

**United States Department of the Interior  
National Park Service**

For NPS use only

**National Register of Historic Places  
Inventory—Nomination Form**

received NOV 4 1986

date entered DEC 16 1986

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

**1. Name**

historic N/A

and or common East Broad Street Multiple Resource Area

**2. Location**

street & number E. Broad St. roughly between I-71 on the west and Nelson R. on the east \_\_\_ not for publication

city, town Columbus \_\_\_ vicinity of

state Ohio code 039 county Franklin code 049

**3. Classification**

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input checked="" type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input checked="" type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	N/A	<input type="checkbox"/> no	<input type="checkbox"/> military	<input checked="" type="checkbox"/> other: vacant

**4. Owner of Property**

name multiple--see attached owners list

street & number

city, town \_\_\_ vicinity of state

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Franklin County Administration Building

street & number 410 S. High St.

city, town Columbus state Ohio

**6. Representation in Existing Surveys**

National Register of Historic Places  
title Ohio Historic Inventory has this property been determined eligible? \_\_\_ yes  no

date 1982, 1984  federal  state \_\_\_ county \_\_\_ local

depository for survey records Ohio Historic Preservation Office

city, town Columbus state Ohio

# 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		

## Describe the present and original (if known) physical appearance

The East Broad Street Multiple Resource Area, located roughly between I-71 to the west and the Norfolk & Western railroad line to the east, consists of twenty-six individual properties and an historic district of seventy-nine properties with thirteen non-contributing properties. These resources represent the remaining wealth and diversity of structures along East Broad St., the major residential corridor and east-west axis in Columbus during Broad St.'s major period of growth and development from the mid-nineteenth century to the mid-1930s. The boundaries of each resource and the historic district have been defined on the basis of the continuity and integrity of the historic structures along the street.

The city's expansion eastward and the development of the prominent residential character of East Broad Street through the nineteenth and twentieth centuries is illustrated by the many diverse styles of significant architecture ranging in date from 1856 to the late 1930s. Seventy percent (70%) of the structures being nominated date to the twentieth century with the remaining thirty (30%) being of the nineteenth century. Eighty-eight percent (88%) of the structures are of a residential nature. Seventy percent (70%) of the residential structures were designed as single family dwellings and eighteen percent (18%) as multiple-units. Seventy percent (70%) of the structures built for single family residential purposes are today being used for professional offices, organization headquarters, group homes or commercial functions. Many still in residential use are no longer owner occupied. The remaining structures [twelve percent (12%)] are a combination of religious, educational or non-intrusive commercial structures which have acquired significance in their own right for twentieth century design.

The nomination was based on the Ohio Historic Inventory, a statewide survey, conducted by the Ohio Historic Preservation Office and the local chapter of the American Institute of Architects within the entire Franklin County area in the summer of 1975. This survey was expanded and updated within the East Broad Street Multiple Resource Area by contracted historic preservation consultants in 1980 and again in 1986 by the Ohio Historic Preservation Office staff.

Buildings already listed in the National Register of Historic Places included in the multiple resource area are the Jones Mansion at 731 E. Broad St., #11, Photos 31-34, (NR:10/2/78); the Hanna House at 1021 E. Broad, #24, Photos 57-59, (NR:4/19/79) and the Old Governor's Mansion at 1234 E. Broad St., #2 H.D., Photo 64, (NR:6/5/72).

East Broad Street is the major east-west artery of the City of Columbus noted for its width, its well-shaded nature and its wealth of architectural resources which have developed along the street concurrently with the development and eastward expansion of the city. Platted in 1812 as a dirt

\*\*\*\*PLEASE NOTE: A site visit was made to the multiple resource area in April, 1986 at that time additional photographs were taken to additionally document properties or to show changes -- otherwise there was no change from previous photographs.

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East Broad St. MRA, Columbus, Franklin County, Ohio

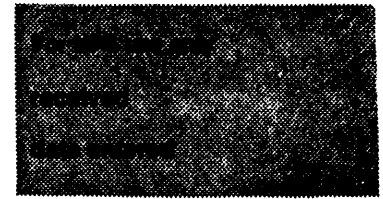
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road, a plank road was constructed along its path in 1852 and major public improvements contributed to its naturally elegant setting in the 1870s. By the turn-of-the-century the road was paved and by 1928-29 the public improvements of 1872 (tree-lined medians) were removed to better accommodate the automobile.

Broad Street was extended as Columbus extended eastward. It was platted to Fourth Street originally and then extended to Parsons Avenue in 1842, to Twentieth in 1863, to Alum Creek in 1870 and beyond in 1891.

Because of its idyllic setting, the corridor attracted Columbus' foremost citizens as residents. As a result of their wealth and pride, the street quickly became a display of some of the most opulent and high quality residences in Columbus. Adding to the street's integrity was a consistent respect for a common setback distance and attention toward well-maintained lots through time.

Architecturally the many fine examples of nineteenth and early twentieth century architectural styles reflect the major periods of growth and transition along East Broad St. from its fashionable nineteenth century state to its turn-of-the-century mixed use of single residences and multi-family luxury apartments to the twentieth century blend of apartments, commercial and professional uses.

The earliest representations of residential use in the East Broad St. MRA is the mid-nineteenth century, characterized by large, multi-acre lots and predominantly Italianate style residences. The oldest example is the Baker-Taylor Residence at 1400 E. Broad St., (#12 H.D., photos 75-75a). When built in 1856, this Italianate style house was situated on 15 1/2 acres of land. The Italianate style dominated in the 1870s. Examples of the style include: 785 E. Broad (b.1863), 1319 E. Broad (c.1870), 753 E. Broad (c.1870) and 906 E. Broad (c.1870). (#s 16, 44 H.D., 14, 6, photos 40-41, 117-118, 37-38, 17-18)

During the late nineteenth century and turn-of-the-century the fashionable residential appearance was maintained along E. Broad St. The larger lots were subdivided into more standard yet still spacious sizes. The predominantly residential architecture reflected the revival and eclectic stylistic influences of the period. Examples of architectural styles representing this period of development include: Jacobethan Revival - 1440 E. Broad St. (#15 H.D., Photo 78); Georgian Revival - 1234 and 1203 E. Broad St. (#2 H.D., #9, Photos 64, 27-28); Queen Anne - 935, 965, 706, 1415, 731, 904, 875, 1074, 1231, 1688 and 1265 E. Broad St. (#s 20, 22, 1, 41 H.D., 11, 5, 3, 8, 10, 28 H.D. and 52 H.D., Photos 48-49, 52-53, 1-4, 113, 31-34, 15-16, 11-12, 22-26, 29-30, 93, 126); Chateaufesque - 1640 East Broad St. (#24 H.D., Photos 88-89);

