

Dennison-McMillen Architectural Reconnaissance Survey, Columbus, Ohio

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Abstract

Owen & Eastlake Ltd. conducted a reconnaissance architectural survey for the proposed Dennison-McMillen Historic District. The Owen & Eastlake team examined and recorded the major attributes of 507 commercial buildings, churches, houses, garages and outbuildings in the Dennison Place, Dennison Park Addition (the Circles), and N.E.C.K.O neighborhoods. Ohio Historic Inventory forms were completed for houses and buildings that were most indicative of the development history and had not been previously surveyed.

Acknowledgments

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Part 1: Introduction

Research Design

Survey Objectives

The Dennison-McMillen Historic District Committee formed in 2015 to seek local historic designation for the N.E.C.K.O. (Neil, Eighth, Cannon, King, Olentangy), Circles and Dennison Place neighborhoods in Columbus, Ohio. The proposed local historic district is bounded on the west by Neil Avenue and on the east by Wall Street. The southern boundary is Fifth Avenue. The northern boundary is King Avenue, east of Neil to Wall Street. Eighth Avenue is the northern boundary west of Neil Avenue.

In January 2017, the Short North Civic Association, the fiscal agent for the Dennison-McMillen Historic District Steering Committee, entered into a contract with Owen & Eastlake Ltd. to conduct a Phase I reconnaissance survey of approximately 507 buildings in the proposed district with an intensive survey component on 10 selected properties of interest. The survey's purpose was to document 250 new historic resources.

On January 17, 2017, Owen & Eastlake and members of the Dennison-McMillen Historic District Steering Committee met with Columbus's Historic Preservation Officer, Randy Black, and members of the City of Columbus Planning Department. The historic district boundary and the owner permission petition process were discussed.

The survey was sponsored by private donations solicited by the Dennison-McMillen Historic District Committee through fundraising events. Additional funding was provided by a grant from the Short North Civic Association. The State Historic Preservation Office, part of the Ohio History Connection, provided funding through a Certified Local Government Grant.

Owen & Eastlake Ltd. conducted the research and architectural survey. Team members Rory Krupp, historian, and Roy Hampton, architectural historian, (resumes attached) began conducting the reconnaissance survey in the spring of 2017 and completed it in the spring of 2019. Research was conducted during the same period. The first draft report was completed in May 2019. The Owen & Eastlake staff meet the Federal standards for both history and architectural history as described in the United States Secretary of the Interior's Standards for Archaeology and Historic Preservation (48 FR 44716) and are listed on the Ohio Historic State Preservation Office list of qualified consultants.

The report is organized according the Ohio State Historic Preservation Office's *Guidelines for Conducting History/Architecture Surveys in Ohio* (revised 2014).

Survey Area

The project area is located in the City of Columbus. The proposed historic district boundary begins at the west lot line of 490 King Avenue and proceeds north to the alley behind the house.

It proceeds east to the alley behind Perry Street and proceeds north to the east-west alley to Perry Street. The boundary goes north on Perry to Eighth Avenue. It proceeds east on the center of West Eighth and the alley between Pennsylvania Avenue and Neil Avenue. It proceeds south in the alley to the south lot line of 1492 Pennsylvania and proceeds west to Pennsylvania Avenue. It proceeds down the center of Pennsylvania Avenue to the alley north of King Avenue proceeds east to the alley between Pennsylvania Avenue and Neil Avenue to the north lot line of 1473 Neil and proceeds east to the center of Neil Avenue to the north lot line of 1430 Neil Avenue and the 254 King to the alley behind King Avenue to Wall St. From North Wall Street the boundary goes south to the center of Fifth Avenue. From Fifth Avenue the boundary proceeds west to the center of Battelle Boulevard to King Avenue. From this point it proceeds west encompassing the north side of King Avenue to the west lot line of 490 King Avenue.



Figure 1. Survey area boundary

The neighborhoods' early development was linked to the William Neil family. Later development was associated with the Ohio State University and the expansion of the Columbus' first ring suburbs. The historic context examines the economic and social factors that influenced the neighborhoods' development.

All three neighborhoods are based on platted subdivisions. Dennison Place has retained its name over time. The Circles correspond to the Dennison Park Addition subdivision and the Elizabeth McMillen Homestead, which became N.E.C.K.O. in the 1980s.

Dennison Place Addition houses include Italianate, American Foursquare, and Shingle-style examples. Dennison Place also has a number of vernacular houses built for the working class. These are located in the eastern portion of the subdivision. Dennison Addition is good example of a last-quarter-of-the-19th-century working- and lower-middle-class streetcar suburb. Residents seldom worked in the neighborhood. Most professions were associated with downtown companies, including supervisory positions associated with the industry located along the Big Four and Pennsylvania Railroads in the eastern portion of the University District. Residents were also employed at the Ohio State University. Faculty members often lived in the area north of the proposed district along Tenth Avenue, into which the University expanded in the 1960s. The area was also largely developed before the advent of the 1923 zoning code. Therefore setbacks and the number of buildings on a parcel vary.

Dennison Park houses are usually high-style Victorians; Queen Anne style is the most prevalent. The plat indicated that commercial buildings were unwanted, and the resulting buildings are purely residential. Houses were often designed by local architects. Dennison Park Addition residents were initially lawyers, judges, state representatives, and city council members. Others were associated with light industry in Columbus, and some with the southeastern Ohio coal industry. While many were engaged with Ohio State University's social scene, few worked at Ohio State. This class of people lived in the neighborhood until the first World War. The neighborhood started its slow decline after the war and would not recover until the 1970s.

N.E.C.K.O. houses were built slightly later than the other two neighborhoods, ranging from the late 1890s to the 1940s, and this is reflected in the predominant style, which is single-family Colonial Revival. The subdivision's northern location slowed its development, as development interest had moved north from downtown. The first World War's halting of building permits was also a slowing factor.

Although N.E.C.K.O. residents spanned the economic range, the neighborhood was exclusive from the 1920s to the 1950s, when Ohio State University faculty and staff members often lived there. There was also a higher-level government and managerial contingent during this period. N.E.C.K.O. was the last neighborhood to undergo houses being subdivided. There are very few examples of this from the 1930s; it was most likely a post-World War II event.

Environmental Setting

The survey area is located near the eastern bank of the Olentangy River and is glaciated. The N.E.C.K.O. neighborhood and the Circles west of Michigan Avenue are located on a ground moraine, glacial till left behind by the retreating glacial sheet at the end of the last Ice Age approximately 12,000 years ago. Geologically the project area is located in the Columbus Lowlands in the Southern Ohio Till Plain. The soil type is Eldean-Urban land complex (EmB). The urban land complex indicates that cut and fill activities, usually associated with construction, have taken place. The remainder of the Circles neighborhood east to Neil Avenue is also a ground moraine, but a different soil type: Celina-Urban land complex. It is a silt loam that grades

to a silty clay loam with depth before it grades into the parent material, loamy till. It is a moderately well drained soil. The Dennison Place neighborhood is also a ground moraine, but yet another soil type: Crosby silt loam, Southern Ohio Till Plain. Properly drained, this soil type is the best farmland in the survey area. It is a silty loam over loamy till.¹

The surveyed area was likely used for agricultural purposes until 1875 when Dennison Place began to be developed.

The landform is essentially unchanged in Dennison Place and N.E.C.K.O. In Dennison Park Addition the landform contained swales or ephemeral drainages that were filled and leveled. A layer of sand was added to the surface.

The project area consists of late nineteenth and early twentieth century homes interspersed with post-1959 infill apartments. While architecturally not compatible with the earlier examples, the apartments did follow the zoning code and are therefore no taller than the surrounding houses. Before zoning code changes in the 1980s outlawed the practice, some lots were combined; the resulting multi-parcel apartments disrupt the historic cadence of the neighborhoods' streets.

The three subdivisions are all made up of axial grid streets with rear alley access. Dennison Park Addition deviates slightly; it has traffic circles as a feature of its garden suburb design.

Transportation Routes

The survey area is bounded by arterial and residential streets. In the N.E.C.K.O. neighborhood the northern boundary is 8th Avenue, a residential street. King Avenue, an arterial, is the northern boundary east of Neil Avenue.

Early access to the area from the east and west would have been provided by the National Highway, Broad Street, after which travelers would proceed north on High Street.

The neighborhood was originally served by horse-drawn trolleys on High Street. The future Dennison Place neighborhood received local public transport access in 1876 when the North High Street Railroad extended service from Fifth Avenue to Arcadia Avenue. In 1888, a second set of tracks was constructed on Neil Avenue. Electric streetcars, powered by overhead lines strung on decorative steel arches, operated on High Street beginning in 1891. The system operated without major interruption until 1910, when a major strike by streetcar workers paralyzed the city for the summer.

Automobiles and electric trolley buses gradually overshadowed the streetcar. Bus service began to replace streetcars in 1933. The last streetcar ran on September 5, 1948, on the Main and Neil line between Bexley and Ohio State University. The electric trolley buses, using the same electrical lines, operated until 1965.

¹ U.S.D.A., N.R.C.S 2017.

The switch from public transportation to private cars affected the neighborhood development pattern along major streets, especially King Avenue. Parking lots began to appear in front of buildings such as the convenience store at 180 W. Fifth Avenue.

Primary neighborhood access is now provided by Interstate Route 315 near King Avenue.

Part 2: Survey Methodology

Previous Historic Resource Surveys

The project area has been partially or completely surveyed at least seven times prior to the current survey. In most instances, the surveyors picked the most high-style examples.

Consequently, some distinctive houses have been surveyed up to three times. Subsequent surveys focused on the historic significance and integrity of the proposed National Register Near Northside Historic District.

Ohio Historic Preservation Office, 1975: the Ohio State Historic Preservation Office sponsored a survey that last for approximately two years before it was terminated. No formal survey report exists, and the survey was not completed.

The City of Columbus, 1978: The City of Columbus, Department of Development hired two unnamed architects to survey 2,360 properties in the area bounded by Goodale Avenue, Ohio State University, High Street, and the Olentangy River in response to federal requirements for a Department of Housing and Urban Development Innovation Grant and the proposed Near Northside National Register Historic District nomination. The architects ascertained that a low percentage of the total properties were individually eligible for the National Register.² It does not appear that any Ohio Historic Inventory forms were completed on the survey, although a data sheet was completed for each property.

Olentangy Management Company, 1978: The Olentangy Management Company hired architectural historian James Marston Fitch to provide an opinion about the proposed Near Northside historic district. Correspondence indicates he was “enthusiastic” about the designation.³ The report was not delivered to the Ohio State Historic Preservation Office as of October, 1978. A recent check seems to indicate it was not submitted.

Ohio State University, 1978: Ohio State University “sought opinions” from three architectural historians regarding the eligibility of the proposed Near Northside nomination area between King and Eighth Avenues to become a historic district. While it was not eligible in two architectural

² N. Jack Huddle to Thomas Murtagh, letter, October 19, 1978, Near Northside National Register Historic District file, Ohio State Historic Preservation Office, Columbus, Ohio.

³ Gretchen Klimoski to Pamela Conrad, letter, October 24, 1978, Near Northside National Register Historic District file, Ohio State Historic Preservation Office, Columbus, Ohio.

historians' opinions, one did believe that it was historic. Ohio State's legal team used the opportunity to disparage their consultants and the very practice of historic preservation.⁴

Regional Planning Office, MORPC, Ohio State Historic Preservation Office, 1978: A re-study of the Near Northside Historic National Register District was conducted in July 1978.

