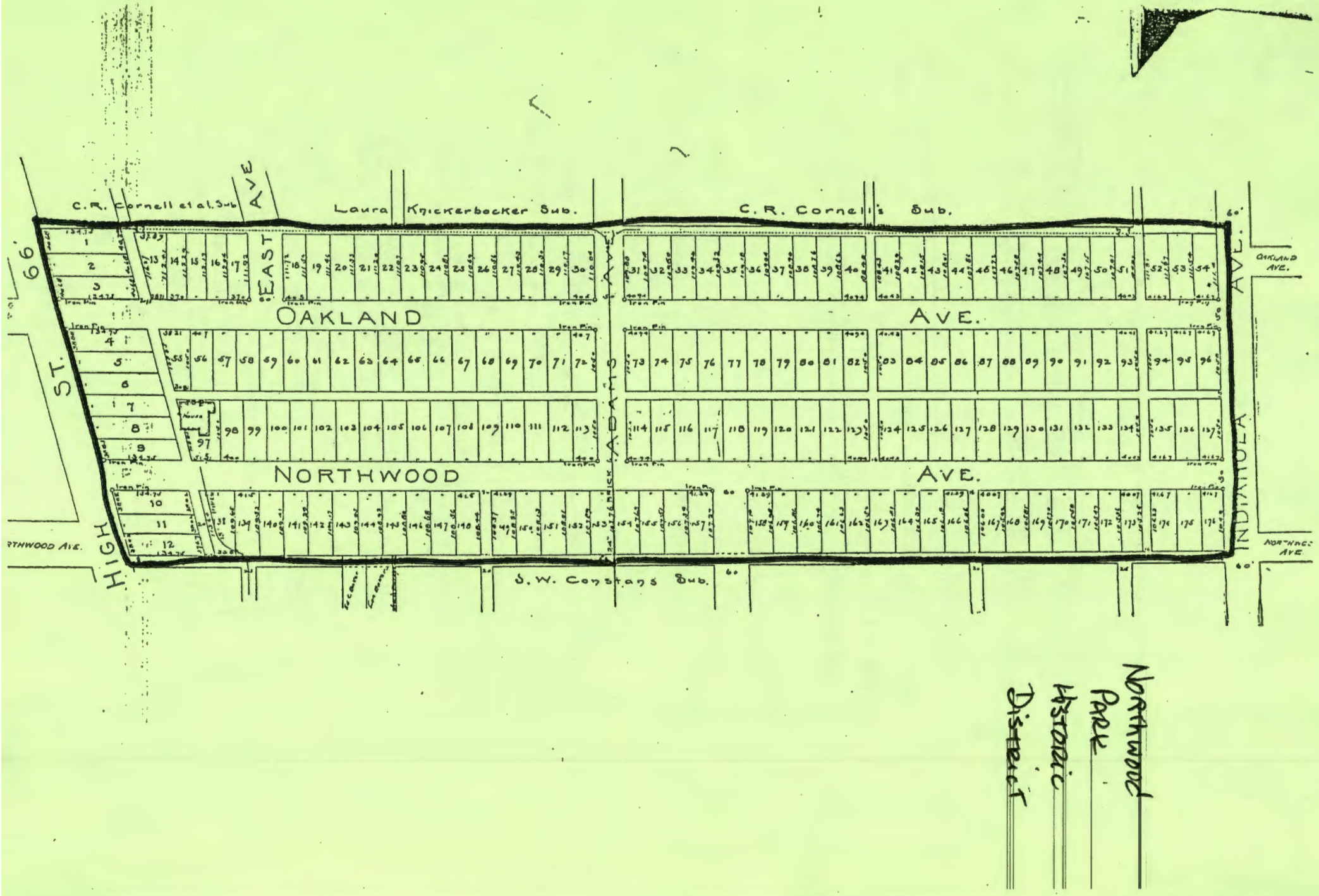

Northwood Park Historic District

~~COLUMBUS REGISTER OF HISTORIC PROPERTIES~~
NOMINATION FORM

After completing all applicable sections, submit form to Historic Resources Commission, Planning Division, Dept. of Development, 6th Floor, 140 Marconi Blvd., Cols., Ohio 43215

(For historic district nomination continuation sheets will be necessary for Sec. 2 & 4)

1. NAME:

Historic Northwood Park

Common Northwood/Oakland Neighborhood

2. ADDRESS OF PROPERTY:

Street & Number District bounded by N. High on the West, Indianola on the East, including E. Oakland and E. Northwood Zip Code 43201

3. CLASSIFICATION:

Ownership: Public (Private)

Category: (District) Building Structure Site Object Group

Present Use: Residential

4. OWNER OF PROPERTY:

Name: District--multiple owners.

Street & Number: E. Northwood and E. Oakland, from High to Indianola

City, Town Columbus State OH Zip Code 43201

5. CRITERIA UNDER WHICH PROPERTY IS NOMINATED:

(A.) The design or architectural style of the property's exterior and/or interior is of significance to the historical, architectural, or cultural development of the City of Columbus.

B. The property is closely and publicly identified with a person who significantly contributed to historical, architectural, or cultural development of the City of Columbus, State of Ohio, or the Nation.

C. The property is identified as a significant work of an architect or builder whose individual work has influenced the historical, or cultural development of the City of Columbus, State of Ohio, or the Nation.

(D.) The property demonstrates significant craftsmanship in architectural design, detail, or use of materials.

E. The property is closely and publicly identified with an event or series of events which has influenced the historical or cultural development of the City of Columbus, State of Ohio, or the Nation.