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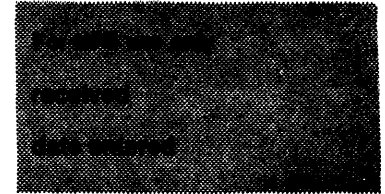
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Colonial Revival - 807, 1414, 1428, 1021, 1465, 1339, 1293, 973, and 1471 East Broad St. (#s 18, 13 H.D., 14 H.D., 24, 39 H.D., 43 H.D., 48 H.D., 23, 38 H.D., Photos 45-46, 76, 77, 57-59, 109, 116, 120-122, 55-56, 108); Arts and Crafts/Tudor Revival - 1349, 929, 1450, 1660, 1728 E. Broad St. (#s 42 H.D., 19, 16 H.D., Photos 115, 47, 79-80, 91, 97); Second Renaissance Revival - 1266 East Broad St. (#4 H.D., Photo 66) and Neo-Classical Revival - 1031 and 1654 E. Broad St. (#s 25, 25 H.D., Photos 60, 90).

During the turn-of-the-century several impressive churches and temples and high school were built along E. Broad St. which are fine architectural examples. These include the Richardsonian Romanesque Revival style Broad Street Presbyterian Church at 760 E. Broad St. (#2, Photos 5-10); the eclectic Arts and Crafts/Mission Revival style Broad St. Christian Church at 1051 E. Broad St. (#26, Photo 61); the Late Gothic Revival style St. Paul's Episcopal Church at 787 E. Broad St. (#17, Photos 42-44); the Middle Eastern influenced Temple Tifereth Israel at 1354 E. Broad St. (#9 H.D., Photos 71-72) and the Neo-Classical style East High School at 1500 E. Broad St. (#18 H.D., Photo 82).

The major change in architecture type occurred along E. Broad St. in the early twentieth century with the introduction of luxury apartment buildings and some commercial support buildings. E. Broad St. boasted the city's largest concentration of luxury apartments. The earliest shift along the street from predominantly single family residences occurs in the early 1900s with the Queen Anne style townhouses at 1489 E. Broad St. (#36 H.D. Photos 105-106) This precursor of the luxury apartment building was soon followed by low scale apartments such as the Georgian Revival style Broadmoor Apartments at 880 E. Broad St. (#4, Photos 13-14); the Chateausque style Broad-Brunson Place at 1798-1790 E. Broad (#35, Photo 104) and the Jacobethan Revival style Broadway Apartments at 775 E. Broad (#15, Photo 39). High rise luxury apartments include the Second Renaissance Revival style Broadwin Apartments at 1312 E. Broad (#7, Photos 69-70) and the Art Deco style Royal York Apartments at 1445 E. Broad (#40, Photos 111-112).

The continued growth of downtown Columbus eastward and the need for commercial buildings to support the surrounding areas brought about an increasing number of commercial structures along E. Broad St. as well as the conversion of the large residences into offices. The earliest of these commercial buildings show an attempt to blend in with the still mostly residential character of the street such as the Jacobethan Revival style commercial building at 747-751 E. Broad St. built in 1930 (#13, Photo 36). Early commercial buildings also reflected contemporary architectural trends such as the low-scale Art Deco style building at 741 E. Broad St. (#12, Photo 35).

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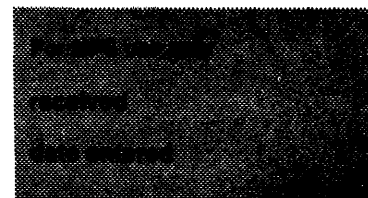
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However in the last three decades more and more incompatible commercial development has encroached upon E. Broad St. as well as the demolition of several of the large residences. Out of a growing concern to recognize and preserve the qualities which remain to represent Columbus' premier turn-of-the-century residential corridor a Multiple Resource Area nomination to the National Register of Historic Places has been pursued.

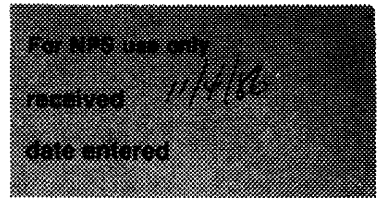
The East Broad Street area between Interstate-71 on the west and the Norfolk & Western Railroad and Alum Creek on the east was selected for the multiple resource approach for several reasons. The man-made and natural boundaries mentioned above form major and very visible boundaries for the area. The central business district of Columbus is located west of the Interstate and the City of Bexley is located east of the railroad and Alum Creek. In both cases the scale, types of buildings, period of construction and other visual characteristics are quite different from the area included in this nomination. Additionally, the Near East Side Historic District (NR:5/19/78) is located directly south of Broad Street and a similar residential area is located north of Broad. Broad Street developed as an entity distinct from the neighborhoods to the north and south.

A number of fine late nineteenth century to mid-1930s buildings are located along the major east-west artery of the city. Demolition and new commercial development in the last twenty years have isolated some of these fine resources. This multiple resource approach recognizes those resources as well as those which exist within the linear historic district.

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East Broad St. Historic District



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**East Broad Street Historic District -- Description**

The E. Broad St. Historic District is located at the eastern edge of the multiple resource area roughly between Ohio and Monypenny Aves. on the north side and Sherman and Auburn Aves. on the south. The district contains 66 contributing buildings that include fine single family dwellings, many with noteworthy carriage houses and garages to the rear, a high school, synagogue, several large 2-3 story multiple family dwellings, and 2 major high rise apartment buildings. The district represents a variety of architectural styles ranging from the mid-nineteenth century Italianate to 1930s Art Deco with the majority of structures displaying examples of turn-of-the-century period revival style architecture. It is a visually cohesive area due to the extensive use of brick and stone, attention to ornamentation and large landscaped lots. The historic district retains a high degree of integrity of its original residential character. There are only 12 non-contributing elements in the district and they are scattered among the other buildings which lessens their visual impact. The boundaries were drawn to exclude newer structures and vacant lots.