The Ohio State University Department of Architecture, 1985: A survey that appears to have been sponsored by Ohio State's architecture department documented a small number of high-style homes in the Smith Place and Clark Place area.

Taking Stock, 1999: A group of historic preservation consultants and volunteers surveyed part of King Avenue and other parts of the University District outside the proposed district in 1999–2000, focusing largely on high-style examples.

Research Methods

A wide variety of primary and secondary sources were part of the research. Sanborn Fire Insurance maps and Baist Real Estate maps were used to ascertain the type of development and the progress of development. Sanborn maps were obtained online from OPLIN, and Baist Real Estate maps were obtained online from Ohio Wesleyan University. The 1939 Works Progress Administration Real Property Survey was used to ascertain racial changes, changes in rental patterns, and subdivided houses.

Extensive use was made of newspapers, including those from Ohio State University and several local Columbus papers. Archival research was conducted in the files of the University District Organization and the Ohio State Historic Preservation Office National Register of Historic Places. The Franklin County Auditor's files were consulted for property ownership, transfers and lot splits.

Outreach was done through the Dennison-McMillen Historic District Steering Committee.

Field Techniques

Due to permit parking regulations designed to deter commuter students and university employees from daytime parking in the neighborhoods, an automobile-oriented windshield survey was not conducted. The initial windshield-type reconnaissance survey was done by bicycle, and the recording portion of the survey was done on foot. Existing OHIs were mapped and the remaining area surveyed. For each property, the surveyors recorded the number of stories, materials, additions and alterations, building style, and type of outbuilding(s). Photographs were taken of each house and associated outbuildings.

⁴“Statement of the Ohio State University Concerning the Proposed Near Northside Historic District, November, 1978” Near Northside National Register Nomination file, Ohio State Historic Preservation Office, Columbus, Ohio.

Expected Results

The survey resulted in 250 new Ohio Historic Inventory forms. Research indicated that many homes had been subdivided for apartment use; the auditor's records and the WPA Real Property Inventory confirmed this theory.

Infill apartments were also expected and recorded. The variety of apartment buildings was somewhat wider than expected. However, these post-1959 infill apartments are not contributing buildings according to local planning guidelines.⁵

Part 3: Analysis of History and Development

Historic Context

Early History

No Native American sites, prehistoric or historic, are noted in the records. However, since the district, an upland area and bluff near a river, would have constituted a favorable location for many groups through the prehistoric and proto-historic Native American era, it would not be surprising to locate a projectile point or other stone tool while gardening.

The project area, located in the area that would later be Ohio, was acquired from France in the 1763 Treaty of Paris that ended the French and Indian War. The Royal Proclamation of 1763 closed the Ohio Valley to settlement, much to the consternation of the colonists who expected territorial compensation for their participation in the war.

The Land Ordinance of 1785 established the rough grid pattern of Columbus (as well as the rest of Ohio). The legislation established rules and procedures for surveys, land sales, and orderly settlement of the public domain. Land was divided into 36 mile-square townships. North to south townships were arranged into a total of seven ranges. The Secretary of War chose, by lot, one seventh of each range to be distributed to Continental Army veterans. The remainder of the land was sold at auction.⁶

In 1787, the Confederation Congress passed the Northwest Ordinance, creating the Northwest Territory, including present-day Ohio, Indiana, Illinois, Michigan, Wisconsin, and Minnesota. The Northwest Ordinance created a mechanism for these territories' statehood, rather than allowing the expansion of the original colonies westward. The ordinance also prohibited the institution of slavery, establishing the Ohio River as the boundary between free and slave states east of the Mississippi River.

In 1828, William Neil purchased Joseph Vance's farm, which would later become the campus of the Ohio State University and the current project area. Neil made over his land to his children, including his two daughters, Anne Dennison and Elizabeth McMillen, approximately ten years

⁵ University District Plan, Columbus: City of Columbus Department of Development, 2015.

⁶ George W. Knepper, *The Official Ohio Lands Book* (Columbus: Ohio Auditor of State, 2002), 9.

before his death in 1870. The 1856 Franklin County map indicates that the future subdivision plats were owned by William Dennison and E. J. King.⁷

In 1862 Congress passed the Morrill Act of 1862 directing the proceeds from federal land sales to the formation of agricultural and mechanical colleges. Ohio State University was formed in 1870 as Ohio's land-grant college, instead of applying the funding to the existing Ohio University or Miami University of Ohio.

Early Development

The 1883 Map of Franklin County shows the 163-acre tract that would become the current project area, stretching across the Olentangy, belonging to William Neil's heirs.⁸

The land for the subdivisions was owned by Anne Dennison, William Neils daughter and wife of former Ohio governor William Dennison. N.E.C.K.O. was owned by Elizabeth McMillen, daughter of William Neil and Anne Dennison's sister. Neither seems to have had much involvement in the day-to-day development of the subdivisions. The bulk of the work, designing the plats and selling the lots, fell to their attorney, James Loren.

Earlier streetcar suburbs are located directly south of the project area. The three project-area subdivisions, Dennison Park Addition, Dennison Park Addition and the Elizabeth McMillen Homestead (N.E.C.K.O. in this report), were continuations of the first-ring suburb north of downtown Columbus. Like the areas immediately south of them, the new subdivisions' residents were white, for it was segregated, and ranged from lower to upper middle class. The housing reflects their incremental differences in income and status.

Dennison Place, Dennison Park Addition and the Elizabeth McMillen Homestead were all platted and numbered according to a street number system that began in approximately 1865, although some peculiarities arose through the use of unofficial numbers.⁹ Generally, north and south streets are numbered out from Broad Street, and east and west streets are numbered out from High Street. Even house numbers are on the east side of north-south streets and on the north side of east-west streets, except where streets change direction or numbers were arbitrarily assigned.¹⁰

⁷ Franklin County Engineers Map, 1856.

⁸ Map of Franklin County, Columbus (G. J. Brand & Co., 1883).

⁹ Merriss Cornell, *Census Tract Directory for Columbus, Ohio* (Columbus: School of Social Administration, The Ohio State University, 1947), 98.

¹⁰ Cornell, *Census Tract Directory*, 98.



Figure 2. 1899 Baist Real Estate map showing Dennison Place Addition

Dennison Place was platted in 1875 and includes the area bounded by 5th Avenue and King Avenue between High Street and Forsythe Street. It was developed first along High Street, then westward. Early residents were managers and clerks. The streetcar provided transportation downtown. A Dennison Place Addition was platted in 1882 and includes Forsythe Street and the east side of Neil Avenue.

The area reflects the period during which it was built. Houses were constructed with few restrictions, and the plat intersperses commercial and religious properties among residential homes. The lack of building or zoning codes in Columbus at the time is reflected in the neighborhood. Homes do not have a consistent setback from the street or from neighboring lots. Some houses were built on or even over their property lines. More than one house may be present on a single lot.

The houses in this area range widely in style. Italianate examples are common on Smith Place and Clark Place and are among the earliest built in the neighborhood. Later development is evident in the presence of American Foursquare homes with Neo-Classical and Colonial Revival elements. A quintessential design based on Frank Lloyd Wright's Prairie houses, American Foursquares are designed to maximize space on urban lots, allowing for more house and yard than their sprawling Victorian precursors. Wood-frame gabled ell style homes are located on Dennison Avenue.

Street names reflect former landowners or Dennison family members. Herman Street, now Sixth Avenue, was clearly named after developer Herman Dennison. Hunter Avenue was named after

a previous property owner, Charles Hunter. Forsythe Street (the spelling gained an “e” in the 1890s) was most likely named after Elizabeth Dennison Forsyth, the wife of Col. James W. Forsyth. Presumably, Forsyth Street had more gravitas than “Lizzie Street.”

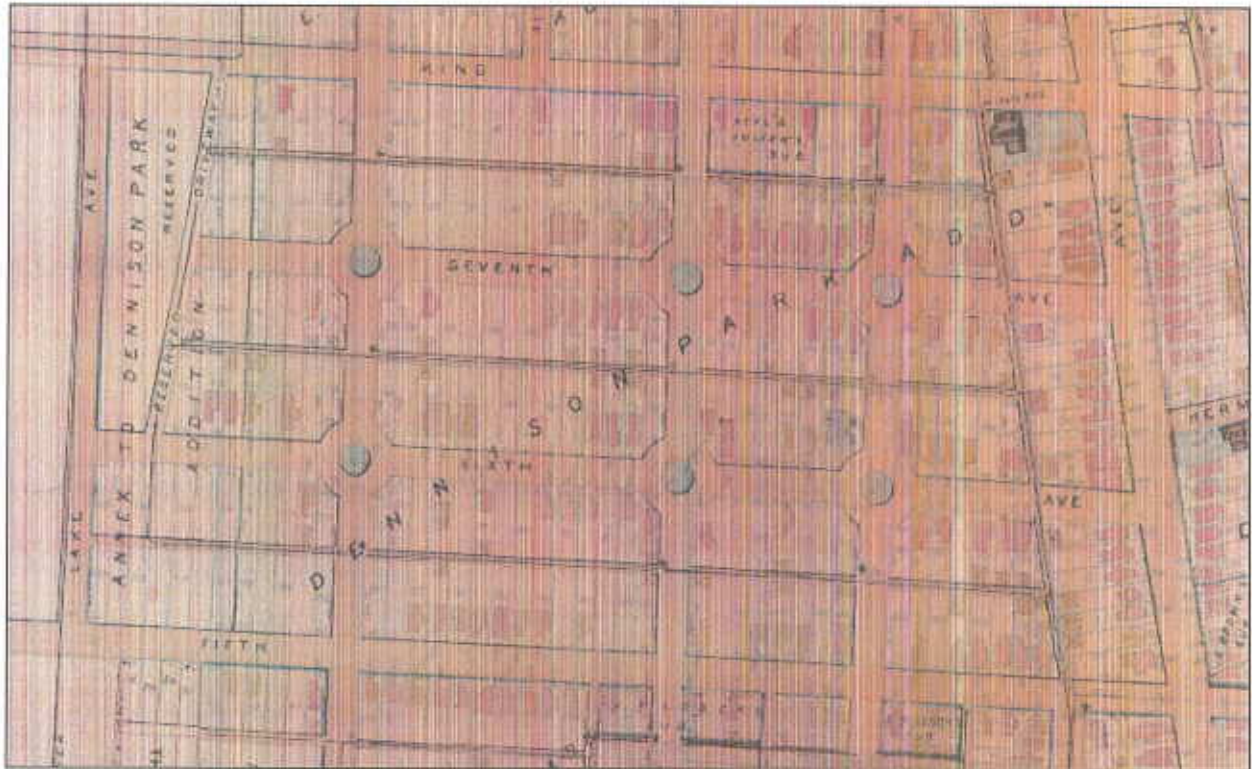


Figure 3. 1899 Baist Real Estate map showing Dennison Park Addition

Dennison Park Addition was platted in 1888 by Anne Dennison, or, rather, by her attorney James Loren. He designed, platted, and sold the development, bounded by Neil to the east, Perry to the west, and King and 5th Avenue to the north and south respectively.¹¹ The Dennison Park Addition is a classic garden suburb, designed to be a strictly residential retreat with transportation to the city provided by streetcar or private means. It was designed to avoid the somewhat freewheeling development pattern of the Dennison Place Addition. No commercial buildings were allowed in the Dennison Park Addition. Builders were expected to construct grand homes, one per lot. The majority of houses in the Dennison Park Addition are Queen Anne style, a popular choice in the 1890s. Many houses were constructed by the builder Allen Ady. An Ohio native, Ady was initially a railroad clerk.¹² Ady made some design decisions, although it is unclear if he was the architect as well as builder. One design innovation that Ady introduced to the area was the brownstone façade with pressed or common bricks on the remaining elevations. He appears to have had a busy career, building many houses in Victorian Village and on the east

¹¹ Hooper, *History of the City of Columbus*, 424.