6. SITE PLAN (Can be (attached))

7. STATEMENT OF SIGNIFICANCE

Date(s) of Construction Approximately 1908-1913

Name of ~~Architect~~ Developer, if known Olentangy Realty Co.

Name of Builder, if known

Explain as concisely as possible why the property, group or district is worthy of preservation. An initial paragraph should summarize the property's significance within a historical or architectural context. This should be followed by a more detailed account of the events and/or individuals associated with the property or properties and an analysis of its architectural style and integrity. Additional sheets may be attached if needed.

The Northwood Park Historic District is an important component of the historical and architectural fabric of Columbus and the University Distrct. It is eligible for the Columbus Register of Historic Proberties under criteria A and D. A superb example of an early 1900s middle-class streetcar suburb, the district's styles include American foursquares, bungalows, and cottages with Colonial-, Tudor-, and English-Revival details and influences, as well as fine examples of Craftsman and Prairie styles and influences.

The area was subdivided in 1908. Almost all of the houses were constructed before 1913, although a few may have been built as late as 1920. High-quality brickwork, wood detailing, gardens, large trees, and large porches are noticeable and outstanding characteristics of Northwood Park. The entire original subdivision's houses are still standing, with the exception of only one lot at the Northeast corner of Northwood and High (where a 1960s apartment building stands now). These beautiful tree-lined streets have been noted for their well-maintained houses and gardens. In 1913-14, the Oakland Avenue Garden Club took first prize as the city's most beautiful street.

The developer of Northwood Park was the Olentangy Realty Company, consisting of A. H. Johnson, Harvey Zinn, Frank M. Howard, Joseph F. Tredway, and Daniel H. Sowers. To protect the value of the new development, Harvey Zinn and Joseph Tredway affixed the following deed restrictions to the Northwood Park lots in 1908:

> Grantee agrees not to manufacture or sell any intoxicating liquors of any kind or description or to erect thereon any slaughter house, livery stable, tannery, fertilizer or bone factory, soap factory, brick yard, brick kilns, or to erect thereon any double, triple, connected or apartment house or flat. No building for trade or business to be erected within a period of 25 years. No single house to be erected or built thereon that shall cost less than $3000 or have its front wall nearer than 25 feet to the front line of the above described premises.

The original stone "gateway" markers for Northwood Park are still standing at High and Indianola.

A list and description of typical housing styles as well as photographs are attached.

TYPES OF HOUSES IN NORTHWOOD PARK (see accompanying photographs)

A. Brick American Foursquare with Colonial Revival Details
38 E. Oakland--This brick home is the most frequently found type of home in the district. Significant features include decorative brick details, large front porch, leaded and beveled blass, hipped roof with dormers, colonial details (such as the decorative columns in front), and the garden.

B. 50, 56, and 62 E. Oakland--Typical streetscape in Northwood Park, with large street trees, gardens, brick foursquares, and large porches.

C. Brick Foursquare with Tudor/English Revival Details
75 E. Oakland--This house exemplifies another typical type of foursquare in Northwood Park. This type has English Revival/Tudor details and a gabled and dormered roof. A notable feature of this home is the unusually large oak-leaf hydrangea shrub in the front.

D. Frame Foursquare
194 E. Oakland--While virtually all of the homes between High and Adams are brick, more frame homes such as this foursquare are found between High and Indianola. This is a common feature of sidestreets in streetcar subdivisions; the more substantial homes are built closer to the streetcar line (on North High Street).

E. Brick Bungalow
226 E. Oakland--With front dormer and Prairie-style influences.

F. Brick-and-Frame Bungalows/Cottages
230 and 236 E. Oakland--with Tudor influences, and large porches.

G. Early 1900s Vernacular Frame House with Queen Ann influences
245 E. Northwood

H. Frame Bungalow with Brick Porch
221 E. Northwood--Prairie and Craftsman influences.

I. Brick Craftsman Home
187 E. Northwood

J. Shingled Craftsman Cottages
181 and 159 E. Northwood

K. Brick Craftsman Bungalow
119 E. Northwood

L. Brick Craftsman Foursquare
87 E. Northwood--with eyebrow dormer

M. Large Craftsman Home with Swiss Details
50 E. Northwood

N. Colonial Revival with 2-story Porch and Columns
43 E. Oakland

O. Victorian Cottage
21 E. Oakland

P. Foursquare with Unique Brick Pattern
100 E. Oakland--fine leaded and beveled glass sidelights at front door

Q. 2-story Bungalow with Prairie & Craftsman Influences
174 E. Oakland--unusual 2nd story front porch

R. Cottage with Barn-type Roof
251 E. Oakland

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B. Color slides must also be provided. In the case of a district, please provide a representative sampling.

C. Bibliography:

G. W. Baist and Co. Real Estate Atlas Surveys of Columbus, Ohio, and Vicinity, Philadelphia, 1910, 1920.

R.L. Polk and Co. Columbus City Directory, 1908-09, 1910, 1911, 1912, 1920.

Post Abstract & Title Co. Abstract of title for 75 E. Oakland Ave.

Northwood Park historic inventory forms, various addresses.

D. Legal Description of Property: For groups or districts, Sanborn or Tax Assessor's Maps may be used with the boundaries outlined in red.

Each property located in a historic district should be identified with an assigned number on the map.

E. Ohio Historic Inventory forms should be included if none have previously been completed.

9. FORM PREPARED BY:

Name/Title Barbara J. White Covert

Organization Northwood/Oakland Neighbors

Street & Number 75 E. Oakland Ave. Telephone 297-0250; 292-8311

City Columbus State OH