Beginning at the western edge of the district on the north side of Broad St. the first building in the district is the Georgian Revival style Governor's Terrace Apartments (#1, Photos 62-63). Built in 1925 (altered c. 1940) by the Columbus architectural firm of Miller and Reeves, the units are of symmetrical design with pedimented central projection and dormers, 8/8 light double hung windows, stone quoins, windows and door surrounds, belt courses and stone balustraded entrance. The 3 1/2 story block units are constructed of Flemish bond brick in an E-shaped plan. Next, continuing east is the Lindenberg-former Governor's Residence (#2, Photo 64 (NR:6/5/72)). The stately 2 1/2 story brick Georgian Revival style house and landscaped grounds were designed in 1904 by well-known Columbus architect Frank Packard. Significant stylistic characteristics include its symmetrical facade with stone quoins and window trim, high-hipped roof and block cornice with modillions and a porte cochere. There is a flat roofed promenade to the northeast and a carriage house located in the rear. The streetscape is interrupted by a newer brick with stone facade modern office building (#3, Photo 65). Next to it is the Joseph Firestone House (#4, Photo 66). Designed in 1905-6 this 3 story Flemish bond brick structure is more massive than many of the residences located along E. Broad St. and is particularly notable for its Second Renaissance Revival style classical details. The openings display ornamental stone and brick surrounds, stone beltcourse, garlands and festoons. The hip roof has wide overhanging eaves and decorative chimneys. A single story enclosed porch is on the facade defined by balustrade, brick pilasters and an altered entrance flanked by massive Ionic stone columns. Completing the block is a c. 1920s gasoline

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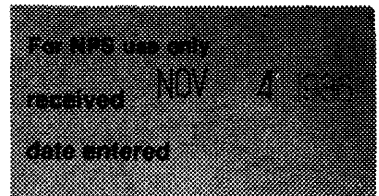
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station, Tudor Revival in style with random ashler stone walls, steeply pitched gable roof with flared eaves, 3 hipped roof dormers and cross gables at the eastern end featuring half-timbering, finials and decorative brackets (#6, Photo 68). This "Old English" style of service station was designed by The Standard Oil Company for their use during a brief period between 1928 and 1931. The older station is set back from the street. A newer, now vacant, gas station is located directly in front of the older station (#5, Photo 67).

The next block begins with the 8 story Broadwin Apartments (#7, Photos 69,70). Built in the early twentieth century, its Second Renaissance design features include rusticated stone lower two stories, brick with stone quoins 5 story center section and smooth stone faced top story, flat roof with full entablature along cornice. Next is the Temple Tifereth Israel (#9, Photos 71,72). Designed by the Columbus firm of Richards, McCarthy and Bulford and built in 1926, the 3 story Romanesque Revival style temple has a 2 story arcaded facade with decorative terra cotta tiles on the inside of the arcades. The building is also adorned with decorative arcaded brick corbelling and ironwork. The next two lots east of the temple contain less than fifty year old structures (#10,11, Photos 73,74). Finishing out the block are five 2 1/2 story residences set back on large spacious lots displaying nineteenth and early twentieth century architectural styles which include: Italianate (#12, Photo 75,75a); Colonial Revival (#13,14, Photos 76,77); Jacobethan Revival (#15, Photo 78) and Arts and Crafts/Tudor Revival (#16, Photos 79,80).

The Neo-Classical style East High School complex dominates the block between Taylor and Parkwood (#18, Photo 82). Built in 1922, the plain ashlar stone building has a monumental 2 story center projection with Corinthian column portico and a raised full entablature along an attic story, flanked by recessed two story wings with plain cornice and stylized Doric pilasters separating paired 4/4 double hung windows.

The block between Parkwood and Woodlawn has three Colonial Revival style apartment buildings (#19,20,21, Photos 83-86). Each unit is 3 stories, brick with full entablature along the cornices and bay windows along side elevations. The center building features three story portico with Ionic columns and balustraded porches flanking the center hallways and entrance at each story. The eastern most building features a two story Colonial Revival style portico with balustrade, full entablature and paired columns. The block also contains the 16 story Park Towers condominium complex which is a modern non-contributing element (#23, Photo 87).

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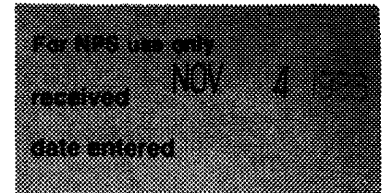
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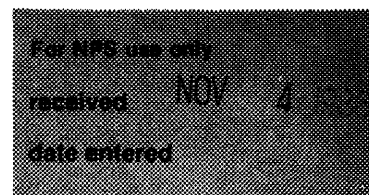
The block between Woodlawn and Brunson displays fine examples of turn-of-the-century residential architecture. The houses are set back on large landscaped lots and look out onto Franklin Park across Broad St. (Columbus Near East Side Historic District, NR:5/19/78). The houses are interrupted by two newer office buildings, but for the most part retain their residential feeling. The Werner House (#24, Photo 88,89), designed by the Columbus firm of Howard, Inscho and Merriman in a Chateausque style was built in 1910. The projecting center entrance features an elaborate metal and glass awning. Stylistic features also include decorative brick segmental arches around the windows and flat arches with keystones, tile bell cast hip roof with projecting eaves and dormers. 1654 E. Broad St. (#25, Photo 90) is an outstanding example of Neo-Classical Revival style with a two story balustraded entrance portico with paired Ionic columns, classically influenced main entrance with fanlight and sidelights and a Palladian window in the pedimented center gable. The F.A. Stallman House (#26, Photo 91), built in 1907 is a good example of Tudor Revival/Arts and Crafts style architecture in its bellcast tile roof, half timbering on second floor, corner tower with conical roof with wide flared eaves and diamond paned leaded glass windows. #28,29,30 and 31 are brick Four-square type houses with Colonial Revival style details accentuating their porches, fenestration and roof dormers (Photos 93,94,95 and 96). #32 shows Tudor Revival/Arts and Crafts influences in its use of rock-faced ashlar stone on chimneys, porch and first floor and half-timbering (Photo 97). The next lot is a new two story brick apartment complex (#33, Photo 99). The corner lot of E. Broad and Brunson is the location of The Monypenny Home for the Aged (now offices) (#34, Photos 100-103). It is a 3 1/2 story multiple-unit brick residential structure built in 1888. Architectural details include sandstone beltcourses, fanlights in gable projections, Eastlake style porch and narrow 1/1 double hung windows with stone lintels and sills. There are many later wings dating up to the 1920s which have been added on to the rear and side of the original structure.