¹² 1880 Census Place Columbus, Franklin, Ohio Roll 1016, Page 4C, Enumeration District 020.

side of Columbus. The Cincinnati Enquirer noted that few did more to extend and enlarge the city of Columbus than Ady.¹³

In 1896, Ady was embroiled in a real estate scheme that seems to have centered on title fraud and an improper mortgage. It appears he was trying to cover losses induced by the financial panics of 1893 and 1896.¹⁴ Ady obtained \$8,000 from Lancaster resident Elizabeth Blair for Dennison Park Addition Lots 273, 274, 275 and a portion of Lot 276 in exchange for fraudulent mortgage documents.¹⁵ Ady's trial took a turn when the prosecution had his character witnesses admit that while Ady's reputation used to be good it was no longer *that* good.¹⁶ Ady's business collapsed with the trial and his creditors swarmed, filing 298 claims totaling \$503,578.50 in March 1896. Ady was not completely destitute. His assets totaled \$541,717.01, but they were scattered throughout the country and not liquid in many cases.¹⁷ He had, however, amassed a large collection of unsold houses and vacant lots throughout the city, though prices were low and many did not immediately sell. An August 1896 auction featured 26 properties, with 10 selling. 308, 310, and 312 W. 6th Avenue were appraised at \$6,500 but sold for \$4,334. Ady's difficulties slowed neighborhood development as his properties languished in court. Ady was sentenced to 18 months in the Ohio Penitentiary. After his release in 1898, Ady remained in Columbus and in the real estate business, living on Hubbard Avenue

The intentional building pattern of Dennison Park Addition had the effect of curating the residents, who were white and affluent. Dennison Park Addition residents fit a portrait of urban middle-class Ohioans; like the Neil and Dennison families who had previously owned the land, they represented the status quo of 1880s Columbus: largely Protestant, native-born and Republican.¹⁸ In the neighborhood's built environment this is evidenced by the preponderance of mainline Protestant churches, including the King Avenue Methodist Church on King and Neil Avenue, the J. Upton Gribben-designed United Presbyterian Church at Sixth Avenue and Neil, and the Fifth Avenue Presbyterian Church, which became The First Church of Christ by 1910.¹⁹

Many Dennison Park Addition residents were linked the coal economy in southeastern Ohio.

Dennison Park Addition and later portions of Dennison Place Addition reflect late nineteenth-century affluence and its role in society. As the United States moved from a nation of artisans to a nation of bourgeois entrepreneurs after the market revolution of the 1830s-1850s, architecture began to reflect the shift. High-style homes in Dennison Park Addition and later Dennison Place Addition reflect the new national admiration for individualism and portray republican bourgeois

¹³ "Freedom," *The Cincinnati Enquirer*, January 17, 1898, 4.

¹⁴ "Freedom," *The Cincinnati Enquirer*, January 17, 1898, 4.

¹⁵ These lots appear to be located where Battelle is currently located. See "Allen C. Ady Held on False Pretense Charges," *Columbus Evening Dispatch*, May 13, 1896, 7.

¹⁶ "Testimony in Rebuttal," *The Columbus Evening Dispatch*, December 1, 1896, 7.

¹⁷ "Ady's Excess of Assets," *The Columbus Evening Dispatch*, March 26, 1896, 8.

¹⁸ Cayton, 198.

¹⁹ 1899, 1910, 1920 Baist Real Estate Maps, <https://engagingcolumbus.owu.edu/baists-atlases/> Accessed July 27, 2019.

fulfillment. A wide range of historic associations and architectural elements made it relatively simple for homeowners to differentiate their character, virtue, and republicanism from their neighbors' through design.²⁰

Proximity to Ohio State University diversified the demographic mix. Student boarders were an almost immediate phenomenon. A front room at 300 West Sixth Avenue featured natural gas heat and hot and cold water and rented for \$8.00 per month in 1897. In the same year, a house at 385 King had four rooms available for up to ten boarders, both ladies and gentlemen.²¹

From its beginning until after the first World War, Dennison Park was a classic garden suburb constructed for Columbus' upper-middle class. N.E.C.K.O., the area west of Neil Avenue between King Avenue and Eighth Avenue originally platted as the Elizabeth McMillen Homestead Addition, was similar though not fully developed, while Dennison Place became more affluent as one traveled west to Neil Avenue.

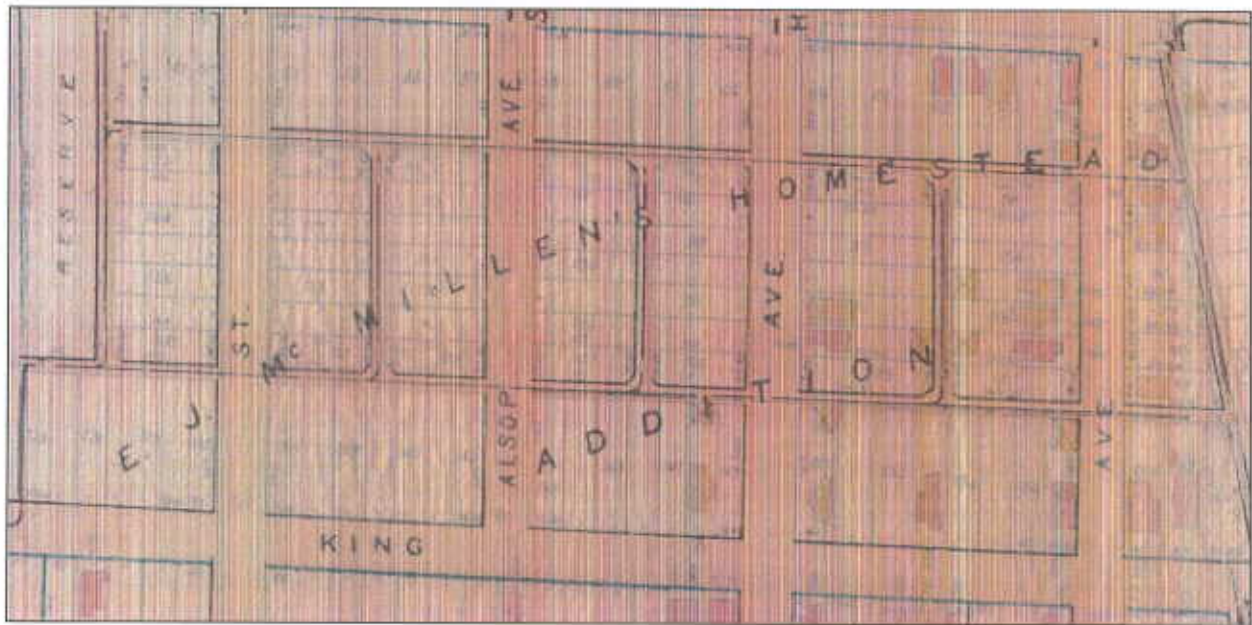


Figure 4. 1899 Baist Real Estate map showing Elizabeth McMillen Homestead Addition (now known as N.E.C.K.O.)

In 1912 the student population increased with the establishment of Ohio State's graduate school. In 1914, the university's influence increased further with the merger of its medical college with Starling Medical College. The medical fraternity would subsequently be located on Sixth Avenue in Dennison Park

²⁰ John Archer. *Architecture and Suburbia: From English Villa to American Dream House, 1690-2000*, (Minneapolis: University of Minnesota Press, 2005, 179-185.

²¹ "Classifieds," *The Lantern*, September 15, 1897, 2.

1920s Rental Boom

The end of World War I led to an unprecedented building boom in Columbus as well as in the rest of the country. A moratorium on building permits during the war was lifted, and pent-up demand spurred construction. Vacant lots in Dennison Park, N.E.C.K.O., and Dennison Place were used for new housing types. The rental boom also found earlier residents moving to other suburban neighborhoods. Large Victorian homes were falling out of style and becoming mechanically obsolete.

This led to construction of new apartment buildings and subdivision of existing homes. Building additions onto single-family homes to convert them to apartments was popular during this period. In addition, adding a second home on a split lot became common. Speculative rental properties were wildly popular and were often advertised as an excellent investment. Two property types became popular in the project area: terrace apartments and duplex houses.

The neighborhoods' flat topography lent itself to terrace apartment building construction. The sprawling design with three or more units was only possible if the land was flat. Terrace apartments feature a separate entrance for each unit and often a full or partial front porch; an early example in Columbus was constructed on Oak Street in 1905. Interior features include two rooms and a kitchen on the first floor and two bedrooms and a bathroom on the second floor, connected by an internal staircase. The apartments were popular with builders and consumers.²² Duplex houses, usually side by side in Columbus were also popular with developers building speculative rental properties.

By 1925, the residential boom started to slow, although property transfers continued at a rapid pace as speculators flipped properties, some two to three times in year.²³

The Ohio State University also experienced a period of growth after World War I. Infrastructure improvements in the area included the low-head dam at King Avenue, constructed around 1917 to make a two-mile boating course.²⁴ Unfortunately, neighborhood hopes were dashed when the University chose to place its hospital at the corner of Tenth and Neil instead of the previously planned President's house.²⁵ Commercial development also increased. A commercial node was established at King and Neil Avenues, and Battelle Memorial Institute was constructed in 1928. By the end of the 1920s Ohio State's student population would surpass 15,000.

The advent of the automobile changed transportation patterns as the streetcar declined in popularity. The introduction of a new transport system in a neighborhood designed for pedestrian use and public transportation combined with increased density to introduce challenges that have yet to be solved. However, garages did begin to be constructed. They ranged from simple, front-

²² Steve Gordon, 14.

²³ Patricia Burgess, *Planning for the Private Interest: Land Use Controls and Residential Patterns, 1900-1970*. Columbus: Ohio State University Press, 1994, 128.

²⁴ Thomas E. French, "Following the Field," *The Ohio State University Monthly* 8, no. 9: 8.

²⁵ French, "Following the Field," 8.

or side-gable wooden framed buildings to brick garages with dormers that matched the main house.

The 1939 Works Progress Administration Columbus Real Property Inventory gives a snapshot of the neighborhood in the six weeks from April 1 to May 15, 1936. The survey documents housing conditions including substandard housing units, homeownership, and rental rates, among other metrics. The survey indicates that houses were being subdivided, especially in Dennison Place as one moved closer to High Street, with the most subdivision occurring in the area of Dennison Avenue, Clark Place, and Smith Place, where up to 16 houses in a square block were completely or partially subdivided. N.E.C.K.O. had the fewest subdivided homes, likely due to the newness of the housing stock. However, the subdivision of homes did not result in overcrowding. The homeownership rate was highest in Dennison Park Addition and western Dennison Place, but was only 40 to 60 percent in those areas. In Smith Place, Clark Place, and Forsythe between 6th and King Avenue, homeownership was less than 20 percent. Rental unit occupants were transient, but once again transience was highest on Clark and Smith Places, where the median duration of a tenant was less than a year. The remainder of the project area had median durations of 1-3 years for tenants in rental properties. Homeowners tended to stay longer with the median duration on most blocks being 10-15 years, except Clark Place, which had a median homeowner occupancy duration of 2-3 years. The area continued to be racially segregated. With the exception of Forsythe Avenue between 6th Avenue and King Avenue, which had a less than 10 percent African American occupancy, the area is listed as entirely white.²⁶

The 1920s were a time of rapid change in the neighborhoods' built environments. In all three neighborhoods many upper middle-class single-family homes were subdivided and additions were constructed as the buildings became obsolete and their owners moved to other suburbs. This pattern is evident across all three neighborhoods, but was most pronounced in the eastern portion of Dennison Place near High Street. N.E.C.K.O. continued to see single-family home construction during the 1920s; it superseded Dennison Park Addition as the most stylish and sought-after neighborhood.²⁷

The 1930s saw little, if any construction, in the project area. In Columbus, building permit issuance fell to 2.85 percent of the 1920s peak.²⁸

However, overcrowding seems to have started during the 1930s. Rooming houses increased in number in the University District, which at that time extended south to King Avenue.²⁹ This decade marked the first conflict between neighborhood residents and rooming house operators. In 1939, rooming house operators formed the Columbus Rooming House Association to fight an

²⁶ Works Progress Administration, *Final Report, Real Property Inventory: Columbus, Ohio*, Washington D.C.: U.S. Government Printing Office.

²⁷ WPA Real Estate Inventory rental rates.

²⁸ Burgess, 128.

²⁹ "Franklin County Home to 3000 Men Ohio State Men, Report Says," *Ohio State Lantern*, July 25, 1930.

injunction by the Columbus Health Department to inspect their properties.³⁰ Retired fireman H. Farmer, who lived at 391 King Avenue, warned the group that conditions in their properties “were not the best.”³¹ Overcrowding was an acknowledged issue, although when one boarding house operator inquired of their legal counsel about housing students in attics and third floors, the lawyer advised, “Keep your people in the third floors.”³²

Post-War Development

After World War II, an influx of returning servicemen came into the project area, exercising their government benefits that allowed them to attend the Ohio State University. Unlike the 1920s, there was no immediate building boom, but there was overcrowding in the existing housing stock. In addition, when the real estate industry vehemently opposed the state constructing dormitories for students, Ohio State acquiesced and allowed the private market to provide housing solutions for the burgeoning student population. Rapid overcrowding in the neighborhoods led to city to pass stopgap measures to address negative quality of life issues, but they were not enough to reverse the area’s decline

In 1959, the city of Columbus changed the zoning code to allow apartments in the University District. The led to aggregation of single-family home lots and construction of apartments for student occupancy. Apartments also required additional parking spaced, provided by paving the former backyards. The new apartments received a mixed reaction. Some residents were thrilled to see unmaintained, older homes demolished. Their only wish was that adequate parking be constructed for the increased density.³³

In the 1960s, Ohio State University began to acquire land for its medical center and campus expansion, panicking the N.E.C.K.O. neighborhood. Ohio State’s typical acquisition practice when they wanted a parcel was to make two offers, then take the owner to court. The University’s parcel-by-parcel acquisition pattern particularly galled residents when homeowners suddenly found themselves next to a new parking lot instead of a historic home. They accused the University of doing it on purpose to lower property values and reduce the cost of further University acquisitions, an accusation denied by Ohio State.³⁴ It was part of a larger Columbus development trend marked by a lack of long-term city planning and a zoning variance policy that considered the highest and best use of parcels in in first-ring neighborhoods to be investment rentals rather than single-family home ownership.³⁵ This led to a middle-class abandonment of most of the University District, including the project area. Ohio State University did begin to panic when prospective students declined to attend due to the decrepit state of the neighborhoods surrounding campus. The University planned dormitories along the Olentangy River, encouraged

³⁰ “Rooming Association Seek Halt to Probe of Boarding Houses,” *Ohio State Lantern*, January 31, 1939, 1.

³¹ “Rooming Association Seek Halt to Probe of Boarding Houses,” *Ohio State Lantern*, January 31, 1939, 1.

³² “Rooming Association Seek Halt to Probe of Boarding Houses,” *Ohio State Lantern*, January 31, 1939, 1.

³³ Ohio State City and Regional Planning, “Problems and Opportunities.” University District Archives, Columbus, Ohio.

³⁴ “George Dell, “Release of Master Plan Eases Minds of Owners,” *The Ohio State Lantern*, April 10, 1962, 3.

³⁵ Burgess, 189.

more fraternity and sorority involvement by students, and attempted to encourage homeowners to take in student boarders.³⁶

During the 1960s the Battelle Memorial Institute began to purchase homes in Dennison Park Addition, Dennison Place Addition and N.E.C.K.O. These homes were then rented, largely to low-income residents, and managed by Battelle's subsidiary, the Olentangy Management Corporation (OMC). The plan was to accumulate enough property to allow for facility and parking lot expansion. However, Battelle was forced to divest their property holdings in the 1970s. In an effort to reduce costs and make the properties more attractive for sale, OMC gutted the interiors, providing new owners wider latitude for interior renovations and updates. OMC also renovated the houses' masonry exteriors by sandblasting and re-pointing them, a violation of the Secretary of the Interior's Guidelines for Rehabilitation of historic buildings for which it was chastised by the federal Advisory Council on Historic Preservation. Porch repairs were also made.

This business model increased the price of the large, turn-of-the-century Victorian homes beyond the reach of the current tenants.³⁷ The neighborhood's low-income residents roundly criticized Battelle's plans.³⁸ One resident wondered, "Why are they improving this neighborhood for middle-class people when they let it run down all these years the poor people were here."³⁹ OMC president Barry Humphries stated that he wanted to keep a minimum of 20 percent of low-income residents in the area, which included Harrison West.⁴⁰

Battelle's sale of approximately 600 houses in the project area neighborhoods and those to the south in Victorian Village and Harrison West started a large demographic shift in the University District. Many of the low-income and minority occupants who were forced out moved to Weinland Park, where John Sandefur was renovating a number of 1920s terrace apartments into a large Section 8 portfolio.

Battelle's actions were credited with both saving the neighborhood houses and destroying the neighborhood, as houses were rapidly purchased and renovated and former tenants moved to other parts of the city. In 1977 the project area was nominated to the National Register of Historic Places; it was listed in 1979.

The neighborhood was downzoned in 1979, which partially curtailed the demolition of historic houses for infill apartments.

³⁶ "Bonner Says Housing Area Causes Losses," *The Ohio State Lantern*, November 26, 1962, 6.

³⁷ Ellen Belcher, "Opposition to Renovation 'Intensifying,'" *Ohio State Lantern*, October 20, 1977, 2.

³⁸ "Property Renovation Delayed until OSU Expansion Decision" *The Lantern*, August 23, 1977, 11.

³⁹ "Ellen Belcher 'Tenants Charge Battelle with Mass Displacement'" *The Lantern*, April 14, 1978, 1.

⁴⁰ "Tenants Question Battelle" *The Lantern*, October 6, 1977, 10.

Battelle's renovation program and a general interest in moving to center-city locations bolstered the neighborhood in the 1980s and 1990s, as more people purchased and renovated historic homes.

In 1991, a series of construction and demolition moratoriums largely curtailed infill apartments. However, the 1991 demolition moratorium hindered only the developers who constructed new infill apartment buildings. More politically connected developers continued to convert historic homes into rooming houses and apartments.

In 1991 Dennison Place attempted to form a historic district in response to an infill apartment building constructed on Hunter Avenue. The effort failed.

Preservation efforts were revived in 2015 when developers demolished a mid-century modern church on King Avenue and filled the site with a multi-building apartment complex.

Results of Field Investigations

The results evaluate the field findings with the historic context. The three subdivisions correspond not only to different time periods but also to different social and economic classes. Dennison Place Addition occupies the cusp between skilled blue-collar workers and lower-level white collar workers such as clerks and salesmen. Its built environment reflects this demographic. High-style architecture was present from the 1880s, but quickly fades by the turn of the century as more vernacular styles are built farther from High Street.

Dennison Park Addition initially housed managerial and professional classes. This is evidenced by the high-style architecture and sheer size of the homes. They were reflective of their owner's status and personalities, indicative of the Gilded Age.

N.E.C.K.O.'s built environment is evidence of its longer development span. Like Dennison Park Addition, it includes high-style, architect-designed homes for Columbus' professional and managerial classes from the 1890s and early twentieth century. It also includes speculative rental properties constructed during the early 1920s, as well as single-family homes from this period.

Houses in all subdivisions exhibit good historic integrity. This is the result of two main factors. One is that many houses are brick and therefore did not need additional cladding to lower maintenance costs. The other is deferred maintenance. Years of low homeownership rates resulted in improvements not being made until the area gentrified in the 1980s. Consequently, historic features, especially windows, were often retained.

One unexpected discovery was the proliferation of 1920s additions constructed to subdivide homes. While interior subdivision were expected, but not part of the survey, additions to turn-of-the-century homes in the 1920s were common. This is true especially in Dennison Place, but was found in all areas.

All three project-area neighborhoods share an axial grid street layout with alleys in the rear of the homes. While alley access is not always present, it is common. The neighborhoods were designed with walking and streetcars as the primary form of transportation. Little provision was made for horses, and carriage houses are uncommon. Almost no provision was made for cars; curb cuts are virtually non-existent. However, alley access provided unintentional room for automobile garages in rear yards, and early garage examples are still extant. The number is dwindling fast as they are replaced with larger modern variants.

N.E.C.K.O.'s 1920s development demonstrates adherence to the 1923 zoning code that established front and side setbacks and limited the number of buildings on a lot. 1920s zoning efforts are also reflected in multiple-car garages at multifamily apartment buildings. Columbus was the first city in the country to mandate that developers provide off-street parking for apartments. These garages, usually with 3-5 bays, are becoming rare as maintenance is often deferred and they become functionally obsolete with the advent of larger cars and sports utility vehicles.

The project area's three neighborhoods are an excellent representation of a streetcar suburb and its evolution from the 1870s to the 1950s. They illustrate Columbus' social and economic classes at each period of development. They also clearly demonstrate the decline and eventual rebirth of the center-city first-ring suburb.

Summary and Recommendations

Owen & Eastlake recommends revising the nomination previously prepared for the National Register of Historic Places for the Near Northside Historic District. Revisions can include expanding the Criteria to include Criteria A to explore the social history of the three neighborhoods. Information can also be added about local architects and broad patterns of development.

The nomination should also be revised to ascertain which properties are contributing and non-contributing to the district.

The project area should be designated as a City of Columbus local historic district.

Part 4: Appendices

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University District Organization Archives, Rm. 100, Northwood and High Building, Columbus, Ohio.