The north side of the district is terminated on the east end by the Broad-Brunson Place Condominiums (#35, Photo 104), designed by R. Gilmore Hanford in 1923. The complex runs along the entire Brunson block between E. Broad St. and the next street north, E. Long St. The 3 story stucco building features a series of open arcades and round arched windows, shed roof dormers and slate hipped roof. A parapet with monumental urns decorates the facade on Broad St.



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The south side of the historic district begins just west of Franklin Park with a series of Queen Anne style row houses built c. 1900 on the corner of E. Broad and Auburn (#36, Photos 105,106). The brick complex presents an interesting facade along Auburn Ave. with a series of front gable rowhouse with two story porches and Palladian style windows in the gables.

Continuing west are three brick Colonial Revival style houses (Photos 107-110), then the Art Deco style Royal York Apartments(#40, Photos 111,112). This 6 story apartment building was built in 1936-37 in a U-shaped plan. The structure is of buff-colored brick with stone trim. Art Deco details include alternating stone and brick horizontal bands defining the uppermost floor and the first and second floor windows, casement windows, zigzag-type setbacks incorporating the penthouse and brass, stainless steel and aluminum stylized detail throughout. Ending the block at the corner of Latta Ave. is the eclectic Queen Anne style Bergin-Olmstead-Pirring House (#41, Photo 113). Distinctive features include a prominent stepped gable on the facade, turrets with conical roofs, porte cochere on west side, balustraded single story stone porch with stone Ionic columns and full entablature and stone lintels and sills.

Between Linwood and Sherman are two blocks of turn-of-the-century houses. #43 (Photo 116) displays English Arts and Crafts influences in its Medieval inspired bands of casement windows surrounded by carved wood panels, half-timbering, stone trimmed brick parapets and gable roof dormers. #46 (Photo 119) is an earlier Italianate style house built c. 1888 with a later Colonial Revival style porch. The Jones House (#50, Photo 124) is an eclectic style house designed by an early twentieth century woman architect Florence Kenyon Hayden in 1910. Its unique appearance includes Flemish bond brick with glazed headers, round arched window surrounds with decorative brickwork above tall narrow first floor windows, hipped slate roof with large five window hipped dormer and pyramidal roofed entrance porch. There is a brick carriage house to the rear of the property. #52 (Photo 126) is a classical influenced Queen Anne style brick house with an abundance of gables, curved second story balcony and highly decorated wooden porch. #48 is a three story brick apartment building with two story bay windows at each end of the facade, round arched 3rd floor windows with keystones and classically ornamented infill in the arched, the cornice has been removed and the entrance altered, but the building still contributes to the streetscape (Photo 119).

# 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> social/
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		<input checked="" type="checkbox"/> growth/development

Specific dates 1856-1936, 1942\* Builder/Architect various

Statement of Significance (in one paragraph) \* see #12 for exceptional significance justification

Criteria A and C

The East Broad Street Multiple Resource Area is significant under Criterion A as a reflection of the development and growth of Columbus via its extension eastward along the major east-west artery and most prominent corridor, East Broad Street, and under Criterion C because of its rich architectural quality and diversity reflecting all phases of its development.

"The principal residence street is Broad Street, which does not bear its name, and is one of the most beautiful thoroughfares to be found in an American city. It extends for a distance of several miles, and in the summer-time the four rows of shade trees form a bower of foliage which, while it may give to the avenue a rural beauty quite different from what a city street ought to be, according to the cold and uninteresting style of a Fifth Avenue resident, it is nonetheless a very lovely characteristic of Columbus, to which the householders are much attached." (Deshler Welch, Harper's, April, 1888)

The story of East Broad St. is the story of Columbus. By the late 1880s when Deshler Welch wrote of it, it had become not only the preeminent residential street of a midwestern capital but also an example of what urban beautification could be in an era when the "City Beautiful" movement was still an idea waiting to be born.

The original plan for the city of Columbus set forth two principal streets: High Street, running north and south; and Broad Street running east and west. They met at the northeast corner of Capitol Square and the extension of Broad Street across the Scioto River (first by ferry and then by a bridge built in 1816) provided direct access to the frontier village of Franklinton across the river which had preceded the capital city in its development by fifteen years in 1797. In fact, the reason that Broad Street does not run true east and west, but is aligned twelve degrees north of true east, can be attributed to the necessity to align it directly to the main east-west road through Franklinton.

In the early days of Columbus, when Indian alarms were frequent and the main cause of death was disease, it was assumed that Broad Street would become the main thoroughfare of east-west travel. Broad Street eventually became the Columbus and Granville Road, and it was widely assumed that commercial traffic between the two towns would greatly increase the value of lots lining Broad St. in the growing city of Columbus.

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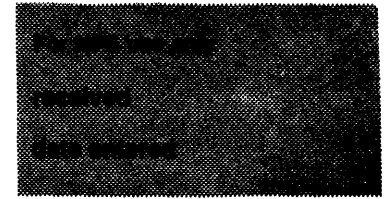
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The coming of the National Road changed all of this. Entering Columbus in the early 1830s along Friend Street (Main Street), the road was to cross the river directly and continue on. However, an intense lobbying effort led to the road being turned north on High Street to Broad and then westward on Broad through Franklinton. East Broad Street became a quiet residential thoroughfare with the evolution of Granville to a modest country college town.

Concurrent with the arrival of the National Road, a branch feeder of the Ohio Canal reached the city from the south terminating at the Scioto River on the southern end of the downtown. Commercial, industrial and service establishments congregated near the canal terminus.

Because of the growth of non-residential land uses along the river near the downtown, more fashionable residences began to be built to the north and east of the central business district. Northern expansion of exclusive residential development was checked however by the arrival of the railroads in the 1850s which entered the city on the north end of the downtown. And as the area around the canal terminus became predominantly a German immigrant community, so did the area around the railyards become an Irish neighborhood.

By the 1850s, as downtown residences were giving way to commercial uses, major new residential developments for the wealthy began to center on the eastern edge of the city. Between 1850 and 1900, one can trace a continuous growth along the major eastern thoroughfares: Broad St., Oak St., and Town St. But Broad Street rapidly emerged as the most exclusive of these residential areas.

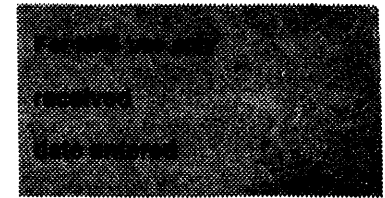
There were several reasons for the growing recognition of Broad Street as the place to live. In 1857, Mr. William G. Deshler, a local banker returned from a trip to Havana captivated by the tree-lined boulevards of that city. He offered to purchase the trees to create a multi-laned boulevard along Broad Street if the city would provide land for planted median strips. In 1872, the city appropriated funds for these tree-lined median strips which were planted between Fourth Street and Parsons Avenue. At either side of the street was a traffic lane about 40 feet wide down the center. Separating the side and center lanes were the parkways, about ten feet wide, planted with trees and protected by stone curbing. This improvement made the street immediately the most arresting avenue in the city. With the burning of the Lunatic Asylum in 1868, several local developers created the East Park Place Subdivision which became one of the most fashionable addresses in the city.

But the most important reason for the construction of so many truly magnificent mansions along Broad Street was the simple one of peer emulation. The most prominent Columbus citizens were venturing easterly out of the original downtown area and settling in majestic homes on large tracks of land along the East Broad Street corridor. Examples of houses from this period

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Include the Italianate style residences at 1400 East Broad St. (#12, E. Broad St. H.D., photos 75,75a) built in 1856 and 785 E. Broad St.(#16, Photos 40,41) built in 1863.

The City was annexed once again eastward in 1863 to Twentieth Street. This intersection was the former site of Crookedwood Pond. By 1870 the outstanding residential character was well established along East Broad Street, and in that year the area east of Twentieth extending as far as the natural Alum Creek boundary was also annexed. This latter expansion incorporated the Franklin County Fairgrounds into the City, adding extensive greenspace which further contributed to the idyllic setting of the street. The 1870 addition was called the East Park Place Addition.

"Public improvements went hand in hand with private enterprise; our principal streets and leading thoroughfares began to assume that character of evenly graded, well-paved, and spacious avenues which makes them the admiration of visitors." (Studer, p.71)

The Italianate style was still the dominate architectural choice with outstanding examples including 1319 E. Broad(#44 H.D., Photos 117-118), 753 E. Broad(#14, Photos 37-38) and 906 E. Broad(#6, Photos 17-18).

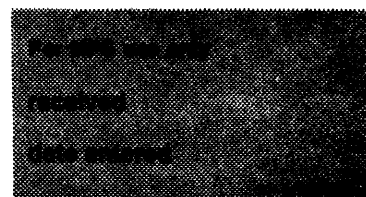
The residential character and attractiveness of the area reached its peak during the late 1800s due to the development of the horse-drawn streetcar system (later electrified) which provided public transportation to this eastside area by way of tracks laid just south of Broad Street, along Oak Street. The streetcars permitted many persons of modest means to live more removed from their workplaces than had previously been the case. The neighborhoods to either side of Broad Street developed rapidly into the homes of the industrial middle and working classes. The advent of automobile transport in the early twentieth century accelerated this growth. Broad Street remained the most fashionable address for the area.

In 1891 the City was expanded further eastward, crossing the Alum Creek boundary, with the Bullit Park Addition. This area then became the newest of fashionable locations to live for the upper class citizens. However, Broad St. residences still maintained their status as some of the most prestigious addresses in Columbus. This is witnessed by the acquisition of the Charles Lindenberg House at 1234 E. Broad Street (#2 H.D., Photo 64) by the State of Ohio for the official residence of the Governor.

The turn-of-the-century brought more of a neighborhood development around the opulent residences along East Broad Street between Parsons Avenue and Alum Creek. The additions were extensively subdivided and much development was taking place. A new wave of twentieth century housing was developing, the

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majority of which were two and one half story brick residences designed with diverse selection of eclectic ornamentation, quality materials and craftsmanship and all of which continued to flaunt the citizens' wealth and very individual tastes, as did their nineteenth century counterparts. With the increase in housing stock and population, churches and schools were also being established to accommodate the people's needs.

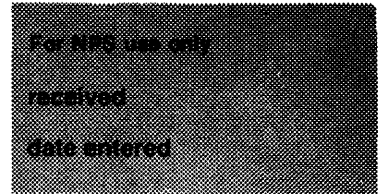
Examples of architectural styles representing this period of development include: Jacobethan Revival - 1440 E. Broad St. (#15 H.D., Photo 78); Georgian Revival - 1234 and 1203 E. Broad St. (#2 H.D., #9, Photos 64, 27-28); Queen Anne - 935, 965, 706, 1415, 731, 904, 875, 1074, 1231, 1688 and 1265 E. Broad St. (#s 20, 22, 1, 41 H.D., 11, 5, 3, 8, 10, 28 H.D. and 52 H.D., Photos 48-49, 52-53, 1-4, 113, 31-34, 15-16, 11-12, 22-26, 29-30, 93, 126); Chateausque - 1640 East Broad St. (#24 H.D., Photos 88-89); Colonial Revival - 807, 1414, 1428, 1021, 1465, 1339, 1293, 973, and 1471 East Broad St. (#s 18, 13 H.D., 14 H.D., 24, 39 H.D., 43 H.D., 48 H.D., 23, 38 H.D., Photos 45-46, 76, 77, 57-59, 109, 116, 120-122, 55-56, 108); Arts and Crafts/Tudor Revival - 1349, 929, 1450, 1660, 1728 E. Broad St. (#s 42 H.D., 19, 16 H.D., Photos 115, 47, 79-80, 91, 97); Second Renaissance Revival - 1266 East Broad St. (#4 H.D., Photo 66) and Neo-Classical Revival - 1031 and 1654 E. Broad St. (#s 25, 25 H.D., Photos 60, 90). Also notable are the Richardsonian Romanesque Revival style Broad Street Presbyterian Church at 760 East Broad St. (#2, Photos 5-10); the Arts and Crafts/Mission style Broad Street Christian Church at 1051 East Broad St. (#26, Photo 61); the Late Gothic Revival style St. Paul's Episcopal Church at 787 E. Broad St. (#17, Photos 42-44); the Middle Eastern influenced Temple Tifereth Israel at 1354 East Broad St. (#9 H.D., Photos 71-72) and the Neo-Classical style East High School at 1500 E. Broad St. (#18 H.D., Photo 82).

The major change along East Broad Street in land-use and building type came with the inexpensive motor car in the 1920s which permitted the construction of whole new residential areas. By this time, the early twentieth century residential suburbs such as Upper Arlington, Bexley and Grandview had eclipsed East Broad Street as the wealthy hub of single family residences.