Newspapers

Columbus Evening Dispatch

Ohio State Lantern

Ohio State University Monthly

Maps

Baist Real Estate maps

Sanborn Fire Insurance maps

Inventoried Properties

OHI Number	Street Address		Resource Type	
FRA1059213	1511 Perry St.		House	
FRA1059313	1505 Perry St.		House	
FRA1059413	1531 Perry St.		House	
FRA1059513	1497 Perry St.		House	
FRA1059613	1493 Perry St.		House	
FRA1059713	1487 Perry St.		House	
FRA1059813	1483 Perry St.		House	
FRA1059913	1502 Perry St.		Parking Lot	
FRA1060013	1496 Perry St.		House	
FRA1060113	1492 Perry St.		House	
FRA1060213	1486 Perry St.		House	
FRA1060313	1501 Belmont Ave.		House	
FRA1060413	1499 Belmont Ave.		House	
FRA1060513	1493 Belmont Ave.		House	
FRA1060613	1487 Belmont Ave.		House	
FRA1060713	1483 Belmont Ave.		House	
FRA1060813	1479 Belmont Ave.		House	
FRA1060913	1473 Belmont Ave.		House	
FRA1061013	1502 Belmont Ave.		House	
FRA1061113	1498 Belmont Ave.		House	
FRA1061213	1492 Belmont Ave.		House	
FRA1061313	1488 Belmont Ave.		House	
FRA1061413	1484 Belmont Ave.		House	
FRA1061513	1478 Belmont Ave.		House	
FRA1061613	1472 Belmont Ave.		House	
FRA1061713	1495-1497 Michigan Ave.		House	
FRA1061813	1489 Michigan Ave.		House	
FRA1061913	1483 Michigan Ave.		House	
FRA1062013	1479 Michigan Ave.		House	
FRA1062113	1471 Michigan Ave.		House	
FRA1062213	1465 Michigan Ave.		House	
FRA1062313	1494-1496 Michigan Ave.		House	
FRA1062413	1490-1492 Michigan Ave.		House	
FRA1062513	1486-1488 Michigan Ave.		House	
FRA1062613	1482-1480 Michigan Ave.		House	
FRA1062713	1476-1478 Michigan Ave.		House	
FRA1062813	1472-1474 Michigan Ave.		House	
FRA1062913	1466-1468 Michigan Ave.		House	
FRA1063013	1460 Michigan Ave.		House	

OHI Number	Street Address		Resource Type	
FRA1063113	1495 Pennsylvania Ave.		House	
FRA1063213	1485 Pennsylvania Ave.		House	
FRA1063313	1483 Pennsylvania Ave.		House	
FRA1063413	1463 Pennsylvania Ave.		House	
FRA1063513	1500 Pennsylvania Ave.		House	
FRA1063613	1494 Pennsylvania Ave.		House	
FRA1063713	1468 Pennsylvania Ave.		House	
FRA1063813	1465 Pennsylvania Ave.		House	
FRA1063913	1456 Pennsylvania Ave.		House	
FRA1064013	315 W. 8th Ave		House	
FRA1064113	321 W. 8th Ave.		House	
FRA1064213	325 W. 8th Ave.		House	
FRA1064313	329 W. 8th Ave.		House	
FRA1064413	333 W. 8th Ave.		House	
FRA1064513	345 W. 8th Ave.		House	
FRA1064613	349 W. 8th Ave.		House	
FRA1064713	353 W. 8th Ave.		House	
FRA1064813	367 W. 8th Ave.		House	
FRA1064913	379 W. 8th Ave.		House	
FRA1065013	387 W. 8th Ave.		House	
FRA1065113	403 W. 8th Ave.		House	
FRA1065213	409 W. 8th Ave.		House	
FRA1065313	415 W. 8th Ave.		House	
FRA1065413	419 W. 8th Ave.		House	
FRA1065513	421 W. 8th Ave.		House	
FRA1065613	429 W. 8th Ave.		House	
FRA1065713	431 W. 8th Ave.		House	
FRA1069513	1377 Forsythe Ave.		House	
FRA1069613	1369 Forsythe Ave.		House	
FRA1069713	1321 Forsythe Ave.		House	
FRA816813	1281-1283 Forsythe Ave.		House	
FRA1069813	1382 Forsythe Ave.		House	
FRA1069913	1374 Forsythe Ave.		House	
FRA1070013	1370 Forsythe Ave.		Demolished and infilled- will update	
	1368 Forsythe Ave.		demolished- part of 1370	
FRA1070113	1300 Forsythe Ave.	Demolishe d 2019	school	
FRA1067113	305 W. 6th Ave.		House	

OHI Number	Street Address		Resource Type	
FRA1067213	307 W. 6th Ave.		House	
FRA1067313	325 W. 6th Ave.		House	
FRA1067413	339-341 W. 6th Ave.		House	
FRA1067513	351-353 W. 6th Ave.		House	
FRA1067613	355-357 W. 6th Ave.		House	
FRA1067713	365-367 W. 6th Ave.		House	
FRA1067813	373 W. 6th Ave.		House	
FRA1067913	379 W. 6th Ave.		House	
FRA1068013	383 W. 6th Ave.		House	
FRA1068113	411-413 W. 6th Ave.		House	
FRA1068213	417 W. 6th Ave.		House	
FRA1068313	421 W. 6th Ave.		House	
FRA1068413	423 W. 6th Ave.		House	
FRA1068513	431-433 W. 6th Ave.		House	
FRA1068613	1323 Michigan Ave.		House	
FRA1068713	1371 Michigan Ave.		House	
FRA1068813	1416-1418 Michigan Ave.		House	
FRA1068913	1294-1297 Pennsylvania Ave.		House	
FRA1069013	1304 Pennsylvania Ave.			
FRA1069113	1355 Pennsylvania Ave.			
FRA1069213	1410-1412 Pennsylvania Ave.			
FRA1069313	1411-1413 Pennsylvania Ave.			
FRA1063413	310 7th Ave.			
FRA1063713	312 7th Ave.			
FRA1063813	316 7th Ave.			
FRA1063913	322 7th Ave.			
FRA1071113	350 7th Ave.			
FRA1071213	360 7th Ave.			
FRA1071313	370 7th Ave.			
FRA1071413	376 7th Ave.			
FRA1083813	390-392 7th Ave.			
FRA1083913	400 7th Ave.			
FRA1084013	402 7th Ave.			
FRA1084113	404 7th Ave.			
FRA1084213	414 7th Ave.			
FRA1084313	422 7th Ave.			
FRA1084413	291 7th Ave.			
FRA1084513	303 7th Ave.			

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FRA1084613	307 7th Ave.			
FRA1084713	311 7th Ave.			
FRA1084813	315 7th Ave.			
FRA1084913	341 7th Ave.			
FRA1085013	351 7th Ave.			
FRA1085113	355 7th Ave.			
FRA1085213	363 7th Ave.			
FRA1085313	373 7th Ave.			
FRA1085413	379 7th Ave.			
FRA1085513	397 7th Ave.			
FRA1085613	403 7th Ave.			
FRA1085713	413 7th Ave.			
FRA1085813	423 7th Ave.			
FRA1070213	1377 Highland St.			
FRA1070313	1367 Highland St.			
FRA1070413	1361 Highland St.			
FRA1070513	1359 Highland St.			
FRA1070613	1353 Highland St.			
FRA1070713	1347-1349 Highland St.			
FRA1070813	1341 Highland St.			
FRA1070913	1337 Highland St.			
FRA1071013	1319-1321 Highland St.			
FRA1071113	1313 Highland St.			
FRA1071213	1311 Highland St.			
FRA1071313	1307 Highland St.			
FRA1071413	1301 Highland St.			
FRA1071513	1370 Highland St.			
FRA1071613	1362 Highland St.			
FRA1071713	1350 Highland St.			
FRA1071813	1346 Highland St.			
FRA1071913	1342 Highland St.			
FRA1072013	1340 Highland St.			
FRA1072113	1332 Highland St.			
FRA1072213	1320 Highland St.			
FRA1072313	1306 Highland St.			
FRA1072413	1304 Highland St.			
FRA1072513	1302 Highland St.			
FRA1072613	1298 Highland St.			
FRA1072713	1292 Highland St.			
FRA1072813	1288 Highland St.			

OHI Number	Street Address		Resource Type	
FRA1072913	1284 Highland St.			
FRA1073013	1278-1282 Highland St.			
FRA1073113	1270-1276 Highland St.			
FRA1078013	1359 Hunter Ave.			
FRA1078113	1355 Hunter Ave.			
FRA1078213	1351 Hunter Ave			
FRA1078313	1343 Hunter Ave.			
FRA1078413	1337-1339 Hunter Ave.			
FRA1078513	1327 Hunter Ave.			
FRA1078613	1325 Hunter Ave.			
FRA1078713	1323 Hunter Ave.			
FRA1078813	1321 Hunter Ave.			
FRA1078913	1319 Hunter Ave.			
FRA1079013	1299 Hunter Ave.			
FRA1079113	1293 Hunter Ave.			
FRA1079213	1287 Hunter Ave.			
FRA1079313	1279 Hunter Ave.			
FRA1079413	1275 Hunter Ave.			
FRA1079513	1271 Hunter Ave.			
FRA1079613	1257-1263 Hunter Ave.		combined	
FRA1079713	1360 Hunter Ave.			
FRA1079813	1356 Hunter Ave.			
FRA1079913	1352 Hunter Ave.			
FRA1080013	1346 Hunter Ave.			
FRA1080113	1342 Hunter Ave.			
FRA1080213	1340 Hunter Ave.			
FRA1080313	1338 Hunter Ave.			
FRA1080413	1332 Hunter Ave.			
FRA1080513	1328 Hunter Ave.			
FRA1080613	1310 Hunter Ave.			
FRA1080713	1302 Hunter Ave.			
FRA1080813	1298 Hunter Ave.			
FRA1080913	1294 Hunter Ave.			
FRA1081013	1292 Hunter Ave.			
FRA1081113	1286 Hunter Ave.			
FRA1081213	1282 Hunter Ave.			
FRA1081313	1278 Hunter Ave.			
FRA1081413	1276 Hunter Ave.			
FRA1081513	1272 Hunter Ave.			
FRA1081613	1264 Hunter Ave.			

OHI Number	Street Address		Resource Type	
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FRA1073313	1317 Dennison Ave.		House	
FRA1073413	1321 Dennison Ave.		House	
FRA1073513	1327 Dennison Ave.		Apartment	
FRA1073613	1333 Dennison Ave.		House	
FRA1073713	1337 Dennison Ave.		House	
FRA1073813	1341 Dennison Ave.		House	
FRA1073913	1345 Dennison Ave.		House	
FRA1074013	1349 Dennison Ave.		House	
FRA1081913	27 Smith Place			
FRA1082013	33 Smith Place			
FRA1082113	39 Smith Place			
FRA1082213	47 Smith Place			
FRA1082313	53 Smith Place			
FRA1082413	57 Smith Place			
FRA1082513	65 Smith Place			
FRA1082613	77 Smith Place			
FRA1082713	30 Smith Place			
FRA1082813	48 Smith Place			
FRA1082913	54-56 Smith Place			
FRA1083013	58 Smith Place			
FRA1083113	64 Smith Place			
FRA1085913	50 W. 5th Ave.			
FRA1086013	80 W. 5th Ave.			
FRA1086113	134-136 W. 5th Ave.			
FRA1086213	246-250 W. 5th Ave.			
FRA1086313	310 W. 5th Ave			
FRA1086413	386 W. 5th Ave.			
FRA0097013	398 W. 5th Ave		double lot	
FRA1086513	432 W. 5th Ave.		Battelle Court	
FRA1086613	39 Clark Place			
FRA1086713	43 Clark Place			
FRA1086813	47 Clark Place			
FRA1086913	49-51 Clark Place			
FRA1087013	55 Clark Place			
FRA1087113	59 Clark Place			
FRA1087213	56 Clark Place			
FRA1087313	58 Clark Place			
FRA1087413	64 Clark Place			
FRA1087513	68 Clark Place			

OHI Number	Street Address		Resource Type	
FRA1087613	326 W. 5th Ave.			
FRA1087713	330 W. 5th Ave.			
FRA1087813	336 W. 5th Ave.			
FRA1087913	350 W. 5th Ave.			
FRA1088013	360 W. 5th Ave.			
FRA1088113	1279 Dennison Ave.			
FRA1088213	1273 Dennison Ave.			
FRA1088313	1269 Dennison Ave.			
FRA1088413	1265 Dennison Ave.			
FRA1088513	1261 Dennison Ave.			
FRA1088613	1253-1257 Dennison Ave.			
FRA1088713	1251 Dennison Ave.			