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As Broad Street subsided as the enclave of wealthy single family dwellings it took on a new character with the largest concentration in Columbus of luxury apartments. The residents of these apartment buildings were either businessmen desiring the easy commuting distance to and from their downtown offices or single men or women not wanting to be burdened with maintaining a large house and grounds. Examples include: the Georgian Revival style Broadmoor Apartments at 880 E. Broad (#4, Photos 13-14); the Chateausque style Broad-Brunson Place at 1798-1790 E. Broad (#35 H.D., Photo 104); the Jacobethan Revival style Broadway Apartments at 775 E. Broad (#15, Photo 39); the Second Renaissance Revival style Broadwin Apartments at 1312 E. Broad (#7 H.D., Photos 69-70) and the Art Deco style Royal York Apartments at 1445 E. Broad (#40 H.D., Photos 111-112).

Throughout the major periods of development along E. Broad St., the work of many of Columbus' most important architects have been represented including Frank Packard (#s 2, 2 H.D.), Elah Terrell (#2), Miller & Reeves (#1 H.D.), Richard, McCarty & Bulford (#s 9, 9 H.D.), Robert Gilmore Hanford (#35 H.D.), Wilbur T. Mills (#26) and Ohio's first licensed women architect, Florence Kenyon Hayden (#50 H.D.).

Broad Street underwent a transformation during the late 1920s and 1930s. The trees were removed to accomodate motor transport. Many of the great mansions were converted to offices which they continue to be to this day. A number of them were removed for replacement by newer structures.

Not all of the commercial structures encroaching upon E. Broad Street were incompatible with their surroundings. Several attempted to blend with the residential character of the area such as the Jacobethan Revival Style commercial building at 747-751 E. Broad Street (#13, Photo 36). Other examples represented contempory commercial architectural trends but at a low scale and density such as the Art Deco office building at 741 E. Broad Street (#12, Photo 35).

However, the earlier attempts at compatibly introducing commercial structures beside residential office conversions has not been maintained within the last three decades along East Broad St. Many buildings from this period are not compatible with the integrity of the street and more often the large residences are being removed to leave gaps in the streetscape. But even with the losses it has sustained, East Broad Street remains one of the best surviving examples of residential development in the city and contains some of the city's most notable architectural treasures. More than a century and a quarter of the city's growth can be seen along this street in a very short distance. More

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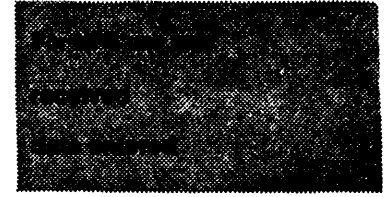
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importantly, to several generations of Columbus residents East Broad Street was as quintessentially Columbus as the Statehouse. Encouragement of the survival of what remains of this magnificent street can be seen as a community imperative to which this nomination responds.

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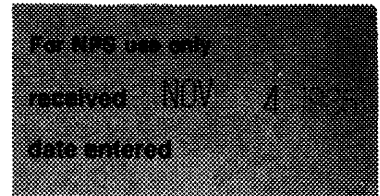
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East Broad St. Historic District -- Significance

The East Broad St. Historic District is significant under Criterion A as reflecting the various periods of growth and development along E. Broad St. which parallels that of Columbus' east side and under Criterion C for its rich representation of 19th and early 20th century residential architecture manifesting the various periods of development.

The E. Broad St. Historic District is comprised of the East Park Subdivision and the Eastwood Heights Subdivision which shows the development along E. Broad St. as it was annexed east to Alum Creek in the 1870s. The district reflects the major period of development along E. Broad St. during the late 19th and early 20th centuries.

The earliest period of development in the historic district occurs in the 1850s. In 1852 a plank road was constructed along E. Broad St. by the Granville Plank Road Turnpike Company. The road extended beyond the city limits seven miles to Big Walnut Creek. The easier access provided by this road encouraged the building of large, spacious residences on the large lots which were located just beyond the city limits. A remaining example of this early development is the Italianate style Baker-Taylor House built in 1856. (#12, Photo 75)

The true character of the historic district is represented by the residences which reflect East Broad Street's growth at the turn-of-the-century.

The major period of growth and development in the East Broad St. Historic District occurs at the turn-of-the-century. The 1870s annexation of E. Broad St. to Alum Creek included the Franklin County Fairgrounds which was renamed Franklin Park (included in Columbus Near East Side Historic District, NR:5/19/78) and provided extensive greenspace which further contributed to the idyllic setting of the street. Lots on Broad St. overlooking the park proved to be highly desirable for the businessmen and middle management locating there. Additionally, the city government recognized the fashionable E. Broad St. thoroughfare in 1872 by allocating funds for public improvements.

On Broad Street...had been set out four rows of trees which now give it the appearance of a beautiful grove, through which is a rounded roadway in the center, forty-three feet wide; a carriage-way on each side, twenty feet wide; and neatly paved sidewalks-making the street a handsome avenue, one hundred and twenty feet wide. (Studer, p.71)



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The 1880s also saw an electric streetcar line extending out Oak St. which provided service to E. Broad St. and the near east side, thus permitting additional residential development of the area.

The majority of buildings included in the historic district are residences which were built by many prominent Columbus business leaders during the turn-of-the-century. These buildings reflect the major architectural styles of the period including Colonial Revival, Tudor Revival/Arts and Crafts, Neo-Classical Revival, Chateausque, Second Renaissance Revival and other eclectic versions which incorporate a myriad of classical details. The properties through their high style architecture, outstanding detail and ornamentation, craftsmanship, size and lot size reflect the upper class lifestyle of Columbus business and professional leaders.

Two outstanding examples of the Tudor Revival and Arts and Crafts styles include 1349 E. Broad St. (#42, Photo 115) and 1440 E. Broad St. (#15, Photo 78). 1349 E. Broad St. displays Medieval influenced details in its massive brick porch with stone-capped parapeted entrance, half-timbered gabled facade and rows of small, multi-paned windows. The house was built in c. 1909 for Harry C. Bard, manager of The North American Lead Co. and later the Morehouse-Martens Department Store and The Fenton Bard Shoe Co. A later owner from 1918 through the 1930s was Edward Johnson, chairman of the board of the Lorain Coal and Dock Co. 1440 E. Broad St. also displays second story half-timbering, gables and Jacobethan details such as stone-trimmed tudor arched entrance way and bay window. Built in c. 1906 for Frederick Shedd, secretary-treasurer of E.E. Shedd Mercantile Co., a wholesale grocery in Columbus. In 1918 the house was occupied by Joseph A. Jeffery, president of the Jeffrey Manufacturing Co., a leading Columbus industry.