Inventoried Properties Maps

All properties in the survey area were photographed and field notes were taken about the historic integrity and architectural style. The maps indicate which properties have an Ohio Historic Inventory form. Properties with a black diamond were inventoried by Owen & Eastlake between May, 2017 and June 2019. Properties with red circles were previously inventoried. The OHI numbers for each are in the following tables by neighborhood and address.

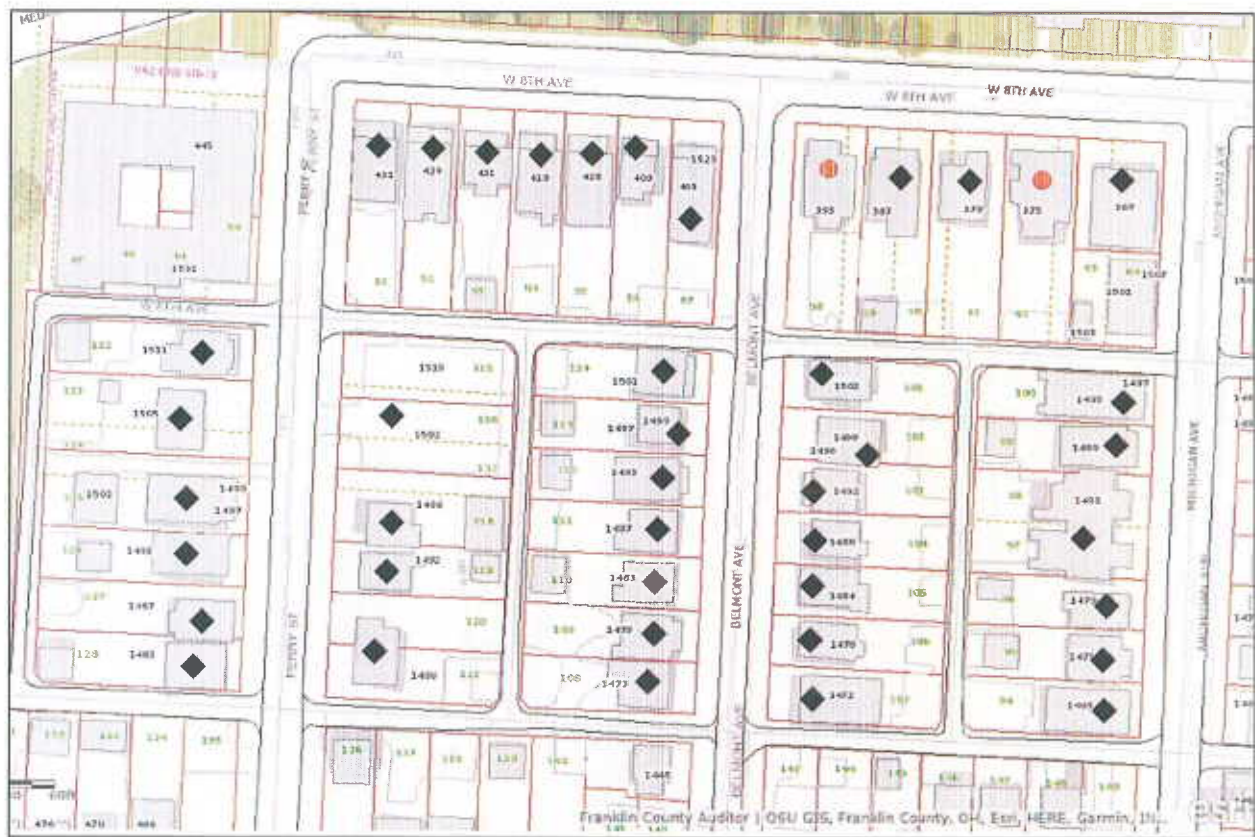


Figure 5. N.E.C.K.O. neighborhood inventoried properties, 8th Avenue, Perry Street, and Michigan Avenue.



Figure 6. King Avenue inventoried properties between Cannon Drive and Pennsylvania.

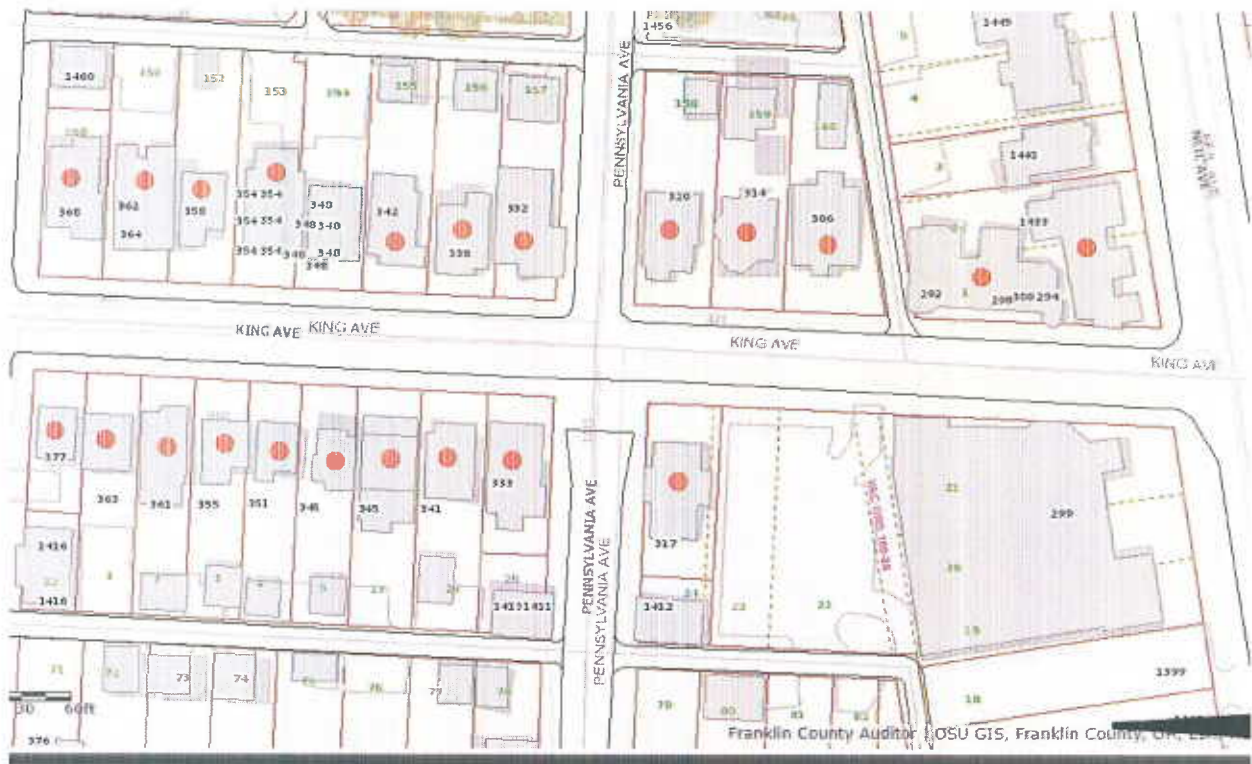


Figure 7. King Avenue inventoried properties between Michigan and Neil.



Figure 8. King Avenue inventoried properties between Neil Avenue and Highland Avenue.



Figure 9. King Avenue inventoried properties between Highland Avenue and Wall Street.

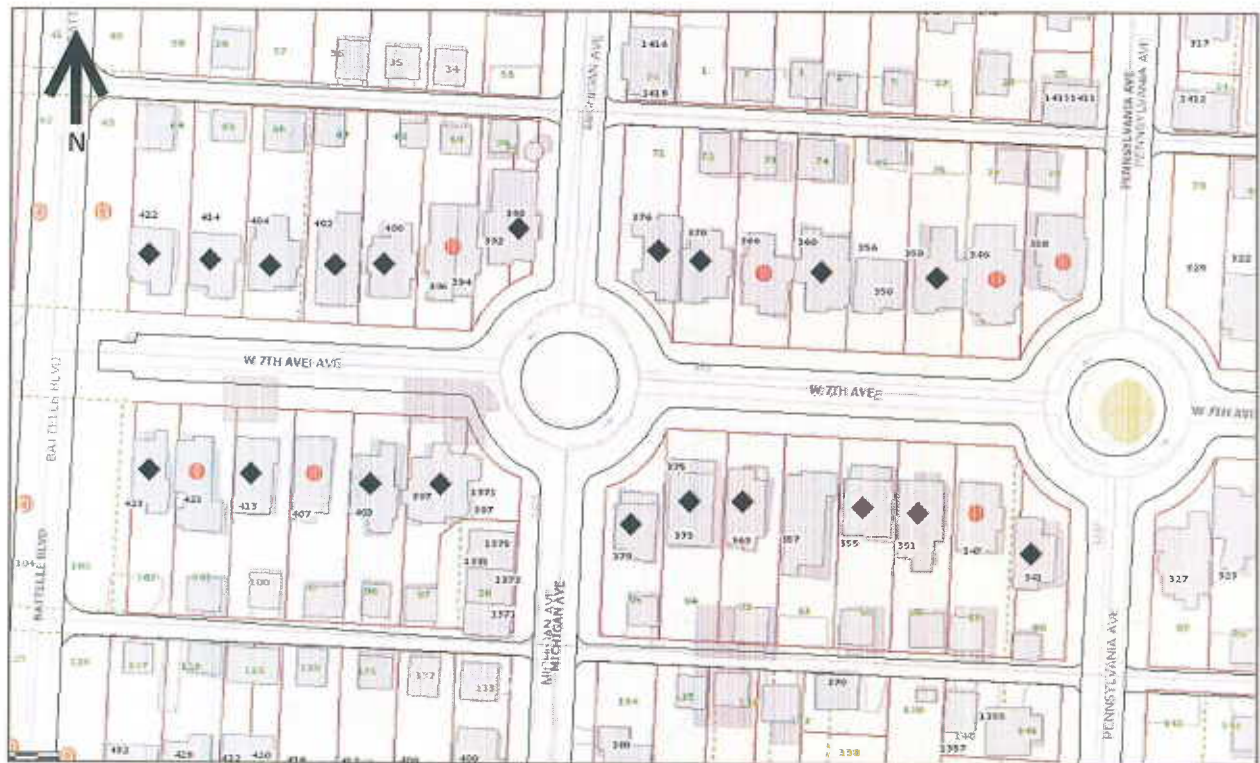


Figure 10. 7th Avenue inventoried properties between Battelle Blvd and Pennsylvania Avenue.

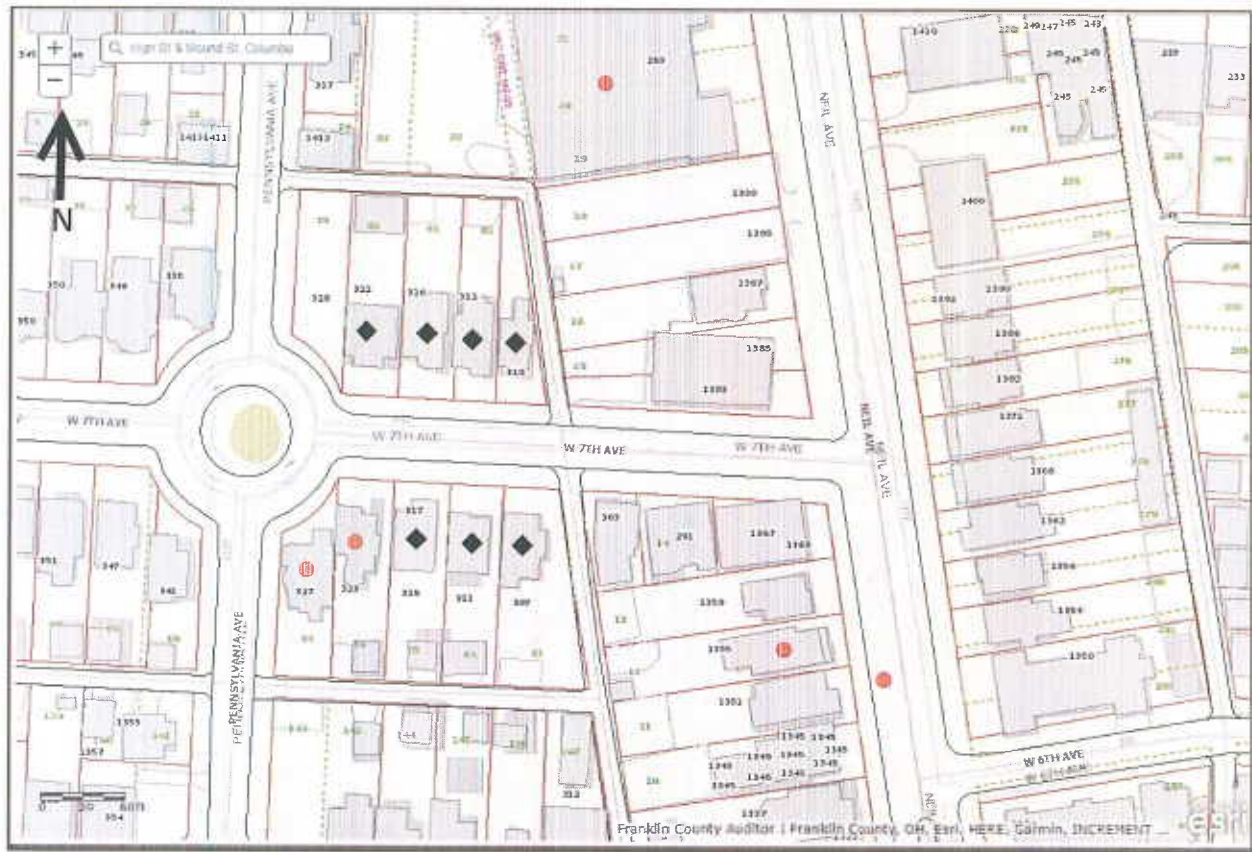


Figure 11. 7th Avenue and Neil Avenue inventoried properties.

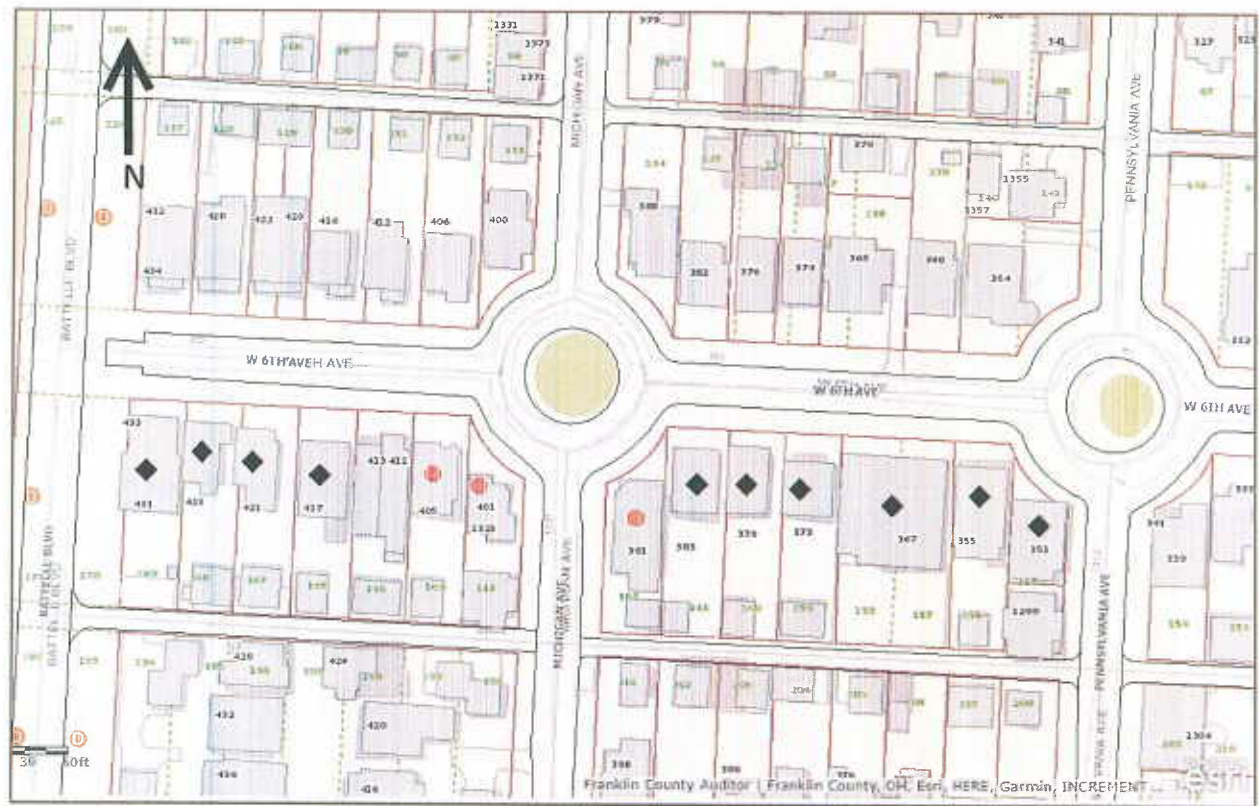


Figure 12. 6th Avenue between Battelle Blvd. and Pennsylvania Avenue.

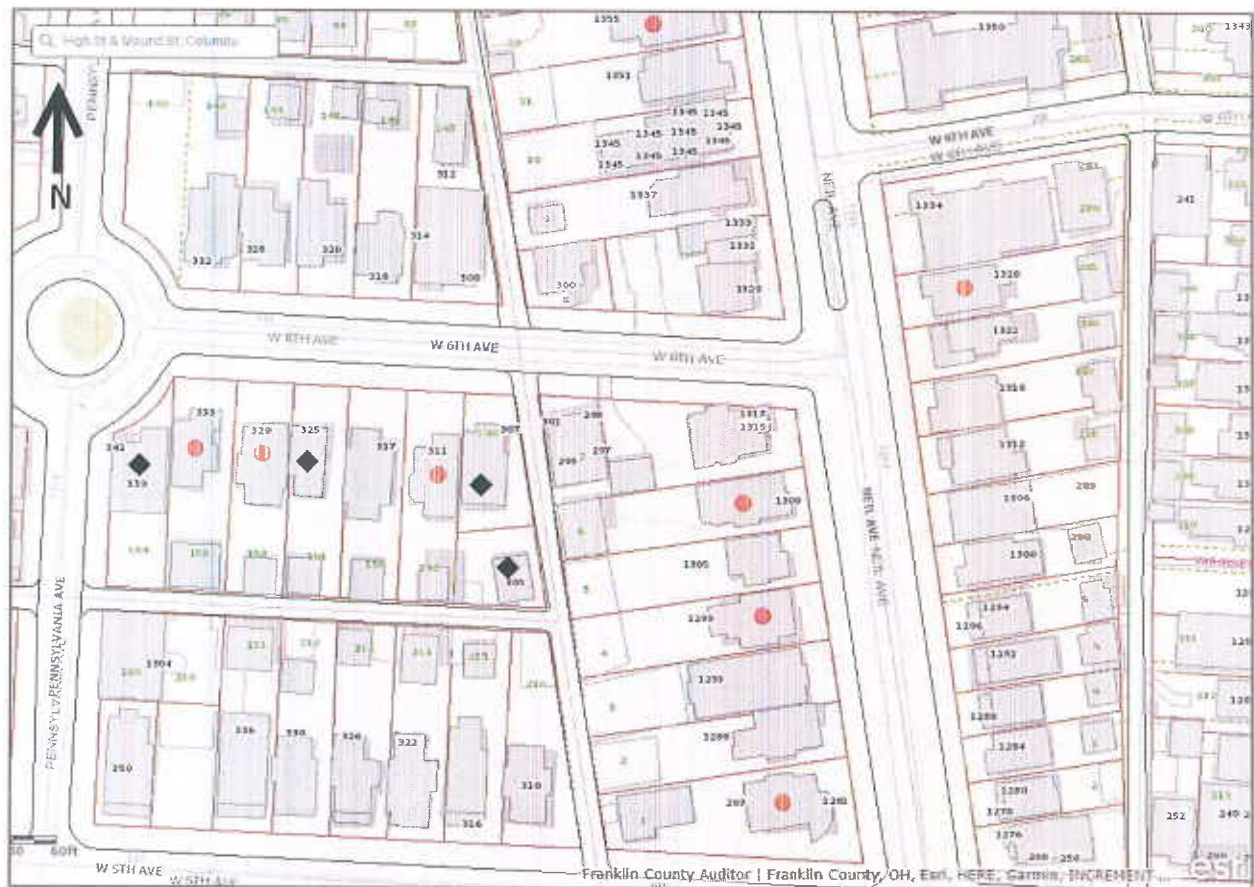


Figure 13. 6th Avenue from Pennsylvania Avenue to Neil Avenue.

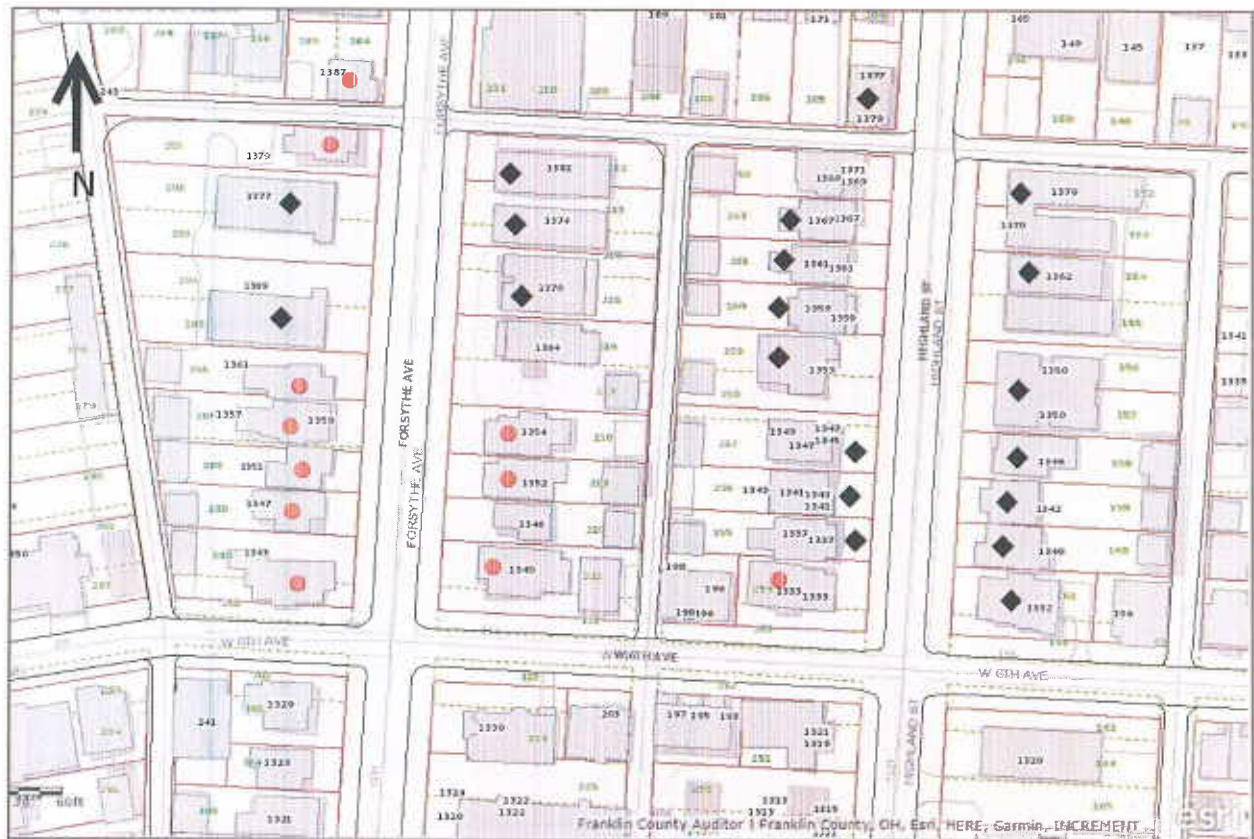


Figure 14. Inventoried properties on Forsythe Avenue and Highland Street between 6th Avenue and King Avenue.