The Henry C. Werner House (#24, Photo 88) displays the Chateausque style in its steeply pitched slate hip roof, cross windows paired and divided by a mullion and transom bar and stone trim. Built about 1910 the house was the home of Henry Werner a shoe manufacturer and later president of the 1st National Bank.

1415 E. Broad St. (#41, Photo 113) is an outstanding contribution to the historic district. Built in the 1890s the house is truly eclectic in design and draws from a variety of sources. Its irregular massing, heavy ornamentation and conical-roofed tower come from Queen Anne style influences, while the detailing of the balustraded porch and porte cochere are classical. The house's most distinctive features, its high stepped gables, come from Dutch architecture. Owners of the house include: Matthew Bergin, a lumber merchant, living there until 1903; Harry Olmstead, president of The Middle States Coal & Coke Co., living there until 1908 and

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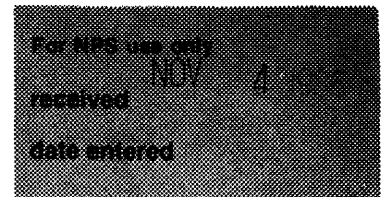
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Henry Pirrung, vice president of the Capital City Dairy Co. In 1918 it became a "Home for Working Girls" under the Franciscan Sisters, and since 1948 it has been a home for the elderly under the Carmelite Sisters.

The massive three story residence at 1266 E. Broad St. (#4, Photo 66) displays elements of the Second Renaissance Revival in its elaborate stone trim, classical design elements and low-pitched hip roof with wide eaves. Built in 1905-06 for Joseph F. Firestone, associated with the Columbus Buggy Co. and vice president of Park Savings Co., the house was owned in 1918 by Constant Melancon, manager of The Boston Store and in 1924 to Lee E. Sulzer, treasurer of The Sulzer Battery & Equipment Co. As was often the case in the large E. Broad St. houses, the house was subdivided into apartments in the 1930s.

Two outstanding examples of the Neo-Classical Revival and Colonial Revival styles in the E. Broad St. Historic District are 1654 E. Broad St. (#25, Photo 90) and 1414 E. Broad St. (#13, Photo 76). 1654 E. Broad St. displays Neo-Classical Revival details in its two story balustraded entrance portico with paired Ionic columns, classically influenced main entrance with fanlight and sidelights and Palladian window in the pedimented center gable. The house was built c. 1906 for William S. Carlile, president of the W.S. Carlile Sons Co., a local furniture company. In 1924 the house was purchased by Lowry F. Sater, a lawyer and was occupied by his widow Katherine through the 1930s. 1414 E. Broad St. displays Colonial Revival details in its large front porch with paired Doric columns, full entablature along the cornice and pedimented gable roof dormers. The house was owned by Judson Harmon, Governor of Ohio in 1909. In 1919, the Georgian Revival style 1234 E. Broad St. (#2, Photo 64 ,NR: 6/5/72) became the official residence of the Governor of Ohio and would remain so until 1954.

As mentioned earlier the lots located on the north side of E. Broad St. directly across from Franklin Park were highly desirable home sites. The streetscape presently remains largely intact and the residences represent typical turn-of-the-century architectural styling predominantly Classical Revival (#s 28,29 and 31) and Tudor Revival (#s 26 and 32) styles. (Photos 93,94,96 and 91,97)

The earliest example of multi-unit residential use along E. Broad St. occurs in 1888 with Monypenny Hall (#34, Photos 100-103), the first permanent building of the Columbus Home for the Aged. Maria Monypenny, wife of William Monypenny, the successful wholesale grocer, was the moving force behind the establishment of the Home. She organized various charity events in Columbus in 1886 to raise funds for the Home and William Monypenny donated the large open lot at the edge of the city. The complex displays a fairly functional appearance with major decorative treatment

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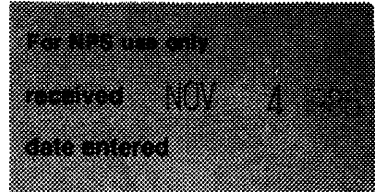
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being the stone beltcourses, ornate Eastlake style porch and the unusual stacked corbelled cornice.

The last period of development within the E. Broad St. Historic District is during the 1920s and 1930s when the street reflected the impact of the automobile and the changing lifestyle of a growing Columbus. The rows of trees dividing the carriage lanes from the central road were removed about 1928 to better accomodate automobile traffic. The picturesque stone with tile roof gasoline station (#6, Photo 68) reflects this development. The building of a major high school, the large Neo-Classical style East High School, (#18, Photo 82) indicates the expansion of the entire east side of Columbus. More and more of the large residences along Broad St. were being subdivided into apartments and many were being converted into offices.

The most distinctive change which occurs along E. Broad St. during this period is the development of luxury apartment buildings. The E. Broad St. Historic District contains several of the most representative examples of this development in Columbus. Apartment types which are represented along Broad St. include the 3 and 4 story units with landscaped courtyards such as the Georgian Revival style Governor's Terrace Apartments (#1, Photos 62-63) and the Classical Revival style Broad-Brunson Condominiums (#35, Photo 104); the high rise luxury apartments are represented by the Second Renaissance Revival style Broadwin Apartments (#7, Photos 69-70) and the Art Deco style Royal York Apartments (#40, Photos 111-112).

The E. Broad St. Historic District displays the result of post World War II growth and development out of downtown with the occasional infill of new offices and high rise apartments. However, the district remains a cohesive representation of the late 19th and early 20th century residential development of Columbus' east side.

# 9. Major Bibliographical References

see continuation sheet #9, pp 1-4

# 10. Geographical Data

Acreeage of nominated property 125 acres

Quadrangle name Southeast Columbus

Quadrangle scale 1:24000

UTM References see continuation sheet #10, p. 1 for H.D.,  
individual inventory forms

A 

Zone	Easting				

B 

Zone	Easting				

C 

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D 

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E 

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F 

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G 

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H 

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### Verbal boundary description and justification

see continuation sheet, #10, p.1 for H.D.  
see Ohio Historic Inventory forms for individual properties

### List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state code county code

# 11. Form Prepared By

name/title Cynthia L. Hunt, Kathy Mast Kane - Historic Preservation Consultants

Nancy Recchie, Benjamin D. Rickey Company

organization Edward Lentz, Columbus Landmarks Foundation

Barbara Powers, Ohio Hist. Pres. Office date 1982, 1986

street & number Ohio Historical Society

1985 Velma Ave. telephone (614) 466-1500

city or town Columbus state Ohio 43211

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature W. Ray Luce

title SHPO date 10/29/86

### For NPS use only

I hereby certify that this property is included in the National Register

Patricia Andrews date 12/16/86

for Keeper of the National Register

Attest: date

Chief of Registration

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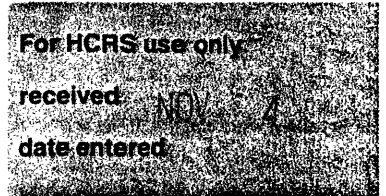
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46. Tallmadge, Mrs. Trafford, former resident, 42 Brunson Place, July 1975.
47. White David, Former owner, 1312 East Broad Street, July 1975.

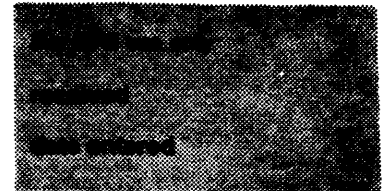
## MISCELLANEOUS

47. City of Columbus Department of Development, Maps and other records. Summer 1981.
48. Franklin County Courthouse Records, 1980-1982.
49. The National Register of Historic Places,
  - a. 1234 East Broad Street, Listed 1-15-72.
  - b. 731 East Broad Street, Prepared 10-77.
  - c. 1021 East Broad Street, Prepared 3-78.
  - d. 935 East Broad Street, Prepared 7-79 (pending).
50. The Ohio Historic Inventory, 7-75.



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory--Nomination Form

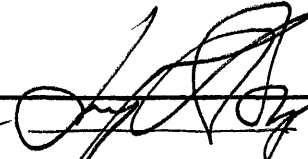


Continuation sheet Item number Page

Multiple Resource Area  
Thematic Group

dnr-11

Name East Broad Street MRA  
State Franklin County, OHIO

Substantive Review *Completed*  *12/19/86*

Nomination/Type of Review

Date/Signature

1. Broad Street Apartments

~~Substantive Review~~ *for* Keeper

Patrick Anders 12/16/86

Attest

2. Broad Street Christian Church

Substantive Review *for* Keeper

Patrick Anders 12/16/86

Attest

*Removed as approved 2/9/87*  
3. Cambridge Arms

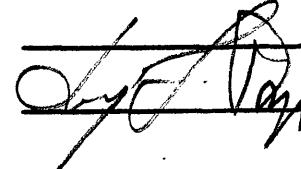
~~Substantive Review~~ *for* Keeper

Patrick Anders 12/16/86

Attest

*SD*  
4. Central Assurance Company

Substantive Review *for* Keeper

 *12/19/86*

Attest

5. East Broad Street Historic District

~~Substantive Review~~ *for* Keeper

Patrick Anders 3/17/87

Attest

6. East Broad Street Commercial Building

Substantive Review *for* Keeper

Patrick Anders 12/16/86

Attest

7. East Broad Street Presbyterian Church

~~Substantive Review~~ *for* Keeper

Patrick Anders 3/17/87

Attest

8. Garfield--Broad Apartments

Substantive Review *for* Keeper

Patrick Anders 10/10/86

Attest

9. Heyne--Zimmerman House

~~Substantive Review~~ *for* Keeper

Patrick Anders 3/17/87

Attest

10. Hickok, Frank, House

~~Substantive Review~~ *for* Keeper

Patrick Anders 3/17/87 *S*

Attest

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory--Nomination Form



Continuation sheet

Item number

Page

Multiple Resource Area  
Thematic Group

Name East Broad Street MRA  
State Franklin County, OHIO

Nomination/Type of Review

Date/Signature

11. House at 753 East  
Broad Street

*Substantive Review*  
Keeper *JA*

Keeper

Patrick Andrus 12/17/86

Attest

12. Johnson--Campbell House

*Substantive Review*  
Keeper *JA*

Keeper

Patrick Andrus 12/17/86

Attest

13. Joseph--Cherrington House

*Substantive Review*  
Keeper *JA*

Keeper

Patrick Andrus 12/17/86

Attest

14. Kaufman, Frank J., House

*Substantive Review*  
Keeper *JA*

Keeper

Patrick Andrus 12/17/86

Attest

15. Kauffman, Linus B.,  
House

*Substantive Review*  
Keeper *JA*

Keeper

Patrick Andrus 12/17/86

Attest

*B*

16. Levy, Soloman, House

*Substantive Review*  
Keeper *JA*

Keeper

Patrick Andrus 12/17/86

Attest

17. Lovejoy, Carrie, House

*Substantive Review*  
Keeper *JA*

Keeper

Patrick Andrus 12/17/86

Attest

18. Morris, C.E., House

*Substantive Review*  
Keeper *JA*

Keeper

Patrick Andrus 12/17/86

Attest

19. Prentiss, Frederick, House

*Substantive Review*  
Keeper *JA*

Keeper

Patrick Andrus 12/17/86

Attest

20. Prentiss--Tulford House

*Substantive Review*  
Keeper *JA*

Keeper

Patrick Andrus 12/17/86

Attest

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only  
received 11/4/86  
date entered

Continuation sheet

Item number

Page

Multiple Resource Area  
Thematic Group

Name East Broad Street MRA  
State Franklin County, OHIO

Nomination/Type of Review

Date/Signature

21. Saint Paul's Episcopal Church ~~Substantive Review~~ *fil* Keeper  
Attest

Patrick Andrews 12/17/86

22. Schueller, Erwin W., House ~~Substantive Review~~ *fil* Keeper  
Attest

Patrick Andrews 12/17/86

23. Scofield--Sanor House ~~Substantive Review~~ *fil* Keeper  
Attest

Patrick Andrews 12/17/86

24. Shedd--Dunn House ~~Substantive Review~~ *fil* Keeper  
Attest

Patrick Andrews 12/17/86

25. RESUBMISSION ~~Substantive Review~~ *fil* Keeper  
Sharp-Page House  
Attest

Patrick Andrews 12/17/86

26. Keeper  
Attest

27. Keeper  
Attest

28. Keeper  
Attest

29. Keeper  
Attest

30. Keeper  
Attest