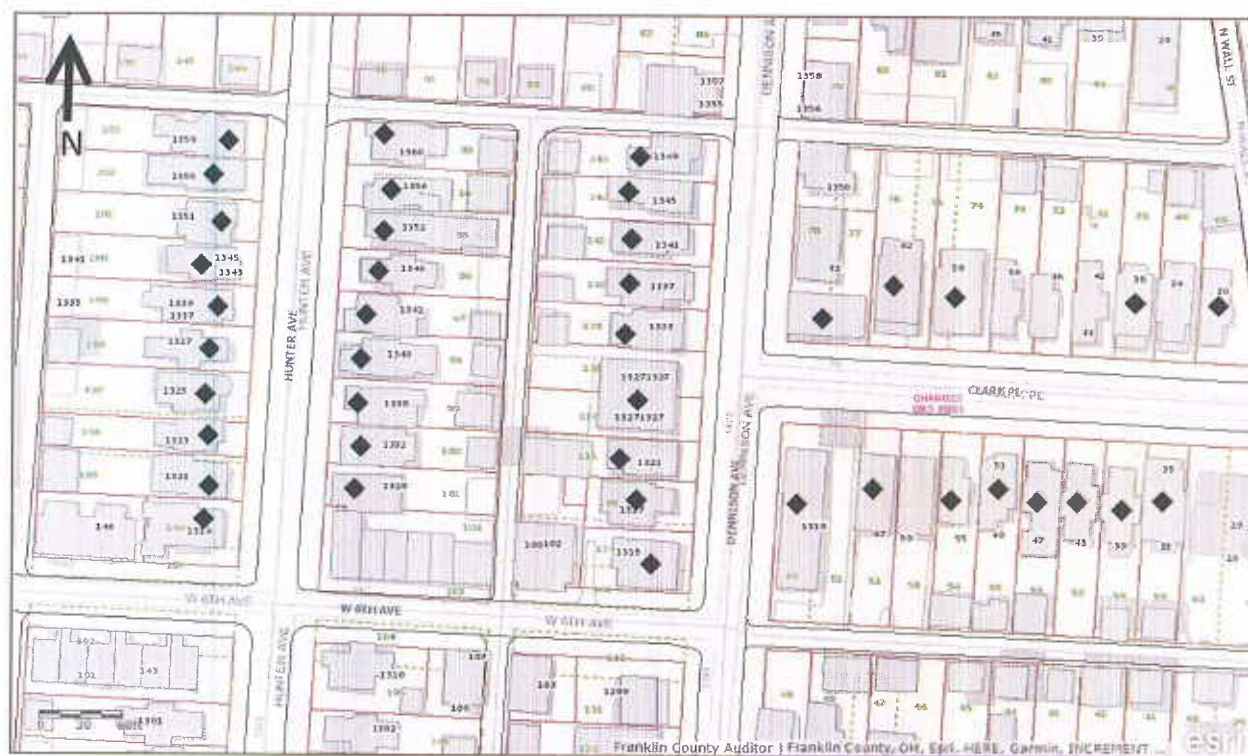


Figure 15. Hunter Avenue, Dennnison Avenue and Clark Place inventoried properties.

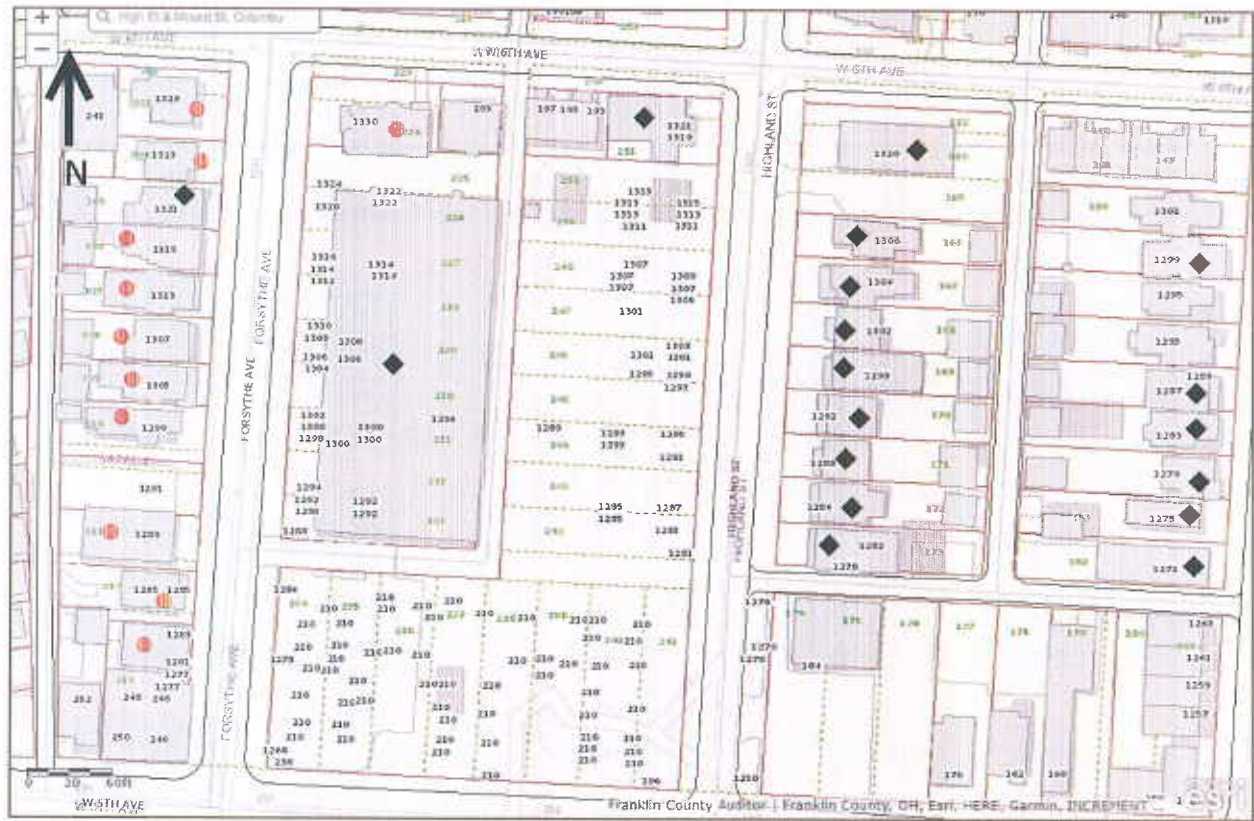


Figure 16. Forsythe Avenue, Highland Street, Dennison Avenue, and Hunter Avenue between 5th Avenue and 6th Avenue.

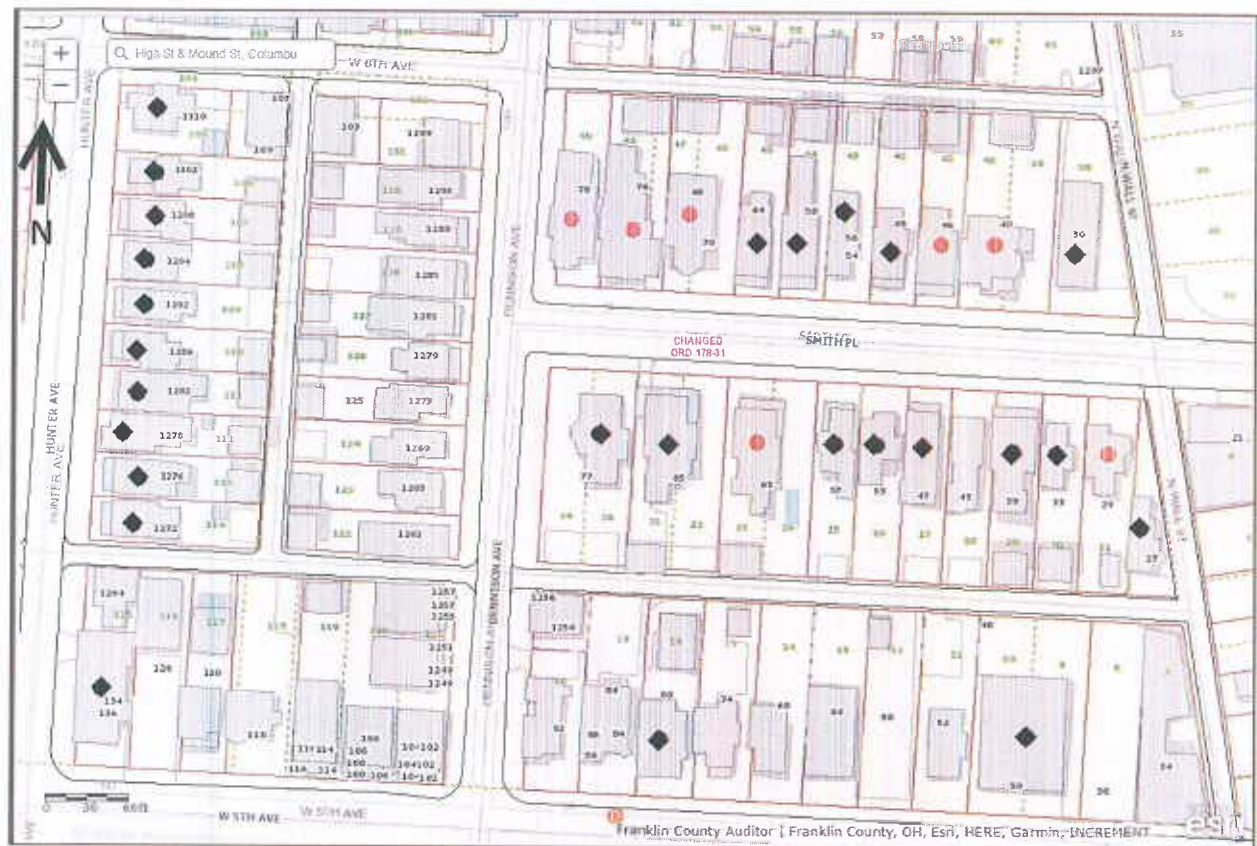


Figure 17. Hunter Avenue, Dennison Street, Smith Place and Fifth Avenue inventoried properties.